

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Board of County Commissioners

DATE: 12/20/11

FILE: ZN11-6940

FROM: Debra M. Zampetti
Zoning/Code Compliance
Administrator

SUBJECT: Hagman Groves/Causeway
Center Commercial MPUD
Master Planned Unit
Development
DRC: 11/3/11, 1:30 p.m., DC
Cont. from 10/20/11
PC: 12/7/11, 1:30 p.m., NPR
Cont. from 11/2/11
BCC: 12/20/11, 1:30 p.m.,
NPR
Cont. from 12/6/11
Recommendation: Approve
with conditions

STAFF: Dianne M. Naeyaert
Planner I

REFERENCES: Land Development Code,
Section 522, Master
Planned Unit
Development District;
Comm. Dist. 2

PETITION SUMMARY:

Petition No. 6940 in the name of Hagman Groves Inc., has been filed for a change in zoning from a C-2 General Commercial District and AC Agricultural District to an MPUD Master Planned Unit Development District. The property is located on the northwest corner of U.S. 41 and Cypress Bayou Boulevard extending north to Roaches Run, Parcel ID No. 35-25-18-0000-00900-0000; 35-25-18-0000-00900-0010; 35-25-18-0000-00900-0020; 35-25-18-0000-00900-0030; 35-25-18-0000-00900-0050; and contains 35 acres, m.o.l.

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|---------------------------------|---|
| Commission District: | The Honorable Pat Mulieri, Ed.D. |
| Project Name: | Hagman Groves/Causeway Center Commercial |
| Applicant Name: | Hagman Groves |
| Zoning District: | MPUD Master Planned Unit Development |
| Future Land Use Classification: | COM |
| Water/Sewage: | Public (Pasco) |
| No. of Dwelling Units: | N/A |
| Commercial Acres/Square Feet: | 35 Acres/275,000 s.f. |

BACKGROUND:

On July 13, 1976, the Board of County Commissioners approved Rezoning Petition No. 78, to rezone a portion of the subject property from AC Agricultural to C-2 General Commercial.

On July 9, 1997, the Planning Commission approved Special Exception Petition No. 5152, for a 164-foot communications tower. The tower is located in the southwest quadrant of the subject property.

FINDINGS OF FACT:

1. Presently, the subject site is contains three single family residences, a communications tower, gas station and citrus grove.
2. The primary access to the property is proposed from Roaches Run/Pleasant Plains Parkway at the north property boundary. Currently, Roaches Run is a privately maintained road, mostly unpaved road. The Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan includes Roaches Run with a proposed corridor width of 142 feet of right of way and an ultimate build out of 4 lanes.

Secondary and service access would be obtained from Causeway Boulevard. The first 670 feet of Causeway Boulevard is a paved, privately maintained road with 50 feet of right-of-way and 24 feet of pavement. The applicant is proposing to vacate a dangerous and substandard portion of Causeway Boulevard and realign it in a safer manner.

3. The subject property is located in Flood Zones "A" and "X". Development is subject to the requirements of the Land Development Code (LDC), Article 700, Flood Damage Prevention.
4. The surrounding zoning districts and Future Land Uses are as follows:

| | <u>Zoning District</u> | <u>Land Use</u> |
|--------|----------------------------------|---|
| North: | PO2 and C-2 | ROR Retail/Office/Residential |
| East: | Land O' Lakes Boulevard and MPUD | New Town |
| South: | AC and C-2 | ROR Retail/Office/Residential and RES-3 (Residential - 3 du/ga) |
| West: | AR and R-1 MH | RES-3 (Residential - 3 du/ga) |

5. Water and sewer are to be serviced by Pasco County Utilities.
6. On June 27, 2006, the Board of County Commissioners adopted the Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan necessitating the preservation of right-of-way along certain roadways.
7. The proposed request is consistent with the Pasco County LDC, Article 300, Subsection 303.2.E.1, Criteria and Standards to be Considered in Review of Applications for Zoning Amendments, and with the applicable provisions of the Pasco County Comprehensive Plan as conditioned.

RECOMMENDATION:

The Zoning and Site Development Department recommends approval of the Master Planned Unit Development subject to the attached rezoning conditions of approval, Petition No. 6940.

ATTACHMENTS:

1. Hagman Groves/Causeway Center Commercial MPUD Master Planned Unit Development Conditions of Approval, Rezoning Petition No. 6940
2. Location Map
3. Master Plan
4. Conceptual Plan
5. Causeway Blvd./Roach Letter
6. Concurrency

DEVELOPMENT REVIEW COMMITTEE ACTION:

Approve staff recommendation

PLANNING COMMISSION ACTION:

Approve staff recommendation

BOARD OF COUNTY COMMISSIONER'S ACTION:

Approve staff recommendation

**HAGMAN GROVES/CAUSEWAY CENTER COMMERCIAL
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 6940**

Master Development Plans

1. Development shall be in accordance with the application, plans, and information submitted July 8, 2010, as revised through October 17, 2011, unless otherwise stipulated or modified herein.

Open Space/Buffering

2. Wetlands (conservation/preservation areas) shall be as defined by the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy 1.3.1, and shown on all preliminary plans/preliminary site plans and construction plans/construction site plans. Lot lines shall not encroach into the wetlands and wetland buffers. Jurisdictional boundaries shall be delineated in accordance with the responsible regulatory agency. These boundaries may be adjusted following appropriate permit approval and shall be shown on each preliminary plan/preliminary site plan. Removal, encroachment, alteration, or development within wetlands shall be in accordance with the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy Nos. 1.3.6, 1.3.8, and 1.3.11; however, no removal, encroachment, alteration, or development shall be permitted within any wetland used to obtain a Comprehensive Plan or LDC density credit. All permits for encroachments, alterations, or development within Category I wetlands shall be obtained and submitted to Pasco County prior to construction plan/construction site plan approval.
3. There shall be a buffer around all Category I wetlands of 25 feet, not inclusive of any lots. Wetland buffers around Category II and Category III wetlands shall be required in accordance with the Southwest Florida Water Management District (SWFWMD) or other regulatory agencies and shall not be inclusive of any lots. The proposed upland buffer area shall be shown on the construction plans/construction site plans. The final upland buffer area, as required by the SWFWMD or other regulatory agencies, shall be designated on the plat as "Wetland Conservation Areas." Permissible uses of the Wetland Conservation Areas shall be those uses allowed by SWFWMD or other regulatory agencies.
4. All wetlands and wetland buffers shall be platted within tracts and designated on the plat as "Wetland Conservation Areas." All preserved wetlands and wetland buffers shall be platted outside lots. No activity requiring the issuance of a Building Permit shall be allowed within five feet of the wetlands' buffer line. Concurrent with platting, all wetlands shall be deeded to the mandatory homeowners' association/Community Development District (CDD)/merchants' association. The homeowners' association/merchants' association documents shall provide that the homeowners' association/merchants' association shall be responsible for the payment of taxes, if any, on the Wetland Conservation Areas.
5. The developer has submitted an environmental/habitat study which has been reviewed on 8/25/10, by County staff and the following conditions shall apply:
 - a. One active Osprey nest was identified in the southwest portion of the property. No construction activities adjacent to the nest location shall occur during the Osprey nesting season unless otherwise approved by the Florida Wildlife Commission (FWC). The applicant shall monitor the nest for breeding activity prior to anticipation of construction activities. The developer shall contact the FWC for recommendations and options available in regards to the identified Osprey nest. Copies of correspondence and any permits from the FWC shall be submitted to Zoning/Site Development prior to issuance of the site development permit.

6. Prior to construction plan/construction site plan approval, the developer shall submit to the Permits and Development Information Services Department a copy of the Environmental Resource Permit Application as submitted to the SWFWMD. Prior to the issuance of the Site Development Permit, the developer shall submit to the Permits and Development Information Services Department a copy of the Environmental Resource Permit.

7. The developer has submitted an Archaeological/Historical Survey, which was reviewed and found acceptable by Pasco County on August 25, 2010. Although no archaeological sites eligible for the National Register of Historic Places were found, the following statement shall be placed on all future site plans:

"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 foundations are discovered, work shall come to an immediate stop, and Pasco County and the Florida Division of Historical Resources shall be notified within two working days."

8. The developer shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association in the form of a nonprofit corporation registered with the Secretary of State, State of Florida, or, if approved by the BCC, a Community Development District (CDD) shall encompass the entire boundaries of the MPUD Master Planned Unit Development except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board). The developer shall convey in fee simple to the association or the CDD, for ownership and maintenance, all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association as well, but only to the CDD if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association or CDD documents, including Articles of Incorporation with proof of being filed with the Secretary of State, State of Florida, restrictive covenants, and all exhibits, shall be submitted to the Engineering Services Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD. Impact fee credits for improvements or dedications shall go to the association or the CDD that funded such improvements as applicable.

Ordinances

9. In addition to the MPUD Master Planned Unit Development conditions of approval, the developer shall comply with all Pasco County ordinances, including all impact/mobility fee and concurrency ordinances.

10. In the event ordinances/resolutions are subsequently adopted by the BCC including, but not limited to, solid waste, public safety, or wildlife ordinances, the owner/developer shall be required to comply with such ordinances/resolutions.

Transportation/Circulation

Access Management

11. The developer shall provide a secondary functional access and emergency access to each increment in accordance with the Land Development Code (LDC) as amended. The emergency access may be barricaded in a manner found acceptable by the Permits and Development Information Services Department and the Emergency Services Department.

12. Prior to construction plan/construction site plan approval of any project accessing a State roadway, the owner/developer shall furnish to the Permits and Development Information Services Department a Letter of Intent indicating approval and/or an

approved Driveway Permit from the Florida Department of Transportation (FDOT). Prior to the issuance of the first Certificate of Occupancy (CO), the owner/developer shall provide a letter from the FDOT stating that the improvements within the State right-of-way have been inspected and completed to their satisfaction.

13. At each preliminary plan/preliminary site plan approval, the Development Review Committee (DRC) may also require further site-specific intersection improvements. Intersection improvements shall be in accordance with the LDC and Access Management Standards as amended.
14. All roads that will be used to access public-purpose sites, such as public school, park, library, and fire/rescue sites (as determined by the School Board, Parks and Recreation Department, Libraries Services Department, Emergency Services Department, or DRC, as applicable) shall be public roadways and constructed in accordance with applicable County/FDOT design, construction, and signage standards; e.g., Chapter 316, Florida Statutes, and *Manual of Uniform Traffic Control Devices* standards. Such roadways shall be deeded in fee simple to the County or FDOT, as applicable, prior to or concurrent with the first record plat containing such roadways or where no record plat is required, prior to or concurrent with the issuance of the first CO for a building utilizing such roadways.
15. Access to any commercial out-parcels shall be provided from internal drives or parking areas.
16. The access points shown on the master plan are not approved. All accesses shall meet access-management criteria.

Dedication of Right-of-Way

17. Public roadways shall be required unless otherwise approved by the DRC through an alternative standards request prior to the first preliminary plan/preliminary site plan approval.
18. In the case of private streets, dedication and maintenance shall be the responsibility of an appropriate entity other than Pasco County.
19. Subject to the provisions of the Right-of-Way Preservation Ordinance, the developer shall, at no cost to Pasco County convey sufficient right-of-way to total 220 feet for U.S. 41 (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

In addition, the developer shall, at no cost to Pasco County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities on the developer's property or at another site acceptable to the County to mitigate all impacts associated with the initial and future planned; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of U.S. 41 within or adjacent to the boundaries of the developers property including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to U.S. 41, and this paragraph of this condition shall expire after such stormwater-management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 403. All stormwater-management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

20. Subject to the provisions of the Right-of-Way Preservation Ordinance, the developer shall convey at no cost to Pasco County up to 71 feet of right-of-way from the proposed centerline of construction of Roaches Run (Pasco County Corridor Preservation Table

as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

In addition, the developer shall, at no cost to Pasco County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities on the developer's property or at another site acceptable to the County to mitigate all impacts associated with the developer's portion (southern two lanes) of the future four (4) lane County improvements of Roaches Run within or adjacent to the boundaries of the developer's property including, but not limited to, mitigation for said two lanes of travel, shoulder, sidewalk or, multimodal path, median, and other roadway appurtenances to be constructed in accordance with County standards. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to Roaches Run, and this paragraph of this condition shall expire after such stormwater-management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 403. All stormwater-management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

21. The developer and the County will work jointly to adopt an alignment for Roaches Run that minimizes wetland impacts so as to facilitate permitting by regulatory agencies having jurisdiction and to provide for future access connection subject to County review and approval, by the adjacent property to the west (Roach estate) and future connection to the Roaches Run right-of-way within Lakeshore Ranch. Where required, this shall include coordination with adjoining property owners to the north and west of the project.
22. The developer shall convey at no cost to Pasco County sufficient right-of-way to total 50 feet for Cypress Bayou Road located at the southern boundary of the subject property from the westernmost project site driveway to U.S. 41, as conceptually depicted on the MPUD Plan.

In addition, the developer shall, at no cost to Pasco County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities on the developer's property or at another site acceptable to the County to mitigate all impacts associated with the two (2) lane County standard improvements of Cypress Bayou Road within or adjacent to the boundaries of the developer's property including, but not limited to, mitigation for two (2) lanes of travel, shoulders, and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to Cypress Bayou Road, and this paragraph of this condition shall expire after such stormwater-management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 403. All stormwater-management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

23. The developer shall convey at no cost to Pasco County 40 feet of right-of-way (one-half of the 80 feet total) from the proposed centerline of construction of Causeway Boulevard Realignment located along the entire western boundary of the subject parcel, as conceptually depicted on the MPUD Plan. If the County has not obtained the additional 40 feet of right-of-way prior to the issuance of a building permit for the 50,001 square feet of building space, the developer shall convey 80 feet of right-of-way for Causeway Boulevard Realignment. The final alignment shall be jointly determined by developer and the County, subject to regulatory permitting and safety requirements and in accordance with the Development Agreement (DA).

In addition, the developer shall, at no cost to Pasco County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities

on the developer's property or at another site acceptable to the County to mitigate all impacts associated with the two (2) lane County standard improvements of Causeway Boulevard Realignment within or adjacent to the boundaries of the developer's property including, but not limited to, mitigation for two (2) lanes of travel, shoulders, ten (10) foot multimodal path, and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to Causeway Boulevard Realignment, and this paragraph of this condition shall expire after such stormwater-management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 403. All stormwater-management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

Design/Construction Specifications

24. Prior to preliminary plan/preliminary site plan submittal, the developer shall supply evidence that they have coordinated with the owner(s)/developer(s) and engineer(s)/surveyor(s) of the adjoining parcels to the north and to the west to identify and provide the location of the required interconnecting roadway. The following information shall be shown on all preliminary plans/preliminary site plans and construction plans/construction site plans that include or abut the interconnecting roadway: location (by State plane coordinates), centerline, right-of-way width, cross section, elevation of centerline, grade, and centerline geometry (tangent bearing/curve geometry) to provide a seamless continuation of this road at property lines.
25. The applicant shall agree to discontinue and remove, at the applicant's sole expense, any interim uses in the Transportation Corridor no later than the beginning of the first fiscal year in which monies for the acquisition of right-of-way within the affected transportation corridor are first programmed by either the County in the County's Five-Year Capital Improvement Plan (CIP) or Capital Improvement Element or the FDOT in the FDOT's Five-Year Transportation Improvement Program (Termination Date). This agreement shall be evidenced by an affidavit which shall state that the interim uses shall be discontinued no later than the Termination Date. The affidavit shall be recorded against the development site in the Public Records of Pasco County of the Clerk of the Circuit Court of Pasco County, and a copy of the recorded affidavit shall be provided to Pasco County prior to the issuance of the first Building Permit within the development site. The Termination Date may be extended by written correspondence from the County or FDOT, as applicable, for a time period not to exceed one year for each extension. The property owner or another common ownership entity other than Pasco County shall continue to maintain the interim uses until the interim uses are physically removed.
26. No excavation within the area of future lanes of multilane facilities will be allowed with the exception of excavation for drainage structures, permitted removal of wetlands, excavation to match existing grade, or as directed by the Engineering Services Director.
27. Alternative roadway-design standards may be considered and approved by the DRC at the time of each preliminary plan/preliminary site plan approval.
28. The developer has submitted a traffic study which was reviewed by the staff of the County. The approved TIS was based upon a build-out date of December 31, 2015. The developer has applied for and is hereby granted a one-year concurrency extension pursuant to Ordinance 08-047, for an extension through December 31, 2016. This project shall not have any transportation concurrency deadline in the event the County subsequently eliminates transportation concurrency County-wide. Pursuant to Condition No. 29, the developer shall construct the following road improvements:
 - a. The number, type, and location of access connections as shown on the MPUD Master Plan are conceptual only and are not approved as part of this MPUD rezoning approval. At the time of preliminary site plan review, an access management study shall be required to ensure that safe and efficient access to the site is provided; specifically the intersections of U.S. 41 and Roaches Run, U.S. 41 and Cypress Bayou Road, and the project site driveway intersections

along Roaches Run shall be analyzed. The access management study shall consist of operational (LOS/capacity) analysis and turn lane length/warrant analysis. Conditions based on the results of the access management study shall be set forth in the conditions of approval of the first preliminary plan/preliminary site plan. The amount of the proposed development may need to be adjusted if the access improvements identified in the access management study can not be implemented and mitigated by the developer/applicant. Prior to undertaking the access management study, the developer/applicant shall meet with Pasco County staff to address the methodologies and assumptions to be used in conducting the study.

- b. The developer/applicant shall mitigate substandard road impacts to Causeway Boulevard and Roaches Run generally as follows; with specific design criteria and layout to be approved by the County Engineer: (a) realign Causeway Boulevard (two lanes) along the project's western boundary to connect to Roaches Run, (b) vacate a portion of Cypress Bayou Road along the project's southern boundary, (c) improve the "to-remain" segment of Cypress Bayou Road (two lanes) to meet all applicable County standards from the westernmost project site driveway to U.S. 41, and (d) improve Roaches Run (southern two lanes) to meet all applicable County standards from the realignment of Causeway Boulevard to U.S. 41, to the extent not previously constructed by others.
29. Concurrent with the approval of the first preliminary plan/preliminary site plan, the developer and County shall enter into a Development Agreement (DA) setting forth the terms and conditions governing the timing, design, permitting, construction, and right-of-way vacation, donation and/or acquisition if applicable for the required roadway right-of-way and improvements. The DA shall contain a provision that requires the developer to commence construction of the Roaches Run and Cypress Bayou/Causeway Boulevard Realignment segments prior to issuance of a building permit for the 50,001 square foot of building space within the project. The DA also shall address the cooperative process to affect the required vacation of the pertinent portion of Cypress Bayou Road, subject to applicable County ordinances. Notwithstanding the foregoing, right-of-way dedication shall be in accordance with the time frames in Condition No. 45. Access management improvements shall be constructed in accordance with Condition No. 28.a, and the applicable site plan conditions.
 30. Prior to or concurrent with the approval of the first construction plan/construction site plan, if applicable, the developer shall obtain Right-of-Way Use Permits for the construction of the improvements identified above.
 31. Prior to the issuance of any Building Permits occurring after December 31, 2016, the developer shall submit an updated traffic study utilizing a methodology approved by Pasco County. The DRC may impose additional conditions after December 31, 2016, based upon the traffic study as approved by Pasco County. This condition shall expire in the event the County subsequently eliminates transportation concurrency County-wide.
 32. The traffic study submitted by the applicant assumes the following land uses: 275,000 square foot shopping center. Any development of land use(s) that generate(s) greater traffic impacts than those assumed shall require an updated traffic study utilizing a methodology approved by Pasco County.
 33. Prior to the first preliminary plan/preliminary site plan submittal, the developer shall submit a Master Roadway Plan to the Zoning and Site Development Department for review. The plan shall include, at a minimum, right-of-way widths, roadway cross sections, number of lanes, intersection geometry, phasing, design speed, internal access points, bicycle/pedestrian/multiuse paths, required interconnects, and alignment for Roaches Run, Causeway Boulevard realignment and Cypress Bayou Road. The plan shall also demonstrate compliance with the County's collector and arterial design and spacing standards of the LDC, Section 610.3. Approval of this plan must be obtained from the DRC concurrent with the first preliminary plan/preliminary site plan approval. The County shall reserve the right to require specific dates or deadlines for completion of construction for any portion of these roads and intersections, subject to condition No. 29.

34. The developer shall comply with the County and Pasco County Public Transportation requirements to accommodate mass transit service to and within the project. A detailed description of the overall transit-accommodations plan shall include, but is not limited to, a proposed ingress and egress route for buses and bus stops proposed to service the project including, but not limited to, benches, shelters, lighting, pedestrian walkways, landscaping, and placement as required by the County or Pasco County Public Transportation. The developer shall submit the detailed description of the overall transit-accommodations plan to the Zoning and Site Development Department for review and the DRC's approval prior to or concurrent with the preliminary plan/preliminary site plan submittal of the first unit or phase within the development. Approval of the detailed description of the overall transit-accommodations plan is subject to Pasco County Public Transportation review and approval in accordance with the Pasco County Public Transportation *Transit Infrastructure Guidelines* (June 2005), as may be amended from time to time, or any subsequent ordinance adopted by Pasco County. The developer shall include and show on any preliminary plan/preliminary site plan submittal the DRC approved transit-accommodation facilities, which shall be constructed with the infrastructure improvements of each affected preliminary plan/preliminary site plan unless an alternative phasing of transit-accommodation-facilities construction is approved with the overall transit-accommodations plan. The applicant/developer and their successors shall not refuse the Pasco County Public Transportation, or any other transit authority, or any of its users/patrons access to such facilities.
35. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, the CDD is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD that are identified within this rezoning approval. Further, any obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County. However, such CDD shall not be authorized to levy assessments on any property either owned or to be owned by the County or Pasco County District School Board (Public Properties) that are located within the boundary of the CDD. All applicable documents pertaining to the undertaking of funding and construction by the CDD shall reflect the following:
- a. Public Properties shall not be considered benefited properties and shall not be assessed by the CDD.
 - b. No debt or obligation of such CDD shall constitute a burden on any Public Property.

Utilities/Drainage/Water Service/Wastewater Disposal

36. The developer shall submit a Stormwater Management Plan and Report for each development phase or increment in accordance with the Pasco County LDC as amended. The plans shall be approved prior to or simultaneous with application for construction plan review for the development phase/increment in question. No design for an individual increment/phase or portion of an increment/phase shall be dependent upon the ultimate construction of future increments/phases, unless an interim design for drainage is approved by the Permits and Development Information Services Department.
37. A Utilities Service Plan for the entire development shall be submitted to the Utilities Services Branch for review and approval prior to submittal of the first construction plan/construction site plan. This utility plan shall minimally show the following:
- a. Trunk sewer lines and lift stations.
 - b. Main potable water lines and nonpotable water lines, if applicable.
 - c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a nonpotable water system for irrigation.
 - d. Method of lighting all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.

- e. Master utility plans shall be presented in a written format in conformance with the Utilities Service Plan guidelines implemented by the Utilities Services Branch. Prior to the first construction plan/construction site plan approval, the developer and the County shall enter into a Utilities Service Agreement.
38. The developer shall construct all water and wastewater facilities within the development to current Pasco County standards. A complete set of instructions may be obtained from the Utilities Services Branch.
39. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developer/owner and its successors and assigns, agree to the following:
- a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, and then only for so long as such a production failure or shortfall exists, the developer/owner shall transfer to Pasco County any and all Water Use Permits or water-use rights the developer/owner may have to use or consume surface or ground water within the subject property, provided that the same are not needed to continue any existing agricultural uses on the subject property, in which case, such transfer shall not be required as long as such agricultural uses are active.
 - b. Prior to the developer/owner selling water, Water Use Permits, or water-use rights, the developer/owner shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water, Water Use Permits, or water-use rights.

Land Use

40. The commercial design standards and uses shall be in accordance with C-2 General Commercial regulations of the Pasco County LDC.
- a. The above minimum setbacks are calculated based on minimum right-of-way widths in accordance with the LDC. Any reduction of the minimum right-of-way width may require an MPUD Master Planned Unit Development amendment to increase minimum setbacks.
 - b. The maximum floor area for the commercial portion shall not exceed 275,000 square feet of gross floor area, including out-parcels.
 - c. The maximum density or square footage set forth above is not a vested right and is subject to reduction based on, or as a result of, applicable Pasco County ordinances and resolutions.
 - d. Parcels may be developed out of numerical sequence and in multiples as long as the parcels being developed do not rely upon infrastructure construction of future parcels.
 - e. The commercial use and agricultural uses may continue as interim uses. Agricultural activities shall cease within any parcel or phase upon approval of a preliminary plan/preliminary site plan for said parcel or phase.
41. Any proposed increase in density/intensity that results in an overall increase greater than or equal to five percent cumulatively, or a change in overall design and/or content occurs, a substantial amendment shall be presumed. Additionally, should the proposed amendment result in an increase in density/intensity which necessitates a revised traffic study, then the request shall be presumed to be substantial.
42. Any overall increase to density/intensity or decrease in open space shall be calculated cumulatively from the last substantial amendment.

Procedures

43. Prior to submittal of each preliminary site plan, the developer shall submit for review and approval by the Planning and Growth Management Department, a design component plan that illustrates building orientation, architectural design, color scheme and lighting. The plan shall also include the bicycle/pedestrian/multiuse path master plan. Each plan submitted shall include design component plans from previous increment approvals within the MPUD.
44. A disclosure statement regarding the construction of all future roadways abutting and through the MPUD Master Planned Unit Development shall be included in all sales contracts for nonresidential sales with the MPUD Master Planned Unit Development. This disclosure shall include the future roadway's number of lanes and construction timing, if applicable.
45. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or construction plan approval where a record plat is not required or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division, and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.
46. If the preliminary plans and/or preliminary site plans for the entire MPUD Master Planned Unit Development are not approved within six years of the original rezoning approval or from the last approved substantial modification, the conditions of approval shall expire for those portions of the MPUD Master Planned Unit Development that do not have (unexpired) preliminary plan or preliminary site plan approval. If the MPUD Master Planned Unit Development expires, a new MPUD Master Planned Unit Development must be applied for and approved by the BCC, and the conditions of approval shall be in accordance with the Comprehensive Plan and LDC in effect at that time.
47. Unless otherwise approved by the Emergency Services Director, 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 the Emergency Services Director has received such a petition.
48. A preliminary plan/preliminary site plan must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval. The maximum density and intensity of each increment shall not exceed the limits shown on the approved MPUD Master Planned Unit Development Plan. A preliminary site plan must also be approved for each multifamily (nonfee simple), recreational vehicle, or commercial increment in its entirety prior to any phased construction site plan approval.
49. Preliminary plan/preliminary site plan submittals shall include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master Development Plan, acreage of the site, total number of units, or gross floor area ratio of commercial space which have received preliminary plan/preliminary site plan approval, construction plan/construction site plan approval, and/or record plat approval.
50. Development shall occur in accordance with the Pasco County LDC, Section 402, Concurrency Management System.
51. Rezoning of this property with conditions does not relieve any developer of responsibilities under the State law including, but not limited to, Development of Regional Impact requirements under Chapter 380, Florida Statutes.
52. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the BCC approved document is completed (including notarization) and received by the Zoning and Site Development Department after the BCC action.

53. All conditions of this MPUD Master Planned Unit Development approval are material to the BCC approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning resolution is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and MPUD Master Planned Unit Development approval shall be suspended until such time that the BCC modifies the MPUD Master Planned Unit Development conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of 1) MPUD Master Planned Unit Development entitlements that have received plat, Building Permit, or CO approval; or 2) any MPUD Master Planned Unit Development mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for BCC-approved modifications to the MPUD Master Planned Unit Development or the MPUD Master Planned Unit Development conditions of approval shall not be considered challenges and decisions by the BCC regarding any modification or the like shall not have the effect of suspending the conditions and the MPUD Master Planned Unit Development approval under any circumstances.

DEVELOPER ACKNOWLEDGMENT:

The developer acknowledges that they have read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the BCC results.**

_____ Date
 _____ Signature
 _____ Print Name
 _____ Title

STATE OF FLORIDA _____

COUNTY OF _____

I hereby certify on this _____ day of _____, _____, A.D., before me personally appeared the owner/developer, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at _____,
 _____ County, Florida, the day and year aforesaid.

My commission expires:

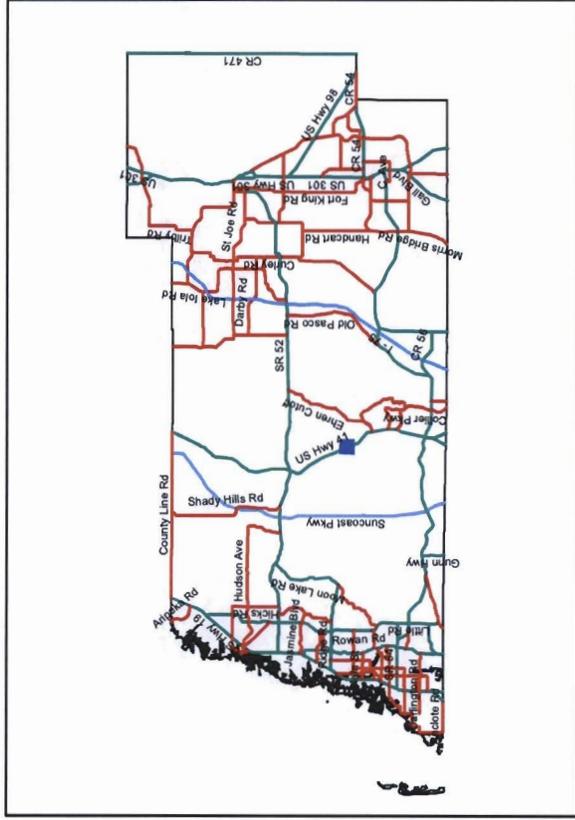
_____ (Date) _____ Notary Public, State of _____ at Large

PETITION # RZ6940

SECTION: 35

T. 25 S.

R. 18 E.



TAZ: 223

COMMISSION DISTRICT: 2

**COMMERCIAL CENTER
PASCO COUNTY, FLORIDA
M.P.U.D. PLAN**

HAGMAN GROVES, INC.

AVID GROUP
CIVIL ENGINEERING 2900 CURLEW ROAD, STE 100
LAND PLANNING 2900 CURLEW ROAD, FLORIDA
TRAFFIC/TRANSPORTATION 14683
SURVEYING PHONE (771) 781-8882 FAX (771) 781-8882
ENVIRONMENTAL SCIENCES
HAGMAN GROVES, INC.

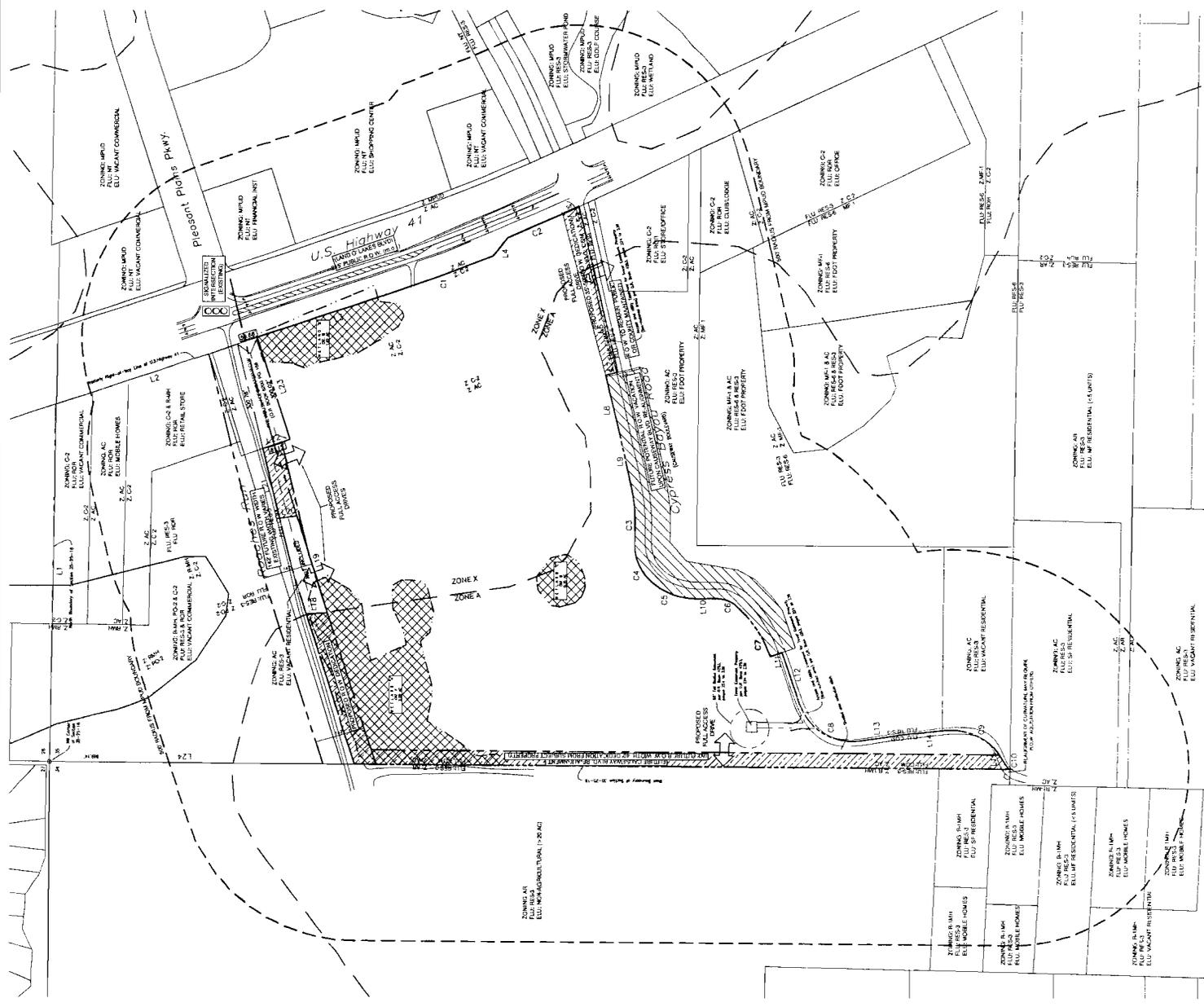
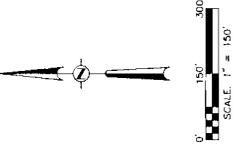
NOT VALID IN CASES WHERE THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE ORIGINAL PLAN.
DATE: 6/24/10
PROJECT: 2222-005
PROJ. MANAGER: PENSA
DESIGNER: CAD
SCALE: AS SHOWN

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------------|
| 1 | 11/20/09 | REVISED PER COUNTY COMMENTS |

CURVE TABLE

| CURVE NO. | BLVD. | STATION | CHORD BEARING | CHORD | CHORD BEARING | CHORD |
|-----------|---------|---------|---------------|--------|---------------|---------|
| C1 | 5800.00 | 2796.29 | 296.25 | 510.54 | 296.25 | 296.25 |
| C2 | 5779.36 | 2716.99 | 271.93 | 512.87 | 271.93 | 271.93 |
| C3 | 5758.62 | 2637.69 | 246.86 | 515.39 | 246.86 | 246.86 |
| C4 | 5737.88 | 2558.39 | 221.85 | 517.91 | 221.85 | 221.85 |
| C5 | 5717.14 | 2479.09 | 196.84 | 520.43 | 196.84 | 196.84 |
| C6 | 5696.40 | 2399.79 | 171.83 | 522.95 | 171.83 | 171.83 |
| C7 | 5675.66 | 2320.49 | 146.82 | 525.47 | 146.82 | 146.82 |
| C8 | 5654.92 | 2241.19 | 121.81 | 528.00 | 121.81 | 121.81 |
| C9 | 5634.18 | 2161.89 | 96.80 | 530.52 | 96.80 | 96.80 |
| C10 | 5613.44 | 2082.59 | 71.79 | 533.04 | 71.79 | 71.79 |
| C11 | 5592.70 | 2003.29 | 46.78 | 535.56 | 46.78 | 46.78 |
| C12 | 5571.96 | 1923.99 | 21.77 | 538.08 | 21.77 | 21.77 |
| C13 | 5551.22 | 1844.69 | -3.24 | 540.60 | -3.24 | -3.24 |
| C14 | 5530.48 | 1765.39 | -28.25 | 543.12 | -28.25 | -28.25 |
| C15 | 5509.74 | 1686.09 | -53.26 | 545.64 | -53.26 | -53.26 |
| C16 | 5489.00 | 1606.79 | -78.27 | 548.16 | -78.27 | -78.27 |
| C17 | 5468.26 | 1527.49 | -103.28 | 550.68 | -103.28 | -103.28 |
| C18 | 5447.52 | 1448.19 | -128.29 | 553.20 | -128.29 | -128.29 |
| C19 | 5426.78 | 1368.89 | -153.30 | 555.72 | -153.30 | -153.30 |
| C20 | 5406.04 | 1289.59 | -178.31 | 558.24 | -178.31 | -178.31 |
| C21 | 5385.30 | 1210.29 | -203.32 | 560.76 | -203.32 | -203.32 |
| C22 | 5364.56 | 1130.99 | -228.33 | 563.28 | -228.33 | -228.33 |
| C23 | 5343.82 | 1051.69 | -253.34 | 565.80 | -253.34 | -253.34 |
| C24 | 5323.08 | 972.39 | -278.35 | 568.32 | -278.35 | -278.35 |

- SITE LEGEND**
- SITE BOUNDARY LINE
 - - - ADJACENT LOTS
 - WETLAND LINE
 - - - PROPERTY BUFFER
 - PRIVATE ROAD
 - FLOOD ZONE
 - EASTING CONTOURS
 - DIRECTION OF FLOW FOR SURFACE DRAINAGE
 - VEHICULAR ACCESS POINT
 - PROPOSED PEDESTRIAN ACCESS
 - RIGHT-OF-WAY DEDICATION
 - RIGHT-OF-WAY VACATION
 - POTENTIAL WETLAND IMPACT AREA



LAND USE TABLE

LAND USE

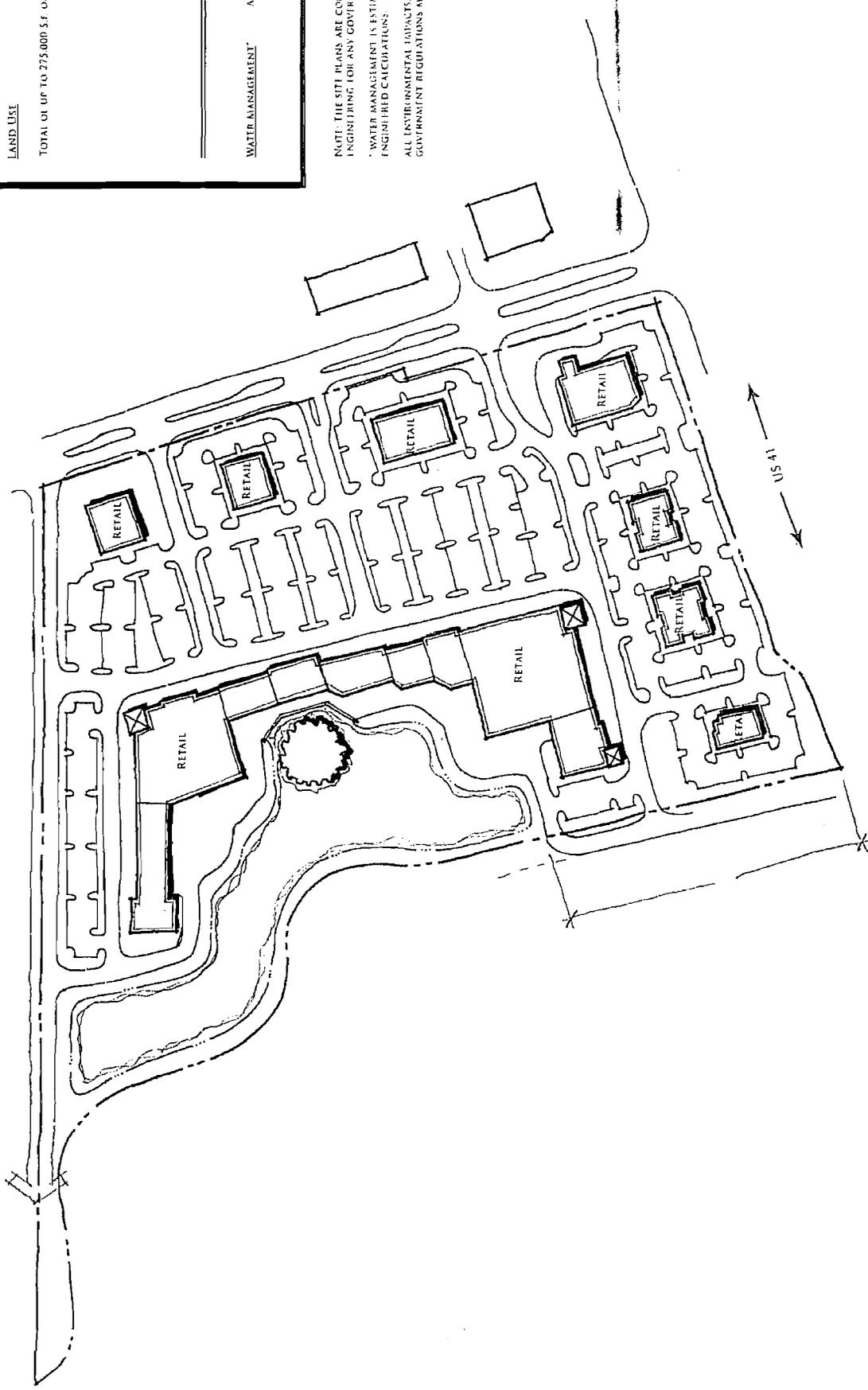
TOTAL OF UP TO 275,000 S.F. OF USES

WATER MANAGEMENT APPROX. 2.8 ACRES (12% OF THE SITE)

NOTE: THE SITE PLANS ARE CONCEPTUAL AND DO NOT CONTAIN ANY ENGINEERING FOR ANY GOVERNMENT APPROVALS OR SUBMITTAL

* WATER MANAGEMENT IS ESTIMATED AND IS NOT BASED ON FINAL ENGINEERED CALCULATIONS

ALL ENVIRONMENTAL IMPACTS, STORMWATER MANAGEMENT AND GOVERNMENT REGULATIONS MAY AFFECT SQUARE FOOT ESTIMATES.



CONCEPT PLAN
HAGMAN PROPERTY



WilsonMiller

OCTOBER 2009

**IRENE ROACH
19811 ROACHES RUN
LAND O LAKES FL 34638-2567**

October 27, 2011

Pasco County, Florida
Development Review Department
8731 Citizens Drive, Suite 320
New Port Richey, FL 34654-5598

Hagman Groves, Inc.
2956 Wentworth Way
Tarpon Springs, FL 34688

**Re: Hagman Groves/Causeway Commercial Center MPUD [RZ No. 6940]
Causeway Bld. Extension/Realignment; Roaches Run Extension/Alignment;
Cypress Bayou Vacation; And Related Right-of-Way Donations**

Ladies & Gentlemen:

As you know, I am the owner of the adjacent parcel(s) of land to the west and abutting the Hagman Groves, Inc. property that is the subject of RZ Petition No. 6940. I have been provided the proposed MPUD Plan for Causeway Commercial Center MPUD, as well as the proposed roadway realignment graphic that was provided with the formal zoning notification to the surrounding property owners. I also have had an opportunity to discuss this matter with Messrs. Hagman.

I have no objection and fully support their rezoning application and proposed plan of development; also, I have no objection and fully support the conceptual roadway realignment plans for Cypress Bayou/Causeway Boulevard, and the extension of Roaches Run, as depicted on the MPUD Plan and the roadway realignment graphic exhibit.

Furthermore, when and as reasonably required for future construction of the applicable roadway improvements by the Causeway Commercial Center MPUD developer, or others, I have agreed to donate right-of-way and otherwise cooperate with these joint efforts, as follows:

1. For Causeway Boulevard Extension along the western boundary of the Causeway Commercial Center MPUD, I agree to donate up to 40 feet of right-of-way width along my eastern property boundary line, so as to provide a total right-of-way width of 80 feet (together with the Hagman Groves 40-foot donation) for this new roadway alignment. I understand that the final alignment for this new roadway extension will be determined jointly by the Causeway Commercial Center MPUD developer and the County, subject to permitting requirements of regulatory agencies having jurisdiction, and other safety considerations.
2. To the extent alternative access to my property currently is provided in part by Cypress Bayou Blvd., I have no objection to the vacation of that right-of-way segment as generally contemplated by the MPUD Plan, at such time as the process is begun for the realignment of Causeway Boulevard Extension to connect to Roaches Run, provided my primary access via Roaches Run is maintained on a permanent basis.

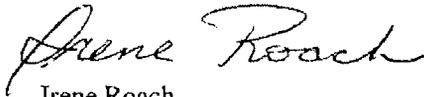
October ~~21~~, 2011

Page 2

3. With respect to Roaches Run, I agree to cooperate in the determination of the best roadway alignment for Roaches Run to be improved from U.S. 41, along the northern boundary of the Causeway Commercial Center MPUD, to connect to my property. I understand that this improved roadway then will be available for primary access to my property, for both existing and future development uses on my property. I will cooperate with the Causeway Commercial Center MPUD developer, or other third parties, who may be required to construct the improvements of Roaches Run as contemplated by the MPUD Plan, including the provision of required right-of-way to the extent that I may own any of same.

I appreciate and look forward to the coordinated efforts of the Hagmans and the County to improve the historic roadway safety conditions in our community, and also to enhance the mix of uses that are now coming to our community from the various property owners and projects in the immediate area.

Sincerely,



Irene Roach

**PASCO COUNTY
INITIAL CERTIFICATE OF CAPACITY**

REQUIRED FOR DRIS, REZONINGS, PRELIMINARY SITE PLANS, PRELIMINARY 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

Completed Application Received On (Date): 7-12-10 Certificate Form Completed By: MC

Parcel I.D. #'s: 35-25-18-0000-00900-0000; 0010; 0020; 0030; 0050 (attach survey if project includes portion of parcel)

Project Name: Hagman Groves/Causeway Center Commercial MPUD Project No:

TAZ No.: 150 TAZ Map Version: GIS MAP PAGES

Applicant Name, Address, and Telephone Number: Hagman Groves, Inc.; 2956 Wentworth Way, Tarpon Springs, FL 34688
727-939-1234 - bjhagman@aol.com

Job Site Address: US 41 West side; Causeway Blvd-N side; Connerton Blvd-S

Project has direct connection (See 402.5.C.A) to the following collectors/arterials: US 41

Aggregated with another project? (See 402.5.C.5.B) Yes No (If yes, identify project name and I.D. No.:)

Prior building(s) on or after January 1, 1985? Yes No (If yes, identify use and units/sq. ft.)

Approval Sought (Check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> DRI | <input type="checkbox"/> Nonresidential Subdivision |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Residential Subdivision into More than One Dwelling Unit Per Lot |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Public School Comprehensive Plan Consistency Review |
| <input type="checkbox"/> Preliminary Site Plan | |

TYPE OF DEVELOPMENT

(Use TIS Exhibits for land use description and units of measurement, and if not on Exhibits, use ITE land use codes and description)
(If not restricted by applicant, use maximum allowed by requested (rezoning or DRI) or approved (other approvals) zoning or land use, whichever is less)

| Non-DRI | | | |
|-----------------|---------------|----------|--|
| Number of Units | Unit Measure | ITE Code | ITE Description |
| | Dwelling Unit | 210 | Single-Family Detached |
| | Dwelling Unit | 220 | Apartments |
| | Dwelling Unit | 230 | Residential Condominium/Townhouse |
| | Dwelling Unit | 231 | Low-Rise Residential Condominium/Townhouses |
| | Dwelling Unit | 232 | High-Rise Residential Condominium/Townhouses |
| | Unit | 240 | Mobile-Home Park |
| | Square Feet | 710 | General Office |
| | Square Feet | 720 | Medical - Dental Office |
| | Square Feet | 750 | Office Park |
| | Square Feet | 814 | Specialty Retail |
| 275,000 | Square Feet | 820 | Shopping Center |
| | Square Feet | 850 | Supermarket |
| | Square Feet | | Convenience Market |
| | Square Feet | | Bank |
| | Square Feet | | Restaurant |
| | Square Feet | 110 | General Industrial - Light |
| | Square Feet | 120 | General Industrial - Heavy |
| | Square Feet | 140 | Manufacturing |
| | Square Feet | 150 | Warehousing |

PROJECT ENTITLED TO LIMITED EXEMPTION YES NO

DATE:
(Use date of final zoning/development order approval)

County Administrator or Board of County Commissioners Chairman/Date

EXPIRATION (See 402.3.A):

All Facilities (other than roads): Certificate of Capacity Expires (or subject to additional review) On: (6 yrs. from issuance) Revoked On: Relinquished On:

Roads: Certificate of Capacity Expires (or subject to additional review) On: Revoked On: Relinquished On:

Schools: Certificate of Capacity Expires (or subject to additional review) On: or not applicable. Revoked On: Relinquished On:

Michele Cray
Authorized Signature/Date

INITIAL CERTIFICATE OF CAPACITY
PARKS/RECREATION

PROJECT: Hagman Groves/Causeway Center Commercial MP

PROJECT NO. : []

Comp. Plan Elements

Meets LOS Std.

Review Standards

Yes

No

Conditional
Approval

Parks/Recreation



LDC 402.4.B and Recreation and Open Space Element 1.1

CONDITIONS: _____

Reviewed by: []

[]

Title/Date

Authorized Signature: Martha Campbell

Digitally signed by Martha Campbell
DN: cn=Martha Campbell, o=Polk County, ou=Public and
Government, email=martha.campbell@polkcountygov.com, c=US
Date: 2010.07.13 09:53:13 -0700

Administrative Services Manager

Title/Date

**INITIAL CERTIFICATE OF CAPACITY
SEWER**

PROJECT: Hagman Groves/Causeway Center Commercial ME

PROJECT NO. : PCU 10-126.00

Comp. Plan Elements

Meets LOS Std.

Review Standards

Yes

No

Conditional
Approval

Sewer



LDC 402.4.A and Public Facilities Element 3.1

CONDITIONS: Conditions of Approval for Wastewater:

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

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).

COMPANY (Check One): PASCO FGUA NEW PORT RICHEY PORT RICHEY MADHATTER HUDSON WATER WORKS OTHER:

Reviewed by: Cindy Zatorski

Authorized Signature: Mike Kirkpatrick

Development Review Tech I / July 13, 2010

Lead Utility Inspector / July 13, 2010

Title/Date

Title/Date

INITIAL CERTIFICATE OF CAPACITY WATER

PROJECT: Hagman Groves/Causeway Center Commercial MP PROJECT NO.: PCU 10-126.00

| Comp. Plan Elements | Meets LQS Std. | | | Review Standards |
|---------------------|-----------------------|-----------------------|----------------------------------|--|
| | Yes | No | Conditional Approval | |
| Water/Water Supply | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | LDC 402.4.A and Public Facilities Elements 1.1 and 1.3 |

CONDITIONS: Conditions of Approval for Water:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing/future areas where water services may be provided by Pasco County Utilities. An Application for Service, 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).

Likely points of service connection to the County's existing water collection facilities may be located at significant distances and off-site of the project development area. Off-site facilities and any on-site facilities will be addressed, as applicable, through the development approval process and approval of a project specific Utilities Service Plan (USP). Furthermore, the County may, as a matter of standard utility service policy, require necessary line extensions by the developer in accordance with the provisions of a standard Utilities Service Agreement. This agreement must be executed between the County and Owner/Developer prior to construction approval of the project.

COMPANY (Check One): PASCO FGUA NEW PORT RICHEY PORT RICHEY MADHATTER HUDSON WATER WORKS OTHER:

Reviewed by: Cindy Zatorski
Development Review Tech I / July 13, 2010
Title/Date

Authorized Signature: Mike Kirkpatrick
Lead Utility Inspector / July 13, 2010
Title/Date

**INITIAL CERTIFICATE OF CAPACITY
SOLID WASTE**

PROJECT: Hagman Groves/Causeway Center Commercial MPUD

PROJECT NO. : PCU 10-126.00

Comp. Plan Elements

Meets LOS Std.

Review Standards

Yes

No

Conditional
Approval

Solid Waste

LDC 402.4.A and Public Facilities Element 4.1

CONDITIONS: Conditions of Approval for Solid Waste:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing/future areas where solid waste services may be 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.

Reviewed by: Cindy Zatorski

Development Review Tech I / July 13, 2010

Title/Date

Authorized Signature: Mike Kirkpatrick

Lead Utility Inspector / July 13, 2010

Title/Date



