

INITIAL CERTIFICATE OF CAPACITY – EDC Project

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): 3-27-09 Certificate Form Completed By: MC

Parcel I.D. #'s: 34-26-17-0000-00700-0021 (attach survey if project includes portion of parcel)

Project Name: Coastal Caisson Corp Campus Subdivision Name:

TAZ No.: 106 TAZ Map Version: GIS Map Pages

Applicant Name, Address, and Telephone #: Charles Puccini – Coastal Caisson Corp. 13203 Byrd Legg Dr. Odessa, FL 33556 813-920-5159

Job Site Address: 13203 Byrd Legg Drive, Odessa, FL 33556

Project has direct connection (See 402.5.C.5.A) to following collectors/arterials: Byrd Legg Drive

Aggregated with another project? (See 402.5.C.5.B) [X] Yes [] No (If yes, identify project name and I.D. No. Same-2PR07-092 & IPR07-096)

Prior bldgs on or after Jan. 1, 1985? [X] Yes [] No (If yes, identify use and units/sq. ft. 92,232& Modular Office-being removed- 1440 SF

Approval Sought (Check all that apply):

- DRi, Rezoning, Preliminary Plan, Preliminary Site Plan Amendment, 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 and 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: Residential, Nonresidential, ADDING - Workshop and Office. Rows include Single Family, Mobile Home Park, Congregate Care Facility, Apartments, Low-Rise Condo/Townhouse, Hi-Rise Condominium, Other Residential, and Specific Use (140-Workshop, 710-Office).

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; 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; Unexpired approved Development Agreement exempt from transportation concurrency

Exemption Expires On: 2 years from Issuance Date; Exemption Revoked On:

Ahsan Khan Khalil

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; EC Preferred Industrial Uses and Corporate Business Park; Affordable Housing; TND Development

Exemptions (check all that apply):

- Impact: Fees or Interlocal Agreement As Proportionate Share; Traffic Study Waiver; 3 years committed capacity vs. 1 yr.; 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: (6 yrs. from issuance) Revoked On: Relinquished On: Roads: Certificate of Capacity Expires (or subject to additional review) On: (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 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

4/3/09
Date

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.f Exemption Applies)

Comp. Plan Elements	Meets LOS Std.			Review Standards
	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 type="checkbox"/>	XX	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	XX	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"/>	XX	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

Authorized Signature: _____

Michael A. Kirkpatrick
Lead Utilities Inspector

4/3/09

Date

Reviewed by: _____

Georgeann Bennett

Util. Eng. Rec. Tech.
Title

COASTAL CAISSON CORP CAMPUS PID# 34-26-17-0000-00700-0021 PCU 07-128.00

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 implement, 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.

RECEIVED

APR 13 09

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)	
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: T. Williams
Trans Admin Mgr
 Title

Authorized Signature: T. Williams
3-15-10
 Date