

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 11/17/14 FILE: PDD15-258

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

STAFF: Christopher 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 Mike 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 modifications to the previously approved Master Park Plan and

alternative standard request for the Starkey Ranch MPUD. The proposed modifications are:

1. The revised 69.4 acre District Park will include four, where previously there were five proposed, 200 foot baseball diamonds and one 300 foot baseball diamond. The District Park will be collocated with an elementary/middle school that will include an additional multipurpose field and 200 foot baseball field as well as four tennis courts and four basketball courts that will be available to the public during non-school hours. This represents a 2.7 acre reduction from the current plan.
2. The proposed Master Park Plan includes 44.7 acres of Neighborhood Parks (33.4 acres), Lakeside Parks (9.0 acres), and Trailhead Parks (2.3 acres). This represents a 4.1 acre increase from the current plan.
3. Language to the previously approved alternative standard request has been revised to reflect items 1 and 2 above.
4. The trail head park in the Suburban area has been eliminated. The trail head park in the Downtown Neighborhood has been expanded.
5. A linear park south of Long Spur has been added.
6. The lakeside park in the Adult Lifestyle Area has been reduced. A half-acre park has been added to the Adult Lifestyle Area.

RECOMMENDATION:

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

1. The developer acknowledges that no construction is allowed with the approval of this plan.
2. 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. Master Park 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: Carol B. Duke

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