PASCO COUNTY
ZONING/CODE COMPLIANCE DEPARTMENT
MPUD MASTER PLANNED UNIT DEVELOPMENT
REZONING APPLICATION COMPLETENESS CHECKLIST

NONSUBSTANTIAL MODIFICATION

Date: November 25, 2014

Project Name: Starkey Ranch MPUD

Reviewer:

Unless otherwise indicated, persons to receive information will be an authorized agent, attorney, and applicant/developer.

☒ **Authorized Agent Information:**

Company Name: Waldrop Engineering, P.A.

Contact Person: Alexis V. Crespo, AICP

Contact Telephone Number: (239) 405-7777, ext. 207

Contact E-Mail Address: alexis.crespo@waldropengineering.com

☐ **Attorney Contact Information:**

Company Name: Hill Ward Henderson

Contact Person: Gina K. Grimes, Esq.

Contact Telephone Number: (813) 227-8421

Contact E-Mail Address: Gina.Grimes@hwhlaw.com

☒ **Developer Contact Information:**

Company Name: Taylor Morrison of Florida, Inc.

Contact Person: Jason Besse

Contact Telephone Number: (941) 554-2866

Contact E-Mail Address: jbesse@taylormorrison.com

☒ **Owner Contact Information:**

Company Name: Starkey Ranch Investment Company, LLC

Contact Person: Matt Call

Contact Telephone Number: 813-785-7959

Contact E-Mail Address: matt.call@mylandteam.com

☒ **Engineer and/or Planner Contact Information:**

Company Name: Waldrop Engineering, P.A.

Contact Person: Alexis V. Crespo, AICP

Contact Telephone Number: (239) 405-7777, Ext. 207

Contact E-Mail Address: alexis.crespo@waldropengineering.com

☐ **Transportation Consultant Contact Information:**

Company Name: N/A

Contact Person:

Contact Telephone Number:

Contact E-Mail Address:

☐ **Environmental Consultant Contact Information:**

Company Name: N/A

Contact Person:

Contact Telephone Number:

Contact E-Mail Address:

E-mail addresses are crucial since all correspondence will be via e-mail, if possible.

Submitted	Number Required	Documents
☒	1	Application for Zoning Amendment (original document)
☒	1	Copy of Warranty Deed(s). Only required if under new ownership since previous approval.
☐	1	Copy of Recent Tax Bill(s). Only required if under new ownership since previous approval.
☒	1	Notarized Agent of Record Letter (signed original)
☒	15	MPUD Master Planned Unit Development Plan (1:200' scale; unless otherwise agreed upon by the Zoning/Code Compliance Administrator)
☒	1	Reduced MPUD Master Planned Unit Development Plan (8½" X 14")
☒	1	Conceptual Layout Plan (plan can be marked "Informational Purposes Only") (will be returned upon request). Only required if density is being changed.
☒	1	MPUD Master Planned Unit Development Narrative
☒	1	Appropriate Application Fee

The following information must appear on the master plan (if not feasible to show on plan, the information must accompany the master plan submittal):

General Requirements; LDC, Section 522.5.A.(1):

☒ 1. Location map showing the relationship between the area proposed for development and surrounding developments or lots on a current aerial photograph, Geodetic Mapping Section, or satellite photo, which in no case shall be older than that available at the Pasco County Property Appraiser's office, with boundaries of development and roadway layout delineated. The location map shall show all functionally classified roadways established by the Pasco County Comprehensive Plan 2025 Future Roadway Functional Classification Map and Highway Vision Plan within one (1) mile of the development boundary.

☒ 2. An Agent of Record letter notarized by the owner.

☒ 3. The location of all existing and proposed major public roadways, rights-of-way, and easements adjacent to or within the property.

☒ 4. A recent aerial of the site and surrounding areas within 500 feet of the site at a scale of 1:200.

Physical Resources, LDC, Section 522.5.A.(2):

☒ 1. Topographic information providing 100-year floodplain and wetland delineations. The most recent U.S. Geological Survey Topographical Survey and U.S. Geological Survey Flood Prone or Federal Emergency Management Agency Mapping may be used for topography on flood-prone delineations. Pasco County wetlands maps or aerial photography interpretation may be used for wetlands delineation.

☒ 2. A table showing pre- and postdevelopment acres of wetlands by category (according to the Pasco County Comprehensive Plan) and a conceptual plan for the protection and use of on-site wetlands.

Master Plan, LDC, Section 522.5.A.(3):

☒ 1. A master plan with topography; flood-prone areas; Category I, II, and III Wetlands; and critical linkages as defined in the adopted Pasco County Comprehensive Plan, which clearly identifies proposed land uses, open space, proposed preservation or conservation areas, and the proposed location of major streets and thoroughfares, recreation areas, and other major facilities, including a delineation of proposed school sites and fire station sites, if necessary or warranted for the service of the area as developed. The master plan shall also include a legend; title; number of revisions including date; date of plan; scale of plan; north arrow; acreage in the tract being subdivided; total number of lots; and names, addresses, and telephone numbers of the developer, owner, surveyor, and engineer.

☒ 2. The master plan shall identify the existing zoning, the existing land use (use of property), adopted Future Land Use classification on the site, and the surrounding areas within 500 feet of the site.

☒ 3. The master plan shall include a phasing plan that describes the proposed timing for, location of, and sequence of phasing or incremental development and the proposed density for each such phase or increment of development. The applicant may provide approved Development of Regional Impact information which satisfies this requirement.

☒ 4. A table showing acreage for each category of land use including roads; Categories I, II, and III Wetlands; critical linkages; open space; recreation; and a table of proposed maximum gross and net residential acreages for residential land uses.

Yield Analysis, LDC, Section 522.5.A.(4):

☒ A conceptual lot layout for single-family detached housing and/or a conceptual layout for multifamily housing for non-Development of Regional Impact-related MPUD Master Planned Unit Developments. (Plan can be marked "Informational Purposes Only" and will be returned upon request.) (See checklist above.)

Zoning Narrative, LDC, Section 522.5.A.(5):

☒ 1. A preliminary zoning classification description in sufficient detail to determine the general intent with respect to the following.
   a. The general purpose and character of the proposed development.
   b. Land use by acreage and densities.
   c. Structural concepts, including height and anticipated building type (if known).
   d. Recreation and open space.
   e. Facilities commitments.

☒ 2. A statement indicating that legal instruments will be created providing for the management of common areas and facilities.

Utilities and Services Plan, LDC, Section 522.5.A.(6):

☐ 1. Identify the location/source of sanitary sewers, potable water facilities, and the approximate location of existing facilities on the master plan. Provide a statement identifying the supplier of the potable water facilities, the method of disposal of sewage effluent, fire service, and electric service. The developer shall notify the appropriate electrical utility in advance of their intent to request service and provide confirmation to the County of service availability prior to preliminary plan approval.

☒ 2. The general direction of natural surface drainage of the proposed MPUD Master Planned Unit Development site, including a general statement regarding the disposal of stormwater drainage, including identification of whether a site falls within a basin of special concern and/or lies within the Flood Prone Areas Map of the Pasco County Comprehensive Plan.

Transportation Management, LDC Section 522.5.A.(7):

☒ A roadway plan for the MPUD Master Planned Unit Development shall be shown on the submitted master plan, including subdivision access locations, internal subdivision collector roadways, and roadways required by Section 610.3, Collector and Arterial Spacing and Design Standards.

Content Meeting, LDC, Section 522.5.A.(8):

☒ The developer shall schedule and participate in a content review meeting with the Zoning/Code Compliance Administrator or designee prior to the submittal of an application for a rezoning to any MPUD Master Planned Unit Development District. This meeting will determine the completeness of the developer's application materials prior to submittal. A letter will be issued finding the content sufficient or insufficient within three working days of the content review meeting. Following issuance of a letter of completeness, the developer shall be allowed to submit the application. The developer shall submit 25 copies of the master plan to the Zoning/Code Compliance Administrator or designee for processing.

To schedule a content meeting, please contact the Zoning/Code Compliance Department at (727) 847-8132.

If all the required information is not adequately addressed and, if applicable, does not appear on the master plan, the application may be deemed incomplete for content.

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
9432 CAMDEN FIELD PKWY.
RIVERVIEW, FL 33578
P: 813-443-8282
F: 813-443-8285

STARKEY RANCH MPUD
NON-SUBSTANTIAL MODIFICATION
PROJECT NARRATIVE

The Starkey Ranch MPUD comprises 2,485+/-acres and is generally located north of SR 54, east of Starkey Boulevard, south of J.B. Starkey Wilderness Park, and west of Suncoast Parkway (SR 589). The MPUD zoning approval, modified most recently per Resolution 13-51RZ, allows for 4,272 dwelling units, 170,000 square feet of commercial retail, 150,000 square feet of office, 220 hotel rooms, and 100,000 square feet of industrial uses. The MPUD provides for two (2) versions of the Master Plan (Versions #1 and #2).

The Applicant is intends to develop the 225+/-Adult Lifestyle Area shown on MPUD Plan #2 with 517 single-family detached conventional lots. To support the proposed development program, the Applicant is requesting approval of a Non-Substantial Modification to the MPUD to allow for the following modifications:

1) Modify Attachment C, Default Standards, Conventional Residential Lot Standards to allow for a Minimum Building Separation of 12 feet (2'/10' side yard setbacks) for SF Detached Product Types; and

2) Modify Attachment C, Default Standards, Conventional Residential Lot Standards to allow for a 2' side yard setback for accessory structures where 12-foot Minimum Building Separation is utilized; and

3) Modify Condition 58 to allow for accessory uses (air conditioner pads) to be located within the 10' side yard, where the 12-foot Minimum Building Separation is utilized.

The proposed changes to Attachment C, Residential Lot Standards (Conventional) and Condition 58 are attached for Staff's review, as well as the proposed site plan and typical lot details. No other changes are proposed as part of this application.

In accordance with Land Development Code Section 4.2.2.N, the reduced setbacks are a non-substantial modification to the MPUD as the following thresholds are ***not*** triggered by the request:

- Any change in a site related condition that was imposed by the BCC at the public hearing.

- Any alteration of a use, material increase in density or intensity within 100 feet of the district boundary, within the project where a residence is constructed, or residential land is owned by a person other than the applicant.

- Any material decrease in an approved target business use, corporate business park use, or industrial use.

- A change from a single-family residential to a multiple family in the Central, North, and East Market Areas.

- A change from a residential use to a commercial use.

- A cumulative increase of greater than five (5) percent in residential dwelling units or the size of areas proposed for nonresidential uses.

- An increase in structure height of ten (10) feet or more in the East, North, or Central Market Areas or within 100 feet of an existing residential dwelling if within the South or West Market Areas.

- A reduction in open space or recreational areas or a change of the same within 100 feet of the boundary of the project, within the project where a residence is constructed, or residential land is owned by a person other than the applicant.

- Any change made following plat approval to boundaries of open space or recreational areas.

- Any changes of a use not previously approved.

- Any change that would create additional trip generation of ten (10) percent or more.

The proposed 12' minimum building separation, with 2'/10' minimum side yard setbacks, meets the County's intent of ensuring appropriate spacing between homes to accommodate drainage, utilities and other infrastructure required to support the development.

This is accomplished by requiring A/C pads to only be located on the 10' side yard. The A/C pad is 3'x3' and is 0.5' from the building, therefore it is 3.5' into the 10' side yard leaving 6.5' available for drainage in addition to the 2' side yard on the adjacent lot, totaling an area of 8.5' for side yard drainage.

Per county code a minimum of 7.5' side yard setbacks are required to have A/C pads in the side yard. Note there are no restrictions preventing the A/C pads of two lots to be adjacent. In this condition there would only be 8' between A/C pads (assuming 15' between buildings, 7.5' side yard setbacks and 3.5' encroachment on each side for A/Cs). This proposed request will provide 0.5' greater separation.

The proposed side yards and minimum building separation is requested to off-set the existing site constraints, including floodplain compensation areas, wetland preserve, and associated upland buffers.

The modification is also the minimum required to accommodate the proposed site plan for 517 single-family detached units.

Based upon this application's compliance with all other conditions in the MPUD and the non-substantial modification thresholds set forth in §402.2.N, the Applicant respectfully requests staff approval of the request.

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

STARKEY RANCH MPUD
NON-SUBSTANTIAL MODIFICATION
PROPOSED CONDITION 58

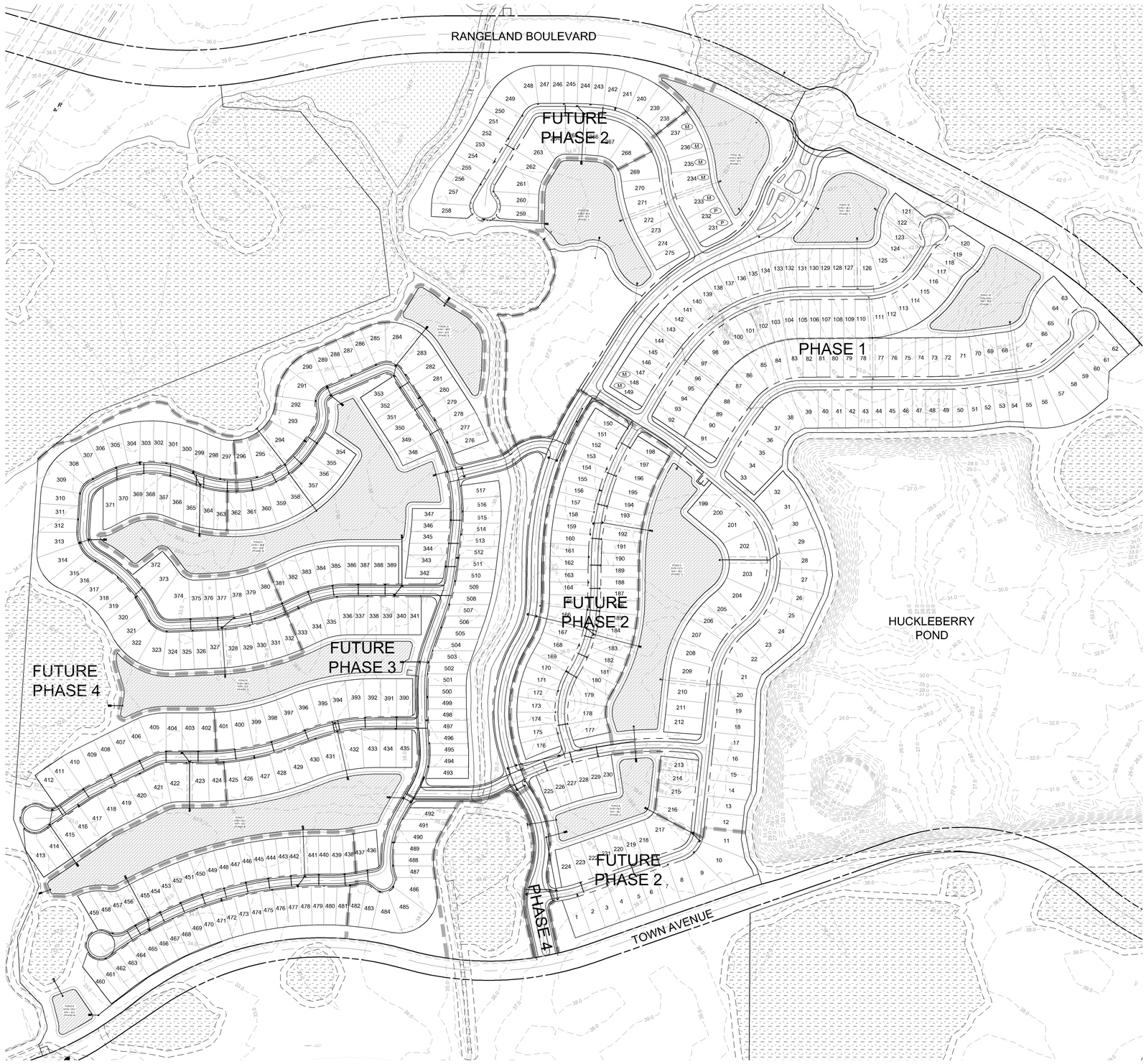
Proposed additions are shown in underline

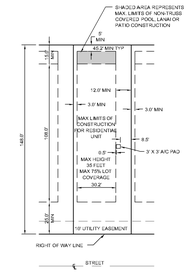
58. Side-yard setbacks that are less than 7.5 feet must comply with the following conditions being met prior to construction plan approval for each phase or unit unless the lot is accessed by an alley (Type 5 Street). Should the conditions not be met, the minimum side setback shall be 7.5 feet.

    a. Prior to any construction on the lot, proper erosion and sedimentation controls shall be installed.
    b. Lots that back up to drainage-retention areas and wetland areas shall be "Type B", graded with high points at the midpoint of the side lot line and slopes toward both the front and rear yards. Discharge into wetlands shall only be allowed where the wetlands are designed and permitted to receive discharge.
    c. Lots graded as "Type A" which back up to other lots shall require the installation of gutters on the sides and backs directing drainage to the front.
    d. Lots graded as "Type B" or "Type C" which back up to other lots shall require that traffic-bearing grates be installed upon a FDOT inlet placed within each rear-lot line easement. Culverts connecting rear-yard intlets to acceptable outfalls shall be installed and shall be reinforced concrete pipe with premium sealed joints, designed to sustain an H-20 loading. A minimum 7.5-foot-wide drainage and access easement shall be provided along all rear-lot lines. Drainage and access easements shall extend to the road right-of-way at block ends. Side-yard, cross-acess easements shall be provided connecting the rear-yard easement to the front right-of-way.
    e. Side-yard swales shall be sloped to create positive outfall to the front and/or rear of each lot with velocities no greater than allowable for grassed stabilization, as in the FDOT *Drainage Manual.*
    f. A maintenance entity, other than and acceptable to the County, shall be designated to provide perpetual maintenance to all drainage and access easements. The approved maintenance entity shall provide annual inspections of side- and rear-yard easements and drainage facilities to verify that no modifications have been made to the grading and ground

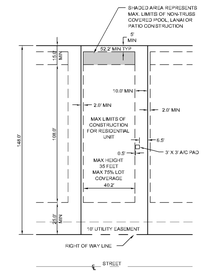
cover and to inspect any inlets and pipes to verify that no hydraulic restrictions exist. Any modification of hydraulic restriction observed, at any time, shall be corrected. Additional inspections shall be performed, if requested by an adjoining resident or the County. The maintenance entity shall have the right to file a lien to charge property owners for corrections or modifications and collect sufficient funds to perform required maintenance.

g. No obstruction/service equipment shall be permitted in the side yard between houses. This includes, but is not limited to, air conditioning systems, water softeners, pump, fences, etc. Where single-family detached product types are developed to conventional standards with 2'/10' side yard setbacks (12' Minimum Building Separation), as shown in Attachment C (Default Standards), air conditioning systems shall be permitted within the side yard containing the 10' minimum setback, and shall not be permitted within the side yard containing the 2' minimum setback.
h. Walkways shall be allowed if they do not create any obstruction and are flush with grade.
i. Gutters and roof structures shall be installed so as to reduce the direct discharge to the side-yard swales.
j. The engineer of record shall provide to Pasco County signed and sealed, design calculations for each typical lot demonstrating compliance with Pasco County's drainage criteria. The typical site-grading plan shall identify elevations, grades, ground cover, allowable tolerances, and a quality-control plan addressing construction and postconstruction phases. In addition, the engineer of record shall inspect the lot upon completion and complete the "as-built" certification prior to issuance of the CO for the associated unit.

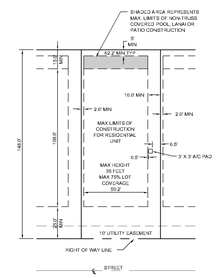




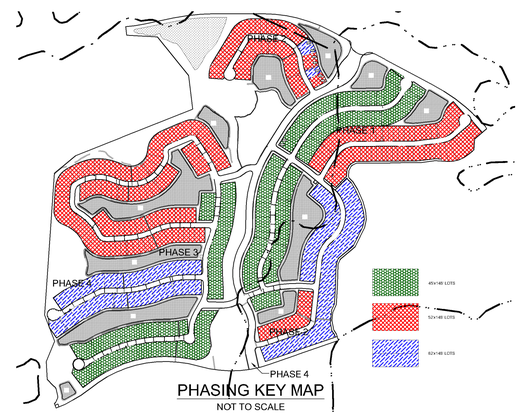
TYPICAL 45'x148' LOT
NOT TO SCALE



TYPICAL 52'x148' LOT
NOT TO SCALE



TYPICAL 62'x148' LOT DETAIL
NOT TO SCALE



PHASING KEY MAP
NOT TO SCALE

N

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
9432 CAMDEN FIELD PARKWAY, RIVERVIEW, FL 33578
P: 813-443-3252 F: 813-443-3255 EMAIL: info@waldropengineering.com

PRELIMINARY DEVELOPMENT PLANS

ESPLANADE AT STARKEY RANCH

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

PRELIMINARY PLAN

PLAN REVISIONS

REV#0 <<SUBMITTED / BID SET>> XX/XX/XX

0 100 200 400
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTH ORIZATION #8636

ERIC S. DUNNING, P.E.
FL LICENSE NO. 67678

SET NUMBER: 186-119-E01

SHEET : 1 OF 1

U:\186-119 Starkey Ranch\Drawings-Exhibits\Exhibits\A-C Exhibits\Starkey AC Exhibit.dwg
11/19/2024 8:14:19 AM

FOR INFORMATIONAL PURPOSES ONLY

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
9432 CAMDEN FIELD PKWY.
RIVERVIEW, FL 33578
P: 813-443-8282
F: 813-443-8285

December 05, 2014

Ms. Michelle Crary
County Government Center
Planning & Development Department
8731 Citizens Dr., #230
New Port Richey, FL 34654

RE: Starkey Ranch MPUD (RZ7078)
Non-Substantial Modification Application

Dear Ms. Crary:

On behalf of Taylor Morrison of Florida, Inc., (Applicant) enclosed please find an application for Non-Substantial Modification to the Starkey MPUD, approved per RZ7078.

The Starkey Ranch MPUD comprises 2,485+/-acres and is generally located north of SR 54, east of Starkey Boulevard, south of J.B. Starkey Wilderness Park, and west of Suncoast Parkway (SR 589). The MPUD zoning approval, modified most recently per Resolution 13-51RZ, allows for 4,272 dwelling units, 170,000 square feet of commercial retail, 150,000 square feet of office, 220 hotel rooms, and 100,000 square feet of industrial uses. The MPUD provides for two (2) versions of the Master Plan (Versions #1 and #2).

The Applicant is intends to develop the Adult Lifestyle Area shown on MPUD Plan #2 with 517 single-family detached conventional lots. To support the proposed development program, the Applicant is requesting approval of a Non-Substantial Modification to the MPUD to allow for the following modifications:

1) Modify Attachment C, Default Standards, Conventional Residential Lot Standards to allow for a Minimum Building Separation of 12 feet (2'/10' side yard setbacks) for SF Detached Product Types; and

2) Modify Attachment C, Default Standards, Conventional Residential Lot Standards to allow for a 2' side yard setback for accessory structures where 12-foot Minimum Building Separation is utilized; and

3) Modify Condition 58 to allow for accessory uses (air conditioner pads) to be located within the 10' side yard, where the 12-foot Minimum Building Separation is utilized.

The enclosed Project Narrative and Site Plan demonstrate how the proposed modifications will uphold sound engineering practices and will not adversely impact drainage and other infrastructure within the side yards.

The following items are enclosed for Staff's review:

1. One (1) check in the amount of $3,775.00 for the application fee;
2. One (1) copies of the Pre-Application Meeting Notes;
3. One (1) copies of the completed application form;
4. One (1) original and one (1) copy of the executed Letter of Records;
5. One (1) copies of the Warranty Deed;
6. One (1) copies of the Project Narrative;
7. One (1) copies of the Aerial Location Map (11"X17");
8. Fifteen (15) copies of the approved MPUD Master Plan (11"x17");
9. Fifteen (15) copies of the proposed Site Plan marked "For Informational Purposes Only" (24"X36");
10. One (1) copies of proposed MPUD Condition 58;
11. One (1) copies of proposed Attachment C, Default Standards (Conventional Residential Lots);and

Thank you in advance for your consideration of this request. Should you require additional information, please contact me directly at (239) 405-7777 ext. 207, or alexisc@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosures

cc: Jason Besse, Taylor Morrison of Florida, Inc.
Matt Call, Starkey Ranch Investment Company, LLC

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
9432 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578
P: 813-443-8282 F: 813-443-8285
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #6636

ESPLANADE AT STARKEY RANCH

AERIAL EXHIBIT

NOT TO SCALE

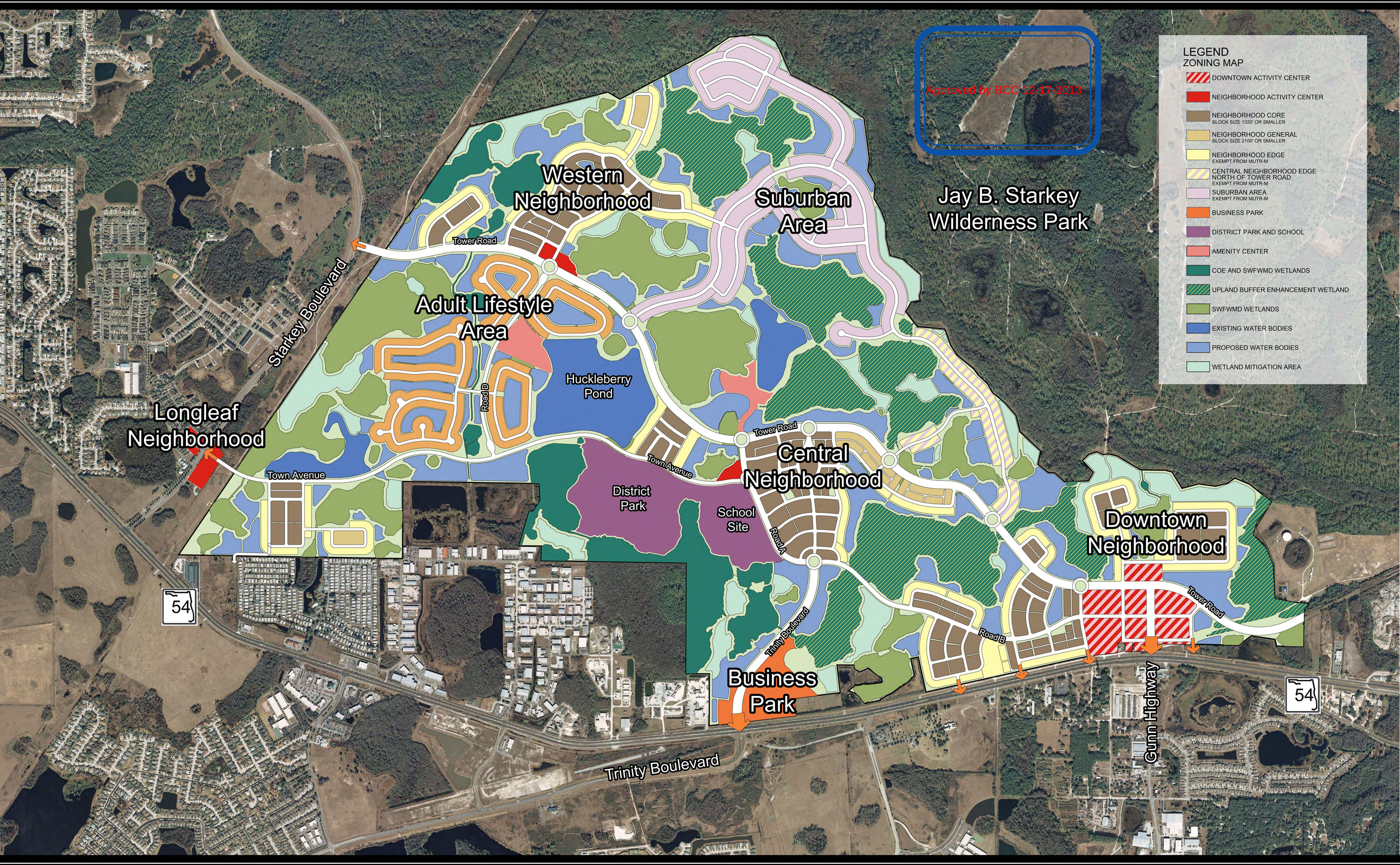
PREPARED FOR:

FILE NAME: 186119E0901
UPDATED: 2014/11/20

HEIDT DESIGN
(813) 253-5311

STARKEY RANCH PROPOSED MPUD PLAN #2

WHEELOCK STREET CAPITAL



Scan the QR Code to the left to order your copy of this graphic. All project plans, proposed amenitites, product renderings and other depictions are conceptual only in nature, and are subject to change by the developer. Such Changes may include those required for regulatory approvals, landscape or bulding architectural design considerations, or marketing changes in project or building concepts. Reference should be made only to the final subdivision plat and the final construction plans and detailed drawings and specifications on file with agencies having jurisdiction over the project, for final content, configuration and other projoect details. Heidt Design, LLC does not warrant data provided by other sources for accuracy or for any particular use that may require accurate information. Graphic Location: R:\Starkey Ranch\Master Plan\WORKING FILES\Planning\Zoning\CADD\MPUD\ Version #2\EXH-Starkey MPUD-36x48.psd

0 250' 500' 1,000'
SCALE: 1" = 500'-0"

N

STARKEY RANCH MPUD
NON-SUBSTANTIAL MODIFICATION
PROPOSED RESIDENTIAL LOT STANDARDS (CONVENTIONAL)

Proposed additions are shown in underline

Starkey Ranch
Residential Lot Standards

Product Type	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Conventional Setbacks (No Alley Access)											
			Minimum Building Separation (10')	Minimum Building Separation (10')	Minimum Building Separation (12')	Minimum Building Separation (15')	Minimum Building Separation (15')	Minimum Building Separation (20')	Minimum Front Setback (2)	Minimum Corner Side Setback (2)	Minimum Rear Setback Primary Structure	Minimum Rear and Side Setback Accessory Structure(5)	Maximum Lot Coverage (3)	Maximum Building Height
			Side Setbacks 0 feet/10 feet	Side Setbacks 5 feet/5 feet	Side Setbacks 2 feet/10 feet	Side Setbacks 3 feet/12 feet	Side Setbacks 7.5 feet/7.5 feet	Side Setbacks 10 feet/10 feet	Structure/ Garage Door	Structure/Garage Door			Primary/ Accessory	
SF Detached	28	100	YES	YES	N/A	N/A	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	35	100	YES	YES	N/A	N/A	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	40	100	YES	YES	N/A	N/A	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	45	100	YES	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	50	100	YES	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	55	100	YES	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	60	110	YES	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	65	110	N/A	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	75	110	N/A	YES	N/A	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	80	120	N/A	N/A	N/A	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	85	120	N/A	N/A	N/A	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	90	120	N/A	N/A	N/A	N/A	N/A	YES	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	>90	130	N/A	N/A	N/A	N/A	N/A	YES	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached (1)	15	60	N/A	YES	N/A	N/A	N/A	N/A	zero/25 feet	zero/25 feet	15 feet (4)	N/A	100%	45 feet
Multifamily	N/A	N/A	N/A	YES	N/A	N/A	N/A	N/A	zero/25 feet	zero/25 feet	zero	N/A	100%	65 feet

Notes: (1) Single Family Attached shall refer to duplex, tri-plex and townhomes.
(2) Front Setbacks and Corner Side Setbacks shall be measured from the public road right-of-way or from the sidewalk
(3) Maximum Lot Coverage for SF Attached will be measured within the block of lots containing the structure they support.
(4) Rear Setback for Townhomes may be reduced to zero if the lot is platted to the building perimeter and is surrounded by common area.
(5) Side Setback for Accessory Structures may be reduced to 2 feet/10 feet on SF Detached lots with 12' Minimum Building Separation.

AGENT OF RECORD LETTER

TO THE PASCO COUNTY GROWTH MANAGEMENT DEPARTMENT, ZONING/CODE COMPLIANCE DIVISION, AND THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS:

I (We), REED BERLINSKY, AUTHORIZED SIGNATORY FOR WS-TSR, LLC hereby designate and appoint Waldrop Engineering, P.A. c/o Alexis V. Crespo, AICP & R. Trent Stephenson, P.E. AND Taylor Morrison of Florida, Inc. c/o Jason Besse as my (our) Agent of Record for the purposes of representing me (us) during the rezoning, special exception, conditional use, variance, or appeal application and public hearing processes.

My (Our) Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the rezoning, special exception, conditional use, variance, or appeal public hearing process. My (Our) Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 20TH day of NOVEMBER, 2014.

Applicant(s)/Owner(s)

REED BERLINSKY, AUTHORIZED SIGNATORY FOR WS-TSR LLC
Printed Name(s) of Applicant(s)/Owner(s)

Applicant(s)/Owner(s)

Printed Name(s) of Applicant(s)/Owner(s)

** Applicant's(s') Representative

** R. TRENT STEPHENSON, P.E.
Printed Name of Representative

9432 CAMDEN FIELD PKWY
Representative's Address

RIVERVIEW, FL 33578
City, State, Zip Code

813-443-8282
Telephone Number

STATE OF FLORIDA)
COUNTY OF PASCO)

I hereby certify that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he (they) executed the same for the purposes therein expressed.

WITNESS my hand an official seal in the County and State last aforesaid this 20TH day of NOVEMBER 2014.

Notary Public State of Florida
Chancy L Summers
My Commission EE047762
Expires 02/17/2015
NOTARY PUBLIC STATE OF FLORIDA

NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

NOTE: **If an Agent of Record is to be designated, all property owners of the subject property must sign this form.**

AGENT OF RECORD LETTER

TO THE PASCO COUNTY GROWTH MANAGEMENT DEPARTMENT, ZONING/CODE COMPLIANCE DIVISION, AND THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS:

I (We), JAY B STARKEY III hereby designate and appoint Waldrop Engineering, P.A. c/o Alexis V. Crespo, AICP & R. Trent Stephenson, P.E. AND Taylor Morrison of Florida, Inc. c/o Jason Besse as my (our) Agent of Record for the purposes of representing me (us) during the rezoning, special exception, conditional use, variance, or appeal application and public hearing processes.

My (Our) Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the rezoning, special exception, conditional use, variance, or appeal public hearing process. My (Our) Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 24 day of Nov, 2014.

Applicant(s)/Owner(s)

Applicant(s)/Owner(s)

Jay B Starkey III

Printed Name(s) of Applicant(s)/Owner(s)

Printed Name(s) of Applicant(s)/Owner(s)

** Applicant's(s') Representative

** R. TRENT STEPHENSON, P.E.
Printed Name of Representative

9432 CAMDEN FIELD PKWY
Representative's Address

RIVERVIEW, FL 33578
City, State, Zip Code

813-443-8282
Telephone Number

STATE OF FLORIDA)
COUNTY OF PASCO)

I hereby certify that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he (they) executed the same for the purposes therein expressed.

WITNESS my hand an official seal in the County and State last aforesaid this 24 day of November, 2014

JOSE M. DEVICENTE
Notary Public - State of Florida
My Comm. Expires Feb 6, 2015
Commission # EE 61881
Bonded Through National Notary Assn.

NOTARY PUBLIC
State of Florida at Large

My Commission Expires

NOTE: **If an Agent of Record is to be designated, all property owners of the subject property must sign this form.**

PARCEL ID: 20-26-17-0000-00300-0000; 20-26-17-0000-00100-0010

PROJECT NAME: Taylor Morrison of Florida Inc. Starkey Ranch Adult Lifestyle Area

REQUESTED USE: Subdivision DATE OF MEETING: 9/23/14

CHECK LIST FOR PRE-APPLICATION MEETINGS

REASON FOR PRE-APPLICATION MEETING:

☐ 25%, 50% or 75% remodel ☑ New Development ☐ Substantial Mod.

☐ New Number ☐ _____ ☐ Non-Substantial Mod.

☐ Change of Use File # to be modified: _____

ZONING DISTRICT: MPUD FUTURE LAND USE: PD (CON)

CONFLICT ZONING: YES (NO)

CURRENT ZONING ACTION ON SITE: RZ-1078

CURRENT USE: Vacant or AG COMMISSION DISTRICT: 4

SETBACKS: FRONT: SEE ATTACHED TABLES SIDES: REAR

F.A.R.(INTENSITY): MAXIMUMS from ENTITLEMENT POOL DENSITY: (1,010 sub urban units)

ABUTTING – NORTH: MPUD / PD EAST: MPUD / PD

ZONING / FLU: WEST: MPUD / PD SOUTH: MPUD / PD

MARKET AREA: South NEIGHBORHOOD AREA: _____

IMPACT FEES: _____

ACCESS MANAGEMENT - APPLICATIONS: *Completed with the preliminary plan submittals.*

TIMING & PHASING: (YES) NO SUBSTANDARD RDS: (YES) NO

ROUGH PROPORTIONALITY: YES (NO)

LANDSCAPING BUFFERING: (Table 905.5.D)

NORTH: D 20' width (along Tower)

SOUTH: D 20' width (along town)

EAST: —

WEST: —

BUILDING PERIMETER: n/a VEHICLE USE AREA: n/a

PARKING REQUIREMENTS: 2/unit + 0.25 visitor

NEIGHBORHOOD PARK: (YES) ± NO # OF ACRES RQRD: SEE PARK PLAN

each park min 1/6 acre

min. expected acreage = 4 + 5.9 = 9.9 (w/rim

Ponds visible from Road must be planted 50' averse

ENVIRONMENTAL LANDS AND MANAGEMENT (ELAM): *Required reports determined by ELAM*

WETLANDS: CAT. I — CAT. II X CAT. III X

CONS 1/4 GOPHER HABITAT: Required ~~study~~ survey

LISTED SPECIES: NOT significant & it overlap

wildlife survey required – additional study may be needed

WELL HEAD PROTECTION: YES (NO)

DRAINAGE/FLOOD ZONE: X, ~~[illegible]~~ 1/4 A

FIRE PROTECTION: _____

UTILITIES: Pasco / Pasco

CODE ENFORCEMENT VIOLATION: YES (NO) #

STAFF USE ONLY

Was Fee Received? (Attach copy of receipt)

Yes ☑ No ☐

PARCEL ID: 20-26-17-0000-00160-0010
20-26-17-0000-00300-0000

This ***Pre-Application Meeting*** is to familiarize county staff with the intent of the developer, and for the developer to become familiar with the requirements of the Land Development Code and to determine which review procedures must be followed.

NEIGHBORHOOD NOTICE - A public or neighborhood notice is required in accordance with the Land Development Code Section 304 and shall be provided at least thirty (30) days prior to the issuance of a final determination.

CONTENT REVIEW – Mandatory appointment with the Intake Team to insure the initial submittal package includes required content. All applicable fees are due upon submittal of the application for content review. Intake Department – (727) 847-2411

DISCLAIMER - The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

Pre-Application Attendees and Acknowledgement:

By providing contact information the participant acknowledges the Neighborhood Notice, Content Review requirements and Disclaimer above.

	Print Name	Department/Company	Phone Number/Email
1.	David Paradis	PCU	727-847-8145
2.	Tim Barker	Fire Rescue	813 9292750
3.	Don Campbell	Fire Rescue	813-929-2750
4.	Matt Call	Starkey Ranch	813-785-7959
5.	Lindsay Rodriguez	Waldrop Engineering	239-405-7777
6.	Alexis Crespo	Waldrop Engineering	239 405 7777
7.	Colin Miller	Pasco S/W	727 836 3411
8.	Matt Armstrong	Pasco County	727.847.2411
9.	Jason Besse	Taylor Morrison	941-504-1678
10.	Trent Stephenson	Waldrop. Eng.	(813) 443.8282
11.	Jennifer Carpenter	PDD	727-847-8140
12.	Mary Thomas	PDD	727-847-8132 (x) 8876
13.	Pamela Shaw	PDD	727-847-8132 (x) 8802
14.			
15.			
16.			

**** This pre-application meeting in no way replaces the required sufficiency review process.***

Meeting Research Document

PARCEL ID: 20-26-17-0000-03000-0000
" " " 00100 - 0010

NOTES: COA MPUD max. suburban units: 1,010
Used so far: 93

COA 60: Master Developer must provide written notification to implement OPTION 1 or (2) prior to submittal of preliminary plan.

Could go MUPCM ~ with age restrictions

RZ 7078 - COA 51 - MUT 300 suburban units, including the "edge".
may seek preliminary plan approval before
a) Construction of a supermarket or 50K non-res in Downtown @ GUNN Hwy & complete Bike/PED infrastructure
(or) b) Construction of a complete street/bike/ped network to Downtown Longleaf.
Need map amendment to change configuration (COA 51.(4))
Need "ASSIGNMENT OF Starkey Ranch MPUD ENTITLEMENTS" w/ submittal (COA 48)

Subject to Master Bike/PED plan, master roadway plan, master Park plan
12'&16' trails to bisect neighborhood ~~and~~ along town.
14' along town ~~[illegible]~~ and 12' along E. side of subdivision
~~Cars~~ to be setback 75' (3 car lengths)
Roadway D is to be public but sidestreets may be gated.
Provide contextual ~~plan~~ map showing entire MPUD parcel (COA 70)
Lifestyle center in approved shows a 9-10 acre amenity center; it is not in line w/ the plan to reduce it to 5 acres.
Where are the parks?

Central mail stop required by fed's.

→ Heidi's dealing w/ MPUD ~
This is parcel 4 - lot of homebuyer feedback
Product that Taylor Morrison has done (Tampa)
lots deeper - focus on outdoor living patios, HOA maintains yards.
515-520 units in ~~p~~ 4 phases ≈ each phase
Submit for phase 1. (164)

Utilities - No questions @ this time tie in @ Town
The Master plan (Heidi) has to be submitted concurrently w/ phase 1, easements. The same Master plan is submitted the better.

If setbacks are less than 7.5' each side, then NO obstructions; A NON-SUBSTANTIAL modification
But must prove stormwater works.
Bldg maintenance easement along buildings to allow fire/parking (see lot

FIRE - 3000 # houses.
Building separation @ 12'
Townhouses have 2 hour fire wall
Need early ideas, materials, # of windows, combustable roof, etc. Have architect look
NFPA 80-A
12/31/14 - Switch to New fire code.

5' setback for accessory structure
to change ~ amend MPUD ~

For these modification suggest that they apply only to the ADU.

Gate community - Based on Comprehensive plan.
Starkey master roadway plan was put together using our roadway standards.
County will not permit ROAD D to be gated, can gate off it

Cul de sac 50' sans curb.

Would have to go to DRC - it is important to maintain grade. it is safety concern and traffic mitigation.

MUTRM model does not allow the elimination of the connect.
Taking parking off roadway is not an issue.

Water main 6" for 500 GPM fire flow.
750' apart & No less 375' from any building or house.

evaluate R/B on Jmh.

Stormwater
- a lot of floodplain
- take into account flood mitigati - see attached

Lots must be platted outside wetlands

Access – 1 functional and 1 emergency
– ~~geo~~tech reports
ensure phase lines do not cross ponds
Secondary access when more than a hundred units.
Temporary stabilized okay.