



PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

West Pasco Government Center
Planning & Development Department
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654
Telephone: (727) 847-8132
Fax: (727) 847-8901

July 7, 2015

James Tippens, P.E.
2492 Gulf Breeze Circle
Palm Harbor, FL 34683

RE: Affordable Golf Carts (SML15-045)
Parcel ID # 07-25-17-0010-00000-0010
Landscape Only Plan (6300sf Accessory Bldg)

Dear Mr. Tippens:

Please be advised that the above referenced submittal was received on June 5, 2015. This submittal is based on Pasco County Land Development Code Section 905.2.B.2 - Redevelopment Landscaping. Based on the recent building permit submitted for the 6300 square foot accessory structure, your project requires landscaping as follows:

A 10 foot Type D buffer along the North property line (S.R. 52).

A 10 foot Type A buffer on the West property line across from commercially zoned property.
A 10 foot Type B buffer on the West property line across from residentially zoned property.

A 10 foot Type A buffer on the East property line abutting commercially zoned property. Due to currently existing dense woodlands, for maximum tree preservation, this buffer is not to be installed until abutting property is developed.

A natural buffer of dense woodlands exists on the southern boundary of the property. No additional buffer is required in this area.

Building perimeter landscaping is to be installed along the front of the building.

This landscape plan was prepared by James Tippens, with final revisions dated June 22, 2015 received by the County on June 23, 2015. Staff has reviewed this plan for compliance with the codes and requirements of Pasco County and approves the plan with the following conditions:

1. The applicant shall complete and have notarized the attached "Owner/Developer's Acknowledgment" portion prior to commencement of any work.

"Pasco County—Florida's premier county for balanced economic growth, environmental sustainability, and first-class services."

2. A 10 foot Type A buffer will be installed along the eastern property boundary if there is any development or other clearing of the densely wooded area along the abutting eastern parcel.
3. The applicant shall provide the applicable landscape plantings as required pursuant to the LDC. These plantings shall be as indicated on the approved Landscaping Site Plan.
4. The applicant/developer or project contractor shall notify the Project Management Division at least five working days prior to commencing any activity on the site.
5. A Registered Landscape Architect or other person as authorized by Chapter 481, Florida Statutes, as amended or other type 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 prior to issuance of the Certificate of Completion.
6. The applicant acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, wooden fences are not allowed as a visual screen in any of the buffer areas.

The Planning and Development Department's approval of this Landscape Plan constitutes a finding by the Planning and Development Department that the plan as conditioned, is consistent with those Goals, Objectives and Policies of the Comprehensive Plan and those provisions of the Land Development Code that are applicable.

Please have the attached Owner/Developer's Acknowledgement signed, notarized and returned to our office.

Should you have any questions, please do not hesitate to contact our office at the above address or telephone number.

Sincerely,



Brad Tippin
Senior Development Review Technician



Corelynn Burns
Planner II

cc: Gerald Money (Moneyflow Builders Corp.)

OWNER/DEVELOPER'S ACKNOWLEDGMENT:

The owner/developer acknowledges that he/she has read, understood, and accepted the above-listed conditions of approval.

Date

Signature

Print Name

Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date), by _____ (name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

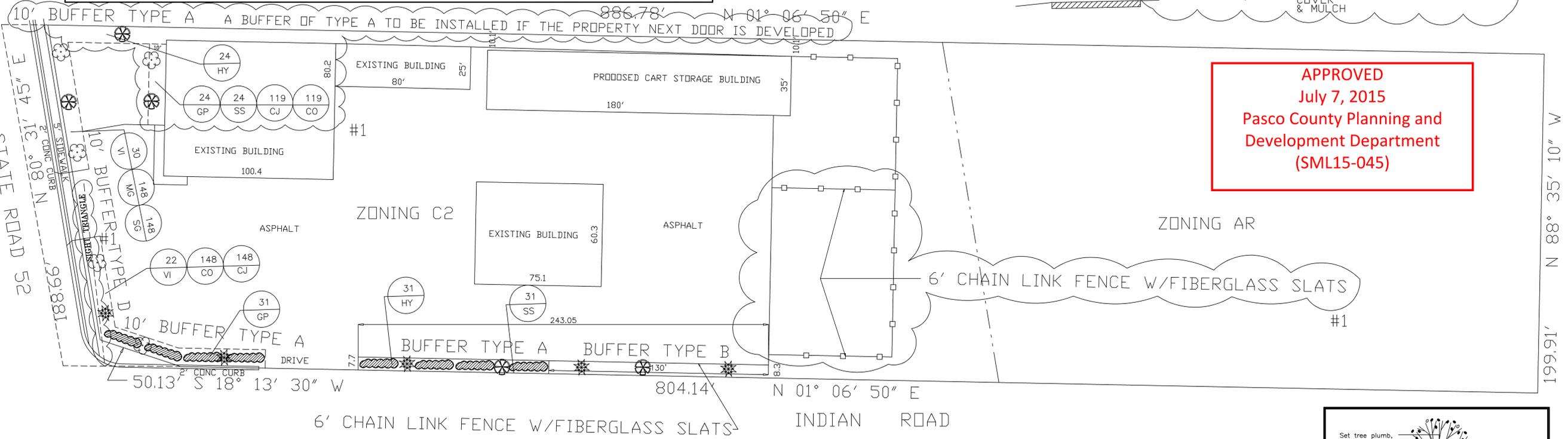
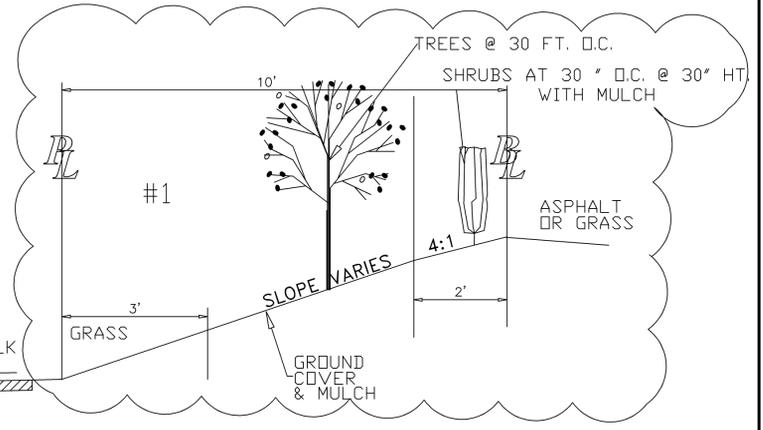
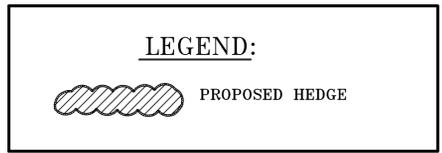
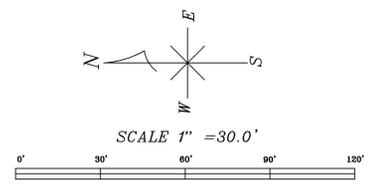
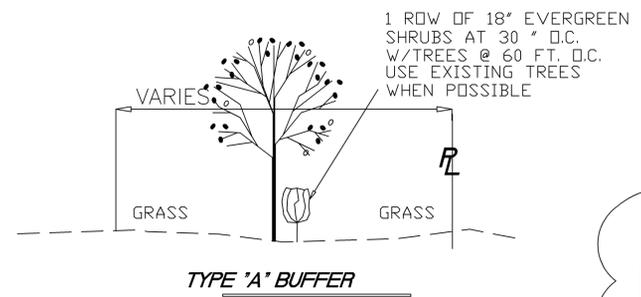
Seal:

NOTARY

DATE	REV	BY
6-22	#1	RH

PLANT LIST

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE FLORIDA	DROUGHT TOLERANT
TREES						
5		<i>Platanus occidentalis</i>	SYCAMORE	2" CALIPER, MIN. 6' HT.	YES	YES
5		<i>Ulmus alata</i>	ELM, WINGED	2" CALIPER, MIN. 6' HT.	YES	YES
5	#1	<i>Juniperus silicicola</i>	RED CEDAR	2" CALIPER, MIN. 6' HT.	YES	YES
SHRUBS (MIN. MATURE HEIGHT 24")						
55	SS	<i>Myrcianthes frarrans</i>	SIMPSON STOPPER	3 GAL., 24" HT.	YES	YES
55	GP	<i>Severinia buxifolia</i>	GUAVA, PINEAPPLE	3 GAL., 24" HT.	YES	YES
55	#1 HY	<i>Ilex vomitoria</i>	HOLLY, DWARF YAUPON	3 GAL., 24" HT.	YES	YES
52	VI	<i>Viburnum obovatum</i>	VIBURNUM, WALTERS	3 GAL., 30" HT.	YES	YES
GROUND COVERS						
148	MG	<i>Muhlenbergia capillaris</i>	MUHLI GRASS	1 GAL.,	NO	YES
148	SG	<i>Spartina alterniflora</i>	SMOOTH CORD GRASS	1 GAL.,	NO	YES
267	#1 CO	<i>Zamia pumila</i>	COONTIE	1 GAL.,	YES	YES
267	CJ	<i>Gelsemium sempervirens</i>	CAROLINA JASMINE	1 GAL.,	YES	YES
TURF GRASS						
SOD PASPALUM NOTATUM ARGENTINE BAHIA GRASS TURF GRASS SHALL NOT EXCEED 30% OF ANY LANDSCAPED AREA						



GENERAL LANDSCAPE NOTES

- All plant materials shall be Florida #1 or better per "Grades and Standards for Nursery Plants" Florida Department of Agriculture and Consumer Services (FDACS) which is incorporated herein by reference.
- All plants shall be container grown except as noted on plan.
- All palms and trees shall have straight trunks with no twists, knotting or other defective characteristics.
- Mulch shall be used in conjunction with living plant materials so as to cover exposed soil. Mulch shall be installed to a minimum depth of three (3) inches. The mulch should not be placed directly against the plant stems or tree trunk. Mulch shall not be required for annual beds. Stone or gravel may be used to cover a maximum of 20 percent of the landscaped area.
- Sod shall be 95% weed free Bahia, installed with tight joints.
- All dimensions shall be field checked by the Landscape Contractor prior to construction with any discrepancies reported to the Contractor.
- All materials shall be as specified on the plans. If materials, labor or installation techniques do not adhere to the specifications, they will be rejected by the Contractor with specified materials and installation carried out by the Landscape Contractor at no additional cost.
- No substitutions of materials or changes to the drawings or specifications shall be made.
- All required permits are to be provided by the installing contractor unless specifically stated otherwise in the specifications.
- Contractor identification signs shall not be allowed on the project.
- Contractor shall be responsible for all items as shown or described on this plan and specifications.
- Landscape Contractor shall provide all necessary site preparation required to ready the site for planting as specified.
- The landscape Contractor shall warranty and guarantee all materials and labor for a period of 90 days for shrubs and ground cover, palms and trees. Warranty and guarantee period shall begin upon date of completion.
- All repairs and/or replacements shall be made by the Landscape Contractor within 10 working days upon notification of any deficiencies by the owner or their representative.
- No more than 30% of landscape areas may be grass; the balance shall be shrubs or groundcover.
- Omitted.
- The County is not responsible for maintenance of any landscaping unless approved through a County maintenance agreement. The property owner shall be responsible for landscape maintenance.
- Where a driveway/accessway intersects a road right-of-way or where two (2) road right-of-ways intersect, vegetation, structures, and not-vegetative visual screens shall not be located so as to interfere with the clear sight triangle as defined in this Code or the Florida Department of Transportation, Manual of Uniform Minimum Standards, most recent edition (Green Book), whichever is most restrictive.

FERTILIZATION
Shrubs and Trees
All trees and shrubs shall be fertilized with "Agriform" 20-15-5 planting tablets at time of planting and prior to installation of plant pit back fill. Tablets shall be placed uniformly around the root ball at a depth that is between the middle and bottom of the root ball.
Application Rate:
1 Gallon Container: 1 - 21 gram tablet
3 Gallon Container: 2 - 21 gram tablets
5 Gallon Container: 3 - 21 gram tablets
7 Gallon Container: 4 - 21 gram tablets
Trees: 3 tablets per each 1/2" caliper of trunk

Ground cover Areas
All ground cover areas shall receive fertilization with "Ozomocate" time release fertilizer per manufacturer's specifications.

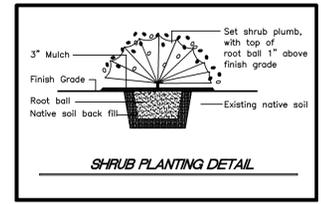
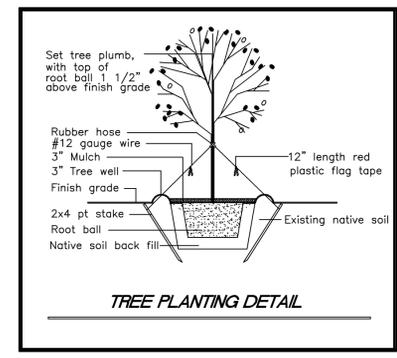
JAMES TIPPENS,
REG. ENGINEER - 12217

2492 GULF BREEZE CIRCLE
PALM HARBOR, FLORIDA 34683

FLORIDA REGISTERED PROFESSIONAL ENGINEER 12217
LAWYER (TENN BAR)
FLORIDA SPECIAL INSPECTOR 0880
MIAMI/DADE INSPECTOR 1880
FLORIDA ENVIRONMENTAL HEALTH INSPECTOR 1289
FLORIDA REGISTERED LAND SURVEYOR 3468
MEMBER OF A.S.C.E.

THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.

SEAL: JIM TIPPENS P.E.# 12217
DATE: _____



Design Services
4336 ST. LAWRENCE DRIVE
NEW PORT RICHEY, FL. 34655
(727)372-0566

PROJECT:
CART STORAGE BUILDING
11010 S. R. 52
PASCO COUNTY, FLORIDA

CLIENT:
AFFORDABLE GOLF CARTS, INC.
10010 S. R. 52
HUDSON, FLORIDA 34669-3036

DRAWN: RH
CHECKED: JT
DATE: 4-28-2015
SCALE: 1" = 30'
JOB NO.: 15-001.07
SHEET: L-1
OF SHEETS: 1

LANDSCAPE PLAN