

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A DEVELOPMENT OF REGIONAL IMPACT RELATED COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FROM C/L (COASTAL LAND), RES-6 (RESIDENTIAL-6 DU/GA), RES-9 (RESIDENTIAL-9 DU/GA), IL (INDUSTRIAL LIGHT), AND ROR (RETAIL/OFFICE RESIDENTIAL) TO PD (PLANNED DEVELOPMENT); AFFECTING 1071.6 ACRES, M.O.L. OF REAL PROPERTY; LOCATED SOUTH OF AND ABUTTING ARIPEKA ROAD, WEST OF AND ABUTTING U.S. 19 EXTENDING WEST AND SOUTH; CREATING NEW FUTURE LAND USE ELEMENT POLICY 7.1.14, IDENTIFYING THE SUNWEST HARBOURTOWNE SUBAREA AND CREATING DEVELOPMENT CONDITIONS AND LIMITATIONS WITHIN THE SUNWEST HARBOURTOWNE SUBAREA; AMENDING SUBAREA MAP 2-9; AND CREATING SUBAREA MAP 2-9(14) IN THE FUTURE LAND USE MAP SERIES; PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

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**WHEREAS**, Chapters 125 and 163, Florida Statutes, authorize and require the Pasco County Board of County Commissioners to prepare and enforce a Comprehensive Plan for the development of the County; and

**WHEREAS**, the Board of County Commissioners adopted a Comprehensive Plan on June 15, 1989, which has been subsequently amended; and

**WHEREAS**, on June 23, 2009, the Board of County Commissioners authorized transmittal of the proposed amendment to the adopted Comprehensive Plan to the Florida Department of Community Affairs (FDCA) to obtain review and comment on the said amendment; and

**WHEREAS**, on September 11, 2009, the Board of County Commissioners received an FDCA Objection, Recommendation, and Comment Report (FDCA No. 09-D1) on the proposed amendment to the adopted Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners has considered the said report and additional data and analysis and has determined that the proposed amendment is consistent with the County's Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners, on March 30, 2010, held an adoption public hearing on the proposed amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and has considered all comments received during the public hearing and provided for necessary revisions.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. Adoption.

The Board of County Commissioners hereby adopts the Comprehensive Plan amendment as follows:

Exhibit A, attached hereto and made a part hereof, creating a new Subarea Policy FLU 7.1.14, SunWest Harbourtowne Subarea Policies;

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Exhibit B, attached hereto and made a part hereof, creating a new Subarea Map 2-9(14), SunWest Harbourtowne Subarea;

Exhibit C, attached hereto and made a part hereof, amending Map 2-9, Subareas;

Exhibit D, attached hereto and made a part hereof, amending the Future Land Use Map for the Year 2025, Sheet 3.

SECTION 2. Repealer.

All provisions of the Pasco County Comprehensive Plan adopted pursuant to Ordinance No. 89-13, as subsequently amended, in conflict herewith are hereby repealed.

SECTION 3. Severability.

Each provision of this ordinance and any exhibits thereto is material to the Board of County Commissioners' adoption of this ordinance. Accordingly, the provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this ordinance and/or any exhibits hereto is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this ordinance and any exhibits hereto shall be suspended until such time the Board of County Commissioners modifies the ordinance and/or exhibits thereto to address the illegal or invalid provision.

SECTION 4. Effective Date.

A certified copy of this ordinance shall be filed in the Office of the Secretary of State by the Clerk to the Board of County Commissioners within ten (10) days after adoption of this ordinance. The effective date of this plan amendment shall be twenty-one (21) days after the FDCA issues a Notice of Intent to find the amendment in compliance if no appeal is filed. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of such resolutions shall be sent to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

**ADOPTED** this 30th day of March, 2010.



*Paula S. O'Neill*  
PAULA S. O'NEILL, CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

*Pat Mulieri*  
PAT MULIERI ED.D., CHAIRMAN

**APPROVED**

**MAR 30 2010**

**BOCC**

**Exhibit A**  
**Subarea Policy FLU 7.1.14**  
**SunWest Harbournetowne Subarea Policies**

## SUNWEST HARBOURTOWNE SUBAREA POLICIES

### Policy Future Land Use 7.1.14 SunWest Harbourtowne Maximum Levels of Development Proposed Subarea Policies:

#### SunWest Harbourtowne

Identify the SunWest Harbourtowne Development of Regional Impact Subarea on Future Land Use Subarea Map 2-9. This subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions of the SunWest Harbourtowne Development of Regional Impact Development Order and, if applicable, the Development Agreement. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.14, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following are the maximum levels of development within the SunWest Harbourtowne Development of Regional Impact Subarea, if in compliance with the MPUD Master Planned Unit Development and Development of Regional Impact Development Order conditions, and are supported by adequate public facilities, services, and infrastructure.

Land Use	
Permanent Residential	2,500 units
Commercial	
Retail	275,000 s.f.
Office	200,000 s.f.
Resort Hotel	750 rooms
Golf Course	18 holes
Boat Slips (Marina Basin)	500 slips

- a. A minimum of 20 acres of the 40 undisturbed upland acres within the 564 +/- acres formerly designated as C/L shall remain as pervious areas.
- b. A minimum of 80% of 564 +/- acres formerly designated as C/L area must remain in open space or recreation land uses. For purposes of this requirement, the open space and recreation land uses include lakes, preserved wetlands, parks, recreational areas, trails, golf course, landscape buffers and other pervious areas.
- c. Pasco County shall require MPUD zoning conditions to discourage permanent residential units in the Velocity zone. These conditions shall include limitations on lot coverage, minimum open space requirements, and shoreline setbacks.
- d. Pasco County shall require MPUD zoning conditions to incentivize transient units and nonresidential water dependent, water enhanced, and water related uses.

- e. Permanent residential units in the Velocity zone shall not exceed 100 units.
  - i. Prior to construction of any permanent units in the Velocity zone and prior to any development on the 90-acre site (being exchanged from the Southwest Florida Water Management District (SWFWMD) to the Applicant/Developer pursuant to the Exchange Agreement [Weekiwachee Preserve, SWF Parcel No. 15-773-202] between the SWFWMD and the Applicant/Developer), the Applicant/Developer shall convey 396+/- acres of adjacent RES-6 lands to the SWFWMD in accordance with such Exchange Agreement.
  - ii. In addition, no construction of any permanent residential units shall occur in the Velocity Zone unless and until the County has adopted a future land use policy requiring that if the adjacent 396 acre parcel is ever developed, 100 residential units shall be clustered outside of the Velocity zone.
- f. Notwithstanding the reduction in total residential dwelling units in the Coastal High Hazard Area, Pasco County shall require mitigation for Hurricane Evacuation and Hurricane Shelter space, a hurricane evacuation education program, and a site specific hurricane evacuation plan.
- g. In addition to federal, state, and local building requirements in the Velocity Zone, all construction in the velocity zone shall be "fortified" or certified as disaster resistant by the Institute for Business and Home Safety, or an equivalent standard.
- h. The Project's stormwater-management system shall be designed, constructed, and maintained to meet or exceed Chapters 62-25, and 40D-4 or 40D-40, Florida Administrative Code (FAC), and County stormwater-management requirements as may be amended from time to time. Treatment shall be provided by biological filtration wherever feasible. Best Management Practices (BMP) for reducing adverse water-quality impacts as required by the regulations of the County and other appropriate regulatory bodies shall be implemented, including those which prevent construction-related turbidity.
- i. Environmental Monitoring Plan (EMP): Groundwater and Surface Water: EMP shall be developed to include a groundwater-monitoring program and a surface-water monitoring program. The Applicant/Developer shall ensure the EMP is developed in accordance with Rule 62-4.246(3) and Chapter 62-522.600, FAC, and in coordination with the Florida Department of Environmental Protection (FDEP), SWFWMD, and Tampa Bay Water (TBW) to establish parameters, methodology, sampling frequency, establishment of baseline data, and locations of monitoring sites. Any such program shall be submitted to the FDEP, SWFWMD, TBW, and Pasco County for review and shall be approved by Pasco County prior to any construction activities within the Project.
- j. Prior to approval of any construction, geotechnical and subsurface investigations shall be performed to determine proper development scenarios to protect against potential sinkhole and/or karst feature damage. The development activities shall not breach the clay-confining layer (aquiclude). A breach of the aquiclude shall be defined as any excavation into the confining layer that degrades the integrity of that confining layer as determined by the TBW, SWFWMD, or the County on a site-by-site basis.

k. To compensate for unavoidable impacts to the Florida Black Bear habitat, prior to any development in the Subarea, the Applicant/Developer shall establish an off-site mitigation plan including site protection and management plans in perpetuity for mitigation of impacts to the Florida Black Bear in accordance with Rule 9J-2.041, Florida Administrative Code (collectively referred to as the Florida Black Bear Habitat Mitigation Plan [FBHMP]). No Florida Black Bear habitat shall be disturbed or adversely impacted prior to completion of all off-site mitigation for the particular phase of development requiring mitigation. The FBHMP shall be prepared consistent with the Pasco County Comprehensive Plan and the Development Order and shall establish the parameters for determining the quantity, quality, and the general location of habitat mitigation.

l. Construction of the entitlements identified above shall be contingent upon the developer's mitigation of transportation impacts as provided in the Development of Regional Impact Development order and, if applicable, the Development Agreement.

m. Upon adoption of the Comprehensive Plan Amendment, existing and future mining activity shall be limited to thirty-eight (38) acres within the areas that have been previously disturbed by mining activities and there shall be no expansion of mining activities beyond these limits.

- i. Any mining in excess of thirty-eight (38) acres will require a Notice of Proposed Change (NOPC) Application to the DRI to evaluate impacts to regional resources.
- ii. Prior to submittal of the first preliminary plan/preliminary site plan for any entitlement within the SunWest Harbourtowne Subarea, all commercial mining activities shall cease and mining materials generated within the Subarea boundaries shall only be utilized for project related fill requirements.
- iii. Except as necessary for Project related improvements, the Applicant/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.

**Exhibit B**  
**Subarea Map 2-9(14)**  
**SunWest Harbournetowne Subarea**



THE COMPREHENSIVE PLAN  
OF UNINCORPORATED  
PASCO COUNTY

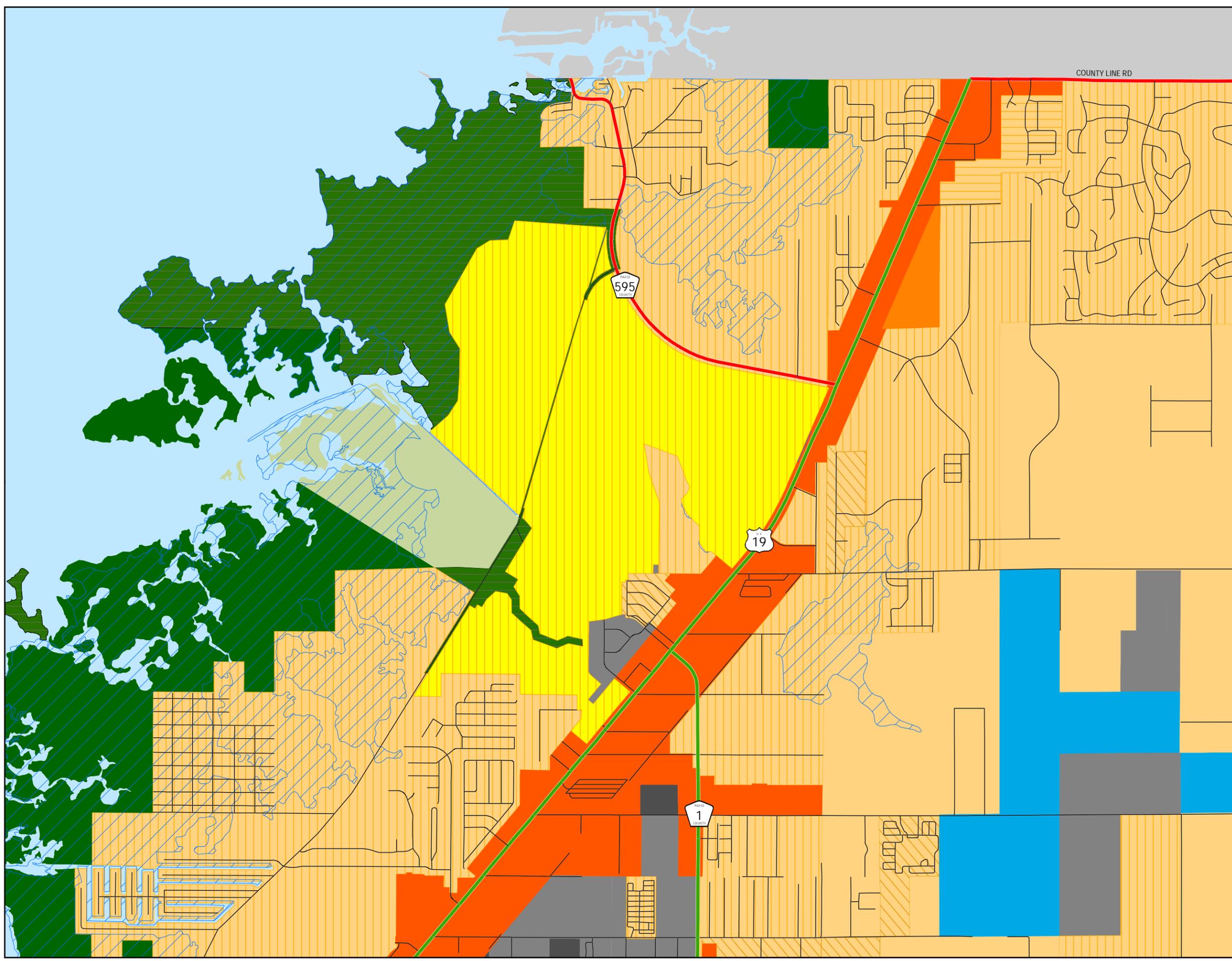
MAP # 2-9 (14)  
FLU Subareas  
Sunwest Harbourtowne

**SUBAREA DETAILS**

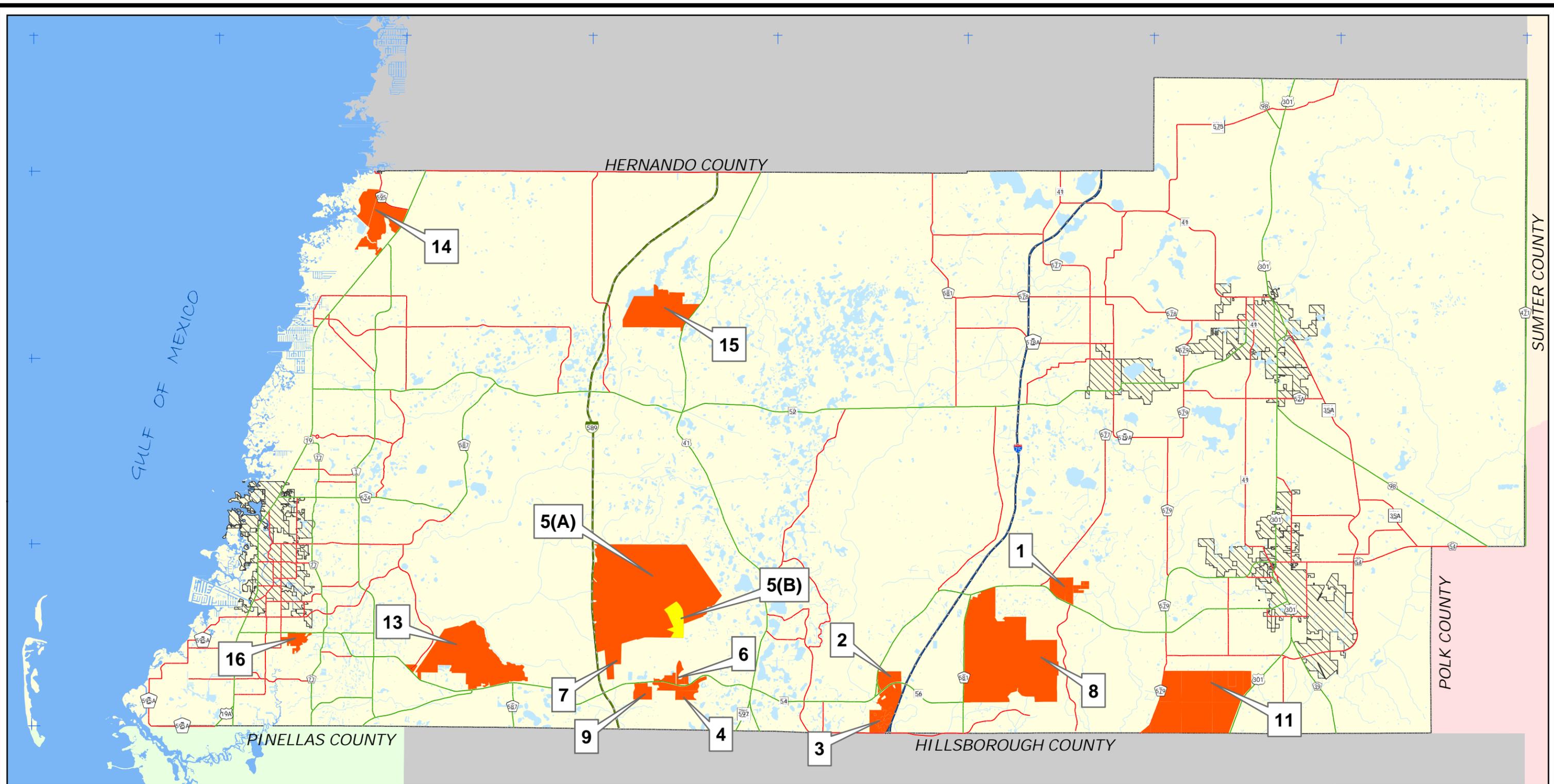
- Harvey
- Wetlands - Class I
- Rivers
- ROR\_overlay
- Flexible Plan Boundry
- City Limits

**Future Land Use Categories**

- AGRICULTURAL
- AGRICULTURAL/RURAL
- COASTAL LAND
- COMMERCIAL
- CONSERVATION LANDS
- EMPLOYMENT CENTER
- INDUSTRIAL-HEAVY
- INDUSTRIAL-LIGHT
- MAJOR ATTRACTORS
- PUBLIC/SEMI-PUBLIC
- RECREATION/OPEN SPACE
- MIXED USES
- NEWTOWN
- OFFICE
- PLANNED DEVELOPMENT
- RESIDENTIAL-1
- RESIDENTIAL-3
- RESIDENTIAL-6
- RESIDENTIAL-9
- RESIDENTIAL-12
- RESIDENTIAL-24 du/ga\*
- RETAIL/OFFICE/RESIDENTIAL
- TOWN CENTER



**Exhibit C**  
**Map 2-9, Subareas**



**Legend**

- 1. Curley Road/S.R. 54 Subarea BCPA05-2 (09 & 10) and CPAL08-1(03)
- 2. Cypress Creek Town Center DRI (#252)
- 3. King Ranch Subarea BCPA05-2 (12)
- 4. Long Lake Ranch DRI (#247)

SUBAREAS     INCORPORATED CITY LIMITS

- 5(A). Bexley Ranch DRI (#255)
- 5(B). Bexley Ranch DRI (#255)
- 6. Sunlake Centre DRI (#248)
- 7. Ashley Glen DRI (#261)
- 8. Wiregrass DRI (#260)
- 9. Smith 54 Subarea CPAL08-1(02)
- 11. Two Rivers CPAL08-2(04)
- 13. Starkey Ranch DRI (#264)
- 14. Sunwest Harbourtowne DRI (#267)
- 15. Mitchell
- 16. Harvey

REVISIONS :	
DATE	ORDINANCE #
02/24/04	// 04-06
11/23/04	// 04-52
12/20/05	// 05-44
12/20/05	// 05-45
12/20/05	// 05-46
03/28/06	// 06-09
03/28/06	// 06-10
09/25/07	// 07-22
09/08/08	// 08-32
09/23/08	// 08-42
11/25/08	// 08-48

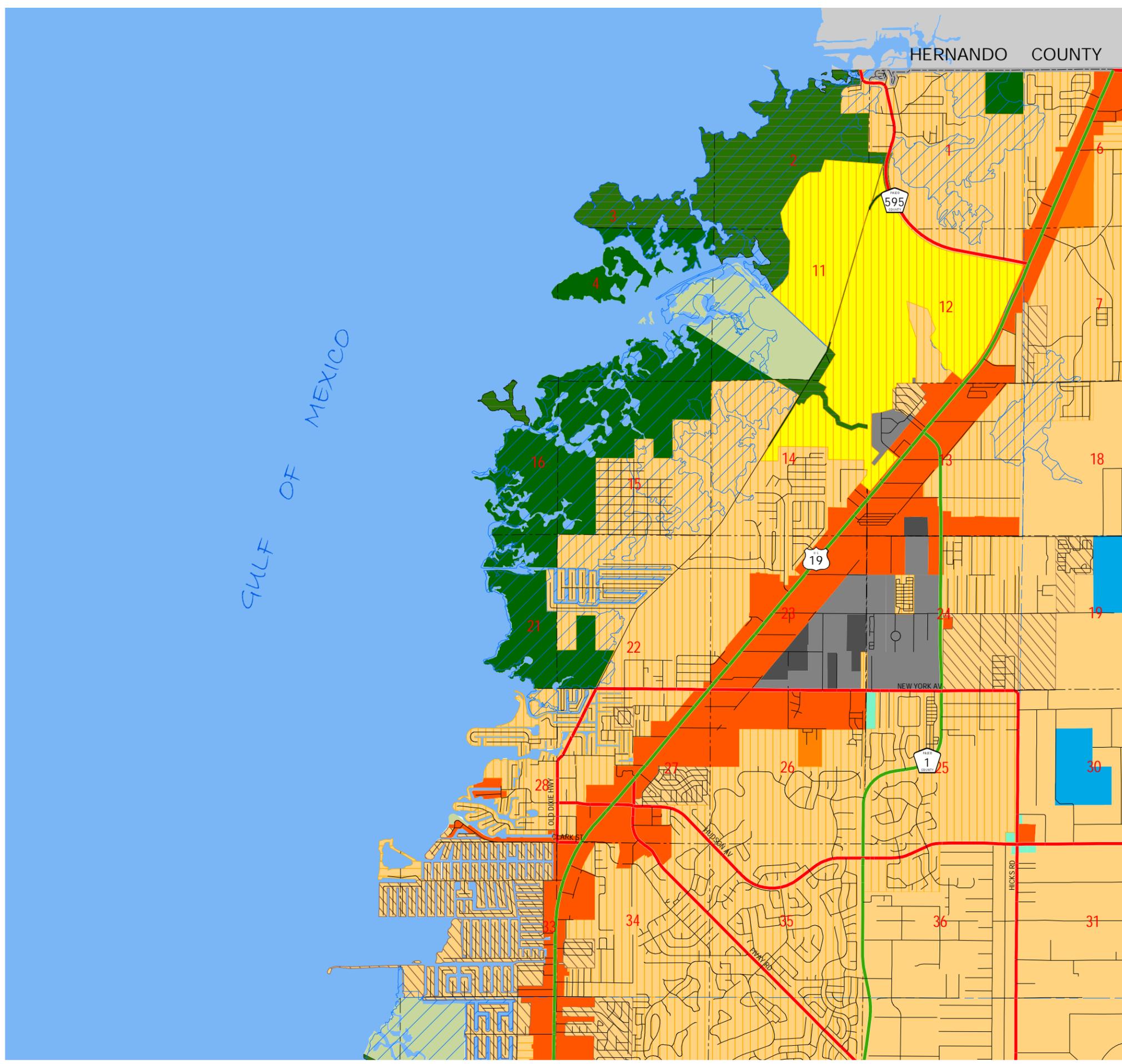


THE COMPREHENSIVE PLAN  
OF UNINCORPORATED  
PASCO COUNTY



MAP 2 - 9  
SUBAREA

**Exhibit D**  
**Future Land Use Map Year 2025, Sheet 3**



# THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

**T 24 S - R 16 E  
SHEET 03**

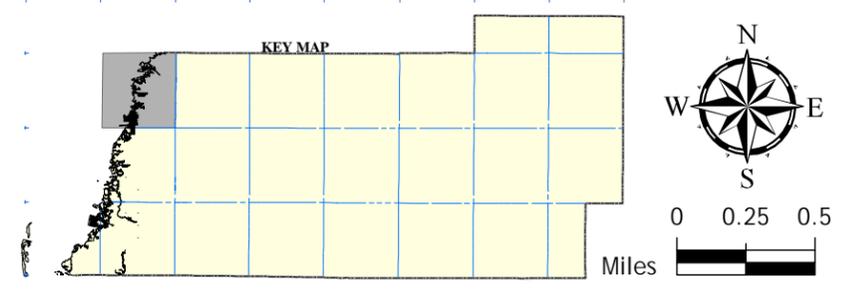
DATE ADOPTED: 06/15/89      ORDINANCE #: 89-13

### FUTURE LAND USE 2025 CLASSIFICATIONS

- |                                       |                         |
|---------------------------------------|-------------------------|
| AG<br>Agricultural                    | RES - 24<br>Residential |
| AG/R<br>Agricultural / Rural.         | NT<br>New Town          |
| C/L<br>Coastal Land                   | RES - 12<br>Residential |
| CON<br>Conservation Land              | RES - 9<br>Residential  |
| AT<br>Major Attractors                | RES - 6<br>Residential  |
| R/OS<br>Major Recreation / Open Space | RES - 3<br>Residential  |
| P/S P<br>Major Public / Semi - Public | RES - 1<br>Residential  |
| MU<br>Mixed Uses                      | OFF<br>Office           |
| IL<br>Industrial - Light              | TC<br>Town Center       |
| IH<br>Industrial - Heavy              | EC<br>Employment Center |
| ROR<br>Retail / Office / Residential  | COM<br>Commercial       |
| PD<br>Planned Development             |                         |

### OVERLAYS

- |                          |             |
|--------------------------|-------------|
| CLASS I WETLANDS / LAKES | CITY LIMITS |
| FLEXIBLE PLAN BOUNDARY   | ROR OVERLAY |
| PASADENA HILLS OVERLAY   |             |



### REVISIONS

DATE:	ORDINANCE #	DATE:	ORDINANCE #
10/23/90	// 90-14	11/05/08	// 08-44
06/20/95	// 95-09 SS		
07/13/95	// A1		
09/26/97	// A1		
05/19/98	// 98-10 SS		
09/29/99	// A1		
12/18/01	// 01-027 SS		
12/26/02	// 02-29 SS		
04/22/03	// 03-08		
03/10/04	// 04-09 SS		
06/27/06	// 06-18		
12/05/06	// 06-45		
08/27/08	// 08-28		



**Pasco County, Florida**  
Geographic Information Systems  
(G.I.S.)  
Engineering Services  
Survey Department

Created By: JMH	Date Created: February 2010
Checked By:	Date Printed: February 2010

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