

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

DRC Approved 11/21/2013

TO: Development Review Committee DATE: 11/21/13 FILE: PDD14-257

FROM: Carol B. Clarke SUBJECT: Starkey Ranch MPUD
Zoning Administrator Master Park Plan & Alt Standard
Assistant Planning and Development DRC: 11/21/13, 1:30 p.m., NPR
Administrator Recommendation: Approval
with Conditions

STAFF: Cynthia D. Spidell REFERENCES: LDC, Section 522, MPUD
Sr. Planner & DRI Coordinator Comm. Dist. 4

The following is presented to the Development Review Committee for consideration.

PROJECT DESCRIPTION:

Commission District:	The Honorable Henry Wilson, Jr.
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 approval of the Master Park Plan (Attachment 2) for Starkey Ranch MPUD and an alternative standard (Attachment 3) to the County's Neighborhood Park acreage requirement in conjunction with a modification to the MPUD.

BACKGROUND:

1. On September 11, 2012, the Board of County Commissioners (BCC) approved the Starkey Ranch MPUD Master Planned Unit Development (Rezoning Petition No. 7027).
2. On August 16, 2013, the applicant/owner of Starkey Ranch MPUD submitted a modification to the MPUD. This MPUD modification is being considered concurrently with this Master Park Plan and Alternative Standard.
3. On October 16, 2013, the applicant amended the MPUD modification to reduce the number of specifically approved residential units by 778 units (from 5,050 to 4,272 units).

FINDINGS OF FACT:

1. Access to the site will be from State Road 54, Trinity Boulevard Extension, and Starkey Boulevard.
2. Access to the park site will be from Trinity Boulevard Extension and the internal grid network for Starkey Ranch MPUD.
3. In accordance with Section 905.1.E, LDC, the amount of land required to be provided and maintained as neighborhood parks equates to 42.72 acres.
4. In conjunction with the MPUD Modification being considered concurrently with this Master Park Plan and Alternative Standard to the Neighborhood Park requirements, the Board of County Commissioners (BCC) will consider a separate District Park/Library/Theatre/School Site Agreement which shall govern the terms and conditions of the collocated District Park/Library/Theatre/School Site as generally located and depicted on the Master Park Plan (Attachment 2). As a result this park will provide approximately 69 acres of open space and sports fields.
5. MPUD Condition No. 57 which specifies the neighborhood design standards for the project allows for the required open space in the form of squares, parks or plazas of at least 1/6 of an acre in size to be counted toward the requirements for neighborhood parks.
6. The proposed Master Park Plan includes 40.6 acres of Neighborhood Parks (25.3 acres), Lakeside Parks (12.8 acres), and Trailhead Parks (2.5 acres).
7. Pursuant to Section 905.1.H, LDC, alternative standards that meet or exceed the intent and purpose of this section may be approved.

ANALYSIS:

Staff finds that the Project as set forth in the corresponding MPUD meets or exceeds the standards for Neighborhood Parks for the following reasons:

- The collocated District Park/Library/Theatre/School Site of about 93 acres will provide a centrally located amenity of unique proportion. Out of the 93 acres, about 69 acres will be allocated to the District Park Site including open space and recreation areas such as sports fields. The neighborhoods will all be connected to this central park site allowing for residents to walk or bike to the site.
 - The Developer indicates that over 50% of the residential units will be within ½ mile of the park site.
- The trailhead parks will allow unique access to the existing trails in the adjacent Starkey Wilderness Preserve and should count toward the Neighborhood Park requirements.
- The Lakeside parks will allow for open space and passive recreation opportunities.
- The deviation sought by this alternative standard equates to only 2.12 acres (42.72 acres - required versus 40.6 acres - provided).

RECOMMENDATION:

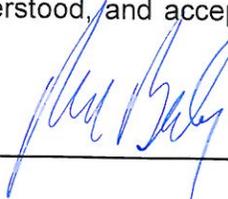
The Planning and Development Department has reviewed the Master Park Plan and related alternative standard and recommends approval with the following conditions:

1. The developer acknowledges that no construction is allowed with the approval of this plan.
2. The approval of this Master Park Plan and Alternative Standard is conditioned upon and shall become effective upon the approval of the District Park/Library/Theatre/School Site Agreement by the Board of County Commissioners. Any changes in such agreement may necessitate a change to this approval.
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 02/19/2014

Signature 

Print Name Reed Berlinsky

Title _____

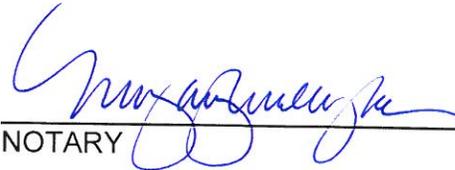
STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 02/19/2014
(date), by Reed Berlinsky (name
of corporation acknowledging) a Florida
(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:



MEGAN RUSSELL-BE
MY COMMISSION # EE 0421
EXPIRES: December 12, 2014
Bonded Thru Budget Notary Services


NOTARY

ATTACHMENTS:

- 1. Location Map
- 2. Master Park Plan
- 3. Alternative Standard Application



DEVELOPMENT REVIEW COMMITTEE ACTION: (11/21/13)

On November 21, 2013, the DRC approved staff recommendation. Staff noted for the record that the alternative standard for the park shall apply to and include the Phase 2 residential units.



RZ-7027

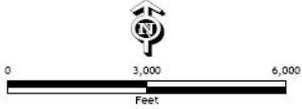
VARIOUS PARCELS IN SECTIONS
16, 17, 19, 20, 21, 22, 27, 28 & 29
T 26 S - R 17 E

STARKEY LAND COMPANY LLC
12959 STATE ROAD 54
ODESSA FL 33556-3418

PHYSICAL ADDRESSES:
12901 & 112959 STATE ROAD 54
13139, 13237, 13253, 13325, 13429,
13437 & 13449 GLADSTONE DR

TAZ - 200 & 209
COMMISSION DISTRICT: 4

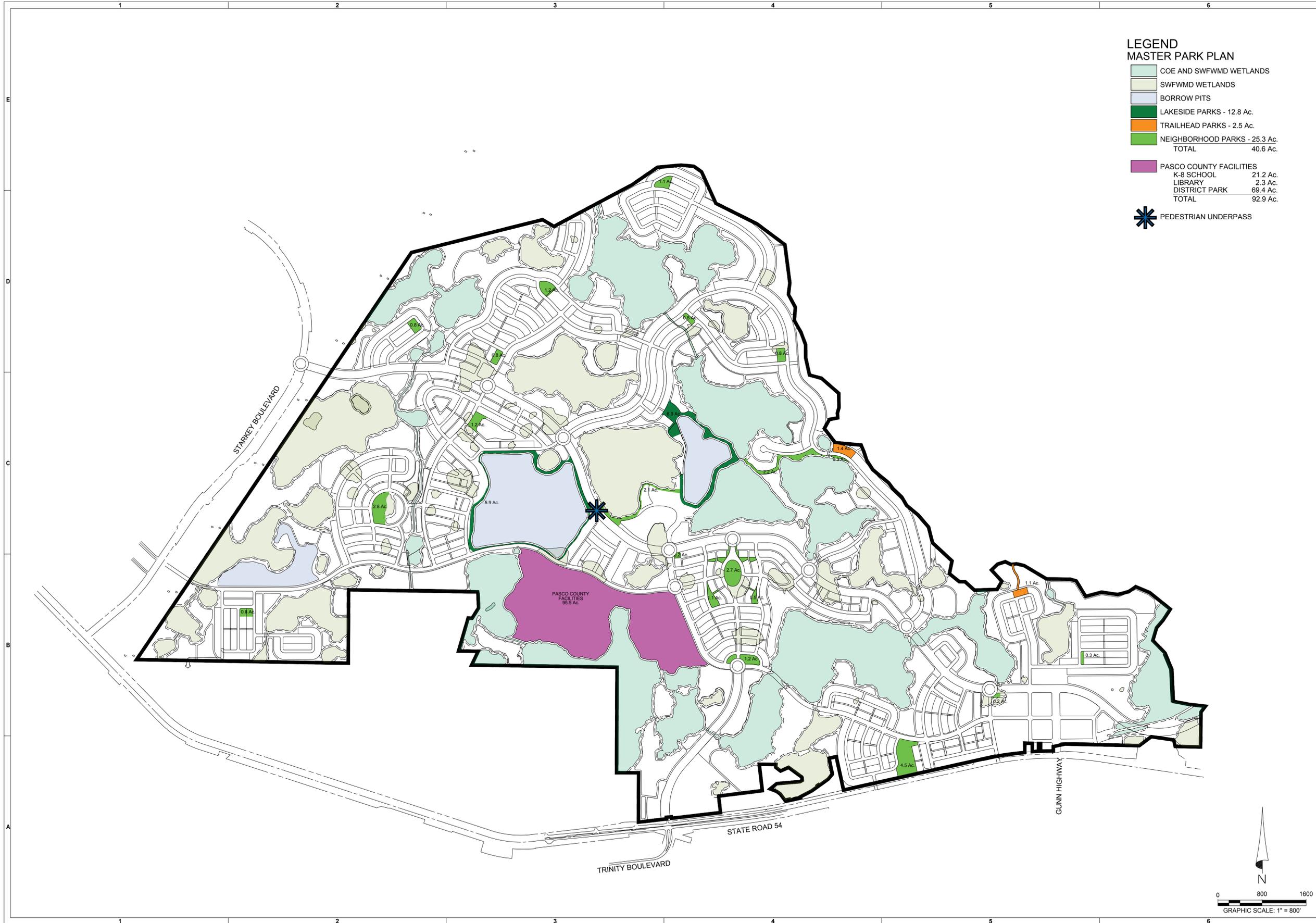
 SUBJECT PROPERTY
(2010 AERIAL)



STARKEY RANCH

PARCEL ID NUMBERS

- 16-26-17-0000-00100-0000
- 17-26-17-0000-00100-0000
- 19-26-17-0000-00100-0011
- 19-26-17-0000-00100-0012
- 19-26-17-0000-00100-0013
- 19-26-17-0000-00100-0021
- 20-26-17-0000-00100-0010
- 20-26-17-0000-00100-0040
- 20-26-17-0000-00100-0050
- 21-26-17-0000-00100-0000
- 21-26-17-0000-00100-0010
- 21-26-17-0000-00100-0020
- 22-26-17-0000-00100-0000
- 27-26-17-0000-00100-0000
- 27-26-17-0020-00S00-0012
- 27-26-17-0020-00S00-0021
- 27-26-17-0020-01300-0000
- 27-26-17-0020-03000-0000
- 28-26-17-0000-00100-0000
- 28-26-17-0000-00100-0010
- 28-26-17-0000-00100-0040
- 29-26-17-0000-00100-0000
- 29-26-17-0000-00100-0030
- 30-26-17-0000-00200-0000
- 30-26-17-0000-00200-0014



HEIDT DESIGN
 Civil Engineering • Planning & GIS
 Transportation Engineering
 Ecological Services • Landscape Architecture

5806-B Breckenridge Pkwy.
 Tampa, Florida 33610
 Office: 813-253-5311
 Fax: 813-464-7629
 www.HeidtDesign.com

Engineering Business Certificate of Authorization No. 28782
 Landscape Architecture Certificate of Authorization No. LC26000405

STARKEY RANCH
 MASTER PARK PLAN

PREPARED FOR: WS-TSR, LLC. (WHEELLOCK STREET CAPITAL)
 FOR:

DATE	DESCRIPTION
11/13/2013	REVISED PER COUNTY COMMENTS
10/10/2013	REVISED PER COUNTY COMMENTS

PROJECT NO: TSR-SR-1003
 MASTER PARK PLAN LAYOUT
 DESIGN BY: DPD
 DRAWN BY: DPD

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

C-300

R:\STARKEY RANCH\MASTER PLAN\WORKING FILES\CURRENT DRAWINGS\MMASTER PARKS PLAN\MASTER PARK PLAN LAYOUT DWG-C-100 20130729 9:44 AM.DWG DIERLICH

PASCO COUNTY
ZONING AND SITE DEVELOPMENT DEPARTMENT
ALTERNATIVE STANDARDS APPLICATION
SECTION 407.5, ALTERNATIVE STANDARDS,
LAND DEVELOPMENT CODE

The County Administrator or designee is authorized to approve alternative standards with conditions.

Requests for alternative standards may be made in conjunction with the filing of a development application. Alternatively, an application may be filed prior to submittal of an application. In that circumstance, sufficient information shall be submitted to permit a reasoned consideration of the request. Prior to filing a request for alternative standards, any applicant should review Section 303.6.C, Modification to Submittal Requirements. Sufficient information must be provided for the administrative official to make a determination (LDC 407.5.A).

PROJECT NAME: Starkey Ranch MPUD

PROJECT NO. (FROM DEVELOPMENT REVIEW DIVISION): _____

PARCEL ID NO.: See Attached

SITE LOCATION: South West and South Central Pasco County, north of and partially abutting S.R. 54; east of and abutting Starkey Boulevard; south of and abutting J.B. Starkey Wilderness Park.

OWNER: WS – TSR, LLC
NAME: Reed Berlinsky
ADDRESS: 521 13th Street
Saint Cloud, FL 34769
TELEPHONE NO.: 321-805-4830
E-MAIL ADDRESS: reed@gentryland.com

OWNER: Longleaf Company
NAME: J. B. Starkey III
ADDRESS: 12959 S.R. 54
Odessa, FL 33556
TELEPHONE NO.: 813-920-7686
E-MAIL ADDRESS: treystarkey@gmail.com

DEVELOPER: WS – TSR, LLC
NAME: Reed Berlinsky
ADDRESS: 521 13th Street
Saint Cloud, FL 34669
TELEPHONE NO.: 321-805-4830
E-MAIL ADDRESS: reed@gentryland.com

AUTHORIZED AGENT: Joel R. Tew
AGENT ADDRESS: Tew & Associates
2999 Palm Harbor Boulevard, Suite A
Palm Harbor, FL 34683
TELEPHONE NO.: 727-216-6575
E-MAIL ADDRESS: jtew@tewlaw.us

AUTHORIZED AGENT/ ENGINEER: B. Patrick Gassaway P.E.
AGENT ADDRESS: Heidt Design
5806-B Breckenridge Parkway
Tampa, FL 33610
TELEPHONE NO.: 813-253-5311
E-MAIL ADDRESS: pgassaway@heidtdesign.com

APPLICATION

Other than deviations from Access Management, Transportation—Corridor Spacing, and Signs, the County Administrator or designee shall consider the following criteria when reviewing an alternative standards request. First, either 1 or 2 shall be met. If either 1 or 2 apply, then all of 3, 4, and 5 shall be met:

(Applicant: use separate application for each requested code item.)

A. Nature of Request. Describe generally the nature of the request, specific reason and section of the LDC from which the alternative standards is requested:

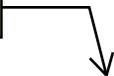
The developer is requesting alternative standards from LDC Section 905.1 Neighborhood Parks.

The developer has submitted a Master Parks Plan concurrent with a MPUD amendment for Starkey Ranch to identify the Starkey District Park, the location and size of the neighborhood parks, their proximity to the neighborhood they serve and the extensive trail system that ties the neighborhoods together and will afford the residents access to the district park and the adjacent Starkey Wilderness Park.

B. Demonstrate compliance with either number 1 or number 2:

1. The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue.

Section 905.1 Neighborhood Parks would require 51.8 acres of neighborhood parks to serve a total of 5,185 dwelling units over 2,485 acres. As an alternative, the Master Developer is partnering with Pasco County to build a District Park that will include nine multi-purpose fields, five 200 foot and one 300 foot baseball diamonds, four tennis courts and four basketball courts collocated with an elementary/middle school. In addition to this, the Master Developer is proposing to provide 25.3 acres of neighborhood parks, 12.8 acres of lakeside parks and an interconnected trail system for the community which will create a park system within the development far superior to what would be created by strictly complying with the Neighborhood Parks Ordinance alone. The neighborhood parks will be a variety of sizes to include one-sixth acre in neighborhood core areas, one-quarter acre in neighborhood general and neighborhood edge locations and one-half acre in suburban areas. Two trail heads will be a minimum of one acre in size. Parks will be a mix of active and passive recreational and open



space areas. Trails will allow for pedestrian access between neighborhoods, to the ~~72.1~~ acre proposed District Park, the Starkey Wilderness Park and the downtown areas in both Starkey Ranch and Longleaf.

Parks will be located within one-half mile of 50 percent of the lots in any neighborhood.

- 2. No feasible engineering or construction solutions can be applied to satisfy the regulation.

then all of 3, 4, and 5 shall be met:

- 3. The alternative standard does not adversely affect compliance with other Code provisions, development order(s), or permit(s).

The alternative standard does not adversely affect compliance with other Code provisions, development order(s) or permit(s).

- 4. The alternative standard is not in conflict with other mandatory substantive requirements of local, State, or Federal law.

The alternative standard will not conflict with other mandatory substantive requirements of local, State, or Federal law.

- 5. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan.

The proposed alternative standard is consistent with applicable provisions of the Comprehensive Plan, Chapter 5, Recreation and Open Space.

Objective REC 1.2: Coordination: The applicant is coordinating with Pasco County and the District School Board to maximize the efficient use of the proposed Starkey District Park facilities, adjoining trails, and trailheads which allow access to the Starkey Wilderness Park.

Policy REC 1.2.2: Coordination of Parks and Recreational Facilities with Schools: The applicant is coordinating with Pasco County and the District School Board to create a co-located park and school site with trail access to neighborhood parks and trailheads.

Policy REC 1.6.1: General Connectivity: The proposed neighborhood parks, will be located within one-half mile of 50 percent of the residential development combined with the extensive trail system will promote connectivity of the neighborhoods. The trailhead parks will expand the neighborhood connectivity allowing access to the Starkey Wilderness Park.

WHERE DEVIATION(S) FROM SECTION 901.3, ACCESS MANAGEMENT AND 901.1, TRANSPORTATION—CORRIDOR SPACING IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

- C. Where an alternative standard is requested from Section 901.3, Access Management, or where deviations from Section 901.1, Transportation — Corridor Spacing are requested, the Development Review Committee (DRC) shall hear the request and consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:

1. No feasible engineering or construction solutions can be applied to satisfy the regulation; or
2. The proposed alternative standard will maintain or improve collector/arterial roadway capacity and travel times without increasing the number or severity of accidents; or
3. Compliance with the regulation will deny reasonable access.

WHERE DEVIATION(S) FROM SECTION 406.1, SIGNS IS/ARE REQUESTED, THEN THE APPLICANT/DEVELOPER SHALL COMPLY WITH THE FOLLOWING:

- D. Where an alternative standard is requested to increase the height of a monument sign, or to increase the size of a wall sign, the DRC shall hear the request and shall consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:
1. Granting the request reduces the number of signs on the parcel and/or the number of registered billboards in the unincorporated areas of Pasco County. The request must achieve one or more of the following:
 - a. Removal of one or more unconstructed monument signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to erect on the parcel; or
 - b. Removal of one or more nonconforming signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to retain on the parcel; or
 - c. One or more registered billboards from any parcel in unincorporated Pasco County; or
 - d. Any combination of the above; and
 2. Granting the request reduces the overall sign structure area visible on the parcel from any right-of-way. The total sign structure area which applicant otherwise would have been permitted to erect or retain on the parcel must be reduced by at least thirty-five (35) percent. For the purposes of calculating the allowable sign structure area in this section, the actual size of registered billboards that are proposed to be removed will be used. All other requirements of Section 406.1, Signs of the Land Development Code (LDC), including, but not limited to, copy/sign structure ratios and required architectural features, must be observed for the proposed sign; and
 3. Granting the request does not result in excessive sign heights. The maximum height for a sign erected pursuant to this alternative standard may not exceed twenty (20) feet, or thirty (30) feet on controlled access roadways, even where a reduction in overall numbers of signs on the property and a reduction in overall sign structure area is achieved; and
 4. Granting the request does not result in the erection of pole signs or any other prohibited structures identified in this Code; and
 5. Granting the request meets or exceeds the stated intent and purpose of:
 - a. Section 406.1, Signs of the LDC; and
 - b. This section, which the specific intent and purpose of this section is:
 - (1) To allow applicants to combine monument sign height allowances (or to combine wall sign size allowances) in exchange for reducing the overall number and size of monument signs (or wall signs) which are, or may be, erected on the property; and
 - (2) To provide an incentive for property owners to remove nonconforming signs and registered billboards in return for increased flexibility in the height of monument signs or increased size of wall signs; and

- (3) To give flexibility in height and size to allow signs that are proportionate for the property, but not to approve signs of excessive heights or heights that will be inharmonious or incompatible with its surroundings. The sign should be compatible with building heights of the existing neighborhood and should not impose a foreign or inharmonious element to an existing skyline; and
 - (4) To ensure no pole signs or other prohibited sign is erected; and
 - (5) To approve signs which are compatible with other nearby signs, other elements of street and site furniture, and with adjacent structures. Compatibility shall be determined by the relationships of the elements of form, proportion, scale, color, materials, surface treatment, overall sign size, and the size and style of lettering; and
 - (6) To ensure the location and placement of the sign will not endanger motorists; and
 - (7) To ensure the sign will not cover or blanket any prominent view of a structure or façade of historical or architectural significance; and
 - (8) To ensure the sign will not obstruct views of users of adjacent buildings to side yards, front yards, or to open space; and
 - (9) To ensure the sign will not negatively impact the visual quality of a public open space as a public recreation facility, square, plaza, courtyard, and the like; and
 - (10) To ensure the sign's lighting will not cause hazardous or unsafe driving conditions for motorists; and
6. Granting the request does not require Pasco County to compensate for any signage or registered billboards proposed to be removed. The owner(s) of any sign or registered billboard, and landowner(s) where such sign or registered billboard was erected, must provide a written acknowledgement in a form approved by the County Attorney's Office that:
- a. The increased height/size of signage obtained through approval of an alternative standard is just compensation, and is the sole compensation owing pursuant to Section 70.20, Florida Statutes and under any other legal theory available, for any sign and/or registered billboard removed from the property, or any sign which could have been erected but was not; and
 - b. The sign/registered billboard owner and the landowner waive any right to additional compensation under Section 70.20, Florida Statutes, or under any other legal theory available, for any sign and/or registered billboard removed from the property, or which could have been erected but was not; and
 - c. If the sign/registered billboard owner and landowner are not the same entity requesting approval of the alternative standard, the applicant for an alternative standard must agree to defend, indemnify, and hold the County harmless for any claim for compensation by other persons, in a form approved by the County Attorney's Office.
- E. Denial of Alternative Standards. Any request for an alternative standard which does not meet the criteria above will be denied, and the applicant shall either:
1. Comply with this Code; or
 2. For those alternative standards not heard by the DRC pursuant to Section 407.5.C and D, the applicant/developer may request consideration of the alternative standard by the DRC. The standard of review for the DRC shall be the same as for the County Administrator or designee; or

3. For those alternative standards heard by the DRC pursuant to Section 407.5.C and D, a denial may be appealed to the Board of County Commissioners pursuant to the LDC, Section 407.1, Appeals.

ADDITIONAL ITEMS REQUIRED FOR ALTERNATIVE STANDARDS:

1. Two signed and sealed legal descriptions and sketches to be supplied at time of application.
2. Copy of Warranty Deed or proof of ownership _____
3. Copy of Last Year's Tax Bill _____
4. Notarized Agent of Record Letter (if applicable) _____
5. Is this application the result of a Notice of Violation? NO If so, please attach a copy of the notice.
6. Alternative Standards Fee:
 - a. \$200.00 for each item requested for new developments, and no review fee for redevelopment(s).
 - b. For *Access Management, Transportation—Corridor Spacing, Private street w/interconnections, and Signs*: \$600.00 Base Fee plus \$200.00 for each alternative standards request.
 - c. For determination by the DRC where otherwise DRC approval was not required pursuant to Section 407.5: \$400.00.

Check made payable to: Pasco County Board of County Commissioners.

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

DATE: _____

APPLICANT'S SIGNATURE: _____

APPLICANT'S REPRESENTATIVE: B. Patrick Gassaway P.E., Heidt Design

ADDRESS: 5806-B Breckenridge Pkwy

CITY: Tampa

STATE: Florida

ZIP CODE: 33610

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF PASCO

BEFORE ME, the undersigned authority, personally appeared, B. Patrick Gassaway
who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed an alternative standards application on property
(Parcel ID No. (see attached _____)) in the unincorporated
area of Pasco County, which, if approved, would allow the developer(s) to:
modify the size and location of neighborhood parks in the Starkey Ranch MPUD

_____.

2. That I hereby acknowledge that the alternative standards, if approved, shall not:
 - a. Constitute authorization to begin construction.
 - b. Exempt the project from certification of Level of Service compliance.
 - c. Obligate the County to provide additional services and facilities.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

AFFIANT

SWORN to and subscribed before me this _____ day of _____, _____.

NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

Note: All property owners of the subject property or their designated Agent of Record must sign this affidavit.

AGENT OF RECORD LETTER

TO THE PASCO COUNTY ZONING AND SITE DEVELOPMENT DEPARTMENT AND/OR THE DEVELOPMENT REVIEW COMMITTEE:

I, _____, hereby designate and appoint _____ as my Agent of Record for the purposes of representing me during the Site Review Process, or other (_____) and/or hearing processes with regard to: (Project Name and No.) _____.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

DATE: _____

APPLICANT'S REPRESENTATIVE
(SIGNATURE)

APPLICANT/OWNER (SIGNATURE)

APPLICANT'S REPRESENTATIVE (PRINT)

APPLICANT/OWNER (PRINT)

ADDRESS

APPLICANT/OWNER'S TITLE

CITY, STATE, ZIP CODE

TELEPHONE NO.

FAX NO.

E-MAIL ADDRESS

STATE OF FLORIDA

COUNTY OF _____

I HEREBY CERTIFY that on this day personally appeared before me this _____ day, of _____, 20 _____ (name of person acknowledging), _____ who is personally known to me or who has produced _____ (type of identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 20 _____.

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.