



LETTER OF COMMITMENT

April 23, 2024

Refer to Pasco County Code of Ordinance, Sec. 110-31(d) (2). If Construction is not started within 12 months; the applicant must reapply for service. If construction is not started within six months and changes in the County's specifications have occurred, the plans must be resubmitted for approval.

Villa Richey, LLC
4017 Oriole Avenue
Port Orange, FL 32127

RE: Villa Richey
Parcel ID No.: 16-26-0010-06100-0010
Atlas Map No.: 057
Project Location: West of US 41
File No.: PCU #22-103.22.A.1; RESSUB-2022-00020, RESSUB-2023-00081
Service: Water and Wastewater
WWTP: New Port Richey

To Whom It May Concern:

Please be advised that this document does not authorize utilities construction. Construction cannot begin until final plans have been stamped approved by PCU offices.

The above project has been reviewed by the Pasco County Utilities Services Branch (PCU) and is issued this Letter of Commitment with the following conditions:

Connection Fees

- **Utility Service Connection Associated Fees are required.** Payment of 50 percent fees in the amount of \$176,576.00, per the attached data sheet schedule is required **before** the *Construction Site Permit* will be released. Commitment fees calculated at the date of this letter are subject to change and may be adjusted before the date of fee payment.

Construction Items

- **Jumper Meters.** Contractor shall apply and pay for temporary construction meters (Jumper meter) as applicable. Payment of 100 percent of the jumper meter in the amount of \$950.00. Applications for jumpers are available at www.pascocountyutilities.net under documents and forms. Send applications to Tonya Haugland, thaugland@pascocountyfl.net.
- **Tapping Connections.** Contractor shall apply for taps as applicable. Applications for taps are available at www.pascocountyutilities.net under documents and forms. Send applications to Tonya Haugland, thaugland@pascocountyfl.net. Tapping fees are paid by the developer as part of overall Commitment fees.

- **Pump Station Start-Up Test.** Private or County-Owned Wastewater pump stations require a start-up test. The test must be scheduled ten (10) business days in advance by the contractor or his representatives by contacting Michael "Beau" Brienza (Email: mbrienza@pascocountyfl.net; Phone: (727) 247-3054). The Pasco County Utilities inspector and Operation and Sewer Maintenance staff must be present as part of the Florida Department of Environmental Protection Certification/Clearance process.
- **Right-of-Way Use Permit.** Construction within the County owned Right-of-Way will require a Right-of-Way Use Permit.
- If a tree is planted within five (5) feet of utilities, it shall be moved at the owner/developer expense.
- Fire protection requirements are determined by the Fire Marshal. Any revisions to the fire protection requirements may impact the review and approval of the water-service connection to this development.
- Pasco County Utilities will monitor the wastewater discharge for the presence of shards and any other deleterious material entering the wastewater collection system. If unacceptable materials are found in the wastewater discharge, the facility will be required to install and maintain a pretreatment/screen device for the wastewater service connection. If the facility will institute and follow best management practices to prevent unacceptable materials from entering the wastewater collection system, the expense of installing and maintaining the pretreatment/screen device can be avoided.

Required for Release of Construction Site Permit

- The following must be submitted to the Utilities Services Branch **prior** to the start of construction of any water/wastewater/reclaimed water infrastructure:
 - **Construction Plans.** Digital set of approved signed and sealed construction drawings including all applicable utility sheets. Plans will be reviewed for any outstanding conditions before final approval.
 - **Commitment Fees.** Proof that all applicable commitment fees have been paid is required. Once fees have been paid, and, if applicable, FDEP permits have been issued, the construction drawing sets will be stamped by Utilities Service Branch (PCU) as approved for construction and disseminated to the contractor and engineer.
 - **Florida Department of Environmental Protection Permits.** Issuance of all applicable Florida Department of Environmental Protection construction permits is required before construction starts. The following permits are required for this project:
 - **A Specific Water Construction Permit.** DEP Form 62-555.900(1), "Application for a Specific Permit to Construct PWS Components" and a processing fee of \$650.00 are required for your project. Make check payable to Pasco County Utilities.
 - **A Wastewater Construction Permit.** DEP Form 62-604.300(3)(a), "Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System" and a processing fee of \$500.00 are required for your project. Make check payable to Pasco County Utilities.

Permit Applications are available at www.pascocountyutilities.net under documents and forms.

The Florida Department of Environmental Protection Permit Submittal must be emailed to the Pasco County Utilities Office. For more information regarding the submittal of the permitting process, please feel free to contact Tonya Haugland (Email: thaugland@pascocountyfl.net; Phone: (813) 235-6189, ext. 6938).

Documents Required for Release of Meter

- **Utility Easement.** All utility easements being conveyed to Pasco County must be reviewed and approved by the Pasco County Real Property and Planning Division. Utility easements can also be dedicated via plat (if applicable).
 - Provide via email (.pdf format) to realestatehelp@pascocountyfl.net a signed and sealed legal description and sketch of the easement area to be conveyed by the utility easement. The legal and sketch must be signed by a Florida Licensed Surveyor. The format is 8 ½" x 11" letter-sized paper in portrait orientation.
 - A copy of the approved utility plan (.pdf format) should also be sent to the Pasco County Real Property and Planning Division.
 - Provide an Ownership & Encumbrance (O&E) report of the easement area to verify ownership interests and any mortgage or lienholder interest that will need to be partial released and/or subordinated to the easement. Proof of release and/or subordination is the responsibility of the property owner or representative.
 - After review and approval of the above items, the Pasco County Real Property and Planning Division will then develop and provide you with the utility easement(s) for the property owner's execution. Return the executed hard copy along with a signed and sealed legal and sketch to the Pasco County Real Property and Planning Division at the address below for recording.

Pasco County Real Property and Planning Division
7220 Osteen Road
New Port Richey, FL 34653
 - A copy of all recorded easements will need to be submitted to the Utilities Services Branch prior to placing utilities into service.
- **County-Owned Wastewater Pump Station Sites.** All wastewater pump stations to be owned and maintained by the Utilities Services Branch shall be constructed on a dedicated site, which shall be formally conveyed to the County either by warranty deed as a parcel (not as an easement) or dedicated by plat. Quitclaim Deeds are not accepted. The parcel shall be in a location and grade acceptable to the Utilities Services Branch with proper access (minimum 45-feet from back of curb to pump station slab) and shall not be less than 50' X 50' in size, including a chain-link fence enclosure 50' X 50' (minimum). Questions should be directed to Real Estate, e-mail realestatehelp@pascocountyfl.net.

Final Utilities Inspection and Project Clearance – After Construction Completion

Villa Richey
April 23, 2024

- To schedule the final utilities inspection, the following must be submitted to the Utilities Services Branch after construction is completed.
 - Provide digital signed and sealed record drawings in *AutoCAD 2000* or later PDF and AutoCAD file formats showing the entire utility system. All CAD drawings shall conform to the Florida State Plane Coordinate System West. **PDF format must have color-coded lines; i.e., water – blue, sewer – green, and reclaimed water – magenta.** PDF and AutoCAD files must include the engineer's seal per State of Florida, Chapter 61G15, Seals. **Both formats are required.**

Required to Place Utilities into Service

- Digital copy of recorded utility easements.
- FDEP clearance documents.
- Digital copy of recorded deed for the pump station.

All fees are paid through our Utility Customer Service Office. Please make checks payable to Pasco County Utilities Services Branch and forward to our Customer Service Office listed below:

PCU Administration Building
Utilities Customer Service
19420 Central Blvd.
Land O' Lakes, FL 34637
Phone: (813)-235-6189

Sincerely, **Mark H. Guttman** Digitally signed by
Mark H. Guttman
Date: 2024.04.23
10:26:37 -04'00'

Mark H. Guttman, P.E.
Engineering Manager
Utilities Engineering and Contracts Management

MHG/ebp

File Name and Location: U:\UTIL_ENG\Project Files- Private Development\Projects - Private Dev Under Review\Villa Richey - PCU#22-103.22\Letter of Commitment\Working folder\Villa Richey (PCU# 22-103.22).docx

ec: Owner's email – ursula.amon@gmail.com
Engineer of Record – nbarnett@bardezco.com
Adolfo A. Gonzalez, PE, LEED AP, Utilities Engineering and Contracts Management Director
Donna Howey, Administrative Assistant
Mark H. Guttman, P.E., Utilities Engineering Manager
William "Bill" Rodriguez, Utilities Environmental Compliance
Sandra Anderson, Customer Service Administrator
Charlene Travers, Project Coordinator

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Laura Daerda, Assistant Customer Service Director
David Hernandez, Customer Service Manager
realestatehelp@pascocountyfl.net
Tonya Haugland, Utility Permitting Specialist
Jessica Towner, Utility Permitting Specialist
File No.: PCU #22-103.22.A.1

SERVICE FEES & CHARGES DATA SHEET

Date: 4/18/2024

PCU No: 22-103.22

Project Name: Villa Richey

Parcel ID: 16-26-0010-06100-0010

FOR OFFICE USE ONLY – Subdivision without Reclaim

Water without Reclaim		Wastewater	
Total number of proposed lots	73	Total number of proposed lots	73
Total Connection Fee	\$119,209.00	Total Connection Fee	\$221,336.00
First 50% Connection Fee Installment	\$59,604.50	First 50% Connection Fee Installment	\$110,668.00
Balance due in 18 months or at 51% build out	\$59,604.50	Balance due in 18 months or at 51% build out	\$110,668.00
Total Water Due Now	\$59,604.50	Total Wastewater Due Now	\$110,668.00

Fire Protection	Y/N- QTY	Irrigation		Pump Station	
Private Hydrant(s)	NA	Meter Size		Meter Size	3/4"
County Owned Hydrant(s)	2	Connection Fee		Connection Fee	\$1,633.00
Sprinklers		Deposit		Deposit	\$60.00
Fire Line Size	6"	Meter Install		Meter Install	\$375.00
Total Fire Due Now	\$0.00	Total Irrigation Due Now	\$0.00	Total PS Due Now	\$2,068.00

TAPS-		JUMPERS * to be applied and paid for by contractor	
Water 8"	\$300.00	Size	
Force Main 2"	\$1,745.00	Install Fee	
		Deposit	
Total Taps Due Now	\$2,045.00	Total Jumper(s) due*	\$0.00
TOTALS:			
Water Total	\$59,604.50	Owner/Developer Grand Total Due Now	
Irrigation Total	\$0.00		
Inspection Total	\$185.00		
Wastewater Total	\$110,668.00		
Pump Station Total	\$2,068.00	Jumper Meter Total*	\$0.00
Taps Total	\$2,045.00	Contractor Grand Total* (jumpers)	
Engineering Plan Review Charge	\$2,006.00		

Processed By: Eric B Patrick

All Fees Subject to Utilities Customer Services Department verification.

Rev: 4/23/2024

Date: 4/18/2024

verified 4/18/24 ctravers



Pasco County Utilities Depart.
Administration Building
19420 Central Boulevard
Land O'Lakes, Fl. 34637

Pasco County Utilities
Service Connection Application
Subdivision Only w/Reclaim

Land O' Lakes (813) 235-6189 - Dade City (352) 521-4274

Owners Name: VILLA RICHEY, LLC Phone: 386-527-5089
Billing Address: 4017 ORIOLE AVENUE
City: PORT ORANGE State: FL Zip: 32127
Email Address: URSULA.AMON@GMAIL.COM
Fed. I.D. No: _____ With evidence of ownership
Name of Project : VILLA RICHEY
Service Address: TBD
Parcel I.D. No.: 16-26-0010-06100-0010
Type of Development (existing or proposed): PROPOSED

For Office Use:

Date Utilities Dept. Rec.: _____

Billing Start Date: _____

Work Order #: _____

Project Charge #: _____

22-103.22

PCU Project #:

057

Atlas Map #:

Service Requirements: ☒ Water ☒ Sewer ☐ Irrigation ☒ Reuse ☐ Fire Lines ☐ Pump Station Meters
AWWA Fixture Units _____ (If more than one building _____ (Sewer service provider)
Per Attached Data Sheet TBD provide a list for each structure) Pasco ☒ Septic ☐ Other ☐
Anticipated Water Consumption (GPD) 21,900 Maximum Flow (GPM) 38 Irrigation/Reuse (GPD) 10,000
Fire flow required (GPM) 1,500 Fire line size 6 Number of onsite hydrants if applicable 2
Date service is required by: 6/1/2023

If you are an agent for the owner, please fill out the following information:

Name: NOEL BARNETT, PE Address: 5048 POINTE EMERALD LANE
City: BOCA RATON Zip: 33486 Phone: 561-465-5949
Email Address: NBARNETT@BARDEZCO.COM

Applicant agrees that all necessary connection fees and installation charges for County Utility services and all system improvement costs required will be at the Owners expense in accordance with Pasco County Ordinances. In addition, the Applicant / Owner agrees that all Utility system improvements will be installed according to County Utility standards and specifications All system improvements shall become the property of the Pasco County Utilities Services Branch, and shall constitute part of the Utility system of the County and subject to all the rules and regulations pertaining thereto. Utility System includes only pipe lines and other improvements installed on public right of ways or within utility easements. All application fees and charges must be paid prior to the activation of utility services by the County.

Signature of the Owner: _____ Date: _____

Do Not Write In The Space Below --- For Office Use Only

Acceptable For Review. FDEP Permits May Be Required.

Eric B Patrick FOR
Michael J Carballa, Assistant County Administrator (Public Infrastructure)

04/23/24
Date