



July 28, 2016

Michele L. Crary  
Permit and Development Information Services  
Development Services Branch  
8731 Citizens Drive, Suite 230  
New Port Richey, FL 34654

**RE: Cypress Pointe**

**Preliminary/Construction/Stormwater Management/Meadowbrook Drive Right-of-Way Use Plans  
Pasco County Initial Submittal**

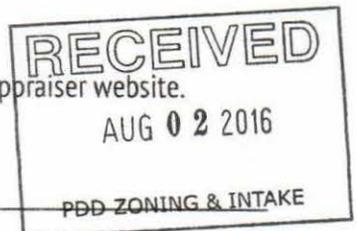
Dear Michele:

On behalf of our Client, Cypress Pointe FL, LLC, Florida Design Consultants, Inc. (FDC) is submitting the enclosed submittal package for the above-referenced project.

The proposed work consists of the construction of 252 multi-family (apartment) units contained within five (5) multi-story buildings and a clubhouse facility, with associated roads, infrastructure, and stormwater management system. The project includes the construction of a right-turn lane along westbound S.R. 54, and the modification of Meadowbrook Drive to provide a northbound left-turn lane into the development. The project also includes the construction of an on-site pump station which will remain "private" and not be the operation and maintenance responsibility of Pasco County Utilities.

An Alternate Standard request (for parks, parking and landscaping) and a Non-Substantial MPUD Mod (for building height) are submitted simultaneously under separate cover.

1. One (1) CD containing pdf copies of the entire content review package and CAD files of the plans.
2. Two (2) signed and sealed sets of Preliminary/Construction/Stormwater Management/Meadowbrook Drive Right-of-Way Use Plans.
3. One (1) completed copy of the Pasco County Submittal Application Form.
4. One (1) completed copy of the Pasco County Content Checklist for Preliminary Site Plan, Construction Plan, and Stormwater Plan Developments Simultaneous Submittal (PSPCPSW) - Commercial.
5. One (1) signed and sealed copy of the Drainage Report.
6. One (1) check in the amount of \$8,516.00 made payable to the Pasco County Board of County Commissioners (BCC) for the review fee.
7. Two (2) signed and sealed copies of the Lift Station Design Report.
8. One (1) copy of the Parcel Identify Output data as obtained from the Pasco County Property Appraiser website.
9. One (1) copy of the Location Map with Aerial.



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10. One (1) copy of the Aerial Overlay (8½"x14" size).
11. One (1) copy of the 200-scale Site Map.
12. One (1) copy of Geotechnical Exploration Reports, as prepared by Universal Engineering Sciences, dated May 9, 2007, July 21, 2016 and February 4, 2016.
13. One (1) copy of the executed Agent of Record letter.
14. One (1) copy of the Preliminary Wildlife and Habitat Assessment Report.
15. One (1) copy of the Project Information and Environmental Considerations Report.
16. One (1) copy of the Traffic Impact Analysis, as prepared by RGI Traffic Engineering, LLC.
17. One (1) copy of the Pasco County Right of Way Use Permit application.
18. One (1) copy of the Pasco County Checklist for Right-of-Way Use Permit Completeness.
19. One (1) copy of the Substandard Road Review Application.
20. One (1) copy of the Access Connection Permit Application.
21. One (1) check in the amount of \$520.00 made payable to the Pasco County Board of County BCC for the Right-of-Way Use Permit review fee.
22. One (1) check in the amount of \$100.00 payable to the Pasco County BCC for the Substandard Road review fee.

If you have any comments or questions, please contact me at 727-849-7588, or [abelluccia@fldesign.com](mailto:abelluccia@fldesign.com).

Sincerely,

Alfonso A. Belluccia, P.E.  
Senior Vice President

Enclosures

c: Anthony Cutaia, Cypress Pointe FL, LLC  
File 2016-0009-40.01