

INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR PRELIMINARY SITE PLANS, PRELIMINARY DEVELOPMENT PLANS,
NONRESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN ONE DWELLING UNIT
PER LOT AND PUBLIC SCHOOL'S 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

Complete Application (Date):	03/25/2022	Certificate Completed by:	DM
Parcel ID No(s):	16 26 16 0010 06100 0010		(attach survey if project includes portion of parcel)
Project Name:	Villa Richey	No:	RESSUB-2022-00020
Applicant Name, Address, and Telephone Number:	Noel Barnett c/o Bardez LLC, 5048 Pointe Emerald Lane, Boca Raton, FL 33486 Ph: (561) 465-5949 Email: nbarnett@bardezco.com		
Job Site Address:	SR54 – N of; Trouble Creek Rd – S of; Thys Rd – W of; Madison St – E side		
Project subject to Development of Regional Impact (DRI) Development Order or to a Development Agreement? ☐ Yes ☒ No			
Approval Sought (Check All that apply):			
☒	Preliminary Development Plan	☐	Nonresidential Subdivision
☐	Preliminary Site Plan	☐	Residential Subdivision into more than one dwelling unit
		☐	Public School (Comprehensive Plan Consistency Review)

TYPE OF DEVELOPMENT

Number of Units	Unit Measure	Description
73	Lots	Townhomes

Expiration (1300 LDC)		
All facilities (other than roads and schools) expire on:		(6 yrs from issuance)
Schools: Certificate of Capacity expires or is subject to additional review on:		or N/A ☐
Issuance Date:		

Completed Certificate of Capacity which has been issued to be distributed as follows:

- 1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.

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	Yes	No	Conditional Approval	Review Standards	Reviewed By & Authorized Signature/Date
Water/Water Supply (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Michael Brienza 3-28-2022 <i>MBrienza</i>
Sewer (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Michael Brienza 3-28-2022 <i>MBrienza</i>
Parks/Recreation (Parks) ☒ N/A	☐	☐	☐	LDC 1301.6.B and Chapter 5 Recreation and Open Space Element	
Solid Waste (Utilities) Or ☒ N/A	☐	☐	☐	LDC 1301.6.A and Chapter 10 Public Facilities Element	
School or ☒ N/A	☐	☐	☐	LDC 1301.6.C & Chapter 8 Public School Facilities Element and School District Concurrency Implementation Procedures Manual	

Project Name: Villa Richey
Parcel# 16 26 16 0010 06100 0010
PCU# 22-103.22

Conditions of Approval for Water:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where water services are provided by Pasco County Utilities. A Service Connection Application, per County codes and ordinances, for water service to this property must be submitted and will be subject to the following conditions:

The provision water service 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 impact fees).

Conditions of Approval for Wastewater:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where wastewater services are provided by Pasco County Utilities. A Service Connection Application, per County codes and ordinances, for wastewater service to this property must be submitted and will be subject to the following conditions:

The provision wastewater service is contingent upon the County 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 Chapter 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 wastewater impact fees).

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