



PASCO COUNTY, FLORIDA

DADE CITY (352) 521-4274
LAND O'LAKES (813) 929-6084
NEW PORT RICHEY (727) 847-8142
FAX (727) 815-7000

DEVELOPMENT REVIEW DIVISION
WEST PASCO GOVERNMENT CENTER
7530 LITTLE ROAD, SUITE 230
NEW PORT RICHEY, FL 34654

April 16, 2009

Pasco Ranch, Inc.
509 Guisando De Avila, Ste. 200
Tampa, FL 33613

RE: Cypress Creek Shell Station – Construction Site Plan and Stormwater Management
Plan and Report (IPR09-018)

Dear Sirs:

Please be advised that on April 14, 2009, the Development Review Division, (DRD), reviewed and **approved** the above-referenced project as noted on the enclosed agenda memorandum DR09-608. This approval is issued under the provisions of Section 306, 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 Development Review Division. Any site specific conditions listed as requiring completion prior to Site Development Permit issuance must also be completed.

It is the applicants' responsibility to ensure that all required public notice is completed in accordance with the applicable laws and as required by Sections 306 and 316 of the Land Development Code. A copy of the Board adopted *Guidelines for Public Notice* is enclosed for your use and reference.

The owner's/developer's acceptance of the enclosed conditions constitutes a notice of authorization to perform all related work as allowed by Section 306, 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 317, Administrative 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.**

You may now submit, where applicable, four (4) complete sets of signed/sealed plans for Right-of-Way Use Permits.

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, information on the Florida Stormwater, Erosion and Sedimentation Control Training and Certification Program is available on the Internet at 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 either the design, construction, or performance of the permitted facilities.

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

Sincerely,

Dorothy E. Masumian
Development Review
Technician II



Cynthia M. Jolly, P.E., CFM
Development Director

CMJ/DEM/td

Enclosures

cc: Ozona Engineering, Inc.
P.O. Box 432
Ozona, FL 34660

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Cynthia M. Jolly, P.E., CFM
Development Director

DATE: 4/14/09 FILE: DR09-608

SUBJECT: Class I, Commercial Development
Review - Cypress Creek Shell Station
Construction Site Plan and
Stormwater Management Plan and
Report (Project No. IPR09-018)

FROM: Dorothy E. Masumian
Development Review
Technician III

REFERENCES: Land Development Code,
Section 306, Development
Review Procedures;
Comm. Dist. 2

It is recommended that the data herein presented be given formal consideration by the Development Director.

Commission District:	The Honorable Pat Mulieri, Ed.D.
Project Name:	Cypress Creek Shell Station
Developer's Name:	Pasco Ranch, Inc.
Location:	On the northwest corner of S.R. 54/C.R. 54 (Wesley Chapel Boulevard), and S.R. 56, Sec- tion 27, Township 26 South, Range 19 East.
Parcel ID No.:	27-26-19-0010-00000-0015
Land Use Classification:	ROR (Retail/Office/Residential)
Zoning District:	MPUD Master Planned Unit Development
Transportation Corridors:	S.R. 54/C.R. 54 (Wesley Chapel Boulevard)
Existing Right-of-Way:	Varies/50 Feet from Centerline
Required Right-of-Way:	152 Feet from Centerline/125 Feet from Centerline
Flood Zone:	"C"
Hurricane Evacuation Zone:	None
Acreage:	4.44 Acres, m.o.l.
Number of Units:	1
Type of Unit:	Convenience Store with Gas Pumps
Size of Unit:	3,500 Square Feet
Water/Sewage:	Pasco/Pasco
Transportation Impact Fee (TIF) Zone:	3
Transportation Analysis Zone:	177
Present Land Use:	Vacant
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The developer of Cypress Creek Shell Station is requesting approval of a construction site plan and Stormwater Management Plan and Report for a convenience store with gas pumps.

BACKGROUND:

1. On November 23, 2004, the Board of County Commissioners (BCC) approved Cypress Creek Town Center Development of Regional Impact No. 252 (Resolution No. 05-40).
2. On November 23, 2004, the BCC approved Petition No. 6288 to change the zoning from A-C Agricultural to MPUD Master Planned Unit Development (Cypress Creek Town Center MPUD Master Planned Unit Development).
3. On April 25, 2005, the BCC approved the Cypress Creek Town Center Settlement Agreement and the amended and restated development order (DO) (CAO05-3219) (Resolution No. 05-188).

4. On September 29, 2008, the Development Review Division (DRD) approved a preliminary/construction site plan for Walgreens, Phase I, and a preliminary site plan for Phase II (IPR08-038) (DR08-1934).

FINDINGS OF FACT:

1. The construction site plan and Stormwater Management Plan and Report have been reviewed by the Growth Management Department, and it has determined that the proposed use is consistent with the above-referenced zoning district's permitted uses.
2. The construction site plan and Stormwater Management Plan and Report for the above-subject project were prepared for Pasco Ranch, Inc., by Ozona Engineering, Inc., and consist of two sheets dated January 16, 2008; the sheets were last revised on February 23, 2009. The plans were originally received by the DRD on December 22, 2008, and final revisions were received on March 3, 2009.
3. Access to the property is from S.R. 54/C.R. 54 (Wesley Chapel Boulevard).

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for a 3,500-square-foot convenience store with gas pumps.

RECOMMENDATION:

The Development Director recommends approval of the construction site plan and Stormwater Management Plan and Report with the following conditions:

General

1. The developer acknowledges that any provisions of Pasco County ordinances and any rezoning conditions of approval not specifically waived shall be in full force and effect, including all impact fee ordinances.
2. The owner/developer or project contractor shall obtain a hard-copy Site Development Permit from the DRD prior to commencing any construction. To obtain this permit, the following must be submitted to the DRD:
 - a. The completed notarized acknowledgment portion of the attached agenda memorandum.
 - b. The receipt for payment of Pasco County utility impact fees (if the project is served by County water and/or sewer).
 - c. Completion of any site-specific conditions listed as requiring completion prior to the issuance of the Site Development Permit.
 - d. A copy of the approved Southwest Florida Water Management District (SWFWMD) Permit and Plan must be submitted to the DRD. 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.
 - e. National Pollutant Discharge Elimination System Permit/permit application.
 - f. Construction traffic route condition survey and videotape, if applicable.
 - g. Construction Traffic Restoration Bond, if applicable.
 - h. License and Maintenance Agreement for any allowed interim uses in the transportation corridor, if applicable.

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

3. Any roadway construction required herein as a condition of development approval shall not be entitled to the TIF credits unless such credits have been granted pursuant to prior written agreement or as provided herein. Appeal from this provision shall be made in accordance with the TIF Ordinance.

4. The owner/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.
5. In the event ordinances/resolutions are adopted by the BCC including, but not limited to, solid waste, public safety, or wildlife, the developer shall be required to comply with such ordinances/resolutions.
6. All construction work, including roads, drainage, and utilities, shall be constructed in accordance with Pasco County design standards and tested in compliance with the Engineering Services Department's *Testing Specifications for Construction of Roads, Storm Drainage, and Utilities*.
7. The owner/developer shall acknowledge that should Pasco 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.
8. The owner/developer shall acknowledge that should Pasco 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.
9. Utility service commitment fees shall be paid in accordance with the Pasco County Code of Ordinances, Chapter 110, Articles II and IV, as amended.
10. Subject to the provisions of the Right-of-Way Preservation Ordinance, the developer shall convey at no cost to Pasco County 125 feet of right-of-way from the centerline of C.R. 54 (Wesley Chapel Boulevard) and 152 feet of right-of-way from the centerline of S.R. 54 (Table 7-4, Pasco County Corridor Preservation Table, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

All conveyances shall occur prior to the issuance of the first Certificate of Occupancy (CO). 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. 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.

11. The developer acknowledges that an appeal may be filed against the decision of the DRD 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.

Construction Plan

12. Prior to final site/construction plan approval of any project taking access from a State roadway, the owner/developer shall furnish to the DRD 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 record plat or where a record plat is not required, prior to the first 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 its satisfaction.
13. 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 Pasco County.

14. The owner/developer acknowledges that a Building Permit shall be obtained for all structures that have a footer, regardless of size, through the Central Permitting Division; i.e., including, but not inclusive of, buildings, accessories, and retaining walls.
15. Driveway, road, and intersection improvements requiring roadway widening and/or left-turn, storage lane construction shall also include an asphaltic concrete overlay of the entire limits of intersection improvement area to Pasco County specifications as approved by the County.
16. All construction within Pasco 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 Land Development Code (LDC), Section 311, 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.

All construction within non-County-maintained right-of-way will require a Driveway Connection Permit. The owner/developer shall obtain a Driveway Connection Permit from the DRD's New Port Richey office.

17. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the owner/developer 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, the owner/developer shall temporarily transfer to Pasco County any and all water-use permits or water-use rights the owner/developer may have to use or consume surface water or groundwater within Pasco County for the duration of the production failure or shortfall.
 - b. Prior to the owner/developer selling water, water-use permits, or water-use rights, the owner/developer shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water or water-use permits or water-use rights.
18. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments. The developer shall show hydrant site locations on the construction plans. Raised pavement markings shall be installed.
19. The traffic study submitted by the applicant assumes the following land use:

Convenience Store (3,500 Square Feet) with Six Gas Pumps

Any development of land use that generates greater traffic impacts than those assumed shall require an updated traffic study utilizing a methodology approved by Pasco County. In addition, where a traffic study assumes retirement, age-restricted, 55 and older, or 62 and older housing, prior to approval of each plat, or where platting is not required, prior to approval of each construction plan, the developer shall provide to the County Attorney's office executed and recorded covenants or deed restrictions that restrict the said plat or construction plan to housing for persons 55 and older, or 62 and older, as applicable. The said covenants, if satisfactory to the County Attorney's office, may also be used to satisfy the first tier of the School Impact Fee Waiver and TIF reduction process. If the applicant or development fail to timely provide the required covenants or deed restrictions, or fail to comply with such covenants or deed restrictions, the applicant or development shall be required, in addition to any County remedies set forth in the County-approved covenants/deed restrictions, to submit an updated traffic study without any reduction in trip generation based on retirement, age-restricted, 55 and older, or 62 and older housing, and additional approvals within the development shall be held in abeyance until the County approves the updated traffic study and determines the appropriate transportation mitigation. The Development Review Committee, BCC, or County Administrator or his designee may impose additional conditions on the applicant or development based on the updated County-approved traffic study.

20. The applicant has submitted a Traffic Impact Study which requires the following improvements:

Improvements in Accordance with the DO
21. The applicant has submitted a Substandard Roadway Analysis which requires the following improvement:

None


INITIAL

22. The applicant has submitted an Access Management Application which requires the following improvement:

None

23. If a Pasco County Global Positioning System (GPS) network point is located within the boundary of the site or within 50 feet of the same, the point shall be re-established using GPS methods and "Blue Booked" prior to the issuance of any Building Permits or the recording of any plat. Proof of the said Blue Booking shall be submitted to the County Surveyor prior to the issuance of the said permit or the recording of the said plat. If it is discovered that the said point has been destroyed by construction, then the owner/developer of the land will be responsible for payment to Pasco County in the amount of \$5,000.00 each.
24. Prior to platting, or where platting is not required prior to the issuance of the first CO, the developer shall submit all necessary State and Federal permits including, but not limited to, dredge and fill, surface water, water distribution, wastewater collection, and reclaimed water from the appropriate agencies. The permit shall include the copies of the actual permit itself and all drawings that are approved by the respective regulatory agency. Any annual reports required by such agencies shall be submitted to the biologist and the stormwater engineer.
25. When drainage facilities, which are not within a previously recorded drainage easement, are utilized for off-site drainage, the owner/developer shall provide a drainage easement on the approved form, with a legal description and sketch (certified by a Registered Land Surveyor) for each off-site drainage facility. The drainage easement shall be submitted to the County Administrator, or his designee, prior to the construction plan approval of the individual unit or phase affected. Any variation from the approved stormwater management or construction plans shall be submitted to the County Administrator, or his designee, for review.
26. Unless otherwise approved by the Emergency Services Director, when the development is record platted, or where a plat is not required, prior to the issuance of the first Building Permit, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until such a petition has been received by the Emergency Services Director.

Hard-Copy Site Development Permit

27. The owner/developer or project contractor shall notify the Engineering Services Department at least two working days prior to commencing any activity on the site.
28. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to combustibles being brought on site (National Fire Protection Association, NFPA-1, 16.4.3.1.3).
29. Prior to any construction activity, the developer shall ensure that proper erosion and sediment control measures are in place. 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.
30. 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 Pasco County shall be notified within two working days of the resources found on the site.
31. If the site is identified on Map 3-1a, 3-1b, or 3-1c in the Comprehensive Plan as a location of known endangered and threatened species, the developer shall submit to the DRD, a copy of the approved Federal, State, or other regulatory permit, or if no permit has been issued, then the developer shall submit a copy of the application submitted to the Federal, State, or other regulatory agency prior to site development.
32. 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.

INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR DRIs, REZONINGS, PRELIMINARY SITE PLANS, PRELIMINARY PLANS,
NON-RESIDENTIAL 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): 12/31/08 Certificate Form Completed By: Donna

Parcel I.D. #'s: 272619 0010 00000 0015 (attach survey if project includes portion of parcel)

Project Name: Cypress Creek Shell Subdivision Name: _____

TAZ No.: 177 TAZ Map Version: B15

Applicant Name, Address, and Telephone Number: PASCO Ranch Inc. 1/2 John Sierra Jr. 509 Guisardo De Avila STE 200 TAMPA, FL 33613

Job Site Address: SR 54 / CR 54 NWC

Project has direct connection (See 402.5.C.5.A.) to following collectors/arterials: BR 54

Aggregated With Another Project ?(See 402.5.C.5.B) Yes No (If yes, identify project name and I.D. No. JPRO8-038)

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):

- DRI
- Rezoning
- Preliminary Plan
- Preliminary Site Plan
- Non -Residential Subdivision
- Residential Subdivision Into More Than One Dwelling Unit Per Lot
- Public School Comprehensive Plan Consistency Review

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)

Residential	Nonresidential			
<input type="checkbox"/> Single Family	D.U. _____	Specific Use	<u>C-STORE</u>	<u>w/ 6 GAS PUMPS</u>
<input type="checkbox"/> Mobile Home Park	D.U. _____		<u>945</u>	<u>3500</u> sq. ft.
<input type="checkbox"/> Congregate Care Facility	D.U. _____			sq. ft.
<input type="checkbox"/> Apartments	D.U. _____			(specify unit)
<input type="checkbox"/> Low-Rise Condo/Townhome	D.U. _____	Storage/ Display Area		sq. ft.
<input type="checkbox"/> Hi-Rise Condominium (3 or more stories)	D.U. _____			
<input type="checkbox"/> Other Residential	D.U. _____			

EXEMPTIONS AND LIMITED EXEMPTIONS (Requires Authorized Signature)

- *EXEMPTIONS (See 402.6 and Concurrency Applicability):**
- A. ALL FACILITIES**
- Approved school consistency review or preliminary/construction plan for the school prior to December 1, 2006
 - Complete application prior to December 1, 2006 (Apply old 402 and TIS Guidelines)
 - Unexpired Certificate of Level of Service Compliance
 - Unexpired DRI approved prior to April 9, 1991
 - Unexpired Initial Certificate of Capacity
 - None of the above
- B. ROADS ONLY**
- Unexpired DRI applied for or approved prior to December 1, 2006
 - Unexpired Traffic Study Completed After June 4, 1999
 - Unexpired approved Traffic Study Methodology Prior to December 1, 2006 (Apply old TIS Guidelines)
 - Unexpired approved Development Agreement exempt from transportation concurrency
 - None of the above
- Exemption Expires On: 12/31/2011
Exemption Revoked On: _____
- Alvin K. Kraljic
Authorized Growth Management Signature (required for roads only)

- *LIMITED EXEMPTIONS (See 402.7; requires signature from County Administrator or his designee):**
- Public School or School Required for School Concurrency
 - Governmental Building or Use
 - Target Business (requires letter from PEDC)
 - Employment Center
 - Affordable Housing (requires letter from Community Development)
 - TND Development
- Exemptions (check all that apply):
- Impact Fees or Interlocal Agreement As Proportionate Share (Roads Only)
 - Traffic Study Waiver (Roads Only)
 - 3 years committed capacity vs. 1 yr. (Roads Only)
 - Extension of Certificate w/o Additional Review
 - Other (requires CAO approval)

ISSUANCE DATE: 4-14-09
(Use date of final zoning/development order approval)

Jelly
Authorized Signature

EXPIRATION (See 402.3.A.):
All Facilities (other than roads). Certificate of Capacity Expires (or subject to additional review) On: 4-14-2015 (6 yrs from issuance) Revoked On: _____ Relinquished On: _____
Roads: Certificate of Capacity Expires (or subject to additional review) On: 12/31/2011 (See Page 2) Revoked On: _____ Relinquished On: _____

*Completed Certificate of Capacity with limited exemptions or with exemptions for which no prior certificate of capacity has been issued must be distributed to the following: (1) Growth Management Administrator, (2) Engineering Services Director, (3) Parks and Recreation Director, (4) Transportation Manager, (5) Development Review Director, (6) MPO Transportation Planning Coordinator, (7) Assistant County Administrator for Development Services, (8) Assistant County Administrator for Utility Services, (9) OMB Director, and (10) BOCC as a noted item on agenda (excluding (3) and (8) if exemption is for roads only).

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Elements	Meets LOS Std.		Conditional Approval (attach conditions of approval or list below)	Review Standards
	Yes	No		
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B. and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Reviewed by: Ahsan Khalil
Trans. Planner II
 Title

Authorized Signature: *Ahsan Khalil*
1/21/09.
 Date

Condition of Approval: see D.A. conditions for Cypress Creek Town Ctr. DRI.

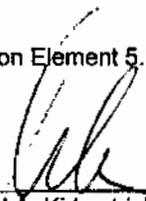
CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Elements			Meets LOS Std.	Review Standards
	Yes	No	Conditional Approval (attach conditions of approval or list below)	
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B. and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Reviewed by: **Cindy A. Zatorski**
Development Review Tech I
Title

Authorized Signature: _____


 Michael A. Kirkpatrick
 Lead Utilities Inspector

January 26, 2009
 Date

**CYPRESS CREEK TOWN CENTER-SHELL STATION&CONV STORE
PARCEL ID #27-26-19-0010-00000-0015**

PCU #02-127.09

We have reviewed the referenced parcel and have determined that this parcel is within the existing/future areas where water, wastewater and/or solid waste service(s) may be provided by Pasco County Utilities. An Application for Service, per County codes and ordinances, for water, wastewater and/or solid waste service(s) to this property must be submitted and will be subject to the following conditions:

The provision of water and wastewater services 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 Utility Services Agreement and a Master Utility Plan, both acceptable to the County, and the payment of water and/or wastewater impact fees).

Likely points of service connection to the County's existing water transmission and wastewater 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 Master Utility Plan (MUP). 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.

The provision of solid waste service is contingent upon the County receiving all permits and approvals necessary 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.

RECEIVED

JAN 29 2009
 PASCO COUNTY
 DEVELOPMENT REVIEW

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

<u>Comp. Plan Elements</u>	<u>Meets LOS Std.</u>		<u>Conditional Approval (attach conditions of approval or list below)</u>	<u>Review Standards</u>
	Yes	No		
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B. and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Reviewed by: T. Williams
Trans Admin Mgr
Title

Authorized Signature: Thelma Williams
1-25-09
Date