

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 11/17/14 FILE: PDD15-257

FROM: Carol B. Clarke, AICP
Zoning Administrator,
Assistant Planning and Development
Administrator SUBJECT: Starkey Ranch MPUD
Bicycle/Pedestrian Master Plan
DRC: 12/4/14, 1:30 p.m., NPR
Recommendation: Approval
with Conditions

STAFF: Christopher C. Mills
Planner II 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 Michael Wells
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 modification of the Bicycle and Pedestrian Master Plan for Starkey Ranch MPUD. The modifications are as follows:

1. Trail locations are modified in the Downtown Neighborhood with a small segment connecting a previously proposed trailhead park removed and an additional connection being made to the Central Neighborhood.
2. Trails that were previously proposed to be fourteen feet wide have been reduced to twelve feet. Trails that were previously proposed to be twelve feet wide have been reduced to ten feet, with the exception of the twelve foot trail along State Road 54 and Long Spur between Heart Pine and Gunn Highway.
3. The pedestrian underpass on Rangleland Boulevard has been replaced with an at-grade crossing to include features such as pedestrian refuges, lighting and a high visibility crosswalk.

RECOMMENDATION:

The Planning and Development Department has reviewed the modifications to 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.

_____ Date

_____ Signature

_____ Print Name

_____ Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
(date), by _____ (name
of corporation acknowledging) a _____
(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:

_____ NOTARY

ATTACHMENTS:

1. Location Map
2. Project Background
3. Bicycle and Pedestrian Master Plan

DEVELOPMENT REVIEW COMMITTEE ACTION (12/4/14):

Presented as a Noted Item to DRC. Application approved by Zoning Administrator.

Zoning Dept. Approved
Non-substantial Modification

Date: 12-30-14 By: 

For compliance with the applicable
Pasco County Land Development Code

Zoning Dept. Approved
Non-substantial Modification

Date: 12-30-14 By: CWJ/POJ

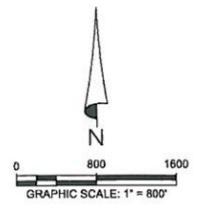
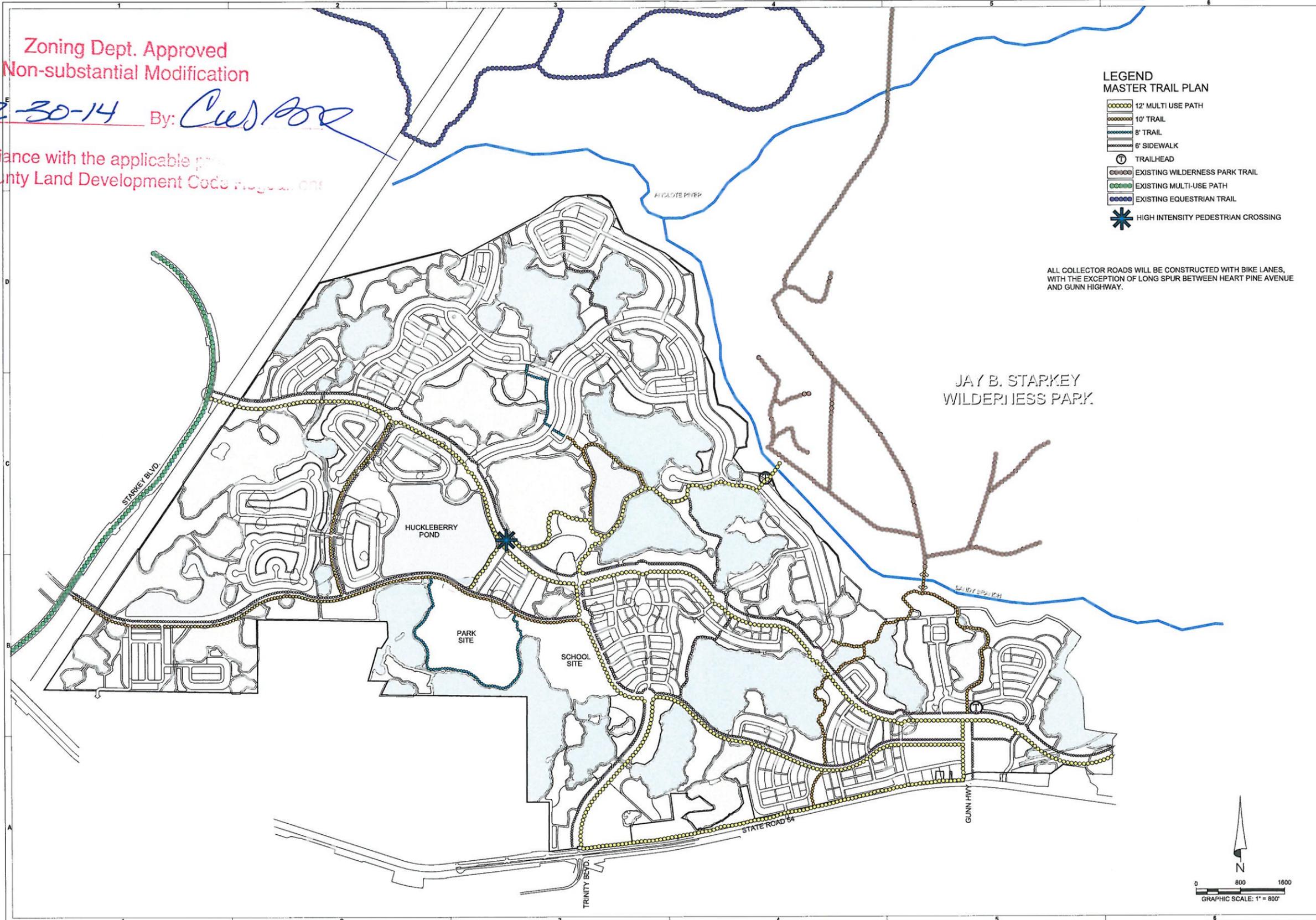
For compliance with the applicable provisions of
Pasco County Land Development Code regulations.

LEGEND
MASTER TRAIL PLAN

- 12' MULTI USE PATH
- 10' TRAIL
- 8' TRAIL
- 6' SIDEWALK
- TRAILHEAD
- EXISTING WILDERNESS PARK TRAIL
- EXISTING MULTI-USE PATH
- EXISTING EQUESTRIAN TRAIL
- HIGH INTENSITY PEDESTRIAN CROSSING

ALL COLLECTOR ROADS WILL BE CONSTRUCTED WITH BIKE LANES,
WITH THE EXCEPTION OF LONG SPUR BETWEEN HEART PINE AVENUE
AND GUNN HIGHWAY.

JAY B. STARKEY
WILDERNESS PARK



HEIDT DESIGN
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Landscape Architecture • Landscape Architecture

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**STARKEY RANCH
BICYCLE AND PEDESTRIAN MASTER
PLAN**

PREPARED BY: WS-TSR, LLC. (WHEEL LOCK STREET CAPITAL)
FOR: _____

NO.	DATE	DESCRIPTION	DATE	DESCRIPTION
2	06/20/14	UPDATE PLAN, ADJUST PARK SETTINGS		
1	07/20/13	REVISED PER COUNTY COMMENTS		

PROJECT NO: AAA-AA-0000
REGIONAL TRAIL PLAN-9-14-14
DESIGN BY: DPD
DRAWN BY: DPD
FLORIDA PROFESSIONAL ENGINEER

GARY D. MILLER, P.E.
DATE: _____
REGISTRATION NO. 52717

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