

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee

DATE: 6/1/10

FILE: ZN10-231

SUBJECT: Class II, Commercial Development Review - Pasco County Sunwest Park Project Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. IIPR07-093)
DRC: 6/10/10, 1:30 p.m., DC
Recommendation: Approval with Conditions

FROM: Debra M. Zampetti
Zoning/Code Compliance Administrator

REFERENCES: Land Development Code, Section 306, Development Review Procedures; Comm. Dist. 5

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

Commission District:	The Honorable Jack Mariano
Project Name:	Pasco County Sunwest Park Project
Developer's Name:	Pasco County Board of County Commissions (BCC)
Location:	At the intersection of Old Dixie Highway and Race Track Road, to the southwest of the Sun West Mine, Sections 10, 11, and 14, Township 24 South, Range 16 East.
Parcel ID Nos.:	10-24-16-0000-00300-0000, 11-24-16-0000-00800-0000, 11-24-16-0000-49900-0000, 14-24-16-0000-01200-0010, 14-24-16-0000-01400-0000, and 14-24-16-0000-49900-0000
Land Use Classifications:	R/OS (Major Recreation/Open Space), CL (Coastal Lands), and RES-6 (Residential - 6 du/ga)
Zoning District:	A-C Agricultural
Acreage:	312.57 Acres, m.o.l.
Type of Unit:	Park with office/restroom, restrooms, observation tower, and facilities.
Square Feet:	2,829 Square Feet
Water/Sewage:	Well/Septic
Transportation Impact Fee (TIF) Zone:	1
Transportation Analysis Zone:	111
Initial Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The developer of the Pasco County Sunwest Park Project is requesting approval for preliminary/construction site plan and Stormwater Management Plan and Report to develop 312.57 acres for a County park. The park will include an office/restroom, restrooms, observation tower, picnic shelters, parking, picnic tables, shelters, and other facilities to be done in three phases.

BACKGROUND:

The A-C Agricultural is the original zoning.

FINDINGS OF FACT:

1. Presently, the subject site is unimproved. The project site is a former borrow pit which is surrounded by a berm that is generally flat and sloped down to the edge of the pit.

2. According to the Property Appraiser's records, Parcel ID No. 14-24-16-0000-01400-0000 is owned by the Southwest Florida Water Management District (SWFWMD). A swap agreement between Pasco County and the SWFWMD for ownership of the property has been executed by both Boards.
3. The subject property is located in Flood Zones "V18-level 17 and 18." Development is subject to the requirements of the Land Development Code (LDC), Article 700, Flood Damage Prevention.
4. The preliminary/construction site plan and Stormwater Management Plan and Report have been reviewed by the Zoning and Site Development 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 Pasco County Facilities Management Department by Post, Buckley, Schuh & Jernigan, Inc., and consist of 42 sheets dated June 21, 2007; the sheets were last revised on November 19, 2009. The plans were originally received by the former Development Review Division on June 21, 2007, and final revisions were received on May 7, 2010.
6. Access to the property is from Old Dixie Highway, a County-maintained road, which has 66 feet of right-of-way. This section of Old Dixie Highway is not paved.
7. A Traffic Impact Study application was submitted and found to be exempt from the requirement to provide a traffic study and a Substandard Roadway Analysis.
8. 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 office/restroom, restrooms, and observation tower totaling 2,829 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 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. Completion of any site-specific conditions listed as requiring completion prior to the issuance of the Site Development Permit.
 - c. A copy of the approved 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. Provide a copy of the approved Florida Department of Environmental Protection Construction General Permit Notice of Intent.
 - f. Copy of any approved Army Corps of Engineers' Permits with a copy of the approved plans.

- g. Provide a hard copy and electronic (.pdf file) of the Geotechnical/Geological Engineering Report.
2. 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.

General

3. 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.
4. 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.
5. Any roadway construction required herein as a condition of development approval shall not be entitled to 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.
6. 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.
7. 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*.
8. 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.
9. The developer acknowledges that an appeal may be filed against the decision of the DRC 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.
10. 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).
11. The applicant is hereby notified that the effective date of this development approval shall be the date of the final County action; however, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Zoning and Site Development Department.

Construction Plan

12. 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.
13. 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.

14. 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.
15. 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 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 Permits and Development Information Services Department's New Port Richey office.

16. 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.
17. The traffic study submitted by the applicant assumes the following land use:

A park with an office, restrooms, observation tower, and facilities with a total of 2,829 square feet.

Any development of land use that generates greater traffic impacts than those assumed shall require an updated traffic study utilizing a methodology approved by Pasco County. The DRC, BCC, or County Administrator or his designee may impose additional conditions on the applicant or development based on the updated County-approved traffic study.

18. In the event that the park site is developed prior to the Sunwest Development of Regional Impact, then Old Dixie Highway shall be constructed from the terminus of the existing Old Dixie Highway, extending northeasterly along the frontage of the park site (as generally depicted on the construction site plans), to County standards prior to utilization of the park. The roadway cross-section for Old Dixie Highway realignment as shown on the construction site plan is not approved. Should the applicant/developer be required to construct this realignment, then prior to any commencement of any roadway construction for Old Dixie Highway realignment, the applicant/development shall be required to submit construction plans for this realignment for review and approval by the Zoning and Site Development Department.
19. 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.
20. 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.
21. 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.

- 22. 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.
- 23. 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

- 24. 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.
- 25. 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.
- 26. 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 constitutes a finding by the DRC that the preliminary/construction site plan and Stormwater Management Plan and Report, as conditioned, are 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 approvals. This action is based on the office review of the plans, supporting documentation, and certifications of the Engineer of Record.

APPLICANT'S ACKNOWLEDGMENT:

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

_____ Date

_____ PASCO COUNTY BOARD OF COUNTY COMMISSIONERS

_____ Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me the _____ (date),
by _____ (name of person acknowledging), who
is personally known to me or who has produced _____ (type
of identification) as identification.

Seal:

_____ NOTARY

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Concurrency Forms

DMZ/BET/ecm/drc061010/sunwestpkzn10231

DEVELOPMENT REVIEW COMMITTEE ACTION:

Recommendation Approved _____/Disapproved _____