

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): 2-19-10 Certificate Form Completed By : MC

Parcel I.D. #'s: 18-26-21-0000-00200-0000 (attach survey if project includes portion of parcel)

Project Name: Gateway Commerce Park MPUD Subdivision Name: _____

TAZ No.: 288 TAZ Map Version: GIS Map Pages

Applicant Name, Address, and Telephone Number James & Justina Cracchiolo

Job Site Address: Eiland Blvd- East side; SR 54-North

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

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"/> Nonresidential 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 | |
| <input type="checkbox"/> 1-yr Extension-Ord.08-047 | |

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)

<u>Residential</u>	<u>Nonresidential</u>
<input type="checkbox"/> Single Family D.U. _____	Specific Use: <u>Comm</u> / <u>92,000</u> sq. ft.
<input type="checkbox"/> Mobile Home Park D.U. _____	<u>Med & Gen Office</u> / <u>80,000</u> sq. ft.
<input type="checkbox"/> Congregate Care Facility D.U. _____	_____ / _____ (specify unit)
<input type="checkbox"/> Apartments D.U. _____	
<input type="checkbox"/> Low-Rise Condo/Townhouse D.U. _____	Storage/ Display Area _____ / _____ sq. ft.
<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: _____ Revoked On: _____ Relinquished On: _____
(6 yrs. from issuance)

Roads: Certificate of Capacity Expires (or subject to additional review) On: 12-31-2020 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 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: Ahsan Khalil

 Transportation Planner II

Authorized Signature: 

 6-3-2010 Date

CONDITIONS OF APPROVAL:

Off-Site Improvements

S.R. 54 from Meadow Pointe Boulevard to Eiland Boulevard:

- Widen from two (2) to four (4) lanes
- Proportionate Fair-Share Amount: \$1,053,000

S.R. 54/Eiland Boulevard:

- Add a northbound right-turn lane
- Proportionate Fair-Share Amount: \$221,385
- Implement protected/permissive phasing for the southbound left-turn movement
- Proportionate Fair-Share Amount: \$1,181
- Extend eastbound left-turn lane by 175 feet to 700 feet
- Proportionate Fair-Share Amount: \$31,765
- Extend southbound left-turn lane by 40 feet to 515 feet
- Proportionate Fair-Share Amount: \$7,126
- Extend southbound right-turn lane by 15 feet to 340 feet
- Proportionate Fair-Share Amount: \$3,795

***TOTAL PROPORTIONATE FAIR-SHARE AMOUNT = \$1,318,252 (2010 Dollars)**

1. The developer(s)/applicant(s) shall mitigate project impacts to S.R. 54 from Meadow Pointe Boulevard to Eiland Boulevard by widening this section of S.R. 54 to four (4) lanes. ***In lieu of constructing this improvement, the developer(s)/applicant(s) shall pay a proportionate share in the amount of \$1,053,000 for the specified improvement.*** (Note: County could elect to use proportionate share towards the construction of the Zephyrhills Bypass)
2. The developer(s)/applicant(s) shall mitigate project impacts to the intersection of S.R. 54 at Eiland Boulevard by:
 - (a) Constructing a 315-foot northbound right-turn lane (including a 50-foot taper),
 - (b) Implementing protected/permissive phasing for the southbound left-turn movement,
 - (c) Extending the eastbound left-turn lane by 175 feet to 700 feet,
 - (d) Extending the southbound left-turn lane by 40 feet to 515 feet, and
 - (e) Extending the southbound right-turn lane by 15 feet to 340 feet.

In lieu of constructing these improvements, the developer(s)/applicant(s) shall pay a proportionate share in the amount of \$265,252 for the specified improvements.

Site-Access Related Requirements (NOTE: Per the Approved TIS)

1. The developer(s)/applicant(s) shall construct two full access connections to Eiland Boulevard, in conformance with the minimum connection spacing requirements as identified in the Pasco County Land Development Code (unless variances are approved). A 375-foot northbound right-turn lane (including a 50-foot taper) and a 400-foot southbound left-turn lane (including 50-foot taper) shall be constructed on Eiland Boulevard at each access connection.

**** Estimated Transportation Impact Fee Estimate (2009 Fee Schedule)**

- Commercial (ITE LUC 820) = 92 ksf x \$8,877/ksf = \$816,684
 - Medical / General Office (ITE LUC 720) = 80 ksf x \$8,847/ksf = \$707,760
-
- Total = \$ 1,524,444**

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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
Power (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 checked="" type="checkbox"/>	LDC 402.4.A and Transportation Element 5.1

Reviewed by: M. Carroll + T. Williams
Trans Admin Manager
Title

Authorized Signature: JRH Williams
3-1-10
Date

This extension for the Initial Certificate of Capacity is being issued based on SB 360 and Resolution No. 09-269 as adopted by the Board of County Commissioners on June 23, 2009.

see electronic comments for requested transit amenities.

PUBLIC TRANSPORTATION PLAN REVIEW COMMENTS

PROJECT: Gateway Commerce Center MPUD

Memo # _____

PROJECT NO.: _____

DATE: 3/1/2010

BY: M. Carroll & T. Williams

ENGINEER: _____

Parcel ID 18-26-21-0000-00200-0000

NUMBER	REFERENCE	COMMENTS
1.	General	All changes to plan are to be “bubbled” or “clouded” for easy identification. A cover letter itemizing all comments along with response must also be submitted.
2.		<p>PCPT is requesting a bus shelter be constructed according to the following:</p> <p>Transit amenities shall include: A concrete pad, a shelter, bench, trash receptacle, bicycle rack, sign for bus route information, lighting with a minimum 3.5 foot candle powered by an off-grid power renewable energy power source, landscaping, adequate road configuration for at least one bus at a time to be able to pick up, drop off, and transfer passengers, adequate clear line of sight from the front and back of the bus for the driver’s awareness and traffic and pedestrian safety, and pedestrian walkways to allow access to the bus stop and edge of roadway on a clearly defined path from all establishments within the parcel. All transit amenities must be in compliance with the Americans with Disabilities Act. The final approval of the design, architecture and placement of the transit amenities shall be by Pasco County in accordance with the Transit Infrastructure Guidelines Manual (www.ridepcpt.com). Responsible to obtain and comply with applicable Right-of-Way Use Permit (if applicable).</p> <p>The placement of the Bus shelter is to be determined. PCPT staff suggest meeting with the developer/engineer to discuss further.</p>
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		

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 type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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

Authorized Signature: _____

Michael A. Kirkpatrick
 Michael A. Kirkpatrick
 Lead Utilities Inspector

Development Review Tech I
 Title

March 2, 2010
 Date

GATEWAY COMMERCE PARK PARCEL ID # 18-26-21-0000-00200-0000 PCU# 10-118.00

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).

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 Utilities Service Plan (USP). 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.

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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: Martha S. Campbell

6/3/10

Title

Date

This extension for the Initial Certificate of Capacity is being issued based on SB 360 and Resolution No. 09-269 as adopted by the Board of County Commissioners on June 23, 2009.