

PASCO COUNTY ZONING & SITE DEVELOPMENT
TECHNICAL RESUBMITTAL APPLICATION FORM

PROJECT NAME: Esplanade at Starkey Ranch - MPUD Non-Substantial Modification

PROJECT NO. (FROM CURRENT PLANNING): PDD15-498 (RZ7078)

ENGINEER NAME: Waldrop Engineering, P.A.

ADDRESS: 28100 Bonita Grande Drive, #305

CITY, STATE, ZIP: Bonita Springs, FL 34135

TELEPHONE NO.: (239) 405-7777

FAX NO.: (239)405-7899

EMAIL: alexis.crespo@waldropengineering.com

Type of review/approval being sought (reference Section 303, Common Procedures, Pasco County Land Development Code): (mpud nonsubstantial modification)

PSP – Small: Preliminary Site Plan _____ PSP-Large: Preliminary Site Plan _____

Construction Site Plan _____ Construction Site Plan _____

Stormwater Management Plan and Report _____ Stormwater Management Plan and Report _____

MRS/LFLD: Preliminary Site Plan _____ PDP: Preliminary Site Plan _____

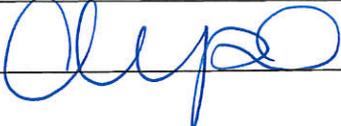
Construction Site Plan _____ Construction Site Plan _____

Stormwater Management Plan and Report _____ Stormwater Management Plan and Report _____

MU/NR: _____

SUBMITTED BY: Waldrop Engineering, P.A

NAME: Alexis Crespo, AICP (PRINT)

SIGNATURE: 

EMAIL: alexis.crespo@waldropengineering.com

DATE STAMP (FOR OFFICE USE ONLY)

**PASCO COUNTY ZONING & SITE DEVELOPMENT
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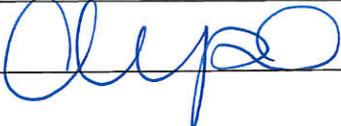
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- | | | | | | |
|---------------------|---------------------------------------|--------------------------|-------------------|---------------------------------------|--------------------------|
| PSP – Small: | Preliminary Site Plan | <input type="checkbox"/> | PSP-Large: | Preliminary Site Plan | <input type="checkbox"/> |
| | Construction Site Plan | <input type="checkbox"/> | | Construction Site Plan | <input type="checkbox"/> |
| | Stormwater Management Plan and Report | <input type="checkbox"/> | | Stormwater Management Plan and Report | <input type="checkbox"/> |
| MRS/LFLD: | Preliminary Site Plan | <input type="checkbox"/> | PDP: | Preliminary Site Plan | <input type="checkbox"/> |
| | Construction Site Plan | <input type="checkbox"/> | | Construction Site Plan | <input type="checkbox"/> |
| | Stormwater Management Plan and Report | <input type="checkbox"/> | | Stormwater Management Plan and Report | <input type="checkbox"/> |
| | | | MU/NR: | <input type="checkbox"/> | |

SUBMITTED BY: Waldrop Engineering, P.A

NAME: Alexis Crespo, AICP (PRINT)

SIGNATURE: 

EMAIL: alexis.crespo@waldropengineering.com

DATE STAMP (FOR OFFICE USE ONLY)



January 23, 2015

Mr. Christopher Mills
Planning & Development
West Pasco Government Center
8731 Citizens Drive, Suite 210
New Port Richey, FL 34654

RE: Starkey Ranch MPUD Non-Substantial Modification (PDD15-498)

Dear Mr. Mills:

Please find the below information in response to Staff's review comments received via email on January 14, 2015 in regards to Starkey Ranch MPUD Non-Substantial Modification.

To assist in your review, please also find the following items attached:

1. Seven (7) copies of the revised Site Plan marked "For Informational Purposes Only";
2. One (1) copy of revised Condition 58;
3. One (1) copy of the revised Residential Lot Standards Table;
4. One (1) copy of the revised Project Narrative; and
5. One (1) copy of the Swale Capacity Analysis.

The following is a list of Pasco County Planning & Development Department comments with our responses in bold:

1. We are concerned about the accessory structure setbacks and the possibility that there may be only 4' of separation between adjacent structures.

RESPONSE: Please see the revised Project Narrative and proposed Residential Lot Standards Table attached. Revised Notes 5 and 6 clarify that all accessory structures will have a minimum separation of 12', which is consistent with the minimum separation between principal/primary structures, i.e. accessory structures may not extend beyond the limits of the primary structure within side yards.

2. Alternative locations for AC units.

RESPONSE: As discussed at the meeting with Staff on January 14, 2015, please refer to the enclosed swale capacity analysis to justify locating the a/c pads within the proposed side yards. Additionally, verbiage has been added to proposed Condition 58 to clarify that the condition supersedes LDC Section 530.02, Yard Requirements.

3. Drainage easements and fencing. Please refer to the revised narrative and swale capacity analysis.

RESPONSE: The Applicant is proposing a 1-foot encroachment of the a/c pad within the 5' drainage easements. The analysis demonstrates that this design proposal will not negatively impact stormwater management systems within the project. The construction plan submittal and SWFWMD permits will demonstrate that the proposed stormwater management system will not result in adverse off-site impacts.

4. Must prove that storm water works in site design review process. Concern about 148' lots that cannot drain to the rear.

RESPONSE: The enclosed swale capacity analysis demonstrates the proposed design functions for the largest proposed lots (62' wide X 148' deep), for both "A" and "B" graded lots.

5. General questions about overall layout, cul-de-sacs, disappearance of amenity center...

RESPONSE: As discussed at the meeting with Staff, the proposed "suburban" layout differs from MPUD Master Plans Option 1 and 2 in terms of the exact layout of development areas and location of the amenity site. This area is not subject to the MUTRM standards in RZ-7078; therefore, the layout will not require a modification to the MPUD Plan.

The following is a list of Pasco County Utilities Department comments with our responses in bold:

1. The Utilities Services Branch has no objection to the issuance of the MPUD Master Planned Unit Development Non-Substantial Amendment.
2. A revised Utilities Service Plan shall be submitted, reviewed, and approved prior to or concurrent with the submittal of the first preliminary/construction site plan. Submit directly to David B. Paradis, P.E., Engineer I, Utilities Services Branch.
3. Further review will occur as the project progresses.

RESPONSE: Comments are noted and will be addressed at time of construction plan review as requested.

Should you require additional information or have any questions, please contact me directly at (239) 405-7777, ext. 207, or alexis.crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

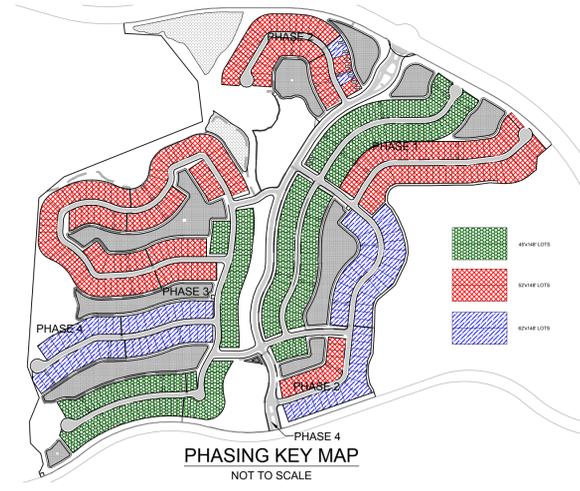
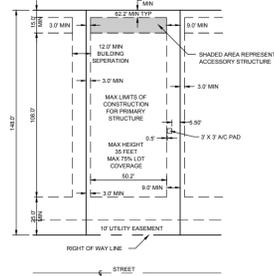
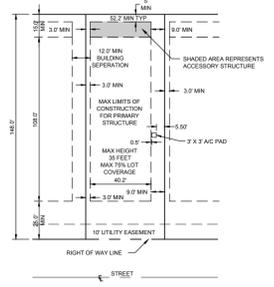
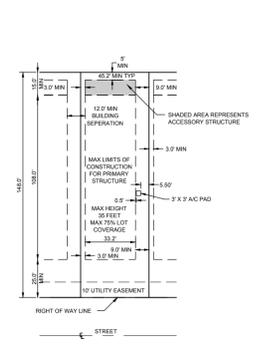


Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosures

Cc: Pamela Shaw, Pasco County
Craig Hotop, Taylor Morrison of Florida, Inc.
Trent Stephenson, P.E., Waldrop Engineering, P.A.

D:\186-11 Starkey Ranch\Drawings\ExhibitA\ExhibitA_C\ExhibitA_C.dwg
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WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

9432 CAMDEN FIELD PARKWAY, BIRMIINGHAM, FL 33578
 P: 813-443-5252 F: 813-443-5255 EMAIL: info@waldropengineering.com

ESPLANADE AT STARKEY RANCH

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

PRELIMINARY PLAN

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	01/20/15	REVISED PER STAFF COMMENTS

REVISION SUBMITTED: 1/21/05/2014

SCALE IN FEET: 0 100 200 400

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

R. TRENT STEPHENSON, P.E.
 FL LICENSE NO. 59314

SET NUMBER: 186-119-E01

SHEET: 1 OF 1



**STARKEY RANCH MPUD
NON-SUBSTANTIAL MODIFICATION
PROPOSED CONDITION 58**

REVISED JANUARY 2015

**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-access 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 3’/9’ 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 9’ minimum setback, and shall not be permitted within the side yard containing the 3’ minimum setback. The above supersedes Section 530.2 Yard Requirements of the Land Development Code.
- 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.

**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')	<u>Minimum Building Separation (12') (6)</u>	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	<u>Side Setbacks 3 feet/9 feet</u>	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	<u>N/A</u>	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	<u>N/A</u>	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	<u>N/A</u>	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	<u>YES</u>	YES	YES	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	50	100	YES	YES	<u>YES</u>	YES	YES	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	55	100	YES	YES	<u>YES</u>	YES	YES	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	60	110	YES	YES	<u>YES</u>	YES	YES	N/A	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	<u>YES</u>	YES	YES	N/A	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	<u>N/A</u>	YES	YES	N/A	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	<u>N/A</u>	YES	YES	N/A	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	<u>N/A</u>	YES	YES	N/A	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	<u>N/A</u>	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	<u>N/A</u>	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	<u>N/A</u>	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	<u>N/A</u>	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 3 feet/9 feet on SF Detached lots with 12' Minimum Building Separation. In no case shall the Accessory Structures extend beyond the limits of the Primary Structures within side setbacks.
(6) 12' Minimum Building Separation is applicable to both Primary and Accessory Structures on SF Detached Lots with 12' Minimum Building Separation.



**STARKEY RANCH MPUD
NON-SUBSTANTIAL MODIFICATION
PROJECT NARRATIVE**

REVISED JANUARY 2015

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 (3'9' side yard setbacks) for SF Detached Product Types; and
- 2) Modify Attachment C, Default Standards, Conventional Residential Lot Standards to allow for a 3'9' side yard setback for accessory structures where 12-foot Minimum Building Separation is utilized, and clarify that the 12' Minimum Building Separation applies to both Primary and Accessory Structures; 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. This modification will also address that Condition 58 supersedes the requirements in LDC Section 530.2

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 3'/9' 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 within the 9' side yard. The A/C pad is 3'x3' and is 0.5' from the building; therefore, it is 3.5' into the 9' side yard leaving 5.5' available for drainage in addition to the 3' 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 (2) 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. Please also refer to the enclosed Swale Capacity Analysis based upon the largest proposed lot (62' X 148') and for both "A" and "B" lots.

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.



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9432 CAMDEN FIELD PKWY.
RIVERVIEW, FL 33578
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F: 813-443-8285

SWALE CAPACITY CALCULATIONS

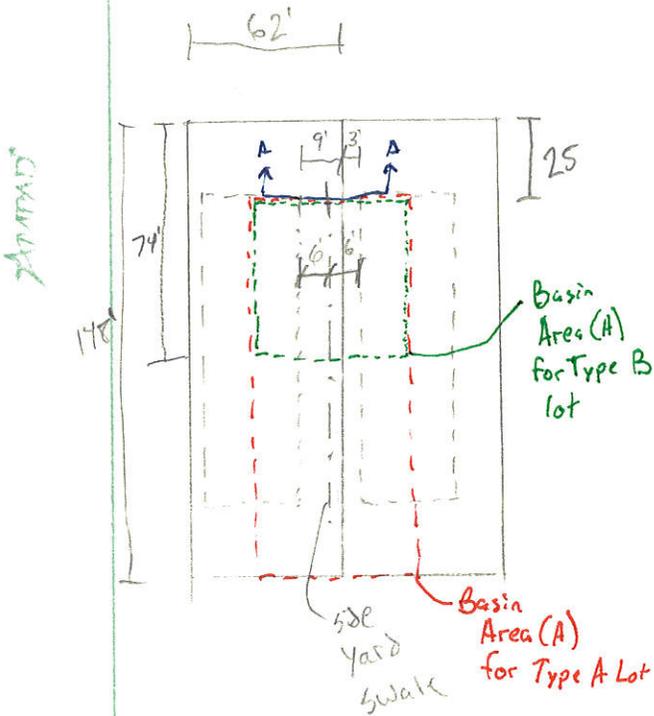
Project Name: Starkey Ranch
Project Location: Pasco County
Swale/Channel ID: Side Yard Swale

Manning "n":	0.03	
Bottom width (ft):	0.00	
Side Slopes (h:v):	5 :1	
Channel Slope (%):	1.00%	
normal depth (ft):	1.20	

Q max=	25.04 cfs
Velocity=	3.48 fps
Top Width=	12.00 ft
Critical Depth=	1.09 ft
Critical Slope=	1.65 %
Velocity Head=	0.19 ft
Specific Energy=	1.39 ft
Froude Number=	0.79 ft
Flow Type=	Subcritical

**** Based on Swale Demand of 0.02 cfs for a Type A lot and 0.01 cfs for a Type B lot, the proposed side yard swale has adequate capacity.**

62' x 148' lot



Type A Lot

$$A = 123(62) = 7626 \text{ SF} = 0.175 \text{ Ac}$$

$$Q_{25} = ciA$$

$$C_{\text{Lawn}} = 0.3$$

$$i_{25} = 8.5 \text{ in./day} = 0.354 \text{ in/hr.}$$

$$Q_{25} = 0.3(0.354)(0.175)$$

$$Q_{25} = 0.02 \text{ cfs for Type A lot}$$

Type B Lot

$$A = 49(62) = 3038 \text{ SF} = 0.07$$

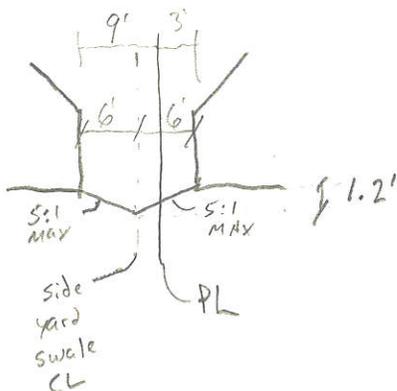
$$C_{\text{Lawn}} = 0.3$$

$$i_{25} = 0.354 \text{ in/hr}$$

$$Q_{25} = ciA = 0.3(0.354)(0.07)$$

$$Q_{25} = 0.01 \text{ cfs for Type B lot}$$

A-A (Type A Lot)



A-A (Type B lot)

