

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

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

DATE: 11/15/13 FILE: PDD14-220

SUBJECT: Large Commercial
Development Review – Mini of
Wesley Chapel Parking Lot
Expansion,
Preliminary/Construction Site
Plan and Stormwater
Management Plan and Report
(Project No. LRG13-012)
Recommendation: Approval
with Conditions (Attachment
No. 1)

FROM: Cissy Rosenberg
Development Review
Technician II

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:	Mini of Wesley Chapel
Developer's Name:	Wesley Chapel Automotive Management, LLC
Location:	South Central Pasco County, on the north side on SR 56, approximately 500 feet west of Cypress Ridge Boulevard and east of I-75 (Attachment No. 2)
Parcel ID Nos.:	26-26-19-0000-00100-00P0, 26-26-19-0000- 00100-0019, and 26-26-19-0000-00100-012b
Land Use Classification:	MU Mixed Uses
Zoning District:	MPUD Master Planned Unit Development
Acreage:	2.89 Acres, m.o.l. (Project Area)
Use/Square Feet:	1,090 Square-Foot Car Wash and 822 Square-Foot Detail Canopy and Tire Storage
Water/Sewage:	Pasco
Transportation Analysis Zone:	287
Mobility Fee Assessment District:	A
Mobility Fee Collection/Benefit District:	3
Roads:	Public and Private
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The developer of Mini of Wesley Chapel is requesting preliminary/construction site plan and stormwater management plan and report for the construction of a 1,090 square-foot car wash and 822 square-foot detail canopy and tire storage (Attachment No. 3).

For additional information see Attachment No. 4, Background and Findings of Fact.

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for a 1,090 square-foot car wash and 822 square-foot detail canopy and tire storage. 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/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
Mini of Wesley Chapel Parking Lot Expansion

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.

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; any rezoning conditions of approval, as amended, all requirements and conditions of approval within memorandum ZN11-166, as approved by the former Zoning and Site Development Department on February 3, 2011, and ZN11-101 as approved by the Development Review Committee on December 23, 2010 shall remain 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 developments landscape buffers.
8. The developer acknowledges that approval of this Preliminary Site Plan (PSP) does not establish vested rights with respect to construction of the project.

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 Land Development Code (LDC), Sections 300, 403, and 900.
11. 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.
12. The applicant/developer acknowledges that the Preliminary Site Plan (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. In the event that the applicant/developer does not comply with this provision, all plans related to the uncompleted portion of the PSP approval shall be deemed void, and approval shall be deemed withdrawn, unless an extension has been obtained from the County Administrator or designee prior to expiration of any of the time limits provided above. 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

13. Prior to final site/construction plan approval of any project abutting a State roadway, the applicant/developer shall furnish to the Planning and Development Department a Letter of Intent indicating approval and/or an approved Driveway Permit from the Florida Department of Transportation (FDOT). Prior to the issuance of the first record plat or where a record plat is not required, prior to the first Certificate of Occupancy (CO), the applicant/developer shall provide a letter from the FDOT stating that the improvements within the State right-of-way have been inspected and completed to its satisfaction.
14. 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.
15. If the project has internal roads that are to be named, street name signs shall be nine inches on all road classifications. All signs shall have six-inch Series B letters. All street name signs on private roads shall be standard D3 street name signs with the colors reversed: white background with green letters and border. At intersections with County- or State-maintained roads, the County- or State-maintained road shall be green background with white letters and border.

16. For improvements within the County right-of-way with traffic-control devices, the applicant/developer shall submit to the Traffic Operations Division, "the submittal data form" for approval prior to the installation of any traffic-control devices within the County right-of-way.
17. 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.
18. All construction within Pasco County right-of-way will require a Right-of-Way Use Permit. The review and issuance of the Right-of-Way Use Permit shall be conducted in accordance with the 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. All construction within non-County-maintained right-of-way will require a Driveway Connection Permit. The applicant/developer shall obtain a Driveway Connection Permit from Pasco County.
19. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments. Raised pavement markings shall be installed.
20. Prior to any construction activity, the developer shall ensure that proper erosion and sediment control measures are in place. The 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.
21. The 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 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.

Record Plat/Building Permit/Certificate of Occupancy

22. 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 Land Development Code (LDC), Sections 300 and 403.
23. The 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.

24. 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).
25. Prior to the issuance of the first building permit, the developer shall provide a recorded copy of the Unity of Title when multiple parcels make up the project site.
26. The owner/developer acknowledges that the landscape buffer along the entire frontage of the dealership shall be reinstalled per the approval memorandum ZN11-166 as approved by the former Zoning and Site Development Department on February 3, 2011.
27. The owner/developer shall arrange for a final site inspection approval by the Engineering Services Department prior to the issuance of the CO or occupancy/use of the permitted facilities.

The Planning and Development Department's approval of this preliminary/construction site plan and stormwater management plan and report constitutes a finding by the Planning and Development Department that the preliminary/construction site 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 preliminary/construction site 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.

LRG13-012
Mini of Wesley Chapel

26 26 19 0000 00100 00P0
26 26 19 0000 00100 0019
26 26 19 0000 00100 012b

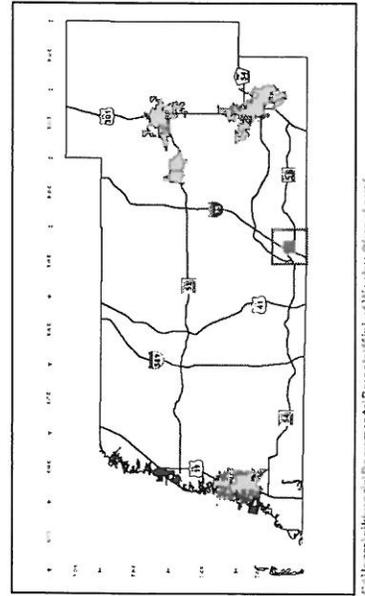
PHYSICAL ADDRESS:
NONE

TAZ - 287
COMMISSION DISTRICT: 2

SUBJECT PROPERTY



Pasco County GIS | 10/4/2013 | aikhuoria



ATTACHMENT NO. 4 - BACKGROUND AND FINDINGS OF FACT
Mini of Wesley Chapel Parking Lot Expansion

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 (DR03-520).
4. On October 21, 2003, the BCC approved, with conditions, an amendment to the Cypress Creek MPUD Master Planned Unit Development (GM04-0015).
5. On October 7, 2004, the DRC denied the Cypress Creek DRI, Phase 4, and infrastructure preliminary/construction site plan (DR04-2468).
6. On January 27, 2005, the DRC approved the Cypress Creek DRI, Phase 4 infrastructure preliminary/construction site plan (DR05-704).
7. On December 1, 2005, the DRC approved the Cypress Creek DRI, Phase 3, Drainage Improvements, with conditions (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 (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 December 23, 2010, the DRC approved, with conditions, a variance from the Land Development Code, Section 603.11; Service Function Areas, which relieves the developer from providing a six-foot wall along the truck-loading area (ZN11-101).
13. On February 3, 2011, the former Zoning and Site Development Department approved, with conditions, the Mini of Wesley Chapel for construction of a two story, 19,047-square-foot automotive dealership (ZN11-166).

DEVELOPER'S ACKNOWLEDGMENT:

The developer acknowledges that it has read, understood, and accepted the conditions of approval (Attachment No. 1).

_____ 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.
- ZSD

AMENDMENT

P.P.D.

Pasco County

By Amah Boone Date 20 NOV 13
For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent

INITIAL CERTIFICATE OF CAPACITY

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

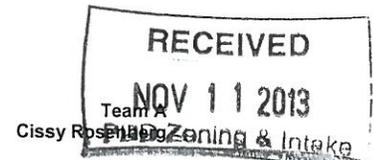
Complete Application (Date):	4-1-13	Certificate Completed by:	MC
Parcel ID No(s):	26-26-19-0000-00100-012B; 0019; 0014		(attach survey if project includes portion of parcel)
Project Name:	Mini of Wesley Chapel	No:	LRG13-012
Applicant Name, Address, and Telephone Number:	Wesley Chapel Automotive Management, LLC c/o Spring Engineering, Inc. - Roland P. Dove, P.E. - 727-938-1516		
Job Site Address:	SR 56 - N side; Cypress Ridge Blvd. - W		
Project has direct connection (See 1300) to the following collectors/arterials:	Cypress Ridge Blvd; SR 56		
Aggregated with another project? (See 1300)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, identify project name and I.D. No.) Mini of Wesley-IPR10-026		
Project in Urban Service Area (Mobility Fee Zone A)?	<input type="checkbox"/> Yes <input type="checkbox"/> No. If yes, project is exempt from Transportation Concurrence.		
Zone A expanded?	<input type="checkbox"/> - Zone B? <input type="checkbox"/> - Zone C? <input type="checkbox"/>		
If in Zone A does the applicant want to opt out of the mobility fee system pursuant to Ordinance 11-08?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, then transportation concurrence 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		
Prior building(s) on or after January 1, 1985?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, identify use and units/sq. ft.) Auto Dealership -19047sf		
Approval Sought (Check All that apply):			
<input type="checkbox"/>	DRI	<input type="checkbox"/>	Nonresidential Subdivision
<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Residential Subdivision into more than one dwelling unit
<input type="checkbox"/>	Preliminary Plan	<input type="checkbox"/>	Public School (Comprehensive Plan Consistency Review)
<input checked="" type="checkbox"/>	Preliminary Site Plan		

TYPE OF DEVELOPMENT

Number of Units	Unit Measure	ITE Code	Description
19047-existing	sf	841	Auto Dealership
1912	sf	841	car wash/tire storage
[Type or Copy and Paste Below]			
Project entitled to Limited Exemption <input type="checkbox"/> YES <input type="checkbox"/> NO			
County Administrator or BCC Chairman Signature			
Expiration (1300 LDC)			
All facilities (other than roads and schools) expire on:		11-20-2019	(6 yrs from issuance)
Roads(Only applies if project subject to transportation concurrence) Certificate of Capacity expires or is subject to additional review on: (click N/A if transportation concurrence does not apply)			or N/A <input checked="" type="checkbox"/>
Schools: Certificate of Capacity expires or is subject to additional review on:			or N/A <input checked="" type="checkbox"/>
Issuance Date:	11-20-2013		<i>Cissy Roseberry</i> Authorized Signature
Use applicable approval date (e.g. DRC approval, Development Order approval, zoning approval, etc.)			

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 7/24/12



INITIAL CERTIFICATE OF CAPACITY					
	Yes	No	Conditional Approval	Review Standards	Reviewed By & Authorized Signature/Date
Roads <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.D and Chapter 7 Transportation Element	<i>Cissy Rosenberg 11-7-2013</i>
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 11-7-2013 <i>MK</i>
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A and Chapter 10 Public Facilities Element	Mike Kirkpatrick 11-7-2013 <i>MK</i>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 1301.6.A & Chapter 10 Public Facilities Element	Mike Kirkpatrick 11-7-2013 <i>MK</i>
Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 1301.6.D & Chapter 7 Transportation Element	
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]

Cypress Creek, Mini of Wesley Chapel PID#29-26-19-0000-00100-012B;0014;0019 PCU 00-245.62

Conditions of Approval for Water:

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:

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).

Conditions of Approval for Wastewater:

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:

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 7/24/12

Team A
 Cissy Rosenberg