

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Development Review Committee                      DATE: 11/21/13    FILE: PDD14-035

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

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

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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 units total
Type of Dwelling Units:	500 Townhouses 350 Apartments 4,200 Single-Family Detached
Use/Square Foot (non-residential)	250,000 s.f. Office 300,000 s.f. Light Industrial 200,000 s.f. Commercial/Retail 220 Hotel Rooms

### DEVELOPER'S REQUEST:

The developer is requesting approval of the Bicycle and Pedestrian Master Plan for Starkey Ranch MPUD in conjunction with Condition No. 12.

### 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).

### FINDINGS OF FACT:

1. Access to the site will be from State Road 54 and Starkey Boulevard.
2. The Master Developer has submitted a Master Roadway Plan for review and approval.

### RECOMMENDATION:

The Planning and Development Department has reviewed the Bicycle and Pedestrian Master Plan and recommends approval with the following conditions:

1. The developer acknowledges that no construction is allowed with the approval of this plan.
2. The Master Developer may submit an overall pedestrian/bike path plan to the Planning and Development Department for approval prior to approval of the first preliminary development plan/preliminary site plan, which provides a path circulation in accordance with the Pasco county LDC as amended or an alternative method acceptable to the County and in compliance with the handicapped provisions of Chapter 336.0465, Florida Statutes, or other applicable law. In the absence of an approved pedestrian/bike path plan, compliance with the LDC is required.
3. The applicant/developer acknowledges and agrees that if there is a conflict between these conditions of approval and the MPUD Conditions of Approval Rezoning Petition No. 7027, the MPUD Conditions of Approval shall supersede.

DEVELOPER'S ACKNOWLEDGMENT:

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

02/19/2014  
Date

[Signature]  
Signature

Reed Berlinsky  
Print Name

\_\_\_\_\_  
Title

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 02/19/2014  
(date), by Reed Berlinsky (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:



[Signature]  
NOTARY

ATTACHMENTS:

- 1. Location Map
- 2. Bicycle and Pedestrian Master Plan

DEVELOPMENT REVIEW COMMITTEE ACTION:

