



**CORNELISON
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October 21, 2016

Ms. Michele Crary
Pasco County Zoning & Site Development
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654
(727) 847-8142

RE: **PROJECT NARRATIVE**
Taco Bell – Ballantrae, SR 54 and Ballantrae Blvd., Land O’ Lakes, Florida
Parent Parcel ID No. 29-26-18-0000-00500-0000

Dear Ms. Crary:

This project involves construction of a new Taco Bell restaurant with related infrastructure to be located on a 0.753-acre site on the northeast corner of SR 54 and Ballantrae Boulevard in unincorporated Pasco County. The proposed Taco Bell will have a total building area of 2,345 SF with 18 parking spaces and two bicycle spaces. The site work will consist of paving, grading, drainage, utility, and landscape improvements.

The site is an outparcel of the Shoppes of Ballantrae Village development located on SR 54. This commercial development includes an internal roadway system, which will provide access to the site from SR 54. A master stormwater system has been designed to serve the subject property. In addition, utility stub-outs have been provided to the site as part of the master development. Sanitary sewer and potable water will be provided by Pasco County Utilities.

The project area is currently zoned MPUD (Master Planned Unit Development), which allows the proposed use. Furthermore, the property has been designated PD (Planned Development) under the Comprehensive Plan. The site is bound on the south (front) by the right-of-way for SR 54; on the east (right) by a private access drive; on the west (left) by a Dunkin’ Donuts shop; and on the north (rear) by Aprile Drive (an internal private road), which is within the Shoppes of Ballantrae Village development.

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

Very truly yours,
CORNELISON ENGINEERING & DESIGN, INC.


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

CLC:mac
cc: File

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