



PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

WEST PASCO GOVERNMENT CENTER
PLANNING AND DEVELOPMENT DEPARTMENT
8731 CITIZENS DRIVE, SUITE 230
NEW PORT RICHEY, FL 34654
TELEPHONE: (727) 847-8142
FAX: (727) 815-7000
dmasumian@pascocountyfl.net

May 23, 2014

Greg R. Roth, P.E.
Thomas Engineering Group
4950 W. Kennedy Blvd, Suite 600
Tampa, FL 33609
Groth@Thomaseg.com

RE: Mercedes Benz of Wesley Chapel – LRG14-011
PPCPSW Submittal

Dear Mr. Roth:

Please be advised that on May 23, 2014, the Planning and Development Department, reviewed and **approved** the above-referenced project as noted on the enclosed agenda memorandum PDD14-963. This approval is issued under the provisions of Section 300, Development Review Procedures, of the Pasco County Land Development Code.

The owner/developer is hereby notified that no activity shall commence on-site until both the completed notarized acknowledgment portion of the above-referenced agenda memorandum and receipt for payment of Pasco County utility impact fees (if applicable) are received by the Planning and Development Department. Any site specific conditions listed as requiring completion prior to Site Development Permit issuance must also be completed.

The owner's/developer's acceptance of the enclosed conditions constitutes a notice of authorization to perform all related work as allowed by Section 300, Development Review Procedures, of the Land Development Code, but **shall not** include the structure, septic tanks, signs, construction within County/State right-of-way, and all other construction activities requiring separate governmental permits. Should the owner/developer object to any condition of approval as stated on the attached, a written notice of appeal shall be submitted within 30 days of this decision in accordance with Section 407.1, Appeals, of the Pasco County Land Development Code. The owner/developer may contact this office for information regarding corresponding application and fee requirements.

"Pasco County—Florida's premier county for balanced economic growth, environmental sustainability, and first-class services."

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, the Applicant shall notify the Stormwater Management Division at least two days prior to commencing any site preparation for a pre-inspection of the sediment and erosion control devices. Information on Erosion and Sedimentation Control is available on the following web site: www.dep.state.fl.us/water/stormwater/erosion.

By issuance of this permit, Pasco County, its employees, and representatives, assume no responsibility and/or liability in regard to the design, construction, or performance of the permitted facilities.

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

Sincerely,

Dorothy E. Masumian

Dorothy E. Masumian
Development Review Technician III

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

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

DATE: 5/23/14 FILE: PDD14-963

SUBJECT: Large Commercial
Development Review –
Mercedes Benz - Wesley
Chapel, Preliminary/
Construction Site Plan and
Stormwater Management Plan
and Report (Project
No. LRG14-011)
Recommendation: Approval
with Conditions (Attachment
No. 1)


FROM: Dorothy E. Masumian
Development Review
Technician III

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

PROJECT DESCRIPTION:

Commission District:	The Honorable Pat Mulieri, Ed. D.
Project Name:	Mercedes Benz - Wesley Chapel
Developer's Name:	Auto Dealership V, LLC
Location:	South Central Pasco County, on the west side Willow Oak Drive between S. R. 56 and Cypress Ridge Boulevard, and east of I-75 (Attachment No. 2)
Parcel ID Nos.:	26-26-19-0000-00100-0040 and 26-26-19- 0070-00000-0030
Land Use Classification:	MU Mixed Uses
Zoning District:	MPUD Master Planned Unit Development
Acreage:	7.03 (2 parcels)
Use/Square Feet:	45,091 square foot auto dealership on 5.51 acres and an off-site parking lot on 1.52 acres
Water/Sewage:	Pasco
Transportation Analysis Zone:	287
Mobility Fee Assessment District:	A
Mobility Fee Collection/Benefit District:	3
Roads:	Public
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The developer of Mercedes Benz - Wesley Chapel is requesting preliminary site plan (PSP) /construction site plan and stormwater management plan and report approval for the construction of a 2-story 45,091 square foot automobile dealership on 5.51 acres and an off-site parking area of 1.52 acres (Attachment No. 3).

BACKGROUND:

See Attachment No. 4.

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for a 45,091 square-foot automobile dealership. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity.

RECOMMENDATION:

The Planning and Development Department recommends approval of the preliminary site plan/construction site plan and stormwater management plan and report request with the attached conditions.

ACB/CR/wpdata/drc/miniwesleychapel_pdd14220/48

ATTACHMENTS:

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

ATTACHMENT NO. 1 – CONDITIONS OF APPROVAL

Mercedes Benz – Wesley Chapel

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 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. National Pollutant Discharge Elimination System (NPDES) Permit/permit application. For disturbances of one or more acres, the NPDES permit must be filed with Florida Department of Environmental Protection (FDEP).

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

General

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 BCC including, but not limited to, solid waste, public safety, or wildlife, the developer shall be required to comply with such ordinances/resolutions.
3. There shall be no outside display or sale of parts or tires.
4. All storage areas (those not readily available to the public), including vehicles to be serviced shall be located within the rear yard of the principal building and/or its accessory buildings, whichever is furthest from the right(s)-of-way.
5. No test drives shall occur on residential roadways.
6. Amplified speaker/public address systems are prohibited except within fully enclosed buildings. Fully enclosed buildings do not include buildings with service bays and/or exterior walls that can be opened.
7. At no time shall vehicles be parked outside of the development's landscape buffers.
8. The developer acknowledges that approval of this PSP/construction site plan and stormwater management plan and report 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.

9. The developer acknowledges that in accordance with the LDC, Section 1301, Concurrency, the Initial Certificate of Capacity shall expire as approved on the attached Concurrency Certificate.
10. The applicant/developer or successors in interest are advised of the following restrictions:
 - a. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved plan or record plat unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.
 - b. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity within the 100-year floodplain described in the approved plan and/or record plat of the subdivision unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.
 - c. No owner of the property may undertake any roadway improvements within this development unless prior written authorization or notification of exemption is received from the SWFWMD pursuant to environmental resource permitting.
11. 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*.
12. 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.
13. 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.
14. 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.
15. Site plans approved by the Planning and Development Department are the final approved documents. Changes/additions/deletions to approved site plans; i.e., building size, location, loading zones, etc., require revised site plan submittal, review fee, and

approval in accordance with the Land Development Code (LDC), Sections 300, 403, and 900.

16. 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.
17. 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).
18. The applicant/developer acknowledge that the PSP/construction site plan and stormwater management plan and report 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/construction site plan and stormwater management plan and report is voided, all subsequent submittals shall comply with regulations in effect at the time of the said resubmittals.

Construction Plan

19. 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.
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. All handicapped parking spaces shall be signed and marked in accordance with the Florida Department of Transportation (FDOT) standards index. All regular/standard parking spaces shall be striped in white.
22. 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 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.
23. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments.
24. 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).
25. 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 FDOT's *Manual on Uniform Traffic Control Devices* and FDOT standards.
26. 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 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.
27. 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.
28. The Timing and Phasing Application submitted by the applicant assumed the following land use:
Auto Dealership
- 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.
29. 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.

30. The applicant/developer acknowledge, 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 propose 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.
31. The applicant/developer acknowledge, 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.
32. 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.
33. If, during construction activities, any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop, and the County shall be notified within two working days of the plant and/or animal species found on the site.

Development Standards

34. The commercial design standards are in accordance with the C-2 General Commercial District regulations and uses contained within the LDC.

Building Permit/Certificate of Occupancy

35. 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.
36. The applicant/developer acknowledge 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.
37. 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).

38. 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 he 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 Amanda Bone Date 23 MAY 14
For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent

(PDD14-963)
Attachment No. 1
Page 6 of 6

LRG14-011

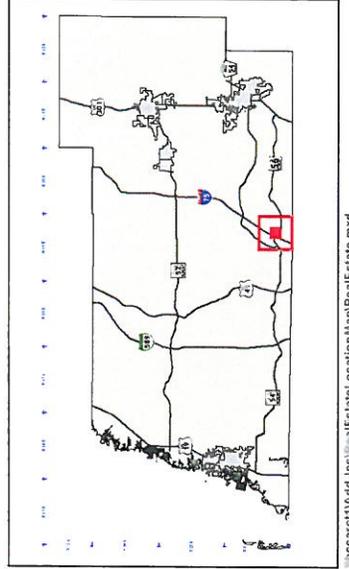
Mercedes Benz -
Wesley Chapel

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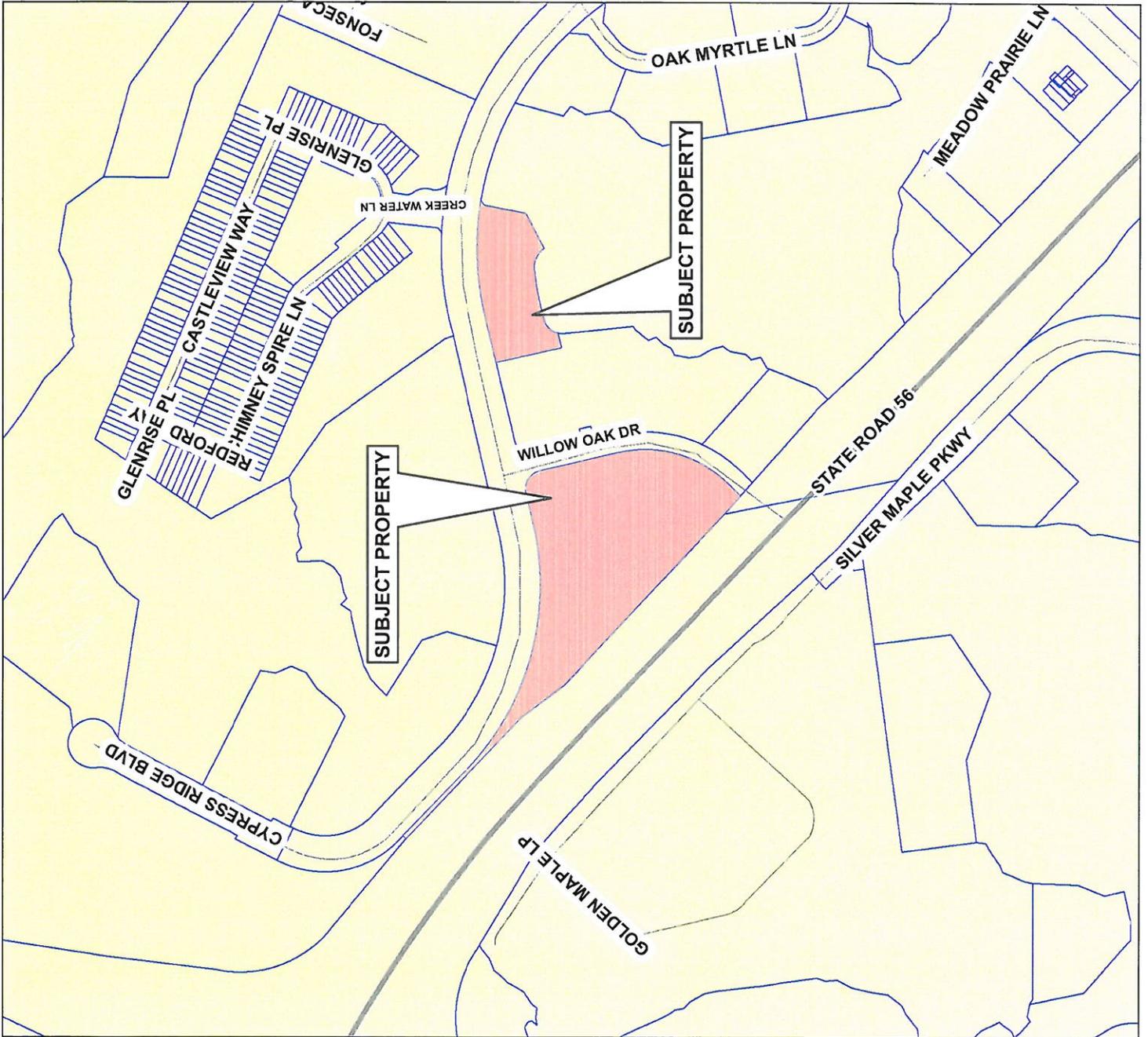
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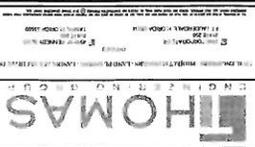


Pasco County GIS | 7/12/2013 | shalucha



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REV. NO.	DATE	COMMENTS	BY
1	03/28/2014	ISSUED FOR CONSTRUCTION	THOMAS
2	04/08/2014	REVISIONS TO SIGNAGE	THOMAS
3	04/15/2014	REVISIONS TO SIGNAGE	THOMAS
4	04/22/2014	REVISIONS TO SIGNAGE	THOMAS
5	04/29/2014	REVISIONS TO SIGNAGE	THOMAS
6	05/06/2014	REVISIONS TO SIGNAGE	THOMAS
7	05/13/2014	REVISIONS TO SIGNAGE	THOMAS
8	05/20/2014	REVISIONS TO SIGNAGE	THOMAS
9	05/27/2014	REVISIONS TO SIGNAGE	THOMAS
10	06/03/2014	REVISIONS TO SIGNAGE	THOMAS
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12	06/17/2014	REVISIONS TO SIGNAGE	THOMAS
13	06/24/2014	REVISIONS TO SIGNAGE	THOMAS
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15	07/08/2014	REVISIONS TO SIGNAGE	THOMAS
16	07/15/2014	REVISIONS TO SIGNAGE	THOMAS
17	07/22/2014	REVISIONS TO SIGNAGE	THOMAS
18	07/29/2014	REVISIONS TO SIGNAGE	THOMAS
19	08/05/2014	REVISIONS TO SIGNAGE	THOMAS
20	08/12/2014	REVISIONS TO SIGNAGE	THOMAS
21	08/19/2014	REVISIONS TO SIGNAGE	THOMAS
22	08/26/2014	REVISIONS TO SIGNAGE	THOMAS
23	09/02/2014	REVISIONS TO SIGNAGE	THOMAS
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30	10/21/2014	REVISIONS TO SIGNAGE	THOMAS
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34	11/18/2014	REVISIONS TO SIGNAGE	THOMAS
35	11/25/2014	REVISIONS TO SIGNAGE	THOMAS
36	12/02/2014	REVISIONS TO SIGNAGE	THOMAS
37	12/09/2014	REVISIONS TO SIGNAGE	THOMAS
38	12/16/2014	REVISIONS TO SIGNAGE	THOMAS
39	12/23/2014	REVISIONS TO SIGNAGE	THOMAS
40	12/30/2014	REVISIONS TO SIGNAGE	THOMAS



KNOW WHAT'S BELOW
 BEFORE YOU DIG
 CALL 811
 www.811fl.com

ISSUED FOR CONSTRUCTION

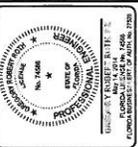
PROJECT: MERCEDES BENZ OF WESLEY CHAPEL

FOR: HOJGEN CONSTRUCTION

17166 W. BAYVIEW BLVD., SUITE 100
 WESLEY CHAPEL, FL 33508
 (954) 727-8333

THOMAS

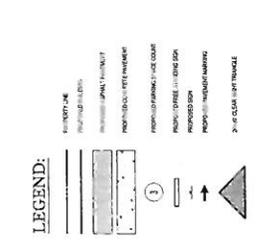
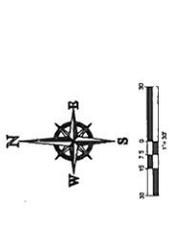
4150 W. BAYVIEW BLVD., SUITE 100
 WESLEY CHAPEL, FL 33508
 (954) 727-8333
 www.ThomasEngineeringGroup.com



PAYMENT MARKING AND SIGNAGE PLAN

SHEET NUMBER: **C-5.1**
 OF 18

PROJECT NUMBER: 17166 W. BAYVIEW BLVD.

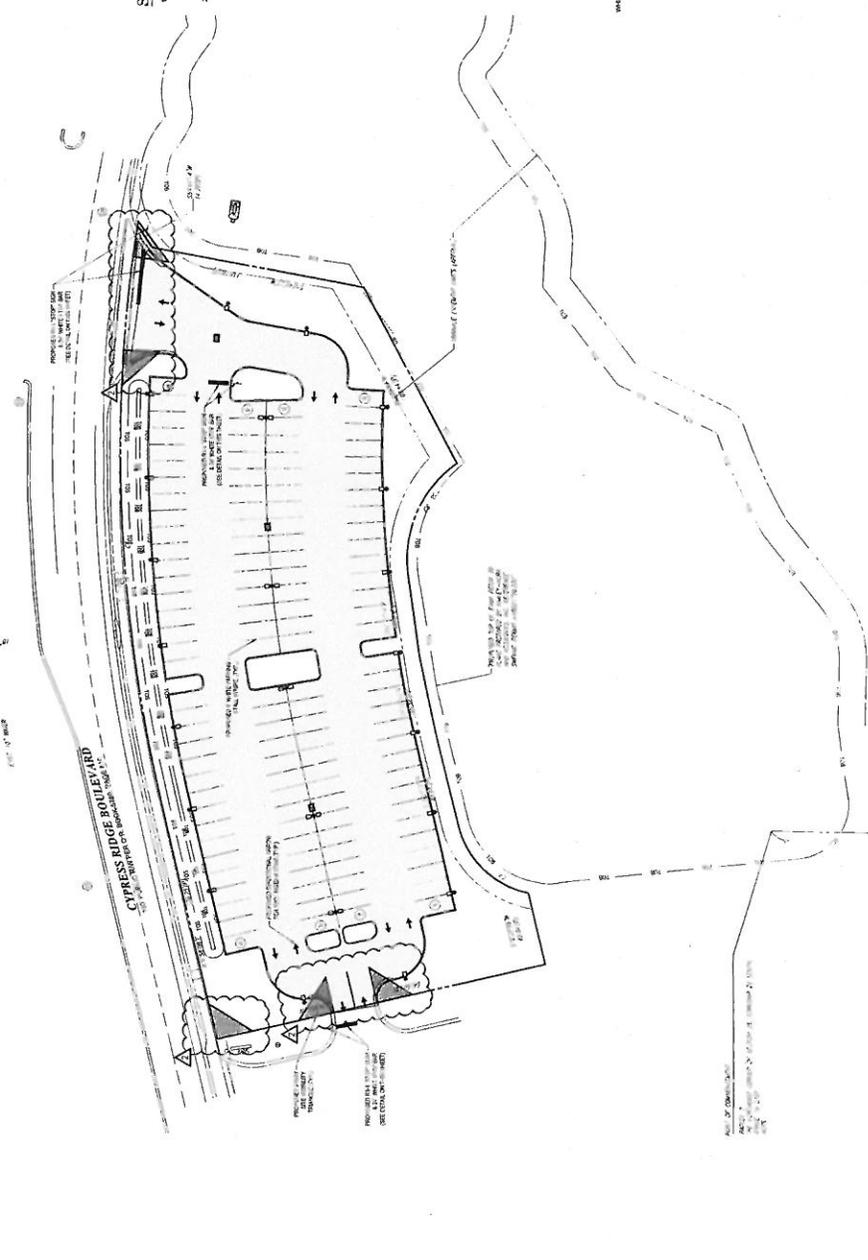


SIGNAGE NOTES:

- ALL PAYMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE 2011 FLORIDA MANUAL OF INSTRUCTIONS FOR THE DEVELOPMENT OF LAND DEVELOPMENT CODE
- FREE STANDING SIGNAGE SHALL BE CONFORMANT WITH THE NATIONAL PRACTICE AND STANDARDS FOR OUTDOOR SIGNAGE

CLEARANCE TABLE

ITEM	TYPE	HEIGHT	WIDTH	DEPTH
1	STOP SIGN	4'-0"	3'-0"	3'-0"
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MATCH LINE SEE SHEET C-5.0

ATTACHMENT NO. 4 - BACKGROUND AND FINDINGS OF FACT
Mercedes Benz – Wesley Chapel

BACKGROUND:

1. On June 18, 2002, the 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 (1) 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 Parcel 10 of the Cypress Creek DRI No. 244 and Lot 3, Cypress Creek North – Parcel Fourteen.
2. The preliminary site plan/construction plan and 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.
3. The preliminary site plan/construction plan and stormwater management plan and report for the above-subject project was prepared for Auto Dealership V, LLC. by Thomas Engineering Group and consists of 25 sheets dated January 6, 2014; the sheets were last revised on May 14, 2014 . The plans were originally received by the Planning and Development Department on January 7, 2014, and final revisions were received on May 15, 2014.
4. Access to the property is from Cypress Ridge Boulevard a County-maintained road with 100-foot of right-of-way and Willow Oak Drive a County-maintained road with 50-foot of right-of-way.
5. The developer of record, A. C. Skinner, III, has provided a letter dated May 7, 2014, confirming that development entitlements are sufficient for the construction of a 45,091 square foot new car dealership
6. 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 (SSRA).
7. 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/construction plan and stormwater management plan and report constitutes a finding by the Planning and Development Department that the PSP/construction plan and 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 PSP/construction plan and 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.

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):	1-17-14	Certificate Completed by:	D. Huber for Cissy
Parcel ID No(s):	26-21-19-0000-00100-0040		(attach survey if project includes portion of parcel)
Project Name:	Mercedes Benz of Wesley Chapel		No: LRG14-011
Applicant Name, Address, and Telephone Number:	Auto Dealership V, LLC 200 SW 1 st Ave FL 14 Ft Lauderdale, FL 33301 (954) 727-0333		
Job Site Address:	SR 56 north side Cypress Ridge Blvd south side		
Does the applicant want to opt out of the mobility fee system pursuant to LDC 1302? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, then transportation concurrency will apply and TIS application is required.)			
Project subject to Development of Regional Impact (DRI) Development Order or to a Development Agreement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Approval Sought (Check All that apply):			
<input type="checkbox"/>	Preliminary Development Plan	<input type="checkbox"/>	Nonresidential Subdivision
<input checked="" type="checkbox"/>	Preliminary Site Plan	<input type="checkbox"/>	Residential Subdivision into more than one dwelling unit
<input type="checkbox"/>		<input type="checkbox"/>	Public School (Comprehensive Plan Consistency Review)

TYPE OF DEVELOPMENT

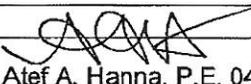
Number of Units	Unit Measure	Description
45,091	sq ft	car dealership
REVISED FROM 40,981		

Expiration (1300 LDC)		
All facilities (other than roads and schools) expire on:		(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 <input type="checkbox"/>
Issuance Date:		

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

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

INITIAL CERTIFICATE OF CAPACITY

	Yes	No	Conditional Approval	Review Standards	Reviewed By & Authorized Signature/Date
Roads <input 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 checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	 Atef A. Hanna, P.E. 04-29-2014
Sewer (Utilities) or <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	 Atef A. Hanna, P.E. 04-29-2014
Parks/Recreation(Parks) <input checked="" 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 checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	 Atef A. Hanna, P.E. 04-29-2014
School or <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.C & Chapter 8 Public School Facilities Element and School District Concurrency Implementation Procedures Manual	

[Type or Copy and Paste Below]

Mercedes Benz of Wesley Chapel	PCU#26-26-19-0000-00100-0040	PCU#00-245.65
Conditions of Approval for Water:		
<p>Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where water services are provided by Pasco County Utilities. A Service Connection Application, per County codes and ordinances, for water service to this property must be submitted and will be subject to the following conditions:</p> <p>The provision water service is contingent upon the County obtaining adequate water supply from Tampa Bay Water; receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapters 46 and 110, (including but not limited to the obligation to execute and implement, as applicable, a Utilities Service Agreement and a Utilities Service Plan, both acceptable to the County, and the payment of water impact fees).</p>		
Conditions of Approval for Wastewater:		
<p>Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where wastewater services are provided by Pasco County Utilities. A Service Connection Application, per County codes and ordinances, for wastewater service to this property must be submitted and will be subject to the following conditions:</p>		

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

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

The provision wastewater service is contingent upon the County receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 110, (including but not limited to the obligation to execute and implement, as applicable, a Utilities Service Agreement and a Utilities Service Plan, both acceptable to the County, and the payment of wastewater impact fees).

Conditions of Approval for Solid Waste:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where solid waste services are provided by Pasco County Utilities.

The provision of solid waste service is contingent upon the County receiving all the necessary permits and approvals to implement and construct the County's planned disposal system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 90 and other applicable regulatory requirements.

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

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

Revised 9-20-13