

**DEVELOPMENT PERMIT PRE-SUBMITTAL
MEETING REQUEST FORM**

PROPOSED APPLICANT'S NAME OR PROJECT NAME: Sunwest DRI No. 267

PARCEL ID(S): Various Parcel Nos. in Sections 1, 2, 11, 12, 13 and 14, Township 24S, Range 16E and contains 1,071 acres m.o.l.

(A proper and accurate parcel identification number must be supplied)

LOCATION: The property is located on the southeast corner of the intersection of U.S.19 and Aripeka Road, extending southerly to Phelps Road and Westerly to the Gulf of Mexico.

DRI (Development of Regional Impact): X

MPUD (Master Planned Unit Development): X

➤ If the project is located within a DRI or MPUD, please check the following:

_____ Does the meeting pertain to a site plan or permit? **A pdf of the proposed site**

development or, at a minimum, conceptual plan is required with this meeting request.

_____ Does the meeting pertain to DO conditions, Map H, potential NOPC, or land use?

Provide the DRI Map H Parcel Number(s): _____

❖ Is this meeting a result of a violation? No Officer _____

❖ Is this meeting a result of a letter regarding landscaping? No

SCOPE OF WORK* OR PROPOSED DEVELOPMENT (Please provide a detailed description):

This is a request to discuss rescinding the DRI (No. 267) and amending the MPUD and comprehensive plan subarea policies.

*If remodeling of an existing building, please provide an estimate of the construction cost (does not need to be exact). \$ _____.

Proposed Application (Choose all the apply)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Development of Regional Impact
(proposed and existing) | <input type="checkbox"/> Single-family |
| <input checked="" type="checkbox"/> MPUD (proposed and existing) | <input type="checkbox"/> Multi-family |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Professional |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Special Exception | <input type="checkbox"/> Industrial |
| | <input checked="" type="checkbox"/> Other |

Where applicable, provide the following information:

Approximate number of dwellings: No increase proposed (residential/apartments)

Approximate building square footage: No increase proposed (commercial uses)

Is there a proposed division of property: Yes _____ No X

Is there a change of (check all that apply): Land Use _____ Zoning _____ Occupancy _____

Is an existing structure/site proposed to be renovated: Yes _____ No X

Have you contacted any other staff members about this project? Yes _____ No X

Name of person you spoke to: _____

ISSUES REQUESTED TO BE DISCUSSED

Site Development, Zoning, and Comprehensive Plan Issues	List Issues to Discuss per Category	Yes	No
Comprehensive Plan (existing and proposed)		X	
Concurrency			
Zoning (existing and proposed)		X	
Access Management			
Transportation Corridor			
Traffic Impact Study		X	
Substandard Roadway Study		X	
Wetland/Environmental Assessment Study			
Utilities			
Fire Protection			
Site Layout			
Trees, Landscaping and Buffering			
Drainage			
Signs			
Mobility Fees			
Other (Rescinding the DRI)		X	
IF NOT READY TO DISCUSS, THE APPLICANT CAN SET A SEPARATE BUILDING PERMIT MEETING WHEN READY			
Building Permit Issues			
Renovation to existing structure?			
Structural			
Flood Construction Requirements			
Plumbing			
Electrical			
Mechanical/Gas			
Fire Protection			
Impact Fees			

ATTENDEES

NAME	TITLE	COMPANY
Barbara L. Wilhite	Attorney	Barbara L. Wilhite, P.A.
Gary Grubbs	Developer	

Meeting Requestor Contact Information (IT IS IMPERATIVE THAT THIS INFORMATION CONTAIN A TELEPHONE NUMBER AND E-MAIL ADDRESS)

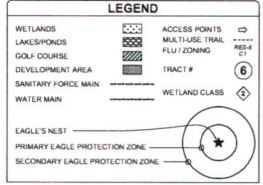
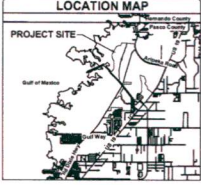
Date Sent	Meeting Requester	Phone No. and Email Address
	Lydia M. Crider	Lydia@wilhitelaw.net 727-942-0733

Disclaimer: The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

I have read and understand the above Disclaimer:

Applicant's Signature _____ **Date** _____

A meeting cannot be confirmed until all required information has been submitted



General Notes:

- Existing Zoning: AC, AR, C2, C3, R1, R2, RM, RSH
Proposed Zoning: MFLD
Existing Future Land Use Classification: C2, C3, R1, R2, R3, R4, R5, R6, R7, R8, R9, R10
Proposed Future Land Use Classification: PD
Existing Land Use: Other
- Minimum Lot Size, Substrate and Maximum Lot Coverage

Table 1: Minimum Lot Size, Substrate and Maximum Lot Coverage

Land Use	Minimum Lot Width and Depth	Minimum Lot Area	Minimum Height ¹	Minimum Front Setback	Minimum Lot Coverage
Single Family Detached	50' x 100'	5,000 SF	40'	15'	0%
Single Family Attached	75' x 100'	7,500 SF	40'	25'	10%
Single Family Attached	50' x 75'	3,750 SF	40'	15'	0%
Single Family Attached	50' x 50'	2,500 SF	40'	15'	0%
Multi-Family (MFLD)	50' x 50'	2,500 SF	100'	15'	10%
Commercial	80' x 120'	9,600 SF	100'	20'	50%

¹ If not shown, minimum 20' from back of curb or sidewalk. Front porch may project 2' into required front setback.
² If not indicated, minimum 10' from back of curb or sidewalk.
³ If not indicated, minimum 10' from back of curb or sidewalk.
⁴ If not indicated, minimum 10' from back of curb or sidewalk.
⁵ If not indicated, minimum 10' from back of curb or sidewalk.
⁶ If not indicated, minimum 10' from back of curb or sidewalk.
⁷ If not indicated, minimum 10' from back of curb or sidewalk.
⁸ If not indicated, minimum 10' from back of curb or sidewalk.
⁹ If not indicated, minimum 10' from back of curb or sidewalk.
¹⁰ If not indicated, minimum 10' from back of curb or sidewalk.
¹¹ If not indicated, minimum 10' from back of curb or sidewalk.

Table 2: Land Use Schedule

Land Use	Units	Substrate	Average Footprint
Residential	Units	Substrate	Average Footprint
Single Family Detached	100	Substrate	Average Footprint
Single Family Attached	100	Substrate	Average Footprint
Commercial	100	Substrate	Average Footprint

Table 3: Open Space Calculations

Category	Required Open Space	Actual
Residential (Total)	113,100	113,100
Commercial	100,000	100,000
Public	100,000	100,000
Subtotal	313,100	313,100
Wetland	377,000	377,000
Subtotal	690,100	690,100
Total	690,100	690,100

Table 4: Wetland Averages

Class	Area	Per-Acre	Development	Impacted	Final
Class 1	100,000	100%	100%	100%	100%
Class 2	100,000	100%	100%	100%	100%
Class 3	100,000	100%	100%	100%	100%
Class 4	100,000	100%	100%	100%	100%
Class 5	100,000	100%	100%	100%	100%
Class 6	100,000	100%	100%	100%	100%
Class 7	100,000	100%	100%	100%	100%
Class 8	100,000	100%	100%	100%	100%
Class 9	100,000	100%	100%	100%	100%
Class 10	100,000	100%	100%	100%	100%
Class 11	100,000	100%	100%	100%	100%
TOTALS	1,100,000	100%	100%	100%	100%

Table 5: Net Acres, Permitted Uses, and Height Limits

Tract	Final Development	Maximum Substrate	Maximum Height	Permitted Uses	Proposed Development	Maximum Height	Open Space	Net Density	Final Development
1	100,000	100,000	100'	Single Family Detached	100,000	100'	100,000	100%	100,000
2	100,000	100,000	100'	Single Family Attached	100,000	100'	100,000	100%	100,000
3	100,000	100,000	100'	Single Family Attached	100,000	100'	100,000	100%	100,000
4	100,000	100,000	100'	Single Family Attached	100,000	100'	100,000	100%	100,000
5	100,000	100,000	100'	Single Family Attached	100,000	100'	100,000	100%	100,000
6	100,000	100,000	100'	Single Family Attached	100,000	100'	100,000	100%	100,000
7	100,000	100,000	100'	Single Family Attached	100,000	100'	100,000	100%	100,000
8	100,000	100,000	100'	Single Family Attached	100,000	100'	100,000	100%	100,000
9	100,000	100,000	100'	Single Family Attached	100,000	100'	100,000	100%	100,000
10	100,000	100,000	100'	Single Family Attached	100,000	100'	100,000	100%	100,000
11	100,000	100,000	100'	Single Family Attached	100,000	100'	100,000	100%	100,000
TOTALS	1,100,000	1,100,000	100'	Single Family Attached	1,100,000	100'	1,100,000	100%	1,100,000



CONSULTANT TEAM
 Winters/Miller
 Environmental
 Planning
 Legal
 Public Relations

CONTRACTOR
 The Environmental
 Engineering
 and Marketing Group
 Environmental Planning
 Public Relations

PREPARED BY
 SunWest
 A Pasco County Development of Regional Impact
 by SunWest Acquisition Corporation

SunWest
 HARBOUR TOWNE

MASTER DEVELOPMENT PLAN

OCTOBER 2008
 REVISED: JULY 2009