



BRS

Biennial Report Summary

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DRI #267 - SUNWEST HARBOURTOWNE PASCO COUNTY RYs 2010-12

On March 30, 2010, the Pasco County Board of County Commissioners adopted Resolution No. 10-196 as a Development Order for the Sunwest Harbortowne DRI, a mixed-use development located in northwest Pasco County. The 1,072± acre development is situated along the western side west of U.S. 19 and approximately three-quarters of a mile south of Hernando County.

While the Development Order has yet to be formally amended, the project buildout and Development Order expiration dates have been extended by four years and 306 days in accordance with 2011 legislation (HB 7207) plus three Executive Orders signed into law by the Governor during 2011 to account for the threat of wildfires. As extended, the Development Order expires on November 2, 2030.

The following constitutes the approved plan of development for the project:

BUILDOUT DATE	RESIDENTIAL (Units)		RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	RESORT HOTEL (Rooms)	GOLF (Holes)	BOAT SLIPS	
	SFA	SFD					Dry #	Wet #
Nov. 2, 2023	2,150	350	250,000	50,000	250	18	350	150

In lieu of preparing a formal Biennial Report, the Developer submitted a correspondence dated July 18, 2012 indicating that “no development pursuant to the Development Order has occurred within the project to date.” Submittal of such correspondence in lieu of a formal Report is authorized under Subsection 380.06(18), F.S.

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting period.

Cumulative Development: no development activity has occurred to date.

Projected Development: anticipated development activity has not been identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

- In accordance with Stipulation 3.f., except as may be necessary for Project related improvements, the Developer shall surrender all commercial mining permits and extinguish all commercial-related mining-rights pursuant to such permits prior to approval of the first preliminary plan/preliminary site plan.

2. Prior to commencement of development, the Developer shall: establish an off-site mitigation area (in perpetuity) for mitigation of impacts to the Florida Black Bear as well as submit a *Florida Black Bear Habitat Management Plan* [Condition 5.h.(4)(a)]; and submit an *Environmental Monitoring Plan* (EMP), including groundwater and surface water monitoring components. Subsequently-conducted groundwater and surface water monitoring results shall be submitted in conjunction with all respective Biennial Reports [Condition 5.c.(14)].
3. The Developer shall prepare a *Bald Eagle Management Plan* (BEMP) to establish a protection zone. In accordance with Condition 5.h.(3), the BEMP must be approved by the USFWS and FFWCC prior to construction plan approval for any portion of the project.
4. Prior to the initial preliminary plan/preliminary site plan approval, the Developer shall submit: a *Habitat Management Plan* [Condition 5.h.(5)(a)] and a *Hurricane Preparedness Plan* [Condition 5.q.(5)] for approval.
5. Eighteen months following construction plan approval for vertical construction of 50 % of the DRI entitlements in terms of the p.m. peak-hour Project trip generation, or prior to construction plan approval for vertical construction of 65% of the DRI entitlements in terms of p.m. peak hour Project-trip generation, the Developer shall institute a monitoring program to provide annual external p.m. peak-hour counts and projected counts at the Project entrances, with results provided in all subsequent Biennial Reports. The total p.m. peak-hour Project traffic at the Project-entrance driveways was estimated to be 3,038 (1,640 inbound and 1,398 outbound trips) which included 347 pass-by and 456 internal trips (Conditions 5.m.(3)(a) & 5.m.(3)(b)).
6. Per Condition 4.m.(4), the Developer or its successor shall initiate a Transportation Demand Management (TDM) Program to divert vehicle trips from the p.m. peak-hour upon completion of project entitlements. The TDM Program shall include a biennial assessment of the actual achievement of trips diverted from the p.m. peak-hour as a result of the implementation of program strategies. Any documented trips diverted shall be creditable. Results of the TDM measures implemented shall be included in each respective biennial report.

DEVELOPER OF RECORD

SunWest Acquisition Corporation, Attention: Mr. John Gary Grubbs, Post Office Box 468, Aripeka, FL 34679 is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.