PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Amanda C. Boone, P.E.
Development Review Manager

DATE: 2/18/14 FILE: PDD14-437

SUBJECT: Commercial Development Review - Hungry Harry's Family Bar-B-Que Simultaneous Site Plan (Project No. SML14-015) Recommendation: Approval With Conditions (Attachment No. 1)

FROM: Pamela S. Shaw
Development Review Technician II

REFERENCES: Land Development Code, Sections 300, Procedures; 403, Site Development; and 900, Development Standards; Comm. Dist. 2

PROJECT DESCRIPTION:

Commission District:	The Honorable Pat Mulieri, Ed. D.
Project Name:	Hungry Harry's Family Bar-B-Que
Developers' Names:	Harry M. and Sharon S. Wright and JLD Properties, LLC
Location:	On the east side of Land O' Lakes Boulevard, approximately one-quarter mile north of Morgan Road (Attachment No. 2)
Parcel ID Nos.:	24-26-18-0030-00000-0130, and 24-26-18-0030-00000-0210
Land Use Classification:	ROR Retail/Office/Residential
Zoning District:	C-2 General Commercial District
Acreage:	5.07 Acres, m.o.l.
Use/Square Feet:	Restaurant, Overflow Seating, Banquet Hall, and Office /2,127; 931; 2,508; and 944 Square Feet, Respectively
Flood Zone:	"A"
Water/Sewage:	Well/Septic
Transportation Analysis Zone:	238
Mobility Fee Assessment District:	A
Mobility Fee Collection/Benefit District:	2
Roads:	Public

DEVELOPERS' REQUEST:

The applicants/developers of Hungry Harry's Family Bar-B-Que are requesting simultaneous preliminary/construction site plan approval for an existing restaurant, overflow seating, and office and to convert an existing residence to a banquet hall. (Attachment No. 3). Also requested are alternative standards from the requirements of the Land Development Code (LDC), Section 905.2, Landscaping and Buffering. The applicants/developers are requesting that enhanced plantings, along existing fencing, suffice for the Type "A" buffers on the north and south property lines and to eliminate the berm in the Type "D" buffer along Land O' Lakes Boulevard. At the behest of a neighbor, the applicant has also requested that the six-foot screen not be installed in the northern Type "B" buffer (Attachment No. 4).

BACKGROUND AND FINDINGS OF FACT:

See Attachment No. 5

ALTERNATIVE STANDARDS REQUEST NO. 1:

The applicants/developers have requested a specific alternative standard from the LDC, Section 905.2, Landscaping and Buffering, requirements.

> Subsection Table 905.2-E, Landscaping Buffer and Screening Requirements, which, if approved, would relieve the applicants/developers of providing a single row of evergreen shrubs in the Type "A" buffers on the north and southernmost property lines, and of providing a berm in the Type "D" buffer along the west ROW, while allowing a narrowed Type "B" buffer on the south side.

Relief is being sought pursuant to the LDC, Section 407.5.B.1 and 407.5.B.2, as the purpose for the alternative standards which reads as follows: "(1) The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue" and (2) No feasible engineering or construction solutions can be applied to satisfy the regulation."

The applicants states:

> "Jasmine vine growth on existing CLF will proceed relative quickly ultimately providing a natural visual barrier between the commercial property uses. The existing CLF has been *in situ* for several years. The addition of the planting will be a great enhance to the existing buffer between the existing uses. ," and
>
> "Drainage flow from r/w line to the east prohibits installation of a berm that would otherwise restrict existing drainage patterns."

STAFF ANALYSIS:

Staff has reviewed the applicants' request and recommends approval.

A Type "A" buffer is ten feet wide, with a single row of trees a maximum of sixty feet on center and a continuous row of evergreen shrubs that are a minimum of eighteen inches tall. The

applicants propose to use existing trees, supplemented as required, and to install *Trachelospermum jasminoides* (confederate jasmine) along existing chain link fences on the north and south property lines for the Type "A" buffer. The Type "B" buffer will also use existing trees, supplemented by new plantings, and PVC fences. The required fifteen-foot width of the Type "B" buffer on the south side is constrained by existing parking except near Lake Padgett but the six-foot high fences provide the screening required.

With regard to the berm, the planting plan shows a continuous row of three-foot tall shrubs, which will form the solid visual screen required in the code, without interfering with the drainage.

ALTERNATIVE STANDARDS REQUEST NO. 2:

Subsection Table 905.2-E, Landscaping Buffer and Screening Requirements, which, if approved, would relieve the applicants/developers of providing the six-foot tall screening required in the easternmost 80 feet along the northern property line. This alternative standard was received January 29, 2014 on behalf of the neighboring property owners on the north who do not want their view obstructed.

Relief is being sought pursuant to the LDC, Section 407.5.B.1, as the purpose for the alternative standards which reads as follows: The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue."

The applicant states:

> "The addition of the planting will be a great enhance[ment] to the existing buffer existing buffer between the existing uses."

The neighboring property owners' state:

> "We are the owners of the single family residence located at 3200 Land O' Lakes Boulevard (i.e. 24-26-18-0030-00000-0120) and understand by code that a 6' high opaque buffer is required by code between our parcel and the southerly adjacent parcel (i.e. 24-26-18-0030-00000-0130). We further understand that Hungry Harry's currently proposes a 6' high solid vinyl fence along our common property line.
>
> We currently have a view of Lake Padgett across the Hungry Harry property starting at the lake edge and going landward for about 40 feet. A vinyl fence in this area will block our vista. In this area (starting at the lake edge and going landward about 40 feet) we would prefer to have the existing chain link fence remain in place without jasmine vine planted as the jasmine may obstruct our view of the lake in the future. A shorter landscape plant (4 feet high maximum) planted along the existing chain link would be more desirable. In summary, we are fine with a vinyl fence staring at our SW property corner and going east for about 80 feet with the last 40 feet remaining in chain link. Thank you for considering this as an alternative to your standard."

STAFF ANALYSIS NO. 2:

Staff has reviewed the applicant requests and recommends denial.

The intent of the Type "B" buffer is to provide for an aesthetically pleasing developed environment and separation between uses and intensities where appropriate. In this case, the buffer is between a residential use and a commercial use which could be expected to have outdoor festivities during the day or evening. While the current owners may not mind these events, the next owner may not be as accepting. LDC 530.13.B requires that fences not obstruct vision within fifteen (15) feet of the rear property line or within fifteen (15) feet of the mean high-water line so the owners' vista will not be completely blocked.

RECOMMENDATION:

The Planning and Development Department recommends approval of the simultaneous preliminary/construction site plan request with the attached conditions.

The Planning and Development Department's approval of this simultaneous site plan constitutes a finding by the Planning and Development Department that the simultaneous site plan, as conditioned, is consistent with those Goals, Objectives, and Policies of the Comprehensive Plan and those provisions of the LDC that are applicable to simultaneous site plan approvals. This action is based on the office review of the plans, supporting documentation, and certifications of the Engineer of Record.

hungryharrys/wpdata/ab/pss/48

ATTACHMENTS:

1. Conditions of Approval
2. Location Map
3. Site Plan
4. Alternative Standard Request
5. Background and Findings of Fact

PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

APPROVED

☐ B.C.C.
☐ D.R.C.
☐ ZSD

AMENDMENT

☒ PDD

Pasco County
By Amanda Cho Date 26FEB14
For Substantial Compliance With
The Applicable Provisions of Pasco County
Land Development Regulations
And Their Intent

ATTACHMENT NO. 1 – CONDITIONS OF APPROVAL
Hungry Harry's Family Bar-B-Que

Hard-Copy Site Development Permit

1. Before commencing approved construction activities, the applicant/ developer or project contractor shall obtain from the Planning and Development Department an authorization to commence approved construction, a.k.a. "a hard copy Site Development Permit." To obtain said authorization, the following, as applicable, must be submitted to the Planning and Development Department:

   a. The completed notarized acknowledgment portion of the attached agenda memorandum. The developer is hereby notified that the effective date of this development approval shall be the date of the final County action; however, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Planning and Development Department.

   No construction shall commence until the permit has been properly posted on the site.

General

2. The developers acknowledge that any provisions of Pasco County ordinances and any rezoning conditions of approval not specifically waived shall be in full force and effect, including all impact fee ordinances. In the event ordinances/resolutions are adopted by the BCC including, but not limited to, solid waste, public safety, or wildlife, the developer shall be required to comply with such ordinances/resolutions.

3. The developers acknowledge that approval of this Preliminary Site Plan (PSP) does not establish vested rights with respect to construction of the project. Further, the developer acknowledges that no permit shall be issued or plat approved without the issuance of a Final Certificate of Capacity.

4. The applicants/developers acknowledge that approval of the alternative standards request(s) as stated is based upon representation as set forth in the Preliminary Site Plan (PSP) submittal dated 11/27/13, and received by the County on 12/4/13. In the event that the Preliminary Site Plan (PSP) is deemed void and/or approval is withdrawn, then the alternative standards request(s) shall be considered void and all future development shall thereafter comply with all regulations currently in effect and shall be reviewed and approved as provided therein. Preliminary Site Plan (PSP) approval is contingent upon approval of alternative standard(s).

5. The applicants/developers 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.

6. 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*.

7. The applicants/developers shall acknowledge that 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.

8. The applicants/developers shall acknowledge that 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.

9. The developer acknowledges that an appeal may be filed against the decision of the Planning and Development Department 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.

10. Site plans approved by the Planning and Development Department 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.

11. The applicants/developers or project contractor shall notify the Project Management Division at least five working days prior to commencing any activity on the site.

12. 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).

13. The applicants/developers acknowledge that parking lot landscaping shall be installed in accordance with the LDC if the surface is changed to concrete, pavement, asphalt, or a similar imperious material.

The applicants/developers acknowledge that the PSP and all associated alternative standards requests shall expire within six years of the original approval date of the PSP if Building Permits for the entire development have not been issued, or where a Building Permit is not required, all work authorized by the PSP shall be complete. Any extension shall be applied for at least 60 days prior to expiration of any of the above time limits.

In the event the PSP is voided, all subsequent submittals shall comply with regulations in effect at the time of the said resubmittals.

Construction Plan

15. 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.

16. Section 316.0745, Florida Statutes, 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.

17. 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 shall be striped in white.

18. All construction within non-County-maintained right-of-way will require a Driveway Connection Permit. The applicants/developers shall obtain a Driveway Connection Permit from the County before commencing any such work.

19. The developer or the successors in interest shall connect to a central water and/or sewer system either governmentally owned or regulated by the Public Service Commission, as stipulated by County ordinance, when such systems become available, and pay such impact connection charges as applicable at that time.

20. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments. developer

21. The Timing and Phasing Application submitted by the applicants assumed the following land uses:

    Shopping Center

    The applicants/developers acknowledges that any development of land use that generates greater traffic impacts than those assumed shall require an updated Timing and Phasing Application utilizing a methodology approved by the County.

22. Prior to any construction activity, the developer shall ensure that proper erosion and sediment control measures are in place. The applicants/developers or project contractor

shall notify the Stormwater Management Division 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. The developer shall control all fugitive dust originating from the project site and shall indicate on the construction drawings the manner in which fugitive dust is to be controlled. Further, all retention pond side slopes and associated swales shall be sodded to prevent soil erosion.

23. The applicants/developers acknowledge, 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 applicants/developers propose the use of a fence for a visual screen within any buffer area, vinyl fencing or chain-link fencing with black-out fabric, slats or evergreen vines shall be used.

24. The applicants/developers acknowledge, 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.

25. 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.

26. If, during construction activities, any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop, and the County shall be notified within two working days of the plant and/or animal species found on the site.

Development Standards

27. The commercial/ design standards are in accordance with the appropriate zoning district regulations and uses contained within the LDC for specific parcel.

Record Plat/Building Permit/Certificate of Occupancy

28. Site plans submitted with Building Permit applications are invalid as to final site approval unless stamped approved by the Planning and Development Department. These plans are submitted to show building location in regard to property line, other buildings, etc., only. The site must conform to those plans submitted and/or approved by the Planning and Development Department in accordance with the LDC, Sections 300 and 403.

29. The applicants/developers acknowledge that 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.

30. **The applicants/developers shall obtain a Certificate of Occupancy or Certificate of Completion, as appropriate, from the Building Construction Services Department for the conversion of the residence to a banquet facility before opening the structure to the public.**

31. 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 platting, or where platting is not required, prior to issuance of the Certificate of Occupancy (CO).

32. The owners/developers shall arrange for a final site inspection approval by the Engineering Services Department prior to the issuance of the occupancy/use of the permitted facilities.

DEVELOPERS' ACKNOWLEDGMENT:

The developers acknowledge that they have read, understood, and accepted the conditions of approval.

(Corporate)

_____ _____
Date Signature

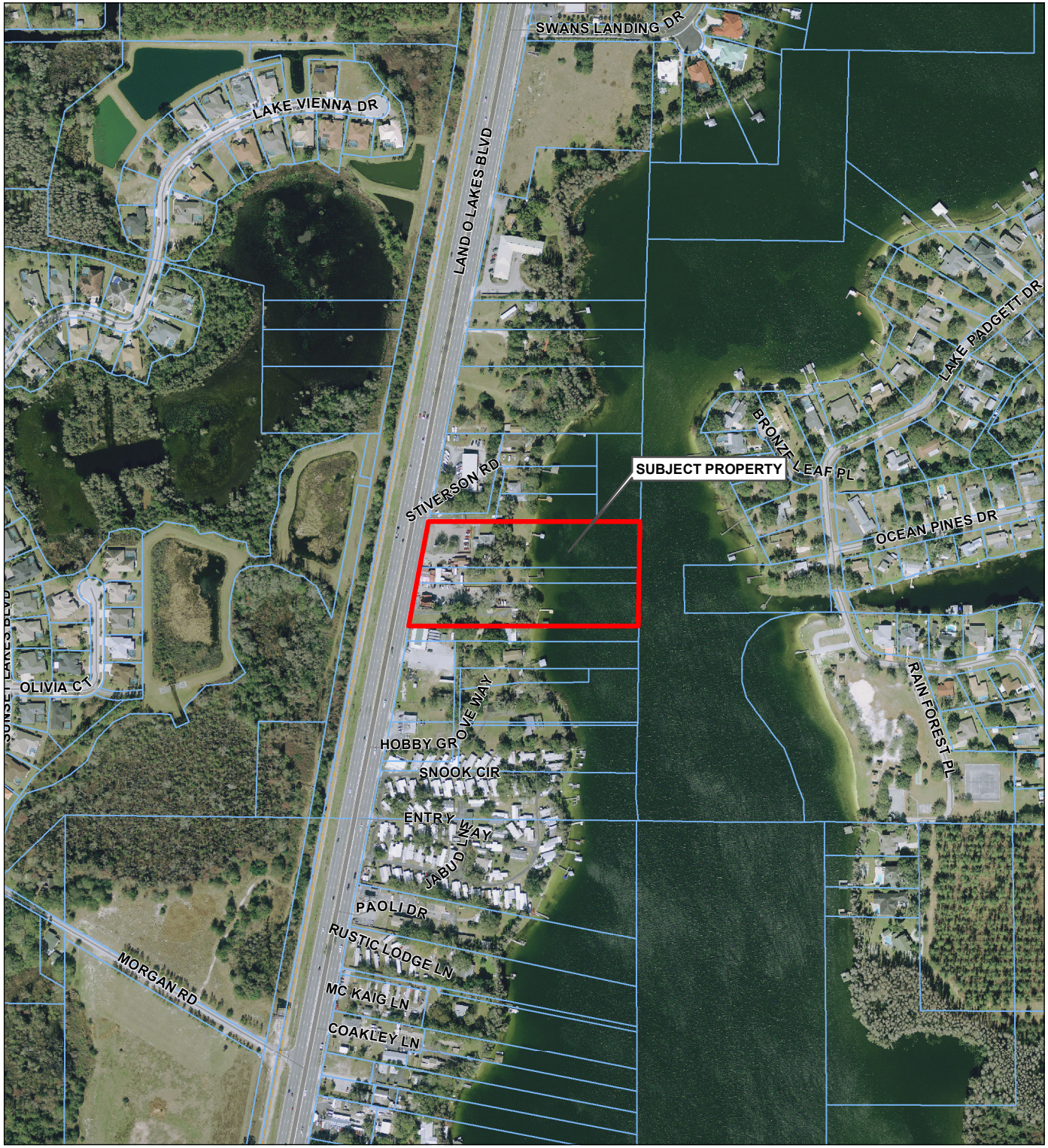
_____
Print Name

_____
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



Hungry Harry's Family Bar-B-Que

24 26 18 0030 00000 0130
24 26 18 0030 00000 0190
24 26 18 0030 00000 0210

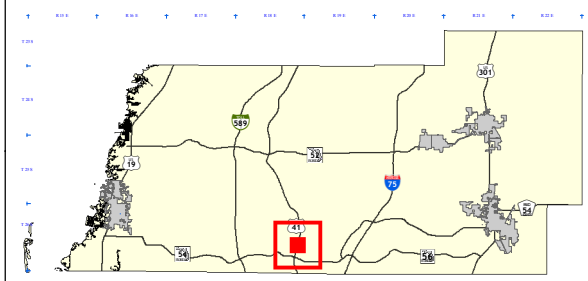
HARRY M. & SHARON S. WRIGHT AND JLD PROPERTIES,LLC

PHYSICAL ADDRESS:
3116-3134 LAND O' LAKES BLVD

TAZ-233
COMMISSION DISTRICT: 2

SUBJECT PROPERTY

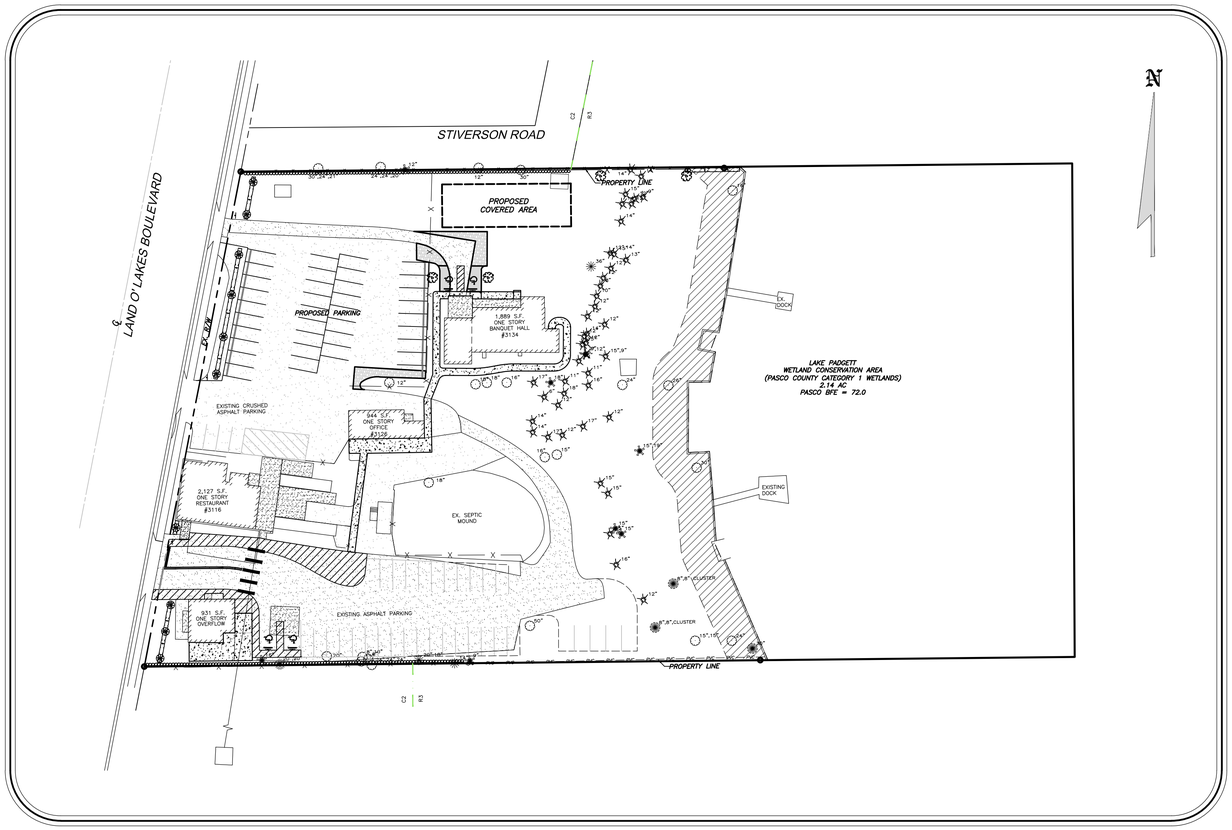
0 600 1,200
Feet



C:\Work Order\MXD\Zoning\RZ-7082\RZ7082_Aerial.mxd aikhuoria 10/7/2013

SIMULTANEOUS CONSTRUCTION PLANS
FOR
HUNGRY HARRY'S FAMILY BAR-B-QUE
3116 LAND O' LAKES BOULEVARD
PASCO COUNTY

Approved
2/26/14
By Pamela Shaw
PDD14-437



DRAWING INDEX

	SURVEY
C-1	SITE IMPROVEMENT PLAN
C-2	DETAILS
L-1	LANDSCAPING PLAN

LEGEND

EXISTING	DESCRIPTION	PROPOSED
+100.0	SPOT ELEVATION	100.0
100.0	CONTOUR LINE	100.0
	OVERLAND FLOW	
	SWALE	
18" CMP	DRAINAGE SEWER WITH SIZE AND TYPE	48 LF ~ 18" CMP
	GRATE INLET	
D S	STORM/SAN SEWER MANHOLE	
6" PVC SAN	SANITARY SEWER WITH SIZE AND TYPE	30 LF ~ 6" PVC @ 0.50%
c.o.	CLEANOUT DEVICE	c.o.
WM WM	WATER MAIN	310 LF ~ 3" PVC WM
w.m.	WATER METER	WM
N/A	BACKFLOW PREVENTION	
g.v.	GATE VALVE OR PLUG VALVE	G.V. P.V.
	FIRE HYDRANT	
N/A	ASPHALT PAVING	
	CONCRETE	
	WOOD DECK	
P.P., L.P., T.P.	POWER/LIGHT POLE	N/A
CATV	CABLE TELEVISION BOX	N/A
OHW OHW	OVERHEAD WIRE	N/A
GTE GTE	UNDERGROUND GTE	N/A
	RIGHT-OF-WAY	
	CENTERLINE	
N/A	SILT FENCE	

VICINITY MAP
SECTION: 24 TOWNSHIP: 26S RANGE: 18E

LEGAL DESCRIPTION:

LOTS 13 THROUGH 26, KLINGENSMITH PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY FOR U.S HIGHWAY 41 (STATE ROAD 45); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTH 89°24'40"EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 26 A DISTANCE OF 27.58 FEET TO THE POINT OF BEGINNING AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD 45) PER FLORIDA DEPARTMENT OF TRANSPIRATION RIGHT OF MAP SECTION 14010-2518; THENCE NORTH 11°01'40"EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 352.41 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 89°25'50"EAST ALONG THE NORTH BOUNDARY OF SAID LOT 13 A DISTANCE OF 580.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 00°16'35"EAST ALONG THE EAST BOUNDARY OF SAID LOTS 13 THROUGH 26, A DISTANCE OF 345.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26; THENCE SOUTH 89°24'40"WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 26 A DISTANCE OF 650.02 FEET TO THE POINT OF BEGINNING. CONTAINING 4.874 ACRES MORE OR LESS.

PREPARED FOR:

HUNGRY HARRY'S Family BAR-B-QUE

Hungry Harry's Family Bar-B-Que
3116 Land O' Lakes Boulevard
Land O' Lakes, FL 34639
W: (813) 949-2025
www.hhbbq.com

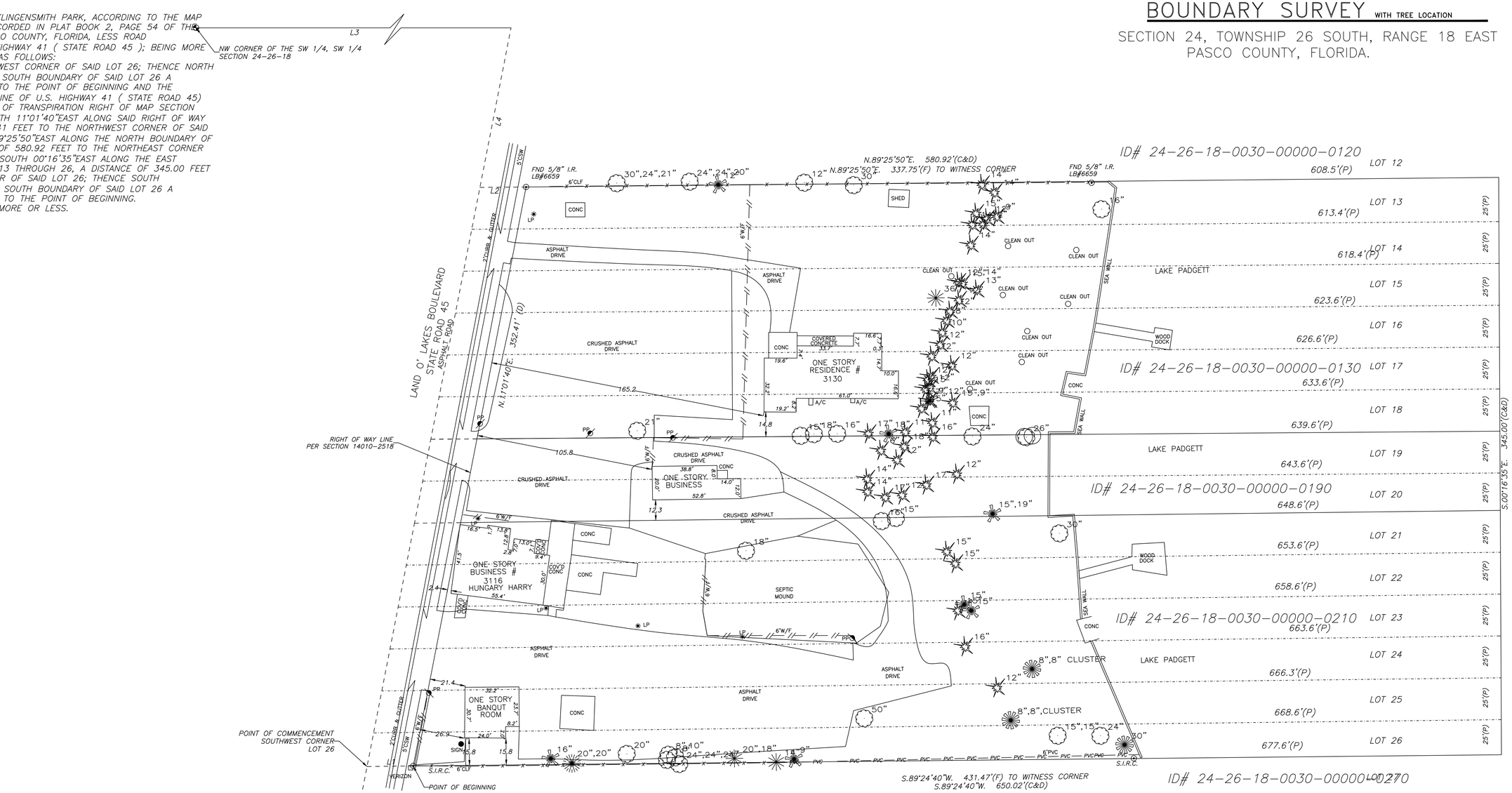
PREPARED BY:

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839

BOUNDARY SURVEY WITH TREE LOCATION

SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST
PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION:
LOTS 13 THROUGH 26, KLINGENSMITH PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY FOR U.S HIGHWAY 41 (STATE ROAD 45); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTH 89°24'40"EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 26 A DISTANCE OF 27.58 FEET TO THE POINT OF BEGINNING AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD 45) PER FLORIDA DEPARTMENT OF TRANSPIRATION RIGHT OF MAP SECTION 14010-2518; THENCE NORTH 11°01'40"EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 352.41 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 89°25'50"EAST ALONG THE NORTH BOUNDARY OF SAID LOT 13 A DISTANCE OF 580.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 00°16'35"EAST ALONG THE EAST BOUNDARY OF SAID LOTS 13 THROUGH 26, A DISTANCE OF 345.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26; THENCE SOUTH 89°24'40"WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 26 A DISTANCE OF 650.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.874 ACRES MORE OR LESS.



LINE TABLE(DEED)

Line	Bearing	Distance
L1	N.89°24'40"E.	27.58'
L2	S.89°25'50"W.	27.58'
L3	N 89°59'25"E	1942.00
L4	S.11°01'40"W.	275.30'
L5	S 89°37'23"E.	371.54
L6	N.11°01'40"E.	724.06'

SURVEYOR'S NOTES:

1) This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, right-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.
2) NO UNDERGROUND UTILITIES WERE LOCATED AT THIS TIME
3) BEARINGS ARE BASED UPON THE NORTHERLY LINE OF LOT, EAST ASSUMED BEARING
4) PROPERTY IS IN FIRM ZONE "A" PANEL #120230-0425 SUFFIX "E" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP. REVISED 9-30-1992
5) ELEVATIONS ARE BASED ON NAVD '88 DATUM
6) LEGAL DESCRIPTION FURNISHED BY CLIENT
7) ALL MEASUREMENTS ARE IN U.S. FEET

TREE LEGEND (SIZE AS NOTED)

= PINE TREE
= OAK TREE
= PALM TREE
= SWEETGUM TREE
= CAMPHOR TREE
= CHERRY LAUREL TREE

LEGEND:

ASPH = ASPHALT
A/C = AIR CONDITIONER
(C)=CALCULATED
CLF=CHAIN LINK FENCE
C.M. = CONCRETE MONUMENT
CONC = CONCRETE
COV'D = COVERED
CSW = CONCRETE SIDEWALK
(D) = DEED MEASUREMENT
(F) = FIELD MEASURED
FHD = FIRE HYDRANT
FND = FOUND
I.P. = IRON PIPE
I.R. = IRON ROD
LB = LICENSED BUSINESS
O.U. = OVER HEAD UTILITY
P.K. = PARKER KRYLON
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
(P) = PLAT
PP = POWER POLE
R/W = RIGHT-OF-WAY
S.P.K.D. = SET P.K. NAIL & DISK LB#6945
S.I.R.C. = SET 5/8" I.R. & CAP LB#6945
W/F =WOOD FENCE

CERTIFIED TO:
MCNEAL ENGINEERING
HARRY WRIGHT

NOT VALID WITHOUT SIGNATURE AND EMBOSSED WITH SURVEYOR SEAL

CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS.

DONALD L. WILLIAMSON PSM # 5649 DATE

FIELD WORK BY:	BOSTON	DATE: 8-25-2013	
DRAWN BY:	BP	DATE: 8-30-2013	JOB # 13-701

WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062

2 PASCO COUNTY DEVELOPMENT REVIEW STANDARD SITE PLAN NOTES:

1. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.

2. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.

3. INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHAL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.

4. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.

5. HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.

6. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.

7. ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.

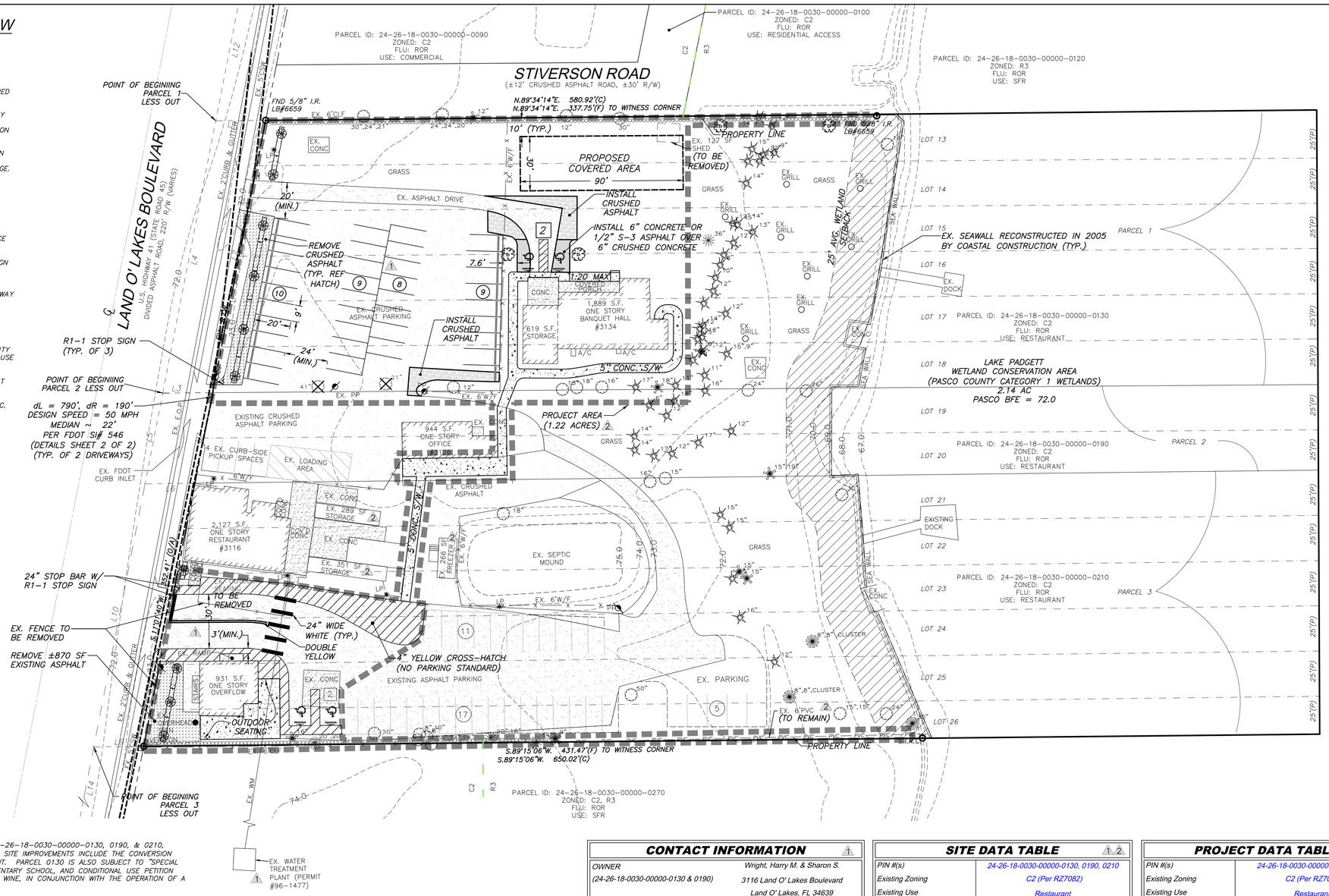
8. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY OR FDOT RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO COUNTY (OR STATE) RIGHT-OF-WAY USE PERMIT.

9. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3-1/2) FEET IN HEIGHT.

10. NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.

11. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUD CONDITIONS.

12. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.



GENERAL NOTES:

1. PROPOSED DEVELOPMENT AREA IS INCLUSIVE OF A PORTION OF PARCELS 24-26-18-0030-00000-0130, 0190, & 0210, CURRENTLY ZONED C2 (PER RZ 7082 APPROVAL, 11/19/2013). THE PROPOSED SITE IMPROVEMENTS INCLUDE THE CONVERSION OF AN EXISTING SFR TO BANQUET HALL, ANCILLARY TO THE EXISTING RESTAURANT. PARCEL 0130 IS ALSO SUBJECT TO "SPECIAL EXCEPTION PETITION NO. 6, DATED 9/28/1977, ALLOWING FOR A PRIVATE ELEMENTARY SCHOOL, AND CONDITIONAL USE PETITION NO. 83-43, WITH CONDITIONS, FOR OFF AND ON-PREMISES SALE OF BEER AND WINE, IN CONJUNCTION WITH THE OPERATION OF A RESTAURANT FOR A PORTION OF LOT 21."

2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AND PAY ALL RELATED FEES AS REQUIRED BY THE MUNICIPALITY. CONTRACTOR SHALL OBTAIN A "CERTIFICATE OF INSPECTION" FROM THE LOCAL AUTHORITY, AS REQUIRED, INDICATING SATISFACTORY COMPLIANCE WITH ALL GOVERNING CODES.

3. SURVEY PROVIDED BY WILLIAMSON & ASSOCIATES (813-265-4795; JOB #13-701).

4. UTILITY SERVICES ARE PROVIDED BY EXISTING ONSITE WELL & SEPTIC. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST WITHIN THE AREA OF CONSTRUCTION. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN ARE TRULY REPRESENTATIVE OF ACTUAL FIELD LOCATIONS.

5. PUBLIC UTILITIES (i.e. SEWER, WATER & DRAINAGE) ARE PROVIDED IN LAND O' LAKES BLVD. NO NEW CONNECTIONS OR ALTERATIONS TO EXISTING CONNECTIONS ARE PROPOSED WITH THE IMPROVEMENTS.

6. ACCORDING TO CURRENT FLOOD INSURANCE RATE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONE 'A', COMMUNITY PANEL NO. 120230-0425E, REVISED SEPTEMBER 30, 1992.

7. THE PASCO COUNTY BASE FLOOD ELEVATION IS 72.0, NGVD.

8. CONTOURS PROVIDED HAVE BEEN TAKEN FROM THE LATEST SWFWMD CONTOURED AERIAL, AND ARE IN NGVD1929 DATUM (NAVD1988 = NGVD1929 - 0.83).

9. EXISTING DRAINAGE SHEET FLOWS FROM WEST TO EAST AND INTO LAKE PADGETT, WITH THE EXCEPTION OF A PORTION OF THE SITE THAT IS CONNECTED TO THE FDOT INFRASTRUCTURE. PROPOSED IMPROVEMENTS DO NOT REQUIRE TREATMENT AND/OR ATTENUATION. HOWEVER, TREATMENT IS PROVIDED VIA OVERLAND SHEET FLOW THROUGH NATURAL AREAS PRIOR TO ENTERING INTO LAKE PADGETT.

10. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT OF WAY

11. ESTABLISHMENT OF THE 15' TYPE 'D' BUFFER TO INCLUDE THE REMOVAL OF ANY ASPHALT AND BASE MATERIALS. THIS MATERIAL MUST BE DISPOSED OF AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CLEAN FILL MUST BE PLACED IN THE AREAS TO BRING THESE AREAS TO FINISHED GRADE.

12. MAXIMUM HEIGHT OF PROPOSED COVERED AREA TO BE 35' AND ONE STORY.

13. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE UNLESS OTHERWISE STATED HEREIN.

14. FIRE PROTECTION IS PROVIDED BY FIRE STATION #23, LOCATED APPROXIMATELY 0.9 MILES TO THE SOUTH OF THE SITE, AND VIA EXISTING HYDRANT LOCATED ±180 FEET SOUTHWEST OF THE SITE, AND WITHIN 500' OF ALL BUILDINGS.

15. PROPOSED CONCRETE TO BE MINIMUM 3,000 PSI FIBERMESH REINFORCED CONCRETE.

16. ADA IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH PASCO COUNTY, ADA CODE AND ANY OTHER GOVERNING AGENCY HAVING JURISDICTION.

CONTACT INFORMATION 1

OWNER (24-26-18-0030-00000-0130 & 0190)	Wright, Harry M. & Sharon S. 3116 Land O' Lakes Boulevard Land O' Lakes, FL 34639
OWNER (24-26-18-0030-00000-0210)	JLD Properties, LLC PO Box 1729 Land O' Lakes, FL 34639
OCCUPANT	Hungry Harry's Family Bar-B-Que Chad Hudson 3116 Land O' Lakes Boulevard Land O' Lakes, FL 34639
ENGINEER	McNeal Engineering, Inc. Christopher S. McNeal, P.E. 15957 N. Florida Avenue Lutz, FL 33549

SITE DATA TABLE 1 2

PIN #(s)	24-26-18-0030-00000-0130, 0190, 0210
Existing Zoning	C2 (Per RZ7082)
Existing Use	Restaurant
Future Land Use	ROR
FAR	0.058
Impervious Lot Coverage	29%
Total Site Upland (SF)	127,967

AREA DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
Building	7,543	7,416
VUA	48,788	46,423
Walks/Concrete	2,479	8,357
Category 1 Wetland/Lake	84,430	84,430
Green	69,157	65,771
Total	212,397	212,397

PROJECT DATA TABLE 1 2

PIN #(s)	24-26-18-0030-00000-0130, 0190
Existing Zoning	C2 (Per RZ7082)
Existing Use	Restaurant
Future Land Use	ROR
Project Size (SF)	54,214
Impervious Area (%)	63%

AREA DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
Building	3,566	3,439
VUA	26,318	25,181
Walks/Concrete	575	5,492
Retention	0	0
Green	23,755	20,102
Total	54,214	54,214

PARKING CALCULATIONS 1

DESCRIPTION	SIZE WxL	ON-SITE PARKING REQUIRED	EXISTING	PROPOSED
Standard	9x20	70	41	69
Compact	8x18	0	0	0
Handicap	12x20	3	2	4
TOTAL		73	43	73

NOTE: Restaurant Parking is required at 1 space per 100 SF of Floor Area, Office parking is required at 1 space per 300 SF of Floor Area, and Catering/Banquet Hall parking is required at 2 spaces per 100 SF of Floor Area. Therefore, the required parking = [3,058 x (1/100)] + [944 x (1/300)] + [1,889 x (2/100)] = 31 + 4 + 38 = 73 Spaces.

UTILITY PROVIDERS 1

SERVICE	CONTACT INFO
POTABLE WATER	PRIVATE WTP (PERMIT #96-1477)
SEWERAGE	PRIVATE SEPTIC (OSTDS)
FIRE	PASCO COUNTY FIRE & RESCUE PHONE: (727) 847-8105
ELECTRICAL	DUKE ENERGY - FLORIDA PHONE: (800) 700-8744

NO.	REVISION & DATE
1	01/28/2014: Updated parking and drive aisles, added existing water treatment plant, updated labeling. Added Contacts & Site Data Tables, and updated Utility Provider.
2	02/11/2014: Updated project area, updated labeling of storage areas, added Pasco County Standard Notes, and updated Site Data & Project Data Tables.

PROJECT: HUNGRY HARRY'S FAMILY BAR-B-QUE
3116 LAND O LAKES BLVD
PASCO COUNTY

SHEET TITLE: SITE IMPROVEMENT PLAN

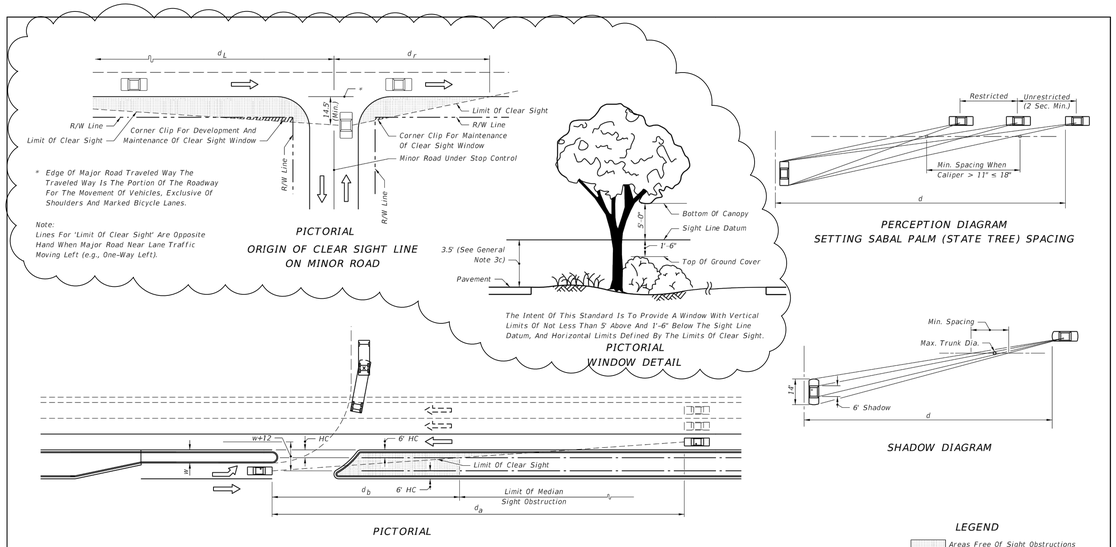
PREPARED FOR: HUNGRY HARRY'S BAR-B-QUE

MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE. LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5639

SEAL

JOB NO.	11-039
ACAD FILE:	SITEPLAN
DRAWN BY:	JS
CHK'D BY:	CSM
SCALE:	1" = 30'
DATE:	14.02.11
SHEET NO.	C-1

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF McNEAL ENGINEERING, INC., CERTIFICATE OF AUTHORIZATION #08975, CHRISTOPHER S. McNEAL, P.E. REGISTRATION #56193 AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.



d_a (Feet)									
Design Speed MPH	1 Lane Crossed			2 Lanes Crossed			3 Lanes Crossed		
	P	SU	Comb.	P	SU	Comb.	P	SU	Comb.
30	245	285	330	265	320	360	285	350	390
35	285	335	385	310	370	420	335	410	460
40	325	380	440	355	425	480	380	465	525
45	365	430	495	395	475	540	430	525	590

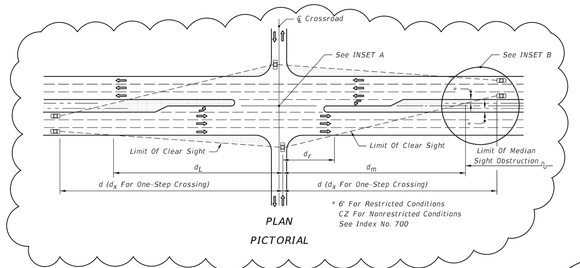
☆ See Note

☆ The d_a values in this table were established by the method referenced in Design Note 2, and are applicable to urban, predominantly curbed roadways with design speeds of 45 mph or less and meeting the restricted conditions defined in Index No. 700. For horizontal clearance (HC) of six feet (6), the values for d_b may be determined by the equation $d_b = d_a\ (w/(w+12))$. For roadways with nonrestricted conditions, d_a and d_b should be based on the geometry for the left turn storage and on clear zone widths (See Index No. 700).

For wide medians where the turning vehicle can approach the through lanes at or near 90°, use d_v values from tables on sheets 5 or 6. (The clear sight line origin is assumed to be 14.5' from the edge of the near lane.)

CHANNELIZED DIRECTIONAL MEDIAN OPENINGS

LAST REVISION	REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	SIGHT DISTANCE AT INTERSECTIONS	INDEX NO.	SHEET NO.
07/01/10					546	2 of 6



LEGEND
Areas Free Of Sight Obstructions

MEDIAN 22' OR LESS				
Design Speed	d_x	d_L	d_r	d_m
30	415	295	80	355
35	485	345	90	410
40	555	395	105	470
45	625	445	115	530
50	690	490	130	585
55	760	540	140	645
60	830	590	155	705
65	900	640	170	765

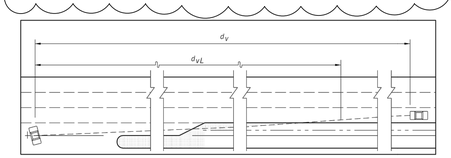
PASSENGER VEHICLE (P)

25'-64' MEDIAN				
Design Speed	d	d_L	d_v	d_{vL}
30	375	265	330	240
35	435	310	385	280
40	500	355	445	320
45	565	400	500	360
50	625	445	555	400
55	690	490	610	440
60	750	530	665	480
65	815	580	720	520

MEDIAN 35' OR LESS				
Design Speed	d_x	d_L	d_r	d_m
30	570	405	90	495
35	665	470	105	580
40	760	540	120	660
45	855	605	135	745
50	955	675	155	830
55	1050	745	170	915
60	1145	810	185	995
65	1240	880	200	1080

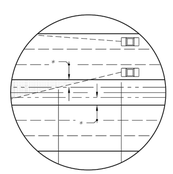
SINGLE-UNIT TRUCK (SU)

40'-64' MEDIAN				
Design Speed	d	d_L	d_v	d_{vL}
30	480	340	420	300
35	560	400	490	350
40	640	455	560	400
45	720	510	630	450
50	805	570	700	500
55	885	625	770	550
60	965	685	840	600
65	1045	740	910	650



Where The Median Is Sufficiently Wide For The Design Vehicle To Pause In The Median (Vehicle Length Plus 6' Min.) The Clear Line Of Sight To The Right (d_v) Is Measured From The Vehicle Pause Location, i.e., Not From The Cross Road Stop Position; Distances d_r & d_m Do Not Apply.

INSET A



INSET B

MEDIAN 30' OR LESS				
Design Speed	d_x	d_L	d_r	d_m
30	650	460	110	560
35	755	535	130	655
40	865	615	145	745
45	970	690	165	835
50	1080	765	185	930
55	1185	840	200	1020
60	1285	910	215	1110
65	1400	990	235	1205

35'-50' MEDIAN				
Design Speed	d_x	d_L	d_r	d_m
30	700	495	95	625
35	815	580	110	725
40	930	660	130	825
45	1045	740	145	930
50	1165	825	160	1035
55	1280	905	175	1135
60	1395	985	190	1240
65	1510	1070	205	1340

64' MEDIAN				
Design Speed	d	d_L	d_v	d_{vL}
30	570	405	510	420
35	665	470	590	485
40	760	540	680	560
45	855	605	760	625
50	950	670	845	700
55	1045	740	930	765
60	1140	805	1015	835
65	1235	875	1100	905

INTERMEDIATE SEMI-TRAILERS (WB-40 & WB-50)

NOTES FOR 6-LANE DIVIDED ROADWAY

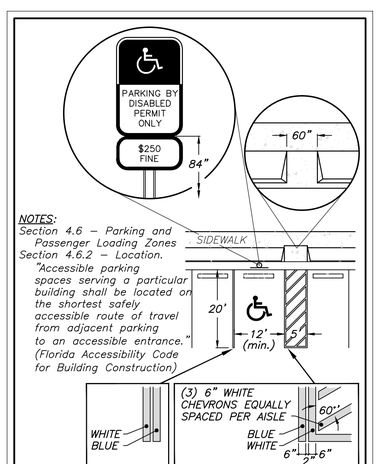
1. See Sheet 2 for origin of clear sight line on the minor road.

2. Values shown in the tables are the governing (controlling) sight distances calculated based on 'AASHTO Case B - Intersection with Stop Control on the Minor Road.'

SIGHT DISTANCES (d), (d_V) & (d_X) AND RELATED DISTANCES (d_L, d_r, d_m & d_{vL}) (FEET)

6 LANE DIVIDED

LAST REVISION	REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	SIGHT DISTANCE AT INTERSECTIONS	INDEX NO.	SHEET NO.
07/01/10					546	6 of 6



HANDICAP PARKING STALL DETAIL

NO.	REVISION & DATE
1	01/28/2014: Updated FDOT details to current 2014 version, and moved landscape details to L-1.

PROJECT: HUNGRY HARRY'S FAMILY BAR-B-QUE
3116 LAND O LAKES BLVD
PASCO COUNTY

SHEET TITLE: DETAILS

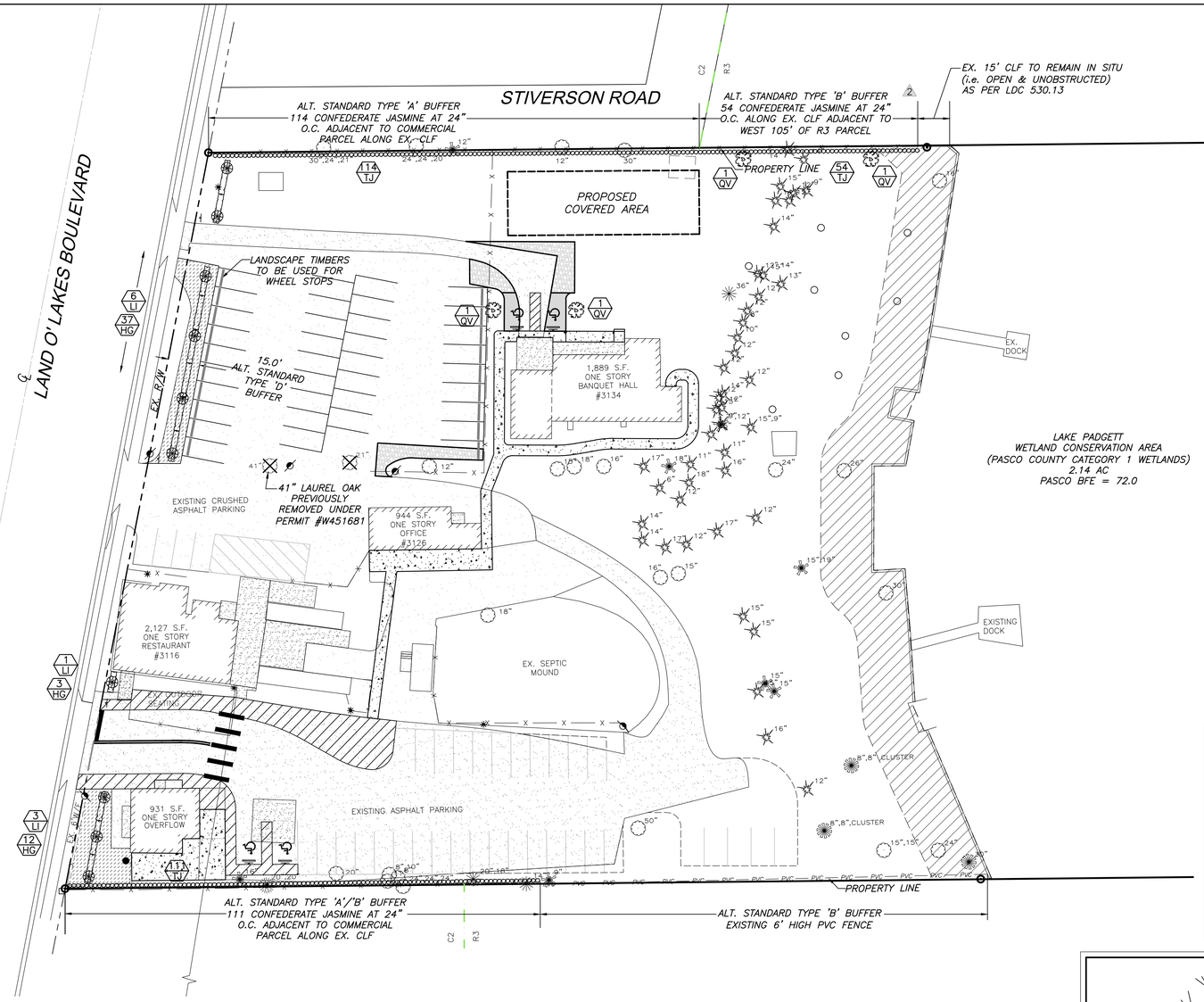
PREPARED FOR:

SEAL

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE. LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839

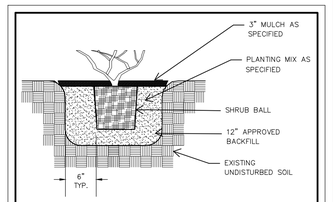
JOB NO.	11-039
ACAD FILE:	SITEPLAN
DRAWN BY:	JS
CHK'D BY:	CSM
SCALE:	AS NOTED
DATE:	14.02.11
SHEET NO.	C-2

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF McNEAL ENGINEERING, INC., CERTIFICATE OF AUTHORIZATION #08975, CHRISTOPHER S. McNEAL, P.E. REGISTRATION #56193 AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.



TREE LEGEND

- TO BE REMOVED
- EXISTING OAK TREE
- EXISTING PALM TREE
- EXISTING CHERRY TREE
- EXISTING CYPRESS TREE
- PROPOSED LIVE OAK TREE
- PROPOSED HEDGE
- PROPOSED QUANTITY TREE/ SHRUB TYPE
- PROPOSED SILT FENCE/ TREE BARRICADE



SHRUB PLANTING DETAIL

N.T.S

LANDSCAPE NOTES

1. MAINTENANCE OF ALL INSTALLED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER UPON COMPLETION AND PASCO COUNTY ACCEPTANCE OF THE INSTALLED MATERIALS.

2. ANY PLANTED TREE SHALL BE REPLACED ON A ONE-FOR-ONE RATIO IF THE TREE DIES ANYTIME WITHIN ONE YEAR AFTER PLANTING. ADDITIONAL PENALTIES SHALL BE APPLIED TO ALL TREE LOSSES INCURRED FOR A PERIOD OF 6 MONTHS AFTER THE DATE OF CONSTRUCTION COMPLETION.

3. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II", FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK", AMERICAN NATIONAL STANDARDS INSTITUTE.

4. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES. PLANTS GROWN IN CONTAINERS PRIOR TO INSTALLATION SHALL BE REMOVED FROM THEIR CONTAINERS BEFORE THEY ARE PLANTED IN THE GROUND.

5. TREES SHALL NOT BE PLANTED CLOSER THAN SIX FEET FROM BUILDINGS, SHRUBS NOT CLOSER THAN THREE FEET.

6. GROUND COVER PLANTS SHALL BE SPACED SO AS TO PRESENT A FINISHED APPEARANCE AND HAVE REASONABLY COMPLETE COVERAGE WITHIN 45 DAYS, SO AS TO SUPPRESS FUGITIVE DUST. GROUND COVER- PLANTS OTHER THATN TURF GRASS, WHICH REACH 24" OR LESS AFTER PLANTING. THE USE OF ANY NONLIVING GROUND COVER SUCH AS MULCH, GRAVEL, ROCKS, ETC., SHALL BE IN CONJUNCTION WITH LIVING PLANTS SO AS TO COVER EXPOSED SOIL.

7. REQUIRED SCREENING SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 24 INCHES ABOVE THE FINISHED GRADE AND SHALL BE SPACED AT A MAXIMUM OF 3 FEET ON CENTERS. SHRUBS SHALL ATTAIN A HEIGHT OF 36" WITHIN 2 YEARS OF PLANTING.

8. LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC-SEE THE ENGINEER FOR QUESTIONS CONCERNING THE EXACT LOCATIONS. THE LIST OF PLANT MATERIALS IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.

9. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL PLANT AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS. THE CONTRACTOR IS EXPECTED TO VISIT THE SITE TO DETERMINE ALL CONDITIONS TO BE ENCOUNTERED.

10. HEDGE PLANTS ARE TO BE PLANTED UNDER THE DIRECTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE. PASCO COUNTY SHALL BE NOTIFIED AFTER INSTALLATION OF THE PROPER HEDGE PLANTS FOR APPROVAL AND ACCEPTANCE.

11. ALL PLANT MATERIAL TO BE INSTALLED A MINIMUM DISTANCE OF 12" FROM BACK OF CURB OR OTHER HARDSCAPE AREAS.

PLANTING SCHEDULE 2

TREE SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE FLORIDA	DROUGHT TOLERANT
	4	Quercus virginiana	Live Oak	(min. 3" cal., min. 8' hgt.)	Yes	Yes
	10	Lagerstroemia indica 'Natchez'	White Crape Myrtle 'Natchez'	(min. 3-1" stems, min. 8' hgt.)	No	No
SHRUB SYMBOL	**QTY.**	**SCIENTIFIC NAME**	**COMMON NAME**	**SIZE REQUIREMENTS**	**NATIVE FLORIDA**	**DROUGHT TOLERANT**
	66	Viburnum obovatum	Walter's Viburnum	All hedge plants are to be 3 gal. container & have a min. 24" height (at installation) ~ 3' O.C.	Yes	Yes
OTHER SYMBOL	**QTY.**	**SCIENTIFIC NAME**	**COMMON NAME**	**SIZE REQUIREMENTS**	**NATIVE FLORIDA**	**DROUGHT TOLERANT**
	279	Trachelospermum jasminoides	Confederate Jasmine	1 gal. ~ 3' O.C.	No	Yes

TREE REMOVAL & REPLACEMENT

TREES TO BE REMOVED

	Live Oaks		Other Trees	
	Qty	(IN)	Qty	(IN)
	0	0	1	41
	-	-	1	21
	-	-	-	-
	-	-	-	-
Total	**0**	**0**	**2**	**62**

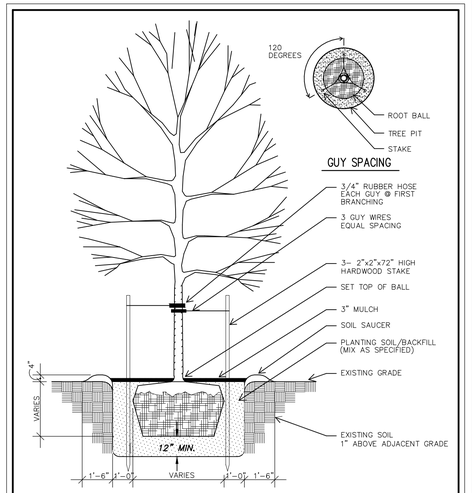
NOTE: Live oaks to be replaced inch per inch. All others to be replaced at one inch per three inches removed.

TREES TO BE PLANTED

Size	Live Oaks		Other Trees	
(IN)	Qty	(IN)	Qty	(IN)
2	4	8	10	20
3	0	0	0	0
Total	**4**	**8**	**10**	**20**

TREE REMOVAL & REPLACEMENT SUMMARY

Description	Live Oaks	Other Trees
Replacement Required (IN)	0	21
Replacement Provided (IN)	8	20



TREE PLANTING DETAIL

(FOR 3" CAL. TREES OR SMALLER)
N.T.S

NO.	REVISION & DATE
1.	01/28/2014: Added sheet to plan set.
2.	02/11/2014: Updated buffering of north property line, and updated planting schedule accordingly.

PROJECT: HUNGRY HARRY'S FAMILY BAR-B-QUE
3116 LAND O LAKES BLVD
PASCO COUNTY

SHEET TITLE: LANDSCAPE PLAN

PREPARED FOR:

MCNEAL ENGINEERING, INC.
PO BOX 17121, TAMPA, FL 33682
PH. (813) 968-1081 FAX (813) 961-5839

SEAL

JOB NO.	11-039
ACAD FILE:	SITEPLAN
DRAWN BY:	JS
CHK'D BY:	CSM
SCALE:	AS NOTED
DATE:	14.02.11
SHEET NO.	L-1

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF McNEAL ENGINEERING, INC., CERTIFICATE OF AUTHORIZATION #08975, CHRISTOPHER S. McNEAL, P.E. REGISTRATION #56193 AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

PASCO COUNTY

ZONING AND SITE DEVELOPMENT DEPARTMENT

ALTERNATIVE STANDARDS APPLICATION

SECTION 407.5, ALTERNATIVE STANDARDS,

LAND DEVELOPMENT CODE

The County Administrator or designee is authorized to approve alternative standards with conditions.

Requests for alternative standards may be made in conjunction with the filing of a development application. Alternatively, an application may be filed prior to submittal of an application. In that circumstance, sufficient information shall be submitted to permit a reasoned consideration of the request. Prior to filing a request for alternative standards, any applicant should review Section 303.6.C, Modification to Submittal Requirements. Sufficient information must be provided for the administrative official to make a determination (LDC 407.5.A).

PROJECT NAME: Hungry Harry's Family Bar-B-Que – Banquet Hall

PROJECT NO. (FROM DEVELOPMENT REVIEW DIVISION): _____

PARCEL ID NO.: 24-26-18-0030-00000-0130, 0190, & 0210

SITE LOCATION: 3116 Land o' Lakes Boulevard

OWNER: Wright, Harry M. & Sharon S. / JLD Properties, LLC

NAME: Same

ADDRESS: 23032 Geneva Road / PO Box 1729
Land o' Lakes, FL 34639

TELEPHONE NO.: (_____)

E-MAIL ADDRESS: _____

DEVELOPER: Hungry Harry's

NAME: Chad Hudson

ADDRESS: 3116 Land o' Lakes Boulevard
Land o' Lakes, FL 34639

TELEPHONE NO.: (813) 949-8083

E-MAIL ADDRESS: chad@hhbbq.com

AUTHORIZED AGENT: Christopher S. McNeal, P.E.

AGENT ADDRESS: 15957 N. Florida Avenue
Lutz, FL 33549

TELEPHONE NO.: (813) 968-1081

E-MAIL ADDRESS: cmcneal@mcnealengineering.com

ENGINEER: Christopher S. McNeal, P.E

NAME: McNeal Engineering, Inc.

ADDRESS: 15957 N. Florida Avenue
Lutz, FL 33549

TELEPHONE NO.: (813) 968-1081

E-MAIL ADDRESS: cmcneal@mcnealengineering.com

APPLICATION

Other than deviations from Access Management, Transportation—Corridor Spacing, and Signs, the County Administrator or designee shall consider the following criteria when reviewing an alternative standards request. First, either 1 or 2 shall be met. If either 1 or 2 apply, then all of 3, 4, and 5 shall be met:

(**Applicant: use separate application for each requested code item.)**

A. Nature of Request. Describe generally the nature of the request, specific reason and section of the LDC from which the alternative standards is requested:
905.2 Landscaping & Buffering:

- North PL (adjacent to C2 parcel 0130) – Proposed Jasmine vine on existing CLF.
- South PL (adjacent to C2/R3 parcel 0210) – Proposed Jasmine vine on existing CLF and existing 6' PVC fence with existing vegetation.
- West R/W (adjacent to parcel 0130) – Proposed 18" high hedge clusters planted around each of six (6) ornamental trees at 30' O.C. 10' offset from powerlines – no berm.

B. Demonstrate compliance with either number 1 or number 2:

1. The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue.

- Jasmine vine growth on existing CLF will proceed relative quickly ultimately providing a natural visual barrier between the commercial property uses. The existing CLF has been *in situ* for several years. The addition of the planting will be a great enhance to the existing buffer between the existing uses.

2. No feasible engineering or construction solutions can be applied to satisfy the regulation.

- Drainage flow from r/w line to the east prohibits installation of a berm that would otherwise restrict existing drainage patterns.

then all of 3, 4, and 5 shall be met:

3. The alternative standard does not adversely affect compliance with other Code provisions, development order(s), or permit(s).

4. The alternative standard is not in conflict with other mandatory substantive requirements of local, State, or Federal law.

5. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan.

WHERE DEVIATION(S) FROM SECTION 901.3, ACCESS MANAGEMENT AND 901.1, TRANSPORTATION—CORRIDOR SPACING IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

C. Where an alternative standard is requested from Section 901.3, Access Management, or where deviations from Section 901.1, Transportation — Corridor Spacing are requested, the Development Review Committee (DRC) shall hear the request and consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:

1. No feasible engineering or construction solutions can be applied to satisfy the regulation; or

2. The proposed alternative standard will maintain or improve collector/arterial roadway capacity and travel times without increasing the number or severity of accidents; or

3. Compliance with the regulation will deny reasonable access.

WHERE DEVIATION(S) FROM SECTION 406.1, SIGNS IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

D. Where an alternative standard is requested to increase the height of a monument sign, or to increase the size of a wall sign, the DRC shall hear the request and shall consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:

1. Granting the request reduces the number of signs on the parcel and/or the number of registered billboards in the unincorporated areas of Pasco County. The request must achieve one or more of the following:

   a. Removal of one or more unconstructed monument signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to erect on the parcel; or

   b. Removal of one or more nonconforming signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to retain on the parcel; or

   c. One or more registered billboards from any parcel in unincorporated Pasco County; or

   d. Any combination of the above; and

2. Granting the request reduces the overall sign structure area visible on the parcel from any right-of-way. The total sign structure area which applicant otherwise would have been permitted to erect or retain on the parcel must be reduced by at least thirty-five (35) percent. For the purposes of calculating the allowable sign structure area in this section, the actual size of registered billboards that are proposed to be removed will be used. All other requirements of Section 406.1, Signs of the Land Development Code (LDC), including, but not limited to, copy/sign structure ratios and required architectural features, must be observed for the proposed sign; and

3. Granting the request does not result in excessive sign heights. The maximum height for a sign erected pursuant to this alternative standard may not exceed twenty (20) feet, or thirty (30) feet on controlled access roadways, even where a reduction in overall numbers of signs on the property and a reduction in overall sign structure area is acheived; and

4. Granting the request does not result in the erection of pole signs or any other prohibited structures identified in this Code; and

5. Granting the request meets or exceeds the stated intent and purpose of:

   a. Section 406.1, Signs of the LDC; and

   b. This section, which the specific intent and purpose of this section is:

      (1) To allow applicants to combine monument sign height allowances (or to combine wall sign size allowances) in exchange for reducing the overall number and size of monument signs (or wall signs) which are, or may be, erected on the property; and

      (2) To provide an incentive for property owners to remove nonconfoming signs and registered billboards in return for increased flexibility in the height of monument signs or increased size of wall signs; and

      (3) To give flexibility in height and size to allow signs that are proportionate for the property, but not to approve signs of excessive heights or heights that will be inharmonious or

incompatible with its surroundings. The sign should be compatible with building heights of the existing neighborhood and should not impose a foreign or inharmonious element to an existing skyline; and

(4) To ensure no pole signs or other prohibited sign is erected; and

(5) To approve signs which are compatible with other nearby signs, other elements of street and site furniture, and with adjacent structures. Compatibility shall be determined by the relationships of the elements of form, proportion, scale, color, materials, surface treatment, overall sign size, and the size and style of lettering; and

(6) To ensure the location and placement of the sign will not endanger motorists; and

(7) To ensure the sign will not cover or blanket any prominent view of a structure or façade of historical or architectural significance; and

(8) To ensure the sign will not obstruct views of users of adjacent buildings to side yards, front yards, or to open space; and

(9) To ensure the sign will not negatively impact the visual quality of a public open space as a public recreation facility, square, plaza, courtyard, and the like; and

(10) To ensure the sign's lighting will not cause hazardous or unsafe driving conditions for motorists; and

6. Granting the request does not require Pasco County to compensate for any signage or registered billboards proposed to be removed. The owner(s) of any sign or registered billboard, and landowner(s) where such sign or registered billboard was erected, must provide a written acknowledgement in a form approved by the County Attorney's Office that:

a. The increased height/size of signage obtained through approval of an alternative standard is just compensation, and is the sole compensation owing pursuant to Section 70.20, Florida Statutes and under any other legal theory available, for any sign and/or registered billboard removed from the property, or any sign which could have been erected but was not; and

b. The sign/registered billboard owner and the landowner waive any right to additional compensation under Section 70.20, Florida Statutes, or under any other legal theory available, for any sign and/or registered billboard removed from the property, or which could have been erected but was not; and

c. If the sign/registered billboard owner and landowner are not the same entity requesting approval of the alternative standard, the applicant for an alternative standard must agree to defend, indemnify, and hold the County harmless for any claim for compensation by other persons, in a form approved by the County Attorney's Office.

E. Denial of Alternative Standards. Any request for an alternative standard which does not meet the criteria above will be denied, and the applicant shall either:

1. Comply with this Code; or

2. For those alternative standards not heard by the DRC pursuant to Section 407.5.C and D, the applicant/developer may request consideration of the alternative standard by the DRC. The standard of review for the DRC shall be the same as for the County Administrator or designee; or

3. For those alternative standards heard by the DRC pursuant to Section 407.5.C and D, a denial may be appealed to the Board of County Commissioners pursuant to the LDC, Section 407.1, Appeals.

ADDITIONAL ITEMS REQUIRED FOR ALTERNATIVE STANDARDS:

1. Two signed and sealed legal descriptions and sketches to be supplied at time of application.
2. Copy of Warranty Deed or proof of ownership Attached
3. Copy of Last Year's Tax Bill Attached
4. Notarized Agent of Record Letter (if applicable) Attached
5. Is this application the result of a Notice of Violation? Yes If so, please attach a copy of the notice.
6. Alternative Standards Fee:

   a. $200.00 for each item requested for new developments, and no review fee for redevelopment(s).

   b. For *Access Management, Transportation—Corridor Spacing, Private street w/interconnections, and Signs*: $600.00 Base Fee plus $200.00 for each alternative standards request.

   c. For determination by the DRC where otherwise DRC approval was not required pursuant to Section 407.5: $400.00.

   Check made payable to: Pasco County Board of County Commissioners.

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

DATE: 11/27/2013

APPLICANT'S SIGNATURE: _____

APPLICANT'S REPRESENTATIVE: Christopher S. McNeal, P.E., McNeal Engineering, Inc.

ADDRESS: 15957 N. Florida Avenue

CITY: Lutz STATE: FL

ZIP CODE: 33549

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Pasco

BEFORE ME, the undersigned authority, personally appeared, Christopher S. McNeal who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed an alternative standards application on property (Parcel ID No. 24-26-18-0030-00000-0130, 0190, & 0210) in the unincorporated area of Pasco County, which, if approved, would allow the developer(s) to:

   - North PL (adjacent to C2 parcel 0130) – Allow Jasmine vine to be planted along the existing CLF to serve as required buffer.
   - South PL (adjacent to C2/R3 parcel 0210) – Allow Jasmine vine to be planted along the existing CLF and the existing 6' PVC fence with existing vegetation to serve as the required buffer.
   - West R/W (adjacent to parcel 0130) – Allow the proposed 18" high hedge clusters (5) planted around each of six (6) ornamental trees at 30' O.C. 10' offset from the overhead powerlines with no berm to serve as the buffer along the required buffer.

2. That I hereby acknowledge that the alternative standards, if approved, shall not:

   a. Constitute authorization to begin construction.

   b. Exempt the project from certification of Level of Service compliance.

   c. Obligate the County to provide additional services and facilities.

FURTHER AFFIANT SAYETH NOT.

_____ _____

AFFIANT AFFIANT

SWORN to and subscribed before me this _____ day of _____, _____.

_____

NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

Note: All property owners of the subject property or their designated Agent of Record must sign this affidavit.

AGENT OF RECORD LETTER

TO THE PASCO COUNTY ZONING AND SITE DEVELOPMENT DEPARTMENT AND/OR THE DEVELOPMENT REVIEW COMMITTEE:

I, Harry M. & Sharon S. Wright and Larry & Janice DeLucenay of JLD Properties, LLC, hereby designate and appoint Christopher S. McNeal, P.E. as my Agent of Record for the purposes of representing me during the Site Review Process, Alternate Standard and/or hearing processes with regard to Hungry Harry's Site Improvements.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

DATE: _____

_____	_____
APPLICANT'S REPRESENTATIVE (SIGNATURE)	APPLICANT/OWNER (SIGNATURE)
Christopher S. McNeal, P.E.	Harry M. Wright
APPLICANT'S REPRESENTATIVE (PRINT)	APPLICANT/OWNER (PRINT)
15957 N. Florida Avenue	_____
ADDRESS	APPLICANT/OWNER (SIGNATURE)
Lutz, FL 33549	Sharon S. Wright
CITY, STATE, ZIP CODE	APPLICANT/OWNER (PRINT)
(813) 968-1081	_____
TELEPHONE NO.	APPLICANT/OWNER (SIGNATURE)
(813) 961-5839	Larry DeLucenay
FAX NO.	APPLICANT/OWNER (PRINT)
cmcneal@mcnealengineering.com	_____
E-MAIL ADDRESS	APPLICANT/OWNER (SIGNATURE)
	Janice DeLucenay
	APPLICANT/OWNER (PRINT)

STATE OF FLORIDA

COUNTY OF _____

I HEREBY CERTIFY that on this day personally appeared before me this _____ day, of _____, 20 _____ (name of person acknowledging), _____ who is personally known to me or who has produced _____ (type of identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 20 _____.

_____
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

NOTE: If an Agent of Record is to be designated, <u>all</u> property owners of the subject property <u>must</u> sign this form.

APPLICATION

Other than deviations from Access Management, Transportation—Corridor Spacing, and Signs, the County Administrator or designee shall consider the following criteria when reviewing an alternative standards request. First, either 1 or 2 shall be met. If either 1 or 2 apply, then all of 3, 4, and 5 shall be met:

(**Applicant: use separate application for each requested code item.)**

A. Nature of Request. Describe generally the nature of the request, specific reason and section of the LDC from which the alternative standards is requested:
905.2 Landscaping & Buffering:

- North PL (adjacent to C2 parcel 0130) – Proposed Jasmine vine on existing CLF.
- North PL (adjacent to R3 parcel 0120) – Proposed hedge along easterly 40' of existing CLF.
- South PL (adjacent to C2/R3 parcel 0210) – Proposed Jasmine vine on existing CLF and existing 6' PVC fence with existing vegetation.
- West R/W (adjacent to parcel 0130) – Proposed 18" high hedge clusters planted around each of six (6) ornamental trees at 30' O.C. 10' offset from powerlines – no berm.

B. Demonstrate compliance with either number 1 or number 2:

1. The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue.

- Jasmine vine growth on existing CLF will proceed relative quickly ultimately providing a natural visual barrier between the commercial property uses. The existing CLF has been *in situ* for several years. The addition of the planting will be a great enhance to the existing buffer between the existing uses.

2. No feasible engineering or construction solutions can be applied to satisfy the regulation.

- Drainage flow from r/w line to the east prohibits installation of a berm that would otherwise restrict existing drainage patterns.

then all of 3, 4, and 5 shall be met:

3. The alternative standard does not adversely affect compliance with other Code provisions, development order(s), or permit(s).

4. The alternative standard is not in conflict with other mandatory substantive requirements of local, State, or Federal law.

5. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan.

WHERE DEVIATION(S) FROM SECTION 901.3, ACCESS MANAGEMENT AND 901.1, TRANSPORTATION—CORRIDOR SPACING IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

C. Where an alternative standard is requested from Section 901.3, Access Management, or where deviations from Section 901.1, Transportation — Corridor Spacing are requested, the Development Review Committee (DRC) shall hear the request and consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:

1. No feasible engineering or construction solutions can be applied to satisfy the regulation; or

ADDITIONAL ITEMS REQUIRED FOR ALTERNATIVE STANDARDS:

1. Two signed and sealed legal descriptions and sketches to be supplied at time of application.
2. Copy of Warranty Deed or proof of ownership Attached
3. Copy of Last Year's Tax Bill Attached
4. Notarized Agent of Record Letter (if applicable) Attached
5. Is this application the result of a Notice of Violation? Yes If so, please attach a copy of the notice.
6. Alternative Standards Fee:

   a. $200.00 for each item requested for new developments, and no review fee for redevelopment(s).

   b. For *Access Management, Transportation—Corridor Spacing, Private street w/interconnections, and Signs*: $600.00 Base Fee plus $200.00 for each alternative standards request.

   c. For determination by the DRC where otherwise DRC approval was not required pursuant to Section 407.5: $400.00.

   Check made payable to: Pasco County Board of County Commissioners.

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

DATE: 11/27/2013

APPLICANT'S SIGNATURE: _____

APPLICANT'S REPRESENTATIVE: Christopher S. McNeal, P.E., McNeal Engineering, Inc.

ADDRESS: 15957 N. Florida Avenue

CITY: Lutz STATE: FL

ZIP CODE: 33549

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Pasco

BEFORE ME, the undersigned authority, personally appeared, Christopher S. McNeal who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed an alternative standards application on property (Parcel ID No. 24-26-18-0030-00000-0130, 0190, & 0210) in the unincorporated area of Pasco County, which, if approved, would allow the developer(s) to:

   - North PL (adjacent to C2 parcel 0130) – Allow Jasmine vine to be planted along the existing CLF to serve as required buffer.
   - South PL (adjacent to C2/R3 parcel 0210) – Allow Jasmine vine to be planted along the existing CLF and the existing 6' PVC fence with existing vegetation to serve as the required buffer.
   - West R/W (adjacent to parcel 0130) – Allow the proposed 18" high hedge clusters (5) planted around each of six (6) ornamental trees at 30' O.C. 10' offset from the overhead powerlines with no berm to serve as the buffer along the required buffer.

2. That I hereby acknowledge that the alternative standards, if approved, shall not:

   a. Constitute authorization to begin construction.

   b. Exempt the project from certification of Level of Service compliance.

   c. Obligate the County to provide additional services and facilities.

FURTHER AFFIANT SAYETH NOT.

AFFIANT AFFIANT

SWORN to and subscribed before me this 4 day of DEC, 2013.

NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

JEFFREY C SOMERVILLE
MY COMMISSION # EE103488
EXPIRES June 15, 2015
(407) 398-0153 FloridaNotaryService.com

Note: All property owners of the subject property or their designated Agent of Record must sign this affidavit.

AGENT OF RECORD LETTER

TO THE PASCO COUNTY ZONING AND SITE DEVELOPMENT DEPARTMENT AND/OR THE DEVELOPMENT REVIEW COMMITTEE:

I, Harry M. & Sharon S. Wright and Larry & Janice DeLucenay of JLD Properties, LLC, hereby designate and appoint Christopher S. McNeal, P.E. as my Agent of Record for the purposes of representing me during the Site Review Process, Alternate Standard and/or hearing processes with regard to Hungry Harry's Site Improvements.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

DATE: _____

APPLICANT'S REPRESENTATIVE (SIGNATURE)	APPLICANT/OWNER (SIGNATURE)
Christopher S. McNeal, P.E.	Harry M. Wright
APPLICANT'S REPRESENTATIVE (PRINT)	APPLICANT/OWNER (PRINT)
15957 N. Florida Avenue	
ADDRESS	APPLICANT/OWNER (SIGNATURE)
Lutz, FL 33549	Sharon S. Wright
CITY, STATE, ZIP CODE	APPLICANT/OWNER (PRINT)
(813) 968-1081	
TELEPHONE NO.	APPLICANT/OWNER (SIGNATURE)
(813) 961-5839	Larry DeLucenay
FAX NO.	APPLICANT/OWNER (PRINT)
cmcneal@mcnealengineering.com	
E-MAIL ADDRESS	APPLICANT/OWNER (SIGNATURE)
	Janice DeLucenay
	APPLICANT/OWNER (PRINT)

STATE OF FLORIDA

COUNTY OF Pasco

I HEREBY CERTIFY that on this day personally appeared before me this 2nd day, of December, 20 13 (name of person acknowledging), named above who is personally known to me or who has produced personally known (type of identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of December, 20 13.

JENNIFER CLAWSON
Commission # EE 109191
Expires July 5, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
State of Florida at Large

July 5, 2015

NOTE: If an Agent of Record is to be designated, all property owners of the subject property must sign this form.

January 28, 2014

Pasco County
Development Review
7530 Little Road, Suite 230
New Port Richey, FL 34654

Attn: Pam Shaw

Re: HUNGRY HARRY'S FAMILY BAR-B-QUE
SML14-015, ELM14-0053
Pasco County

Mrs. Shaw,

We are the owners of the single family residence located at 3200 Land O' Lakes Boulevard (i.e. 24-26-18-0030-00000-0120) and understand by code that a 6' high opaque buffer is required by code between our parcel and the southerly adjacent parcel (i.e. 24-26-18-0030-00000-0130). We further understand that Hungry Harry's currently proposes a 6' high solid vinyl fence along our common property line.

We currently have a view of Lake Padgett across the Hungry Harry property starting at the lake edge and going landward for about 40 feet. A vinyl fence in this area will block our vista. In this area (starting at the lake edge and going landward about 40 feet) we would prefer to have the existing chain link fence remain in place without jasmine vine planted as the jasmine may obstruct our view of the lake in the future. A shorter landscape plant (4 feet high maximum) planted along the existing chain link would be more desirable. In summary, we are fine with a vinyl fence staring at our SW property corner and going east for about 80 feet with the last 40 feet remaining in chain link. Thank you for considering this as an alternative to your standard.

Sincerely,

Robert Owens
Lisa Owens

From:	Bob Owens
To:	chad@hhbbq.com
Cc:	Bob Owens; Chris McNeal
Subject:	Re: 11-039: Hungry Harry"s - Owens Letter of Support
Date:	Tuesday, January 28, 2014 9:58:04 PM
Attachments:	Owens Letter of Support.docx

Chad, I edited the letter as we discussed.
Bob
On Jan 28, 2014, at 9:24 PM, Robert Owens <owens_robert@msn.com> wrote:

> <Owens Letter of Support.docx>

ATTACHMENT NO. 4 - BACKGROUND AND FINDINGS OF FACT
Hungry Harry's Family Bar-B-Que

BACKGROUND:

The Board of Zoning Adjustment and the Board of County Commissioners (BCC) have approved the following zoning actions on the subject properties:

1. Special Exception Petition No. 6, on September 28, 1977 for a private elementary school.

2. Conditional Use Petition No. 83-43, on August 30, 1983, with conditions, for off and on-premises sale of beer and wine, in conjunction with the operation of a restaurant for a portion of lot 21.

3. Rezoning Petition No. 7082, on November 19, 2013, for a change in zoning from R-2 Low Density, R-3 Medium Density, and C-2 General Commercial District to a C-2 General Commercial District.

FINDINGS OF FACT:

1. Presently, the subject site contains contain a restaurant, parking areas, banquet facility, billboard, and overflow seating in a building.

2. In August, 2013, the owner applied for a tree removal permit thereupon leading to the discovery that the northern parcel had been converted from a residential to a commercial use. Staff advised the owner to apply for the rezoning and site development plan in order to comply with the LDC. The rezoning would also allow the formerly non-conforming restaurant use to conform to the zoning district should the owner want to expand in the future.

3. The simultaneous site plan has been reviewed by the Planning and Development Department, and it has been determined that the proposed use is consistent with the above-referenced zoning district's permitted uses.

4. The simultaneous site plan for the above-subject project was prepared for Harry M. and Sharon S. Wright and JLD Properties, LLC by McNeal Engineering, Inc. and consists of two sheets dated 12/2/13; the sheets were last revised on 2/11/14. The plans were originally received by the Planning and Development Department on 12/4/13, and final revisions were received on 2/11/14.

5. Access to the property is from Land O' Lakes Boulevard, a Florida Department of Transportation maintained road, which has 220 feet of right-of-way with 110 feet of pavement.

6. A Timing and Phasing Application was submitted and found to be exempt from the requirement to provide a traffic study and a Substandard Roadway Analysis (SSRA). The analysis was based upon the most intense use possible with the C-2 General Commercial district; which was a shopping center, rather than a restaurant.

7. Since the use has existed for many years, and it is already serviced for water, sanitation, and fire protection, concurrency analysis was not required.

8. The proposed request is consistent with the Pasco County applicable provisions of the Comprehensive Plan as submitted.