

Commission District:	3 - Starkey	File Number:	DRD24-0131	Approval Date:	5/10/2024
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Site Development Permit



Project Name:	Villa Richey				
Project Number:	RESSUB-2023-00081				
Application Type:	Preliminary Development Plan, Construction Plan, and Stormwater Management Plan and Report				
Developer/Applicant:	Villa Richey, LLC				
Agent/Engineer:	Bardez, LLC – Noel Barnett				
Code Reference(s):	Sections 300, Procedures; 403, Site Development; 700, Subdividing; 900, Development Standards				
Decision:	Approve with Conditions				
Permit Expiration:	The project must be completely platted within ten (10) years.				
From:	Patrick Dutter, Principal Planner	Approved By:	Brad Tippin, DRD Interim Director	Brad Tippin Digitally signed by Brad Tippin Date: 2024.05.10 14:55:21 -04'00'	

Project Information

Parcel ID Nos:	16 26 16 0010 06100 0010				
Location:	Northeast of the intersection of Grey Street and Madison Street				
Project Acreage:	6.2 acres	General Use:	Residential	Specific Use:	Townhomes
Square Footage (Non-Residential):	N/A	Number of Units (Residential):	73	Type of Units (Residential):	Townhomes
Zoning District:	MF-1	Future Land Use Classification:	RES-12 & ROR	Development of Regional Impact:	N/A
Water:	Pasco	Sewer:	Pasco	Electric:	Duke
Mobility Fee Assessment Area:	A	Mobility Fee Assessment Designation:	Standard West Market Area	Mobility Fee Collection/Benefit District:	1
Special Fee District:	N/A	55+ Community:	No	Street Trees:	No
Roads:	Private	Traffic Analysis Zone:	149	Flood Zone:	X
Background Summary:	- This project was reviewed against RZ6376, approved on 7/1/2005, which was the most recent zoning action on the site. - On 11/13/2023, the Planning and Development Department administratively withdrew RESSUB-2022-00020 due to the project not being approved within the appropriate timeframes.				
Findings of Fact:	Presently, the subject site is unimproved.				
Alternative Standards:	Code Section Being Deviated From: 901.6.D. for Type 3 Street				
	Applicant's Request: Reduce internal ROW from 50-ft to 30-ft not supported. Minimum 40-ft ROW required.				

(DRD24-0131)

	Staff Analysis/Recommendation: Applicant initially submitted alternative standard application for Right of Way reduction from 50-ft to 30-ft, but this is not supported by Technical Review Team. After resubmittal, a minimum 40-ft ROW width that includes a minimum pavement width of 22-ft with 2 lanes roadway, sidewalk on both sides of road is required per LDC Section 901.6.D for Type 3 Street and is provide in latest submittal design. Staff has reviewed the applicant's request against Code section 407.5.B. and recommends approval. Additionally, the alternative standard does not adversely affect compliance with other Code provisions, development orders, or permits, is not in conflict with other mandatory substantive requirements of local, State, or Federal law, and is consistent with the applicable provisions of the Comprehensive Plan. In the event the preliminary plan is deemed void and/or approval is withdrawn, then the alternative standards request shall be considered void.
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Minimum Dimensional Standards						
Lot Dimensions:	Area	N/A	Width	N/A	Depth	N/A
Yard Regulations:	Front Setback	20'	Side Setback	10'	Rear Setback	15'
Coverage Regulations:	Principal & Accessory	40%			Max Height	45'

Pre-Earthwork Procedures	
Step 1:	Apply for a Site Development Placard through the Pasco Permitting Portal (Accela) . This placard is issued by the County upon satisfactorily resolving any pre-earthwork conditions imposed by a permit approval (Pre-Earthwork Conditions below), which may also include the receipt of other governmental approvals or permits. The issuance of the placard allows site construction to commence. The placard must be always kept on-site.
Step 2:	The owner/developer or project contractor shall contact the Stormwater Management Division (727-834-3611) at least two working days prior to commencing any site preparation, including clearing and grubbing work, for a pre-inspection of the sediment and erosion-control devices.
Step 3:	The owner/developer or project contractor shall contact the Engineering Inspections Division (727-834-3604) at least five working days prior to commencing any activity on the site to schedule a Pre-construction Meeting.

Continued Permitting Procedures	
Step 1:	Apply for a Right-of-Way Use Permit through the Pasco Permitting Portal (Accela) if this project will require improvements within the County Right-of-Way.
Step 2:	The owner/developer acknowledges 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, dumpster walls, and retaining walls.
Step 3:	Mobility Fees: The mobility fee and administration fee shall be assessed upon the issuance of a Building Permit for any development and shall be collected and paid prior to the issuance of the CO.
Step 4:	A Registered Landscape Architect or other person(s) as authorized by Chapter 481, Florida Statutes, as amended or other types of professional as approved by the County Administrator or designee shall conduct a final field inspection. A Certificate of Compliance shall be provided to the County and the property owner prior to issuance of the CO.

Pre-Earthwork Conditions

1. Provide the signed and notarized acknowledgment portion of this document within 30 days of this approval.
2. Provide confirmation of water/wastewater approval from the applicable utility provider.
3. Provide a copy of the receipt for payment of utility impact fees from Pasco County Utilities.
4. A copy of the SWFWMD Environmental Resource Permit (ERP) shall be submitted to the Pasco County project record prior to issuance of site development placard.
5. The applicant shall provide a 100% gopher tortoise burrow survey conducted according to FFWCC guidelines, the FFWCC gopher tortoise relocation permit and FFWCC accepted after action report prior to issuance of site development placard.

Project Specific Conditions

6. Prior to the record plat or where a record plat is not required, prior to the final engineering inspection, monies shall be contributed to the Tree Mitigation Fund in the amount of \$36,500 for the caliper inches of replacement trees not planted.
7. If site construction does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing.
8. The Traffic Operations Division has reviewed the plans as requested; the plan is approved. The comments and/or recommendations are not intended to be inclusive of all errors and omissions within the subject plans. It remains the design engineer's responsibility to thoroughly check the plans and make necessary corrections. Signs installed within Pasco County ROW - The Traffic Control Devices Submittal data form shall be submitted for approval prior to installation of any traffic control devices. Submittal form is not required for signs installed on Private roadways. Street name signs shall be 6" on local roads and 9" on collector and arterial roads. Six-inch signs shall have 4" series C letters and 9" signs shall have 6" series B letters. All street name signs on private roads shall be standard D3 street name signs with the colors reversed; white background with green letters and border. At intersections with county maintained roads, the county maintained road shall be green background with white letters and border.
9. Underground Fire line will require separate plans and permit.
10. The owner/developer and successor's in interest shall maintain the passthrough/flowthrough drainage assets in perpetuity.
11. The developer shall convey, at no cost to the County, a drainage easement within the project for an uninterrupted flow through the project of any offsite drainage sufficient to accommodate a 100year/one-day, storm event within the limits of the easement without any increase in predevelopment upstream stages for the purpose of maintaining natural drainage and the free flow of stormwater and other surface waters (i.e. wetlands) with a limited right of ingress and egress to perform maintenance activities related thereto for the County's agents and necessary equipment. (This gives the county the right but not the obligation to access and maintain.)
12. For disturbances of one (1) acre or more, the applicant/developer shall submit a Notice of Intent (NOI) to seek coverage under the NPDES Construction Generic Permit (CGP) that must be obtained from FDEP prior to commencement of work or site development construction activities. Please provide a copy of the NOI prior to the issuance of the Site Development Placard and the NOI approval from FDEP upon receipt.

General Project Conditions

13. The developer(s) shall convey in fee simple to the association or the Community Development District (CDD), for ownership and maintenance, all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association as well,

but only to the CDD if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association or CDD documents, including Articles of Incorporation with proof of being filed with the State of Florida, Secretary of State, restrictive covenants, and all exhibits, shall be submitted to the Engineering Services Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD.

14. Unless otherwise approved by the PC or BCC, the owner/developer agrees to complete construction of all improvements required as a condition of platting within one year from the date the plat is approved by the PC or BCC. If the applicant fails to complete construction of the improvements within such time period, the County may exercise any of the following nonexclusive remedies: (1) enforce the assurance of completion of improvements guarantee document, (2) revoke the Final Certificate of Capacity or concurrency exemption issued for the platted entitlements, (3) vacate the plat, or (4) immediately cease the issuance of Building Permits within the plat. The applicant's /developer's signature of the acknowledgment form shall be considered an application for and consent to County vacation of the plat pursuant to Section 177.101, Florida Statutes, in the event of a default pursuant to this condition. Until such time that construction of such improvements is complete, the owner/developer agree to include the following disclosure in all sales literature and sales documents for lots within the plat:

"CONSTRUCTION OF THE REQUIRED IMPROVEMENTS FOR THE LOT(S) IS NOT YET COMPLETE. COUNTY ISSUANCE OF CERTIFICATES OF OCCUPANCY AND OTHER COUNTY APPROVALS FOR VERTICAL IMPROVEMENTS MAY BE DELAYED OR WITHHELD UNTIL THE REQUIRED IMPROVEMENTS ARE COMPLETE."

For the purposes of this condition, the term "complete" shall mean (1) the improvements have been completed in accordance with the standards set forth in the LDC, and in accordance with approved plans and specifications; (2) a Certificate of Completion has been issued by the County Administrator or designee(s) and other appropriate departments of the County; and (3) the assurance of completion guarantee has been released by the BCC.

15. The applicant/developer agrees the applicant/developer and any successors or assigns are not eligible for the ad valorem tax exemption in Section 196.1978(3), Florida Statutes, and further agrees the applicant/developer and any successors or assigns will not apply for such an exemption for any portion of development authorized by this approval.
16. All applicable state and federal permits shall be obtained before the commencement of development activity. Issuance of a development permit or development order by Pasco County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A copy of all required State and Federal permits from the appropriate agencies, including drawings, plans, etc. shall be submitted to the County Prior to the issuance of the Site Development Placard. Any requirements of State or Federal permits/plans that are inconsistent with the County approved plans will require resubmittal to the County for review and approval.
17. Where any property is required to be conveyed to the County, all conveyances shall occur at record plat, or where a record plat is not required, prior to final engineering inspection, or within 90 days of the County's request. All conveyances shall include applicable access easements, be in a form acceptable to the Real Property and Planning Division and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.

Should conveyance to the County be required, a copy of the conveyance document, including access easements recorded with the Pasco County Clerk & Comptroller shall be provided to the Development Review Department (DRD) within 90 days of the conveyance.

18. To the extent that any of the conditions of this approval constitute monetary or property exactions that are subject to *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S. 374 (1994), the applicant/owner, and successors and assigns (a) agrees there is a nexus and rough proportionality between such conditions and the impacts of this project/development, and such conditions are necessary to ensure compliance with the criteria of the LDC and Comprehensive Plan that are applicable to this approval, and (b) waives any claims based on such conditions. This agreement/waiver was entered into voluntarily, in good faith, for valuable consideration, and with an opportunity to consult legal counsel, but does not affect the applicant/owner's ability to seek variances, administrative remedies, or modifications of the conditions of this approval through applicable processes in the LDC and does not affect the applicant/owner's ability to bring an action pursuant to Section 70.45, Florida Statutes.

19. A Maintenance and License Agreement for any allowed interim uses in the Transportation Corridor shall be required. The property owner or another common ownership entity other than the County shall continue to maintain the interim uses until the interim uses are physically removed.
20. Should this project propose roadway construction, all roadway construction required herein as a condition of development approval shall not be entitled to mobility fee credits unless such credits have been granted pursuant to a prior BCC approval or written agreement.
21. Where wetlands are on the site or the project is in a flood zone, 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.
22. All construction work, including roads, drainage, and utilities, shall be constructed in accordance with County design standards and tested in compliance with the Engineering Services Department's Testing Specifications for Construction of Roads, Storm Drainage, and Utilities.
23. The owner/developer acknowledges all sidewalks, bike paths, and other non-vehicular pathways within all rights-of-way shall not be the maintenance responsibility of the County except for bike lanes within the pavement of a roadway accepted by the County for maintenance.
24. The owner/developer shall acknowledge should the 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.
25. The owner/developer shall acknowledge should the County be required to institute legal proceedings in order to collect any funds under a guarantee document, the developer shall be responsible for attorney's fees and court costs incurred by the County in such action.
26. The developer acknowledges an appeal may be filed against the decision of the Development Review Department Director 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.
27. Site plans approved by the DRD are the final approved documents. Changes/additions/ deletions to approved site plans, i.e., building size, location, loading zones, etc., require revised site plan submittal, review fee, and approval in accordance with the Land Development Code (LDC), Sections 300, 403, and 900.
28. 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).
29. If the project is in a flood plain, 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 the County.
30. Unless otherwise approved by the County Engineer, 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 the intersection improvement area to the County's specifications as approved by the County.

31. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, the owner/developer shall temporarily transfer to the County any and all water-use permits or water-use rights the owner/developer may have to use or consume surface water or groundwater within the County for the duration of the production failure or shortfall. Prior to the owner/developer selling water, water-use permits, or water-use rights, the owner/developer shall notify the County, and the County shall have a right of first refusal to purchase such water or water-use permits or water-use rights.
32. Curb ramps are required at all intersections of curbs and sidewalks and shall be constructed in conformance with the Uniform Federal Accessibility Standards published by the General Services Administration, Department of Housing and Urban Development, Department of Defense, and United States Postal Service (Section 336.045, Florida Statutes).
33. 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 the County shall be notified within two working days of the resources found on the site.
34. Should the project have access from a State right-of-way, prior to the issuance of the first record plat or where a record plat is not required, prior to the first CO, the owner/developer shall provide a letter from the FDOT stating the improvements within the State right-of-way have been inspected and completed to its satisfaction.
35. Unless otherwise approved by the Fire Chief 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 in a Pasco County Municipal Fire Service Taxing Unit by notifying the Property Appraiser's Office 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.

Attachments

1. Site Plan
2. Initial Certificate of Capacity
3. School Concurrency Determination Letter

Owner/Developer/Applicant Acknowledgment

Villa Richey – RESSUB-2023-00081

The owner/developer/applicant acknowledges they have read, understood, and accepted the conditions of approval.

Date_____

(Signature of person making acknowledgment)_____

(Name typed, printed, or stamped)_____

(Title or Rank)_____

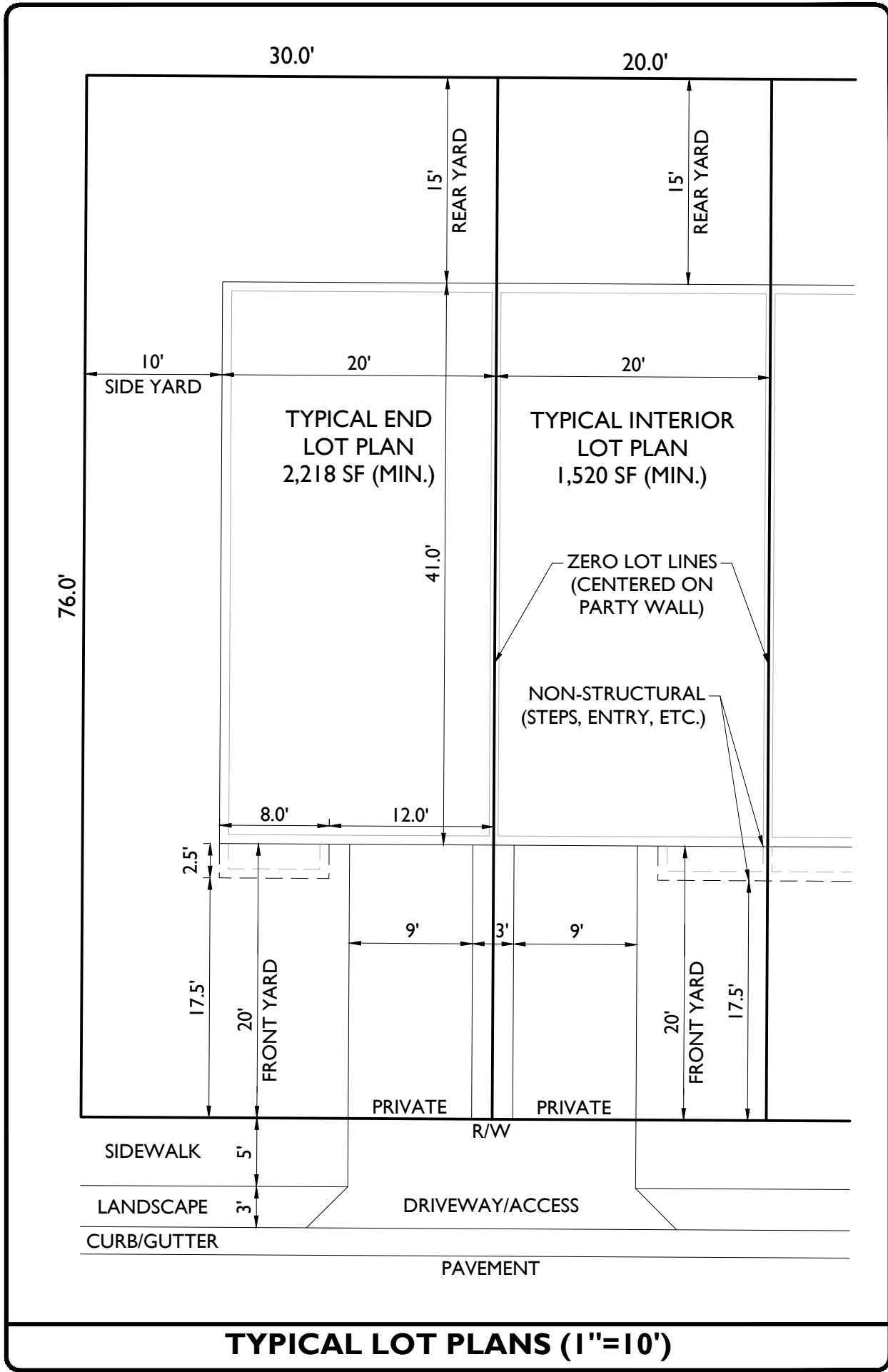
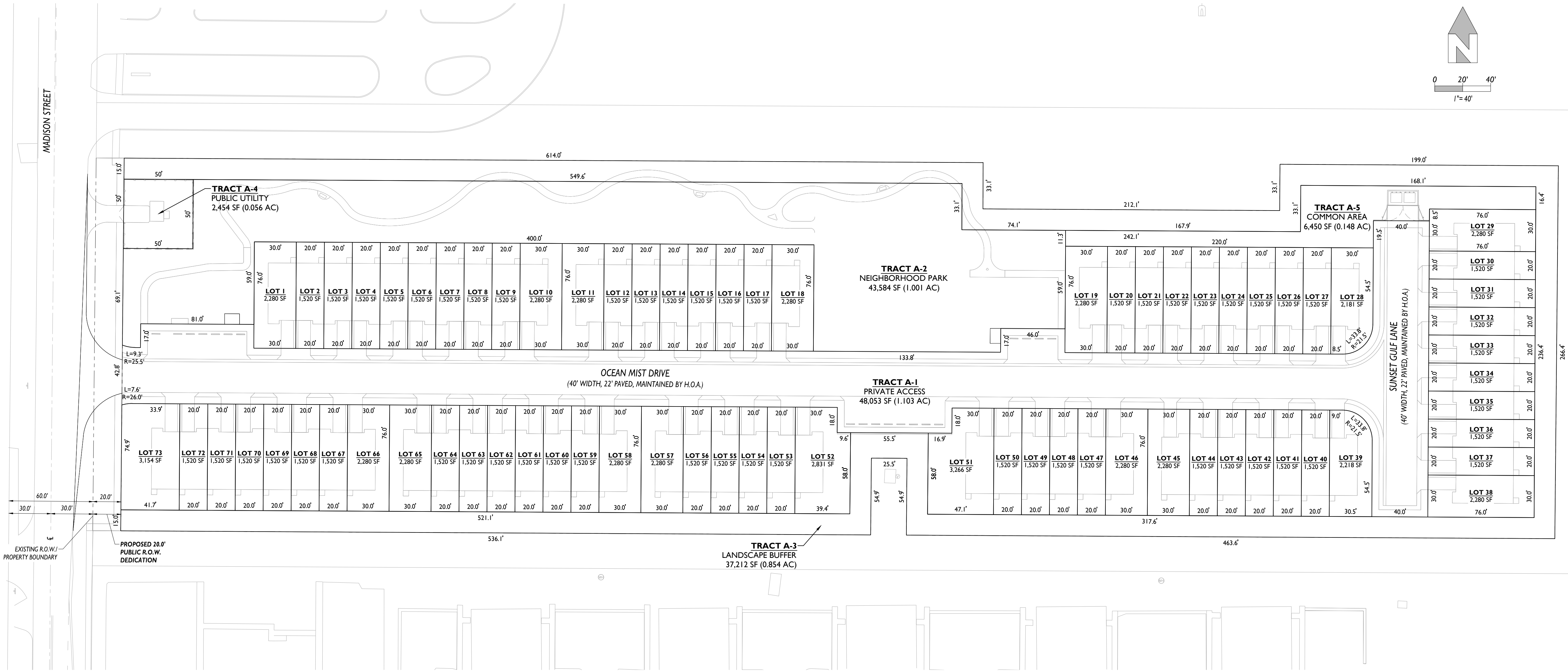
(Serial number, if any)_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization,
this _____(date) by _____(name of person acknowledging), who is personally
known to me or who has produced _____(type of identification) as identification.

Seal:_____

NOTARY



LOT AREA TABLE	
LOT NO.	AREA
1	2,280 SF (0.052 AC)
2	1,520 SF (0.035 AC)
3	1,520 SF (0.035 AC)
4	1,520 SF (0.035 AC)
5	1,520 SF (0.035 AC)
6	1,520 SF (0.035 AC)
7	1,520 SF (0.035 AC)
8	1,520 SF (0.035 AC)
9	1,520 SF (0.035 AC)
10	2,280 SF (0.052 AC)
11	2,280 SF (0.052 AC)
12	1,520 SF (0.035 AC)
13	1,520 SF (0.035 AC)
14	1,520 SF (0.035 AC)
15	1,520 SF (0.035 AC)
16	1,520 SF (0.035 AC)
17	1,520 SF (0.035 AC)
18	2,280 SF (0.052 AC)
19	2,280 SF (0.052 AC)
20	1,520 SF (0.035 AC)

LOT AREA TABLE	
LOT NO.	AREA
21	1,520 SF (0.035 AC)
22	1,520 SF (0.035 AC)
23	1,520 SF (0.035 AC)
24	1,520 SF (0.035 AC)
25	1,520 SF (0.035 AC)
26	1,520 SF (0.035 AC)
27	1,520 SF (0.035 AC)
28	2,181 SF (0.050 AC)
29	2,280 SF (0.052 AC)
30	1,520 SF (0.035 AC)
31	1,520 SF (0.035 AC)
32	1,520 SF (0.035 AC)
33	1,520 SF (0.035 AC)
34	1,520 SF (0.035 AC)
35	1,520 SF (0.035 AC)
36	1,520 SF (0.035 AC)
37	1,520 SF (0.035 AC)
38	2,280 SF (0.052 AC)
39	2,218 SF (0.051 AC)
40	1,520 SF (0.035 AC)

LOT AREA TABLE	
LOT NO.	AREA
41	1,520 SF (0.035 AC)
42	1,520 SF (0.035 AC)
43	1,520 SF (0.035 AC)
44	1,520 SF (0.035 AC)
45	2,280 SF (0.052 AC)
46	2,280 SF (0.052 AC)
47	1,520 SF (0.035 AC)
48	1,520 SF (0.035 AC)
49	1,520 SF (0.035 AC)
50	1,520 SF (0.035 AC)
51	3,266 SF (0.075 AC)
52	2,831 SF (0.065 AC)
53	1,520 SF (0.035 AC)
54	1,520 SF (0.035 AC)
55	1,520 SF (0.035 AC)
56	1,520 SF (0.035 AC)
57	2,280 SF (0.052 AC)
58	2,280 SF (0.052 AC)
59	1,520 SF (0.035 AC)
60	1,520 SF (0.035 AC)

LOT AREA TABLE	
LOT NO.	AREA
61	1,520 SF (0.035 AC)
62	1,520 SF (0.035 AC)
63	1,520 SF (0.035 AC)
64	1,520 SF (0.035 AC)
65	2,280 SF (0.052 AC)
66	2,280 SF (0.052 AC)
67	1,520 SF (0.035 AC)
68	1,520 SF (0.035 AC)
69	1,520 SF (0.035 AC)
70	1,520 SF (0.035 AC)
71	1,520 SF (0.035 AC)
72	1,520 SF (0.035 AC)
73	3,154 SF (0.072 AC)

H.O.A. TRACT DESIGNATION TABLE		
TRACT NO.	DESCRIPTION	AREA
A-1	PRIVATE ACCESS	48,053 SF (1.103 AC)
A-2	NEIGHBORHOOD PARK	43,584 SF (1.001 AC)
A-3	LANDSCAPE BUFFER	37,212 SF (0.854 AC)
A-4	PUBLIC UTILITY	2,454 SF (0.056 AC)
A-5	COMMON AREA	6,450 SF (0.148 AC)

REVISIONS

REV	DATE	DESCRIPTION
1	--	--
2	--	--
3	--	--
4	--	--
5	--	--
6	--	--
7	--	--
8	--	--
9	--	--
10	--	--

BARDEZ

5048 POINTE EMERALD LANE, BOCA RATON, FL 33486
(0) 561-465-5949 | (e) nbarnett@bardezco.com

PROJECT DESCRIPTION

VILLA RICHEY

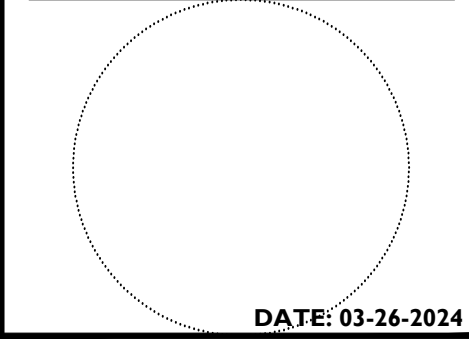
SITE ADDRESS: 4206/4210 MADISON ST.
NEW PORT RICHEY, FL

PROPERTY ID: 16-26-16-0010-06100-0010
PREPARED FOR: VILLA RICHEY, LLC

E-CERTIFICATION

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NOEL A. BARNETT, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CERTIFICATION



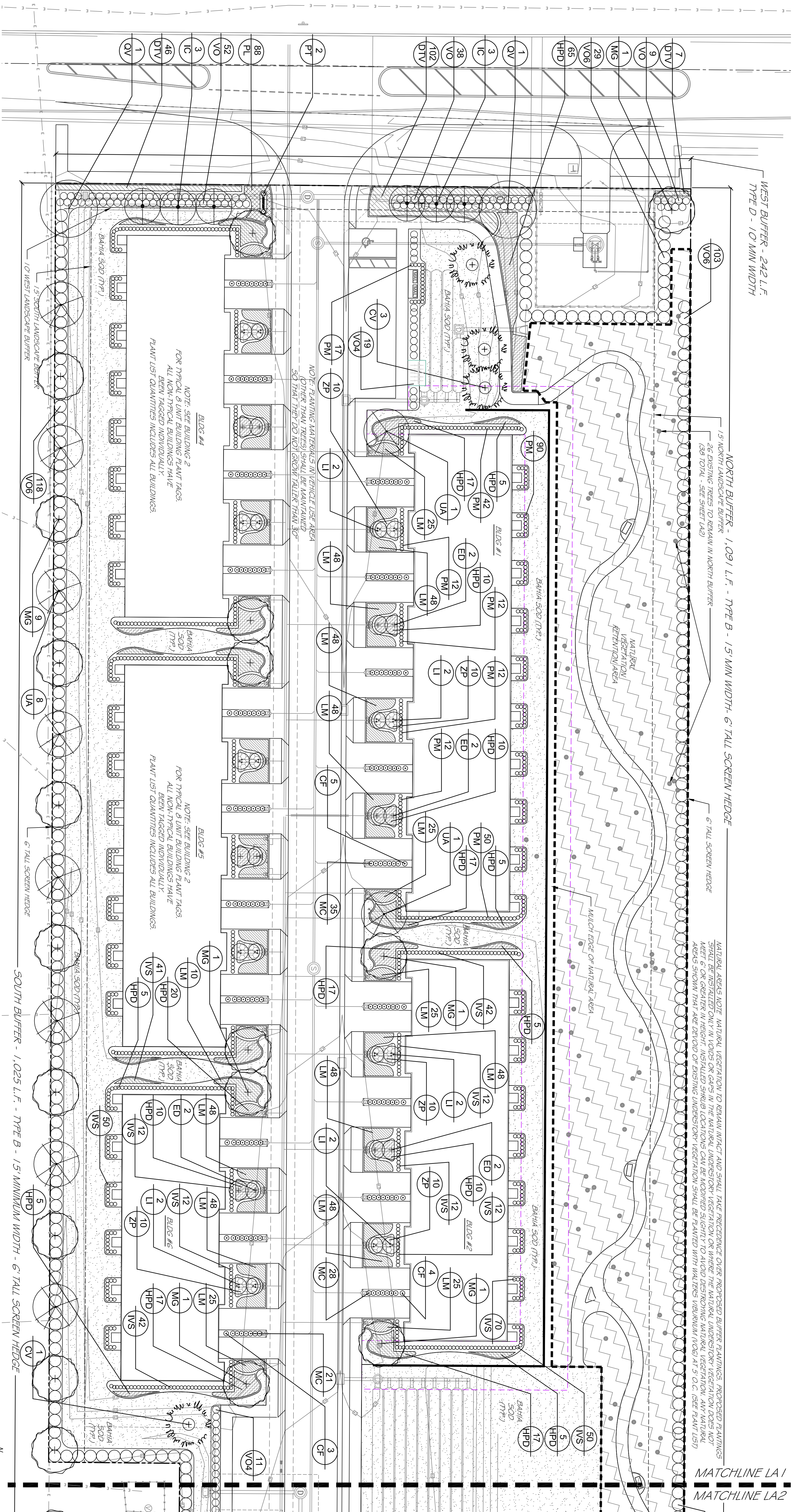
DATE: 03-26-2024
NOEL BARNETT
PROFESSIONAL ENGINEER
FL LICENSE NO. 72006
FL BUSINESS C.A. NO.: 32223

SHEET TITLE

CONCEPTUAL
LOT PLAN

SHEET ID

C-3.1

[illegible]

LANDSCAPE BUFFERS		REQUIRED	PROVIDED
NORTH			
(1091 L.F.) TYPE B			
MINIMUM WIDTH	15'	15'	
1 TREE PER 30'	19	19*	
6' TALL SCREEN - HEDGE (MAX 5' O.C.)	YES	YES	
SOUTH			
(1025 L.F.) TYPE B			
MINIMUM WIDTH	15'	15'	
1 TREE PER 30'	18	18	
6' TALL SCREEN - HEDGE (MAX 5' O.C.)	YES	YES	
EAST			
(267 L.F.) TYPE B			
MINIMUM WIDTH	15'	15'	
1 TREE PER 30'	5	5	
6' TALL SCREEN - HEDGE (MAX 5' O.C.)	YES	YES	
WEST			
(267' - 28' DRIVE ASIDE = 242 L.F.) TYPE D			
MINIMUM WIDTH (<100' R.O.W. WIDTH)	10'	10'	
1 TREE PER 30'	9	9	
5 SHRUBS PER TREE	46	46	
3 HIGH SCREEN - DOUBLE ROW SHRUBS	YES	YES	

BUILDING 1 LANDSCAPING	
10% OF G.F.A. TO BE LANDSCAPED (S.F.)	REQUIRED PROVIDED
840 S.F.	≥ 840 S.F.
50% OF PERIMETER TO BE LANDSCAPED (L.F.)	REQUIRED PROVIDED
244'	≥ 244'
MINIMUM WIDTH	5'

BUILDING 2 LANDSCAPING	
10% OF G.F.A. TO BE LANDSCAPED (S.F.)	REQUIRED PROVIDED
672 S.F.	≥ 672 S.F.
50% OF PERIMETER TO BE LANDSCAPED (L.F.)	REQUIRED PROVIDED
204'	≥ 204'
MINIMUM WIDTH	5'

BUILDING 4 LANDSCAPING	
10% OF G.F.A. TO BE LANDSCAPED (S.F.)	REQUIRED PROVIDED
672 S.F.	≥ 672 S.F.
50% OF PERIMETER TO BE LANDSCAPED (L.F.)	REQUIRED PROVIDED
204'	≥ 204'
MINIMUM WIDTH	5'

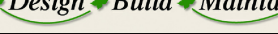
BUILDING 5 LANDSCAPING	
10% OF G.F.A. TO BE LANDSCAPED (S.F.)	REQUIRED PROVIDED 672 S.F. ≥ 672 S.F.
50% OF PERIMETER TO BE LANDSCAPED (L.F.)	REQUIRED PROVIDED 204' ≥ 204'
MINIMUM WIDTH	5' 5'

BUILDING 6 LANDSCAPING	
10% OF G.F.A. TO BE LANDSCAPED (S.F.)	REQUIRED PROVIDED 594 S.F. ≥ 594 S.F.
50% OF PERIMETER TO BE LANDSCAPED (L.F.)	REQUIRED PROVIDED 157' ≥ 157'
MINIMUM WIDTH	5' 5'

VUA LANDSCAPING	
(VUA AREA - 38,003 SF)	REQUIRED PROVIDED
10% OF VUA TO BE LANDSCAPED	3,800 S.F. ≥ 3,800 S.F.
1 SHADE TREE PER 200 SF OF REQUIRED VUA	20 ≥ 20

[illegible]

#	DATE	REVISIONS	BY
1.	10/19/22	REVISED PER SITE PLAN CHANGES & COUNTY COMMENTS	NCDS
2.	04/21/23	REVISED PER SITE PLAN CHANGES & COUNTY COMMENTS	NCDS
3.	11/03/23	REVISED PER SITE PLAN CHANGES & COUNTY COMMENTS	NCDS
4.	02/21/24	REVISED PER SITE PLAN CHANGES & COUNTY COMMENTS	NCDS



LANDSCAPE ARCHITECTS

Dream • Design • Build • Maintain

NICHOLAS F. CLARK
 REGISTERED LANDSCAPE ARCHITECT

(356) 846-0901
 4180 TREADWAY ROAD
 NEW SMYRNA BEACH, FL 32163
WWW.IVYLEAGUELA.COM
 LC26000349

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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.

INITIAL CERTIFICATE OF CAPACITY

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



Pasco County Schools

Kurt S. Browning, Superintendent of Schools

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

Department of Planning
Chris Williams, Director
11815 Tree Breeze Dr.
New Port Richey, FL 34654
727-774-7970 Fax: 727/ 794-7993
cwilliam@pasco.k12.fl.us

LETTER
PL-CDL-018-23/24

Concurrency Determination Letter

Project Information	
Project Name	Villa Richey
Project Location	East side of Madison Street, 0.22 miles north of State Road 54
Parcel ID Numbers	16-26-16-0010-06100-0010 (6.2 acres)
Property Owner/Developer	Villa Richey, LLC
Applicant	Ursula Amon

School Concurrency Reservation			
Concurrency Service Area	Elementary CSA 1	Middle CSA 1	High CSA 2
Reserved Students	9	4	5
Comments:	73 multi-family units		

The School District has determined that the Level of Service Standard for Public School Facilities has been met subject to the following condition(s). **None**

This School Concurrency Determination Letter shall reserve capacity for the above referenced project and shall confirm said project meets the School Concurrency requirements of Florida Statute 163.3180.

The School Concurrency Reservation shall expire three (3) years from date of issuance of the Initial Certificate of Capacity issued by the local government.

Chris Williams, Director of Planning

Date

cc: Elizabeth Kuhn, Assistant Superintendent for Support Services
Pasco County Planning and Development Department
File



Pasco County Schools

Kurt S. Browning, Superintendent of Schools

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

Concurrency Determination Analysis

Project Name	Villa Richey						3-Nov-2023
Project Location	East side of Madison Street, 0.22 miles north of State Road 54						
Parcel ID Numbers	16-26-16-0010-06100-0010 (6.2 acres)						
Property Owner/Developer	Villa Richey, LLC						
Applicant	Ursula Amon						
Student Impacts		Student Generation Rates			Students Generated		
		Elementary School	Middle School	High School	Elementary School	Middle School	High School
Housing Unit Type	# Units						Totals
Single Family Detached	0	0.18	0.095	0.123	0	0	0
Single Family Attached	0	0.077	0.037	0.047	0	0	0
Multi-Family	73	0.115	0.052	0.068	9	4	5
Totals	73				9	4	5
Level Of Service Impacts							
Concurrency Service Area	Total CSA Capacity*	2025-2026 Total Demand	LOS	Student Impact	Enrollment with impact	LOS w/ impact	Available/Deficit of Capacity
Elementary CSA 1	30,737	23,628	76.9%	9	23,637	76.9%	7,109
Middle CSA 1	10,113	7,619	75.3%	4	7,623	75.4%	2,494
High CSA 2	12,397	9,890	79.8%	5	9,895	79.8%	2,507
*CSA Capacity Based on LOS of 115% for Elementary and Middle Schools and 105% for High Schools							
School Impacts**		2023-2024 Current Enrollment	Percent of Capacity	Enrollment with Proposed Development	Percent of Capacity with Proposed Development		
School	Capacity						
Cotee River Elementary	811	547	67%	556	69%		
Gulf Middle	1,434	851	59%	855	60%		
Gulf High	1,587	1,507	95%	1,512	95%		

**School attendance boundaries are subject to change and could affect schools listed above.

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