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August 15, 2016

Pasco County
Zoning and Intake – Site Development Department
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654
(727) 847-8142

RE: **PROJECT NARRATIVE**
Taco Bell at Cypress Creek Town Center North
State Road 56, Lutz, FL 33559
Parcel ID No. 27-26-19-0010-00000-0010; 27-26-19-0010-00000-0012 (portion of)

To Whom It May Concern:

This project involves construction of a new Taco Bell with related site infrastructure to be located on a 1.00-acre site on SR 56 in unincorporated Pasco County. The proposed Taco Bell will have a total building area of 2,789 SF with 37 parking spaces and two bicycle spaces. The site work will consist of paving, grading drainage, utility, and landscape improvements.

The property is located within the Cypress Creek Town Center North development on SR 56. The project will be accessed via an internal, private road (Sierra Center Boulevard) that will connect to SR 56 approximately 0.12 miles south of the proposed site.

The project area is currently zoned MPUD, with a future land use designation of ROR (retail/office/residential). The site is bound on the south (front) by the right-of-way for SR 56; on the east (right) by a vacant commercial parcel (zoned MPUD); on the west (left) by a vacant commercial parcel (zoned MPUD); and on the north (rear) by Sierra Center Boulevard (an internal, private road), which is within the Cypress Creek Town Center North commercial development (zoned MPUD).

If you should have any questions, please do not hesitate to contact me.

Very truly yours,
CORNELISON ENGINEERING & DESIGN, INC.

A handwritten signature in blue ink, appearing to read 'Craig L. Cornelison', is written over the company name.

Craig L. Cornelison, P.E.
Florida PE #55433