



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

August 20, 2015

Nicole L. Lynn, P. E.
King Engineering Associates, Inc.
4921 Memorial Highway, Suite 300
Tampa, FL 33634

RE: WREC Wiregrass Substation, SML15-029
Preliminary Site Plan Submittal

Dear Ms. Lynn:

Please be advised that on August 20, 2015, the Planning and Development Department reviewed and **approved** the above-referenced project as noted on the enclosed agenda memorandum PDD15-1401. 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.

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: mgramling@gramlingandhaya.com
hprim@wrec.net

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Joaquin Servia
Development Review Manager

DATE: 8/17/2015 FILE: PDD15-1401

SUBJECT: Preliminary Site Plan (Small) –
WREC Wiregrass Substation
Preliminary/Construction Site
Plan and Stormwater Plan and
Report (Project No. SML15-
029)
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. 2

PROJECT DESCRIPTION:

Commission District:	The Honorable Michael Moore
Project Name:	WREC Wiregrass Substation
Developer's Name:	Withlacoochee River Electric Cooperative, Inc.
Location:	South Pasco County, south of the future Chancey Road, approximately 1,000 feet east of the future Wiregrass Ranch Boulevard, and north of the Withlacoochee River Electric Cooperative power lines (Attachment No. 2)
Parcel ID No.:	20-26-20-0000-00100-0130
Land Use Classification:	PD Planned Development
Zoning District:	MPUD Master Planned Unit Development
Transportation Corridor:	Chancey Road
Existing Right-of-Way:	Zero Feet from Centerline
Required Right-of-Way:	142 Feet from Centerline of Construction
Acreage:	12.4 Acres, m.o.l.
Use/Square Feet:	Electrical Substation on a 50,000 Square Feet Gravel Pad
Flood Zones:	X, AE
Mobility Fee Assessment District:	A
Mobility Fee Collection/Benefit District:	3
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The applicant/developer of WREC Wiregrass Substation is requesting approval of a preliminary/ construction site plan and stormwater plan and report for an electrical substation (Attachment No. 3).

BACKGROUND AND FINDINGS OF FACT:

See Attachment No. 4

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for an electrical substation. 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 site plan and stormwater plan and report request with the attached conditions.

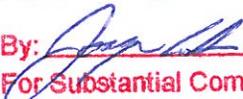
ATTACHMENTS:

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

PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

APPROVED B.C.C.
 D.R.C.
HFD

Pasco County

By:  Date 8-20-15
For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent

ATTACHMENT NO. 1 – CONDITIONS OF APPROVAL
WREC Wiregrass Substation

Hard-Copy Site Development Permit

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.

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

Specific Conditions

2. The applicant shall conduct breeding season surveys for documented on-site listed species, including Florida Sandhill Cranes, Sherman's Fox Squirrel, Wood Storks and wading birds, within and adjacent to any parcel which contains suitable habitat (as defined through ADA surveys) and is planned for development immediately preceding or coinciding with the breeding season of these listed species. The results of the surveys shall be submitted to Pasco County Planning and Development Department, Pasco County Biologist, and the FFWCC for review and approval of conditions to protect listed species and their habitat, prior to any construction activities.
3. Prior to construction of the driveway connection to Chancey Road, the owner/developer shall submit the required plans for review and obtain the required permits.

General Conditions

4. 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 a Final Certificate of Capacity is required.
5. The applicant/developer or successors in interest are advised of the following restrictions:
 - a. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved plan or record plat unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.
 - b. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity within the 100-year floodplain described in the approved plan and/or record plat of the subdivision unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.
 - c. No owner of the property may undertake any roadway improvements within this development unless prior written authorization or notification of exemption is received from the SWFWMD pursuant to environmental resource permitting.
6. 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*.
7. Florida State Statute 316.0745 requires that all traffic control signing and markings on private property opened to the general public be in conformance with the Manual on Uniform Traffic Control Devices and Florida Department of Transportation standards.
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 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. The applicant/developer acknowledges that the site development shall be complete and pass final site inspection within six (6) years of PSP approval. An applicant may request a one (1) year extension prior to expiration of any of the time limits provided above. Any extension must be for good cause and must be submitted to the County Administrator or designee at least 60 days prior to expiration of any of the above time limits.

In the event the PSP is voided, all subsequent submittals shall comply with regulations in effect at the time of the said resubmittals.

Construction Plan

14. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments.
15. No fill shall be placed within the 100-year floodplain designation unless compensating volume to mitigate the fill is provided on site or off site within the same basin and reviewed and approved by the County.
16. All construction within the County right-of-way will require a Right-of-Way Use Permit. The review and issuance of the Right-of-Way Use Permit shall be conducted in accordance with the LDC, Section 406.5, Right-of-Way Use Permit, and must be obtained prior to commencement of construction. The developer shall ensure that any improvements installed in rights-of-way are constructed to County standards.
17. The Access Management Application submitted by the applicant assumed the following land use:

Electric Substation

Any development of land use that generates greater traffic impacts than those assumed shall require an updated Application utilizing a methodology approved by the County.

18. 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.

19. 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.
20. 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.
21. 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.
22. 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

Record Plat/Building Permit/Certificate of Occupancy

23. 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.
24. The owner/developer shall arrange for a final site inspection approval by the Engineering Services Department.

APPLICANT'S ACKNOWLEDGMENT:

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

Date

Signature

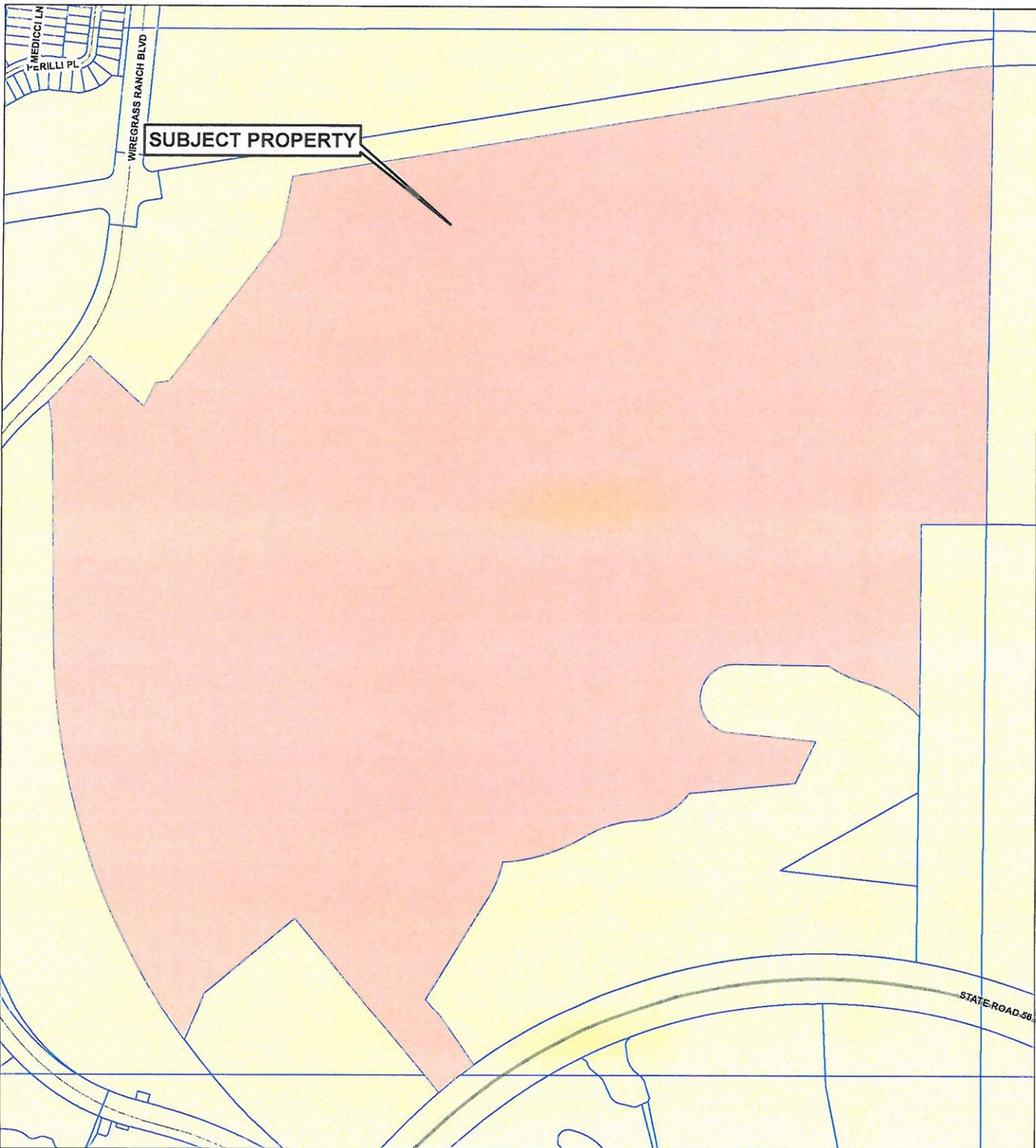
Print Name

Title

STATE OF FLORIDA
COUNTY OF _____

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

Seal: _____
NOTARY



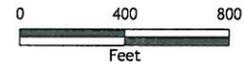
SML15-029
WREC Wiregrass Substation

20 26 20 0000 00100 0100

PHYSICAL ADDRESS:
NONE

TAZ - 284
COMMISSION DISTRICT: 2

 **SUBJECT PROPERTY**



Pasco County GIS | 6/11/2015 | aikhuoria



SIGNING AND PAVEMENT MARKING GENERAL NOTES

- PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN IN THE PLANS AND THE APPROPRIATE FOOT DESIGN STANDARD INDEX SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LENGTH OF COLLARS SUPPORTS IN THE FIELD PRIOR TO PLACEMENT.
- REFER TO FOOT DESIGN STANDARDS INDEX NO. 12352 FOR RETRO-REFLECTIVE PAVEMENT MARKING PLACEMENT.
- PAINT ALL HIGHWAY MARKS AND MARKED ROADWAYS REFLECTIVE WHITE OR REFLECTIVE YELLOW AS INDICATED IN THE PLANS.
- ANY CROSSING SIGNS WITHIN THE PROJECT LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED IN THE PLANS.
- CAUTION SHOULD BE EXERCISED IN ALL SITUATIONS TO PREVENT DAMAGE TO THE SOILS OF THE WETLANDS.
- THE SIGN LOCATIONS SHOWN ARE APPROXIMATE AND MAY REQUIRE FIELD ADJUSTMENT AS DIRECTED BY THE ENGINEER.
- ANY EXISTING SIGNS TO REMAIN THAT IS DETERMINED DURING CONSTRUCTION OR INDICATED SHALL BE RESET TO CURRENT STANDARDS FOR SIGN CORRECT AND METHOD OF INSTALLATION.
- PAVEMENT MARKINGS SHALL BE RESPONSIBLE TO THE CONTRACTOR TO PREVENT DAMAGE TO THE SOILS. IF THE SIGNS ARE DAMAGED BEFORE USE AS DETERMINED BY THE ENGINEER, THE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE.
- ON CONCRETE SURFACES, ALL EXISTING PAVEMENT MARKINGS SHALL ALTERNATE WHITE AND YELLOW STRIPES TO BE 12" WIDE.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE U.S. DEPARTMENT OF TRANSPORTATION'S MANUAL ON UNIFORM CONTROLLED MESSAGE, 2009 EDITION.
- STRUCTURE SIGNS TO BE USED SHALL MEET FLORIDA COUNTY AND FOOT STANDARDS FOR DESIGN AND CONTRACTOR SHALL PREPARE AND SUBMIT SIGN PLANS TO THE COUNTY AND THE DEVELOPER FOR APPROVAL. CONTRACTOR SHALL USE 3/4" SHIMMED STEEL POSTS FOR ROADWAY SIGNS.
- ALL PAVEMENT MARKINGS SHALL BE LEAD-FREE, NON-SOLVENT BASED PAINT, THERMOPLASTIC ONLY WHERE NOTED.
- ALL PAVEMENT MARKINGS TO BE REMOVED SHALL BE PERFORMED BY HYDRO BLASTING (EXCEPT WITHIN FOOT R/W).
- ALL ROUTE MARKING AUGMENTALS SHALL MATCH THE COLOR COMBINATION OF THE RESPECTIVE MARKER WHICH THEY SUPPLEMENT.
- LOCATION OF STOP BARS IS TO BE PER SECTION 2A16 OF THE MUTCD.
- LOCATION OF SIGNS IS TO BE PER SECTION 2A16 THROUGH 2A20 OF THE MUTCD.
- ALL LOCAL ROADS ARE PRIVATE.

SELECT FILL MATERIAL NOTE

SELECT FILL MATERIAL TO BE USED SHALL BE MEASURED FROM THE BOTTOM OF SUBGRADE MATERIAL. SELECT MATERIAL SHALL BE A-(3)S) SOIL AND/OR A-2-(4) M WITH A MAXIMUM 15 PERCENT PASSING NUMBER 200 SIEVE.

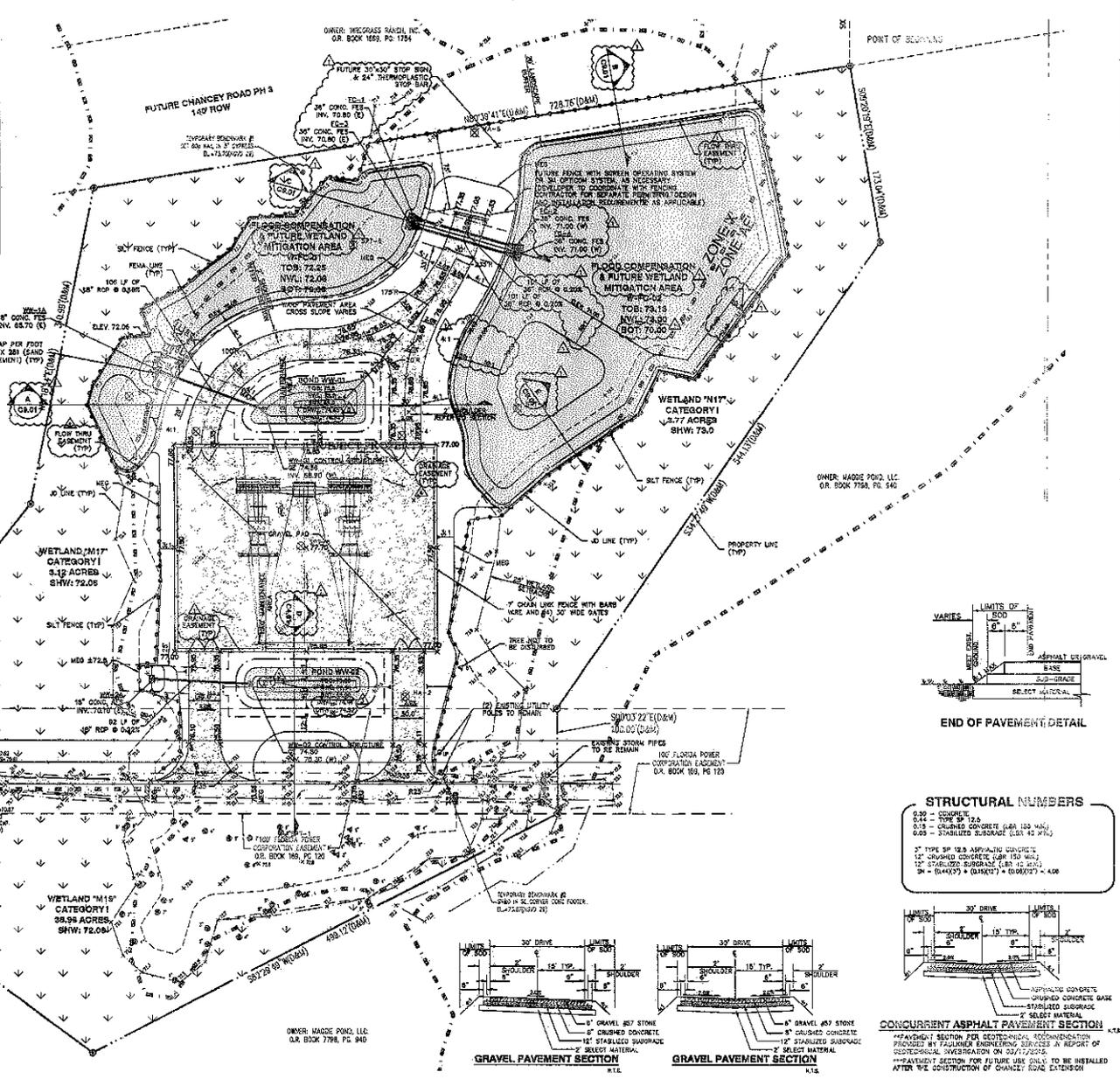
SELECT FILL MATERIAL CERTIFICATION NOTE

THE ENGINEER RESPONSIBLE FOR THIS PROJECT SHALL CERTIFY TO THE COUNTY ENGINEERING SERVICES DIVISION (THROUGH PE ENGINEERING INSPECTIONS) THAT THE SELECT MATERIAL MEETS THESE STANDARDS PRIOR TO THE INSTALLATION OF THE SAME. CERTIFICATION SHALL STRICTLY COMPLY WITH THE SUBGRADE CERTIFICATION FORM AVAILABLE IN "ENGINEERING SERVICES DEPARTMENT" A PROFESSIONAL ENGINEER'S FIRM PREPARATION OF ASSISTANCE OF COMPLETION AND MAINTENANCE."

STRUCTURE NAME	DETAIL LOCATION
CONCRETE STRUCTURE	SEE DETAIL SHEET C401
15.5	CONCRETE FLAGGED END SECTION PER FOOT INDEX NO. 270

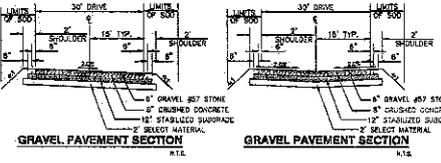
ONSITE WETLAND AREAS

WETLAND "M17"	CATEGORY I	1.81 AC
WETLAND "M17"	CATEGORY I	1.50 AC
WETLAND "M18"	CATEGORY I	1.38 AC



STRUCTURAL NUMBERS

- 0.92 = COMPLETION
- 0.18 = 12" STABILIZED SUBGRADE (L&R 12.5%)
- 0.03 = STABILIZED SUBGRADE (L&R 12.5%)
- 3" TYPE SP 12.5 ASPHALT CONCRETE
- 12" UNGRADED CONCRETE (L&R 10.0%)
- 12" STABILIZED SUBGRADE (L&R 12.5%)
- 3" = (0.4x3") + (0.1x3") + (0.06x3") = 4.06

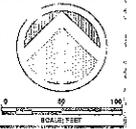
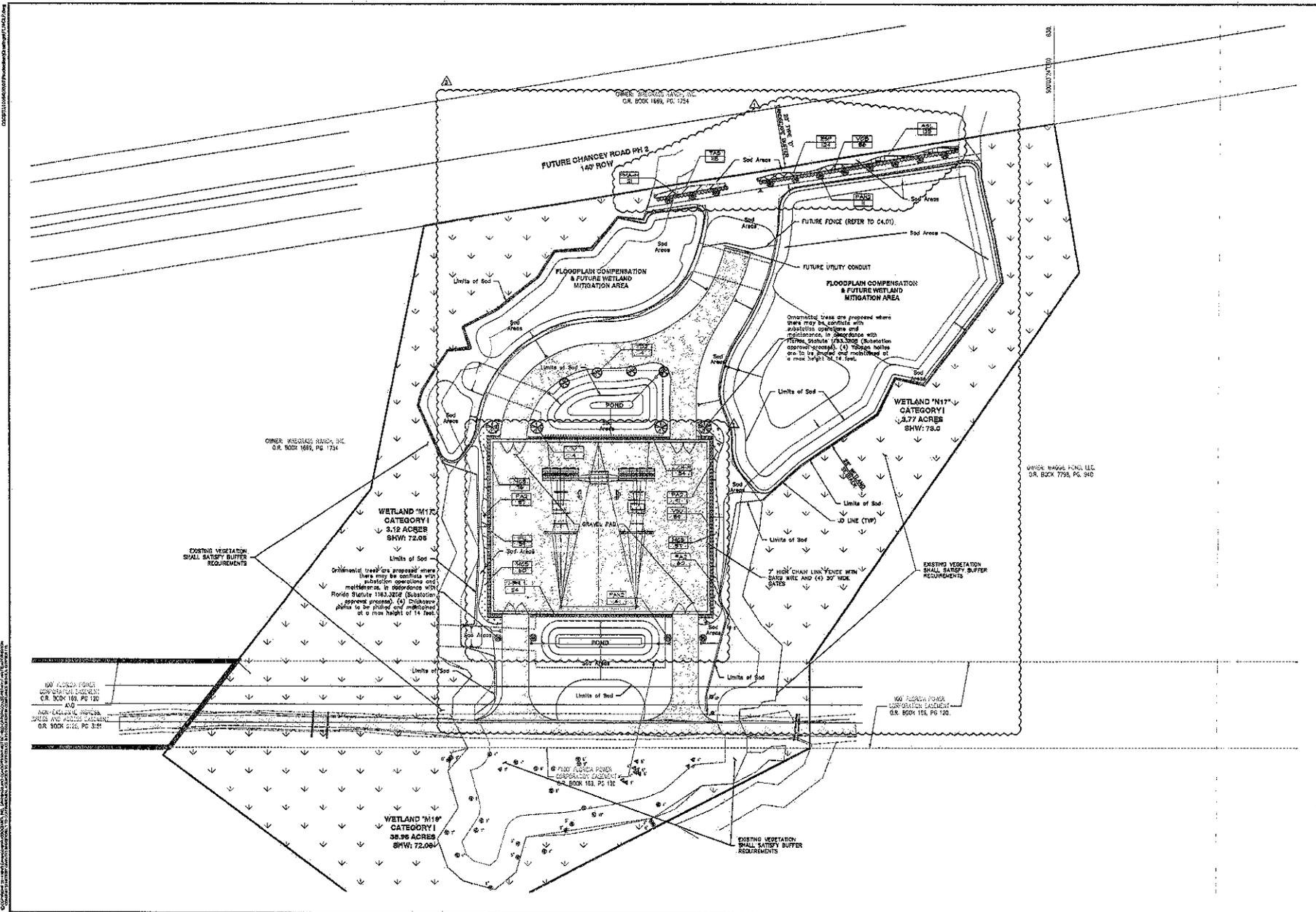


King
 ENGINEERING
 9701 Miramar Highway, Ocala, Florida 34476
 Phone: (352) 342-3321 Fax: (352) 342-3322
 www.kingengineering.com

NO.	DATE	DESCRIPTION
1	07/01/2018	ISSUED FOR PERMITS COUNTY OF FLORIDA COMPLETION
2	07/01/2018	ISSUED FOR PERMITS COUNTY OF FLORIDA COMPLETION
3	07/01/2018	ISSUED FOR PERMITS COUNTY OF FLORIDA COMPLETION

WREC WIREGRASS SUBSTATION
 WITH LACOCHEE RIVER ELECTRIC COOPERATIVE, INC.
 PANOLA COUNTY, FLORIDA

JOB NO.	10040001
DATE	08/20/18
SCALE	AS SHOWN
C4.01	
PAGES 0001 - 0005 (TOTAL)	
JULY 01, 2018	



K&S
 ENGINEERING & ARCHITECTURE, P.C.
 4071 Magnolia Highway, One National Center, Suite 900
 Tampa, Florida 33611
 Phone: 813.884.4444
 www.kands.com
 Geospatial License #5910

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

WIREGRASS SUBSTATION
 WITH LACOCACHEE RIVER ELECTRIC
 COOPERATIVE, INC.
 PASCO COUNTY, FLORIDA
CODE LANDSCAPE & IRRIGATION NOTES

JOB NO.	10254-0001
DATE	08/27/2018
SCALE	AS SHOWN
L1.01	
PASCO COUNTY PERMIT JULY 01, 2019	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	NATIVE	DROUGHT TOLERANCE
IV	4		Sex venetiana	Yaupon Holly	30 gal	2' Cal	6-10' HT. 4-5' SPD.	Yes	High
PAN2	15		Pinus angustifolia	Glaucous Palm	30 gal	2' Cal	8-10' HT. 4-5' S	Yes	High
T22	4		Taxodium distichum	Swamp Cypress	30 gal	2' Cal	6-10' HT. 4-5' SPD.	Yes	High
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NATIVE	DROUGHT TOLERANCE	
IFL	54		Ilicium floridanum	Florida Anise	3 gal, 4" OC	18-24" HTx18-24" SPD		Yes	Medium
LCH-P	54		Leropetalum chinense 'Piazza'	Red Leropetalum	3 gal, 3" OC	18-24" HTx18-24" SPD	No	Medium	
MFR	54		Mycianthes fragrans 'compacta'	Compact Simpson's Stopper	3 gal, 3" OC	18-24" HTx18-24" SPD			
PMA-M	21		Pedocarpus macrophyllus 'Maki'	Shiny Yew	7 gal, 4" OC	4-5' x 24-30" SPD	No	Medium	
VGB	54		Viburnum aceratum	Katler's Viburnum	3 gal, 4" OC	24" HT x 24" SPD.	Yes	High	
V5U	54		Viburnum suspensum	Sardonic Viburnum	3 gal, 3" OC	24" HT x 24" SPD.	No	Low	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	NATIVE	DROUGHT TOLERANCE	
A6L	129		Arachis glabrata	Floralist Peanut	1 gal	12" o.c.	No	High	
ESP	124		Eragrostis spodiobolia	Purple Love Grass	1 gal	12" o.c.	Yes	High	
MGB	145		Mitlenbergia capitata	Pink Mully	1 gal	10" o.c.	Yes	High	
PA2	206		Pennisetum alopecuroides	Tountain Grass	1 gal	10" o.c.	No	High	
TAB	113		Trachelospermum asiaticum	Star Jasmine	1 gal	12" o.c.	No	High	
SOIL/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	NATIVE	DROUGHT TOLERANCE		
PN2	108,747 #		Paspalum notatum	Bermis Grass	sod		No	High	

NOTES:

VEHICULAR USE REQUIREMENTS:
 ±23,496 S.F. VEHICULAR USE AREA
 10% LANDSCAPE AREA = 2,329 S.F. REQUIRED AREA
 ±3,182 S.F. INTERIOR LANDSCAPE AREA PROPOSED

1 SHADE TREE PER 200 S.F. OF REQUIRED AREA
 2329 / 200 = 12 SHADE TREES REQUIRED
 13 SHADE TREES PROPOSED

MISCELLANEOUS REQUIREMENTS:
 1 TREE SPECIES PER 5 REQUIRED TREES UP TO 8 TREE SPECIES MINIMUM.
 3 SPECIES PROPOSED

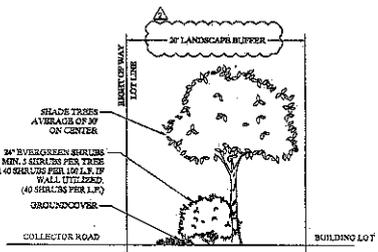
NO SHRUB TO BE MORE THAN 25% OF SHRUB TOTAL
 SHRUBS TO BE 50% DROUGHT TOLERANT, 50% NATIVE

NOTES:

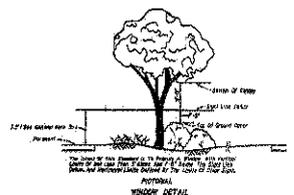
- All trees shall be grade Florida No. 1 or better.
- All single trunk replacement trees to be minimum of 2" caliper. All multiple trunk replacement trees to have a minimum of 3/4" caliper trunks.
- Maintenance of common area landscaping material will be the responsibility of the developer, H.O.A., C.D.D. or other assigned entity.
- Where trees are proposed within the right-of-way, i.e. street trees, the abutting property owner will be responsible for maintenance.
- All trees to be planted in accordance with the Florida Chapter, International Society of Arboriculture standards.
- Trees located on lot areas and adjacent to lot frontage shall be planted at time of home construction, prior to certificate of occupancy. Street trees along lot frontage shall be installed within the county right-of-way.
- Trees proposed in common areas, retention areas and outways will be planted within 30 days after Infrastructure Improvements are complete.
- Developer shall replace any plant materials that die within 1 year of planting and replacement shall occur within 30 days of the plant material demise subject to Pasco County acceptance.
- No trees shall be planted closer than 30 feet to a stop sign.
- All trees shall be planted a minimum of 6 feet off the back of curb.
- Final utility planting locations may vary from the plan in order to accommodate lot improvements and utilities (i.e. driveways, fire hydrants, transformers, etc.).
- No trees shall be planted closer than 10 feet to any fire hydrant.

LINE LEGEND

- 1/2" DASHED LINE
- 1/4" DASHED LINE
- 3/8" DASHED LINE
- 1/2" DASHED LINE
- 3/4" DASHED LINE
- 1" DASHED LINE
- 1 1/2" DASHED LINE
- 2" DASHED LINE
- 3" DASHED LINE
- 4" DASHED LINE
- 6" DASHED LINE
- 8" DASHED LINE
- 12" DASHED LINE
- 18" DASHED LINE
- 24" DASHED LINE
- 36" DASHED LINE
- 48" DASHED LINE
- 60" DASHED LINE
- 72" DASHED LINE
- 96" DASHED LINE
- 120" DASHED LINE
- 144" DASHED LINE
- 168" DASHED LINE
- 192" DASHED LINE
- 216" DASHED LINE
- 240" DASHED LINE
- 264" DASHED LINE
- 288" DASHED LINE
- 312" DASHED LINE
- 336" DASHED LINE
- 360" DASHED LINE
- 384" DASHED LINE
- 408" DASHED LINE
- 432" DASHED LINE
- 456" DASHED LINE
- 480" DASHED LINE
- 504" DASHED LINE
- 528" DASHED LINE
- 552" DASHED LINE
- 576" DASHED LINE
- 600" DASHED LINE
- 624" DASHED LINE
- 648" DASHED LINE
- 672" DASHED LINE
- 696" DASHED LINE
- 720" DASHED LINE
- 744" DASHED LINE
- 768" DASHED LINE
- 792" DASHED LINE
- 816" DASHED LINE
- 840" DASHED LINE
- 864" DASHED LINE
- 888" DASHED LINE
- 912" DASHED LINE
- 936" DASHED LINE
- 960" DASHED LINE
- 984" DASHED LINE
- 1008" DASHED LINE
- 1032" DASHED LINE
- 1056" DASHED LINE
- 1080" DASHED LINE
- 1104" DASHED LINE
- 1128" DASHED LINE
- 1152" DASHED LINE
- 1176" DASHED LINE
- 1200" DASHED LINE
- 1224" DASHED LINE
- 1248" DASHED LINE
- 1272" DASHED LINE
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TYPICAL TYPE 'D' BUFFER DETAIL
 NOT TO SCALE



TYPICAL TREE DETAIL

TEMPORARY IRRIGATION NOTES

ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A TEMPORARY IRRIGATION SYSTEM THAT SUPPLIES 100% COVERAGE TO ALL REQUIRED LANDSCAPING MATERIAL. THE TEMPORARY IRRIGATION SYSTEM MAY CONSIST OF AN AUTOMATIC OR MANUAL ABOVE GROUND SYSTEM, TREE WATERING HAND WATERING, Drip SYSTEM, GULCH CONTROL VALVE, OR HOSE BIBS WITHIN 5 FEET OF ALL REQUIRED LANDSCAPING PLANT MATERIAL. A LOW VOLUME IRRIGATION SYSTEM SHALL BE USED WHEREVER POSSIBLE.

THE TEMPORARY IRRIGATION SYSTEM WILL BE DESIGNED TO MINIMIZE ROOT DISTURBANCE TO EXISTING TREES AND OTHER VEGETATION TO BE REMAINED. NO IRRIGATION IS REQUIRED WITHIN THESE AREAS.

IRRIGATION ZONES ARE DELINEATED AS MICRO-IRRIGATION OR WITH IRRIGATION TECHNIQUES OTHER THAN MICRO-IRRIGATION. TURF AREAS ARE TO BE ON SEPARATE IRRIGATION ZONES FROM OTHER LANDSCAPE PLANT ZONES. IRRIGATION SPRAYS AND ROTORS ARE NOT TO BE COMBINED ON THE SAME CONTROL VALVE CIRCUIT.

THE TEMPORARY IRRIGATION SYSTEM WILL AVOID OVER-SPRAY AND BLEND OFF ONTO WALKWAYS, ROADWAYS, STRUCTURES OR OTHER NON-LANDSCAPED AREAS. FOUR FEET WIDE OR LESS LANDSCAPE AREA SHALL CONTACT MICRO-IRRIGATION ONLY. SPRINKLER SPACING SHALL NOT EXCEED 50% OF THE SPRINKLER DIAMETER OF COVERAGE.

THE IRRIGATION CONTROL EQUIPMENT SHALL INCLUDE AN AUTOMATIC IRRIGATION CONTROLLER WITH PROGRAM FLEXIBILITY. UNLESS MENTIONED, THE AUTOMATIC IRRIGATION CONTROLLER MUST CONTAIN A BATTERY BACKUP TO RETAIN IRRIGATION PROGRAMS. AN OPERABLE RAIN SENSOR DEVICE MUST BE INSTALLED EXPOSED TO UNOBSTRUCTED RAINFALL.

WECS MAY CHOOSE TO EITHER CONNECT TO A PERMANENT WATER SUPPLY (GREATER POSSIBILITY AT THE TIME THAT THE CLEANER ROAD EXTENSION IS CONSTRUCTED) AND ADDITIONAL DEVELOPMENT IN THE VICINITY OCCURS; OTHERWISE THE IRRIGATION WOULD BE OF NATURAL CANALS ONCE THE PLANTINGS HAVE BEEN ESTABLISHED. WECS IS AWARE OF THE CONTINUING MAINTENANCE OF PERMITTED PLANTINGS IS REQUIRED.

IRRIGATION PLANS AND DETAILS ARE FOR INFORMATION PURPOSES ONLY AND WILL BE REVIEWED WITH THE APPROPRIATE BUILDING PERMIT.

PASCO COUNTY LANDSCAPING STANDARD NOTES (PASCO LDC 905.2)

- Maintenance Responsibility:** The County is not responsible for maintenance of any landscaping unless approved through a County maintenance agreement. (LDC 905.2-C1.4)
- Clear Sight Triangle:** Where a driveway/accessway intersects a road right-of-way or where two (2) road right-of-way intersect, vegetation, structures, and non-vegetative visual screens shall not be located so as to interfere with the clear sight triangle as defined in this Code or the Florida Department of Transportation, Manual of Uniform Minimum Standards, most recent edition (Green Book), whichever is more restrictive. (LDC 905.2-C1.5)
- Sustainable Practices:** Landscaping shall be installed so that landscaping materials meet the concept of right material/right place. Installed trees and plants shall be grouped into zones according to water, soil, climate, and light requirements. Plant groupings based on water requirements are drought tolerant, natural, and exotic. (LDC 905.2-C1.6)
- Diversity:** A maximum of 50 percent of the plant materials used, other than trees, may be non-tropical tolerant. A minimum of 30 percent of the plant materials, other than trees and turfgrass, used to fulfill the requirement of this subsection shall be native Floridian species, suitable for growth in the county. (LDC 905.2-C1.4)
- Diversity:** No one plant species of shrubs or ground cover plants, excluding turfgrass, shall constitute more than 25 percent coverage of the overall landscape area. (LDC 905.2-C1.4.5)
- Quality:** All plant materials shall be Florida No. 1 grade per "Grades and Standards for Nursery Plants," Florida Department of Agriculture and Consumer Services (FDACS), which is incorporated herein by reference. (LDC 905.2-C1.4)
- Local Exemptions:** Trees shall not be planted within any easement so as to interfere with the use of that easement, nor under any present or planned overhead utility, nor in any right-of-way without County approval through the associated review process. (LDC 905.2-C3.3)
- Mulch:** Mulch shall be used in conjunction with living plant materials so as to cover exposed soil. Mulch shall be installed to a minimum depth of three (3) inches. The mulch should not be placed directly against the plant stem or tree trunk. Mulch shall not be required for annual beds. Stone or gravel may be used to cover a maximum of 20 percent of the landscaped area. (LDC 905.2-C3.4)
- Quality Practices:** All landscaping shall be installed in accordance with standards and practices of the Florida Nursery, Growers, and Landscape Association and the Florida Chapter of the International Society of Arboriculture. (LDC 905.2-C3.5)
- Planting:** All portions of a lot upon which development has commenced, but not continued for a period of 30 days, shall be planted with a grass species or ground cover to prevent erosion and encourage soil stabilization. Adequate coverage, so as to suppress fugitive dust, shall be achieved within 45 days. (LDC 905.2-C3.6)
- Maintenance:** All required landscaping shall be maintained in a healthy condition in perpetuity in accordance with this Code. (LDC 905.2-B.2)
- Maintenance:** Ongoing maintenance to prevent the establishment of prohibited exotic species is required. (LDC 905.2-E.4)
- Discovery:** 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 Pasco County shall be notified within two working days of the plant and/or animal species found on the site.



KIRK'S
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 10271 Michael Highway, Oklawaha Center, Suite 100
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**ATTACHMENT NO. 4 - BACKGROUND AND FINDINGS OF FACT
WREC Wiregrass Substation**

BACKGROUND:

2002/2003

1. May 12, 2002, the Board of County Commissioners (BCC) approved the request from James D. and Lajuana W. Porter and Wiregrass Ranch, Inc., for a rezoning from an A-C Agricultural District to a C-1 Neighborhood Commercial District, Specific /Uses for a hospital, medical-related medical professional offices, wellness, center and outpatient clinic services. (Agenda, File No. RZ-5908)
2. August 8, 2002, the Development Review Committee (DRC) approved the request from James D. and Lajuana W. Porter and Wiregrass Ranch, Inc. for a variance from Land Development Code (LDC) Section 525.8 Neighborhood Commercial, Height Regulation, to allow an increase in the maximum-allowed height from 35 feet to 154 feet for a seven story hospital with seven conditions, among which included monetary contributions totaling \$200,000 to the County for fire services equipment and enhanced setbacks for the hospital tower. (Variance Petition No. 1694)
3. October 7, 2003, the BCC approved the Right of Way Acquisition, Road Design, Permitting and Construction Agreement for Wiregrass Ranch/Wesley Chapel Lakes S.R. 56 Project to facilitate the extension of S.R. 56 through Wiregrass Ranch and to accommodate a transportation pipeline project for Wesley Chapel Lakes Development Regional Impact (DRI). The parties to the agreement were Wiregrass Ranch, Inc., Meadow Pointe Partnership, Wesley Chapel Lakes, Ltd., Pasco Heights Development Corporation, Clearwater Bay Associates, Inc., Meadow Pointe III Community Development District, Meadow Pointe IV Community Development District, Pulte Home Corporation (limited purposes), and Pasco County. (A0215383)
4. October 21, 2003, the BCC approved the request from Wiregrass Ranch for a rezoning, with conditions, from AR Agricultural-Residential and C-2 General Commercial Zoning Districts to a C-2 General Commercial Zoning District (Agenda; Sire No. 2004000335; File No. RZ-6079 & RZ-6080; Rezoning Petition No. 6080).

2004

5. March 2, 2004, the School District for Pasco County and Wiregrass Ranch entered into an Agreement for Sale Wiregrass Ranch School Site for a high school, a middle school, and three elementary school sites, an optional school site, and a drainage/mitigation parcel. (A0218187)
6. April 27, 2004, the BCC approved the Wiregrass MPUD Master Planned Unit Development, with conditions, that included 1,506 acres of the subject property (Petition No. 6177). Concurrent with the MPUD, the applicant received variance approval from LDC Section 522.4.D to allow parallel parking along Types 1, 2, and 3 roadways. (Agenda; Sire No. 2004002378; File No. RZ-6177)

7. October 8, 2004, the State of Florida, Department of Community Affairs (DCA), Pulte Home Corporation, Goodman Properties, Inc., and Wiregrass Ranch, Inc. entered into an Agreement Regarding Wiregrass Ranch DRI Project Pursuant to Section 380.032 (3) Florida Statutes which allowed the three sub-DRI threshold projects to continue with development approvals while proceeding with an Application for Development Approval for a DRI project for the total geographic limits of Wiregrass.
8. December 27, 2004, Wiregrass Ranch, Inc. filed a Development of Regional Impact (DRI) Application for Development Approval (ADA) consistent with Chapter 380.06, Florida Statutes, with the Florida Department of Community Affairs, Tampa Bay Regional Planning Council, and Pasco County.
9. At build-out in the year 2020, the project will include the following in 4 phases of development:
 - a. 13,026 Residential units (8,500 single-family and 4,526 multifamily)
 - b. 3,200,000 sq.ft. Retail
 - c. 2,274,080 sq.ft. Office
 - d. 100 Hospital Beds
 - e. 4 Elementary School

2005

10. August 18, 2005, the Development Review Committee denied the Wiregrass by Del Webb, Phase 1 preliminary plan for 408 Single Family attached and detached units. Concomitant with the plan denial were a variance from Section 306.17, Dedication which would have allowed the majority of streets to be private and gated; an alternative standard from Section 602 which would have allowed the developer to bond the planting of replacement trees in future phases; an alternative standard from Section 610.8 to utilize decorative street lights, and an alternative standard from Section 610.7 to allow alternative street signs (SDU05-005; DR05-2232; continued from 6/9/05, 7/28/05 and 8/11/05).
11. November 8, 2005, the BCC remanded an appeal of the DRC's decision to deny the project back to the DRC with direction to protect access, avoid gridlock and work to give the developer a bubble for two private communities off from the interior roads (Agenda; DV06-002).

2006

12. March 30, 2006, the DRC approved MPUD Master Planned Unit Development Roadway Alignment and Construction Phasing Plan (GM06-737)
13. April 27, 2006, the DRC approved Wiregrass by Del Webb, Phase 1 preliminary plan for 408 Single Family attached and detached units along with variances from Sections 306.17, Dedication, and Section 618.12, Interconnection, which allowed the majority of streets to be private and gated and to eliminate the requirement for an interconnection to the east, respectively. Additionally, alternative standards from Section 602, which allowed the developer to bond the planting of replacement trees in future phases and

from Section 610.8, to use decorative street lighting fixtures within the development were approved. (DR06-1307)

2007

14. July 17, 2007, the BCC approved the Development Order (DO) for Wiregrass Ranch Development of Regional Impact (DRI) No. 260, which included the entire 5,118.6 acres. (Agenda; Sire No. 2007003867; File No. GM07-1104; Resolution No. 07-291).
15. In addition, BCC approved the Comprehensive Plan FLU Map Amendment (Agenda; Sire No. 2007003868; File No. GM07-894; Ordinance No. 07-15)
16. In addition, BCC approved the Transportation Mitigation (Agenda; Sire No. 2007003866; File No. CA07M-5044)
17. July 24, 2007, the BCC approved the request from Wiregrass Ranch, Inc. et al., for a rezoning, with conditions, from A-C Agricultural and MPUD Master Planned Unit Development Districts to a C-2 General Commercial Zoning District for Phases 2 and 2A of the Shops at Wiregrass "lifestyle" retail center. (Agenda; Rezoning Petition No. 6712)
18. September 14, 2007, the State of Florida, former Department of Community Affairs (FDCA) appealed Resolution No. 07-291. The primary basis for the appeal was the lack of requirements in the original DO for the identification of the Phases 2 and 3 proportionate-share, transportation mitigation for the project.
19. September 25, 2007, the BCC approved the Section 380.032(3) agreement with the FDCA, which required the BCC to amend the original DO, specifically Note 1 to Exhibit 1, to add additional requirements relating to the identification of the Phases 2 and 3 proportionate-share mitigation. (Agenda; Sire No. 2007004637; File No. CAO 07-3218)
20. In addition, BCC approved the resolution providing for a memorial tribute to the Porter family as provided in the Charitable Contribution of Property Agreement entered into between the County and Wiregrass Ranch. (Agenda; Sire No. 2007004634; File No. CAO07-1294)
21. October 9, 2007, the BCC adopted the DO Amendment, which amended the original DO consistent with the FDCA Agreement, in order to settle the appeal (Agenda; Sire No. 2008000157; File No. CAO 08-3204; Resolution No. 08-06; OR Book 7658, Page 1176).
22. October 17, 2007, the State of Florida Land and Water Adjudicatory Commission issued a Final Order of Dismissal pursuant to the parties' "Agreement Regarding Wiregrass Ranch DRI Project Pursuant to Section 380.032(3), Florida Statute", which resolved the issue before the Commission. The parties cited were Department of Community Affairs v. Pasco County, Florida, Wiregrass Ranch, Inc., Pulte Home Corporation, East Pasco Medical Center, Inc., First Chapel Associates, LP, Second Chapel Value Associates, LP, Mountain Ventures Tampa, LLC, Divots Homes, PLP, Double A Ranch, LLC, owners; and Pulte Home Corporation and Goodman Properties, Inc., developers. Final Order No. LW-07-007

2009

23. May 5, 2009, in accordance with Section 380.06(19), F.S; the developer filed an NOPC Substantial Amendment to the Wiregrass DRI/DO. Brief Summary of changes:
 - a. Revise certain parcel configurations on Map H to accommodate latest proposed development
 - b. Add Attraction and Recreation Facility (ARF), Medical Office, and Community College as new land uses to Table 1
 - c. Modify the land use table to reflect land use exchanges to Medical Office, Community College, Hotel, ARF, etc.
 - d. Update the proportionate share table with the latest Florida Department of Transportation costs
 - e. Update the allocation of entitlements within Phase 1 to certain Phase 1 mitigation requirements
 - f. Correct various scrivener's errors within the development order
 - g. Other changes as described in the attached revised development order and in the Notice of Proposed Change Application (NOPC).

2010

24. July 29, 2010, DRC recommended approval of the NOPC to Wiregrass DRI/DO to the BCC. Based upon the discussions at the DRC meeting, staff and the projects developers met to work on Section 4.e. and Exhibit Q of the DO. Both Section 4.e. and Exhibit Q have been updated as a result of these meetings and have been reflected in the DO. (Agenda; Sire/File No. PGM10-259;)
25. To summarize, the DO was updated to reflect:
26. Existing DRI entitlement assignments (As documented in Exhibit Q) would fall under the original requirements of Section 4.e. (Prior to this DO amendment).
27. Future DRI entitlement assignments would be required to comply with the new Section 4.e (As revised per this DO Amendment).
28. Exhibit Q was revised to reflect the updated DRI entitlement assignments.
29. September 7, 2010, the BCC adopted an amended, consolidated, and restated DO for Wiregrass Ranch DRI No. 260 (Agenda; Sire/File No. PGM10-260; Resolution No. 10-376).
30. September 21, 2010, the BCC approved the request for a change in Future Land Use from MU (Mixed Use), RES 3 (Residential - 3 du/ga), and CON (Conservation Lands) to PD (Planned Development), providing greater flexibility in location of uses, particularly as transit is anticipated for the area. Sub-Area Policies were established which set forth the maximum levels of development and the required form of development. The conditions of this rezoning reflect the Wiregrass Ranch Subarea Policies approved in the Comprehensive Plan (Agenda; Sire/File No. PGM10-282; Ordinance No. 10-46).

31. In addition, the BCC adopted an amendment to the Wiregrass Ranch DRI DO (Agenda; Sire/File No. PGM10-281; Resolution No. 10-399).

2011

32. April 19, 2011, the BCC approved a Settlement Agreement—Wal-Mart Stores East, LP v. Pasco County, DOAH Case No. 10-10611DRI. (Agenda; Sire/File CAO11-3506)
33. May 26, 2011, the DRC approved the Wiregrass Ranch DRI/MPUD Parks Plan (Agenda; Sire/File No. PGM11-84), Master Bicycle and Pedestrian Plan (Agenda; Sire/File No. PGM11-845), and Master Roadway Plan (Agenda; Sire/File No. PGM11-86).
34. In addition the DRC approved a substantial amendment to the MPUD with conditions (Agenda; Sire/File No. PGM11-87). July 12, 2011, the BCC approved a rezoning request for the Wiregrass Ranch DRI, consolidating all previous rezonings into the Wiregrass MPUD (Agenda; Sire/File No. PGM11-88A; Rezoning Petition No. 6976; ZN11-RZ6976).
35. July 28, 2011, the DRC approved Wiregrass Parcel M11 Mass Grading, Stormwater Management Plan and Report and Construction Plan for Frontage Road Extension Project No. 2PR11-001) (Agenda; Sire/File No. ZN11-529).
36. September 20, 2011, the BCC approved Resolution #11-359, qualified target industry tax refund, Project Equis Grant Fund Application, Agreement Economic Development Raymond James Financial & Wiregrass, Economic Development Agreement With Raymond James Financial CAO11-3516, CAO11-3517, ENA11-021, PGM11-83AO

2012

37. July 3, 2012, the Zoning and Site Development Department approved a non-substantial modification to the Parcel M11 Mass Grading, Stormwater Management Plan and Report and Construction Plan for Frontage Road Extension to allow two phases of the project (Project No. 2PR11-001)
38. October 23, 2012, the BCC adopted an amendment to the Wiregrass Ranch DRI DO for a land-use exchange of 97 single-family dwelling units in Phase 3 to 75 hospital beds in Phase 1 (Agenda; Sire/File No. PDD13-49; Resolution No. 13-29).

2013

39. February 5, 2013, the BCC approved the NOPC to the Wiregrass Ranch DRI DO (Agenda; Sire/File No. PDD13-571).

In addition, the BCC approved the Development Agreement for Wiregrass Ranch which became effective with its recordation on April 16, 2013 (Agenda; Sire/File No. PDD13-572).

40. June 11, 2013, the BCC approved Wiregrass Ranch NOPC DO. Required by DA, Add 24 acre National Tennis Center, Relocated Park, Revise Transportation Language, with other changes. (Agenda; Sire/File No. PDD13-1020)
In addition, the BCC approved a Wiregrass Ranch DRI Development Agreement Amendment (DAA) to fix scrivener's errors, and address the Mansfield & Wiregrass Ranch High School signal. (Agenda; Sire/File No. PDD13-1021)

2014

41. On January 14, 2014, the BCC approved Development Order and Map H Master Plan (NOPC No. 5) (Agenda; Sire/File No. PDD14-330; Resolution No. 14-66:).
42. February 7, 2014, the Planning and Development Department (PDD) approved Wiregrass Parcel S4, Phases 1A and 1B Preliminary Plan Amendment (FKA Wiregrass by Del Webb 1A) (SDU05-055). The amendment changed owner and developer information and the title of the project; added phase lines and associated acreages; added 35.13 acres which had not been included in the previous development plan; and revised some text on the plan
43. February 13, 2014, the DRC approved the rezone from R2 to MPUD and MPUD Modification to Wiregrass Ranch DRI/MPUD (Agenda; Sire/File No. PDD14-398A).

In addition, the DRC approved the Master Roadways Plan amendment with conditions (Agenda; Sire/File No. PDD14-399A)

In addition, the DRC approved the Master Park Plan Amendment (Agenda; Sire/File No. PDD14-400A)

In addition, the DRC approved the Master Bicycle-Pedestrian Plan Amendment (Agenda; Sire/File No. PDD14-401A)

In addition, the DRC approved the DRI/MPUD Neighborhood Plan (Agenda; Sire/File No. PDD14-397A)

44. February 25, 2014, the BCC approved a Rezoning and MPUD modification to Wiregrass Ranch MPUD with conditions (Agenda; Sire/File No. PDD14-611; Resolution No. 14-08RZ).
45. September 30, 2014, the PDD approved the Wiregrass Parcel M11 Non-Residential Preliminary/Construction Development Plan for six developable lots and two non-buildable conservation tracts (Project No. NSD14-001). (Agenda; Sire/File No. PDD14-911)
46. October 6, 2014, the PDD approved Wiregrass Ranch Parcel M23 Construction Development Plan and Stormwater Management Plan and Report for the division of 146.89 acres into 224 single family lots (Project No. RSD14-004) (Agenda; Sire/File No. PDD15-003)

47. November 17, 2014, the PDD approved a non-substantial modification to MPUD so that corner lots are not required to comply with LDC Section 700.7.B which requires that corner lots be 10 feet wider than interior lots. (Rezoning Petition No. 7073; Agenda, Sire File No. PDD15-0National Tennis Center, Relocated Park, Revise Transportation Language, with other changes. (Agenda; Sire/File No. PDD13-1020))

In addition, the BCC approved a Wiregrass Ranch DRI Development Agreement Amendment (DAA) to fix scrivener's error, and Mansfield & Wiregrass Ranch High School signal. (Agenda; Sire/File No. PDD13-1021)

2014

48. On January 14, 2014, the BCC approved Development Order and Map H Master Plan (NOPC No. 5) (Agenda; Sire/File No. PDD14-330; Resolution No. 14-66).
49. February 7, 2014, the Planning and Development Department (PDD) approved Wiregrass Parcel S4, Phases 1A and 1B Preliminary Plan Amendment (FKA Wiregrass by Del Webb 1A) (SDU05-055). The amendment changed owner and developer information and the title of the project; added phase lines and associated acreages; add 35.13 acres which had not been included in the previous development plan, and revised some text on the plan
50. February 13, 2014, the DRC approved the rezone from R2 to MPUD and MPUD Modification to Wiregrass Ranch DRI/MPUD (Agenda; Sire/File No. PDD14-398A).

In addition, the DRC approved the Master Roadways Plan amendment with conditions (Agenda; Sire/File No. PDD14-399A)

In addition, the DRC approved the Master Park Plan Amendment (Agenda; Sire/File No. PDD14-400A)

In addition, the DRC approved the Master Bicycle-Pedestrian Plan Amendment (Agenda; Sire/File No. PDD14-401A)

In addition, the DRC approved the DRI/MPUD Neighborhood Plan (Agenda; Sire/File No. PDD14-397A)

51. February 25, 2014, the BCC approved a Rezoning and MPUD modification to Wiregrass Ranch MPUD with conditions (Agenda; Sire/File No. PDD14-611; Resolution No. 14-08RZ).
52. September 30, 2014, the PDD approved the Wiregrass Parcel M11 Non-Residential Preliminary/Construction Development Plan for six developable lots and two non-buildable conservation tracts (Project No.NSD14-001). (Agenda; Sire/File No. PDD14-911)
53. October 6, 2014, the PDD approved Wiregrass Ranch Parcel M23 Construction Development Plan and Stormwater Management Plan and Report for the division of

146.89 acres into 224 single family lots (Project No. RSD14-004) (Agenda; Sire/File No. PDD15-003)

54. November 17, 2014, the PDD approved a non-substantial modification to MPUD so that corner lots are not required to comply with LDC Section 700.7.B which requires that corner lots be 10 feet wider than interior lots. (Rezoning Petition No. 7073; Agenda, Sire File No. PDD15-037)
55. November 26, 2014, the PDD approved Wiregrass S3A Stockpile preliminary/construction site plan (Project No. LRG14-018). (Agenda, Sire/File No. PDD15-181)

2015

56. January 5, 2015, the PDD approved FMC at Wiregrass for a preliminary/construction site plan and Stormwater Management Plan and Report for an 85,000 square-foot, three story medical office. (Agenda; Sire/File No. PDD15-128)
57. January 20, 2015, the PDD approved Bank of America – Wesley Chapel Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML14-061) (Agenda/Sire File No.:PDD15-440)
58. February 2, 2015, the PDD approved Windermere Estates Amenity Center at Wiregrass for a preliminary/construction site plan (Project No. SML15-001) (Sire/File No. PDD15-505)
59. February 6, 2015, the PDD approved Wiregrass Parcel M21 Phases 1 & 2 preliminary/construction development plan and stormwater management plan and report for 207 units,. The units are comprised of 29 single family detached, 118 single family attached, and 60 multiple-family units. The project is the first MUTRM (Multiple-Use Trip Reduction Measure) project in Wiregrass Ranch DRI. (Agenda; Sire/File no. PDD15-356)
60. April 9, 2015, the PDD approved a non-substantial modification to Wiregrass Ranch S1, S3, S4 Stormwater Master Plan Modification (SDU06-047) with changes to pond configuration and connecting piping. (Agenda; Sire/File No. PDD15-885)
61. April 14, 2015, the PDD approved a non-substantial modification to Wiregrass S-1, Preliminary Development Plan. The modification consisted of revised phase boundaries, blocks, and lot layout, revised unit types, updated pond configuration and updated the master tract table accordingly. (Agenda; Sire/File No. PDD15-922)
62. April 28, 2015, the PDD approved Estancia Villas – Phase 2 preliminary development/ construction plan and stormwater plan and report for construction of 98 single family attached dwelling units. (Agenda; Sire/File No. PDD15-758)

63. On June 22, 2015, the PDD approved a non-substantial modification to Florida Medical at Wiregrass. The modification consisted of revising the placement of the underground stormwater management system. (Agenda; Sire/File No. PDD15-1234)

FINDINGS OF FACT:

1. Presently, the subject site is unimproved.
2. The preliminary/construction site plans and stormwater plan and report have 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 site plan for the above-subject project was prepared for Maggie Pond, LLC by King Engineering Associates, Inc. and consists of eight sheets dated February 27, 2015; the sheets were last revised on June 23, 2015. The plans were originally received by the Planning and Development Department on April 1, 2015, and final revisions were received on July 2, 2015.
4. Access to the property is from the Withlacoochee River Electric Cooperative property directly south of the project.

The Planning and Development Department's approval of this preliminary/construction site plans and stormwater plan and report constitutes a finding by the Planning and Development Department that the preliminary/construction site plans and stormwater plan and report, as conditioned, are consistent with those Goals, Objectives, and Policies of the Comprehensive Plan and those provisions of the LDC that are applicable to preliminary/construction site plans and stormwater 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):	4/10/15	Certificate Completed by:	PJB/STF
Parcel ID No(s):	20-26-20-0000-00100-0100 <small>(attach survey if project includes portion of parcel)</small>		
Project Name:	WREC Wiregrass Substation	No:	SML15-028
Applicant Name, Address, and Telephone Number:	Maggie Pond, LLC c/o King Engineering Associates, Inc., 4921 Memorial Hwy, Suite 300, Tampa, FL 33634 (813) 880-8881		
Job Site Address:	Wiregrass Ranch Blvd - east side; Chancey Road - south side		
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 checked="" 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"/>		<input type="checkbox"/>	Public School (Comprehensive Plan Consistency Review)

TYPE OF DEVELOPMENT

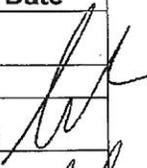
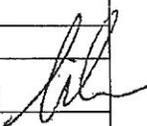
Number of Units	Unit Measure	Description
12.4	Acres	electric substation

Expiration (1300 LDC)		
All facilities (other than roads and schools) expire on:	<i>8-20-2021</i>	(6 yrs from issuance)
Roads(Only applies if project subject to transportation concurrency) Certificate of Capacity expires or is subject to additional review on: <small>(click N/A if transportation concurrency does not apply)</small>		or N/A <input checked="" type="checkbox"/>
Schools: Certificate of Capacity expires or is subject to additional review on:		or N/A <input checked="" type="checkbox"/>
Issuance Date:	<i>8-20-2015</i>	<i>D.T. Fethergill</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 checked="" type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 08-18-2015 
Sewer (Utilities) or <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 08-18-2015 
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 08-18-2015 
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]

WREC WIREGRASS SUBSTATION PARCEL ID#20-26-20-0000-00100-0100 PCU#04-148.74

Conditions of Approval for Water:

Although this parcel is within an area that is served water by Pasco County Utilities, per Utilities current policies will not be required to connect to the County's water systems. There are no structures requiring water connections for this parcel.

Conditions of Approval for Wastewater:

Although this parcel is within an area that is served wastewater by Pasco County Utilities, per Utilities current policies will not be required to connect to the County's wastewater systems. There are no structures requiring wastewater connections for this parcel.

Conditions of Approval for Solid Waste:

Pasco county utilities 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.