



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

February 9, 2015

John Bostic III
Utilities Director
City of Zephyrhills
5335 Eighth St.
Zephyrhills, FL 33542

RE: City of Zephyrhills Water Booster Station (SML15-019)
Parcel ID # 18-26-16-0040-04700-0000
Landscape Only Plan

Dear Mr. Bostic:

Please be advised that the above referenced submittal was received on January 30, 2015. This submittal is based on Pasco County Land Development Code Section 905.2 – Landscaping and Buffering. This landscape plan was prepared by Jones-Edmunds dated December 2014. 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 existing natural oak trees on the South and East of the project area will be kept intact to act as the southern and eastern landscape buffer.
2. The North and West outer parcel perimeter landscaping may remain in its existing natural condition until such time as those adjacent parcels are further developed. If the adjacent Northern or Western parcel(s) are developed further within five (5) years of the date of this approval, the applicant will be required to install outer perimeter landscaping to meet the Pasco County Land Development Code. If the adjacent Northern and Western parcel(s) are not developed within five (5) years of the date of this approval, the applicant will have no further obligation to install the North and West outer parcel perimeter landscaping unless there is further modification to the applicant site that triggers such modifications.
3. The applicant will provide a six (6) foot high, black vinyl coated chain link fence with privacy slats as shown in the approved plan.

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

4. The applicant shall provide the landscape plantings around the perimeter of the fence as shown in the approved plan.
5. The applicant shall arrange for final site inspection by the Project Management Division prior to the issuance of any Building Permits. The inspection shall include all improvements required by the Landscape Plan approval.

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

Brad Tippin
Senior Development Review Technician

Corelynn Burns

Corelynn Burns
Planner II

cc: None

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



CITY OF ZEPHYRHILLS
"City of Pure Water"
UTILITIES DEPARTMENT

5335 Eighth Street • Zephyrhills, Florida 33542-4312
(813) 780-0008 • Fax (813) 780-0613

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Mayor

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City Manager

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City Clerk

JOSEPH A. POBLICK
City Attorney

January 30, 2015

Pasco County Planning

Re: Landscape Only Plan and Narrative

To whom it may concern:

The City of Zephyrhills (City) plans to construct a drinking water booster pump station on Parcel ID 1425210000399000000. This parcel is surrounded to the immediate East and South by a natural large oak tree buffer, to the North by >20 acres of vacant land and to the West by a commercial business on highway 301 which is approximately 400 feet away.

The City's landscaping plan is to construct a 6 foot high, black vinyl, chain link fence with privacy slats, see attachment(s) as an example. The City would like to utilize the natural large oak tree buffers as their landscaping plan and leave the remaining North and West side as they are without a planted buffer.

Yet, at this time the City will entertain installing additional landscaping in the future, as the County so desires, upon the North and West fence lines. The additional landscaping would occur when the Northern and Westerly properties are in fact developed. If the aforementioned properties are not developed within 5 years of the date of County approval of this Landscape Only Plan and Narrative, the additional landscaping requirement shall be removed.

This project is funded by the State of Florida 2013-2014 General Appropriations Act through the Florida Department of Environmental Protection and time is of the essence for your approval.

Respectfully Submitted,

John Bostic III, Utilities Director
City of Zephyrhills

Attachments

APPROVED

Landscape only
AMENDMENT

B.C.C.

D.R.C.

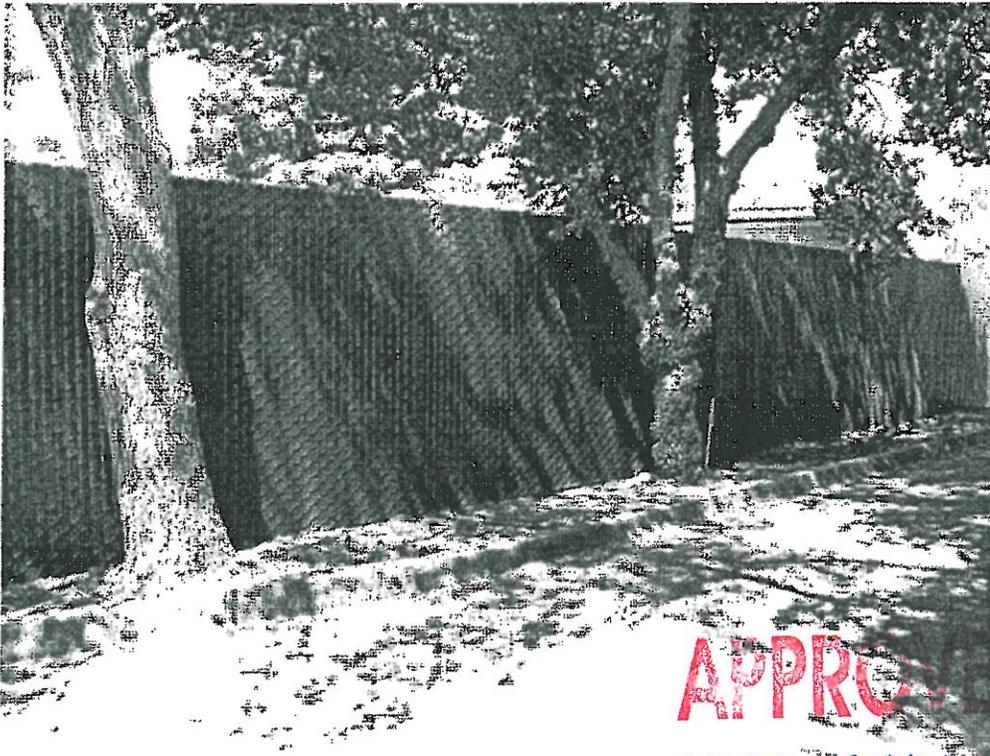
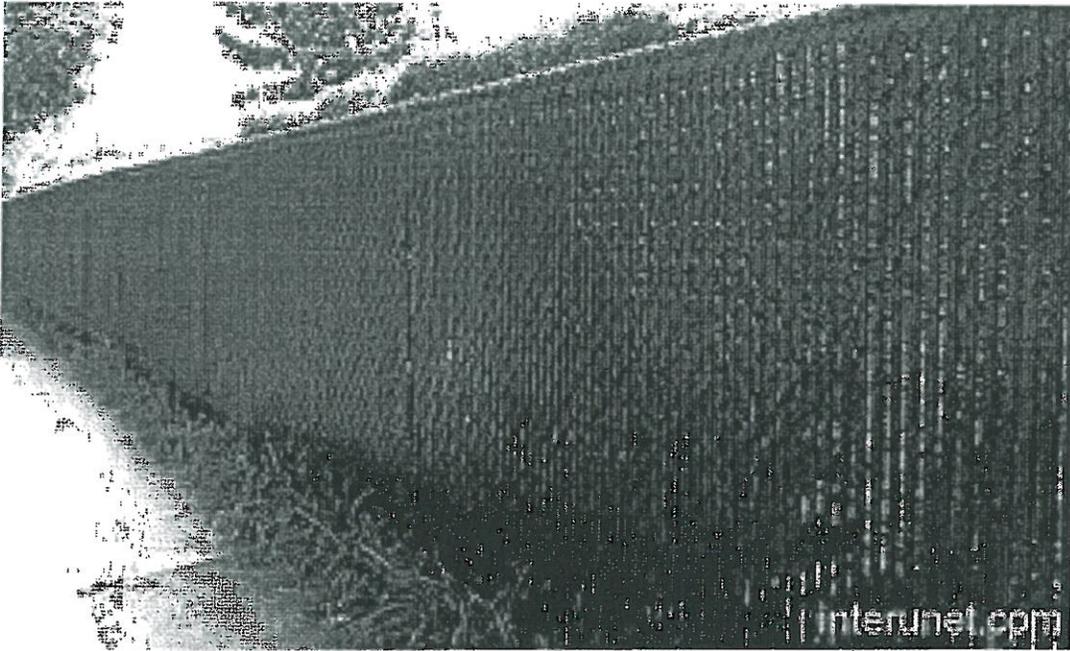
ZSD

P.D.D.

Pasco County

By: BDT *CBurns* Date 01/09/2015

For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent



APPROVED

**LANDSCAPE ONLY
AMENDMENT**

- B.C.C.
- D.R.C.
- ZSD

P.D.D.

EXAMPLES ONLY

Pasco County
 By: BDT Burns Date: 01/09/2015
 For Substantial Compliance With
 The Applicable Provisions of Pasco County
 Land Development Regulations
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