

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 11/17/14 FILE: PDD15-259

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

STAFF: Christopher C. Mills REFERENCES: LDC, Section 522,
 Planner II 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
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 a modification to Plan #1, Plan #2 and Condition No. 40 of the Starkey Ranch MPUD (RZ 7027). The modifications are as follows:

1. The layout of the Downtown Neighborhood has been revised in order to accommodate a grocery store.
2. A new roundabout is proposed at Gunn Highway and Rangeland Boulevard with the Downtown Activity Center extending eastward to the roundabout.
3. The internal roadway network has been revised in the Downtown Neighborhood north of Rangeland Boulevard. This includes a loop around the Downtown Activity Center. The locations and configurations of the stormwater ponds north of Rangeland Boulevard have been modified to accommodate the expanded Downtown Activity Center.
4. Tampa Bay Water monitoring sites TBW SC69 and SC70 are no longer active and do not require monitoring or access. As such, they should be removed from Condition No. 40 of the MPUD.

RECOMMENDATION:

The Planning and Development Department has reviewed the MPUD Modification and recommends approval.

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. MPUD Master Plan Alternative 1
4. MPUD Master Plan Alternative 2
5. Correspondence with Tampa Bay Water

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 provisions of
Pasco County Land Development Code Regulations