



PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

WEST PASCO GOVERNMENT CENTER
PLANNING AND DEVELOPMENT DEPARTMENT
8731 CITIZENS DRIVE, SUITE 230
NEW PORT RICHEY, FL 34654
TELEPHONE: (727) 847-8142
FAX: (727) 847-8901
sfothergill@pascocountyfl.net

October 14, 2015

Mark Sullivan, P. E.
Florida Engineering and Environmental Services, Inc.
4519 George Road, Suite 130
Tampa, FL 33634
msullivan@flaengineering.com

RE: Circle K – SR 54 and Starkey Boulevard, SML15-025
Preliminary Site Plan Submittal

Dear Mr. Sullivan:

Please be advised that on October 13, 2015, the Planning and Development Department reviewed and **approved** the above-referenced project as noted on the enclosed agenda memorandum PDD16-044. This approval is issued under the provisions of Section 300, Development Review Procedures, of the Pasco County Land Development Code.

The owner/developer is hereby notified that no activity shall commence on-site until both the completed notarized acknowledgment portion of the above-referenced agenda memorandum and receipt for payment of Pasco County utility impact fees (if applicable) are received by the Planning and Development Department. Any site specific conditions listed as requiring completion prior to Site Development Permit issuance must also be completed.

The owner's/developer's acceptance of the enclosed conditions constitutes a notice of authorization to perform all related work as allowed by Section 300, Development Review Procedures, of the Land Development Code, but **shall not** include the structure, septic tanks, signs, construction within County/State right-of-way, and all other construction activities requiring separate governmental permits. Should the owner/developer object to any condition of approval as stated on the attached, a written notice of appeal shall be submitted within 30 days of this decision in accordance with Section 407.1, Appeals, of the Pasco County Land Development Code. The owner/developer may contact this office for information regarding corresponding application and fee requirements.

"Pasco County—Florida's premier county for balanced economic growth, environmental sustainability, and first-class services."

The Owner/developer shall obtain a hard-copy Site Development Permit prior to commencing any activity. **A stamped copy of the approved site plan shall be kept on the job site at all times.** No Certificate of Occupancy shall be issued until compliance with all requirements, including building and/or site inspection finals, are completed. **Deviations from the approved plan shall be approved by Pasco County prior to commencing construction.**

Any person failing to implement or carry out developments in accordance with all applicable requirements, conditions, or approved plans shall be subject to penalties as stated in the Development Review Procedures.

With regard to the Pasco County National Pollutant Discharge Elimination System program, the Applicant shall notify the Stormwater Management Division at least two days prior to commencing any site preparation for a pre-inspection of the sediment and erosion control devices. Information on Erosion and Sedimentation Control is available on the following web site: www.dep.state.fl.us/water/stormwater/erosion.

By issuance of this permit, Pasco County, its employees, and representatives, assume no responsibility and/or liability in regard to the design, construction, or performance of the permitted facilities.

Should you have any questions, please feel free to contact this office.

Sincerely,

Sue Fothergill

Sue Fothergill
Development Review Technician II

Pamela Shaw

Pamela Shaw
Planner I

cc: jchristi@circlek.com

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Joaquin Servia
Development Review Manager

DATE: 10/9/2015 FILE: PDD16-044

SUBJECT: SML – Commercial
Development Review – Circle
K, SR 54 at Starkey –
Preliminary/Construction Plan
and Stormwater Management
Plan and Report (Project
No. SML15-025)
Recommendation: Approval
with Conditions (Attachment
No. 1)

FROM: Sue Fothergill
Senior Development Review
Technician




REFERENCES: Land Development Code,
Sections 300, Procedures;
403, Site Development;
and 900, Development
Standards; Comm. Dist. 4

PROJECT DESCRIPTION:

Commission District:	The Honorable Mike Wells
Project Name:	Circle K, SR 54 at Starkey
Developer's Name:	Circle K Stores, Inc.
Location:	South Pasco County, on the northeast corner of the intersection of State Road 54 and Starkey Boulevard (Attachment No. 2)
Parcel ID Nos.:	30-26-17-0000-00200-0010 and 30-26-17-0000-00200-0017
Land Use Classification:	ROR (Retail/Office/Residential)
Zoning District:	C-2 (General Commercial)
Transportation Corridor:	Starkey Boulevard
Existing Right-of-Way:	120 Feet from Centerline
Required Right-of-Way:	166 Feet from Centerline of Construction
Acreage:	1.7 Acres, m.o.l.
Use/Square Feet:	Convenience store with gas pumps/4,431 Square Feet
Flood Zone:	A and X
Water/Sewage:	Pasco/Pasco
Mobility Fee Assessment District:	A
Mobility Fee Collection/Benefit District:	1
Roads:	State Road 54 (Public) Starkey Boulevard (Public)
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The applicant/developer of Circle K, SR 54 at Starkey is requesting approval of a preliminary/construction plan and stormwater management plan and report for construction of a new 4,431 square-foot convenience store with gas pumps (Attachment No. 3). Also requested are alternative standards from the requirements of the Land Development Code (LDC) Section 905.2. The applicant/developer is requesting relief from the following requirements: (1) to provide a 20-foot Type G buffer along State Road 54, (2) to provide a 15-foot Type B buffer along the western property line, and (3) to place the required terminal landscape island immediately adjacent to the parking space. (Attachment No. 6)

BACKGROUND AND FINDINGS OF FACT:

See Attachment No. 4

ALTERNATIVE STANDARDS REQUEST NO. 1:

The applicant/developer has requested a specific alternative standard from the LDC, Section 905.2, Landscaping and Buffering requirements.

Subsection D, Specific Planting Requirements, which, if approved, would relieve the applicant/developer of providing a 20-foot wide Type G buffer along State Road 54.

Relief is being sought pursuant to the LDC, Section 407.5.B.1, as the purpose for the alternative standards which reads as follows: "The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."

The applicant states:

"Request to provide a 15-foot wide landscape buffer at the front of the site, in lieu of a 20-foot wide Type G buffer. Applicant proposes the installation of all landscape material required for a Type G buffer, planted within a 15-foot wide landscape area. It is understood that the continuation of the buffer along the SR 54 frontage will be in place for adjacent parcels as they are permitted, to allow for a unified look and allowing for better alignment of shared features, such as cross-access drives."

STAFF ANALYSIS:

Staff has reviewed the applicant's request and recommends approval. Given that the 15-foot wide Type G buffer will extend through all three lots along SR 54, staff agrees that the proposed modification meets the intent of the LDC.

ALTERNATIVE STANDARDS REQUEST NO. 2:

Subsection D, Specific Planting Requirements, which, if approved, would relieve the applicant/developer of providing a separate 15-foot Type B buffer along the western property line.

Relief is being sought pursuant to the LDC, Section 407.5.B.1, as the purpose for the alternative standards which reads as follows: "The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."

The applicant states:

"Request to provide a 10-foot wide landscape Type B buffer (in combination with a 5-foot wide buffer on the adjacent parcel for a total of 15 feet as a shared buffer for these parcels) in lieu of a 15-foot wide landscape buffer on the Circle K parcel and another 15-foot wide buffer on the adjacent parcel. The proposal would include the planting of all plant material required for a Type B buffer, planted within a 10-foot wide landscape area. A joint landscape agreement for these two parcels will be prepared and a copy provided to the County."

STAFF ANALYSIS NO. 2:

Staff has reviewed the applicant's request and recommends approval; however, the joint landscape agreement must be received prior to issuance of the Hard Copy Site Development Permit (HCSDP), and must be binding on both property owners and their successors in interest. Although the two properties do not appear to have similar densities and intensities at this time, staff is satisfied that the required screening will be provided in the proposed modification.

ALTERNATIVE STANDARDS REQUEST NO. 3:

Subsection D, Specific Planting Requirements, which, if approved, would relieve the applicant/developer of placing a required terminal landscape island immediately adjacent to the parking aisle.

Relief is being sought pursuant to the LDC, Section 407.5.B.1, as the purpose for the alternative standards which reads as follows: "The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."

The applicant states:

"Request to place the required terminal landscape island along the west parking area to the south side of the dumpster enclosure, in lieu of immediately adjacent to the parking space. All code planting requirements for this island will be met, with the revised position allowing for suitable truck turning operations in the area of the gas canopy."

STAFF ANALYSIS NO. 3:

Staff has reviewed the applicant's request and recommends approval. Section 905.2.D.3 of the LDC states that the purpose of providing vehicular use area landscaping is "to divide and break up large expanses of paving and provide shading for paved areas, creating an aesthetically pleasing environment." Staff agrees that the proposed modification meets the intent of the LDC.

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for 4,431 square feet of commercial space. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity.

RECOMMENDATION:

The Planning and Development Department recommends approval of the preliminary/ construction plan and stormwater plan and report request with the attached conditions.

ATTACHMENTS:

1. Conditions of Approval
2. Location Map
3. Site Plan
4. Background and Findings of Fact
5. Initial Certificate of Capacity
6. Alternative Standards Request

PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

APPROVED

B.C.C.
 D.R.C.
 P&D

Pasco County

By:  Date 10-13-15
For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent

ATTACHMENT NO. 1 – CONDITIONS OF APPROVAL
Circle K, SR 54 at Starkey

Hard-Copy Site Development Permit (HCSDP)

1. Before commencing approved construction activities, the applicant/developer or project contractor shall obtain from the Planning and Development Department an authorization to commence approved construction, a.k.a. "a hard copy Site Development Permit." To obtain said authorization the following must be submitted to the Planning and Development Department:
 - a. The completed notarized acknowledgment portion of the attached agenda memorandum. The applicant is hereby notified that the effective date of this development approval shall be the date of the final County action; however, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Planning and Development Department.
 - b. A copy of the Southwest Florida Water Management District (SWFWMD) Permit and Plan. In the event the SWFWMD Permit and Plan require any changes to the County-approved plan, an amendment to the County-approved plan shall be submitted for review and approval prior to the issuance of the Site Development Permit.
 - c. A copy of all required State and Federal permits from the appropriate agencies, including drawings, plans, etc.
 - d. National Pollutant Discharge Elimination System Permit/permit application.
 - e. A Joint Landscape Agreement for the buffer between the subject property and the lot adjacent to the west , which must be binding on both property owners and their successors in interest.

No construction shall commence until the permit has been properly posted on the site.

Specific Conditions

2. The owner/developer acknowledges that approval of the Utilities Service Connection Application is required prior to the start of any activities to construct water, wastewater, or reclaimed water as applicable.
3. The owner/developer agrees that per the approved Alternative Standards Request, a fifteen-foot wide Type G buffer will be provided along State Road 54 through all frontage lots in the commercial subdivision. This buffer shall include all plantings required in the typical twenty-foot wide Type G buffer.
4. Prior to the issuance of the Certificate of Occupancy, the following access improvements shall be permitted and constructed at no cost to the County:

(PDD16-044)
Attachment No. 1
Page 1 of 6

- a. A westbound to northbound right-turn lane on State Road 54 at the project site driveway, at a total length of 350 feet including a 50-foot taper, which upon implementation would result in a continuous right-turn lane through the driveway connection on the approach to Starkey Boulevard.
- b. A northbound to eastbound right-turn lane on Starkey Boulevard at the project driveway, at a total length of 185 feet, including a 50-foot taper.

General Conditions

5. The developer acknowledges that approval of this Preliminary Site Plan (PSP) does not establish vested rights with respect to construction of the project. Further, the developer acknowledges that no permit shall be issued or plat approved without the issuance of a Final Certificate of Capacity.
6. The applicant/developer acknowledges that approval of the alternative standards request(s) as stated is based upon representation as set forth in the Preliminary Site Plan (PSP) submittal dated July 28, 2015, and received by the County on July 31, 2015. In the event that the Preliminary Site Plan (PSP) is deemed void and/or approval is withdrawn, then the alternative standards request(s) shall be considered void and all future development shall thereafter comply with all regulations currently in effect and shall be reviewed and approved as provided therein. Preliminary Site Plan (PSP) approval is contingent upon approval of alternative standard(s).
7. All construction work, including roads, drainage, and utilities, shall be constructed in accordance with County design standards and tested in compliance with the Engineering Services Department's *Testing Specifications for Construction of Roads, Storm Drainage, and Utilities*.
8. The applicant/developer shall acknowledge that should the County collect funds under a guarantee document, the developer shall authorize the County or its designee access to the property in question to complete the required work.
9. The applicant/developer shall acknowledge that should the County be required to institute legal proceedings in order to collect any funds under a guarantee document, the developer shall be responsible for attorney's fees and court costs incurred by the County in such action.
10. The developer acknowledges that an appeal may be filed against the decision of the Planning and Development Department within 30 days of the date of this approval. Any development that takes place within the 30-day-appeal deadline shall not establish vested rights with respect to construction of the project.
11. Site plans approved by the Planning and Development Department or the DRC are the final approved documents. Changes/additions/deletions to approved site plans; i.e., building size, location, loading zones, etc., require revised site plan submittal, review fee, and approval in accordance with the Land Development Code (LDC), Sections 300, 403, and 900.

12. The applicant/developer or project contractor shall notify the Project Management Division at least five working days prior to commencing any activity on the site.
13. In accordance with the LDC regarding Access Management Regulations, where a required/approved cross-access/frontage/reverse-frontage road is provided and shown on the approved plans, the applicant/developer acknowledges and agrees that this access shall be free and clear of any buildings, parking spaces (except as otherwise approved), landscaping, retention ponds, or any other obstruction (such as gates) that would prevent the free flow of traffic between the project and the neighboring properties, projects, or roadways. The applicant/developer acknowledges that this cross-access/frontage/reverse-frontage road is to remain open to the public, but maintained privately.
14. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to combustibles being brought on site (National Fire Protection Association, NFPA-1, 16.4.3.1.3).
15. The applicant/developer acknowledges that the PSP and all associated alternative standards requests shall expire within six years of the original approval date of the Preliminary Development Plan - Nonresidential/Mixed Use (PDP-NR/MU) if the project has not received construction plan approval for the entire development.

In the event the PDP-NR/MU is voided, all subsequent submittals shall comply with regulations in effect at the time of the said resubmittals.

Construction Plan

16. Section 316.0745, Florida Statutes, requires that all traffic-control signing and markings on private property opened to the general public be in conformance with the Florida Department of Transportation's (FDOT) *Manual on Uniform Traffic Control Devices* and FDOT standards.
17. If the project has internal roads that are to be named, street name signs shall be nine inches on all road classifications. All signs shall have six-inch Series B letters. All street name signs on private roads shall be standard D3 street name signs with the colors reversed: white background with green letters and border. At intersections with County- or State-maintained roads, the County- or State-maintained road shall be green background with white letters and border.
18. All handicapped parking spaces shall be signed and marked in accordance with the Florida Department of Transportation (FDOT) standards index. All regular/standard parking spaces, pavement arrows and stop bars shall be striped in white.
19. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments.
20. Curb ramps are required at all intersections of curbs and sidewalks and shall be constructed in conformance with the uniform *Federal Accessibility Standards* published by the General Services Administration, Department of Housing and Urban

Development, Department of Defense, and United States Postal Service (Section 336.045, Florida Statutes).

21. Prior to any construction activity, the developer shall ensure that proper erosion and sediment control measures are in place. The applicant/developer or project contractor shall notify the Stormwater Management Division at least two working days prior to commencing any site preparation, including clearing and grubbing work, for a preinspection of the sediment and erosion-control devices. The developer shall control all fugitive dust originating from the project site and shall indicate on the construction drawings the manner in which fugitive dust is to be controlled. Further, all retention pond side slopes and associated swales shall be sodded to prevent soil erosion.
22. The applicant/developer acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, wooden fences are not allowed as a visual screen in any of the buffer areas. If the applicant/developer proposes the use of a fence for a visual screen within any buffer area, vinyl fencing or chain-link fencing with black-out fabric or slats shall be used.
23. The applicant/developer acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, any plant materials of whatsoever type and kind required by the Landscape and Buffering regulations and this approval, shall be replaced within thirty days of their demise and/or removal.
24. If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and the County shall be notified within two working days of the resources found on the site.
25. If, during construction activities, any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop, and the County shall be notified within two working days of the plant and/or animal species found on the site.

Development Standards

26. The commercial dimensional standards are as follows:
 - a. Minimum Lot Width of 90 Feet
 - b. Minimum Front-Yard Setback of 25 Feet
 - c. Minimum Side-Yard Setback of Zero Feet
 - d. Minimum Rear-Yard Setback of Zero Feet
 - e. Minimum Lot Area of 15,000 Square Feet

(PDD16-044)
Attachment No. 1
Page 4 of 6

- f. Maximum Lot Coverage of 50 Percent
- g. Maximum Height of 60 Feet

Record Plat/Building Permit/Certificate of Occupancy

- 27. Unless otherwise approved by the Emergency Services Director, when the development is record platted, or where a plat is not required, prior to the issuance of the first Building Permit, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until such a petition has been received by the Emergency Services Director.
- 28. Site plans submitted with Building Permit applications are invalid as to final site approval unless stamped approved by the Planning and Development Department or the DRC. These plans are submitted to show building location in regard to property line, other buildings, etc., only. The site must conform to those plans submitted and/or approved by the Planning and Development Department in accordance with the Land Development Code (LDC), Sections 300 and 403.
- 29. The applicant/developer acknowledges that a Building Permit shall be obtained for all structures that have a footer, regardless of size, through the Central Permitting Division; i.e., including, but not inclusive of, buildings, accessories, dumpster walls, and retaining walls.
- 30. A Registered Landscape Architect or other person as authorized by Chapter 481, Florida Statutes, as amended or other type of professional as approved by the County Administrator or designee shall conduct a final field inspection. A Certificate of Compliance shall be provided to the County and the property owner prior to issuance of the CO.
- 31. The owner/developer shall arrange for a final site inspection approval by the Engineering Services Department prior to the issuance of the Certificate of Occupancy.

DEVELOPER'S ACKNOWLEDGMENT:

The owner acknowledges that he has read, understood, and accepted the conditions of approval.

(Individual)

_____ Date

_____ Signature

_____ Print Name

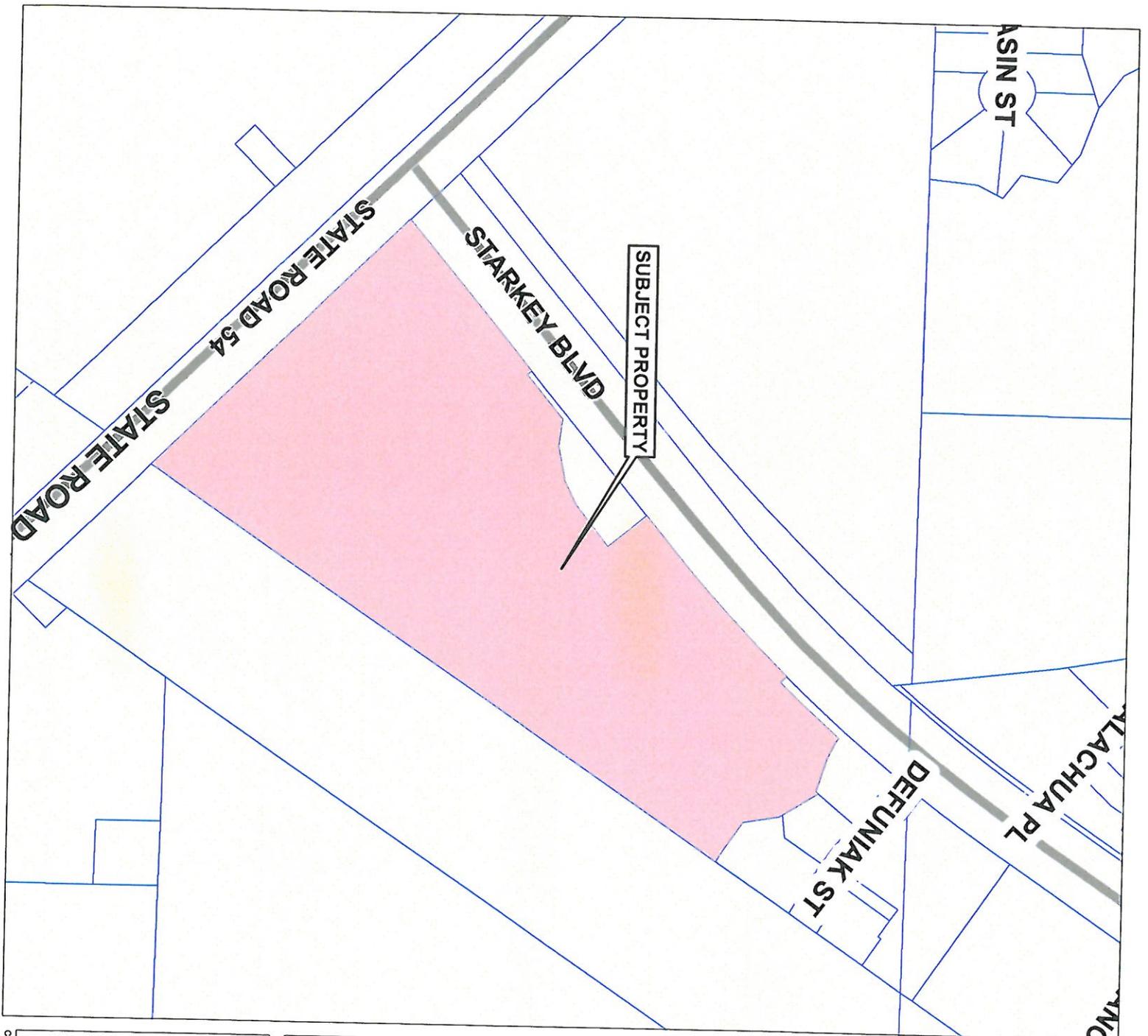
_____ Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me the _____
(date), by _____ (name of person
acknowledging), who is personally known to me or who has produced
_____ (type of identification) as identification.

Seal:

_____ NOTARY



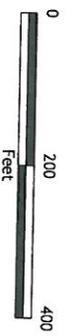
SML15-025
Circle K, SR54 & Starkey

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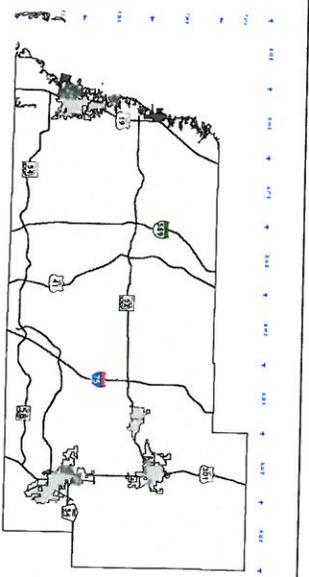
PHYSICAL ADDRESS:
 NONE

TAZ - 199
COMMISSION DISTRICT: 4

 **SUBJECT PROPERTY**

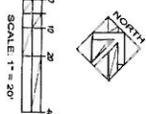
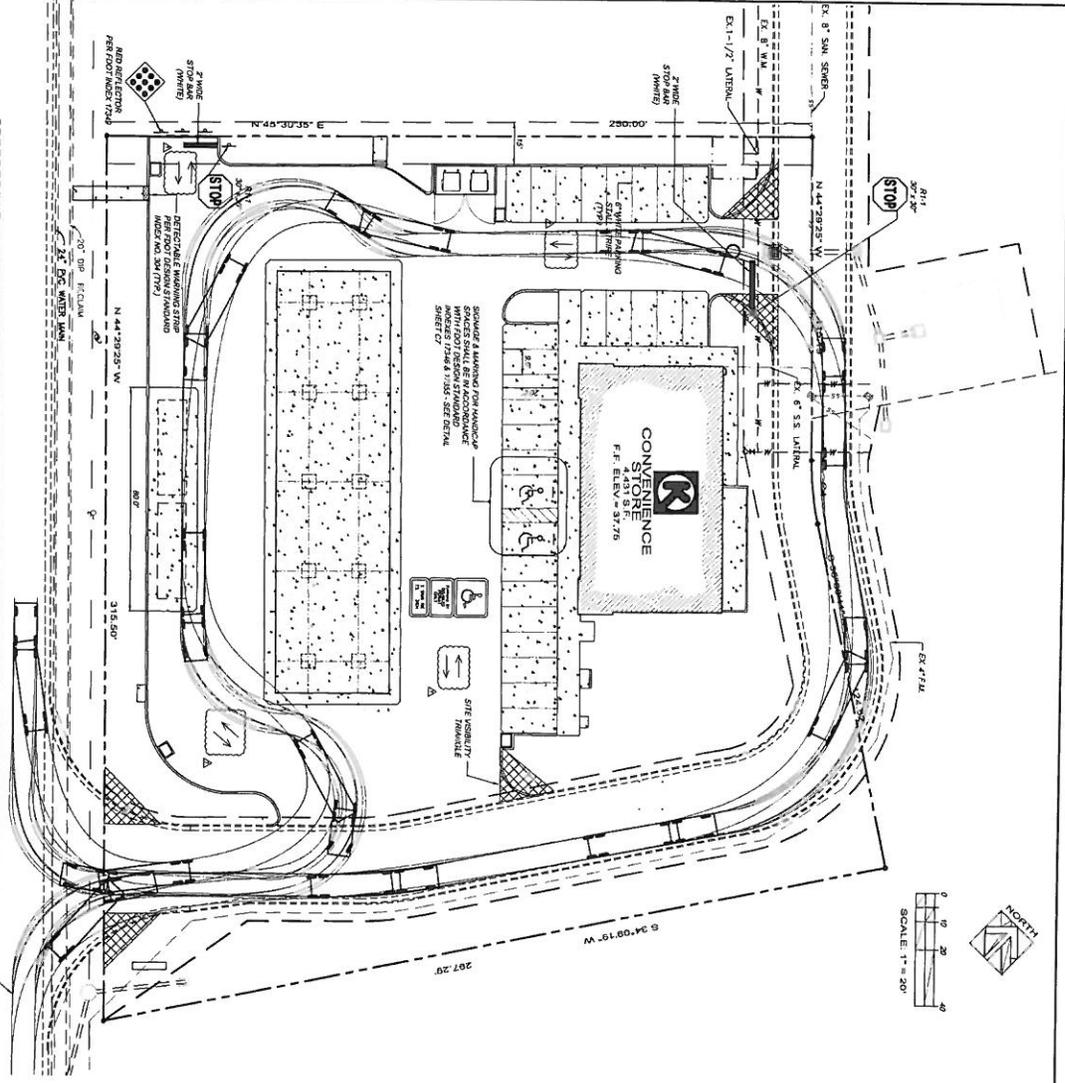


Pasco County GIS | 10/14/2015 | aikhuonia





STATE ROAD 54



ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM CONTROL DEVICES (MUTCD) AND FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS 2015.

SIGNAGE & PAVEMENT MARKING

FACILITIES SIGNAGE, STRUCTURES, AND PAINT SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATIONS FOR THE PROJECT UNDER REGULATORY REVIEW.

EXISTING CONDITIONS NOTE

- LEGEND**
- PROPERTY LINE
 - PROPOSED BUILDING
 - EXISTING CONCRETE PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED FOOT CURB
 - ROAD-EDGE SLOPE
 - EDGE OF PAVEMENT
 - DETECTABLE WARNING STRIP PER DOT DESIGN INDEX 304

MARK SULLIVAN P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 12345

SIGNAGE & PAVEMENT PLAN

CIRCLE K
S.R. 54 & STARKEY RD.
PASCO COUNTY, FLORIDA

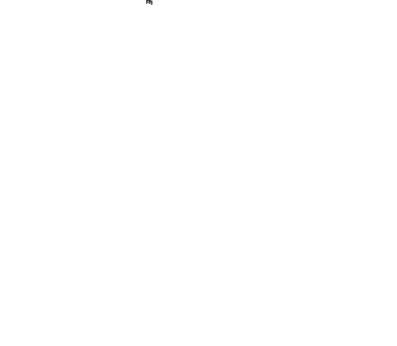
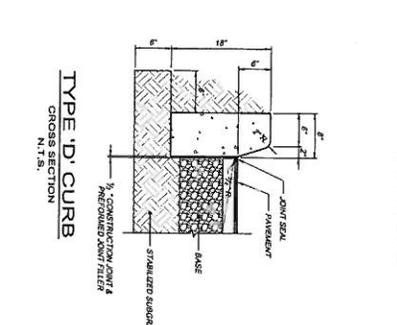
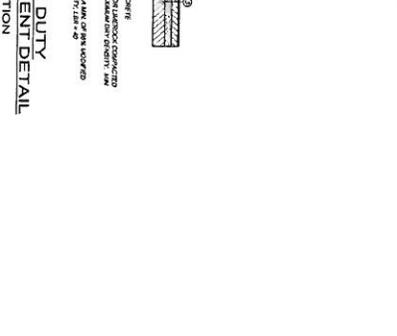
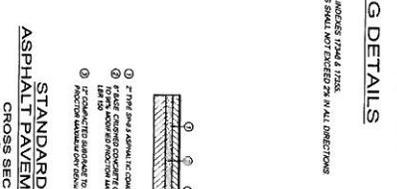
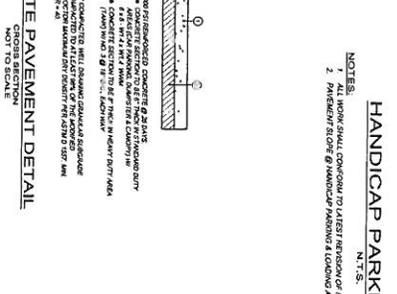
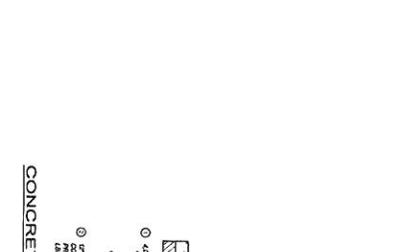
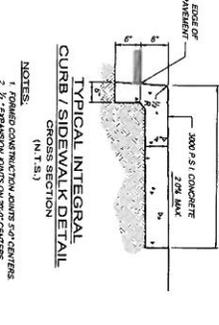
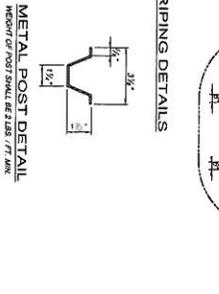
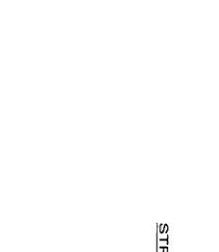
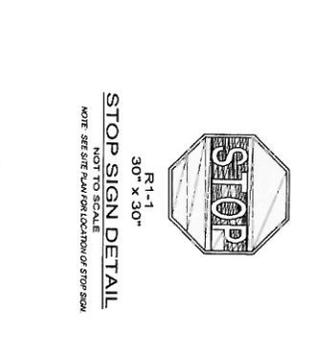
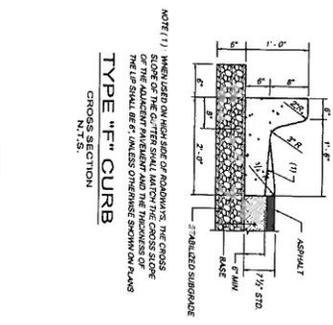
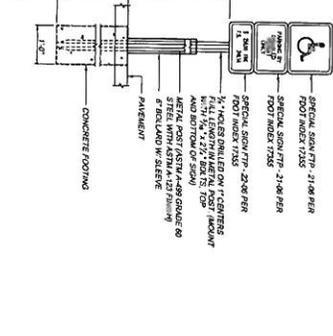
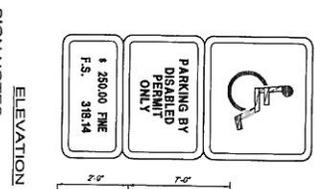
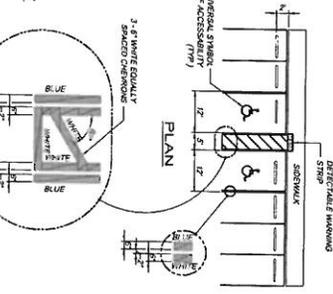
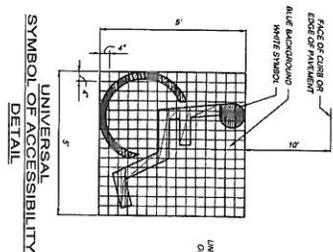


FLORIDA ENGINEERING
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TALLAHASSEE, FLORIDA 32310
TEL: (904) 833-1111 FAX: (904) 833-1112
WWW.FLORIDAENGINEERING.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	11/16/17	ISSUE FOR PERMIT

PR. NO.: E14-040-07	DATE: 2/16/2014	T.M.P.106
1-12-13	PERMIT TO PASCO COUNTY	1/16
1-12-13	PERMIT TO PASCO COUNTY	1/16
1-12-13	PERMIT TO PASCO COUNTY	1/16
DATE	REVISIONS	REVISED BY SHEETS BY



NOTES:
 1. ALL MATERIALS CONFORM TO MOST REVISIONS OF MOST REVISIONS TYPICAL NOTES.
 2. FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

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CONCRETE PAVEMENT DETAIL
 CROSS SECTION
 NOT TO SCALE

STANDARD DUTY ASPHALT PAVEMENT DETAIL
 CROSS SECTION
 NOT TO SCALE

TYPE 'D' CURB
 CROSS SECTION
 N.T.S.

CONCRETE PAVEMENT DETAIL
 CROSS SECTION
 NOT TO SCALE

STANDARD DUTY ASPHALT PAVEMENT DETAIL
 CROSS SECTION
 NOT TO SCALE

TYPE 'D' CURB
 CROSS SECTION
 N.T.S.

CONSTRUCTION DETAILS

**CIRCLE K
 S.R. 54 & STARKEY RD
 PASCO COUNTY, FLORIDA**

**FLORIDA ENGINEERING
 AND ARCHITECTURAL SERVICES, INC.**
 CERTIFICATE OF AUTHORIZATION: EB 9804
 301 W. Central Expressway, Suite 400
 Tampa, Florida 33604
 Tel: (813) 880-9100 Fax: (813) 880-9055

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 OF F.E.A.S.

PR. NO.: E14-04-07	DATE: 0-15-2014	T.S.M/106
3-22-10	SUBMITTAL TO PASCO COUNTY	T.M. HOS
DATE	REVISIONS	REVISED BY: PRECIP. PT



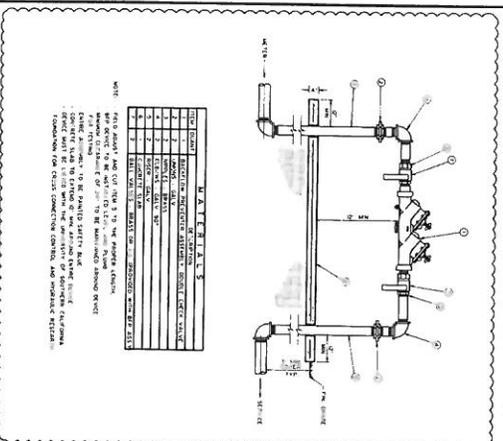
CREATED: 03/22/2014
 REVISION: 03/22/2014
 RESTRAINED JOINT TABLE
 COMMON FITTINGS
 PASCO COUNTY UTILITIES

RESTRAINT LENGTHS ARE INDICATED FROM THE CENTER LINE OF THE FITTING ALONG THE OPEN
 BOTH DIRECTIONS EXCEPT DEAD ENDS

PIPE SIZE			
11-1/4"	22-1/2"	45"	90"
4"	1"	3"	13"
6"	2"	4"	19"
8"	3"	5"	24"
10"	4"	6"	29"
12"	5"	7"	34"
14"	6"	8"	39"
16"	7"	9"	44"
18"	8"	10"	49"
20"	9"	11"	54"
24"	11"	14"	68"

PIPE SIZE			
11-1/4"	22-1/2"	45"	90"
4"	1"	3"	13"
6"	2"	4"	19"
8"	3"	5"	24"
10"	4"	6"	29"
12"	5"	7"	34"
14"	6"	8"	39"
16"	7"	9"	44"
18"	8"	10"	49"
20"	9"	11"	54"
24"	11"	14"	68"

PIPE RESTRAINT LENGTHS IN FEET
 COMMON FITTINGS
 WATER MAINS - TEST PRESSURE 150 PSI

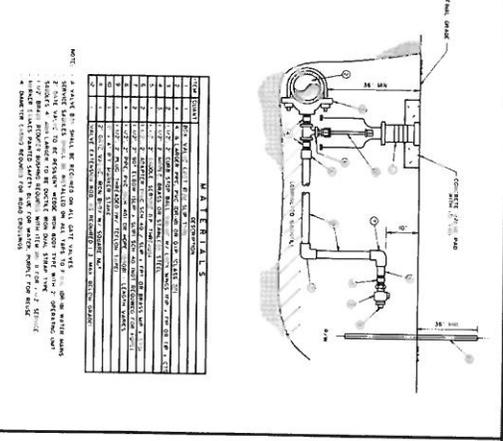


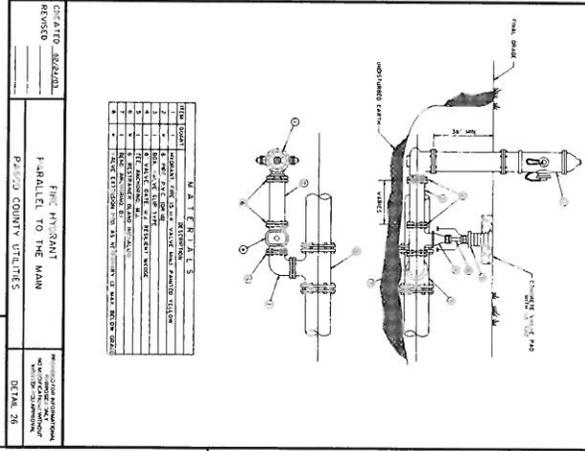
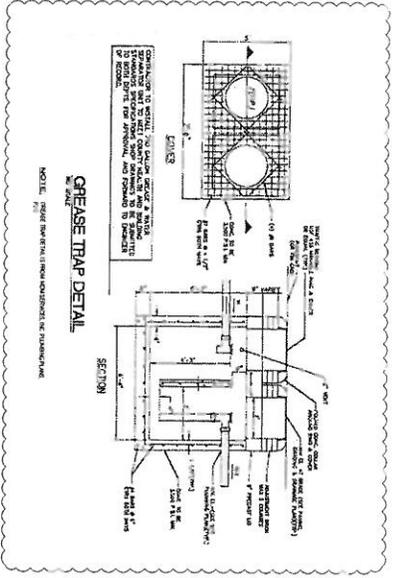
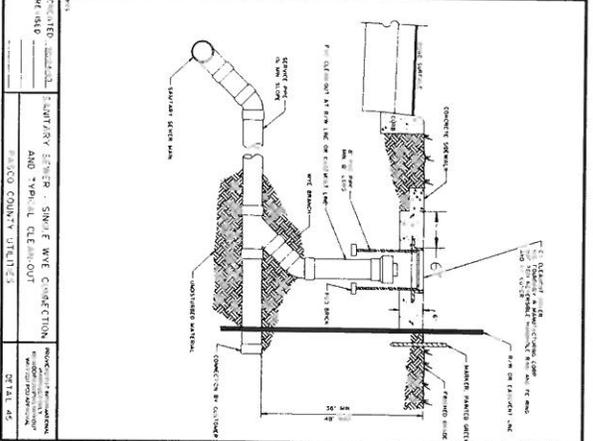
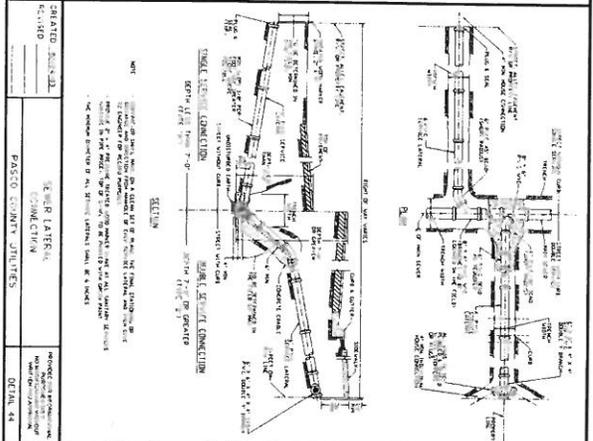
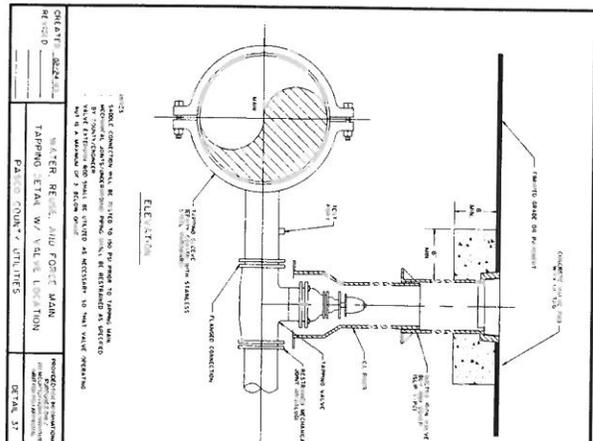
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 REVISION: 03/22/2014
 RESTRAINED JOINT TABLE
 TEES (BRANCH SIDE)
 PASCO COUNTY UTILITIES

RESTRAINT LENGTHS ARE INDICATED FROM THE CENTER LINE OF THE FITTING ALONG THE OPEN
 BOTH DIRECTIONS EXCEPT DEAD ENDS

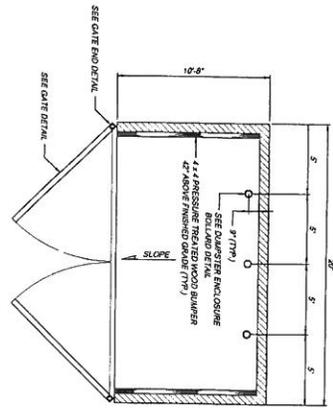
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20"	1"	1"	1"
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PIPE RESTRAINT LENGTHS IN FEET
 TEES (BRANCH SIDE)
 WATER MAINS - TEST PRESSURE 150 PSI

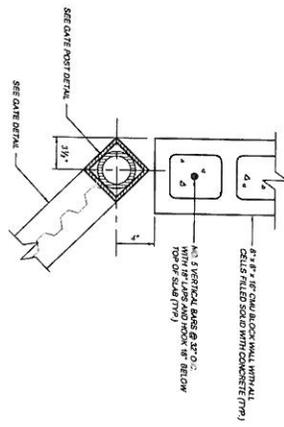




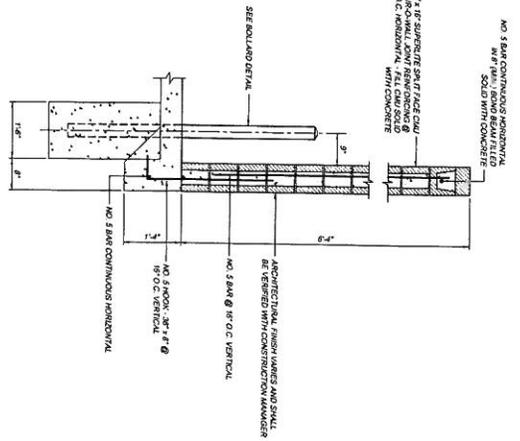
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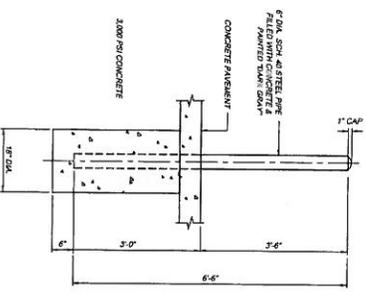
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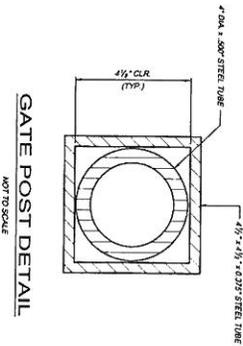
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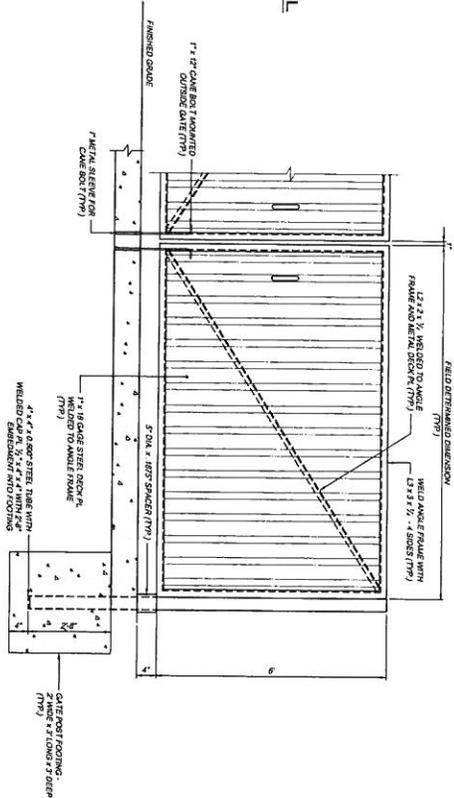
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NOT TO SCALE



DUMPSTER ENCLOSURE BOLLARD DETAIL
NOT TO SCALE



GATE POST DETAIL
NOT TO SCALE



GATE DETAIL
NOT TO SCALE

CIRCLE K DUMPSTER ENCLOSURE DETAILS

CIRCLE K
S.R. 54 & STARKEY RD.
PASCO COUNTY FLA.

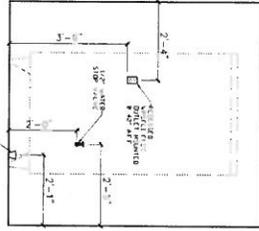
FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICE, INC.
CERTIFICATE OF AUTHORIZATION: EE 5804
4519 Osprey Road, Suite 130
Tampa, Florida 33634
Tel: (813) 882-9105 Fax: (813) 886-9055

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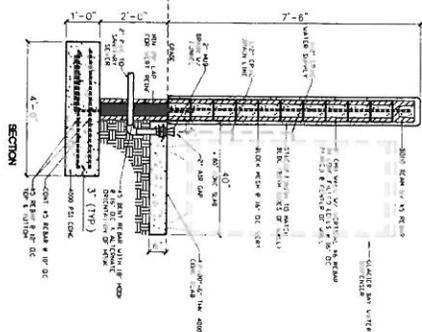
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DATE:		REVISIONS:		DRAWN BY:	CHECKED BY:

C11

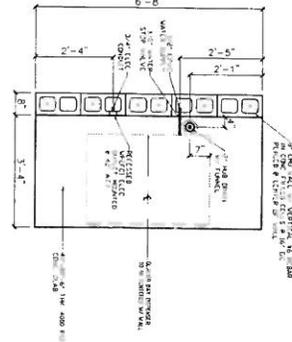
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FRONT ELEVATION**
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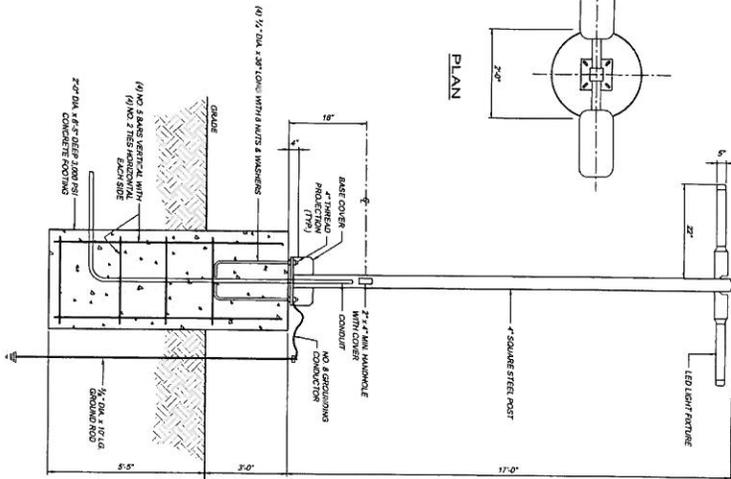
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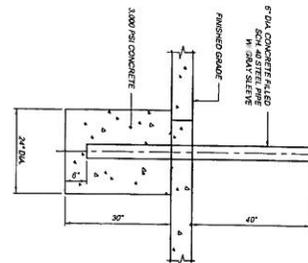
PLAN VIEW



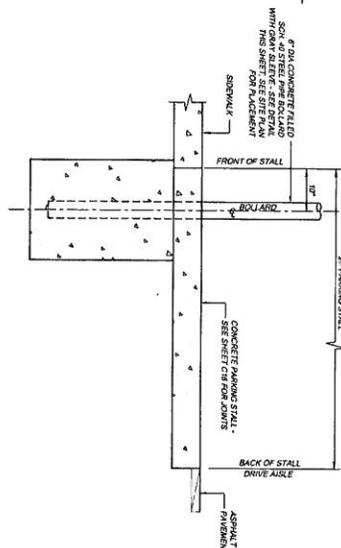
**AREA LIGHT DETAIL
ELEVATION**
NOT TO SCALE



**PARKING STALL BOLLARD DETAIL
(N.T.S.)**



**PARKING STALL DETAIL
ELEVATION**
NOT TO SCALE



C12

**MISCELLANEOUS
CIRCLE K DETAILS**

**CIRCLE K
S.R. 54 & STARKEY RD.
PASCO COUNTY FLA.**



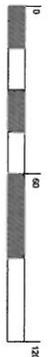
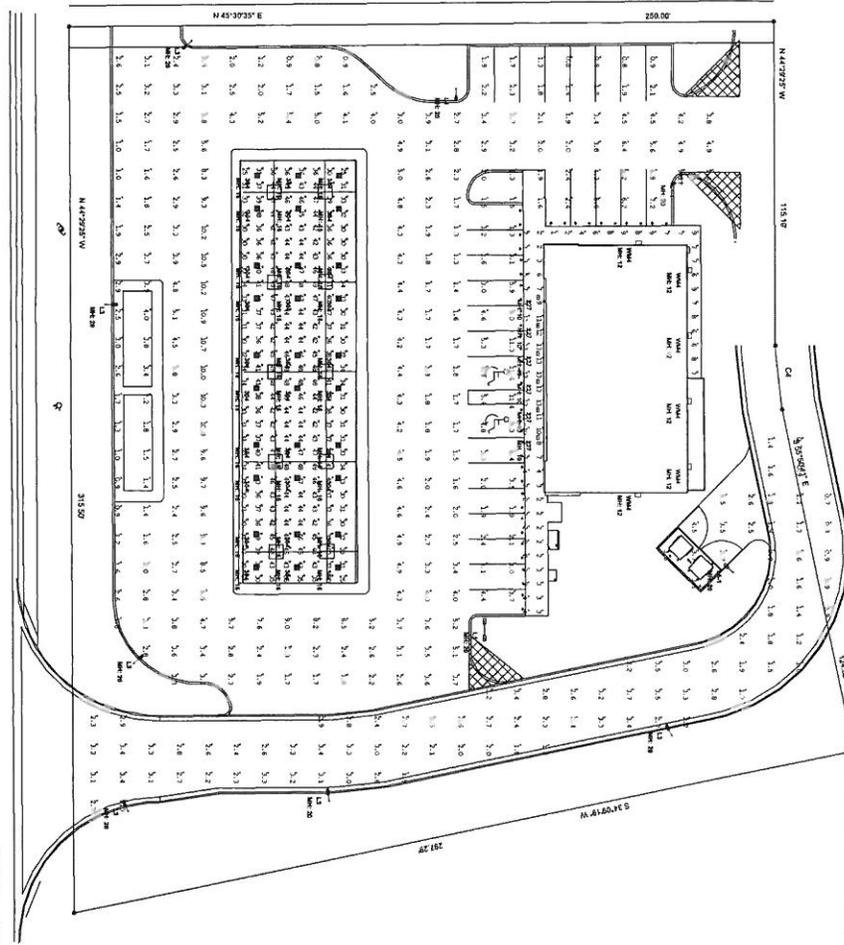
**FLORIDA ENGINEERING
AND ENVIRONMENTAL SERVICES, INC.**
CERTIFICATE OF AUTHORIZATION: EB 5804
4515 Spring Road, Suite 120
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Tel: (813) 880-9106 Fax: (813) 880-9055

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PR. NO.:	ED-0601	DATE:	0-9-2004	1.25	POB
3.2612	SUBMITTAL TO PASCO COUNTY			3.25	11/08
DATE:		REVISIONS:		DRAWN BY:	CHECKED BY:

Customer responsible to verify ordering information/
catalogue number prior to placing order.

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CREEE

1000 River Street - Farmingdale, NY 11737
www.creee.com - (800) 238-6883

Project Name: Creek Farm County, NY
Date: 10/21/2014
Scale: 1"=50'
Forecasted calculated at grade
Prepared by: V. C. ...
Checked by: K. ...
Customer No: 101801

Site plan showing building layout, parking areas, and dimensions. The plan includes a large rectangular building with several smaller structures and parking spaces. Dimensions are provided for various sections of the site, including a 250.00' wide section and a 315.87' wide section. The diagram also shows a curved driveway and various utility lines.

ATTACHMENT NO. 4 - BACKGROUND AND FINDINGS OF FACT
Circle K, SR 54 at Starkey

BACKGROUND:

1. June 25, 2013 the Board of County Commissioners (BCC) approved a rezoning from A-C Agricultural Zoning District to a C-2 General Commercial Zoning District on a total of five acres more or less (Petition No. 7044).
2. May 7, 2015 the Development Review Committee (DRC) approved an Alternative Standard to eliminate the required 24-foot cross-access connection to Defuniak Street and allow a connection to Starkey Boulevard approximately 250 feet north of the intersection of State Road 54 and Starkey Boulevard (DRC Item No. P3; Agenda; SIRE/File No. PDD15-674).
3. On July 21, 2015, the Planning and Development Department approved the 54 West Non-Residential Subdivision (File No. PDD15-1328).

FINDINGS OF FACT:

1. Presently, the subject site is unimproved.
2. The preliminary/construction plan and stormwater management plan and report has been reviewed by the Planning and Development Department, and it has been determined that the proposed use is consistent with the above-referenced zoning district's permitted uses and with the Pasco County applicable provisions of the Comprehensive Plan, as submitted.
3. The preliminary/construction plan and stormwater management plan and report for the above-subject project was prepared for Circle K Stores, Inc. by Florida Engineering and Environmental Services, Inc. and consists of seventeen (17) sheets dated March 20, 2015; the sheets were last revised on September 16, 2015. The plans were originally received by the Planning and Development Department on March 19, 2015 and final revisions were received on September 22, 2015.
4. All Right-of-Way permits will be obtained and work performed under the Preliminary Development Plan – Non-Residential/Mixed Use (PDP-NR/MU) for 54 West Non-Residential Subdivision, NSD15-003.

The Planning and Development Department's approval of this preliminary/construction plan and stormwater management plan and report constitutes a finding by the Planning and Development Department that the preliminary/construction plan and stormwater management plan and report, as conditioned, is consistent with those Goals, Objectives, and Policies of the Comprehensive Plan and those provisions of the LDC that are applicable to preliminary/construction plan and stormwater management plan and report approvals. This action is based on the office review of the plans, supporting documentation, and certifications of the Engineer of Record.

INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR PRELIMINARY SITE PLANS, PRELIMINARY DEVELOPMENT PLANS,
NONRESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN ONE DWELLING UNIT
PER LOT, AND PUBLIC SCHOOL COMPREHENSIVE PLAN CONSISTENCY REVIEW
To Be Completed By Department Responsible for Approval Sought;
Completed Certificate Must Be Attached to the Agenda Item and Approval Document

Complete Application (Date):	3/24/15 Revised 8/3/15	Certificate Completed by:	PJB for S. Fothergill
Parcel ID No(s):	30-26-17-0000-00200-0010, 30-26-17-0000-00200-0017		
Project Name:	Circle K - SR 54 at Starkey Boulevard	No:	SML15-025
Applicant Name, Address, and Telephone Number:	54 West, Inc., c/o Jon Christiansen, 12911 N. Telecom Pkwy., Tampa, FL 33637		
Job Site Address:	Northeast corner of SR 54 and Starkey Boulevard		
Does the applicant want to opt out of the mobility fee system pursuant to LDC 1302? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, then transportation concurrency will apply and TIS application is required.)			
Project subject to Development of Regional Impact (DRI) Development Order or to a Development Agreement? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Approval Sought (Check All that apply):			
<input type="checkbox"/>	Preliminary Development Plan	<input type="checkbox"/>	Nonresidential Subdivision
<input checked="" type="checkbox"/>	Preliminary Site Plan	<input type="checkbox"/>	Residential Subdivision into more than one dwelling unit
		<input type="checkbox"/>	Public School (Comprehensive Plan Consistency Review)

TYPE OF DEVELOPMENT

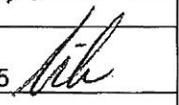
Number of Units	Unit Measure	Description
4,431	s.f.	Commercial

Expiration (1300 LDC)		
All facilities (other than roads and schools) expire on:	10/13/2021	(6 yrs from issuance)
Roads(Only applies if project subject to transportation concurrency) Certificate of Capacity expires or is subject to additional review on: (click N/A if transportation concurrency does not apply)		or N/A <input checked="" type="checkbox"/>
Schools: Certificate of Capacity expires or is subject to additional review on:		or N/A <input type="checkbox"/>
Issuance Date:	Oct. 13, 2015	<i>S. T. Fothergill</i>

Completed Certificate of Capacity which has been issued to be distributed as follows:

- 1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.

INITIAL CERTIFICATE OF CAPACITY

	Yes	No	Conditional Approval	Review Standards	Reviewed By & Authorized Signature/Date
Roads <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.D and Chapter 7 Transportation Analysis	
Water/Water Supply (Utilities) or <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 8/5/15 
Sewer (Utilities) or <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 8/5/15 
Parks/Recreation(Parks) <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.B and Chapter 5 Recreation and Open Space Element	
Solid Waste (Utilities) Or <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 8/5/15 
School or <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.C & Chapter 8 Public School Facilities Element and School District Concurrency Implementation Procedures Manual	

[Type or Copy and Paste Below]

Circle K - SR 54 at Starkey Boulevard Parcel# 30-26-17-0000-00200-0010, 30-26-17-0000-00200-0017 PCU#15-106.01

Conditions of Approval for Water:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where water services are provided by Pasco County Utilities. A Service Connection Application, per County codes and ordinances, for water service to this property must be submitted and will be subject to the following conditions:

The provision water service is contingent upon the County obtaining adequate water supply from Tampa Bay Water; receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapters 46 and 110, (including but not limited to the obligation to execute and implement, as applicable, a Utilities Service Agreement and a Utilities Service Plan, both acceptable to the County, and the payment of water impact fees).

Conditions of Approval for Wastewater:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where wastewater services are provided by Pasco County Utilities. A Service Connection Application, per County codes and ordinances, for wastewater service to this property must be submitted and will be subject to the following conditions:

Completed Certificate of Capacity which has been issued to be distributed as follows:

- 1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.

The provision wastewater service is contingent upon the County receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 110, (including but not limited to the obligation to execute and implement, as applicable, a Utilities Service Agreement and a Utilities Service Plan, both acceptable to the County, and the payment of wastewater impact fees).

Conditions of Approval for Solid Waste:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where solid waste services are provided by Pasco County Utilities.

The provision of solid waste service is contingent upon the County receiving all the necessary permits and approvals to implement and construct the County's planned disposal system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 90 and other applicable regulatory requirements.

Completed Certificate of Capacity which has been issued to be distributed as follows:

- 1) Applicant
- 2) Shared Directory: 1-LOS, and
- 3) Project File.

Revised 9-20-13

PROJECT NO. _____
DATE: _____



**PASCO COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE**

GENERAL ALTERNATIVE STANDARDS APPLICATION, SEC. 407.5.B

PROJECT INFORMATION

Project Name: Circle K – SR 54 @ Starkey
Project No. (from Planning and Dev.): SML 15-025
Location by Description or Address: Lot 3 of 54 West Subdivision
Parcel Identification Number(s): 30-26-17-0000-00200-0010 and 30-26-17-0000-00200-0017
Zoning District: C-2

PROPERTY OWNER INFORMATION

Name of Owner: 54 West, Inc.
Mailing Address: P.O. Box 1270
City: New Port Richey State: FL Zip Code: 33637
Telephone Number: 727-375-1155 Fax Number: _____
E-Mail Address: jehnoles@hotmail.com

DEVELOPER INFORMATION

Name of Developer: Circle K Stores, Inc.
Mailing Address: 12911 N. Telecom Parkway
City: Tampa State: FL Zip Code: 33637
Telephone Number: 813-910-6870 Fax Number: 813-910-6912
E-Mail Address: jchristi@circlek.com

AGENT INFORMATION

Name of Agent: Mark Sullivan, P.E.
Mailing Address: 4519 George Road, Suite 130
City: Tampa State: FL Zip Code: 33634
Telephone Number: 813-880-9106 Fax Number: 813-880-9055
E-Mail Address: msullivan@flaengineering.com

ALTERNATIVE STANDARD REQUEST

If additional space is needed, attach extra pages to the application.

Alternative Standard Request:			
Section from the LDC	Required Amount	Proposed Amount	Waiver Amount
1. 905.2.D.5	20'	15'	5'
2. 905.2.D.5	15'	15' (Shared)	See attachment
3. 905.2.D.3	-	-	See attachment

DESCRIBE THE ALTERNATIVE STANDARD REQUEST

See attachment.

DEMONSTRATE COMPLIANCE WITH THE FOLLOWING

Please answer the following criteria for approval as per Section 407.5.B. If more than one alternative standard is requested, please address each request. Item 1 or 2 shall be met and all of 3, 4, and 5 shall be met.

1. The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue.
See attachment.
2. No feasible engineering or construction solutions can be applied to satisfy the regulation.
N/A
3. The alternative standard does not adversely affect compliance with other Code provisions, development order(s), or permit(s).
The granting of the Alternative Standards Requests does not adversely affect, but in fact allows, compliance with other code provisions and permits. The 54 West subdivision was designed to accommodate a corridor preservation strip along Starkey Road, a reverse frontage road at the rear of the subject parcel as well as on-site wetlands. Fitting the design of the subject parcel within these constraints leads us to utilize this process to design functioning parcels within the subdivision.
4. The alternative standard is not in conflict with other mandatory substantive requirements of local, State, or Federal law.
No local, state or federal laws are compromised by the allowance of the proposed alternative standards.
5. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan.
The proposed alternative standards cause no inconsistency with the Comprehensive Plan. In fact, the requests allow compliance with the plan via the corridor dedication

Alternative Standards Application

Circle K – SR 54 @ Starkey

SML 15-025

Request #1

Description: Request to provide a 15' wide landscape buffer at the front of the site, in lieu of a 20' wide Type G buffer.

Compliance: Applicant proposes the installation of all landscape material required for a Type G buffer, planted within a 15' wide landscape area. It is understood that the continuation of this buffer along the SR 54 frontage will be in place for adjacent parcels as they are permitted, to allow for a unified look and allowing for better alignment of shared features, such as cross access drives.

Request #2

Description: Request to provide a 10' wide landscape Type B buffer (in combination with a 5' wide buffer on the adjacent parcel for a total of 15' as a shared buffer for these parcels) in lieu of a 15' wide landscape buffer on the Circle K parcel and another 15' wide buffer on the adjacent parcel.

Compliance: The proposal would include the planting of all plant material required for a Type B buffer, planted within a 10' wide landscape area. A joint landscape agreement for these two parcels will be prepared and a copy provided to the County.

Request #3

Description: Request to place the required terminal landscape island along the west parking area to the south side of the dumpster enclosure, in lieu of immediately adjacent to the parking space.

Compliance: All code planting requirements for this Island will be met, with the revised position allowing for suitable truck turning operations in the area of the gas canopy.

SUBMITTAL REQUIREMENTS

Required Items at Time of Application	
<input checked="" type="checkbox"/>	1. Complete Application Form, including owner/agent affidavit
<input checked="" type="checkbox"/>	2. Agent of Record, signed and notarized (if applicable)
<input checked="" type="checkbox"/>	3. Copy of Warranty Deed or other proof of ownership
<input checked="" type="checkbox"/>	4. Copy of last year's tax bill
<input checked="" type="checkbox"/>	5. Two signed and sealed legal descriptions and sketches (by a registered surveyor)
<input checked="" type="checkbox"/>	6. Two 8 ½ x 14" site plans depicting the site conditions One with the granting of the alternative standard One without the granting of the alternative standard
<input type="checkbox"/>	7. Copy of Notice of Violation (if a result of a notice of violation)
<input checked="" type="checkbox"/>	8. Alternative Standards Fee: a. Base Fee, Application Review \$1200.00 plus \$25.00 Technology Fee. b. Each Alternative Standards Request \$200.00. c. For determination by the DRC where otherwise DRC approval is not required pursuant to Section 407.5 or those that are required to go to the DRC Sections 901.1 and 901.3: \$400.00. Check made payable to: Pasco County Board of County Commissioners.

No application for review shall be deemed complete until all required information is provided.

OWNER/AGENT AFFIDAVIT

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.
I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

APPLICANT'S SIGNATURE: [Signature]

APPLICANT'S REPRESENTATIVE: Mark Sullivan, P.E.

ADDRESS: 4519 George Road, Suite 130

CITY: Tampa STATE: FL ZIP CODE: 33634

E-MAIL ADDRESS: msullivan@flaengineering.com

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, personally appeared, MARK SULLIVAN and is (personally known to me or has provided the following identification) who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed a variance application on property (Parcel ID No. 30-26-17-0000-00200-0010 / 30-26-17-0000-00200-0017) in the unincorporated area of Pasco County, which, if approved, would allow the developer(s) to: CONSTRUCT PER PLANS, WITH APPROVED BY PASCO COUNTY

2. That I hereby acknowledge that the variance, if approved, shall not:

- a. Constitute authorization to begin construction.
- b. Exempt the project from certification of Level of Service compliance.
- c. Obligate the County to provide additional services and facilities.

FURTHER AFFIANT SAYETH NOT.

AFFIANT [Signature]

AFFIANT _____

SWORN to and subscribed before me this 20th day of July, 2018

My Commission Expires:



NOTARY PUBLIC
State of Florida at Large

AGENT OF RECORD LETTER

TO PASCO COUNTY:

I John Hudson (Print) hereby designate and appoint Mark Sullivan as my Agent of Record for the purposes of representing me during the Development Review Process or for the purpose of utilities service connection application/FDEP permitting reviews and approvals with regard to: (Project Name Circle K - SR54 @ Starkey and No. _____)

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 23rd day of March, 2015

John Hudson
PRINTED NAME OF APPLICANT/OWNER

[Signature]
APPLICANT/OWNER'S SIGNATURE

Mark Sullivan, Florida Eng. and Env. Svcs.
PRINTED NAME OF APPLICANT(S)/REPRESENTATIVE

[Signature]
APPLICANT(S)/REPRESENTATIVE

4519 George Road, Suite 130
REPRESENTATIVE'S ADDRESS

Tampa FL, 33634
CITY, STATE, ZIP CODE

813 - 680 - 9106
TELEPHONE NUMBER

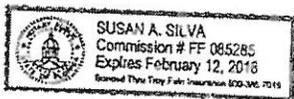
STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he executed the same for the purposes therein expressed.

WITNESS my hand an official seal in the County and State last aforesaid this 23rd day of March, 2015.

[Signature]
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



Prepared by and Return to:
N. Dwayne Gray, Jr., Esquire
Zimmerman, Kiser & Sutcliffe, P.A.
315 East Robinson Street, Suite 600
Orlando, Florida 32801
Our File Number: 10048-413

Parcel ID:
30-26-17-0000-00200-0010
30-26-17-0000-00200-0017



Rept. 1535277 Rec. 44 00
DS. 5845 00 IT: 0 00
07-15-13 C. Fl. Registrar, Dpty. Clerk

07-15-13 10:56am 1 of 5
OR BK 8902 PC 1704

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PASCO

THIS SPECIAL WARRANTY DEED, made this July 2, 2013, between **FIFTH THIRD BANK**, an Ohio banking corporation, successor by merger with **FIFTH THIRD BANK**, a Michigan banking corporation, whose mailing address is: 201 E. Kennedy Blvd., Tampa, Florida 33602, hereinafter called the "Grantor", to **54 West, Inc.**, a Florida Corporation, whose mailing address is: 9400 River Crossing Blvd., Suite 104, New Port Richey, FL 34655, hereinafter called the "Grantee":

Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, as the successors and assigns of corporations.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property located in Pasco County Florida, thereto, as described as follows (hereinafter collectively the "Property"):

SEE ATTACHED EXHIBIT "A"

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee, that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby warrants the title to said Property only against the lawful claims of persons claiming by, through or under Grantor, but not otherwise; subject to taxes accruing subsequent to DECEMBER 31, 2012; covenants, conditions and restrictions of record; zoning and use restrictions in effect or which may hereafter come into existence due to government action; and matters shown on the plat, however said reference shall not serve to re-impose same on the Property.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

FIFTH THIRD BANK, an Ohio banking corporation successor by merger with Fifth Third Bank, a Michigan banking corporation

Linda M. Phillips

Witness signature

Linda M. Phillips

Print witness name

Witness signature

Print witness name

By:

Lisa Wilcoxson
Print Name: Lisa Wilcoxson
Title: Assistant Vice President

State of Florida
County of Polk

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of July, 2013 by Lisa Wilcoxson, as Assistant Vice President of Fifth Third Bank, an Ohio banking corporation, successor by merger with Fifth Third Bank, a Michigan banking corporation, on behalf of such banking corporation, who is personally known to me or who has produced _____ as identification.

Linda M. Phillips

Notary Public

Print Notary Name

NOTARY PUBLIC STATE OF FLORIDA
Linda M. Phillips
Commission # EE1064
Expires: NOV 25, 2014
THAT ATLANTIC BONDING CO.

My Commission Expires

Notary Seal

EXHIBIT "A"

LEGAL DESCRIPTION

COMMERCIAL PARCEL 'N'

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 OF SECTION 30, SOUTH 88°59'58" EAST, FOR 69.63 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NUMBER #54 (GUNN HIGHWAY). ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SEGMENT 256336 I, DATED 4-20-99; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE ROAD NUMBER #54, SOUTH 44°29'25" EAST, FOR 1,247.00 FEET TO THE INTERSECTION WITH THE PROPOSED CENTERLINE OF STARKEY BOULEVARD AS SHOWN ON PASCO COUNTY RIGHT-OF-WAY MAPS, WORK ORDER NUMBER # C-4837.00, DATED 1-09-01, REVISION 5; THENCE ALONG SAID PROPOSED CENTERLINE OF STARKEY BOULEVARD, NORTH 50°24'21" EAST, FOR 759.59 FEET; THENCE LEAVING SAID PROPOSED CENTERLINE SOUTH 39°35'39" EAST, FOR 60.00 FEET TO THE INTERSECTION WITH THE PROPOSED EAST RIGHT-OF-WAY OF SAID STARKEY BOULEVARD THE SAME ALSO BEING THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 39°35'39" WEST, A RADIAL DISTANCE OF 2,760.00 FEET; THENCE ALONG SAID PROPOSED EAST RIGHT-OF-WAY OF STARKEY BOULEVARD THE FOLLOWING SEVEN (7) COURSES: (1) 296.51 FEET NORTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 2,760.00 FEET, A CENTRAL ANGLE OF 06°09'19", AND A CHORD DISTANCE OF 296.37 FEET WHICH BEARS NORTH 47°19'41" EAST; (2) SOUTH 45°44'58" EAST, FOR 15.00 FEET TO A NON-TANGENT CURVE; (3) 142.17 FEET ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,775.00 FEET, A CENTRAL ANGLE OF 02°56'08", AND A CHORD OF 142.16 FEET WHICH BEARS NORTH 42°46'58" EAST; (4) SOUTH 55°26'50" EAST, FOR 5.61 FEET; (5) SOUTH 62°48'39" EAST, FOR 35.99 FEET; (6) SOUTH 73°24'36" EAST, FOR 61.74 FEET; (7) NORTH 40°12'24" EAST, FOR 4.57 FEET; THENCE LEAVING SAID PROPOSED EAST RIGHT-OF-WAY OF SAID STARKEY BOULEVARD SOUTH 31°41'08" EAST, FOR 81.37 FEET; THENCE SOUTH 09°06'45" EAST, FOR 64.67 FEET; THENCE SOUTH 55°50'41" EAST, FOR 85.28 FEET; TO THE INTERSECTION WITH THE WESTERLY BOUNDARY OF THE FLORIDA POWER CORPORATION PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 276, PAGES 184 THROUGH 186 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA;

THENCE SOUTH 34°09'19" WEST ALONG SAID WESTERLY BOUNDARY OF THE FLORIDA POWER CORPORATION PARCEL AND THE EASTERLY BOUNDARY OF THE STARKEY PARCEL RECORDED IN OFFICIAL RECORDS BOOK 1592, PAGES 1753 THROUGH 1758 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, FOR 1221.11 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY OF STATE ROAD NUMBER #54; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 44°29'25" WEST, FOR 631.60 FEET TO SAID PROPOSED EAST RIGHT-OF-WAY OF STARKEY BOULEVARD; THENCE ALONG SAID PROPOSED EAST RIGHT-OF-WAY OF STARKEY BOULEVARD THE FOLLOWING NINE (9) COURSES: (1) NORTH 50°24'21" EAST, FOR 344.37 FEET; (2) SOUTH 39°35'39" EAST, FOR 10.00 FEET; (3) NORTH 50°24'21" EAST, FOR 100.35 FEET; (4) SOUTH 82°46'05" EAST, FOR 49.22 FEET; (5) NORTH 79°00'19" EAST, FOR 62.12 FEET; (6) NORTH 63°54'13" EAST, FOR 47.23 FEET; (7) NORTH 52°01'55" EAST, FOR 93.40 FEET; (8) NORTH 39°35'39" WEST, FOR 89.31 FEET; (9) NORTH 50°24'21" EAST, FOR 82.07 FEET TO THE POINT OF BEGINNING.

PASCO COUNTY FLORIDA NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2014 REAL ESTATE P&L 12603-07-9 PARCEL 30-26-17-0000-00200-0010
 ASSESSED TO 54 WEST INC
 ASSESSED VALUE 284584 EXEMPTIONS SCHOOL TAXABLE VALUE 284584
 NON-SCH TAXABLE VALUE 284584

TAXING AUTHORITY	AD VALOREM TAXES TAXABLE VALUE	MILLAGE	TAXES LEVIED
COUNTY COMMISSION - OPERATING	284584	7.34410	2090.01
COUNTY SCHOOL OPERATING ST LAW	284584	5.64900	1607.62
COUNTY SCHOOL - CAPITAL OUTLAY	284584	1.50000	426.88
COUNTY MUN SERVICE FIRE DIST	284584	1.71650	488.49
SW FLA WATER MANAGEMENT DIST	284584	-.36580	104.10
PASCO COUNTY MOSQUITO CONTROL	284584	.24000	68.30

TOTAL AD VALOREM TAXES 16.81540 4785.40

LEVYING AUTHORITY NON-AD VALOREM ASSESSMENTS RATE/BASIS AMOUNT

MARCH GROSS AMOUNT PAY AMOUNT UNDER APPROPRIATE MONTH. 4785.40

PLEASE DETACH HERE AND RETURN BOTTOM PART WITH PAYMENT

PROPERTY TAX NOTICE • PASCO COUNTY FLORIDA

2014 REAL ESTATE P&L 12603-07-9 PARCEL 30-26-17-0000-00200-0010
 TOTAL AMOUNT DUE IF PAID BY:

NOV 29 4593.98	DEC 31 4641.84	JAN 31 4689.69	FEB 28 4737.55	MAR 31 4785.40	DELINQUENT APR 1
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PAYABLE TO: MIKE FASANO, TAX COLLECTOR (CHECKS ON U.S. BANKS) P.O. BOX 276, DADE CITY FL 33526-0276

ASSESSED VALUE 284584 COM INTERSECTION OF WLY B
 HMSTD EXEMPT DRY OF FLA POWER R/W & NL
 ADD'L HMSTD EX Y R/W LINE OF SR 54 TH N4
 OTHER EXEMPT (FULL DESC ON TAX ROLL)
 NON-SCH TAX VALUE 284584
 SCHOOL TAX VALUE 284584 MLCD 9100

54 WEST INC
 9400 RIVER CROSSING BLVD
 STE 104
 NEW PRT RCHY FL 34655-6033

10/16/14

1 / 2

0914000047854060000000000126030790

PAYMENT INSTRUCTION... PLEASE READ:

- VERIFY TAX NOTICE FOR ACCURACY. FORWARD TO NEW OWNER OR RETURN TO TAX COLLECTOR WITH NEW OWNER'S NAME AND ADDRESS IF PROPERTY HAS BEEN SOLD.
- PAY EXACT AMOUNT UNDER MONTH DURING WHICH PAYMENT IS MADE. EARLY PAYMENT DISCOUNT (NOVEMBER 4%, DECEMBER 3%, JANUARY 2%, FEBRUARY 1%) HAS BEEN COMPUTED. POSTMARK DETERMINES DISCOUNT THROUGH MARCH 31.
- DETACH AND RETURN BOTTOM PART OF TAX NOTICE WITH PAYMENT.

DELINQUENCY DATE... APRIL 1:

- TAX BECOMES DELINQUENT APRIL 1.
- PAYMENT POSTMARKED AFTER MARCH 31 MUST INCLUDE INTEREST AND COSTS.
- FAILURE TO PAY REAL ESTATE TAX WILL RESULT IN ISSUANCE OF TAX CERTIFICATE AT POSSIBLE MAXIMUM INTEREST RATE OF 18% PER YEAR PLUS COSTS, AND MAY RESULT IN PUBLIC SALE OF PROPERTY.
- FAILURE TO PAY TANGIBLE PERSONAL PROPERTY TAX WILL RESULT IN INTEREST AT 18% PER YEAR PLUS COSTS, ISSUANCE OF TAX WARRANT, AND SEIZURE AND PUBLIC SALE OF PROPERTY.

WARNING... AVOID PENALTY OR LOSS OF DISCOUNT:

- CONFIRM POSTAL SERVICE POSTMARK POLICY BEFORE MAILING PAYMENT AT END OF MONTH. DUE TO TIME OF DAY MAILED, WEEKEND, OR HOLIDAY, ENVELOPE MAY REFLECT NEXT MONTH POSTMARK. POSTMARK DETERMINES DISCOUNT THROUGH MARCH 31.
- REMIT IN U.S. DOLLARS BY CHECK DRAWN ON U.S. BANK OR INTERNATIONAL MONEY ORDER. PAYMENT BY OUT OF COUNTRY CHECK PAYABLE IN U.S. FUNDS WILL BE RETURNED UNPROCESSED.

FOR ASSISTANCE... CONTACT:

- **TAX COLLECTOR:** GENERAL INFORMATION OR PAYMENT PROBLEM.
Telephone: (352) 521-4360, (727) 847-8165, (813) 235-6020
Website: www.pascotaxes.com
- **PROPERTY APPRAISER:** EXEMPTIONS OR ASSESSED VALUE.
Telephone: (352) 521-4433, (727) 847-8151, (813) 929-2780
- **AD VALOREM TAXING AUTHORITY:** MILLAGE OR TAXES LEVIED.
See brochure enclosed with tax notice for telephone number.
- **NON - AD VALOREM ASSESSMENT LEVYING AUTHORITY:** RATE/BASIS OR AMOUNT LEVIED.
See brochure enclosed with tax notice for telephone number.

(R 9/11)

PLEASE DETACH HERE AND RETURN THIS PART WITH PAYMENT

EAST PASCO GOVERNMENT CTR.
DADE CITY
TELEPHONE (352) 521-4360

WEST PASCO GOVERNMENT CTR.
NEW PORT RICHEY
TELEPHONE (727) 847-8165

TAX COLLECTOR BLDG.
GULF HARBORS
TELEPHONE (727) 847-8165

CENTRAL PASCO GOVERNMENT CTR.
LAND O'LAKES
TELEPHONE (813) 235-6020

(R 9/11)

PASCO COUNTY FLORIDA

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2014 REAL ESTATE P&L 12604-05-4 PARCEL 30-26-17-0000-00200-0017
 ASSESSED TO 54 WEST INC
 ASSESSED VALUE 495078 EXEMPTIONS SCHOOL TAXABLE VALUE 495078
 NON-SCH TAXABLE VALUE 495078

TAXING AUTHORITY	AD VALOREM TAXES	TAXABLE VALUE	MILLAGE	TAXES LEVIED
COUNTY COMMISSION - OPERATING		495078	7.34410	3635.90
COUNTY SCHOOL OPERATING ST LAW		495078	5.64900	2796.70
COUNTY SCHOOL - CAPITAL OUTLAY		495078	1.50000	742.62
COUNTY MUN SERVICE FIRE DIST		495078	1.71650	849.80
SW FLA WATER MANAGEMENT DIST		495078	.36580	181.10
PASCO COUNTY MOSQUITO CONTROL		495078	.24000	118.82

TOTAL AD VALOREM TAXES 16.81540 8324.94
 LEVYING AUTHORITY NON-AD VALOREM ASSESSMENTS RATE/BASIS AMOUNT

MARCH GROSS AMOUNT 8324.94
 PAY AMOUNT UNDER APPROPRIATE MONTH.

PLEASE DETACH HERE AND RETURN BOTTOM PART WITH PAYMENT

PROPERTY TAX NOTICE • PASCO COUNTY FLORIDA

2014 REAL ESTATE P&L 12604-05-4 PARCEL 30-26-17-0000-00200-0017
 TOTAL AMOUNT DUE IF PAID BY:

NOV 29 7991.94	DEC 31 8075.19	JAN 31 8158.44	FEB 28 8241.69	MAR 31 8324.94	DELINQUENT APR 1
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PAYABLE TO: MIKE FASANO, TAX COLLECTOR (CHECKS ON U.S. BANKS) P.O. BOX 276, DADE CITY FL 33526-0276

ASSESSED VALUE 495078
 HMSTD EXEMPT
 ADD'L HMSTD EX
 OTHER EXEMPT
 NON-SCH TAX VALUE 495078
 SCHOOL TAX VALUE 495078

COM AT NW COR OF SEC TH S
 88DEG 9' 58" E 69.63 FT TH
 S44DEG 29' 25" E 1246.99 FT
 (FULL DESC ON TAX ROLL)

MLCD 9100

54 WEST INC
 9400 RIVER CROSSING BLVD
 STE 104
 NEW PRT RCHY FL 34655-6033

10/16/14

2 / 2

0914000083249440000000000126040540

PAYMENT INSTRUCTION... PLEASE READ:

- VERIFY TAX NOTICE FOR ACCURACY. FORWARD TO NEW OWNER OR RETURN TO TAX COLLECTOR WITH NEW OWNER'S NAME AND ADDRESS IF PROPERTY HAS BEEN SOLD.
- PAY EXACT AMOUNT UNDER MONTH DURING WHICH PAYMENT IS MADE. EARLY PAYMENT DISCOUNT (NOVEMBER 4%, DECEMBER 3%, JANUARY 2%, FEBRUARY 1%) HAS BEEN COMPUTED. POSTMARK DETERMINES DISCOUNT THROUGH MARCH 31.
- DETACH AND RETURN BOTTOM PART OF TAX NOTICE WITH PAYMENT.

DELINQUENCY DATE... APRIL 1:

- TAX BECOMES DELINQUENT APRIL 1.
- PAYMENT POSTMARKED AFTER MARCH 31 MUST INCLUDE INTEREST AND COSTS.
- FAILURE TO PAY REAL ESTATE TAX WILL RESULT IN ISSUANCE OF TAX CERTIFICATE AT POSSIBLE MAXIMUM INTEREST RATE OF 18% PER YEAR PLUS COSTS, AND MAY RESULT IN PUBLIC SALE OF PROPERTY.
- FAILURE TO PAY TANGIBLE PERSONAL PROPERTY TAX WILL RESULT IN INTEREST AT 18% PER YEAR PLUS COSTS, ISSUANCE OF TAX WARRANT, AND SEIZURE AND PUBLIC SALE OF PROPERTY.

WARNING... AVOID PENALTY OR LOSS OF DISCOUNT:

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