

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Amanda C. Boone, P.E.
Development Review Manager

DATE: 6/5/14 FILE: PDD14-861

SUBJECT: Commercial Development
Review - Cypress Creek Ice
Hockey - Preliminary Site Plan
and Alternate Standards
Requests (Project
No. LRG14-013)
Recommendation: Approval
with Conditions (Attachment
No. 1)


FROM: Dorothy E. Masumian
Development Review
Technician III

REFERENCES: Land Development Code,
Sections 300, Procedures;
403, Site Development;
and 900, Development
Standards; Comm. Dist. 2

PROJECT DESCRIPTION:

Commission District:	The Honorable Pat Mulieri, Ed. D.
Project Name:	Cypress Creek Ice Hockey
Developer's Name:	Gordon Zimmermann, Zmitch, LLC
Location:	In Central Pasco County, on the west side of Cypress Ridge Boulevard, approximately one-quarter mile west of the intersection of S.R. 56 and Willow Oak Drive (Attachment No. 2)
Parcel ID No.:	26-26-19-0000-00100-0010 (portion of)
Land Use Classification:	MU (Mixed Use)
Zoning District:	MPUD Master Planned Unit Development
Acreage:	38.56 Acres (12.57 Project Site), m.o.l.
Use/Square Feet:	Ice Hockey Rink (147,700 Square Feet)/Restaurant (2,800 Square Feet)
Flood Zone:	"X"
Water/Sewage:	Pasco
Transportation Analysis Zone:	187
Mobility Fee Assessment District:	A
Mobility Fee Collection/Benefit District:	3
Roads:	Public
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The applicant/developer of Cypress Creek Ice Hockey is requesting Preliminary Site Plan (PSP) approval for a 2-story, 150,500-square-foot building, consisting of 147,700-square-foot ice hockey rink and a 2,800-square-foot restaurant (Attachment No. 3). Also requested are alternative standards from the requirements of the Land Development Code (LDC), Section 1102, Large-Scale Commercial; Section 907.1, On-Site Parking; and Section 905.2, Landscape and Buffering. The applicant/developer is requesting relief from groups of parking spaces, canopy coverage, minimum required parking spaces, and minimum buffer width and height of Type F buffer, respectively. (Attachment No. 4).

BACKGROUND AND FINDINGS OF FACT:

See Attachment No. 5.

ALTERNATIVE STANDARDS REQUEST NO. 1:

The applicant/developer has requested a specific alternative standard from the LDC, Section 1102, Large-Scale Commercial, requirements.

Subsection 1102.4.F.1.d, Pedestrian Circulation, which, if approved, would relieve the applicant/developer of removing the requirement of grouping parking spaces based on the total number of spaces required and the construction of a covered canopy from the entryway to the edge of the sidewalk at the north side of the building.

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

The applicant states:

"The alternate standard meets the intent of the Code by providing sidewalks and crosswalks at specific locations throughout the parking areas to provide sufficient pedestrian circulation for the development. A covered canopy is to be provided at the main drop-off area. A parking comparison for the specific use is provided for the basis of development."

STAFF ANALYSIS:

Staff has reviewed the applicant's request and recommends approval of the parking spaces per group. The plans indicate a significant amount of grouping on the plans. Canopy coverage has been added to all entryway locations in compliance with this section of the LDC.

ALTERNATIVE STANDARDS REQUEST NO. 2:

Subsection 907.1.D, On-site Parking, which, if approved, would relieve the applicant/developer of meeting the minimum required number of parking spaces at one space per 200 gross floor area for skating rink use.

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

The applicant states:

"The alternative standard will meet the intent by providing sufficient parking to prevent congestion in streets based on historical studies of other existing area skating rinks. Parking data was obtained from other ice hockey rinks in surrounding counties. One facility has 243 spaces for an 88,735-square-foot building, translating to one space per 365 square feet. Another facility provides 400 parking spaces for a 125,000-square-foot building, translating to one space per 310 square feet. These facilities average about 2.97 spaces per 1,000 square feet of building, which provides approximately one space per 335 square feet of building area."

STAFF ANALYSIS NO. 2:

Staff has reviewed the applicant's request and recommends approval of the reduction in parking spaces with the condition that the developer meet the LDC requirements for shared parking, including the recording of a cross-parking agreement with the owner of the abutting office parcel with the submittal of construction plans. The developer is proposing to provide 480 parking spaces on site with a cross-parking agreement for 150 spaces at the office site located to the northeast of the building which brings the available parking spaces to 630. The 480 spaces are based on a calculation of one (1) space per 314.5 square feet of gross floor area versus the Pasco County requirement of one (1) space per 200 square feet of gross floor area. Staff's decision is partially based on the additional information supplied by the developer referencing available parking at three other ice rinks in the State of Florida.

ALTERNATIVE STANDARDS REQUEST NO. 3:

Subsection 905.2.D.5, Landscape and Buffering, which, if approved, would relieve the applicant/developer of installing the required Type F buffer at the full 20-foot width and height of 8 feet along the western property boundary near the southwest corner of the building to 5 feet width and the height requirement reduced to 4 feet, and eliminate the berm requirement to allow for emergency vehicle access. Approval would also allow for no plantings required within the landscape buffers directly adjacent to the wetlands along the north and west property lines.

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

The applicant states:

"The intent and purpose of providing landscaping for the buffer plantings along the reduced buffer width along I-75 will still provide the screening intent of the Code by providing a 4-foot-high continuous hedge for the corporate business park. The existing vegetation within the buffers adjacent to the wetlands provides sufficient vegetation to meet the intent of the Code."

STAFF ANALYSIS NO. 3:

Staff has reviewed the applicant's request and recommends approval of the reduction in the Type F buffer both in width to five feet, and height of plantings to four feet, in an area running north from the wetland buffer line approximately 225 feet in length to an area abutting the southwest corner of the building, to allow emergency vehicle access to the western side of the building, if and when necessary. The Fire Marshal has reviewed and approved this location for an access path.

As no planting may occur within the 25-foot wetland buffer of the Class I Wetland, this portion of the alternative standards request is not required.

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for 150,500 square feet. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity.

RECOMMENDATION:

The Planning and Development Department recommends approval of the requests with the attached conditions.

ATTACHMENTS:

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



DEM/wpdata/drc/cypresscreekicehockey_pspaltstandard_pdd14861/48

**ATTACHMENT NO. 1 – CONDITIONS OF APPROVAL
CYPRESS CREEK ICE HOCKEY**

General

1. The developer is hereby notified that the effective date of this development approval shall be the date of the final County action; however, the acknowledgment portion of this document must be completed (including notarization) and received by the Planning and Development Department.
2. 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. In the event ordinances/resolutions are adopted by the Board of County Commissioners (BCC) including, but not limited to, solid waste, public safety, or wildlife, the developer shall be required to comply with such ordinances/resolutions.
3. The developer acknowledges that approval of this Preliminary Site Plan (PSP) does not establish vested rights with respect to construction of the project. Further, the developer acknowledges that no permit shall be issued or plat approved without the issuance of a Final Certificate of Capacity.
4. The applicant/developer acknowledges that approval of the alternative standards requests as stated is based upon representation as set forth in the PSP submittal dated February 6, 2014, and received by the County on May 20, 2014. In the event that the PSP is deemed void and/or approval is withdrawn, then the alternative standards requests shall be considered void and all future development shall thereafter comply with all regulations currently in effect and shall be reviewed and approved as provided therein. PSP approval is contingent upon approval of alternative standards.
5. The developer acknowledges that in accordance with the Pasco County Land Development Code (LDC), Section 1301, Concurrency, the Initial Certificate of Capacity shall expire as approved on the attached Concurrency Certificate.
6. The applicant/developer or successors in interest are advised of the following restrictions:
 - a. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved plan or record plat unless prior approval is received from the Southwest Florida Water Management District (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.
7. The applicant/developer shall acknowledge that should the County collect funds under a guarantee document, the developer shall authorize the County or its designee access to the property in question to complete the required work.
8. The applicant/developer shall acknowledge that should the County be required to institute legal proceedings in order to collect any funds under a guarantee document, the developer shall be responsible for attorney's fees and court costs incurred by the County in such action.
9. The developer acknowledges that an appeal may be filed against the decision of the Planning and Development Department within 30 days of the date of this approval. Any development that takes place within the 30-day-appeal deadline shall not establish vested rights with respect to construction of the project.
10. Site plans approved by the Planning and Development Department are the final approved documents. Changes/additions/deletions to approved site plans; i.e., building size, location, loading zones, etc., require revised site plan submittal, review fee, and approval in accordance with the LDC, Sections 300, 403, and 900.
11. In accordance with the LDC regarding Access Management Regulations, where a required/approved cross-access/frontage/reverse-frontage road is provided and shown on the approved plans, the applicant/developer acknowledges and agrees that this access shall be free and clear of any buildings, parking spaces (except as otherwise approved), landscaping, retention ponds, or any other obstruction (such as gates) that would prevent the free flow of traffic between the project and the neighboring properties, projects, or roadways. The applicant/developer acknowledges that this cross-access/frontage/reverse-frontage road is to remain open to the public, but maintained privately.
12. 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).
13. The applicant/developer acknowledges that the PSP and all associated alternative standards requests shall expire within six years of the original approval date of the PSP if Building Permits for the entire development have not been issued. Any extension shall be applied for at least 60 days prior to expiration of any of the above time limits.

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

Construction Plan

14. No fill shall be placed within the 100-year floodplain designation unless compensating volume to mitigate the fill is provided on site or off site within the same basin and reviewed and approved by the County.
15. Where excavation in excess of 30,000 cubic yards is proposed to be removed from the site by using publicly dedicated rights-of-way, roadways, or easements, a Class I Mining Permit or Land Excavation Permit, as applicable, and Conditional Use Permit shall be required. Prior to construction plan approval, the developer shall submit calculations indicating the amount of excess fill that will result from development of the site. Prior to construction plan approval, the developer shall submit, along with a statement as to where and how the excess material will be disposed of, calculations indicating the amount of excess fill that will result from development of the property.
16. The owner/developer shall submit documentation for shared off-site parking with the submittal of construction plans to include the following:
 - a. The distance between the building and off-site parking spaces with pedestrian connectivity. The distance to be no greater than 500 feet; however, up to 20 percent may be located greater than 500 feet, but less than 1,000 feet from the principal entrances.
 - b. A site plan of the parking spaces intended for shared parking and the proximity to land uses they will serve.
 - c. A signage plan that directs drivers to the most convenient parking areas for each particular use of group of uses (if distinctions can be made).
 - d. A pedestrian circulation plan that shows connections and walkways between parking areas and land uses. These paths should be as direct and short as possible.
 - e. A safety and security plan that addresses lighting and maintenance of the parking area.
17. The developer shall submit architectural renderings/elevations clearly illustrating materials, specifically the split block and smooth stucco finish panels. Renderings should differentiate material type, texture, and color.
18. The developer shall provide a landscape plan that enhances the elevations to meet the intent of LDC, Section 1102.4.A, and shall include the following:
 - a. South Elevation: Planters spaces between entry and southeast and southwest corners, which have groupings of pedestrian scale shrubs or ground plantings and palms to enhance the vertical appearance and break up horizontal façade. Planters are to be located away from the building to allow pedestrian access between building and planters.

- b. For all other elevations, planters spaced along wall length with groupings of pedestrian scale shrubs or ground plantings and palms to enhance vertical appearance and break up horizontal façade.
19. The developer shall submit stormwater management plan and report for each development phase or increment in accordance with the Pasco County LDC, as amended. The said 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 Planning and Development Department.
20. 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.
21. If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and the County shall be notified within two-working days of the resources found on the site.
22. If, during construction activities, any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop, and the County shall be notified within two-working days of the plant and/or animal species found on the site.
23. Finished floor elevations for all habitable structures shall be at or above the 100-year-flood-plain elevation.
24. The owner/developer acknowledges that prior to the release of the hard copy site development permit associated with the construction plan approval, a copy of the SWFWMD Permit and Plan must be submitted.
25. The owner/developer acknowledges that prior to the release of the hard copy site development permit associated with the construction plan approval a National Pollutant Discharge Elimination System Permit (NPDES)/ application must be submitted.
26. The Timing and Phasing Application submitted by the applicant assumed the following land use:

Ice Hockey Rink

Any development of land use that generates greater traffic impacts than those assumed shall require an updated Timing and Phasing Application utilizing a methodology approved by the County. The DRC, BCC, or County Administrator or designee may

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Attachment No. 1
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impose additional conditions on the applicant or developer based on the updated County-approved traffic study.

Development Standards

27. Skating Rink development shall be in accordance with Land Development Code, Section 526, C-2 General commercial District, as amended.

Building Permit/Certificate of Occupancy

28. Site plans submitted with Building Permit applications are invalid as to final site approval unless stamped approved by the Planning and Development Department. These plans are submitted to show building location in regard to property line, other buildings, etc., only. The site must conform to those plans submitted and/or approved by the Planning and Development Department in accordance with the LDC, Sections 300 and 403.
29. The applicant/developer acknowledges that a Building Permit shall be obtained for all structures that have a footer, regardless of size, through the Central Permitting Division; i.e., including, but not inclusive of, buildings, accessories, dumpster walls, and retaining walls.

DEVELOPER'S ACKNOWLEDGMENT:

The developer acknowledges that it has read, understood, and accepted the conditions of approval.

Date

Signature

Print Name

Title

STATE OF FLORIDA
COUNTY OF _____

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

Seal:

NOTARY



PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

APPROVED

B.C.C.
 D.R.G.
 PDD

Pasco County

By Amal Ch... Date 11 JUN 14

For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent

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Attachment No. 1
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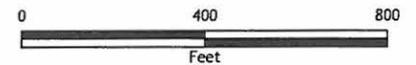
LRG14-013 Cypress Creek Ice Hockey

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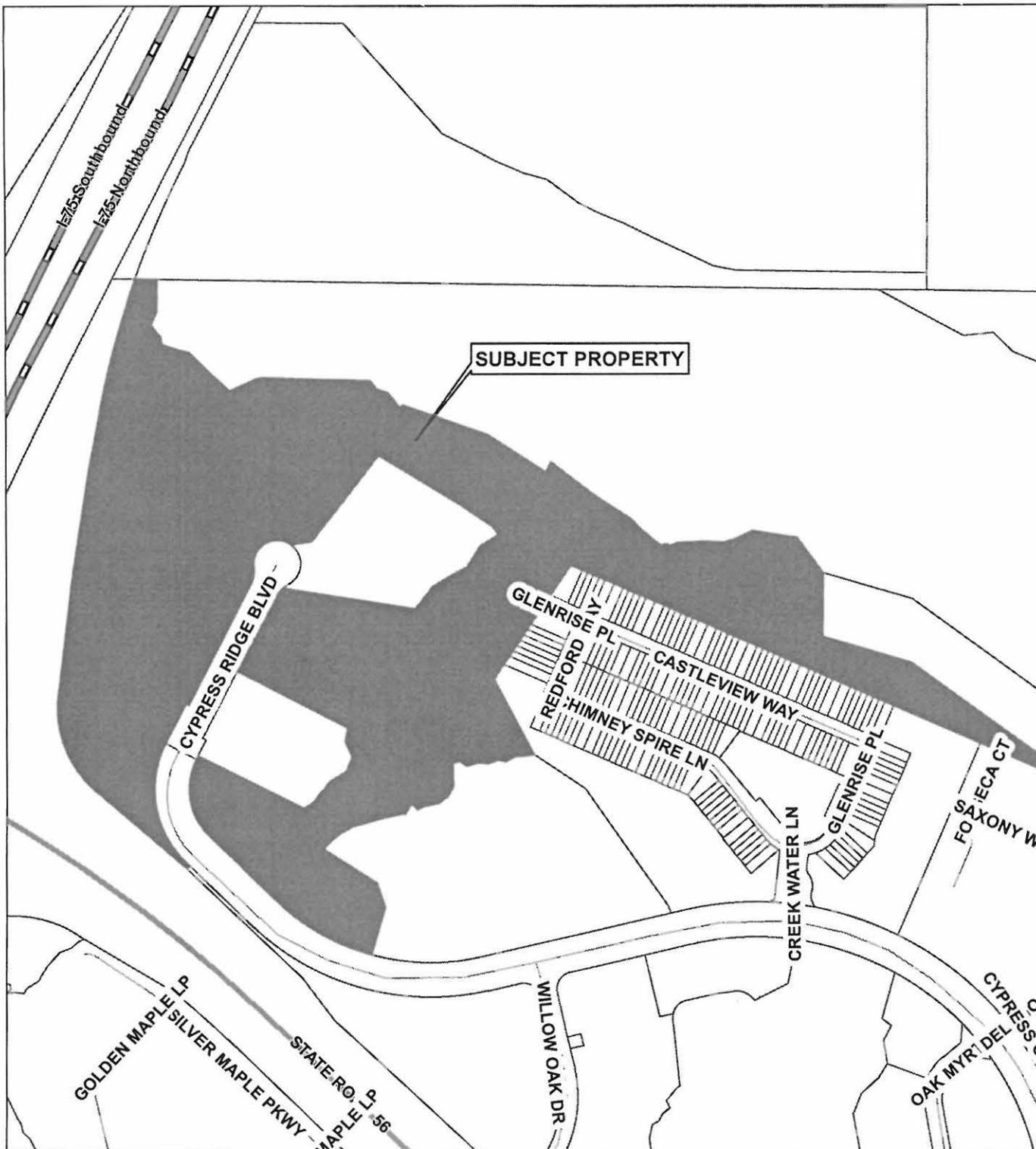
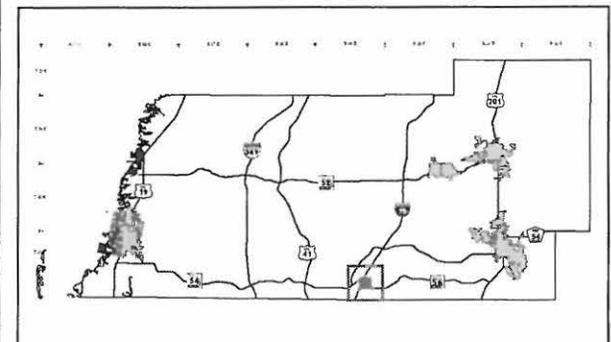
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TAZ - 287
COMMISSION DISTRICT: 2

 SUBJECT PROPERTY



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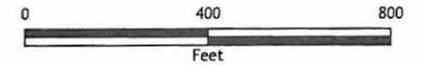
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Cypress Creek Ice Hockey**

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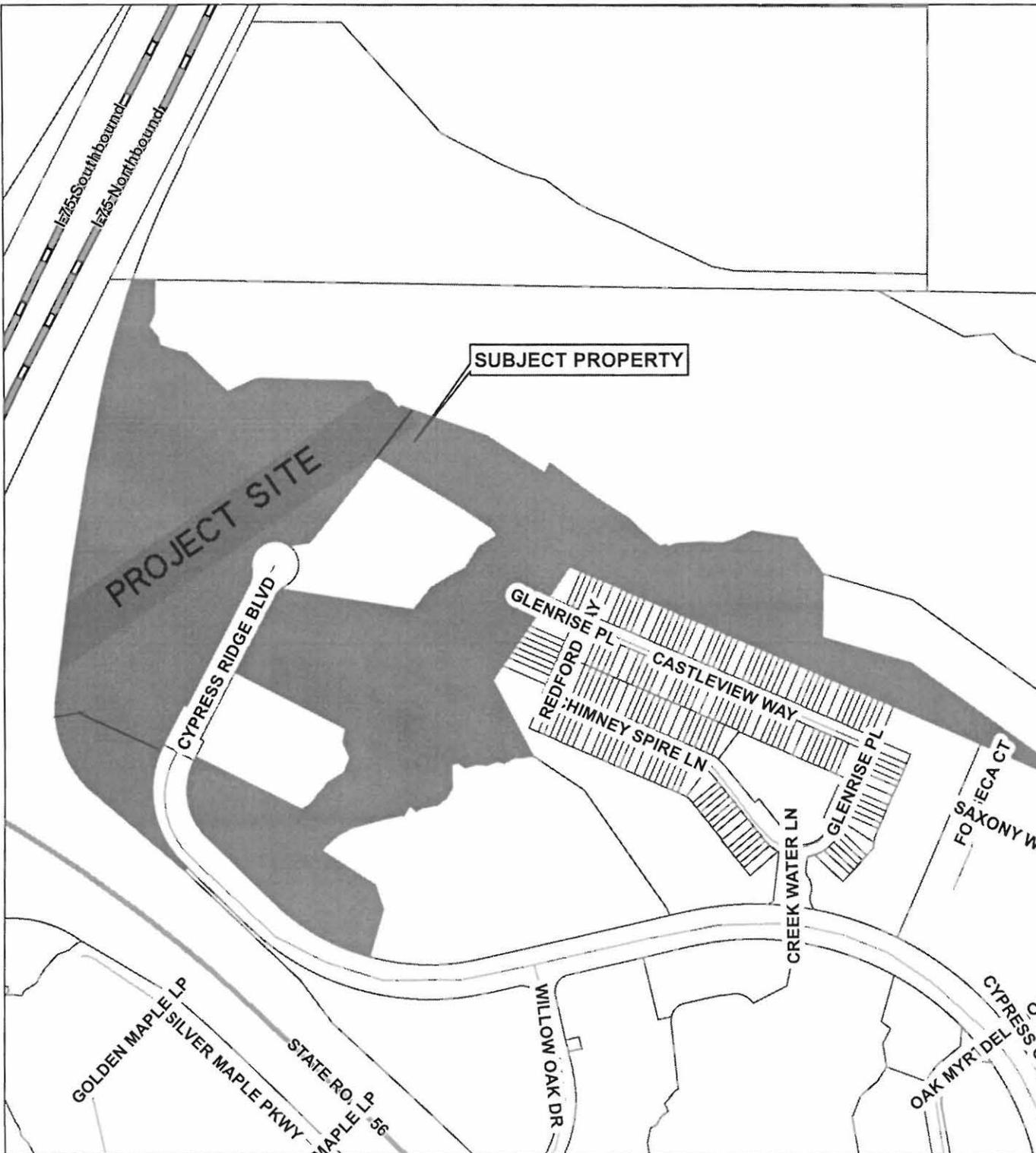
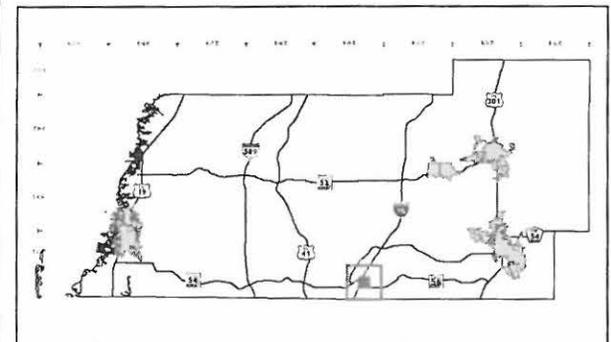
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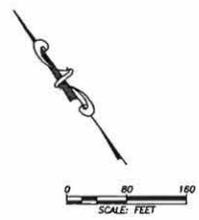
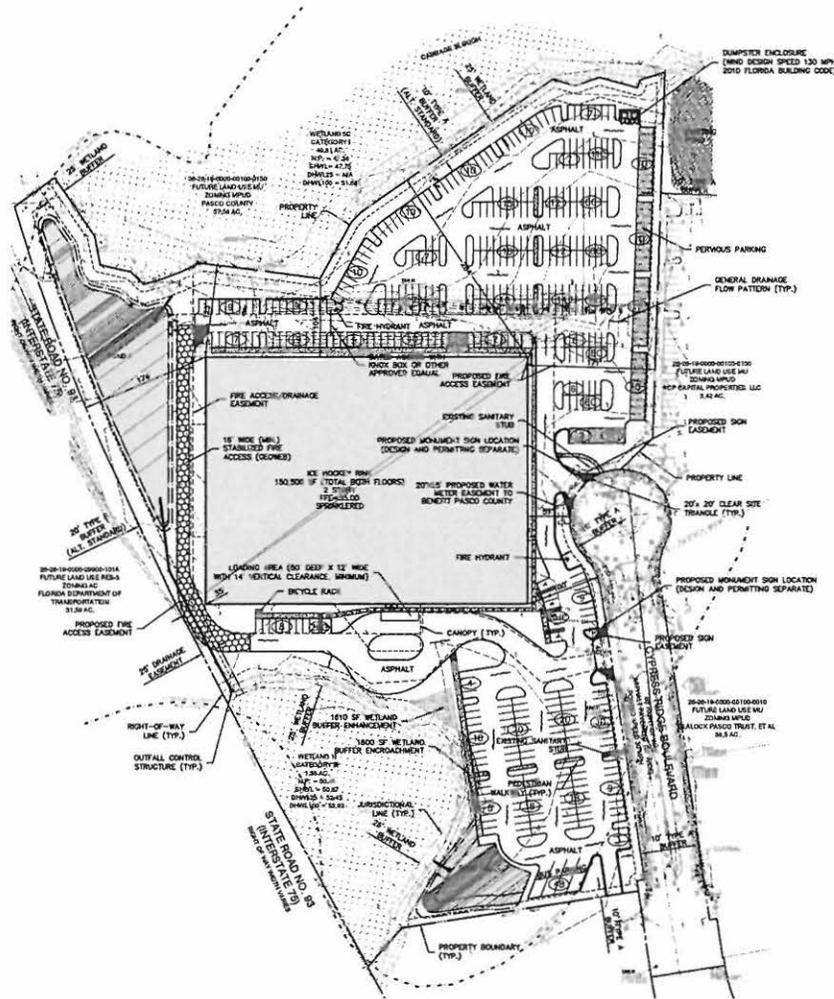
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■ SUBJECT PROPERTY



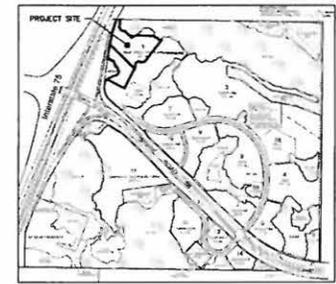
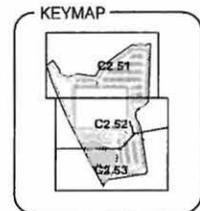
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DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C2.50	OVERALL PRELIMINARY SITE PLAN
C2.51	PRELIMINARY SITE PLAN
C2.52	PRELIMINARY SITE PLAN
C2.53	PRELIMINARY SITE PLAN
C2.54	PRELIMINARY SITE PLAN
L1.01	CODE LANDSCAPE PLAN
L1.02	CODE LANDSCAPE PLAN
L1.03	CODE LANDSCAPE PLAN

*NOTE: REFER TO C2.54 FOR NOTES, LEGEND & SITE DATA TABLE



LEGAL DESCRIPTION

LEGAL DESCRIPTION - CYPRESS CREEK ICE HOCKEY (PREPARED BY KING ENGINEERS)

A PORTION OF OFFICIAL RECORDS BOOK 8308, PAGE 425 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 28 NORTH, RANGE 19 EAST, PASCO COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 26 THENCE ALONG THE EAST LINE OF SAID SECTION 26, S.00°28'33"W, A DISTANCE OF 899.00 FEET TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8341, PAGE 846 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8341, PAGE 846, N.89°51'30"W, A DISTANCE OF 150.00 FEET, THENCE, N.89°51'30"W, A DISTANCE OF 136.47 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8341, PAGE 846, THENCE ALONG SAID NORTHERLY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8341, PAGE 846 THE FOLLOWING TWO (2) COURSES: (1) N.89°51'30"W, A DISTANCE OF 170.78 FEET; (2) THENCE, S.89°51'30"W, A DISTANCE OF 86.00 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8341, PAGE 846 THE FOLLOWING SEVENTEEN (17) COURSES: (1) THENCE, S.89°51'30"W, A DISTANCE OF 85.00 FEET; (2) THENCE, S.89°51'30"W, A DISTANCE OF 86.00 FEET; (3) THENCE S.41°07'30"E, A DISTANCE OF 41.30 FEET; (4) THENCE S.41°07'30"E, A DISTANCE OF 0.00 FEET; (5) THENCE S.09°23'07"E, A DISTANCE OF 15.57 FEET; (6) THENCE S.09°23'07"E, A DISTANCE OF 24.00 FEET; (7) THENCE S.19°07'42"E, A DISTANCE OF 17.49 FEET; (8) THENCE S.19°07'42"E, A DISTANCE OF 18.27 FEET; (9) THENCE S.19°07'42"E, A DISTANCE OF 28.00 FEET; (10) THENCE S.19°07'42"E, A DISTANCE OF 27.89 FEET; (11) THENCE S.19°07'42"E, A DISTANCE OF 13.37 FEET; (12) THENCE S.19°07'42"E, A DISTANCE OF 20.00 FEET; (13) THENCE S.19°07'42"E, A DISTANCE OF 30.00 FEET; (14) THENCE S.19°07'42"E, A DISTANCE OF 30.17 FEET; (15) THENCE S.19°07'42"E, A DISTANCE OF 20.00 FEET; (16) THENCE S.19°07'42"E, A DISTANCE OF 48.74 FEET; (17) THENCE S.19°07'42"E, A DISTANCE OF 58.58 FEET TO THE POINT OF CURVE OF A NEW TANGENT CURVE TO THE LEFT, SAID POINT LOCATED ON THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 708, PAGE 722 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA (CYPRESS CREEK BOULEVARD - PUBLIC ROAD RIGHT OF WAY), THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.09°23'07"E, A DISTANCE OF 86.00 FEET, THENCE A CENTRAL ANGLE OF 184°33'37" CHORD BEARING S.09°23'07"E, A DISTANCE OF 153.37 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE S.09°23'07"E, A DISTANCE OF 10.00 FEET; (3) THENCE S.09°23'07"E, A DISTANCE OF 388.48 FEET; (4) THENCE S.27°24'27"W, A DISTANCE OF 10.00 FEET; (5) THENCE S.27°24'27"W, A DISTANCE OF 10.00 FEET; (6) THENCE S.27°24'27"W, A DISTANCE OF 32.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSECTION TO AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, F.A. PROJECT NO. A204-20-1 (00) 276, STATE PROJECT NO. 1444-2418, THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) N.89°51'30"E, A DISTANCE OF 261.70 FEET; (2) THENCE N.89°51'30"E, A DISTANCE OF 308.54 FEET; (3) THENCE N.89°51'30"E, A DISTANCE OF 174.70 FEET; (4) THENCE NORTHERLY 369.19 FEET ALONG THE ARC OF A CURVE, TO THE RIGHT, HAVING A RADIUS OF 2930.45 FEET, THROUGH A CENTRAL ANGLE OF 0°57'47", CHORD BEARING N.15°16'21"E, A DISTANCE OF 301.19 FEET, THENCE S.89°51'30"E, A DISTANCE OF 85.50 FEET TO THE POINT OF BEGINNING, CONTAINING 404,220 SQUARE FEET OR 13.06 ACRES, MORE OR LESS.

REVISIONS
 1. DATE: 05/19/2014
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APPLICATION

Other than deviations from Access Management, Transportation—Corridor Spacing, and Signs, the County Administrator or designee shall consider the following criteria when reviewing an alternative standards request. First, either 1 or 2 shall be met. If either 1 or 2 apply, then all of 3, 4, and 5 shall be met:

(Applicant: use separate application for each requested code item.)

A. Nature of Request. Describe generally the nature of the request, specific reason and section of the LDC from which the alternative standards is requested:

Section 1102 Large Scale Commercial Retail Design Standards:
1) Remove the limit of parking spaces per grouping of spaces.
2) Remove requirement of a covered canopy from the entryways to the edge of the sidewalk connecting the remote parking area.
3) Minimum parking requirement from 1space per 200 square feet of building area to 1 space per 335 square feet of building area (See Alternative Standard Application for deviation from Section 907.1)

B. Demonstrate compliance with either number 1 or number 2:

1. The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue.

The alternate standard meets the intent of the Code by providing sidewalks and crosswalks at specific locations throughout the parking areas to provide sufficient pedestrian circulation for the development. A covered canopy is to be provided at the main drop off area. A parking comparison for the specific use is provided for the basis of development.

2. No feasible engineering or construction solutions can be applied to satisfy the regulation.

then all of 3, 4, and 5 shall be met:

3. The alternative standard does not adversely affect compliance with other Code provisions, development order(s), or permit(s).

4. The alternative standard is not in conflict with other mandatory substantive requirements of local, State, or Federal law.

5. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan.

WHERE DEVIATION(S) FROM SECTION 901.3, ACCESS MANAGEMENT AND 901.1, TRANSPORTATION—CORRIDOR SPACING IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

- C. Where an alternative standard is requested from Section 901.3, Access Management, or where deviations from Section 901.1, Transportation — Corridor Spacing are requested, the Development Review Committee (DRC) shall hear the request and consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:
1. No feasible engineering or construction solutions can be applied to satisfy the regulation; or
 2. The proposed alternative standard will maintain or improve collector/arterial roadway capacity and travel times without increasing the number or severity of accidents; or
 3. Compliance with the regulation will deny reasonable access.

WHERE DEVIATION(S) FROM SECTION 406.1, SIGNS IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

- D. Where an alternative standard is requested to increase the height of a monument sign, or to increase the size of a wall sign, the DRC shall hear the request and shall consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:
1. Granting the request reduces the number of signs on the parcel and/or the number of registered billboards in the unincorporated areas of Pasco County. The request must achieve one or more of the following:
 - a. Removal of one or more unconstructed monument signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to erect on the parcel; or
 - b. Removal of one or more nonconforming signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to retain on the parcel; or
 - c. One or more registered billboards from any parcel in unincorporated Pasco County; or
 - d. Any combination of the above; and
 2. Granting the request reduces the overall sign structure area visible on the parcel from any right-of-way. The total sign structure area which applicant otherwise would have been permitted to erect or retain on the parcel must be reduced by at least thirty-five (35) percent. For the purposes of calculating the allowable sign structure area in this section, the actual size of registered billboards that are proposed to be removed will be used. All other requirements of Section 406.1, Signs of the Land Development Code (LDC), including, but not limited to, copy/sign structure ratios and required architectural features, must be observed for the proposed sign; and
 3. Granting the request does not result in excessive sign heights. The maximum height for a sign erected pursuant to this alternative standard may not exceed twenty (20) feet, or thirty (30) feet on controlled access roadways, even where a reduction in overall numbers of signs on the property and a reduction in overall sign structure area is achieved; and
 4. Granting the request does not result in the erection of pole signs or any other prohibited structures identified in this Code; and
 5. Granting the request meets or exceeds the stated intent and purpose of:
 - a. Section 406.1, Signs of the LDC; and
 - b. This section, which the specific intent and purpose of this section is:
 - (1) To allow applicants to combine monument sign height allowances (or to combine wall sign size allowances) in exchange for reducing

the overall number and size of monument signs (or wall signs) which are, or may be, erected on the property; and

- (2) To provide an incentive for property owners to remove nonconforming signs and registered billboards in return for increased flexibility in the height of monument signs or increased size of wall signs; and
 - (3) To give flexibility in height and size to allow signs that are proportionate for the property, but not to approve signs of excessive heights or heights that will be inharmonious or incompatible with its surroundings. The sign should be compatible with building heights of the existing neighborhood and should not impose a foreign or inharmonious element to an existing skyline; and
 - (4) To ensure no pole signs or other prohibited sign is erected; and
 - (5) To approve signs which are compatible with other nearby signs, other elements of street and site furniture, and with adjacent structures. Compatibility shall be determined by the relationships of the elements of form, proportion, scale, color, materials, surface treatment, overall sign size, and the size and style of lettering; and
 - (6) To ensure the location and placement of the sign will not endanger motorists; and
 - (7) To ensure the sign will not cover or blanket any prominent view of a structure or façade of historical or architectural significance; and
 - (8) To ensure the sign will not obstruct views of users of adjacent buildings to side yards, front yards, or to open space; and
 - (9) To ensure the sign will not negatively impact the visual quality of a public open space as a public recreation facility, square, plaza, courtyard, and the like; and
 - (10) To ensure the sign's lighting will not cause hazardous or unsafe driving conditions for motorists; and
6. Granting the request does not require Pasco County to compensate for any signage or registered billboards proposed to be removed. The owner(s) of any sign or registered billboard, and landowner(s) where such sign or registered billboard was erected, must provide a written acknowledgement in a form approved by the County Attorney's Office that:
- a. The increased height/size of signage obtained through approval of an alternative standard is just compensation, and is the sole compensation owing pursuant to Section 70.20, Florida Statutes and under any other legal theory available, for any sign and/or registered billboard removed from the property, or any sign which could have been erected but was not; and
 - b. The sign/registered billboard owner and the landowner waive any right to additional compensation under Section 70.20, Florida Statutes, or under any other legal theory available, for any sign and/or registered billboard removed from the property, or which could have been erected but was not; and
 - c. If the sign/registered billboard owner and landowner are not the same entity requesting approval of the alternative standard, the applicant for an alternative standard must agree to defend, indemnify, and hold the County harmless for any claim for compensation by other persons, in a form approved by the County Attorney's Office.

E. Denial of Alternative Standards. Any request for an alternative standard which does not meet the criteria above will be denied, and the applicant shall either:

1. Comply with this Code; or
2. For those alternative standards not heard by the DRC pursuant to Section 407.5.C and D, the applicant/developer may request consideration of the alternative standard by the DRC. The standard of review for the DRC shall be the same as for the County Administrator or designee; or
3. For those alternative standards heard by the DRC pursuant to Section 407.5.C and D, a denial may be appealed to the Board of County Commissioners pursuant to the LDC, Section 407.1, Appeals.

ADDITIONAL ITEMS REQUIRED FOR ALTERNATIVE STANDARDS:

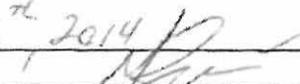
1. Two signed and sealed legal descriptions and sketches to be supplied at time of application.
2. Copy of Warranty Deed or proof of ownership _____
3. Copy of Last Year's Tax Bill _____
4. Notarized Agent of Record Letter (if applicable) _____
5. Is this application the result of a Notice of Violation? _____ If so, please attach a copy of the notice.
6. Alternative Standards Fee:
 - a. \$200.00 for each item requested for new developments, and no review fee for redevelopment(s).
 - b. For *Access Management, Transportation—Corridor Spacing, Private street w/interconnections, and Signs*: \$600.00 Base Fee plus \$200.00 for each alternative standards request.
 - c. For determination by the DRC where otherwise DRC approval was not required pursuant to Section 407.5: \$400.00.

Check made payable to: Pasco County Board of County Commissioners.

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

DATE: Feb 26th 2014

APPLICANT'S SIGNATURE: 

APPLICANT'S REPRESENTATIVE: Gordie Zimmermann

ADDRESS: 4639 New Providence Ave.

CITY: Tampa STATE: FL

ZIP CODE: 33629

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Hillsborough

BEFORE ME, the undersigned authority, personally appeared, Gordie Zimmermann
who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed an alternative standards application on property
(Parcel ID No. 26-26-19-0000-00100-0100, 13-26-19-0000-00100-0160) in the
unincorporated area of Pasco County, which, if approved, would allow the
developer(s) to: deviate from specific requirements of the Large Scale Retail
Design Standards.

2. That I hereby acknowledge that the alternative standards, if approved, shall not:
 - a. Constitute authorization to begin construction.
 - b. Exempt the project from certification of Level of Service compliance.
 - c. Obligate the County to provide additional services and facilities.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

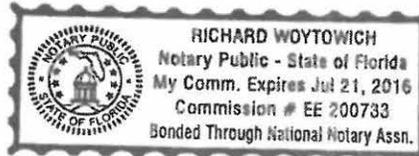
Gordie Zimmermann, DP.

AFFIANT

SWORN to and subscribed before me this 26 day of February, 2014.

[Signature]
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



Note: All property owners of the subject property or their designated Agent of Record
must sign this affidavit.

APPLICATION

Other than deviations from Access Management, Transportation—Corridor Spacing, and Signs, the County Administrator or designee shall consider the following criteria when reviewing an alternative standards request. First, either 1 or 2 shall be met. If either 1 or 2 apply, then all of 3, 4, and 5 shall be met:

(Applicant: use separate application for each requested code item.)

- A. Nature of Request. Describe generally the nature of the request, specific reason and section of the LDC from which the alternative standards is requested:

Section 907.1 On-Site Parking: Allow reduction of the minimum parking requirement of 1 space per 200 GFA to 1 space per 335 square feet.

- B. Demonstrate compliance with either number 1 or number 2:

- 1. The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue.

The alternative standard will meet the intent by providing sufficient parking to prevent congestion in streets based on historical studies of other existing area skating rinks. Parking data was obtained from other ice hockey rinks in surrounding counties. One facility has 243 spaces for an 88,735 square foot building, translating to 1 space per 365 square feet. Another facility provides 400 parking spaces for a 125,000 square foot building, translating to 1 space per 310 square feet. These facilities average about 2.97 spaces per 1,000 square feet of building, which provides approximately 1 space per 335 square of building area.

- 2. No feasible engineering or construction solutions can be applied to satisfy the regulation.

then all of 3, 4, and 5 shall be met:

- 3. The alternative standard does not adversely affect compliance with other Code provisions, development order(s), or permit(s).
4. The alternative standard is not in conflict with other mandatory substantive requirements of local, State, or Federal law.
5. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan.

WHERE DEVIATION(S) FROM SECTION 901.3, ACCESS MANAGEMENT AND 901.1, TRANSPORTATION—CORRIDOR SPACING IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

- C. Where an alternative standard is requested from Section 901.3, Access Management, or where deviations from Section 901.1, Transportation — Corridor Spacing are requested, the Development Review Committee (DRC) shall hear the request and consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:

1. No feasible engineering or construction solutions can be applied to satisfy the regulation; or
2. The proposed alternative standard will maintain or improve collector/arterial roadway capacity and travel times without increasing the number or severity of accidents; or
3. Compliance with the regulation will deny reasonable access.

WHERE DEVIATION(S) FROM SECTION 406.1, SIGNS IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

- D. Where an alternative standard is requested to increase the height of a monument sign, or to increase the size of a wall sign, the DRC shall hear the request and shall consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:
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 - b. Removal of one or more nonconforming signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to retain on the parcel; or
 - c. One or more registered billboards from any parcel in unincorporated Pasco County; or
 - d. Any combination of the above; and
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 3. Granting the request does not result in excessive sign heights. The maximum height for a sign erected pursuant to this alternative standard may not exceed twenty (20) feet, or thirty (30) feet on controlled access roadways, even where a reduction in overall numbers of signs on the property and a reduction in overall sign structure area is achieved; and
 4. Granting the request does not result in the erection of pole signs or any other prohibited structures identified in this Code; and
 5. Granting the request meets or exceeds the stated intent and purpose of:
 - a. Section 406.1, Signs of the LDC; and
 - b. This section, which the specific intent and purpose of this section is:
 - (1) To allow applicants to combine monument sign height allowances (or to combine wall sign size allowances) in exchange for reducing the overall number and size of monument signs (or wall signs) which are, or may be, erected on the property; and
 - (2) To provide an incentive for property owners to remove nonconforming signs and registered billboards in return for increased flexibility in the height of monument signs or increased size of wall signs; and

- (3) To give flexibility in height and size to allow signs that are proportionate for the property, but not to approve signs of excessive heights or heights that will be inharmonious or incompatible with its surroundings. The sign should be compatible with building heights of the existing neighborhood and should not impose a foreign or inharmonious element to an existing skyline; and
 - (4) To ensure no pole signs or other prohibited sign is erected; and
 - (5) To approve signs which are compatible with other nearby signs, other elements of street and site furniture, and with adjacent structures. Compatibility shall be determined by the relationships of the elements of form, proportion, scale, color, materials, surface treatment, overall sign size, and the size and style of lettering; and
 - (6) To ensure the location and placement of the sign will not endanger motorists; and
 - (7) To ensure the sign will not cover or blanket any prominent view of a structure or façade of historical or architectural significance; and
 - (8) To ensure the sign will not obstruct views of users of adjacent buildings to side yards, front yards, or to open space; and
 - (9) To ensure the sign will not negatively impact the visual quality of a public open space as a public recreation facility, square, plaza, courtyard, and the like; and
 - (10) To ensure the sign's lighting will not cause hazardous or unsafe driving conditions for motorists; and
6. Granting the request does not require Pasco County to compensate for any signage or registered billboards proposed to be removed. The owner(s) of any sign or registered billboard, and landowner(s) where such sign or registered billboard was erected, must provide a written acknowledgement in a form approved by the County Attorney's Office that:
- a. The increased height/size of signage obtained through approval of an alternative standard is just compensation, and is the sole compensation owing pursuant to Section 70.20, Florida Statutes and under any other legal theory available, for any sign and/or registered billboard removed from the property, or any sign which could have been erected but was not; and
 - b. The sign/registered billboard owner and the landowner waive any right to additional compensation under Section 70.20, Florida Statutes, or under any other legal theory available, for any sign and/or registered billboard removed from the property, or which could have been erected but was not; and
 - c. If the sign/registered billboard owner and landowner are not the same entity requesting approval of the alternative standard, the applicant for an alternative standard must agree to defend, indemnify, and hold the County harmless for any claim for compensation by other persons, in a form approved by the County Attorney's Office.
- E. Denial of Alternative Standards. Any request for an alternative standard which does not meet the criteria above will be denied, and the applicant shall either:
1. Comply with this Code; or
 2. For those alternative standards not heard by the DRC pursuant to Section 407.5.C and D, the applicant/developer may request consideration of the alternative standard by the DRC. The standard of review for the DRC shall be the same as for the County Administrator or designee; or

3. For those alternative standards heard by the DRC pursuant to Section 407.5.C and D, a denial may be appealed to the Board of County Commissioners pursuant to the LDC, Section 407.1, Appeals.

ADDITIONAL ITEMS REQUIRED FOR ALTERNATIVE STANDARDS:

1. Two signed and sealed legal descriptions and sketches to be supplied at time of application.
2. Copy of Warranty Deed or proof of ownership _____
3. Copy of Last Year's Tax Bill _____
4. Notarized Agent of Record Letter (if applicable) _____
5. Is this application the result of a Notice of Violation? _____ If so, please attach a copy of the notice.
6. Alternative Standards Fee:
 - a. \$200.00 for each item requested for new developments, and no review fee for redevelopment(s).
 - b. For *Access Management, Transportation—Corridor Spacing, Private street w/interconnections, and Signs*: \$600.00 Base Fee plus \$200.00 for each alternative standards request.
 - c. For determination by the DRC where otherwise DRC approval was not required pursuant to Section 407.5: \$400.00.

Check made payable to: Pasco County Board of County Commissioners.

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

DATE: Feb 26th 2014
APPLICANT'S SIGNATURE: [Signature]
APPLICANT'S REPRESENTATIVE: Gordie Zimmermann
ADDRESS: 4639 New Providence Ave.
CITY: Tampa STATE: FL
ZIP CODE: 33629

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Hillsborough

BEFORE ME, the undersigned authority, personally appeared, Gordie Zimmermann
who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed an alternative standards application on property (Parcel ID No. 26-26-19-0000-00100-0100, 13-26-19-0000-00100-0160) in the unincorporated area of Pasco County, which, if approved, would allow the developer(s) to: reduce the parking requirement from 1 space per 200 square feet of building area to 1 space per 335 square feet of building area based on information from ice hockey rinks in surrounding counties.

2. That I hereby acknowledge that the alternative standards, if approved, shall not:
 - a. Constitute authorization to begin construction.
 - b. Exempt the project from certification of Level of Service compliance.
 - c. Obligate the County to provide additional services and facilities.

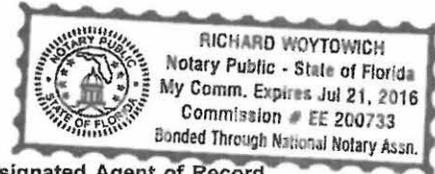
FURTHER AFFIANT SAYETH NOT.

AFFIANT GORDON ZIMMERMANN, JR. AFFIANT _____

SWORN to and subscribed before me this 26 day of February, 2014.

[Signature]
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



Note: All property owners of the subject property or their designated Agent of Record must sign this affidavit.

APPLICATION

Other than deviations from Access Management, Transportation—Corridor Spacing, and Signs, the County Administrator or designee shall consider the following criteria when reviewing an alternative standards request. First, either 1 or 2 shall be met. If either 1 or 2 apply, then all of 3, 4, and 5 shall be met:

(Applicant: use separate application for each requested code item.)

- A. Nature of Request. Describe generally the nature of the request, specific reason and section of the LDC from which the alternative standards is requested:

Section 905.2 Landscape and Buffering: Allow reduction of the 20' Type F landscape buffer width along the western property boundary near the southwest corner of the building to 5' and the height requirement to 4' and eliminate the berm requirement to allow for emergency vehicle access. Also allow for no plantings required within the landscape buffers directly adjacent to the wetlands along the north and west property boundaries.

- B. Demonstrate compliance with either number 1 or number 2:

1. The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue. The intent and purpose of providing landscaping for the buffer plantings along the reduced buffer width along I-75 will still provide the screening intent of the code by providing a 4' high continuous hedge for the corporate business park. The existing vegetation within the buffers adjacent to the wetlands provide sufficient vegetation to meet the intent of code requirements.

2. No feasible engineering or construction solutions can be applied to satisfy the regulation.

then all of 3, 4, and 5 shall be met:

- 3. The alternative standard does not adversely affect compliance with other Code provisions, development order(s), or permit(s).
4. The alternative standard is not in conflict with other mandatory substantive requirements of local, State, or Federal law.
5. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan.

WHERE DEVIATION(S) FROM SECTION 901.3, ACCESS MANAGEMENT AND 901.1, TRANSPORTATION—CORRIDOR SPACING IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

- C. Where an alternative standard is requested from Section 901.3, Access Management, or where deviations from Section 901.1, Transportation — Corridor Spacing are requested, the Development Review Committee (DRC) shall hear the request and consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:
1. No feasible engineering or construction solutions can be applied to satisfy the regulation; or
 2. The proposed alternative standard will maintain or improve collector/arterial roadway capacity and travel times without increasing the number or severity of accidents; or
 3. Compliance with the regulation will deny reasonable access.

WHERE DEVIATION(S) FROM SECTION 406.1, SIGNS IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

- D. Where an alternative standard is requested to increase the height of a monument sign, or to increase the size of a wall sign, the DRC shall hear the request and shall consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:
1. Granting the request reduces the number of signs on the parcel and/or the number of registered billboards in the unincorporated areas of Pasco County. The request must achieve one or more of the following:
 - a. Removal of one or more unconstructed monument signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to erect on the parcel; or
 - b. Removal of one or more nonconforming signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to retain on the parcel; or
 - c. One or more registered billboards from any parcel in unincorporated Pasco County; or
 - d. Any combination of the above; and
 2. Granting the request reduces the overall sign structure area visible on the parcel from any right-of-way. The total sign structure area which applicant otherwise would have been permitted to erect or retain on the parcel must be reduced by at least thirty-five (35) percent. For the purposes of calculating the allowable sign structure area in this section, the actual size of registered billboards that are proposed to be removed will be used. All other requirements of Section 406.1, Signs of the Land Development Code (LDC), including, but not limited to, copy/sign structure ratios and required architectural features, must be observed for the proposed sign; and
 3. Granting the request does not result in excessive sign heights. The maximum height for a sign erected pursuant to this alternative standard may not exceed twenty (20) feet, or thirty (30) feet on controlled access roadways, even where a reduction in overall numbers of signs on the property and a reduction in overall sign structure area is achieved; and
 4. Granting the request does not result in the erection of pole signs or any other prohibited structures identified in this Code; and
 5. Granting the request meets or exceeds the stated intent and purpose of:
 - a. Section 406.1, Signs of the LDC; and
 - b. This section, which the specific intent and purpose of this section is:

- (1) To allow applicants to combine monument sign height allowances (or to combine wall sign size allowances) in exchange for reducing the overall number and size of monument signs (or wall signs) which are, or may be, erected on the property; and
 - (2) To provide an incentive for property owners to remove nonconforming signs and registered billboards in return for increased flexibility in the height of monument signs or increased size of wall signs; and
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 - (6) To ensure the location and placement of the sign will not endanger motorists; and
 - (7) To ensure the sign will not cover or blanket any prominent view of a structure or façade of historical or architectural significance; and
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 - (10) To ensure the sign's lighting will not cause hazardous or unsafe driving conditions for motorists; and
6. Granting the request does not require Pasco County to compensate for any signage or registered billboards proposed to be removed. The owner(s) of any sign or registered billboard, and landowner(s) where such sign or registered billboard was erected, must provide a written acknowledgement in a form approved by the County Attorney's Office that:
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 - c. If the sign/registered billboard owner and landowner are not the same entity requesting approval of the alternative standard, the applicant for an alternative standard must agree to defend, indemnify, and hold the County harmless for any claim for compensation by other persons, in a form approved by the County Attorney's Office.

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1. Comply with this Code; or
 2. For those alternative standards not heard by the DRC pursuant to Section 407.5.C and D, the applicant/developer may request consideration of the alternative standard by the DRC. The standard of review for the DRC shall be the same as for the County Administrator or designee; or
 3. For those alternative standards heard by the DRC pursuant to Section 407.5.C and D, a denial may be appealed to the Board of County Commissioners pursuant to the LDC, Section 407.1, Appeals.

ADDITIONAL ITEMS REQUIRED FOR ALTERNATIVE STANDARDS:

1. Two signed and sealed legal descriptions and sketches to be supplied at time of application.
2. Copy of Warranty Deed or proof of ownership _____
3. Copy of Last Year's Tax Bill _____
4. Notarized Agent of Record Letter (if applicable) _____
5. Is this application the result of a Notice of Violation? _____ If so, please attach a copy of the notice.
6. Alternative Standards Fee:
 - a. \$200.00 for each item requested for new developments, and no review fee for redevelopment(s).
 - b. For *Access Management, Transportation—Corridor Spacing, Private street w/interconnections, and Signs*: \$600.00 Base Fee plus \$200.00 for each alternative standards request.
 - c. For determination by the DRC where otherwise DRC approval was not required pursuant to Section 407.5: \$400.00.

Check made payable to: Pasco County Board of County Commissioners.

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

DATE: Feb 26th, 2014

APPLICANT'S SIGNATURE: _____

APPLICANT'S REPRESENTATIVE: Gordie Zimmermann

ADDRESS: 4639 New Providence Ave.

CITY: Tampa STATE: FL

ZIP CODE: 33629

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Hillsborough

BEFORE ME, the undersigned authority, personally appeared, Gordie Zimmermann
who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed an alternative standards application on property (Parcel ID No. 26-26-19-0000-00100-0100, 13-26-19-0000-00100-0160) in the unincorporated area of Pasco County, which, if approved, would allow the developer(s) to: reduce the buffer width near the southwest corner of the proposed building to provide emergency vehicle access around the entire building.

2. That I hereby acknowledge that the alternative standards, if approved, shall not:
 - a. Constitute authorization to begin construction.
 - b. Exempt the project from certification of Level of Service compliance.
 - c. Obligate the County to provide additional services and facilities.

FURTHER AFFIANT SAYETH NOT.

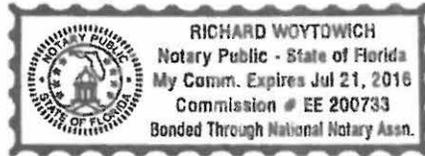
Gordie Zimmermann U.P.
AFFIANT

AFFIANT

SWORN to and subscribed before me this 26 day of February, 2014.

[Signature]
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



Note: All property owners of the subject property or their designated Agent of Record must sign this affidavit.

**ATTACHMENT NO. 5 - BACKGROUND AND FINDINGS OF FACT
CYPRESS CREEK ICE HOCKEY**

BACKGROUND:

1. On June 18, 2002, the Board of County Commissioners (BCC) approved the Cypress Creek Development of Regional Impact (DRI).
2. On August 20, 2002, the BCC approved the Cypress Creek MPUD Master Planned Unit Development (Petition No. 5787).
3. On January 23, 2003, the Development Review Committee (DRC) approved the Cypress Creek DRI, Phase 2, infrastructure preliminary/construction site plan (Memorandum No. DR03-520).
4. On October 21, 2003, the BCC approved, with conditions, an amendment to the Cypress Creek MPUD Master Planned Unit Development (Memorandum No. GM04-0015).
5. On October 7, 2004, the DRC denied the Cypress Creek DRI, Phase 4, and infrastructure preliminary/construction site plan (Memorandum No. DR04-2468).
6. On January 27, 2005, the DRC approved the Cypress Creek DRI, Phase 4 infrastructure preliminary/construction site plan (Memorandum No. DR05-704).
7. On December 1, 2005, the DRC approved the Cypress Creek DRI, Phase 3, drainage improvements, with conditions (Memorandum No. DR06-369).
8. On December 5, 2006, the BCC adopted Resolution No. 07-63, an amendment to the Development Order for the Cypress Creek DRI.
9. On December 20, 2007, the former Development Review Division approved the Cypress Creek, Parcel 11A, Phases 1A and 1B, preliminary/construction site plan and Stormwater Management Plan and Report, with conditions (Memorandum No. DR08-417).
10. On November 25, 2008, the BCC adopted amendments to the County's concurrency-management regulations to extend, without additional concurrency review or analysis, the concurrency expiration date of all projects in Pasco County by one year (the one-year extension).
11. On May 12, 2009, the BCC adopted Resolution No. 09-205, an amendment to the Development Order for the Cypress Creek DRI.
12. On March 18, 2014, the Planning and Development Department approved, with conditions, a nonsubstantial amendment to the Cypress Creek MPUD, to add "skating rink" as a use to Parcel 1 (Memorandum No. PDD14-618).

FINDINGS OF FACT:

1. Presently, the subject site is an unimproved portion of the Cypress Creek DRI No. 244.
2. The Preliminary Site Plan (PSP) has been reviewed by the Planning and Development Department, and it has been determined that the proposed use is consistent with the above-referenced zoning district's permitted uses.
3. The PSP for the above-subject project was prepared for Gordon Zimmermann, Zmitch, LLC, by King Engineering, Inc., and consists of seven sheets dated February 6, 2014; the sheets were last revised on May 19, 2014. The plans were originally received by the Planning and Development Department on February 28, 2014, and final revisions were received on May 20, 2014.
4. Access to the property is from Cypress Ridge Boulevard, a County-maintained road, with 57 feet of pavement within 80-foot right-of-way.
5. A Timing and Phasing Application was submitted and found to be exempt from the requirement to provide a Timing and Phasing Analysis and a Substandard Roadway Analysis.
6. The proposed request is consistent with the Pasco County applicable provisions of the Comprehensive Plan as submitted.

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

INITIAL CERTIFICATE OF CAPACITY

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

Complete Application (Date):	3-18-14	Certificate Completed by:	D. Huber for Dot
Parcel ID No(s):	26-26-19-0000-00100-0010		(attach survey if project includes portion of parcel)
Project Name:	Cypress Creek Ice Hockey		No: LRG14-013
Applicant Name, Address, and Telephone Number:	Cypress Creek Ice Hockey		
Job Site Address:	I-75 & SR 56 nec		
Does the applicant want to opt out of the mobility fee system pursuant to LDC 1302? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, then transportation concurrency will apply and TIS application is required.)			
Project subject to Development of Regional Impact (DRI) Development Order or to a Development Agreement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Approval Sought (Check All that apply):			
<input checked="" type="checkbox"/>	Preliminary Development Plan	<input type="checkbox"/>	Nonresidential Subdivision
<input type="checkbox"/>	Preliminary Site Plan	<input type="checkbox"/>	Residential Subdivision into more than one dwelling unit
		<input type="checkbox"/>	Public School (Comprehensive Plan Consistency Review)

TYPE OF DEVELOPMENT

Number of Units	Unit Measure	Description
150,500	Sf	4 pad hockey & multi-sports facility

Completed Certificate of Capacity which has been signed by the Department follows:
 1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.

All facilities (other than roads and schools) expire on:		6-11-2020	(6 yrs from issuance)
Roads(Only applies if project subject to transportation concurrency) Certificate of Capacity expires or is subject to additional review on: (click N/A if transportation concurrency does not apply)			or N/A <input type="checkbox"/>
Schools: Certificate of Capacity expires or is subject to additional review on:			or N/A X
Issuance Date:	6/11/14	<i>Dorothy B. Maximian</i>	

INITIAL CERTIFICATE OF CAPACITY

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

[Type or Copy and Paste Below]

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

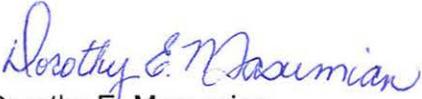
- 1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Joaquin A. Servia
Development
Review Manager

DATE: 12/15/14 FILE: PDD15-286

SUBJECT: Large Commercial
Development Review -
Cypress Creek Ice Hockey –
Construction Plan and
Stormwater Management Plan
and Report (Project
No. LRG14-013)
Recommendation: Approval
with Conditions (Attachment
No. 1)


FROM: Dorothy E. Masumian
Senior Development
Review Technician

REFERENCES: Land Development Code,
Sections 300, Procedures;
403, Site Development;
and 900, Development
Standards; Comm. Dist. 2

PROJECT DESCRIPTION:

Commission District:	The Honorable Mike Moore
Project Name:	Cypress Creek Ice Hockey
Developer's Name:	Z Mitch LLC
Location:	In Central Pasco County, on the west side of Cypress Ridge Boulevard, approximately one-quarter mile west of the intersection of S.R. 56 and Willow Oak Drive (Attachment No. 2)
Parcel ID No.:	26-26-19-0000-00100-0220
Land Use Classification:	MU (Mixed Use)
Zoning District:	MPUD Master Planned Unit Development
Acreage:	13.89 Acres, m.o.l.
Use/Square Feet:	Ice Hockey Rink (147,700 Square Feet)/Restaurant (2,800 Square Feet)
Flood Zone:	"X"
Water/Sewage:	Pasco
Transportation Analysis Zone:	187
Mobility Fee Assessment District:	A
Mobility Fee Collection/Benefit District:	3
Roads:	Public
Certificate of Capacity:	Initial

DEVELOPER'S' REQUEST:

The applicant/developer of Cypress Creek Ice Hockey is requesting construction plan and stormwater management plan and report approval for a 2-story, 150,500-square-foot building, consisting of 147,700-square-foot ice hockey rink and a 2,800-square-foot restaurant (Attachment No. 3).

BACKGROUND AND FINDINGS OF FACT:

See Attachment No. 4.

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity was issued for 150,500 square feet. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity.

RECOMMENDATION:

The Planning and Development Department recommends approval of the request with the attached conditions.

ATTACHMENTS:

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


JAS/DS/dem/pdd15-286/12/12/14

**ATTACHMENT NO. 1 – CONDITIONS OF APPROVAL
CYPRESS CREEK ICE HOCKEY**

Hard-Copy Site Development Permit

1. Before commencing approved construction activities, the applicant/ developer or project contractor shall obtain from the Planning and Development Department an authorization to commence approved construction, a.k.a. "a hard copy Site Development Permit." To obtain said authorization, the following, as applicable, must be submitted to the Planning and Development Department:
 - a. The completed notarized acknowledgment portion of the attached agenda memorandum. The owner/ developer is hereby notified that the effective date of this development approval shall be the date of the final County action; however, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Planning and Development Department.
 - b. A copy of all required State and Federal permits from the appropriate agencies, including drawings, plans, etc.

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

Specific Conditions

2. The owner/developer acknowledges that the Shared Parking Agreement shall be recorded, including the location of spaces to be used and the WREC lighting plan. A copy of the recorded documents shall be submitted to the Planning and Development Department prior to the issuance of the Certificate of Occupancy.
3. The owner/developer acknowledges the cross-access to the abutting parcel to the south shall be paved to the property line.
4. The owner/developer acknowledges that should the wetland vegetation along the northern property line be removed, die-off or otherwise be destroyed, the owner/developer shall install the required 10-foot wide type A buffer with all required plantings.
5. The owner/developer acknowledges that should the wetland vegetation along the western property line abutting I-75 be removed, die-off or otherwise be destroyed, the owner/developer shall install the required 20-foot wide type F buffer with all required plantings.

General

6. The developer acknowledges that any provisions of Pasco County ordinances and any rezoning or preliminary plan conditions of approval not specifically waived shall be in full force and effect, including all impact fee ordinances. In the event ordinances/resolutions are adopted by the Board of County Commissioners (BCC) including, but not limited to, solid waste, public safety, or wildlife, the developer shall be required to comply with such ordinances/resolutions.
7. The developer acknowledges that no permit shall be issued or plat approved without the issuance of a Final Certificate of Capacity.
8. All construction work, including roads, drainage, and utilities, shall be constructed in accordance with County design standards and tested in compliance with the Engineering Services Department's Testing Specifications for Construction of Roads, Storm Drainage, and Utilities.
9. The applicant/developer or successors in interest are advised of the following restrictions:
 - a. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved plan or record plat unless prior approval is received from the Southwest Florida Water Management District (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.
10. The applicant/developer shall acknowledge that should the County collect funds under a guarantee document, the developer shall authorize the County or its designee access to the property in question to complete the required work.
11. The applicant/developer shall acknowledge that should the County be required to institute legal proceedings in order to collect any funds under a guarantee document, the developer shall be responsible for attorney's fees and court costs incurred by the County in such action.
12. The developer acknowledges that an appeal may be filed against the decision of the Planning and Development Department within 30 days of the date of this approval. Any

development that takes place within the 30-day-appeal deadline shall not establish vested rights with respect to construction of the project.

13. Construction plans approved by the Planning and Development Department are the final approved documents. Changes/additions/deletions to approved site plans; i.e., building size, location, loading zones, etc., require revised site plan submittal, review fee, and approval in accordance with the LDC, Sections 300, 403, and 900.
14. The applicant/developer or project contractor shall notify the Project Management Division at least five working days prior to commencing any activity on the site.
15. In accordance with the LDC regarding Access Management Regulations, where a required/approved cross-access/frontage/reverse-frontage road is provided and shown on the approved plans, the applicant/developer acknowledges and agrees that this access shall be free and clear of any buildings, parking spaces (except as otherwise approved), landscaping, retention ponds, or any other obstruction (such as gates) that would prevent the free flow of traffic between the project and the neighboring properties, projects, or roadways. The applicant/developer acknowledges that this cross-access/frontage/reverse-frontage road is to remain open to the public, but maintained privately.
16. 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).

Construction Plan

17. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments.
18. Section 316.0745, Florida Statutes, requires that all traffic-control signing and markings on private property opened to the general public be in conformance with the Florida Department of Transportation's (FDOT) Manual on Uniform Traffic Control Devices and FDOT standards.
19. All handicapped parking spaces shall be signed and marked in accordance with the FDOT standards index. All regular/standard parking spaces shall be striped in white.
20. All construction within the County right-of-way will require a Right-of-Way Use Permit. The review and issuance of the Right-of-Way Use Permit shall be conducted in accordance with the LDC, Section 406.5, Right-of-Way Use Permit, and must be obtained prior to commencement of construction. The developer shall ensure that any improvements installed in rights-of-way are constructed to County standards.
21. In consideration of the County's agreement to provide potable water and/or reclaimed water to the subject property, the applicant/developer and their successors and assigns agree to the following:
 - a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set

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forth in Section 3.19 of the Interlocal Agreement creating TBW, the applicant/developer shall temporarily transfer to the County any and all water-use permits or water-use rights the applicant/developer may have to use or consume surface water or groundwater within the County for the duration of the production failure or shortfall.

- b. Prior to the applicant/developer selling water, water-use permits, or water-use rights, the applicant/developer shall notify the County, and the County shall have a right of first refusal to purchase such water or water-use permits or water-use rights.
- 22. Curb ramps are required at all intersections of curbs and sidewalks and shall be constructed in conformance with the uniform Federal Accessibility Standards published by the General Services Administration, Department of Housing and Urban Development, Department of Defense, and United States Postal Service (Section 336.045, Florida Statutes).
 - 23. If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and the County shall be notified within two-working days of the resources found on the site.
 - 24. If, during construction activities, any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop, and the County shall be notified within two-working days of the plant and/or animal species found on the site.
 - 25. The Timing and Phasing Application submitted by the applicant assumed the following land use:

Ice Hockey Rink and restaurant

Any development of land use that generates greater traffic impacts than those assumed shall require an updated Timing and Phasing Application utilizing a methodology approved by the County. The DRC, BCC, or County Administrator or designee may impose additional conditions on the applicant or developer based on the updated County-approved traffic study.

- 26. Prior to any construction activity, the developer shall ensure that proper erosion and sediment control measures are in place. The applicant/developer or project contractor shall notify the Stormwater Management Division at least two working days prior to commencing any site preparation, including clearing and grubbing work, for a preinspection of the sediment and erosion-control devices. The developer shall control all fugitive dust originating from the project site and shall indicate on the construction drawings the manner in which fugitive dust is to be controlled. Further, all retention pond side slopes and associated swales shall be sodded to prevent soil erosion.

27. The applicant/developer acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, any plant materials of whatsoever type and kind required by the Landscape and Buffering regulations and this approval, shall be replaced within thirty days of their demise and/or removal.
28. The applicant/developer acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, wooden fences are not allowed as a visual screen in any of the buffer areas. If the applicant/developer proposes the use of a fence for a visual screen within any buffer area, vinyl fencing or chain-link fencing with black-out fabric or slats shall be used.

Development Standards

29. Skating Rink development shall be in accordance with Land Development Code, Section 526, C-2 General commercial District, as amended.

Building Permit/Certificate of Occupancy

30. Site plans submitted with Building Permit applications are invalid as to final site approval unless stamped approved by the Planning and Development Department. These plans are submitted to show building location in regard to property line, other buildings, etc., only. The site must conform to those plans submitted and/or approved by the Planning and Development Department in accordance with the LDC, Sections 300 and 403.
31. The applicant/developer acknowledges that a Building Permit shall be obtained for all structures that have a footer, regardless of size, through the Central Permitting Division; i.e., including, but not inclusive of, buildings, accessories, dumpster walls, and retaining walls.
32. A Registered Landscape Architect or other person as authorized by Chapter 481, Florida Statutes, as amended or other type of professional as approved by the County Administrator or designee shall conduct a final field inspection. A Certificate of Compliance shall be provided to the County prior to platting, or where platting is not required, prior to issuance of the Certificate of Occupancy (CO).
33. The owner/developer shall arrange for a final site inspection approval by the Engineering Services Department prior to the issuance of the CO.

DEVELOPER'S ACKNOWLEDGMENT:

The developer acknowledges that it has read, understood, and accepted the conditions of approval.

_____ Date

_____ Signature

_____ Print Name

_____ Title

STATE OF FLORIDA
COUNTY OF _____

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

Seal:

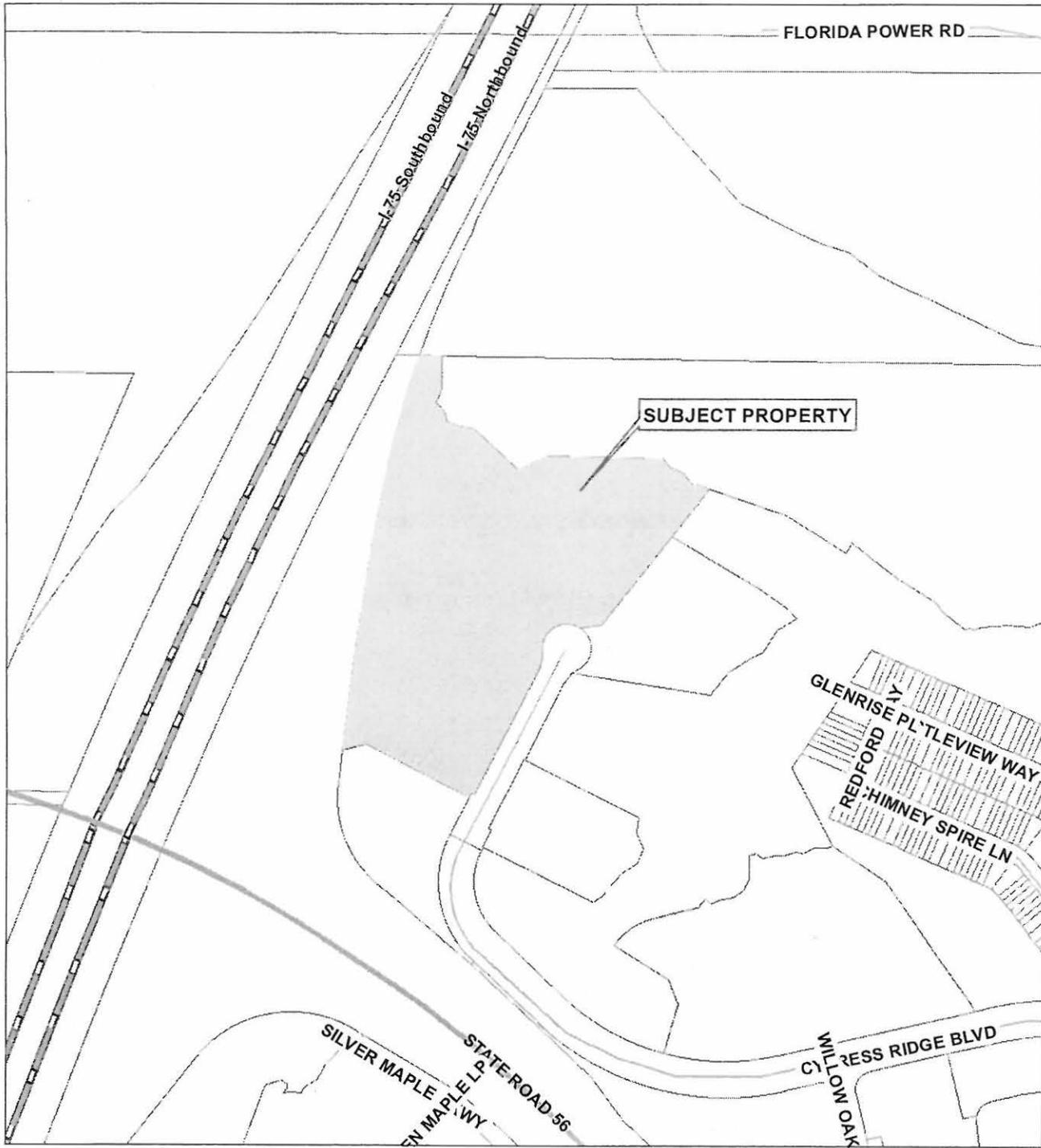
_____ NOTARY

PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

APPROVED B.C.C.
 D.R.C.
 PDD

Pasco County
By: _____ Date 12-16-14
For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent

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**LRG14-013
Cypress Creek Ice Hockey**

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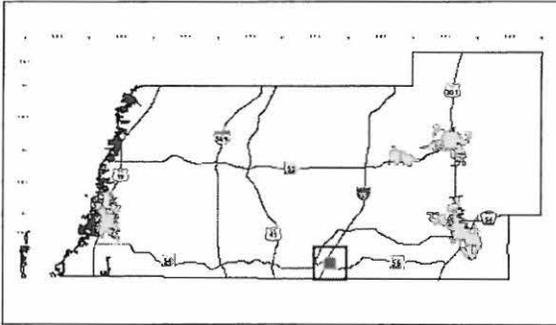
**PHYSICAL ADDRESS:
3173 CYPRESS RIDGE BLVD**

**TAZ - 287
COMMISSION DISTRICT: 2**

 **SUBJECT PROPERTY**



Pasco County GIS | 12/3/2014 | aikhuoria



ATTACHMENT NO. 4 - BACKGROUND AND FINDINGS OF FACT
Cypress Creek Ice Hockey

BACKGROUND:

1. On June 18, 2002, the Board of County Commissioners (BCC) approved the Cypress Creek Development of Regional Impact (DRI).
2. On August 20, 2002, the BCC approved the Cypress Creek MPUD Master Planned Unit Development (Petition No. 5787).
3. On January 23, 2003, the Development Review Committee (DRC) approved the Cypress Creek DRI, Phase 2, infrastructure preliminary/construction site plan (Memorandum No. DR03-520).
4. On October 21, 2003, the BCC approved, with conditions, an amendment to the Cypress Creek MPUD Master Planned Unit Development (Memorandum No. GM04-0015).
5. On October 7, 2004, the DRC denied the Cypress Creek DRI, Phase 4, and infrastructure preliminary/construction site plan (Memorandum No. DR04-2468).
6. On January 27, 2005, the DRC approved the Cypress Creek DRI, Phase 4 infrastructure preliminary/construction site plan (Memorandum No. DR05-704).
7. On December 1, 2005, the DRC approved the Cypress Creek DRI, Phase 3, drainage improvements, with conditions (Memorandum No. DR06-369).
8. On December 5, 2006, the BCC adopted Resolution No. 07-63, an amendment to the Development Order for the Cypress Creek DRI.
9. On December 20, 2007, the former Development Review Division approved the Cypress Creek, Parcel 11A, Phases 1A and 1B, preliminary/construction site plan and stormwater Management Plan and Report, with conditions (Memorandum No. DR08-417).
10. On November 25, 2008, the BCC adopted amendments to the County's concurrency-management regulations to extend, without additional concurrency review or analysis, the concurrency expiration date of all projects in Pasco County by one year (the one-year extension).
11. On May 12, 2009, the BCC adopted Resolution No. 09-205, an amendment to the Development Order for the Cypress Creek DRI.
12. On March 18, 2014, the Planning and Development Department approved, with conditions, a nonsubstantial amendment to the Cypress Creek MPUD, to add "skating rink" as a use to Parcel 1 (Memorandum No. PDD14-618).
13. On June 11, 2014, the Planning and Development Department approved the Preliminary Site Plan (Memorandum No. PDD14-861) for Cypress Creek Ice Hockey Rink (Project No. LRG14-013) for 147,700 square foot ice rink and 2,800 square foot restaurant.

FINDINGS OF FACT:

1. Presently, the subject site is an unimproved. The site is a portion of Parcel 1 from the MPUD master plan and Parcels 2 and 3 from Map H of the Cypress Creek DRI No. 244.
2. The construction plan/stormwater management plan and report has been reviewed by the Planning and Development Department, and it has been determined that the proposed use is consistent with the above-referenced zoning district's permitted uses and with the Pasco County applicable provisions of the Comprehensive Plan, as submitted.
3. The construction plan/stormwater management plan and report for the above-subject project was prepared for Z Mitch LLC by King Engineering and consists of 32 sheets dated March 4, 2014; the sheets were last revised on November 20, 2014. The plans were originally received by the Planning and Development Department on July 10, 2014, and final revisions were received on December 9, 2014.
4. A Timing and Phasing Application was submitted and found to be exempt from the requirement to provide a Timing and Phasing Analysis and a Substandard Roadway Analysis.

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