

August 26, 2016

Ms. Michele Crary  
 West Pasco Government Center  
 8731 Citizens Drive, Suite 230  
 New Port Richey, FL 34654

**Re: Bexley Florida Hospital  
 Preliminary Development Plan/Construction Plan Simultaneous Submittal (PDPCPSW-NR/MU)**

Dear Ms. Crary:

Please accept this submittal for the above referenced project. This is a target industry project and should be processed for an expedited review. The Suncoast Commercial Center Boulevard & Mass Grading Plan has been approved. Most recently the PDP Modification to accommodate this site has been updated, reviewed and approved. This project is located on the north side of SR 54, approximately 1,000 ft. east of the Suncoast Parkway. We are submitting the site plan for the Florida Hospital lots which will consist of a free standing emergency unit and a medical office. The emergency unit will be addressed from SR 54 and the Medical Office will be addressed from Bexley Village Drive.

Included with this cover letter are the following items for your review per the enclosed Content Checklist (PDPCPSW-NR/MU):

**Submittal/General/Map/Site/Proposed Information:**

1. Two (2) Sets of PDP/CP Plan and a PDF on CD
2. 1" = 200' scale site map shown on the plans
3. ACAD Drawing on CD
4. Project Narrative Listed above
5. One (1) PSPCPSW Submittal Application & one (1) copy of Pre-App Meeting Notes
6. One (1) Review Fee Check in the following amount:

No. of acres	6.33
Conceptual	\$ 600.00
Non-residential (per acre)	\$ 150.00
Technology Fee	\$ 25.00
Environmental Review Fee (Base)	\$ 375.00
<b>TOTAL REVIEW FEE</b>	<b>\$ 1,949.50</b>

7. Copy of the Deeds
8. One (1) Agent of Record Letter.
9. Variance Applications are not applicable.
10. Alternative Standards are not applicable at this time.
- 11-12. Requirements included on the Preliminary Development Plan.
13. Phasing plan is not applicable
14. Location Map shown on the plans.
15. 8 ½ x 14 aerial attached.
16. -29. All required information is shown on the plans.
30. Cultural Resources report was submitted with the Suncoast Commercial Center plan review.
- 31.-55. All required information is shown on the plans.

**Studies and/or other required submittals:**

56. The Environmental/Wildlife Habitat Study was reviewed with the Suncoast Commercial Center Plan SDU06-066.
57. Cultural Resources info was reviewed with the Suncoast Commercial Center Plan SDU06-066.
58. Traffic Impact Study has been submitted and was reviewed with the Bexley South MPUD.
59. Substandard Road Application is not applicable.
60. Access-Management Application and Analysis attached.
61. The project is NOT located in the West Redevelopment area.
62. Geotechnical Report is attached.
63. Erosion and Sediment Control info is included in the plans.
64. Acknowledged additional info may be required.

Included with this application is a CD containing all of the items listed above in digital format.

Additional information provided for:

**Stormwater**

1. Stormwater Review Checklist
2. Stormwater Calculations

To be reviewed simultaneously, we will forward a package to Charles Cullen, Pasco Utilities containing the following:

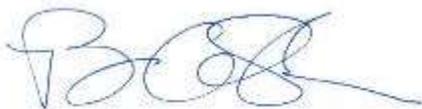
**Utilities – Construction Review**

1. One (1) Service Connection Application
2. One (1) Agent of Record Letter
3. One (1) Pump Station Report
4. One (1) set of plans.

Please Note – Proposed development is in accordance with current Utility Service Plans.

Should you have any questions or need any additional information, please do not hesitate to contact me at (813) 223-3919.

Sincerely,  
CLEARVIEW LAND DESIGN, P.L.



Brian G. Surak, P.E.

BGS/hcm

P:\Bexley Ranch\Florida Hospital\Permitting\Submittals\2016.08.26\_ Initial County Submittal\Drafts\PDPCPSW Sub Letter.doc

cc: Charles W. Cole, Jr. - Hunton Brady Architects  
Mike Lawson - Florida Hospital  
Tom Panaseney, Brittany Rogers, Lenny Woster – Newland Communities  
Jordan Schrader, Brian Surak, Toxey Hall, Mike Smirch, Marty Duncan - Clearview Land Design  
File w/ Attachments