

INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR DRIs, REZONINGS, PRELIMINARY SITE PLANS, PRELIMINARY PLANS, NONRESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN ONE DWELLING UNIT PER LOT, AND PUBLIC SCHOOL COMPREHENSIVE PLAN CONSISTENCY REVIEW

To Be Completed By Department Responsible for Approval Sought; Completed Certificate Must Be Attached to the Agenda Item and Approval Document

Completed Application Received On (Date): 12/14/09 Certificate Form Completed By: D.Huber

Parcel I.D. #'s: 14-26-21-0100-10000-0010, 14-26-21-0080-00A00-0010 (attach survey if project includes portion of parcel)

Project Name: Dollar General @ Zephyrhills PH I & II Subdivision Name:

TAZ No.: 269 TAZ Map Version: GIS

Applicant Name, Address, and Telephone # Hanlex Development 516 Cooper Commerce Dr, Suite 200 Apopka, FL 32703 (407) 889-9400

Job Site Address: Gall Blvd - 4218, Zephyrhills

Project has direct connection (See 402.5.C.5.A) to following collectors/arterials: US Hwy 301 & Palm Grove Ave

Aggregated with another project? (See 402.5.C.5.B) Yes X No (If yes, identify project name and I.D. No.)

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

Approval Sought (Check all that apply):

- DRi, Rezoning, Preliminary Plan, Preliminary Site Plan, 1-yr Extension, Nonresidential Subdivision, Residential Subdivision into More than One Dwelling Unit Per Lot, Public School Comprehensive Plan Consistency Review

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)

Table with columns for Residential and Nonresidential development types and their units/sq. ft. (e.g., Single Family, Mobile Home Park, Congregate Care Facility, etc.)

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:

Authorized Growth Management Signature (required for roads only)

*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 and Corporate Business Park
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

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

Authorized Signature

EXPIRATION (See 402.3.A):

All Facilities (other than roads): Certificate of Capacity Expires (or subject to additional review) On: Revoked On: Relinquished On:
Roads: Certificate of Capacity Expires (or subject to additional review) On: 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 Director; 6) MPO Transportation Planning Coordinator; 7) Assistant County Administrator for Development Services; 8) Assistant County Administrator for Utilities Services; 9) OMB Director; and 10) BCC as a noted item on agenda, excluding 3) and 8) if exemption is for roads only.

CONCURRENCY REVIEW

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

<u>Comp. Plan Elements</u>	<u>Meets LOS Std.</u>		<u>Conditional Approval (attach conditions of approval)</u>	<u>Review Standards</u>
	Yes	No		
Roads (Growth Management)	<input checked="" type="checkbox"/>	<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"/>	<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: Ahsan Khalil

Authorized Signature: *Ahsan Khan Khalil*

Transportation Planner II
Title


2-10-2010
Date

CONCURRENCY REVIEW

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

<u>Comp. Plan Elements</u>			<u>Meets LOS Std.</u>	<u>Review Standards</u>
	Yes	No	Conditional Approval (attach conditions of approval or list below)	
Roads (Growth Management)	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/> Zephyrhills Utilities	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Private Septic System	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 checked="" 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: Cindy A. Zatorski
Development Review Tech I
 Title

Authorized Signature: 
 Michael A. Kirkpatrick
 Lead Utilities Inspector
 February 25, 2010
 Date

DOLLAR GENERAL@ ZEPHYRHILLS PID # 14-26-21-0100-10000-0010, 14-26-21-0080-00A00-0010 PCU 10-102.17

For Water:

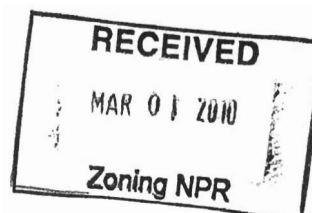
Potable water and wastewater service for this project is not provided by the Pasco County Utilities Services Branch. The appropriate utility service provider, Zephyrhills Utilities, must be contacted directly to provide capacity statements. The telephone number is (813) 780-0015.

For Wastewater:

Although this parcel is within an area that may in the future be served wastewater by Pasco County Utilities, per Utilities current policies will not be required to connect to the County's wastewater systems. Pasco County Utilities Services Branch has no objection to this site being served by septic systems.

For Solid Waste:

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.



CONCURRENCY REVIEW

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

<u>Comp. Plan Elements</u>	<u>Meets LOS Std.</u>		Conditional Approval (attach conditions of approval)	<u>Review Standards</u>
	Yes	No		
Roads (Growth Management)	<input type="checkbox"/>	<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"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Transportation Element 5.1

Reviewed by: J. Williams
Trans Admin Mgr
 Title

Authorized Signature: Shelma Williams
2-24-10
 Date