NITIAL CERTIFICATE OF CAPAC

REQUIRED For DRIS, REZONINGS, PRELIMINARY SITE PLANS, PRELIMINARY PLANS, NON-RESIDENTIAL 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 Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Sought; Certificate Must Be Attached To the Agenda Item and Approval Sought; Certificate Must Be Attached To the Agenda Item and Approval Sought; Certificate Must Be Attached To the Agenda Item and Approval Sought; Certificate Must Be Attached To the Agenda Item and Approval Sought; Certificate Must Be Attached To the Agenda Item and Approval Sought; Certificate Must Be Attached To the Agend

Completed Application Received On (Date):	4-30-07		te Form Completed By:	enda Item and Approva	I Document
Parcel I.D. #s: / 3 - 35 - / 7 - 0000 - IPRIN-06754 Project Name: SUNCOAST LAK	00/00-0000	. 00/		y if project includes p	ortion of pare
Project Name: JUNCOHSI LAR	E COMMERCIA	A/ Subdiv	ision Name:		
TAZ No.: 275, 89	2330	T.	AZ Map Version;	IS MAP F.	AGES
Applicant Name, Address, and Telephone Num Job Site Address: SR 5 2 - Sa	ber: KIZK	FLORIL	14 JTV - 1200	n count. 1/2	11.01
Project has direct connection (See 402.5.C.5.A.	THOIAR, C	SUNCAR	157 PKuy SPR	ing Hill, FC	34610
Aggregated With Another Project ?(See 402.5.0	SED V		SUNMOOS	I ANE CAMPAN	Dis NI at
Prior building(s) on or after January 1, 19852	Yes Yes	No (If yes, i	dentify project name and I.I	D. No.	CCIHC 141
Prior building(s) on or after January 1, 1985?		yes, identif	y use and units/sq. ft.	•)
DRI Rezoning	• • • •	Non	-Residential Subdivision		
Preliminary Plan Preliminary Site Plan		Resi	dential Subdivision Into Mo ic School Comprehensive F	re Than One Dwelling	g Unit Per Lo
	TYPE OF D				
(Use TIS Exhibits for land use description (If not restricted by applicant, use maximum allowed Desident).	in and units of measurered by requested (rezontr	ment and if r ig or DRI) or	of on Exhibits, use ITE land	use codes and descri	ption)
Residential		Nonreside	mateur 6 and 6	coning or land use, wh	nichever is le:
Single Family	nu :		ATT 1.	150	
Mobile Home Park	D.U	S	Specific Use Refnil & Pu	blix 156831	sq. ft.
Congregate Care Facility Apartments	D.U. D.U.				sq. ft, (specify ur
Low-Rise Condo/Townhome Hi-Rise Condominium (3 or more	D.U.	Storage/ [Display Area	/	sq. ft.
stories) Other Residential	D.U				•
	D.U				
*EXEMPTIONS (See 402.6 and Concurrency Ap	VND LIMITED EXEMP plicability):	TIONS (Rec	uires Authorized Signatu	re)	
A. ALL FACILITIES			*LIMITED EXEMPTIONS from County Administrator	(See 402.7; requires r or his designee):	signature
Approved school consistency review of prior to December 1, 2006	or preliminary/construc	tion plan		ool or School Require	ed for School
Complete application prior to Decemb	per 1, 2006 (Apply old 4	102 and	Concurrenc	cy	AT TOT SCHOOL
TIS Guidelines) Unexpired Certificate of Level of Serv	•		Governmer	ntal Building or Use	
Unexpired DRI approved prior to April	9, 1991		Farget Busi	iness (requires letter	from PEDC)
Unexpired Initial Certificate of Capacit	У		Affordable i	Housing (requires lett Development)	ter from
B. ROADS ONLY			TND Develo	opment	
Unexpired DRI applied for or approved	d prior to D		Exemptions (check all that Impact Fee	s or Interlocal Agreer	ment As
Unexpired Traffic Study Completed Af	ter June 4, 1999	ĺ	Proportiona	ite Share (Roads Onl ly Walver (Roads Onl	lv)
Unexpired approved Traffic Study Met 2006 (Apply old TIS Guidelines)		ember 1,	3 years con	nmitted capacity vs. 1	
Unexpired approved Development Age transportation concurrency	reement exempt from		Only)		
, ,	a 7 4 . 0		Extension o Other (regu	of Certificate w/o Addi ires CAO approval)	tional Revieu
Exemption Expires On: 2 yrs. from Approval	of Initial Cests	2 Capacil	y	approvary	
Monnik and all	′	-	Aulhor	rized Signature	
Authorized Growth Management Signature	(required for roads onl	ly)			
ssuance date: $7-10$	-08			Palar remaind to the Control of the	
(Use date of final zoning/dev	elopment order appro	val)	Author	rized Signature	
XPIRATION (See 402.3.A.): Il Facilities (other than roads): Certifigate of Capa	,				
xpires (or subject to additional review) On:	Revoked	On:	Relinquist	had On:	
Coads: Certificate of Capacity Expires (or subject t	issuance)		- remindulat	red On.	
dditional review) On: 1 7-10-2010 (GM to	complete) Revoked	On:	Relinquist	hed On: 20	
*Completed Certificate of Capacity with limite must be distributed to the following: (1) Grow	d exemptions or with e	xemptions f		753111	Nine. 1 - 4
Recreation Director, (4) Transportation Mana- Assistant County Administrator for Developmi (10) BOCC as a noted item on agenda (exclu	ent Services, (8) Assist ding (3) and (8) if exem	ant County	Administrator for Utility Sen	rices (9) GMB/Direct	gr, (7) tor, and

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applie

Meets LOS Std.

CONCURRENCY REVIEW

Meets LOS Std.

Comp. Plan Elements

	Meets LOS Std.		<u>itd.</u>	Review Standards	
	Yes	No	Conditional Approval(attach conditions of approval or list		
Roads (Growth Management)	∇		below)	LDC 402.5 Transportation Florida	
Water/Water Supply (Utilities)	[<u></u>		LDC 402.5, Transportation Element 2.4.1 and TIS Guidelin	
Sewer (Utilities)				LDC 402.4.A. and Public Facilities Element 1.1 and 1.3	
ocwer (ounties)				LDC 402:4,A. and Public Facilities Element 3.1	
Parks/Recreation (Parks)					
	<u> </u>	L		LDC 402.4.B. and Recreation and Open Space Element 1.	
Solid Waste (Utilities)					
Mass Transit (Public Transportation)				LDC 402.4.A. and Public Facilities Element 4.1	
(done (runaportation)			<u></u>].	LDC 402.4,A. and Transportation Element 5.1	
Reviewed by: Ahsan Tagna Planne Title	Kh I I	ali)	Au	thorized Signature: Hammal College Date	

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies) <u>Review Standards</u> Comp. Plan Elements Meets LOS Std. Conditional Approval(attach conditions of Νo Yes approval or list below) LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines Roads (Growth Management) LDC 402.4.A. and Public Facilities Element 1.1 and 1.3 Water/Water Supply (Utilities) LDC 402.4.A. and Public Facilities Element 3.1 Sewer (Utilities) LDC 402.4.B. and Recreation and Open Space Element 1.1 Parks/Recreation (Parks) LDC 402.4.A. and Public Facilities Element 4.1 Solid Waste (Utilities) LDC 402.4.A. and Transportation Element 5.1 Mass Transit (Public Transportation) Authorized Signature/ Reviewed by:

Date

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Element	<u>s</u> Yes	No	Conditional Approval (attach conditions of approval or list below)	Review Standards
Roads (Growth Management)				LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)			XX	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)			XX	LDC 402.4.A. and Public Facilities Element 3.1
Parks/Recreation (Parks)				LDC 402.4.B. and Recreation and Open Space Element 1.1
Solid Waste (Utilities)			XX	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)				LDC 402.4.A. and Transportation Element 5.1
Reviewed by:	Cindy 4	A. Zatorski		Authorized Signature: Michael A. Kirkpatrick Lead Utilities Inspector
Neviewed by.		oment Revie	w Tech I	5/14/07 Date

SUNCOAST LAKE COMMERCIAL PARCEL ID #12-25-17-0000-00100-0000;0060 PCU# 01-189.09

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.

MAY 1 6 2007

PASCO COUNTY
DEVELOPMENT REVIEW

INITIAL CERTIFICATE OF CAPAC.

REQUIRED FO. DRIS, REZONINGS, PRELIMINARY SITE PLANS, PROLIMINARY PLANS, NON-RESIDENTIAL 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.

Completed Application Received On (Date): 4-30-07 Certification	te Form Completed By:
Parcel I.D. #'s: 2 = 35-17-0000-00100-0000 006	A
Project Name: SUNCOAST LAKE COMMERCIA/ Subdiv	ision Name:
TAZ No: ~ 25.0	610 00 0
Applicant Name, Address, and Telephone Number: RIZK FLORIL	DA JV-12830 SHADU KIIL PL
JOD Site Address: SA SX - SOUTH SIDE, SUNCOR	15T PHUY SPRING HILL, FC 34610
Project has direct connection (See 402.5.C.5.A.) to following collectors/arterials:	
Aggregated With Another Project ?(See 402.5.C.5.B) Yes V No (If yes,	SUNCOAST LANE COMMERCIAL MI
Prior building(s) on or after January 1, 1985?No (If yes, identif	fy use and units/sq. ft)
Approval Sought (Check all that apply): DRI	r-Residential Subdivision
Res	idential Subdivision idential Subdivision Into More Than One Dwelling Unit Per Lo lic School Comprehensive Plan Consistency Review
TYPE OF DEVELOPM (Use TIS Exhibits for land use description and units of measurement and if (If not restricted by applicant, use maximum allowed by requested (rezoning or DRI) or	
<u>Residential</u> <u>Nonreside</u>	ential VIII 860
Single Family D.U.	Specific Use Refail : Publix 15683/ sq. ft.
Congregate Care Facility D.U.	sq. ft.
Apartments D.U. Low-Rise Condo/Townhome D.U. Storage/	Display Area/ sq. ft.
stories) D.U.	, July 100
Other Residential D.U.	
*EXEMPTIONS (See 402.6 and Concurrency Applicability):	quires Authorized Signature) *LIMITED EXEMPTIONS (See 402.7; requires signature
A. ALL FACILITIES	from County Administrator or his designee):
Approved school consistency review or preliminary/construction plan prior to December 1, 2006	Public School or School Required for School Concurrency
Complete application prior to December 1, 2006 (Apply old 402 and TIS Guidelines)	Governmental Building or Use
Unexpired Certificate of Level of Service Compliance Unexpired DRI approved prior to April 9, 1991	Target Business (requires letter from PEDC
Unexpired Initial Certificate of Capacity	Employment Center Affordable Housing (requires letter from
B. ROADS ONLY	Community Development) TND Development
Unexpired DRI applied for or approved prior to December 1, 2006	Exemptions (check all that apply): Impact Fees or Interlocal Agreement As
Unexpired Traffic Study Completed After June 4, 1999	Proportionate Share (Roads Only) Traffic Study Waiver (Roads Only)
Unexpired approved Traffic Study Methodology Prior to December 1, 2006 (Apply old TIS Guidelines) Unexpired approved Development Agreement exempt from	3 years committed capacity vs. 1 yr. (Roads Only)
transportation concurrency	Extension of Certificate w/o Additional Revie
Exemption Expires On: 2 yrs. from Approval of Initial Cent of Capaci	G Other (requires CAO approval)
Hom Ch Call	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.):	, tach brized digitative
All Facilities (other than roads): Certificate of Capacity Expires (or subject to additional review) On: Revoked On:	Relinguished On:
(6 yrs from issuance) Roads: Certificate of Capacity Expires (or subject to	
additional review) On: (GM to complete) Revoked On:	Relinguished On: 24
*Completed Certificate of Capacity with limited exemptions or with exemptions must be distributed to the following: (1) Growth Management Administrator, (2) Recreation Director, (4) Transportation Manager, (5) Development Review Dir Assistant County Administrator for Development Services, (8) Assistant Count (10) BOCC as a noted item on agenda (excluding (3) and (8) if exemption is for	ector, (6) MPO Transportation Planning Coordinator, (7)

12/1/2006

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies) Comp. Plan Elements Meets LOS Std. Review Standards Conditional Yes No Approval(attach conditions of approval or list below) Roads (Growth Management) LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines Water/Water Supply (Utilities) LDC 402.4.A. and Public Facilities Element 1.1 and 1.3 Sewer (Utilities) LDC 402.4.A. and Public Facilities Element 3.1 Parks/Recreation (Parks) LDC 402.4.B. and Recreation and Open Space Element 1.1 Solid Waste (Utilities) LDC 402.4.A. and Public Facilities Element 4.1 Mass Transit (Public Transportation) LDC 402.4.A. and Transportation Element 5.1 Ahsan Reviewed by: Authorized Signature: Date

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies) Comp. Plan Elements Meets LOS Std. Review Standards Conditional
Approval(attach
conditions of Yes No approval or list below) Roads (Growth Management) LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines Water/Water Supply (Utilities) LDC 402.4.A. and Public Facilities Element 1.1 and 1.3 Sewer (Utilities) LDC 402:4.A. and Public Facilities Element 3.1 Parks/Recreation (Parks) LDC 402.4.B. and Recreation and Open Space Element 1.1 Solid Waste (Utilities) LDC 402.4.A. and Public Facilities Element 4.1 Mass Transit (Public Transportation) LDC 402.4.A. and Transportation) Element 5.1 Reviewed by: Authorized Signature/ Z___ Date

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 Conditional Approval Yes No (attach conditions of approval or list below) Roads (Growth LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines Management) Water/Water XX LDC 402.4.A. and Public Facilities Element 1.1 and 1.3 Supply (Utilities) Sewer (Utilities) XX LDC 402.4.A. and Public Facilities Element 3.1 Parks/Recreation LDC 402.4.B. and Recreation and Open Space Element 1.1 (Parks) Solid Waste XX LDC 402.4.A. and Public Facilities Element 4.1 (Utilities) Mass Transit LDC 402.4.A. and Transportation, Element 5.1 (Public Transportation) Authorized Signature: Michael A. Kirkpatrick Reviewed by: Cindy A. Zatorski Lead Utilities Inspector

SUNCOAST LAKE COMMERCIAL PARCEL ID #12-25-17-0000-00100-0000;0060 PCU# 01-189.09

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Development Review Tech I

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DEVELOPMENT REVIEW

PASCO COUNTY