

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 11/21/13 FILE: PDD14-032

FROM: Carol B. Clarke
Zoning Administrator
Assistant Planning and Development
Administrator SUBJECT: Starkey Ranch MPUD
Master Roadway Plan &
Alternative Standard
DRC: 11/21/13, 1:30 p.m., NPR
Recommendation: Approval
with Conditions

STAFF: Cynthia D. Spidell
Sr. Planner & DRI Coordinator REFERENCES: LDC, Section 522,
MPUD
Comm. Dist. 4

The following is presented to the Development Review Committee for consideration.

PROJECT DESCRIPTION:

Commission District:	The Honorable Henry Wilson, Jr.
Project Name:	Starkey Ranch MPUD (Master Planned Unit Development)
Applicant's Name:	WS-TSR, LLC
Location:	North of and partially abutting S.R. 54; east of and abutting Starkey Boulevard, south of and abutting J. B. Starkey Wilderness Park
Parcel ID Nos.:	Various Parcels in Sections 16, 17, 19, 20, 21, 22, 27, 28 & 29; T 26 S – R 17 E (Attachment 1)
Acreage:	2,485 Acre(s), m.o.l.
Zoning District:	MPUD Master Planned Unit Development
Future Land Use Classification:	PD (Planned Development), CON (Conservation Lands)
Water/Sewage:	Public (Pasco)
No. of Dwelling Units:	5,050
Type of Dwelling Units:	Single-Family Attached Townhouses, Single-Family Detached, and Multiple Family
Use/Square Foot (non-residential)	250,000 office; 300,000 light industrial; 200,000 retail; 220 hotel rooms

DEVELOPER'S REQUEST:

The developer is requesting:

1. Approval of the Master Roadway Plan for Starkey Ranch MPUD in conjunction with Condition No. 40; and
2. An alternative standard from LDC Table 901.3.B, Arterial/Collector Standards set forth in LDC Section 901.3.I, Access Control.
 - a. The request is to accommodate the existing median openings serving the project that were constructed as part of the FDOT widening of S.R. 54 to serve the property.

BACKGROUND:

1. On September 11, 2012, the Board of County Commissioners (BCC) approved the Starkey Ranch MPUD Master Planned Unit Development (Rezoning Petition No. 7027).
2. On August 16, 2013, the applicant/owner of Starkey Ranch MPUD submitted a modification to the MPUD. This MPUD modification is being considered concurrently with this Master Roadway Plan and related Alternative Standard.
3. On October 16, 2013, the applicant amended the MPUD modification to reduce the number of specifically approved entitlements in conjunction with a revised access management study as follows:
 - a. Decrease the total number of residential units by 778 units (from 5,050 to 4,272 units).
 - b. Decrease Commercial/Retail by 30,000 square feet
 - c. Decrease Office square by 100,000 square feet
 - d. Decrease Light Industrial by 200,000 square feet

FINDINGS OF FACT:

1. Access to the site will be from State Road 54 and Starkey Boulevard.
2. MPUD Master Planned Unit Development Rezoning Petition No. 7027, Conditions of Approval No. 40, requires that prior to the first preliminary development plan/preliminary site plan submittal the Master Developer shall submit a Master Roadway Plan to the Planning and Development Department for review. The plan shall include, at a minimum, right-of-way widths, roadway cross-section, number of lanes, intersection geometry, phasing, design speed, internal access points, required interconnects, and alignment for major County collector and arterial roadways. The Master Roadway Plan shall address the requirement for frontage roads along the north side of SR 54 in accordance with Policy TRA 1.3.1 of the Comprehensive Plan.
3. In conjunction with the FDOT widening of S.R. 54, the median openings to serve the Starkey Ranch property were constructed. The spacing depicted on the Master Roadway Plan is necessary to accommodate such existing median openings serving the project.

4. Pursuant to Comprehensive Plan Map 7-22, Future Number of Lanes (2035), the following is required within Starkey Ranch MPUD:

a. Town Avenue (a/k/a Tower Road North) is required to be 2 lanes.

b. Fanning Springs Drive (a/k/a Tower Road South) is required to be 2 lanes.

This Master Roadway Plan contemplates a 4 lane Tower Road throughout the project as well as a secondary 2 lane facility (Town/Road A/Road B) parallel to Tower Road. Therefore, the developer is providing a total of 6 lanes throughout the project and therefore exceeds the requirements set forth in Map 7-22, Future Number of Lanes (2035).

c. Trinity Boulevard Extension north of S.R. 54 is required to be 2 lanes.

This Master Roadway Plan contemplates 4 lanes along Trinity Boulevard and 2 lanes for Road A extending north from Trinity Boulevard to Tower Road. The proposed Master Plan therefore exceeds the requirements set forth in Map 7-22, Future Number of Lanes (2035).

d. Gunn Highway Extension north of S.R. 54 is required to be 4 lanes.

The Master Roadway Plan contemplates 4 lanes along Gunn Highway Extension north of S.R. 54 which is consistent with Map 7-22, Future Number of Lanes (2035).

5. Pursuant to Comprehensive Plan Map 7-36, Highway Vision Plan, Tower Road, Gunn Highway Extension, and Trinity Boulevard Extension are all designated as Collector Roads. The Master Roadway Plan as proposed satisfies and implements the County's Highway Vision Plan.

6. Pursuant to Comprehensive Plan Policy TRA 2.4.1, Starkey Ranch MPUD has been analyzed as a Trip Reducing Project using Mixed-Use Trip-Reduction Measures as further defined in the corresponding MPUD modification and conditions of approval. The Master Roadway Plan as proposed is consistent with such MUTRM requirements and therefore includes urban roadway cross sections consistent with the Green Book Chapter 19.

a. In accordance with LDC, Section 402.2.C.8, Specific Approvals, the BCC approval of the MPUD as amended includes the specific approval of portions of this project as MUTRM and no further alternative standards to LDC Section 901.6 shall be required at the site plan level to implement the cross sections displayed in this Master Roadway Plan.

RECOMMENDATION:

The Planning and Development Department has reviewed the Master Roadway Plan and Alternative Standard and recommends approval with the following conditions:

1. The developer acknowledges that no construction is allowed with the approval of this plan.
2. Any site plans within the Suburban Area, Central Neighborhood Edge and/or Adult Lifestyle Center that do not meet the MPUD's MUTRM standards shall be required to comply with the Street Design and Dedication Requirements set forth in LDC, Section 901.6 as applicable. Alternative standards to facilitate the suburban to urban design may be considered as applicable at the time of site plan.
3. Cross sections for roads in areas/neighborhoods that are not depicted on this Master Roadway Plan but are deemed MUTRM, shall be reviewed for consistency with the MPUD MUTRM standards and the urban cross sections in the Green Book Chapter 19 as applicable.
4. The applicant/developer acknowledges and agrees that if there is a conflict between these conditions of approval and the MPUD Conditions of Approval, the MPUD Conditions of Approval shall supersede.
5. All intersection geometry depicted on the Master Roadway Plan is subject to the corresponding MPUD modification and shall be subject to the corresponding MPUD conditions of approval and associated alternative standard.
6. This Master Roadway Plan and corresponding conditions of approval shall become effective upon the approval of the corresponding MPUD modification by the Board of County Commissioners.

DEVELOPER'S ACKNOWLEDGMENT:

The developer/applicant acknowledges that it has read, understood, and accepted the above-listed conditions of approval.

02/19/2014

Date

Reed Berinsky

Signature

Reed Berinsky

Print Name

Title

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this
02/19/2014 (date),
Reed Berinsky (name of
corporation acknowledging) a
Florida (State or place of
incorporation) corporation, on behalf of the corporation. He/she is personally known to me or
who has produced _____ (type of identification) as
identification.

Seal:  MEGAN RUSSELL-BEAN
MY COMMISSION # EE 048042
EXPIRES: December 12, 2014
Bonded Thru Budget Notary Services

Megan Russell-Bean

NOTARY

ATTACHMENTS:

- 1. Location Map
- 2. Master Roadway Plan – Page 1
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DEVELOPMENT REVIEW COMMITTEE ACTION:

