

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: 08-26-20-0000-01600-0010; 01900-0000; 01900-0010 (attach survey if project includes portion of parcel)

Project Name: Stony Brook Commerce Park MPUD Subdivision Name:

AZ No.: 175 TAZ Map Version: GIS Map Pages

Applicant Name, Address, and Telephone Number: Gerber Family LLLP, etal

Job Site Address: SR 54-North Side: I-75-West

Project has direct connection (See 402.5.C.5.A) to following collectors/arterials: SR 54

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

Table with columns for Residential and Nonresidential development types and their units/measurements.

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

*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

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

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)

Exemption Expires On:
Exemption Revoked On:

Authorized Signature

Authorized Growth Management Signature (required for roads only)

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:
Roads: Certificate of Capacity Expires (or subject to additional review) On: 12-31-2016 (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 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

Authorized Signature: 

Transportation Planner II

6-3-2010

Title

Date

Conditions of Approval:

S.R.54 at Tupper Road Realignment

- The S.R.54/Tupper Road realignment intersection shall be constructed to provide for right-turn in, right-turn out, left-turn in, and left-turn out movements. The design of this intersection shall be approved by the Pasco County Engineering Services Department and/or FDOT as applicable.
- The Traffic Impact Study included a review of the numerical turn-lane warrant for the westbound-to-northbound right turn lane on S.R.54 at the Tupper Road Realignment intersection; which is shown not to be met; however, please note that other factors are also considered in determining the need for site access turn lane, for example operating speed higher than 45 mph. Therefore, and unless waived by Pasco County Engineering Department, the developer/applicant shall construct a 210 foot (including 50 foot taper) westbound-to-northbound right turn lane on S.R.54 at the Tupper Road Realignment intersection, unless otherwise directed by the Engineering Services Department pursuant to the access management study.
- The developer/applicant shall construct a 200 foot (including 50 foot taper) southbound-to-eastbound left turn lane on Tupper Road Realignment at the S.R.54 intersection.
- The developer/applicant shall construct, at the developer/applicant's own expense, all signal modifications required as a result of Tupper Road Realignment.

S.R.54 at Right-In/Right-Out Project Access

- The project site access to S.R.54 shall be constructed to provide for right-in/right-out movements. The design of this connection shall be approved by the Pasco County Engineering Services Department and/or FDOT as applicable.
- The Traffic Impact Study included a review of the numerical turn-lane warrant for the westbound-to-northbound right turn lane on S.R.54 at the Right-In/Right-Out Project; which is shown not to be met by 3 vehicles per hour (demand: 37 vehicles per hour – warranting threshold: 40 vehicles per hour); however, please note that other factors are also considered in determining the need for site access turn lane, for example operating speed higher than 45 mph. Therefore, and unless waived by Pasco County Engineering Department, the developer/applicant shall construct a 210 foot (including 50 foot taper) westbound-to-northbound right turn lane on S.R.54 at the Right-In/Right Out Project Access, unless otherwise directed by the Engineering Services Department pursuant to the access management study.

Tupper Road Realignment

- The developer(s)/applicant(s) shall convey at no cost to Pasco County a maximum of 60 feet of right-of-way from the northern project site limit to S.R. 54 (approximately 0.25 miles) for the Tupper Road Realignment. The developer(s)/applicant(s) shall, at no cost to Pasco County, design, permit and construct Tupper Road Realignment as a two lane, Type 1B roadway to align with the existing traffic signal on the southern end of the subject property. The design of this road shall be approved by the Pasco County Engineering Service Department, including the determination for the need of turn lanes at the project site access connections. It shall be a condition precedent to Developer's obligation under this condition that the County shall ensure that the plans and improvements associated with the

widening of S.R. 54 adjacent to the subject property permit practical and legal access from S.R. 54 to the subject property through such signalized intersection.

Access Management Study

- If requested by Pasco County, based upon an approved route study or other planning document that considers the realignment of Bruce B. Downs Blvd. (S.R.581) adjacent to or through the subject site, prior to approval of the first preliminary plan/preliminary site plan, a traffic impact study limited to site access connections shall be prepared and submitted to the County for review and approval. The study shall consist of capacity and turn-lane analysis for each of the proposed site access connections. Conditions based on the results of the access analysis shall be set forth in the conditions of approval of the first preliminary plan/preliminary site plan. Prior to undertaking the study, the applicant shall meet with Pasco County staff to address the methodologies, assumptions, and geographic scope of the study.

It is noted that regardless of the realignment of Bruce B. Downs (S.R.581), the project will still be subject to access management regulations and requirements at the time of preliminary site plan review and approval

***** Transportation Impact Fee Estimate (based on 2009 Transportation Impact Fees)***

| | |
|--|---|
| Medical Office (ITE LUC 720) = | 102 ksf x \$8,847/ksf = \$902,394 |
| <u>Shopping Center 50,001-200,000GSF (ITE LUC 820) =</u> | <u>90 ksf x \$8,877/ksf = \$798,930</u> |
| Total = | \$1,701,324 |

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 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 Mgr
Title

Authorized Signature: D. Williams
3-1-10
Date

See electronic comments for requested transit amenities.

PUBLIC TRANSPORTATION PLAN REVIEW COMMENTS

PROJECT: Stony Brook Commerce Park (Gerber)

Memo # ZN10-141

PROJECT NO.: _____

DATE: 3/1/10

BY: M. Carroll & T. Williams

ENGINEER: _____

| 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)

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|--------------------------------------|--------------------------|--------------------------|---|--|
| | 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 |
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| 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
Lead Utilities Inspector

Development Review Tech I
Title

March 2, 2010
Date

STONY BROOK COMMERCE PARK PID# 08-26-20-0000-01900-0010;0000; 01600-0010 PCU# 10-117.00

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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| 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

Title

3/1/10 _____

Date