April 17, 2014

ENVIRONMENTAL
ENGINEERING
CONSULTANTS, INC.

Pasco County Zoning/ Site Development Dept.
West Pasco County Government Center – S230
7530 Little Road
New Port Richey, FL. 34654

Re: Project Narrative
Contempo School of Dance
Proposed 40'x 30' Building Addition and Expanded Parking
Parcel I.D. # 33-26-19-0000-00300-0010- Commercial Property
24148 Unit 102 State Road 54 Lutz, FL. 33559

Development Review Team:

The Project is for the expansion of the current Dance Studio. An addition of a 1,200 sf. (30'x 40') to the existing building is planned on the south face of the building. This will require a modification to the existing drive aisle and parking due south of the building. The modification will increase parking by an additional three spaces, by removing the grassed area adjacent to the west Property Boundary and adding seven compact spaces. The dumpster is to be relocated within the parking area directly behind the Studio.

The Site is also part of a Master Site Designed Environmental Resource Permit through Southwest Florida Water Management District (SWFWMD). The Southwest Florida Water Management District (SWFWMD) will be applied to for a ERP Minor Modification if applicable.

The site is not in a 100-year flood plain and that there are no wetland issues. No off-site Stormwater Design or downstream Drainage Improvements are proposed . The site has existing structures/ impervious areas that are part of the existing ERP through SWFWMD. Furthermore there will be no work within the Right of Way or additional Water /Wastewater connections for the expansion. Fire Flow is met on-site via a hydrant located within 200 feet of the furthest portion of the proposed Studio.

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The Sites Buffers are installed and appear to be in good shape. All trees/ bushes removed during demolition will be replaced.

No increase in Traffic is anticipated, the expansion is an additional 1,200 sf. to the Studio which will only expand the dance floor instructional area.

Sincerely,
ENVIRONMENTAL ENGINEERING CONSULTANTS, INC.

Robert E. Wallace, PE