

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee

DATE: 3/24/10

FILE: ZN10-165

FROM: Debra M. Zampetti
Zoning/Code Compliance
Administrator

SUBJECT: Class II, Commercial Development
Review - Coastal Caisson Corporate
Campus Preliminary/Construction Site
Plan and Stormwater Management
Plan and Report Substantial
Amendment (Project No. IIPR07-092)
DRC: 4/15/10, 1:30 p.m., DC
Recommendation: Approval with
Conditions

REFERENCES: Land Development Code,
Section 306, Development
Review Procedures;
Comm. Dist. 3

It is recommended that the data herein presented be given formal consideration by the Development Review Committee (DRC).

Commission District:	The Honorable Ann Hildebrand
Project Name:	Coastal Caisson Corporate Campus
Developer's Name:	Coastal Caisson Corporation
Location:	On the northwest side of Byrd Legg Drive at the intersection of Byrd Drive, approximately 1,300 feet west of Gunn Highway, Section 34, Township 26 South, Range 17 East.
Parcel ID Nos.:	34-26-17-0040-00000-00K1 and 34-26-17-0000-00700-0021
Land Use Classification:	IL (Industrial - Light)
Zoning District:	I-1 Light Industrial Park
Acreage:	33.75 Acres, m.o.l.
Number of Units:	2 Proposed Buildings; 4 Existing Buildings
Type of Units:	Office building and storage/workshop proposed; office, workshop, open-air storage and storage building with a wash-down area and gantry crane existing.
Square Feet:	18,014 square feet proposed; 90,792 square feet existing.
Water/Sewage:	Pasco/Septic
Transportation Impact Fee (TIF) Zone:	1
Transportation Analysis Zone:	106
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The developer of Coastal Caisson Corporate Campus requests preliminary/construction site plan and Stormwater Management Plan and Report Substantial Amendment approval for the addition of a two-story, 3,214-square-foot office and a two-story, 14,800-square-foot storage/workshop to the existing development.

BACKGROUND:

1. On June 26, 1979, the Board of County Commissioners (BCC) approved a change in zoning from an R-2 Low Density Residential District to an I-1 Light Industrial Park District (Petition No. 948).
2. On December 24, 1980, the record plat for the Odessa Industrial Park was recorded with the County Clerk's Office.

3. On May 23, 2006, the BCC approved a change in zoning from an A-C Agricultural District to an I-1 Light Industrial Park District (Petition No. 6546).
4. On March 27, 2007, the BCC approved a change in zoning from A-C Agricultural and PUD Planned Unit Development Districts to an I-1 Light Industrial Park District (Petition No. 6689).
5. On September 19, 2007, the Development Review Division (DRD) approved a Class I preliminary/construction site plan for a 1,440-square-foot modular office building (DR07-2338).
6. On December 6, 2007, the DRC approved a Class II preliminary/construction site plan, stormwater management plan and report for a 11,592-square-foot office; 40,000-square-foot workshop; 20,000-square-foot open-air storage; and a 19,200-square-foot storage building; for a total of 90,792 square feet of buildings, with a wash-down area and gantry crane (DR08-226)

FINDINGS OF FACT:

1. Presently, the subject site contains a two-story, 11,592-square-foot office; a two-story, 40,000-square-foot workshop; a two-story 20,000-square-foot open-air storage; and a two-story 19,200-square-foot storage building; for a total of 90,792 square feet of buildings, with a wash-down area and gantry crane. Existing modular office was removed.
2. The subject property is located in Flood Zone "X." Development is subject to the requirements of the LDC, Article 700; Flood Damage Prevention.
3. The surrounding zoning is characterized by residential, rural and industrial pursuits.
4. The preliminary/construction site plan and Stormwater Management Plan and Report have been reviewed by the Growth Management Department, and it has determined that the proposed use is consistent with the above-referenced zoning district's permitted uses.
5. The preliminary/construction site plan and Stormwater Management Plan and Report for the above-subject project were prepared for Coastal Caisson Corporation by WilsonMiller, Inc., and consists of 17 sheets dated February 2009; the sheets were last revised on February 24, 2010. The plans were originally received by the Zoning and Site Development Department on March 20, 2009, and final revisions were received on March 2, 2010.
6. Access to the property is from Byrd Drive, a Pasco County-maintained road, which has approximately 70 feet of right-of-way with 30 feet of pavement.
7. A portion of the proposed overall development is located within the Odessa Industrial Park (a portion of Lot K).
8. A Traffic Impact Study (TIS) application was submitted and found to be exempt from the requirement to provide a traffic study and a Substandard Roadway Analysis.
9. On June 27, 2006, the Board of County Commissioners adopted the Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan necessitating the preservation of right-of-way along certain roadways.
10. The proposed request is consistent with the Pasco County applicable provisions of the Comprehensive Plan as conditioned.

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for 18,014 square feet. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity.

RECOMMENDATION:

The Zoning and Site Development Department recommends approval of the preliminary/construction site plan and Stormwater Management Plan and Report Substantial Amendment with the following conditions:

Hard-Copy Site Development Permit

1. The owner/developer or project contractor shall obtain a hard-copy Site Development Permit from the Zoning and Site Development Department prior to commencing any construction. To obtain this permit, the following must be submitted to the Zoning and Site Development Department:
 - a. The completed notarized acknowledgment portion of the attached agenda memorandum.
 - b. The receipt for payment of Pasco County utility impact fees (if the project is served by County water and/or sewer).
 - c. A copy of the approved Southwest Florida Water Management District (SWFWMD) Permit and Plan must be submitted to the Zoning and Site Development Department. In the event the SWFWMD Permit and Plan require any changes to the County-approved plan, an amendment to the County-approved plan shall be submitted for review and approval prior to the issuance of the Site Development Permit.
 - d. National Pollutant Discharge Elimination System Permit/permit application.
 - e. A copy of approved Florida Department of Environmental Protection Utility Permits and plans. A revised site plan addressing the following comments must be submitted and approved with Florida Department of Environmental Protection Permit applications:
 - (1) Revise the fixture count and flow on the table to add pressure factor to the calculations.
 - (2) All changes to the site plan shall be clouded and/or bubbled; include sheet numbers with the response letter.
 - (3) Further review is required prior to approval.
 - f. A copy of the Utilities Service Plan approval letter.

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

2. Utility service commitment fees shall be paid in accordance with the Pasco County Code of Ordinances, Chapter 110, Articles II and IV, as amended.
3. The owner/developer or project contractor shall notify the Engineering Services Department at least two working days prior to commencing any activity on the site.
4. If the site is identified on Maps 3-1a, 3-1b, or 3-1c in the Comprehensive Plan as a location of known endangered and threatened species, the developer shall submit to the Zoning and Site Development Department, a copy of the approved Federal, State, or other regulatory permit, or if no permit has been issued, then the developer shall submit a copy of the application submitted to the Federal, State, or other regulatory agency prior to site development.

General

5. The developer acknowledges that any provisions of Pasco County ordinances and any rezoning conditions of approval not specifically waived shall be in full force and effect, including all impact fee ordinances.
6. In the event ordinances/resolutions are adopted by the BCC including, but not limited to, solid waste, public safety, or wildlife, the developer shall be required to comply with such ordinances/resolutions.
7. Any roadway construction required herein as a condition of development approval shall not be entitled to the TIF credits unless such credits have been granted pursuant to prior written agreement or as provided herein. Appeal from this provision shall be made in accordance with the TIF Ordinance.
8. The owner/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 Pasco 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 owner/developer shall acknowledge that should Pasco 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 owner/developer shall acknowledge that should Pasco 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 Zoning and Site Development Department 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. 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).
 14. The developer is hereby notified that the effective date of this development approval shall be the date of final County action; however, no activity shall commence on site until such time as the acknowledge portion of this document is completed (including notarization) and received by the Zoning and Site Development Department.

Construction Plan

15. No fill shall be placed within the 100-year floodplain designation unless compensating volume to mitigate the fill is provided on-site or off-site within the same basin and reviewed and approved by Pasco County.
16. Where excavation in excess of 30,000 cubic yards is proposed to be removed from the site by using publicly dedicated rights-of-way, roadways, or easements, a Class I Mining Permit and Conditional Use Permit shall be required. Prior to construction plan approval, the developer shall submit calculations indicating the amount of excess fill that will result from development of the site. Prior to construction plan approval, the developer shall submit, along with a statement as to where and how the excess material will be disposed of, calculations indicating the amount of excess fill that will result from development of the property.
17. Driveway, road, and intersection improvements requiring roadway widening and/or left-turn, storage lane construction shall also include an asphaltic concrete overlay of the entire limits of intersection improvement area to Pasco County specifications as approved by the County.
18. All construction within Pasco County right-of-way will require a Right-of-Way Use Permit. The review and issuance of the Right-of-Way Use Permit shall be conducted in accordance with the Land Development Code (LDC), Section 311, Right-of-Way Use Permit, and must be obtained prior to commencement of construction. The developer shall ensure that any improvements installed in rights-of-way are constructed to County standards.

All construction within non-County-maintained right-of-way will require a Driveway Connection Permit. The owner/developer shall obtain a Driveway Connection Permit from the Zoning and Site Development Department's New Port Richey office.

19. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the owner/developer and its 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 owner/developer shall temporarily transfer to Pasco County any and all water-use permits or water-use rights the owner/developer may have to use or consume surface water or groundwater within Pasco County for the duration of the production failure or shortfall.
 - b. Prior to the owner/developer selling water, water-use permits, or water-use rights, the owner/developer shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water or water-use permits or water-use rights.
20. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments. The developer shall show hydrant site locations on the construction plans. Raised pavement markings shall be installed.
21. Any gates located within gated communities shall be set back sufficiently in order to provide vehicular stacking for a minimum of three vehicles, unless a greater distance is determined to be required at the time of each preliminary plan or preliminary site plan review. All entrances accessed by key or electronically coded systems shall be equipped with a system approved by the Emergency Services Director to allow fire or other emergency vehicles immediate access to the development. Upon replacement of any existing gated system, the replacement shall be equipped with a system acceptable to Pasco County. In addition, the access lane widths and clearance between fixed structures shall be a minimum of 15 feet in width.
22. If a Pasco County Global Positioning System (GPS) network point is located within the boundary of the site or within 50 feet of the same, the point shall be re-established using GPS methods and "Blue Booked" prior to the issuance of any Building Permits or the recording of any plat. Proof of the said Blue Booking shall be submitted to the County Surveyor prior to the issuance of the said permit or the recording of the said plat. If it is discovered that the said point has been destroyed by construction, then the owner/developer of the land will be responsible for payment to Pasco County in the amount of \$5,000.00 each.
23. When drainage facilities, which are not within a previously recorded drainage easement, are utilized for off-site drainage, the owner/developer shall provide a drainage easement on the approved form, with a legal description and sketch (certified by a Registered Land Surveyor) for each off-site drainage facility. The drainage easement shall be submitted to the County Administrator, or his designee, prior to the construction plan approval of the individual unit or phase affected. Any variation from the approved stormwater management or construction plans shall be submitted to the County Administrator, or his designee, for review.
24. Prior to any construction activity, the developer shall ensure that proper erosion and sediment control measures are in place. 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.
25. 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 Pasco County shall be notified within two working days of the resources found on the site.
26. 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 Pasco County shall be notified within two working days of the plant and/or animal species found on the site.

Building Permit/Record Plat/Certificate of Occupancy

27. Unless otherwise approved by the Emergency Services Director, when the development is record platted, or where a plat is not required, prior to the issuance of the first Building Permit, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County

Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until such a petition has been received by the Emergency Services Director.

- 28. The owner/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, and retaining walls.
- 29. Prior to platting, or where platting is not required prior to the issuance of the first Certificate of Occupancy, the developer shall submit all necessary State and Federal permits including, but not limited to, dredge and fill, surface water, water distribution, wastewater collection, and reclaimed water from the appropriate agencies. The permit shall include the copies of the actual permit itself and all drawings that are approved by the respective regulatory agency. Any annual reports required by such agencies shall be submitted to the biologist and the stormwater engineer.

The DRC's approval of this preliminary/construction site plan and stormwater management plan and report substantial amendment constitutes a finding by the DRC that the preliminary/construction site plan and stormwater management plan and report substantial amendment, as conditioned, is consistent with those Goals, Objectives, and Policies of the Comprehensive Plan and those provisions of the LDC that are applicable to preliminary/construction site plan and stormwater management plan and report substantial amendment approvals. This action is based on the office review of the plans, supporting documentation, and certifications of the Engineer of Record.

OWNER'S ACKNOWLEDGMENT:

The owner acknowledges that it has read, understood, and accepted the above-listed conditions of approval.

_____ Date _____ COASTAL CAISSON CORPORATION

STATE OF FLORIDA
 COUNTY OF _____ _____ Title

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

ATTACHMENTS:

- 1. Location Map
- 2. Site Plan
- 3. Initial Certificate of Capacity

DMZ/CR/ecm/dcr041510/coastalcaissonzn10165

DEVELOPMENT REVIEW COMMITTEE ACTION: