

INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR DRIs, REZONINGS, PRELIMINARY SITE PLANS, PRELIMINARY PLANS,
NON-RESIDENTIAL 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

Completed Application Received On (Date): October 16, 2008 Certificate Form Completed By: Corelynn Burns

Parcel I.D. #'s: 05 25 20 0000 00200 0020 ; 08 25 20 0000 00100 0010 ; 04 25 20 0000 00600 0100 ; 09 25 20 0000 00800 0000 (attach survey if project includes portion of parcel)

Project Name: Pasco Commerce Center Subdivision Name: N/A

TAZ No.: 200 and 201 TAZ Map Version: GIS

Applicant Name, Address, and Telephone Number: Pasco Industrial Inc.; 3000 Pontiac Trail; Commerce Twp, MI 48390

Job Site Address: On the east side of I-75 and north of SR 52; On the west and east side of Pasco Road

Project has direct connection (See 402.5.C.5.A.) to following collectors/arterials:
Pasco Road

Aggregated With Another Project?(See 402.5.C.5.B) Yes No (If yes, identify project name and I.D. No. _____)

Prior building(s) on or after January 1, 1985? Yes No (If yes, identify use and units/sq. ft. _____)

Approval Sought (Check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> DRI | <input type="checkbox"/> Non -Residential Subdivision |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Residential Subdivision Into More Than One Dwelling Unit Per Lot |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Public School Comprehensive Plan Consistency Review |
| <input type="checkbox"/> Preliminary Site Plan | |

TYPE OF DEVELOPMENT

(Use TIS Exhibits for land use description and units of measurement and if not on Exhibits, use ITE land use codes and description)
(If not restricted by applicant, use maximum allowed by requested (rezoning or DRI) or approved (other approvals) zoning or land use, whichever is less)

Residential	Nonresidential
<input type="checkbox"/> Single Family D.U. _____	* Specific Use: <u>see below</u> sq. ft. _____
<input type="checkbox"/> Mobile Home Park D.U. _____	/ / _____ sq. ft. _____
<input type="checkbox"/> Congregate Care Facility D.U. _____	/ / _____ (specify unit) _____
<input type="checkbox"/> Apartments D.U. _____	* <u>Business Park - ITE 770 / 40,000</u> sq. ft. _____
<input type="checkbox"/> Low-Rise Condo/Townhome D.U. _____	* <u>Light industrial - ITE 110</u> 480,000 sf.
<input type="checkbox"/> Hi-Rise Condominium (3 or more stories) D.U. _____	* <u>Manufacturing - ITE 140</u> 200,000 sf.
<input type="checkbox"/> Other Residential D.U. _____	* <u>Warehousing - ITE 150</u> 480,000 sf.

EXEMPTIONS AND LIMITED EXEMPTIONS (Requires Authorized Signature)

***EXEMPTIONS** (See 402.6 and Concurrency Applicability):

A. ALL FACILITIES

- Approved school consistency review or preliminary/construction plan prior to December 1, 2006
- Complete application prior to December 1, 2006 (Apply old 402 and TIS Guidelines)
- Unexpired Certificate of Level of Service Compliance
- Unexpired DRI approved prior to April 9, 1991
- Unexpired Initial Certificate of Capacity

B. ROADS ONLY

- Unexpired DRI applied for or approved prior to December 1, 2006
- Unexpired Traffic Study Completed After June 4, 1999
- Unexpired approved Traffic Study Methodology Prior to December 1, 2006 (Apply old TIS Guidelines)
- Unexpired approved Development Agreement exempt from transportation concurrency

Exemption Expires On: _____
Exemption Revoked On: _____

***LIMITED EXEMPTIONS** (See 402.7; requires signature from County Administrator or his designee):

- Public School or School Required for School Concurrency
- Governmental Building or Use
- Target Business (requires letter from PEDC)
- EC Preferred Industrial Uses
- Corporate Business Park (ECIL pref. uses)
- Affordable Housing (requires letter from Community Development)
- TND Development

Exemptions (check all that apply):

- Impact Fees or Interlocal Agreement As Proportionate Share (Roads Only)
- Traffic Study Waiver (Roads Only)
- 3 years committed capacity vs. 1 yr. (Roads Only)
- Extension of Certificate w/o Additional Review
- Other (requires CAO approval)

Authorized Signature: [Signature]
*** limited exemption allowed for all above except warehousing which is limited to a total of 200,000 sf.*

ISSUANCE DATE: _____
(Use date of final zoning/development order approval)

EXPIRATION (See 402.3.A.):

All Facilities (other than roads): Certificate of Capacity Expires (or subject to additional review) On: _____ Revoked On: _____ Relinquished On: _____
(6 yrs from issuance)

Roads: Certificate of Capacity Expires (or subject to additional review) On: December 31, 2018 GM to complete Revoked On: _____ Relinquished On: _____

*Completed Certificate of Capacity with limited exemptions or with exemptions for which no prior certificate of capacity has been issued must be distributed to the following: (1) Growth Management Administrator, (2) Engineering Services Director, (3) Parks and Recreation Director, (4) Transportation Manager, (5) Development Review Director, (6) MPO Transportation Planning Coordinator, (7) Assistant County Administrator for Development Services, (8) Assistant County Administrator for Utility Services, (9) OMB Director, and (10) BOCC as a noted item on agenda (excluding (3) and (8) if exemption is for roads only).



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 MAIN (813) 926-0827 • TOLL FREE (888) 60-PASCO • FAX (813) 926-0829
 www.pascoedc.com



"A Tampa Bay Community"

RECEIVED
 AUG 11 2008

August 7, 2008

PRINCIPALS

Connerton
 New River Partners
 Pasco Hernando Workforce Board
 Progress Energy

Deborah Zampetti
 Zoning Administrator
 West Pasco County Government Center
 7530 Little Road
 New Port Richey, FL 34654

BY:-----

TRUSTEES

bright house NETWORKS
 Community Hospital
 Florida Gas & Electric Corp.
 Pasco Times/St. Petersburg Times
 Regional Medical Center Bayonct Point
 Shady Hills Power Company, LLC
 SunTrust Bank, Nature Coast
 Tampa Electric Company
 The Tampa Tribune/Suncoast News
 Withlacoochee River Electric Cooperative
 Zephyrhills Spring Water Co.

RE: Zoning Application – Pasco Commerce Center, SR 52/I-75

BOARD OF DIRECTORS

Stew Gibbons—Chair
 Connerton

Jack Smith—Vice Chair
 Patriot Bank

Dr. Katherine Johnson—Secretary/Treas.
 Pasco-Hernando Community College

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Georgianne Ratliff
 WilsonMiller, Inc.

Judy Ravenna
 SunTrust Bank, Nature Coast

Steve Sacone
 VLOC, subsidiary of II-VI, Inc.

Wilton Simpson
 Simpson Farms, Inc.

Trey Starkey
 Starkey Land Company, LLC

Nancy Surak
 Eshenbaugh Land Company

Dear Ms. Zampetti:

The Pasco Economic Development Council staff would like to express our support for the Pasco Commerce Center's (Pasco Industrial Inc., Grossenbacher Property) IL-MPUD Zoning Application that has recently been submitted. You may recall that the PEDC submitted a Comprehensive Plan Amendment application that included this property in 2003. The CPA was subsequently approved by the county for Industrial Light (IL) based on the identified need for acreage earmarked and ready for development of industrial uses. The County staff reviewers cited the suitability of the area for IL development and the amendment's consistency with the goals, objectives and policies of the Pasco County Comprehensive Plan. In addition, this location is in an area of existing and planned expansion of public facilities. We are aware of the property owner's intent to move forward in the entitlement process with the filing of a Zoning Amendment Application to bring the current zoning into conformance with the previous CPA amendment actions.

The PEDC considers this site an ideal location for a target industry business park. The site is surrounded on the north and east by a designated Employment Center (EC) in accordance with the Comprehensive Plan and is bordered to the south by One Pasco Center, also an industrial employment center. This project will greatly contribute to the PEDC mission to meet an identified need for additional land designated for employment centers in order to facilitate job growth in Pasco County. This project can help towards balancing housing with job growth by providing high-quality jobs and tax benefits in support of the County's economic development.

Although end users are not yet identified for the development, the Applicant, in meetings with PEDC staff, has reiterated their intention to pursue Target businesses identified on the State's Target Industry List and those targeted businesses identified in the PEDC's economic development target industry list. As a result, the PEDC would support the eligibility for Limited Exemptions to the payment of proportionate share for

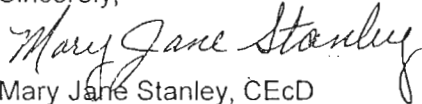
Ms. Deborah Zampetti
Zoning Administrator
Page 2

this project as allowed under the County's Concurrency Management Ordinance. The ordinance specifically allows the corporate business park, targeted primary business or the industrial use portion of other land use designation developed "in accordance with the county comprehensive plan and LDC requirements for an employment center" eligible for such Limited Exemptions. After reviewing their proposed Master Development Site Plan and having further discussions with the company representatives, we have determined that the Applicant understands that there are specific criteria regarding targeted businesses and industries that they are required to meet to be eligible for the limited exemptions and that they are able to meet the criteria.

The potential for economic benefits derived from this project are significant and the change in zoning gives the PEDC and developer the opportunity to pursue the type of end users that Pasco County wants to attract. The project is uniquely positioned along I-75 and should attract a variety of large industrial users. Please note that the PEDC has several prospects already considering this site.

If I can provide any further information that would assist in your review please contact me at your convenience.

Sincerely,



Mary Jane Stanley, CEcD
President and CEO

CC: Planning Commissioners
Pasco County Commissioner Ted Schrader
Pasco County Commissioner Michael Cox
Pasco County Commissioner Ann Hildebrand
Pasco County Commissioner Jack Mariano
Pasco County Commissioner Pat Mulieri
Gary Menzel, Property Owner

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CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Elements	Meets LOS Std.		Conditional Approval (attach conditions of approval)	Review Standards
	Yes	No		
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Transportation Element 5.1

Reviewed by: ANISAN KITAULI
Transportation Planner II
 Title

Authorized Signature: [Signature]
1/21/2010
 Date

1. The project has been granted a limited exemption under the LDC, Section 402.7, and will pay transportation impact fees in accordance with the approved impact fee schedule in lieu of any proportionate share payment, as long as the project is developed in accordance with the applicable requirements of an EC-MPUD Employment Center Master Planned Unit Development, as set forth in LDC, Section 522.8, and as approved within these conditions of approval and related MPUD Master Planned Unit Development Plan. The amount of limited exemption is restricted to; 40,000 square feet for Business Park, 480,000 square feet for Light Industrial, 200,000 square feet for Manufacturing, and 200,000 square feet for Warehousing, except as otherwise approved by the County Administrator or the BCC. The applicant/developer has submitted and Pasco County has accepted a Traffic Impact Study (TIS) and substandard road analysis in accordance with Resolution No. 07-53 (and any subsequent amendments) Such TIS, substandard road analysis and mitigation has been identified and is based on the entitlements identified in the TIS.

2. The developer has submitted a traffic study that was reviewed by the staff of the county. Prior to approval of the first record plat, or where platting is not required, prior to the issuance of the first Building Permit, the developer shall construct the following site-access improvements:
 - (1) Prior to approval of the first preliminary plan/preliminary site plan, a detailed access management plan/assessment at the project entrance drive(s) with Pasco Road shall be conducted by the developer and reviewed and approved by the County. The access management plan/assessment shall include, but not be limited to:
 - All turn lanes, appropriate turn-lane lengths and intersection improvements (including signalization, if warranted) required.
 Any improvement(s) required as a result of this assessment shall be constructed by the Developer, at their own expense.

3. For the purpose of determining total proportionate share attributable to the project, the following off-site improvements have been identified:
 - a. SR 52 (SR 52 Widening):
 - Widen existing two lanes to six lanes from Bellamy Brothers Boulevard to Interstate 75. The proportionate fair-share amount for this improvement is \$1,937,053.00;
 - Widen existing two lanes to six lanes from Interstate 75 to Boyette Road/McKendree Road. The proportionate fair-share amount for this improvement is \$1,726,879.00;
 - Widen existing two lanes to six lanes from Boyette Road/McKendree Road to the San Antonio City Limits. The proportionate fair-share amount for this improvement is \$2,729,496.00; and

- Widen existing two lanes to four lanes from the San Antonio City Limits to C.R. 577 (Curley Road). The proportionate fair-share amount for this improvement is \$1,340,401.00.

*Total Proportionate Fair-Share for the SR 52 Widening: \$7,733,829.00

b. SR 52 and Old Pasco Road (west of I-75) intersection:

- Add an exclusive eastbound right-turn lane on SR 52. The proportionate fair-share amount for this improvement is included in the SR 52 widening cost;
- Add an exclusive westbound left-turn lane on SR 52. The proportionate fair-share amount for this improvement is included in the SR 52 widening cost;
- Add an exclusive northbound right-turn lane on Old Pasco Road. The proportionate fair-share amount for this improvement is \$251,459.00;
- Signalization, when warranted. The proportionate fair-share amount for this improvement is \$220,832.00.

*Total Proportionate Fair-Share for the SR 52 and Old Pasco Road Intersection: \$472,291.00

c. SR 52 and Interstate 75 interchange:

- Interchange reconstruction, including the 'Loop Ramp'. The proportionate fair-share amount for this improvement is \$5,705,377.00.

*Total Proportionate Fair-Share for the I-75 and SR 52 Interchange: \$5,705,377.00

d. SR 52 and Boyette Road/McKendree Road intersection:

- Add an additional four through lanes (from two to six lanes) on SR 52. The proportionate fair-share amount for this improvement is included in the SR 52 widening cost;
- Add an exclusive westbound left-turn lane on SR 52. The proportionate fair-share amount for this improvement is included in the SR 52 widening cost;
- Add an exclusive northbound left-turn lane on McKendree Road. The proportionate fair-share amount for this improvement is \$54,238.00;
- Add an exclusive southbound left-turn lane on Boyette Road. The proportionate fair-share amount for this improvement is \$54,238.00
- Signalization, when warranted. The proportionate fair-share amount for this improvement is \$116,495.00.

*Total Proportionate Fair-Share for the SR 52 and Boyette/McKendree Road Intersection: \$224,971.00

e. SR 52 and C.R. 577/Curley Road intersection:

- Add an additional two through lanes (from two to four lanes) on SR 52. The proportionate fair-share amount for this improvement is included in the SR 52 widening cost;
- Add an exclusive eastbound right-turn lane on SR 52. The proportionate fair-share amount for this improvement is included in the SR 52 widening cost;
- Add an additional northbound left-turn lane (for dual left-turn lanes) on C.R. 577/Curley Road. The proportionate fair-share amount for this improvement is \$21,042.00;
- Add an exclusive southbound right-turn lane on C.R. 577/Curley Road. The proportionate fair-share amount for this improvement is \$51,463.00.

*Total Proportionate Fair-Share for the SR 52 and C.R. 577/Curley Road Intersection: \$72,505.00

f. SR 52 and Pasco Road intersection:

- Add an additional four through lanes (from two to six lanes) on SR 52. The proportionate fair-share amount for this improvement is included in the SR 52 widening cost;
- Add an exclusive westbound right-turn lane on SR 52. The proportionate fair-share amount for this improvement is included in the SR 52 widening cost;
- Add an additional eastbound left-turn lane (for dual left-turn lanes) on SR 52. The proportionate fair-share amount for this improvement is \$202,487.00;

- Add a northbound receiving lane on Pasco Road to accommodate the dual eastbound left-turn lanes. The proportionate fair-share amount for this improvement is \$791,462.00;
- Add an exclusive southbound left-turn lane on Pasco Road. The proportionate fair-share amount for this improvement is \$202,487.00;
- Signalization, when warranted. The proportionate fair-share amount for this improvement is \$434,914.00.

*Total Proportionate Fair-Share for the SR 52 and Pasco Road Intersection: \$1,631,350.00
(does not include six-laning of SR 52)

4. Any development not entitled to a limited exemption pursuant to Section 402.7 of the LDC shall be required to pay, at the time of building permit, its pro-rata share of the adjusted proportionate share amount totaling \$10,888,733.00 (2009 dollars). This adjusted proportionate share amount is calculated by reducing the total proportionate-share amount of \$15,840,323.00 by the amount \$1,631,350.00 (which the developer is required to expend for the SR 52/Pasco Road intersection improvements) and the \$3,320,240.00 (estimated total transportation impact fees for the project). The pro-rata share for each such project shall be \$12,139.00 (2009 dollars) per gross P.M. peak hour trip. This pro-rata fee is in addition to the applicable impact fee per the Impact Fee Ordinance, as amended and shall be indexed pursuant to such Ordinance. This pro-rata fee shall be applied to off-site improvements as identified in condition no. 3, or other transportation improvements benefiting the project, as determined by the County.
5. Prior to approval of the first preliminary plan/preliminary site plan, a detailed access management plan in accordance with Section 618.3, Access Management, of the LDC, including a phasing and timing assessment for the intersection of SR 52 and Pasco Road shall be conducted by the developer and reviewed and approved by the County. The access management plan/assessment shall provide all turn lanes, appropriate turn-lane lengths, intersection improvements, signalization (when warranted), any additional right-of-way at the intersection for the required improvements and the timing/phasing of all improvements. In addition, the methodology for the access management plan/assessment should include details for determining the transportation conditions under two different scenarios, as follows:
 - SR 52 is or will remain two (2) lanes; and
 - SR 52 is or will be improved to four (4) or six (6) lanes.

Conditions based upon the results of the access management plan/assessment review shall be set forth in the Conditions of Approval for the first preliminary plan/preliminary site plan or other site plans thereafter.

Prior to issuance of the first building permit, the Developer shall be required to construct the improvements identified as a result of the access management plan/assessment review. If the required improvements for the SR 52/Pasco Road intersection are performed by others, then the pro-rata fee as identified in condition no. 4 shall be required to be adjusted accordingly. This adjustment pertains to the \$1,631,350.00 proportionate share credit identified in condition no. 4.

6. The traffic study submitted by the applicant/developer identified Pasco Road as a substandard road; therefore, in accordance with the Substandard Road Analysis dated February 2009, prepared by WilsonMiller, prior to any Building Permit, the applicant/developer shall improve Pasco Road from the project's north boundary to SR 52 in accordance with the Final Assessment and Mitigation identified in the referenced Substandard Road Analysis.
7. Should a change/reduction in the proportionate-share payment be requested in the future, a revised traffic analysis shall be required in order to assess traffic impacts of the MPUD master planned Unit Development.
8. Prior to the issuance of any Building Permits occurring after the December 31, 2018, the developer shall submit an updated traffic study utilizing a methodology approved by Pasco County. The DRC may impose additional conditions based upon the traffic study as approved by Pasco County.33. The traffic study submitted by the applicant assumes the following land uses:

480,000 square feet light industrial (ITE Code 110); 200,000 square feet manufacturing (ITE Code 140); 480,000 square feet warehousing (ITE Code 150); 40,000 square feet business park (ITE Code 770).

Any development of land use(s) that generate(s) greater traffic impacts than those assumed shall require an updated traffic study utilizing a methodology approved by Pasco County. The DRC, BCC, or County Administrator or his designee, may impose additional conditions on the applicant or development based on the updated County approved traffic study.

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Elements	Meets LOS Std.		Review Standards
	Yes	No	
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 3.1
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Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Conditional Approval
(attach conditions of approval or list below)

Authorized Signature: _____

Michael A. Kirkpatrick
Lead Utilities Inspector

Reviewed by: Cindy A. Zatorski

Development Review Tech I
Title

June 15, 2009
Date

**PASCO COMMERCE CENTER PID#'S 05-25-20-0000-00200-0020; 08-25-20-0000-00100-0010;
04-25-20-0000-00600-0100; 09-25-20-0000-00800-0000 PCU 09-105.00**

We have reviewed the referenced parcel and have determined that this parcel is within the existing/future areas where water, wastewater and/or solid waste service(s) may be provided by Pasco County Utilities. An Application for Service, per County codes and ordinances, for water, wastewater and/or solid waste service(s) to this property must be submitted and will be subject to the following conditions:

The provision of water and wastewater services 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 implementation, as applicable, a Utility Services Agreement and a Master Utility Plan, both acceptable to the County, and the payment of water and/or wastewater impact fees).

Likely points of service connection to the County's existing water transmission and wastewater collection facilities may be located at **significant distances and off-site** of the project development area. Off-site facilities and any on-site facilities will be addressed, as applicable, through the development approval process and approval of a project specific Master Utility Plan (MUP). Furthermore, the County may, as a matter of standard utility service policy, require necessary line extensions by the developer in accordance with the provisions of a standard Utilities Service Agreement. This agreement must be executed between the County and Owner/Developer prior to construction approval of the project.

The provision of solid waste service is contingent upon the County receiving all permits and approvals necessary 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.

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Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Reviewed by: MARTHA S CAMPBELL
ADM SERVICES MGR
Parks & Recreation Dept
 Title

Authorized Signature: *Martha S Campbell*
10/21/08
 Date

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

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Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Reviewed by: M. Carroll & T. Williams Authorized Signature: T. Williams
Admin Mgr Title 10-29-08 Date

See comment on "plan Review comment form"

PUBLIC TRANSPORTATION (PCPT)
PLAN REVIEW COMMENTS

PROJECT: Basco Commerce Center M PUD

PROJECT NO: _____ DATE: 10-29-08

REVIEWER: M. Carroll / T. Williams 2ND5-039

NUMBER	REFERENCE	COMMENTS
1		PCPT wishes for developer to include + plan for future transit accommodation.
		These accommodations should include a centralized transit station and
		several transit stops within their road network.