



# 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) 847-2411  
Fax: (727) 847-8901  
tsnyder@pascocountyfl.net

March 3, 2015

PDD15-672

Mr. Richard Kelley  
R.C. Kelley Civil Design Services  
8910 Tennis Court  
New Port Richey, FL 34655  
rich\_kelley\_34698@yahoo.com

RE: Maaco of Land O' Lakes – Landscape Modification  
Parcel ID # 13-26-18-0000-04700-0020  
Project No. SML15-008

Dear Mr. Kelley:

Please be advised that the above referenced submittal was received on January 6, 2015. This submittal is based on Pasco County Land Development Code (LDC) Section 905.2.A - Redevelopment Landscaping. The dollar value of the work to be done per the recent building permit submitted exceeds 25% of the depreciated value of the building. Based on this dollar value, your project falls within the 50% to 75% category requiring landscaping as follows:

A Type B buffer along the north and west, a Type C buffer on the south, and a Type D buffer along the east property line; however, an alternative standard has been applied for and approved by the Planning and Development Department to waive the Type C buffer requirements due to existing conditions and to reduce the Type B buffer requirements along the western property line due to existing vegetation, with additional plantings installed around the existing stormwater pond.

This landscape plan was prepared by R.C. Kelley Civil Design Services dated December 1, 2014 with final revisions received on February 27, 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 return the completed, notarized "Developer's Acknowledgment" portion of this document prior to commencement of any work.

2. 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.
3. The applicant/developer is hereby notified that any additional revisions must be submitted to the Planning and Development Department for review and approval.
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 Occupancy.
6. The applicant acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, any plant materials of whatsoever type and kind required by the Landscape and Buffering regulations and this approval, shall be replaced within thirty days of their demise and/or removal.
7. 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. If the applicant/developer proposes the use of a fence for a visual screen within any buffer area, vinyl fencing or chain-link fencing with black-out fabric or slats shall be used.
8. Florida State Statute 316.0745 requires that all traffic-control signing and markings on private property opened to the general public be in conformance with the Florida Department of Transportation's (FDOT *Manual on Uniform Traffic Control Devices* and FDOT standards).
9. All handicapped parking spaces shall be signed and marked in accordance with the Florida Department of Transportation (FDOT) standards index. All regular/standard parking spaces, pavement arrows and stop bars shall be striped in white per the Manual on Uniform Traffic Control Devices.
10. The applicant shall arrange for final site inspection by the Project Management Division prior to the issuance of Certificate of Occupancy or Certificate of Completion, as applicable. 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 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,

*Tammy Snyder*

Tammy Snyder  
Senior Development Review Technician

*Pamela S. Shaw*

Pamela S. Shaw  
Planner I

cc: Ifuturo, LLC  
Kristen Andreani  
15149 Azra Drive  
Odessa, Florida 33556  
[kris@maacotampabay.com](mailto:kris@maacotampabay.com)

**Maaco of Land O' Lakes – Landscape Modification (SML15-008)**

DEVELOPER'S ACKNOWLEDGMENT:

The developer acknowledges that it 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

LOCATION MAP



# FINAL SITE PLANS FOR MAACO LAND O' LAKES

SECTION 13, TOWNSHIP 26 SOUTH, RANGE 18  
PASCO COUNTY, FLORIDA

PLAN INDEX

- 1 COVER PAGE
- 2 LANDSCAPE PLAN

MAP REFERENCES

**BOUNDARY AND TOPOGRAPHIC SURVEY**

INFORMATION TAKEN FROM PASCO COUNTY PROPERTY APPRAISER

LEGAL DESCRIPTION:

COM AT NW COR OF S1/2 OF SE1/4 OF SEC TH ALG W LN OF SE1/4 OF SEC S00DG 43' 52"W 859.48 FT FOR POB TH S88DG 50' 25"E 358.93 FT TO WLY R/W LN OF USHWY NO 41 TH ALG SAID WLY R/W LN S27DG 17' 32"W 150 FT TH N88DG 50' 25"W 291.85 FT TO W LN OF SE1/4 OF SEC TH ALG SAID W LN N00DG 43' 52"E 134.67 FT TO POB TOGETHER WITH EASEMENT PER OR 2050 PG 605 & PER OR 2050 PG 607 FOR INGRESS-EGRESS LESS SR 45 (US41) R/W PCL 101 DOT SEC 14010-2518 DESC ASFOLL.COM AT NW COR S1/2 OF SE1/4 OF SEC 13 TH S00DG 28' 24"W 859.48 FT TH S89DG 23' 08"E 383.16 FT FOR POB TH S27DG 02' 52"W 150.39 FT TH N89DG 23' 08"W 27.92 FT TH N27DG 02' 52"E 150.39 FT TH S89DG 23' 08"E 27.92 FT TO POB TOGETHER WITH EASEMENT PER OR 4920 PG 238OR 9103 PG 239

UTILITY COMPANIES

**GAS:**  
TECO PEOPLES GAS  
702 NORTH FRANKLIN STREET  
TAMPA, FLORIDA 33631  
PHONE: (813) 275-3700

**POWER:**  
DUKE ENERGY  
P.O. BOX 14042  
ST. PETERSBURG, FLORIDA 33733  
PHONE: (800) 700-8744

**TELEPHONE:**  
VERIZON FLORIDA, INC  
1 TAMPA CITY CENTER  
TAMPA, FLORIDA 33602  
PHONE: (813) 483-2011

**SEWER:**  
PRIVATE ON-SITE SEPTIC SYSTEM

**CABLE:**  
BRIGHT HOUSE NETWORKS, LLC  
P.O. BOX 30765  
TAMPA, FLORIDA 33630  
PHONE: (877) 424-9246

**POTABLE WATER:**  
PRIVATE ON-SITE WELL

**IRRIGATION WATER:**  
PRIVATE ON-SITE WELL

PROFESSIONAL TEAM

**CIVIL ENGINEERS/PLANNERS:**  
R.C. KELLEY CIVIL DESIGN SERVICES  
8910 TENNIS COURT  
NEW PORT RICHEY, FLORIDA 34655  
PHONE: (727) 348-0255

**LANDSCAPE ARCHITECT:**  
R.C. KELLEY CIVIL DESIGN SERVICES  
8910 TENNIS COURT  
NEW PORT RICHEY, FLORIDA 34655  
PHONE: (727) 348-0255

**ARCHITECT:**  
RIC ORTEGA, N.C.A.R.B.  
PHONE: (727) 403-4320

Prepared For:

**ILFUTURO, LLC**

15149 AZRA DRIVE  
ODESSA, FLORIDA 33556  
PHONE: (727) 686-6721

Prepared By:

**R.C. KELLEY**  
CIVIL DESIGN SERVICES

PHOTO #1



PHOTO #2



PHOTO #3



THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF R.C.KELLEY CIVIL DESIGN SERVICES AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM R.C.KELLEY CIVIL DESIGN SERVICES.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING R.C.KELLEY CIVIL DESIGN SERVICES @ (727)348-0255.

SITE DATA

**PROPERTY OWNER:**  
ILFUTURO, LLC  
15149 AZRA DRIVE  
ODESSA, FLORIDA 33556

**PROPERTY LOCATION:**  
4041 LAND O' LAKES BOULEVARD  
LAND O' LAKES, FLORIDA 34639

**PARCEL IDENTIFICATION NUMBER:**  
13-26-18-0000-04700-0020

**LEGAL DESCRIPTION:**  
SEE BOUNDARY SURVEY

**PROPERTY ZONING / FLU:**  
COMMERCIAL GENERAL (C2) / RES-6

**ADJACENT PROPERTY ZONING:**  
NORTH: COMMERCIAL GENERAL (C2)  
SOUTH: COMMERCIAL GENERAL (C2)  
EAST: COMMERCIAL GENERAL (C2)  
WEST: COMMERCIAL GENERAL (C2)

**PROPERTY USE:**  
EXISTING: AUTO REPAIR  
PROPOSED: AUTO REPAIR

**ADJACENT PROPERTY FLU:**  
NORTH: ROR  
SOUTH: ROR  
EAST: ROR  
WEST: RES-6

**MAXIMUM BUILDING HEIGHT:**  
ALLOWED: 60'  
PROPOSED: 35'

LOT COVERAGE CALCULATIONS:

	EXISTING	EXISTING	PROPOSED	PROPOSED
BUILDING & SIDEWALK AREA	10,044 SF (0.23 AC) 23.87 %			
PARKING AREA	15,090 SF (0.35 AC) 35.87 %			
TOTAL IMPERVIOUS AREA	25,134 SF (0.58 AC) 59.74 %			
TOTAL PERVIOUS AREA	16,938 SF (0.39 AC) 40.26 %			
TOTAL SITE AREA	42,072 SF (0.97 AC) 100.00 %			

VEHICULAR PARKING (REQUIRED):

4 PARKING SPACES PER VEHICLE BAY  
3 VEHICLE BAYS x 4 SPACES = 12 SPACES + 2 EMPLOYEE SPACES = 14 SPACES

TOTAL SPACES REQUIRED: 14, INC. H/C SPACES

STANDARD STALL SIZE = 9' x 18'  
HC STALL SIZE = 12' x 18' PLUS 5' ACCESS AISLE

VEHICULAR PARKING (PROPOSED):

STANDARD PARKING SPACES = 14  
HC SPACES = 1  
TOTAL ONSITE PARKING SPACES = 15

FLOOD ZONE:

THIS PROPERTY LIES IN FLOOD ZONES "AE" (EL 75.9') AND "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12101C0404F, DATED SEPTEMBER 26, 2014

**APPROVED**

Approved Plans - 3/3/2015  
PDD15-672 / TS



MAACO - LAND O' LAKES  
R.C.KELLEY CIVIL DESIGN SERVICES JOB #20-141027  
DATE: DECEMBER 01, 2014

NO.	DATE	DESCRIPTION	BY
1	2/12/15	PER PASCO COUNTY COMMNETS	RCK
R E V I S I O N S			

