



PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

West Pasco Government Center
Planning & Development Department
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654
Telephone: (727) 847-8140
Fax: (727) 847-8901

May 4, 2015

Tuyen L. Tran, P.E.
King Engineering Associates, Inc.
4921 Memorial Hwy, Suite 300
Tampa, FL 33634
tran@kingengineering.com

RE: Talavera Amenities Center SML14-025
Non-Substantial Modification for Phases 1 & 2

Dear Ms. Tran:

Please be advised that the above referenced submittal was received on April 6, 2015, and has been reviewed and approved by this office for compliance with the codes and requirements of the Pasco County Land Development Code and the applicable provisions of the Comprehensive Plan. The non-substantial modification allows for the approved plans to be phased, as outlined in the attached cover-letter received on April 6, 2015.

Please be advised, approval of the non-substantial modification is subject to the following conditions:

1. All requirements and conditions of approval within Memorandum PDD14-1240, as approved by the Planning and Development Department on July 23, 2014, and each subsequently approved amendment, to remain in full force and effect.
2. The owner/developer is hereby notified that any additional revisions shall be submitted to the Planning and Development Department for review and approval.

Please have the attached Developer's Acknowledgment signed, notarized and returned to the Planning and Development Department in a timely manner.

Should you have any questions, please do not hesitate to contact our office at the above address or telephone number.

OWNER/DEVELOPER'S ACKNOWLEDGMENT:

The owner/developer acknowledges that he/she has read, understood, and accepted the above-listed conditions of approval.

_____ Date

_____ Signature

_____ Print Name

_____ Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date), by _____ (name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

_____ NOTARY

Sincerely,


Beverly Trudell
Senior Development Review Technician

CC: M/I HOMES OF TAMPA, LLC, WILLIAM F. MURRAY

Attachment: Modification Letter (Narrative)

TALAVERA AMENITY CENTER PROJECT DESCRIPTION

The previously approved Talavera Amenities Center is a proposed project within the already approved Talavera Phase 1A. It is part of a Master planned unit development approved on 7/26/05 called Talavera MPUD, #RZ6256. It is proposed to contain one unit (cabana), one pool, tennis courts, and required parking area.

This submittal serves as a non-substantial modification to the previously approved Talavera Amenity Center, SML14-025. Modifications for this project include the addition of subphasing. Phase 1 will include the mail kiosk and adjacent parking. Phase 2 will include the cabana and remaining parking.