

**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): 12/3/09 Certificate Form Completed By: D. Huber

Parcel I.D. #'s: 24-26-18-0000-01900-0020 (attach survey if project includes portion of parcel)

Project Name: 3600 Commercial Subdivision Subdivision Name: \_\_\_\_\_

TAZ No.: 282 TAZ Map Version: GIS

Applicant Name, Address, & Tele # Bad Lands, LLC 2323 S. Volusia Ave Orange City FL 32763 (386) 774-9861 & We Shelter America Inc 3600 Land O Lakes Blvd LOL 34639 (813) 949-4228

Job Site Address: US Hwy 41 east side approximately 357' north of Swans Landing

Project has direct connection (See 402.5.C.5.A.) to following collectors/arterials:  
US highway 41

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):**

- 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)

Residential	Nonresidential	existing	710 office	1754 sq ft
<input type="checkbox"/> Single Family D.U. _____	<input type="checkbox"/> Specific Use _____	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> <u>office</u>	<input type="checkbox"/> 1822 sq ft
<input type="checkbox"/> Mobile Home Park D.U. _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> <u>split into 7 lots</u>	<input type="checkbox"/> _____ (specify unit)
<input type="checkbox"/> Congregate Care Facility D.U. _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> <u>3</u>	<input type="checkbox"/> _____ sq. ft.
<input type="checkbox"/> Apartments D.U. _____	<input type="checkbox"/> Storage/ Display Area _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____ sq. ft.
<input type="checkbox"/> Low-Rise Condo/Townhouse D.U. _____				
<input type="checkbox"/> Hi-Rise Condominium (3 or more stories) D.U. _____				
<input type="checkbox"/> Other Residential D.U. _____				

**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: \_\_\_\_\_ (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)**

Comp. Plan Elements	Meets LOS Std.		Conditional Approval (attach conditions of approval)	Review Standards
	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: \_\_\_\_\_

Authorized Signature: Paul Montante

\_\_\_\_\_

03/15/2010

Title

Date


*Exempt*

**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
Parks/Recreation (Parks)	<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"/>	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<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  
 March 5, 2010  
 Date

**3600 COMMERCIAL SUBDIVISION PARCEL ID # 24-26-18-0000-01900-0020 PCU# 10-106.00**

**For Water/Wastewater:**

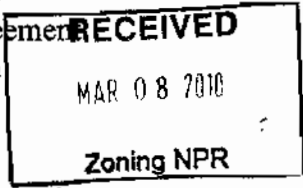
We have reviewed the referenced parcel and have determined that this parcel is within the existing/future areas where water, wastewater and/or solid waste service(s) may be provided by Pasco County Utilities. An Application for Service, per County codes and ordinances, for water, wastewater and/or solid 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 Utilities Service Agreement and a Utilities Service Plan, both acceptable to the County, and the payment of water and/or wastewater impact fees).

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.

**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>Department Elements</u>	<u>Meets LOS Std.</u>		<u>Conditional Approval (attach conditions of approval)</u>	<u>Review Standards</u>
	Yes	No		
Stormwater Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
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
Public Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 3.1
Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B and Recreation and Open Space Element 1.1
Gas (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 4.1
Public Transit (Public Transportation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Transportation Element 5.1

by: T. Williams  
Plans Admin Mgr  
Title

Authorized Signature: T. Williams  
3-25-10  
Date