

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

TO: Development Review Committee

DATE: 1/21/10

FILE: ZN10-103a

SUBJECT: Class II, Commercial Development  
Review - Bayonet Point Commercial  
Center Preliminary Site Plan (Project  
No. IIPR09-031)  
DRC: 1/28/10, 1:30 p.m., NPR  
Recommendation: Continue to the  
2/25/10, DRC

FROM: Debra M. Zampetti  
Zoning/Code Compliance  
Administrator

REFERENCES: Land Development Code,  
Section 306, Development  
Review Procedures;  
Comm. Dist. 5

It is recommended that the data herein presented be given formal consideration by the Development Review Committee (DRC).

Commission District:	The Honorable Jack Mariano
Project Name:	Bayonet Point Commercial Center
Developer's Name:	BV Bayonet Point, LLC
Location:	On the south side of S.R. 52 and on the west side of U.S. 19, Section 09, Township 25 South, Range 16 East.
Parcel ID Nos.:	09-25-16-0010-00100-0020, 09-25-16-0010-00100-0040, and 09-25-16-0010-00400-0010
Land Use Classification:	ROR (Retail/Office/Residential)
Zoning District:	C-2 General Commercial
Transportation Corridor:	U.S. 19
Existing Right-of-Way:	103.5 Feet from Centerline
Required Right-of-Way:	117.5 Feet from Centerline
Acreage:	28.64 Acres, m.o.l.
Number of Units:	3
Type of Units:	Retail/Office/Bank
Square Feet:	230,000 Square Feet
Water/Sewage:	Pasco/Pasco
Transportation Impact Fee (TIF) Zone:	1
Transportation Analysis Zone:	123
Initial Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The developer of Bayonet Point Commercial Center is requesting preliminary site plan approval for three commercial buildings for retail, office, and a bank, with a total of 230,000 square feet and three outparcels for the same use.

BACKGROUND:

On December 1, 2009, the Board of County Commissioners (BCC) approved the rezoning request from C-3 Commercial/Light Manufacturing to C-2 General Commercial (Petition No. 6889).

FINDINGS OF FACT:

1. Presently, the subject site is unimproved.
2. The subject property is located in Flood Zone "A13." Development is subject to the requirements of the Land Development Code (LDC), Article 700, Flood Damage Prevention.

3. The preliminary site plan has been reviewed by the Zoning and Site Development Department, and it has been determined that the proposed use is consistent with the above-referenced zoning district's permitted uses.
4. The preliminary site plan for the above-subject project was prepared for BV Bayonet Point, LLC, by Links & Associate, Inc., and consists of eight sheets dated September 21, 2009; the sheets were last revised on September 23, 2009. The plans were originally received by the Zoning and Site Development Department on September 23, 2009, and final revisions were received on November 23, 2009.
5. Access to the property is from S.R. 52 and U.S. 19, Florida Department of Transportation (FDOT) maintained roads, which have 100 feet and 232 feet, respectively, of right-of-way, and have been designated six-lane, arterial facilities on Map 7-22, 2025 Future Number of Lanes, and Map 7-24, 2025 Future Roadway Functional Classification, of the Comprehensive Plan.
6. On June 27, 2006, the BCC adopted the Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan necessitating the preservation of right-of-way along certain roadways.
7. The proposed request is consistent with the Pasco County applicable provisions of the Comprehensive Plan as conditioned.

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity is being issued for retail, office, and bank buildings, with a total of 230,000 square feet. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity.

RECOMMENDATION:

The Zoning and Site Development Department recommends the continuance of the preliminary site plan request to the February 25, 2010, DRC in New Port Richey due to transportation issues.

DMZ/BET/ecm/drc012810/bayonetptzn10103a

DEVELOPMENT REVIEW COMMITTEE ACTION: