



January 27, 2016

15-187

**Submittal of PSP-Large Simultaneous Commercial Site
Foggy Ridge Body Shop
PID: 33-26-19-0000-00400-0010
Pasco County, FL**

PROJECT NARRATIVE

The Foggy Ridge Body Shop is proposed to be constructed on a currently vacant 6.15 acre site on the west side of Foggy Ridge Parkway just south of SR 54 in Pasco County, FL.

Initial construction will include a 27,559 sf Body Shop facility (includes 2,497 sf of office) and a separate 2,794 sf detail building. The site plan depicts how the body shop could be expanded to the west in future by 14,264 sf. Parking for patrons, employees and for cars is also shown on the site plan.

The site was previously permitted by SWFWMD in 2005 (and presumably by Pasco County) as 54-U-Store RV/Boat Self Storage Facility. Copies of the originally approved plans are included with our submittal package for reference. Construction was started around 2008 on this plan and included filling the site and constructing the stormwater pond. No utilities, buildings or pavement were constructed.

Prior to the 2008 construction, much of the site was a depressed area that was used for disposal of discharge from a sanitary sewer treatment facility. Those portions of the site show as Zone A on the FEMA maps. The project team is submitting required documents to FEMA to have the Zone A designation changed. No floodplain compensation is required for the project, since the site was previously filled per permitted plans.

The site does not include any wetlands but gopher tortoises exist and the project team is taking measures to properly permit their relocation.