

# INITIAL CERTIFICATE OF CAPAC.

REQUIRED FOR DRI, 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 Document

Completed Application Received On (Date): 4-30-07 Certificate Form Completed By: MC

Parcel I.D. #'s: 12-25-17-0000-00100-0000; 0060 (attach survey if project includes portion of parcel)

Project Name: SUNCOAST LAKE COMMERCIAL Subdivision Name: \_\_\_\_\_

TAZ No.: 275, 89 TAZ Map Version: GKS MAP PAGES

Applicant Name, Address, and Telephone Number: 813-995-2330 RIZK FLORIDA JV - 12830 SHADY HILLS RD.

Job Site Address: SR 52 - South Side, SUNCOAST PKWY - SPRING HILL, FL 34610

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. SUNCOAST LAKE COMMERCIAL M.)

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  
☐ Non-Residential 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)

<u>Residential</u>	<u>Nonresidential</u>
<input type="checkbox"/> Single Family D.U. _____ <input type="checkbox"/> Mobile Home Park D.U. _____ <input type="checkbox"/> Congregate Care Facility D.U. _____ <input type="checkbox"/> Apartments D.U. _____ <input type="checkbox"/> Low-Rise Condo/Townhome D.U. _____ <input type="checkbox"/> Hi-Rise Condominium (3 or more stories) D.U. _____ <input type="checkbox"/> Other Residential D.U. _____	Specific Use <u>814 850 Retail: Publix 1,568,31</u> sq. ft. _____ sq. ft. (specify use) _____ Storage/ Display Area _____ sq. ft.

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: 2 yrs. from Approval of Initial Cert. of Capacity  
 Exemption Revoked On: \_\_\_\_\_

Authorized Growth Management Signature (required for roads only)  
[Signature]

ISSUANCE DATE: 7-10-08  
 (Use date of final zoning/development order approval)

EXPIRATION (See 402.3.A.):  
 All Facilities (other than roads): Certificate of Capacity expires (or subject to additional review) On: 7-10-2014 (6 yrs from issuance)  
 Roads: Certificate of Capacity Expires (or subject to additional review) On: \* 7-10-2010 (GM to complete) Revoked On: \_\_\_\_\_ Relinquished On: \_\_\_\_\_

\*LIMITED EXEMPTIONS (See 402.7; requires signature from County Administrator or his designee):

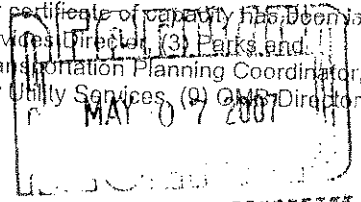
☐ Public School or School Required for School Concurrency  
☐ Governmental Building or Use  
☐ Target Business (requires letter from PEDC)  
☐ Employment Center  
☐ Affordable Housing (requires letter from Community Development)  
☐ TND Development

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  
[Signature]

Authorized Signature  
[Signature]

\*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 Review Director, (6) MPO Transportation Planning Coordinator, (7) Assistant County Administrator for Development Services, (8) Assistant County Administrator for Utility Services, (9) County Director, and (10) BOCC 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.

Review Standards

Yes

No

Conditional  
Approval(attach  
conditions of  
approval or list  
below)

Roads (Growth Management)

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LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines

Water/Water Supply (Utilities)

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LDC 402.4.A. and Public Facilities Element 1.1 and 1.3

Sewer (Utilities)

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LDC 402.4.A. and Public Facilities Element 3.1

Parks/Recreation (Parks)

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LDC 402.4.B. and Recreation and Open Space Element 1.1

Solid Waste (Utilities)

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LDC 402.4.A. and Public Facilities Element 4.1

Mass Transit (Public Transportation)

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LDC 402.4.A. and Transportation Element 5.1

Reviewed by:

Ahsan Khalil

Authorized Signature:

*[Signature]*

Planner II

Title

6/15/07

Date

# CONCURRENCY REVIEW

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

Comp. Plan Elements

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Solid Waste (Utilities)

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LDC 402.4.A. and Public Facilities Element 4.1

Mass Transit (Public Transportation)

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LDC 402.4.A. and Transportation Element 5.1

Reviewed by:

MICHAEL H. CARROLL

Authorized Signature

*[Signature]*

TRANSPORTATION MGR.

Title

5-8-07

Date

22

420N

CONCURRENCY REVIEW

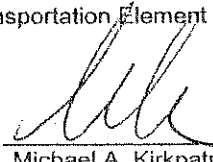
(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

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

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.

23

RECEIVED  
MAY 16 2007  
PASCO COUNTY  
DEVELOPMENT REVIEW

# INITIAL 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 Document

Completed Application Received On (Date): 4-30-07 Certificate Form Completed By: MC

Parcel I.D. #'s: 12-25-17-0000-00100-0000; 0060 (attach survey if project includes portion of parcel)

Project Name: SUNCOAST LAKE COMMERCIAL Subdivision Name: \_\_\_\_\_

TAZ No.: 275, 89 TAZ Map Version: GIS MAP PAGES

Applicant Name, Address, and Telephone Number: 813-995-2330 RIZK FLORIDA JV - 12830 SHADY HILLS Rd.

Job Site Address: SR 52 - South Side, SUNCOAST PKWY - SPRING HILL, FL 34610

Project has direct connection (See 402.5.C.5.A.) to following collectors/arterials: SR 52

Aggregated With Another Project ? (See 402.5.C.5.B) Yes ☐ No ☒ (If yes, identify project name and I.D. No. SUNCOAST LAKE COMMERCIAL M1)

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  
☐ Non-Residential 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
<input type="checkbox"/> Single Family D.U. _____	Specific Use <u>814 850 Retail: Publix 1,568.31</u> sq. ft.
<input type="checkbox"/> Mobile Home Park D.U. _____	<input type="checkbox"/> _____ sq. ft.
<input type="checkbox"/> Congregate Care Facility D.U. _____	<input type="checkbox"/> _____ (specify use)
<input type="checkbox"/> Apartments D.U. _____	<input type="checkbox"/> _____
<input type="checkbox"/> Low-Rise Condo/Townhome D.U. _____	Storage/ Display Area <input type="checkbox"/> _____ 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)
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Exemption Expires On: 2 yrs. from Approval of Initial Cert. of Capacity  
 Exemption Revoked On: \_\_\_\_\_

[Signature]  
 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)
- ☐ Employment Center
- ☐ 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.):

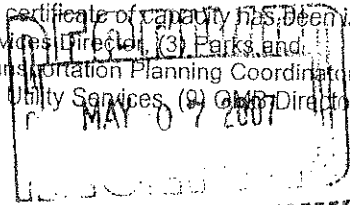
All Facilities (other than roads): Certificate of Capacity

Expires (or subject to additional review) On: \_\_\_\_\_ Revoked On: \_\_\_\_\_ Relinquished On: \_\_\_\_\_

Roads: Certificate of Capacity Expires (or subject to additional review) On: \* (GM to complete)

Revoked On: \_\_\_\_\_ Relinquished On: 24

\*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 Review Director, (6) MPO Transportation Planning Coordinator, (7) Assistant County Administrator for Development Services, (8) Assistant County Administrator for Utility Services, (9) County Director, and (10) BOCC 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.

Review Standards

Yes

No

Conditional  
Approval(attach  
conditions of  
approval or list  
below)

Roads (Growth Management)

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LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines

Water/Water Supply (Utilities)

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LDC 402.4.A. and Public Facilities Element 1.1 and 1.3

Sewer (Utilities)

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LDC 402.4.A. and Public Facilities Element 3.1

Parks/Recreation (Parks)

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LDC 402.4.B. and Recreation and Open Space Element 1.1

Solid Waste (Utilities)

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LDC 402.4.A. and Public Facilities Element 4.1

Mass Transit (Public Transportation)

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LDC 402.4.A. and Transportation Element 5.1

Reviewed by:

Ahsan Khalil

Authorized Signature:

*[Signature]*

Planner II

Title

6/15/07

Date

25

# 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 Conditional Approval(attach conditions of approval or list below)

Roads (Growth Management)

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LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines

Water/Water Supply (Utilities)

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LDC 402.4.A. and Public Facilities Element 1.1 and 1.3

Sewer (Utilities)

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Parks/Recreation (Parks)

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LDC 402.4.B. and Recreation and Open Space Element 1.1

Solid Waste (Utilities)

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LDC 402.4.A. and Public Facilities Element 4.1

Mass Transit (Public Transportation)

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LDC 402.4.A. and Transportation Element 5.1

Reviewed by:

MICHAEL H. CARROLL

Authorized Signature

TRANSPORTATION MGR.

Title

5-8-07

Date

DOT

CONCURRENCY REVIEW

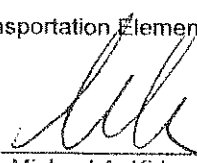
(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

(To be completed by Department Listed Below Only, Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Elements	Yes	No	Meets LOS Std. Conditional Approval (attach conditions of approval or list below)	Review Standards
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"/>	XX	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	XX	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"/>	XX	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

Development Review Tech I  
Title

Authorized Signature:   
Michael A. Kirkpatrick  
Lead Utilities Inspector  
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.

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PASCO COUNTY  
DEVELOPMENT REVIEW