

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Joaquin A. Servia
Development Review Manager

DATE: 5/12/16 FILE: PDD16-1080

SUBJECT: Large Commercial
Development Review – Costco
– Cypress Creek Town Center
Preliminary Site
Plan/Construction Plan and
Stormwater Management Plan
and Report and Alternate
Standard Request (Project
No. LRG16-031)
Recommendation: Approve
with conditions

FROM: 
Dorothy E. Masumian
Senior Development
Review Technician

REFERENCES: Land Development Code,
Section 403, Site
Development;
Comm. Dist. 3

The following is presented for consideration:

PROJECT DESCRIPTION:

Commission District:	The Honorable Kathryn Starkey
Project Name:	Costco – Cypress Creek Town Center
Developer's Name:	Costco Wholesale
Location:	In south-central Pasco County, at the northeast corner of Grand Cypress Drive and Sun Vista Drive. Section 27, Township 26 South and Range 19 East.
Parcel ID No.:	27-26-19-0040-00000-0030 (portion of)
Future Land Use Classification:	ROR (Residential/Office/Retail)
Zoning District:	MPUD Master Planned Unit Development (Cypress Creek Town Center)
Acreage:	16.88 Acres, (portion of).
Use/Square Feet:	Retail with gas pumps/154,412 Square Feet
Flood Zone:	AE and X
Water/Sewage:	Pasco
Mobility Fee Assessment District:	A
Mobility Fee Collection/Benefit District:	3
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The applicant/developer of Costco–Cypress Creek Town Center is requesting preliminary site plan/construction plan and stormwater management plan and report approval for retail center with gas pumps on approximately 16.88 acres. Also requested is an alternative standard from the requirements of the Land Development Code (LDC), Section 905.2, Landscaping and Buffering. The applicant/developer is requesting relief from installing a berm along Grand Cypress Drive.

ALTERNATIVE STANDARDS REQUEST NO. 1:

The applicant/developer has requested a specific alternative standard from the LDC, Section 905.2, Landscaping and Buffering, requirements.

Subsection 905.2.C.1, Design, which, if approved, would relieve the applicant/developer of installing the required berm inside the sight triangles and along Grand Cypress Drive..

Relief is being sought pursuant to the LDC, Section 407.5.B, as the purpose for the alternative standards which reads as follows: "No feasible engineering or construction solutions can be applied to satisfy the regulation."

The applicant state:

"Adding landscape berms inside the sight triangles at the intersections would obstruct the driver's vision and create a hazardous situation. Also, the existing 10' asphalt trail restricts us from being able to construct the berm inside of the required 10' green space buffer."

STAFF ANALYSIS:

Staff has reviewed the applicant's request and recommends approval with the condition that the developer install double staggered row of shrubs at 36 inch height to meet the intent of the code.

BACKGROUND:

1. On November 23, 2004, the Board of County Commissioners (BCC) approved the Cypress Creek Town Center Development of Regional Impact (DRI) No. 252/ Development Order (DO) (Resolution No. 05-40).
2. On November 23, 2004, the BCC approved Rezoning Petition No. 6288, changing the zoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District for Cypress Creek Town Center.
3. On April 26, 2005, the BCC approved a settlement agreement and an amended DO including the settlement agreement (Resolution No. 05-188).
4. On March 15, 2007, the Development Review Committee approved the Preliminary Plan and Variance Request for Cypress Creek Town Center (SDU06-125) for 39 lots on 293 acres (Memorandum DR07-1092).

5. On March 15, 2007, the DRC approved a preliminary site plan for Cypress Creek Town Center Mall District for 812,697 square feet of retail, 50,921 square feet of restaurants and a 2,556 seat cinema (Memorandum No. DR07-1099).
6. On October 25, 2007, the DRC approved a preliminary site plan amendment for Cypress Creek Town Center Mall District to decrease the retail to 846,544 square feet, increase the restaurant area to 91,403 with 17,100 square feet of outdoor patio seating and increase the cinema to 2,582 seats (Memorandum No. DR08-045).
7. On March 25, 2008, the BCC approved the recording of Cypress Creek Town Center for 273.515 acres into 32 commercial lots.
8. On October 3, 2014, the Planning and Development Department approved a Substantial Modification to the Tampa Premium Outlets (LRG14-014) by Memorandum No. PDD14-1520 for 57.06 acres being divided into seven commercial lots with 490,940 square feet of retail.
9. On July 22, 2014, the Zoning Administrator approved a Cypress Creek Town Center Bike and Pedestrian Master Plan, non-substantial modification (Memorandum No. PDD14-1050).
10. On October 3, 2014, the Planning and Development Department approved the preliminary site plan/construction plan Substantial Modification for 490,940 square feet of retail.
11. On November 4, 2014, the BCC approved the recording of Cypress Creek Town Center Replat lots 1, 2, 3 and 4, Block 5 for commercial lots.
12. On January 13, 2015, the Planning & Development Department approved a Cypress Creek Town Center – South Ring Road non-substantial modification, for infrastructure only.
13. On August 20, 2015, the Planning and Development Department approved the preliminary site plan/construction plan/stormwater management plan and alternative standard for 4,527 sq. ft. Culver's Restaurant with 350 sq. ft. outdoor seating at Cypress Creek Town Center (PDD15- 1600).
14. On October 29, 2015, the Planning and Development Department approved the preliminary site plan/construction plan/stormwater management plan for 8,092 sq. ft. Cheddar's Restaurant at Cypress Creek Town Center (PDD15-16-148).
15. On December 30, 2015, the Planning and Development Department approved the preliminary site plan/construction plan/stormwater management plan for 4,968 square foot restaurant with 280 square foot outdoor seating area (PDD16-439).
16. On April 11, 2016, the Planning and Development Department approved the preliminary site plan/construction plan/stormwater management plan for a 7,752 square foot restaurant (PDD16-917).

FINDINGS OF FACT:

1. Presently, the subject site is unimproved Lot 3 of Cypress Creek Town Center DRI #252.

2. The owner/developer has submitted the following documents:
 - (a) Letter from Withlacoochee River Electric Cooperative, Inc.
 - (b) Southwest Florida Water Management District permit and plan
3. The PSP/construction plan and stormwater management plan and report has been reviewed by the PDD, 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.
4. The PSP/construction plan and stormwater management plan and report for the above-subject project was prepared for Costco Wholesale by Thomas Engineering Group and consists of 27 sheets dated August 17, 2015; the sheets were last revised on April 27, 2016. The plans were originally received by the PDD on August 26, 2015, and final revisions were received on May 10, 2016.

The Planning and Development Department's (PDD) approval of this PSP/construction plan and stormwater management plan and report constitutes a finding by the PDD 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.

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for 154,412 square feet. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity.

RECOMMENDATION:

Finding the request to be consistent with those Goals, Objectives, and Policies of the Comprehensive Plan, and those provisions of the LDC that are applicable to this project, the PDD approves the applicant/developer request with the following conditions:

Hard-Copy Site Development Permit

1. Before commencing approved construction activities, the applicant/developer or project contractor shall obtain from the PDD an authorization to commence approved construction, a.k.a. "a hard copy Site Development Permit." To obtain said authorization the following must be submitted to the PDD:
 - 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 PDD.
 - b. National Pollutant Discharge Elimination System Permit/permit application.

2. Prior to the issuance of the hard copy site development permit, the applicant/developer shall provide a certification from the geotechnical Engineer that unsuitable organic laden sand/muck materials have been removed and replaced with acceptable fill materials properly compacted to a 98% modified proctor and is acceptable for building construction.

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

Specific Conditions

3. The owner/developer acknowledges that approval of the Utilities Service Connection Application is required prior to the start of any activities to construct water, wastewater, or reclaimed water as applicable.
4. The applicant/developer acknowledges that the approval of the alternative standards request requires the installation of double staggered row of shrubs at 36-inch height at the time of planting.

General Conditions

5. The developer shall comply with Chapter 252, Florida Statutes, Fuel Facilities and Retailers.
6. The developer acknowledges that approval of this 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.
7. The applicant/developer acknowledges that approval of the alternative standards request as stated is based upon representation as set forth in the PSP submittal dated March 24, 2016, and received by the County on March 30, 2016. In the event that the PSP is deemed void and/or approval is withdrawn, then the alternative standards request 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. The PSP approval is contingent upon approval of alternative standard.
8. 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.
9. 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*.
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 PSP/construction plan and stormwater management plan and report 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. Site plans approved by the PDD 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, Sections 300, 403, and 900.
14. The applicant/developer or project contractor shall notify the Engineering Services Department, 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).
17. 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. 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

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 Florida Department of Transportation (FDOT) standards index. All regular/standard parking spaces shall be striped in white.
20. 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 the County.
21. Where reclaimed water is provided, the developer shall install a reclaimed (reuse) irrigation system, sufficient to supply lawn irrigation to all planned areas. The quality and quantity of reclaimed water provided by the County shall meet all Florida Department of Environmental Protection criteria for use of reclaimed water in public access areas per requirements of the Florida Administrative Code, Rules 17-6 and 17-610.
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. The Timing and Phasing Application submitted by the applicant assumed the following land use:

154,412 square feet retail with gas pumps
25. 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).

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, 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.
28. 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.
29. 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.
30. 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

31. The commercial dimensional standards are in accordance with the C-2 zoning district regulations and uses contained within the LDC.

Building Permit/Certificate of Occupancy

32. Site plans submitted with Building Permit applications are invalid as to final site approval unless stamped approved by the PDD. 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 PDD in accordance with the LDC, Sections 300 and 403.
33. 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.

34. 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 and the property owner prior to issuance of the Certificate of Occupancy (CO).
35. The owner/developer shall arrange for a final site inspection approval by the Engineering Services Department prior to the issuance of the CO.

OWNER'S/ DEVELOPER'S ACKNOWLEDGMENT:

The owner/developer acknowledges that they have 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


JAS/DS/dem/pdd16-1080

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Alternative Standard Request
4. Initial Certificate of Capacity

APPROVED

B.C.C.
 D.R.C.

PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

Pasco County

By:  Date 5-12-16

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

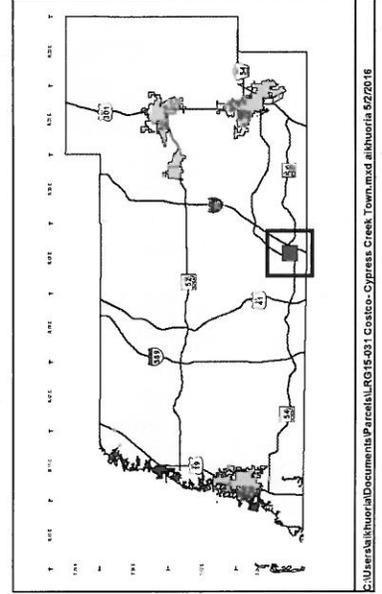
LRG15-031
Costco- Cypress Creek Town
Center

27 26 19 0040 0000 0030
(portion of)

PHYSICAL ADDRESS:
2225 GRAND CYPRESS DR

TAZ-286
COMMISSION DISTRICT: 3

SUBJECT PROPERTY





**PASCO COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE**

GENERAL ALTERNATIVE STANDARDS APPLICATION, SEC. 407.5.B

PROJECT INFORMATION

Project Name: Costco Wholesale-Wesley Chapel South
Project No. (from Planning and Dev.): LRG 15-031
Location by Description or Address: 2225 Grand Cypress Drive, Lutz, FL 33559
Parcel Identification Number(s): 27-26-19-0040-00000-0030
Zoning District: PUD

PROPERTY OWNER INFORMATION

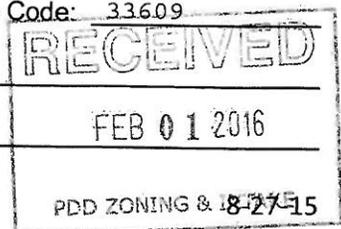
Name of Owner: JG Cypress Creek, LLC
Mailing Address: 25425 Center Ridge Road
City: Westlake State: OH Zip Code: 44145
Telephone Number: 440-871-4800 Fax Number: _____
E-Mail Address: dsalomone@rejacobsgroup.com

DEVELOPER INFORMATION

Name of Developer: Costco Wholesale Attn: Heidi Macomber
Mailing Address: 45940 Horseshoe Drive, Ste 150
City: Sterling State: VA Zip Code: 20166
Telephone Number: (703) 406-6842 Fax Number: _____
E-Mail Address: hmacomb@costco.com

AGENT INFORMATION

Name of Agent: Thomas Engineering Group, ATTN: Darren Eyre
Mailing Address: 4950 W Kennedy Blvd., Suite 600
City: Tampa State: FL Zip Code: 33609
Telephone Number: (813) 379-4100 Fax Number: _____
E-Mail Address: deyre@Thomaseg.com



ALTERNATIVE STANDARD REQUEST

If additional space is needed, attach extra pages to the application.

Alternative Standard Request:

Section from the LDC	Required Amount	Proposed Amount	Waiver Amount
905.2 Landscaping & Buffering			

DESCRIBE THE ALTERNATIVE STANDARD REQUEST

Costco is requesting an Alternative Standard to LDC 905.2.C.1 be approved for not being able to construct berms inside of the sight triangles, or along Grand Cypress Drive where the existing 10' asphalt trail has been constructed.

DEMONSTRATE COMPLIANCE WITH THE FOLLOWING

Please answer the following criteria for approval as per Section 407.5.B. If more than one alternative standard is requested, please address each request.

Item 1 or 2 shall be met and all of 3, 4, and 5 shall be met.

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

2. No feasible engineering or construction solutions can be applied to satisfy the regulation.
Adding landscape berms inside the sight triangles at the intersections would obstruct the driver's vision and create a hazardous situation. Also, the existing 10' asphalt trail restricts us from being able to construct the berm inside of the required 10' green space buffer.

3. The alternative standard does not adversely affect compliance with other Code provisions, development order(s), or permit(s).
This request does not adversely affect compliance with other code provisions D.O.'s or permits. We are proposing berms in all other areas where it is physically possible to construct and does not create a hazard.

4. The alternative standard is not in conflict with other mandatory substantive requirements of local, State, or Federal law.
This request is not in conflict with other mandatory requirements. Landscape berms are not required by any other local, state, or federal agency.

5. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan.
This request is consistent with the comprehensive plan. We are proposing berms in the places they are required where they are physically possible to build and do not create a hazard to the general public.

SUBMITTAL REQUIREMENTS

Required Items at Time of Application	
<input type="checkbox"/>	1. Complete Application Form, including owner/agent affidavit
<input type="checkbox"/>	2. Agent of Record, signed and notarized (if applicable)
<input type="checkbox"/>	3. Copy of Warranty Deed or other proof of ownership
<input type="checkbox"/>	4. Copy of last year's tax bill
<input type="checkbox"/>	5. Two signed and sealed legal descriptions and sketches (by a registered surveyor)
<input type="checkbox"/>	6. Two 8 ½ x 11" site plans depicting the site conditions One with the granting of the alternative standard One without the granting of the alternative standard
<input type="checkbox"/>	7. Copy of Notice of Violation (if a result of a notice of violation)
<input type="checkbox"/>	8. Alternative Standards Fee: a. Base Fee, Application Review \$1200.00 plus \$25.00 Technology Fee. b. Each Alternative Standards Request \$200.00. c. For determination by the DRC where otherwise DRC approval is not required pursuant to Section 407.5 or those that are required to go to the DRC Sections 901.1 and 901.3: \$400.00. Check made payable to: Pasco County Board of County Commissioners.

No application for review shall be deemed complete until all required information is provided.

OWNER/AGENT AFFIDAVIT

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.

APPLICANT'S SIGNATURE: 

APPLICANT'S REPRESENTATIVE: Darren Eyre

ADDRESS: 4950 W Kennedy Blvd, Suite 600

CITY: Tampa STATE: FL ZIP CODE: 33609

E-MAIL ADDRESS: deyre@thomaseg.com

STATE OF FLORIDA

COUNTY OF Hillsborough

BEFORE ME, the undersigned authority, personally appeared, DARREN EYRE
_____ and is (personally known to me or has provided the following identification) who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed a variance application on property (Parcel ID No. 27-210-19
0040-00000-0030) in the unincorporated area of Pasco County, which, if approved, would allow the developer(s) to: _____

2. That I hereby acknowledge that the variance, 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.

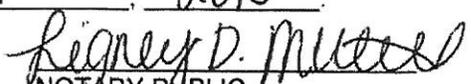
FURTHER AFFIANT SAYETH NOT.

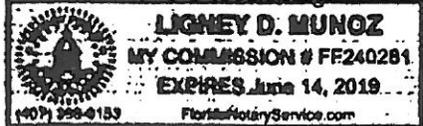
AFFIANT Darren Eyre

AFFIANT _____

SWORN to and subscribed before me this 05 day of 11, 2015.

My Commission Expires: June 14, 2019


NOTARY PUBLIC
State of Florida at Large



AGENT OF RECORD LETTER

TO THE PASCO COUNTY DRD AND/OR THE DRC:

I, Kristine McGinney hereby designate and appoint Thomas Engineering Group, LLC as my Agent of Record for the purposes of representing me during the Development Review Process and/or hearing processes with regard to: (Project Name and No.) Costco - Cypress Creek Town Center - LRG15-031.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

DATE: 11/5/15

Kristine McGinney
APPLICANT/OWNER (SIGNATURE)
JG CYPRESS CREEK LLC
BY: REJ REALTY LLC BY: KRISTINE M. MCGINNEY.

Darren T.R. Eyre
APPLICANT'S REPRESENTATIVE (SIGNATURE)

APPLICANT/OWNER (PRINT)

Darren T.R. Eyre, P.E.
APPLICANT'S REPRESENTATIVE (PRINT)

Treasurer
APPLICANT/OWNER'S TITLE

Project Manager
APPLICANT REPRESENTATIVE TITLE

25425 CENTER RIDGE ROAD
ADDRESS

4950 W Kennedy Blvd, Suite 600
ADDRESS

WESTLAKE, OHIO 44145-4123
CITY, STATE, ZIP CODE

TAMPA, FL, 33609
CITY, STATE, ZIP CODE

440-871-4800
TELEPHONE NUMBER

(813) 379-4100
TELEPHONE NUMBER

440-808-6901
FAX NUMBER

FAX NUMBER

KMCGINNEY@REJACOISSGROUP.COM
E-MAIL ADDRESS

DEYRE@THOMASEG.COM
E-MAIL ADDRESS

STATE OF FLORIDA OHIO

COUNTY OF Cuyahoga

I HEREBY CERTIFY that on this day personally appeared before me this November 4 2015 (date), by Kristine M McGinney (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of November, 2015.

My Commission Expires: LINDA K. MORAN
Notary Public - State of Ohio
Recorded in Cuyahoga County
My Commission Expires on 4/5/2016

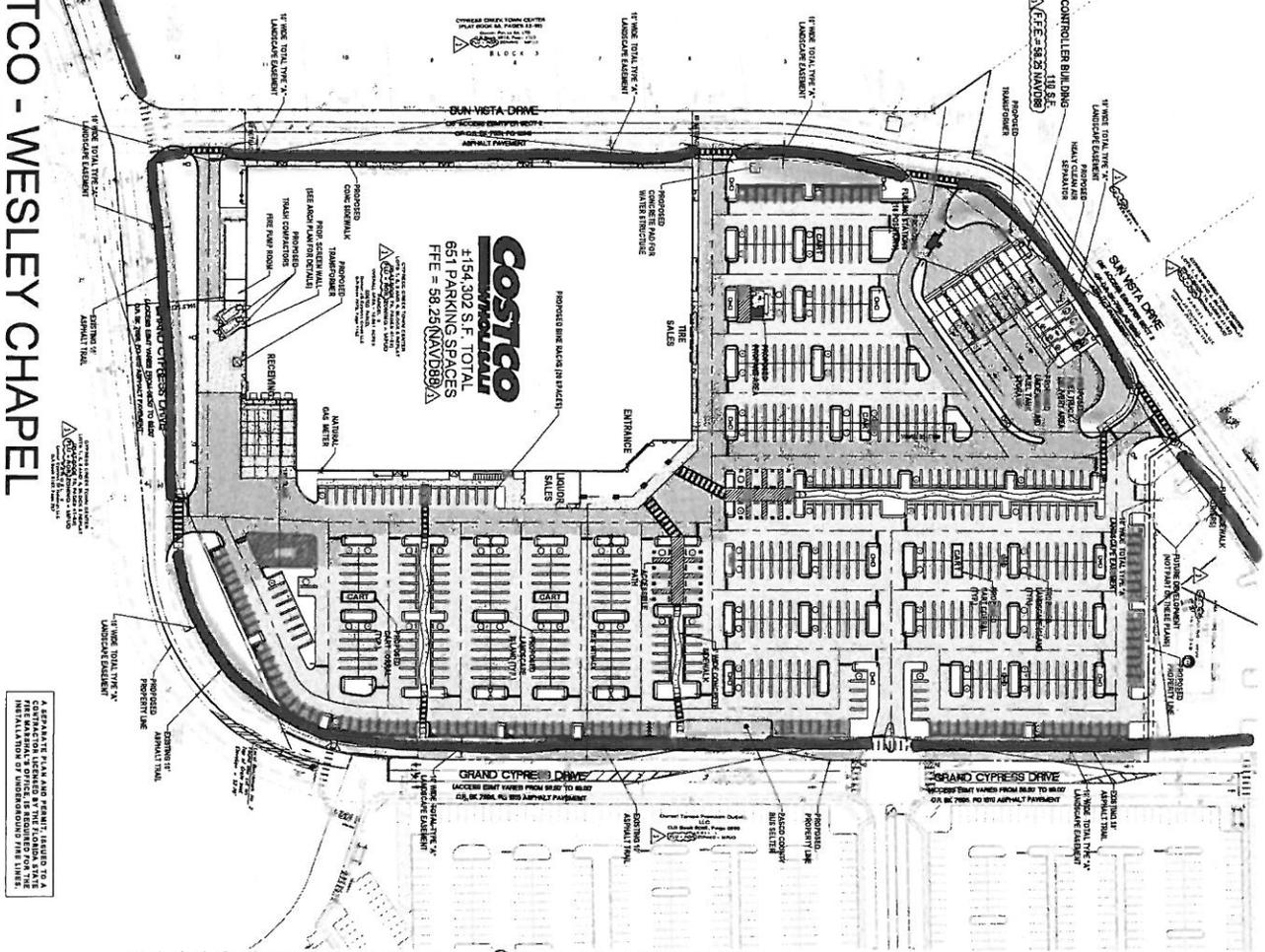
Linda K. Moran

NOTE: If an Agent of Record is to be designated, all property owners of the subject property must sign this form.

WITHOUT ALTERNATE STANDARD

COSTCO - WESLEY CHAPEL

WESLEY CHAPEL, FL



- PROPOSED LANDSCAPE BERM
- PROPOSED SIDEWALK / ASPHALT PATH

SITE DATA:

OWNER	COSTCO WHOLESALE
PROJECT ADDRESS	6455 W. WINDYBROOK BLVD, SUITE 5000, WESLEY CHAPEL, FL 34785
PROJECT NO.	2016-00000000
TOTAL SITE AREA	71,241.00 SQ. FT.
EXISTING BUILDING AREA	154,302.00 SQ. FT.
PROPOSED BUILDING AREA	154,302.00 SQ. FT.
TOTAL PROPOSED BUILDING AREA	308,604.00 SQ. FT.
PROPOSED PARKING SPACES	651
PROPOSED SIDEWALK / ASPHALT PATH	1,200.00 SQ. FT.
PROPOSED LANDSCAPE BERM	1,200.00 SQ. FT.
PROPOSED ENCLOSURE CONTROLLER BUILDING	1,200.00 SQ. FT.
PROPOSED SIDEWALK / ASPHALT PATH	1,200.00 SQ. FT.
PROPOSED LANDSCAPE BERM	1,200.00 SQ. FT.
PROPOSED ENCLOSURE CONTROLLER BUILDING	1,200.00 SQ. FT.

SITE NOTES:

1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
2. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
3. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
4. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
5. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
6. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
7. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
8. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
9. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
10. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.

PASCO COUNTY DEVELOPMENT REVIEW - STANDARD SITE PLAN NOTES

1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
2. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
3. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
4. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
5. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
6. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
7. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
8. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
9. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
10. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.

DATUM NOTE:

ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL (MSL) UNLESS OTHERWISE NOTED.

LEGEND:



FIRE PROTECTION NOTES:

1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
2. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
3. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
4. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
5. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.

ADA ACCESSIBILITY NOTES:

1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
2. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
3. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
4. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.
5. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.

LEGAL DESCRIPTION:

ALL OF THESE ARE ACCORDING TO THE PLAN OF SURVEY FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, UNDER RECORD NO. 2016-00000000, AND THE CITY OF WESLEY CHAPEL ORDINANCES AND THE FLORIDA STATEMENT OF WORK.



KNOW WHAT'S BELOW
811
ALWAYS CALL BEFORE YOU DIG

RECEIVED
FEB 01 2016
OVERALL SITE PLAN

PDD ZONING & INTAKE
FT140022
AUGUST 17, 2015
C-4

COSTCO Wholesale
WESLEY CHAPEL SOUTH
WESLEY CHAPEL, FL

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
IRVINGDALE, VA 22087
www.costco.com

THOMAS
6455 W. WINDYBROOK BLVD, SUITE 5000
WESLEY CHAPEL, FL 34785
Phone: (813) 294-0000
Fax: (813) 294-0000
www.thomascivilengineering.com

PERMIT SET

①

7 pages
61.00
Doc Stamps
4 2163-

S/H



This instrument prepared by
and return to:

Rept: 1138287 Rec: 61.00
DS: 2163.00 IT: 0.00
10/26/07 HK Dpty Clerk

Return to Rachel Perez
Chicago Title Insurance Co.
5447 Nellie Davis Lane
Tampa, FL 33634

Andrea C. Wall, Esq.
BAKER & HOSTETLER LLP
200 National City Center
900 East 9th Street
Cleveland, Ohio 44114
(216) 621-0200

7
2

JED PITTMAN, PASCO COUNTY CLERK
10/26/07 01:55pm 1 of 7
OR BK 7672 PG 1142

Property Appraiser's
Parcel ID No.: _____

File # 200701210

\$ 309,000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and given June 28, 2007 by PASCO 54, LTD., a Florida limited partnership, whose post office address is 509 Guisando de Avila, Suite 200, Tampa, Florida 33613-5233 (hereinafter called the "Grantor"), to JG CYPRESS CREEK LLC, an Ohio limited liability company, whose post office address is 25425 Center Ridge Road, Cleveland, Ohio 44145 (hereinafter called the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain piece, parcel or tract of land lying and being in the County of Pasco, State of Florida, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

This conveyance is also subject to the following:

See Exhibit "B" attached hereto and incorporated herein by this reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all claiming by, through or under the Grantor, but not otherwise.

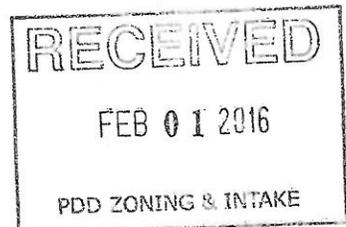
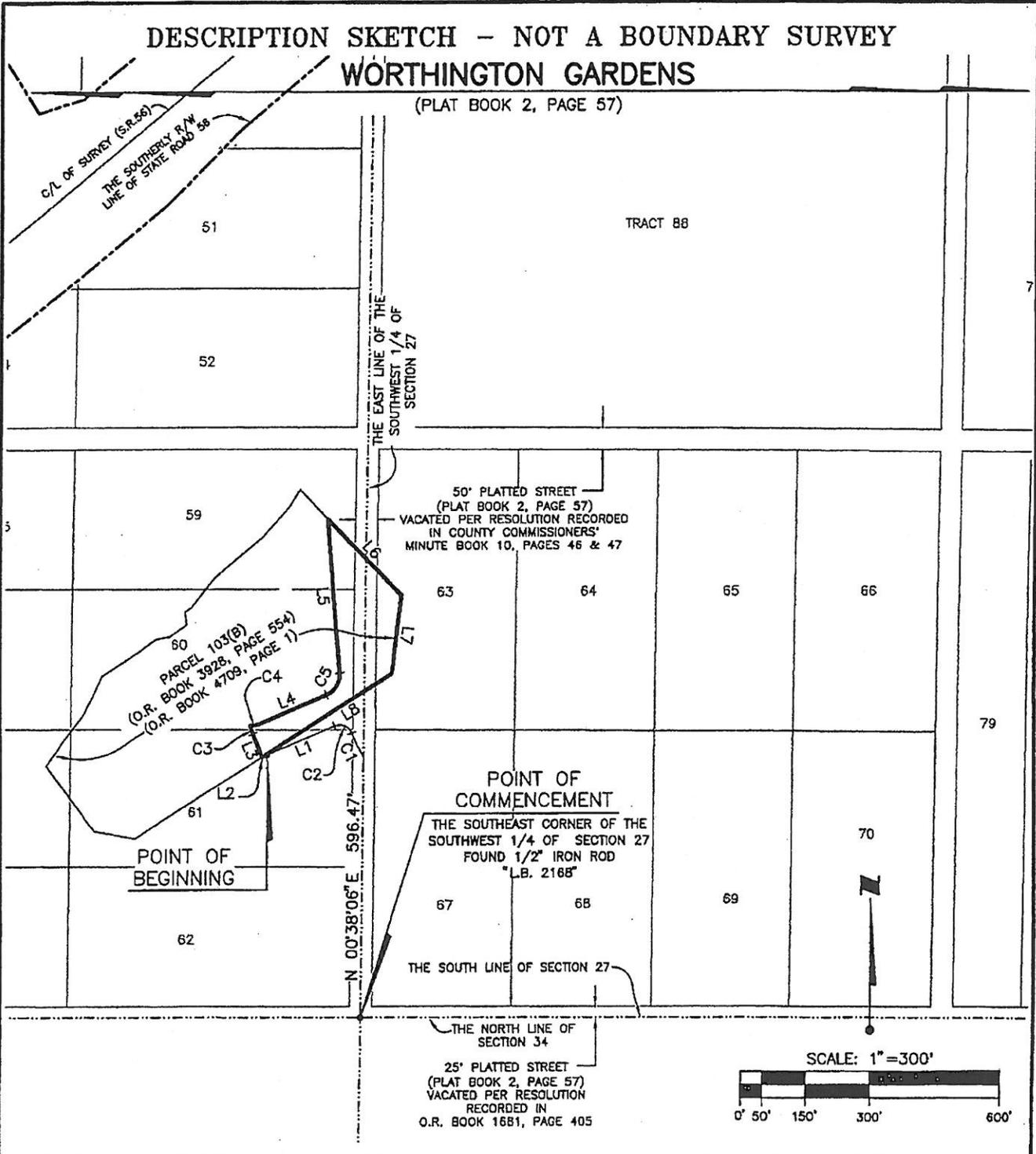


EXHIBIT "A"
Legal Description

A parcel of land lying within Section 27, Township 26 South, Range 19 East, Pasco County, Florida, being a portion of Tracts 59, 60, 61 and 63 together with those portions of vacated platted streets abutting thereon, of Worthington Gardens per map or plat thereof as recorded in Plat Book 2, page 57 of the Public Records of Pasco County, Florida, lying within the following metes and bounds description:

Commence at the Southeast corner of the Southwest 1/4 of Section 27, Township 26 South, Range 19 East, Pasco County, Florida, being a 1/2" iron rod L.B. #2168; thence along the East boundary of the Southwest 1/4 of said Section 27, N00°38'06"E, 596.47 feet to a point on the arc of a curve; Thence 60.20 feet along the arc of said curve to the right through a central angle of 08°36'46", said curve having a radius of 400.50 feet and being subtended by a chord which bears N25°41'51"W, 60.15 feet to a point of reverse curvature; Thence 47.97 feet along the arc of a curve to the left through a central angle of 91°37'20", said curve having a radius of 30.00 feet and being subtended by a chord which bears N67°12'08"W, 43.02 feet; Thence S66°59'13"W, 180.63 feet to a point of intersection with the Southerly boundary of Parcel 103(B) as recorded in Official Record Book 3928, page 554 (and in Official Record Book 4709, page 1) of the Public Records of Pasco County, Florida, said point being the POINT OF BEGINNING; Thence continue, S66°59'13"W, 2.05 feet; Thence N21°17'58"W, 57.27 feet to a point on the arc of a curve; Thence 19.99 feet along the arc of said curve to the right through a central angle of 00°34'11", said curve having a radius of 2,009.83 feet and being subtended by a chord which bears N20° 16'46"W, 19.99 feet to a point on the arc of a curve; Thence 20.61 feet along the arc of said curve to the left through a central angle of 24° 36'21", said curve having a radius of 48.00 feet and being subtended by a chord which bears N79°17'23"E, 20.46 feet; Thence N66°59'13"E, 170.91 feet to a point of curvature; Thence 61.73 feet along the arc of a curve to the left through a central angle of 71°27'00", said curve having a radius of 49.50 feet and being subtended by a chord which bears N31°15'42"E, 57.81 feet; Thence N04°27'48"W, 351.06 feet to a point of intersection with the Easterly boundary of aforementioned Parcel 103(B); Thence along the Easterly and Southerly boundaries of said Parcel 103(B) by the following three (3) courses: (1) S43°36'57"E (S43°36'21"E per deed), 241.27 feet; Thence S06°52'12"W, 178.64 feet (S06°52'48"W, 178.64 feet per deed); Thence S57°21'31"W (S57°22'07"W per deed), 350.97 feet to the POINT OF BEGINNING.

Containing 1.236 acres (53,832 square feet), more or less.



PROJECT: CYPRESS CREEK TOWN CENTER - PART OF FDOT PARCEL 103(B)
CLIENT: THE R.E. JACOBS GROUP, INC.

WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
2205 North 20th Street Tampa, Florida 33605 Phone: 813-223-9500 Fax: 813-223-0008 Web-Site: www.wilsonmiller.com

WilsonMiller, Inc. - P.L. 124112-032220
WilsonMiller, Inc. - Certificate of Authorization 440

MARK H. FOSTER, P.S.M. FLORIDA LICENSE No. L.S. 5535	
SCALE: 1" = 300'	DATE: 4/02/07
SEC: 27	TWP: 26S RGE: 19E REV NO: 00
PROJECT NO.: 03560-004-000	INDEX NO.: 03560-004-015
DRWN BY/EMP NO.: MHF/1785	SHEET NO.: 1 of 3

DESCRIPTION SKETCH - NOT A BOUNDARY SURVEY

LINE	BEARING	DISTANCE
L1	S 66°59'13" W	180.83'
L2	S 66°59'13" W	2.05'
L3	N 21°17'58" W	57.27'
L4	N 66°59'13" E	170.91'
L5	N 04°27'48" W	351.06'
L6	S 43°36'57" E	241.27'
L6	S 43°36'21" E	(D)
L7	S 06°52'12" W	178.64'
L7	S 06°52'48" W	178.64'(D)
L8	S 57°21'31" W	350.97'
L8	S 57°22'07" W	(D)

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	8°36'46"	400.50	60.20	60.15	30.16	N 25°41'51" W
C2	91°37'20"	30.00	47.97	43.02	30.86	N 67°12'08" W
C3	0°34'11"	2009.83	19.99	19.99	9.99	N 20°16'46" W
C4	24°36'21"	48.00	20.61	20.46	10.47	N 79°17'23" E
C5	71°27'00"	49.50	61.73	57.81	35.60	N 31°15'42" E

1. THIS DOCUMENT IS NOT REFLECTIVE OF A BOUNDARY SURVEY OF THE PARCEL HEREIN DESCRIBED.
2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW, THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

PROJECT: CYPRESS CREEK TOWN CENTER - PART OF FDOT PARCEL 103(B)

CLIENT: THE R.E. JACOBS GROUP, INC.

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
2205 North 20th Street Tampa, Florida 33605 Phone: 813-223-6500 Fax: 813-223-0009 Web-Site: www.wilsonmiller.com

WilsonMiller, Inc. - FL Lic# LP-000099
WilsonMiller, Inc. - Certificate of Authorization #40

SCALE:	N/A	DATE:	4/02/07
SEC:	TWP:	RGE:	REV NO:
27	26S	19E	00
PROJECT NO:	INDEX NO:		
03560-004-000	03560-004-015		
DRWN BY/EMP NO:	SHEET NO:		
MHF/1785	2 of 3		

DESCRIPTION SKETCH - NOT A BOUNDARY SURVEY

Part of Parcel 103(B)

A parcel of land lying within Section 27, Township 26 South, Range 19 East, Pasco County, Florida, being a portion of Tracts 59, 60, 61 and 63 together with those portions of vacated platted streets abutting thereon, of Worthington Gardens per map or plat thereof as recorded in Plat Book 2, page 57 of the Public Records of Pasco County, Florida, lying within the following metes and bounds description:

Commence at the Southeast corner of the Southwest 1/4 of Section 27, Township 26 South, Range 19 East, Pasco County, Florida, being a 1/2" Iron rod L.B. #2168; thence along the East boundary of the Southwest 1/4 of said Section 27, N00°38'06"E, 596.47 feet to a point on the arc of a curve; Thence 60.20 feet along the arc of said curve to the right through a central angle of 08°36'46", said curve having a radius of 400.50 feet and being subtended by a chord which bears N25°41'51"W, 60.15 feet to a point of reverse curvature; Thence 47.97 feet along the arc of a curve to the left through a central angle of 91°37'20", said curve having a radius of 30.00 feet and being subtended by a chord which bears N67°12'08"W, 43.02 feet; Thence S66°59'13"W, 180.63 feet to a point of intersection with the Southerly boundary of Parcel 103(B) as recorded in Official Record Book 3928, page 554 (and in Official Record Book 4709, page 1) of the Public Records of Pasco County, Florida, said point being the POINT OF BEGINNING; Thence continue, S66°59'13"W, 2.05 feet; Thence N21°17'58"W, 57.27 feet to a point on the arc of a curve; Thence 19.99 feet along the arc of said curve to the right through a central angle of 00°34'11", said curve having a radius of 2,009.83 feet and being subtended by a chord which bears N20°16'46"W, 19.99 feet to a point on the arc of a curve; Thence 20.61 feet along the arc of said curve to the left through a central angle of 24°36'21", said curve having a radius of 48.00 feet and being subtended by a chord which bears N79°17'23"E, 20.46 feet; Thence N66°59'13"E, 170.91 feet to a point of curvature; Thence 61.73 feet along the arc of a curve to the left through a central angle of 71°27'00", said curve having a radius of 49.50 feet and being subtended by a chord which bears N31°15'42"E, 57.81 feet; Thence N04°27'48"W, 351.06 feet to a point of intersection with the Easterly boundary of aforementioned Parcel 103(B); Thence along the Easterly and Southerly boundaries of said Parcel 103(B) by the following three (3) courses: (1) S43°36'57"E (S43°36'21"E per deed), 241.27 feet; Thence S06°52'12"W, 178.64 feet (S06°52'48"W, 178.64 feet per deed); Thence S57°21'31"W (S57°22'07"W per deed), 350.97 feet to the POINT OF BEGINNING.

Containing 1.236 acres (53,832 square feet), more or less.

PROJECT: CYPRESS CREEK TOWN CENTER - PART OF FDOT PARCEL 103(B)

CLIENT: THE R.E. JACOBS GROUP, INC.



Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

Wilson Miller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

2205 North 20th Street Tampa, Florida 33605 Phone: 813-223-9500 Fax: 813-223-0008 Web-Site: www.wilsonmiller.com

Wilson Miller, Inc. - FL Lic# LD-00000
Wilson Miller, Inc. - Certificate of Authorization #43

SCALE:	N/A	DATE:	4/02/07
SEC:	TWP:	RGE:	REV NO:
27	26S	19E	00
PROJECT NO.	INDEX NO.		
03560-004-000	03560-004-015		
DRWN BY/EMP NO.	SHEET NO.		
MHF/1785	3 of 3		

Exhibit "B"
Permitted Exceptions

1. Taxes for the year 2007 and all subsequent years, not yet due and payable.
2. Declaration of Easements, Covenants and Restrictions of Cypress Creek Town Center as recorded in Official Records Book 7551, Page 1176 of the Public Records of Pasco County, Florida.

030309, 000037, 101740412.5, 1.2 Acres Special Warranty Deed 6-15-07

Mike Fasano

TAX COLLECTOR > PASCO COUNTY > FLORIDA

"Thank you for allowing us to serve you."

Real Estate Property Search Results

Comments
 RECORD NOT FOUND OR INVALID PARCEL ID

Parcel Id	2014 Tax Year
Owner of Record <i>Note: Owner of Record has changed from original tax roll.</i> JG CYPRESS CREEK LLC 25425 CENTER RIDGE RD WESTLAKE OH 441454122 Previous Owner:	ASSESSED VALUE \$0 HMSTD EXEMPT \$0 ADD'L HMSTD EX \$0 OTHER EXEMPT \$0 NON-SCH TAX VALUE \$0 SCHOOL TAX VALUE \$0 AREA MILLAGE GROSS TAX (including special districts) \$0.00
Physical Address	Special Districts
Legal Description (First 4 lines)	SOLID WASTE 1/1/ - 12/31/ \$0.00
Mail To Address SAME AS ABOVE	PASCO COUNTY STREETLIGHT 1/1/ - 12/31/ \$0.00
Escrow Code NONE	PASCO COUNTY STORMWATER 1/1/ - 12/31/ \$0.00
Receipt Option MAIL	Delinquent Taxes
Tax Lien (Homestead Denial)	

Disclaimer
 The information contained herein does not constitute a title search and should not be relied on as such. Additional liens and delinquencies may exist that are not included. The Pasco County Tax Collector accepts no responsibility for the accuracy of the information provided. All figures are subject to change or correction. (SEE FLORIDA STATUTE 197.122)

CURRENT AS OF: 09/04/2015 19:01:57

EXPLANATIONS

TAXING AUTHORITIES

***COLUMN 1 – “LAST YEAR’S ACTUAL TAX RATE” AND “YOUR PROPERTY TAXES LAST YEAR”**

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property’s previous taxable value.

***COLUMN 2 – “YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED” AND “YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED”**

These columns show what your tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year’s budgets and your current assessment.

***COLUMN 3 – “THIS YEAR’S PROPOSED TAX RATE” AND “YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED”**

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

*NOTE: Amounts shown on this form **DO NOT** reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

****Non-Ad Valorem Assessments**

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

PROPERTY APPRAISER

Market Value

Market or Just Value is the most probable sale price for your property in a competitive, open market as of January 1. It is based on a willing buyer and a willing seller, after proper consideration of all eight factors in section 193.011, F.S.

Assessed Value

Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different tax authorities.

Assessment Reductions

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below:

- There are limits on how much the assessment of your property can increase each year. Examples: Save Our Homes program and the limitation for non-homestead property.
- Certain types of property are valued on their current use rather than their market value. Examples: agricultural land and land used for conservation.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled, “Assessment Reductions”.

Exemptions

Specific dollar or percentage reductions in value based on certain qualifications of the property owner. The primary example is the homestead exemption.

Taxable Value

Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of exemptions and discounts.

**For details on Independent Special Districts and voter-approved debt contact the
Tax Collector at: (352) 521-4360; (727) 847-8165; (813) 235-6020**

SHEET NO. 1 OF 2
DESCRIPTION SKETCH
 (NOT A BOUNDARY SURVEY)

DESCRIPTION:

ALL OF PARCEL 3, ACCORDING TO THE PLAT OF CYPRESS CREEK TOWN CENTER - LOTS 1, 2, 3 AND 4 BLOCK 5 REPLAT, AS RECORDED IN PLAT BOOK 70, PAGES 41 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA.

CONTAINING 17.883 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 3, THE FOLLOWING TWO (2) COURSES: 1) S.07°08'20"E., 68.09 FEET; 2) S.04°27'06"E., 88.57 FEET; THENCE S.85°32'54"W., 327.73 FEET; THENCE N.39°28'02"W., 59.34 FEET TO THE SOUTHERLYMOST CORNER OF PARCEL 6, ACCORDING TO SAID PLAT OF CYPRESS CREEK TOWN CENTER- LOTS 1,2,3 AND 4, BLOCK 5 REPLAT, ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF THE AFORESAID PARCEL 3; THENCE ALONG SAID NORTHERLY BOUNDARY OF PARCEL 3, THE FOLLOWING THREE (3) COURSES: 1) N.50°26'30"E., 134.54 FEET TO A POINT OF CURVATURE; 2) EASTERLY, 102.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 35°05'16" (CHORD BEARING N. 67°59'08"E., 101.28 FEET) TO A POINT OF TANGENCY; 3) N.85°31'46"E., 151.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.082 ACRES, MORE OR LESS.

ALTOGETHER CONTAINING 16.801 ACRES MORE OR LESS.

LINE DATA TABLE

L1	N.05°29'07"E.	60.96
L2	N.04°27'17"W.	100.13
L3	N.14°24'48"W.	60.78
L4	N.04°26'51"W.	197.71
L5	N.00°12'54"E.	69.33
L6	N.75°29'06"W.	17.66
L7	S.21°17'58"E.	21.26
L8	S.66°59'13"W.	170.91
L9	S.39°27'48"E.	77.31
L10	N.82°31'47"W.	96.83
L11	N.39°28'02"W.	59.34
L12	N.50°26'30"E.	134.54
L13	N.85°31'46"E.	151.96
L14	S.07°08'20"E.	68.09
L15	S.04°27'06"E.	88.57

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	232.00	04°39'45"	18.88	9.44	18.87	S.02°06'59"E.
2	244.00	78°17'40"	333.42	198.63	308.08	S.41°30'21"W.
3	2009.83	00°34'11"	19.99	9.99	19.99	N.20°16'46"W.
4	48.00	24°36'21"	20.61	10.47	20.46	N.79°17'23"E.
5	49.50	71°27'00"	61.73	35.60	57.81	N.31°15'42"E.
6	118.00	42°58'17"	88.50	46.45	86.44	N.28°57'21"E.
7	168.00	35°05'16"	102.88	53.11	101.28	N.67°59'08"E.

NOTE:

1) See Sheet No. 2 for Sketch.

This Sketch Prepared For: *Thomas Engineering Group*

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.

SURVEYOR'S CERTIFICATE

This certifies that a survey of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 422.07, Florida Statutes.

Jack M. Greene
 JACK M. GREENE
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL



GeoPoint
Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2286
 www.geopointsurvey.com License Number 18 788

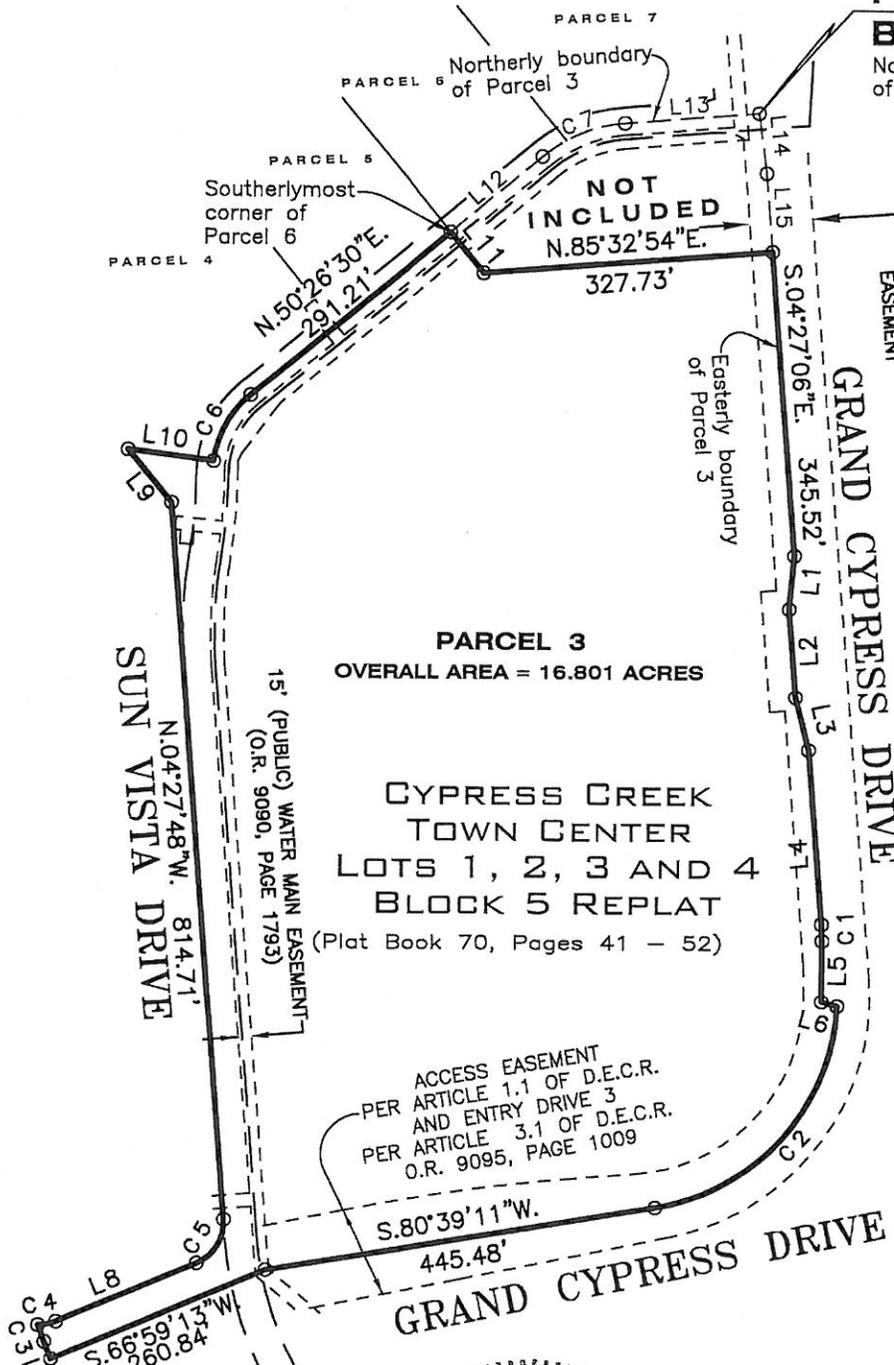
Drawn: JMG	Checked: PAD	P.C.: N/A	Date: 10/31/15
Date: 10/31/15		Dwg: COSTCO-DS	Order No.: N/A
Section 27, Township 26 South, Range 19 East			

PDD ZONING & INTAKE

SHEET NO. 2 OF 2
DESCRIPTION SKETCH
 (NOT A BOUNDARY SURVEY)

Scale: 1" = 60'

POINT OF BEGINNING
 Northeast corner of Parcel 3



PARCEL 3
 OVERALL AREA = 16.801 ACRES

**CYPRESS CREEK
 TOWN CENTER
 LOTS 1, 2, 3 AND 4
 BLOCK 5 REPLAT**
 (Plat Book 70, Pages 41 - 52)

ACCESS EASEMENT
 PER ARTICLE 1.1 OF D.E.C.R.
 AND ENTRY DRIVE 3
 PER ARTICLE 3.1 OF D.E.C.R.
 O.R. 9095, PAGE 1009

NOTE:

1) See Sheet No. 1 for Legal Description and curve and line tables.

This Sketch Prepared For: **Thomas Engineering Group**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.

JACK M. GREEN
 LICENSE NUMBER: 6506
 STATE OF FLORIDA
 Jack M. Green
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6506
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL

GeoPoint
 Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: JMG	Checked: PAD	P.C.: NN	Date: 10/31/15
Date: 10/31/15	Dwg: COSTCO-DS	Order No.: 0000000000	

Section 27, Township 28 South, Range 19 East

SHEET NO. 1 OF 2
DESCRIPTION SKETCH
 (NOT A BOUNDARY SURVEY)

DESCRIPTION:

ALL OF PARCEL 3, ACCORDING TO THE PLAT OF CYPRESS CREEK TOWN CENTER - LOTS 1, 2, 3 AND 4 BLOCK 5 REPLAT, AS RECORDED IN PLAT BOOK 70, PAGES 41 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA.

CONTAINING 17.883 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 3, THE FOLLOWING TWO (2) COURSES: 1) S.07°08'20"E., 68.09 FEET; 2) S.04°27'06"E., 88.57 FEET; THENCE S.85°32'54"W., 327.73 FEET; THENCE N.39°28'02"W., 59.34 FEET TO THE SOUTHERLYMOST CORNER OF PARCEL 6, ACCORDING TO SAID PLAT OF CYPRESS CREEK TOWN CENTER- LOTS 1,2,3 AND 4, BLOCK 5 REPLAT, ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF THE AFORESAID PARCEL 3; THENCE ALONG SAID NORTHERLY BOUNDARY OF PARCEL 3, THE FOLLOWING THREE (3) COURSES: 1) N.50°26'30"E., 134.54 FEET TO A POINT OF CURVATURE; 2) EASTERLY, 102.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 168.00 FEET AND A CENTRAL ANGLE OF 35°05'16" (CHORD BEARING N. 67°59'08"E., 101.28 FEET) TO A POINT OF TANGENCY; 3) N.85°31'46"E., 151.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.082 ACRES, MORE OR LESS.

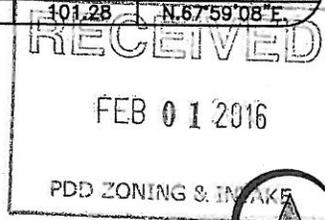
ALTOGETHER CONTAINING 16.801 ACRES MORE OR LESS.

LINE DATA TABLE

L1	N.05°29'07"E.	60.96
L2	N.04°27'17"W.	100.13
L3	N.14°24'48"W.	60.78
L4	N.04°26'51"W.	197.71
L5	N.00°12'54"E.	69.33
L6	N.75°29'06"W.	17.66
L7	S.21°17'58"E.	21.26
L8	S.66°59'13"W.	170.91
L9	S.39°27'48"E.	77.31
L10	N.82°31'47"W.	96.83
L11	N.39°28'02"W.	59.34
L12	N.50°26'30"E.	134.54
L13	N.85°31'46"E.	151.96
L14	S.07°08'20"E.	68.09
L15	S.04°27'06"E.	88.57

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	232.00	04°39'45"	18.88	9.44	18.87	S.02°06'59"E.
2	244.00	78°17'40"	333.42	198.63	308.08	S.41°30'21"W.
3	2009.83	00°34'11"	19.99	9.99	19.99	N.20°16'46"W.
4	48.00	24°36'21"	20.61	10.47	20.46	N.79°17'23"E.
5	49.50	71°27'00"	61.73	35.60	57.81	N.31°15'42"E.
6	118.00	42°58'17"	88.50	46.45	86.44	N.28°57'21"E.
7	168.00	35°05'16"	102.88	53.11	101.28	N.67°59'08"E.



NOTE:

1) See Sheet No. 2 for Sketch.

This Sketch Prepared For: *Thomas Engineering Group*

REVISIONS				
Description	Date	Dwn.	Ck'd	P.C. Order No.

SURVEYOR'S CERTIFICATE

This certifies that a survey of the herein described property was made under my supervision and meets the minimum technical standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61C17-5, Florida Administrative Code, pursuant to Section 422.017, Florida Statutes.

Jack M. Greene
 JACK M. GREENE
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 8506

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL

GeoPoint
 Surveying, Inc.

1408 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2268
 www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: JMG Checked: PAD P.C.: *mm* Date: *mmmm*

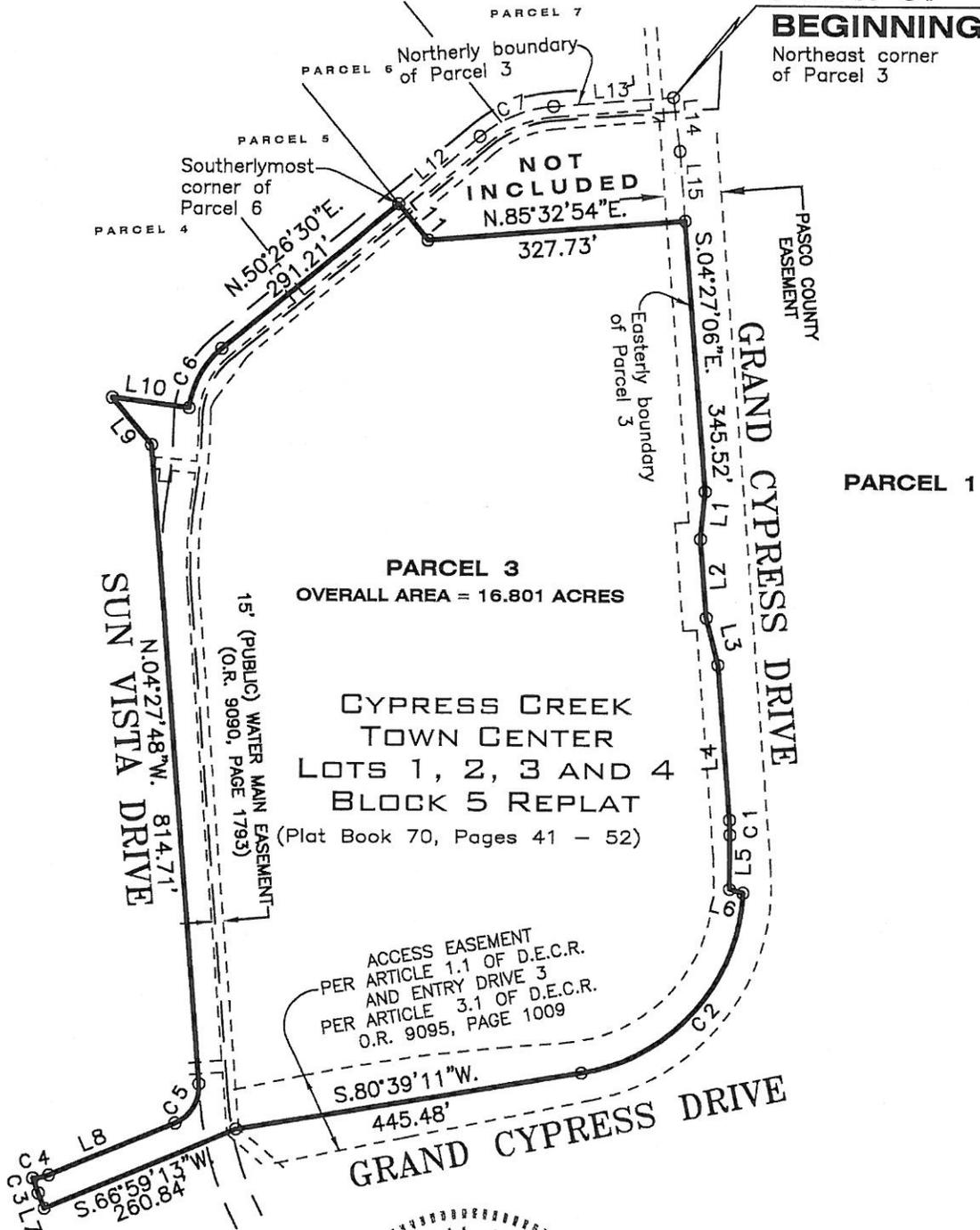
Date: 10/31/15 Dwg: COSTCO-DS Order No.: *mmmmmm*

Section 27, Township 26 South, Range 19 East

SHEET NO. 2 OF 2
DESCRIPTION SKETCH
 (NOT A BOUNDARY SURVEY)

POINT OF BEGINNING
 Northeast corner of Parcel 3

Scale: 1" = 60'



PARCEL 3
 OVERALL AREA = 16.801 ACRES

CYPRESS CREEK TOWN CENTER
 LOTS 1, 2, 3 AND 4
 BLOCK 5 REPLAT
 (Plat Book 70, Pages 41 - 52)

ACCESS EASEMENT
 PER ARTICLE 1.1 OF D.E.C.R.
 AND ENTRY DRIVE 3
 PER ARTICLE 3.1 OF D.E.C.R.
 O.R. 9095, PAGE 1009

NOTE:

1) See Sheet No. 1 for Legal Description and curve and line tables.

This Sketch Prepared For: **Thomas Engineering Group**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.

JACK M. GREENE
 LICENSE NUMBER: 6506
 SURVEYOR'S CERTIFICATE
 This certifies that a survey of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 81A17-8, Florida Administrative Code, pursuant to Section 472.427, Florida Statutes.
 STATE OF FLORIDA
 Jack M. Greene
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL

GeoPoint
 Surveying, Inc.

1403 E. 5th Avenue
 Tampa, Florida 33605
 www.geopointsurvey.com

Phone: (813) 248-8888
 Fax: (813) 248-2266
 Licensed Business Number LB 7768

Drawn: JMG | Checked: PAD | P.C.: N/A | Date: 10/31/15
 Date: 10/31/15 | Dwg: COSTCO-DS | Order No.: 1000000000
 Section 27, Township 26 South, Range 19 East

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):	8/28/15	Certificate Completed by:	D. Huber/Kathie Senior
Parcel ID No(s):	27-26-19-0040-00000-0030		
Project Name:	Costco - Cypress Creek Town Center	No:	LRG15-031
Applicant Name, Address, and Telephone Number:	JG Cypress Creek LLC 25425 Center Ridge Rd Westlake, OH 44145 (440) 871-4800		
Job Site Address:	Grand Cypress Dr W side SR 56 S side Wesley Chapel Blvd E 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

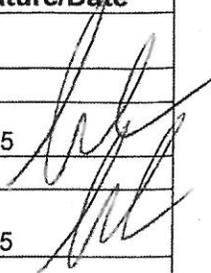
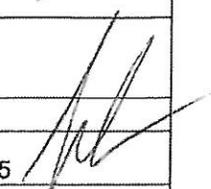
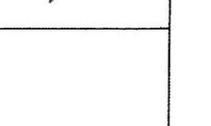
Number of Units	Unit Measure	Description
154,412	sq ft	discount store w/8 gas pumps

Expiration (1300 LDC)		
All facilities (other than roads and schools) expire on:	5/12/22	(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 checked="" type="checkbox"/>
Schools: Certificate of Capacity expires or is subject to additional review on:		or N/A <input checked="" type="checkbox"/>
Issuance Date:	5/12/16	<i>Rochelle E. Masumian</i>

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 checked="" type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	Mike Kirpatrick 10/26/15 
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	Mike Kirpatrick 10/26/15 
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	Mike Kirpatrick 10/26/15 
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]

Costco - Cypress Creek Town Center Parcel #27-26-19-0040-00000-0030 PCU#02-127.13

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:

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

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