

REZONING APPLICATION

A completed application for *Timing & Phasing, Substandard Road Review (LDC 901.2), and Waiver Request must be submitted to the Planning & Development Transportation Planner and evaluated **prior** to any rezoning application submittal to the Zoning/Code Compliance Department.

No rezoning application will be accepted without a written, County-approved Timing & Phasing and/or Substandard Road Analysis or written, County-approved exemption letter.

The written, County-approved analysis or exemption letter from the Current Planning Department Transportation Planner **must** be attached and submitted with your rezoning application.

Please call the Zoning & Intake Department to schedule a content meeting for submittal at 727-847-8142.

If you have any questions or need further assistance, please contact the Zoning & Intake Department at (727) 847-8142, New Port Richey; (352) 521-4279, Ext. 4701, Dade City; or (813) 929-1350, Land O' Lakes.

*A Timing & Phasing application for an MPUD Master Planned Unit Development and other rezoning types can be obtained from the Pasco County website at www.pascocountyfl.net.

REQUIREMENTS FOR PUBLIC NOTICE SHALL APPLY TO ALL

REZONINGS, CONDITIONAL USES, & SPECIAL EXCEPTIONS.

The applicant/representative is responsible to provide public notice for all rezoning, conditional use, and special exception applications. Public notice consists of a written notice letter sent via United States Post Office to all property owners within 500-feet* of the subject property and posting a Public Notice/Public Hearing sign on the subject property at least 14 days prior to the hearing(s); and, providing a notarized affidavit attesting to providing public notice at least 10 days prior to the public hearing(s). Depending on the type and scope of the application, a Neighborhood Meeting may be required. After submitting your application, Pasco County will provide additional instructions, sample forms for written notice and affidavit, and a mailing list of property owners within 500-feet of the subject property. Specialized public notice sign is available from Planning and Development Department for a nominal fee. Pasco County will publish a public notice in a newspaper of general circulation at least 14 days prior to the hearing(s).

*SOME AREAS MAY REQUIRE 1000 FEET TO BE DETERMINED BY STAFF.

____ I prefer to receive correspondence pertaining to the application via EMAIL ADDRESS:

**APPLICATION FOR ZONING AMENDMENT
PASCO COUNTY, FLORIDA
APPLICATION NO. _____**

The undersigned owner(s) of the following legally described property has formally requested consideration of a zoning amendment in accordance with provisions of Florida Statutes and Section 402.2.C of the Pasco County Land Development Code.

It shall be the responsibility of the petitioner, or her/his legal agent of record, to provide all information required below or any other information which is reasonable and relevant to the formulation of a recommendation to the zoning amendment being considered. **No application for review shall be deemed complete until all required information is provided.**

1. Name of Current Owner(s): WS-TSR, LLC, Attn: Reed Berlinsky
2. Owner's Mailing Address: 521 13th Street, Saint Cloud, FL, 34769
3. Owner's Telephone Number: (321) 805-4830
4. Name of Current Owner(s): Starkey Ranch Investment Company, LLC, Attn: J.B. Starkey III
5. Owner's Mailing Address: 12959 SR 54, Odessa, FL, 33556
6. Owner's Telephone Number: (813) 920-5288
7. Parcel ID No.: See attached sheet
8. Present Zoning District: MPUD Proposed Zoning District: MPUD
9. Existing Use: Vacant / Under construction
10. Proposed Use/Development: Mixed Use Development
11. **A. Two signed and sealed boundary legal descriptions and sketches or property survey (by a registered surveyor), including wetland (if any) delineation, to be supplied at time of application.**
B. A Timing & Phasing application must be submitted to the Planning & Development Department prior to submission of this application. No application will be accepted without a written County-approved analysis Study or County-approved exemption (see cover sheet). A County-approved methodology statement for MPUD applications only will be accepted. Copy of Warranty Deed On file - No Change
12. Copy of Last Year's Tax Bill X 12a. Notarized Agent of Record (if applicable) X
13. All MPUDs must be submitted at an **application submittal meeting** with a planner. Two original applications must be unbound.
14. Site Plan for MPUD Amendments (5 full size plus two 8½" X 14" copies of plan), CD and Narrative On file - No Change
15. Is this application the result of a Notice of Violation? No If so, please attach a copy of this letter.
16. Fees: Please make checks payable to Pasco County Board of County Commissioners.

	Euclidian Rezoning		MPUD	
#107	Base Fee	\$850.00	Base Fee	\$8,000.00
	Per Acre	\$ 20.00	Per Acre	\$20.00
#269	Technology Fee	\$ 25.00	(Maximum Fee \$25,000)	
#154	Environmental Review Fee	\$100.00	Technology Fee	\$25.00
#	Advertising Fee	\$ 60.00	Environmental Review Fee	\$750.00 plus
#215	Public Hearing Sign	\$ 9.20	\$1/acre (Max total \$1,750.00)	
#215	Public Hearing Stakes	\$ 1.36	MPUD Substantial Modification:	
#109	Timing & Phasing Application	\$500.00	Base Fee	\$6,000.00
			Per Acre	\$20.00
			(Maximum Fee \$25,000)	
			Technology Fee	\$25.00
			Environmental Review Fee	\$750.00 plus
			\$1/acre (Max total \$1,750.00)	
			MPUD Non-substantial Modification:	
			Base Fee	\$3,000.00
			Technology Fee	\$25.00
			Environmental Review Fee	\$750.00

The petitioner acknowledges that all zoning amendments are subject to all other applicable sections of the Pasco County Land Dev. Code

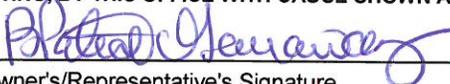
**** A CONTINUANCE MAYBE GRANTED IF THE REQUEST IS RECEIVED, IN WRITING, BY THIS OFFICE WITH CAUSE SHOWN A MINIMUM OF FIVE (5) DAYS BEFORE ANY MEETING.** A \$300.00 CONTINUANCE FEE MAY APPLY.**

Date: _____

Fee Calculation: _____
 Check Number: _____
 \$3,775.00

Accepted By: _____

Applicant E-Mail Address: _____



 Owner's/Representative's Signature
 Patrick Gassaway, Heidt Design, LLC

 Owner's/Representative's Name (Print)
 5806-B Breckenridge Parkway

 Representative's Address
 Tampa, FL 33610

 Representative's City, State, Zip Code
 (813) 253-5311

 Representative's Telephone Number

****ANY PROPOSED CHANGES TO CONDITIONS OF REZONING MUST BE IN WRITING AND DISTRIBUTED TO STAFF AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE MEETING. FAILURE TO DO SO WILL RESULT IN A CONTINUANCE.**

AGENT OF RECORD LETTER

TO THE PASCO COUNTY ZONING AND SITE DEVELOPMENT DEPARTMENT, AND THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS:

I (We), WS-TSR, LLC, hereby designate and appoint Heidt Design, LLC as my (our) Agent of Record for the purposes of representing me (us) during the rezoning, special exception, conditional use, variance appeal or site development application and applicable public hearing for application/project 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 in conjunction with the said application/project. 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 FEB, 2015.

Reed H. Berlinsky
APPLICANT/OWNER

Reed H. Berlinsky
PRINTED NAME OF APPLICANT/OWNER

reed@gentryland.com
EMAIL OWNER

pgassaway@heidtdesign.com
EMAIL REPRESENTATIVE

APPLICANT/OWNER

PRINTED NAME OF APPLICANT/OWNER

Patrick Gassaway
APPLICANT'S(S) REPRESENTATIVE

Patrick Gassaway, Heidt Design, LLC
PRINTED NAME OF REPRESENTATIVE

5806-B Breckenridge Parkway
REPRESENTATIVE'S ADDRESS

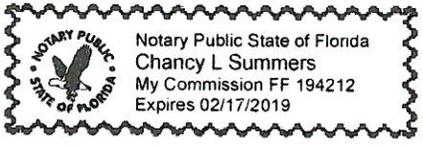
Tampa, FL 33610
CITY, STATE, ZIP CODE

(813) 253-5311
TELEPHONE NUMBER

STATE OF FLORIDA
COUNTY OF PASCO osceola

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 FEB, 2015



Chancy Summers
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.

Starkey Ranch
Non-Substantial Zoning Modification Narrative

At this time the applicant is requesting to modify condition #51(2) and (3). The goal of the condition is to discourage trips in the non-MUTRM areas of the project until there is an internal connection to a non-residential use.

The condition, as currently written, prematurely restricts the development potential in the Suburban Areas at the preliminary plan stage. The applicant believes that a more appropriate time to limit development would be at the construction plan stage.

Trips cannot be added to the road network until houses are actually built and occupied. This can not occur until after construction plan approval. Therefore, limiting the number of units that can receive construction plan approval before an internal roadway connection is built does not add any more traffic onto roadway system. It does, however, allow the developer to get farther into the approval process while the roadway network is being constructed.

51. Suburban Areas

- (1) Definition. The Suburban Areas shall be defined as those areas outside the Neighborhoods, and Business Park as depicted on the MPUD Master Plan as Suburban and/or Adult Lifestyle Area if applicable.
- (2) The maximum number of Suburban residential units that do not comply with the street network density/maximum block perimeter requirements in Condition No. 49.c.(2) shall be 1,010 (referred to as “ Suburban Units”). The Master Developer may proceed with up to 300 Suburban Units (including the designated Central Neighborhood Edge MUTRM Exempt Units north of Tower Road) prior to Downtown development or connection to Downtown Longleaf provided that such designated Central Neighborhood Edge MUTRM Exempt Units north of Tower Road have pedestrian and vehicular access to the District Park/Library/Theatre/School Site. However, no greater than 300 Suburban Units (including the designated Central Neighborhood MUTRM Exempt units north of Tower Road) may seek ~~construction~~preliminary development plan approval before either:
 - (a) The construction of a supermarket or 50,000 square feet of non-residential entitlements in the Downtown at Gunn Highway/S.R. 54 and the construction of a complete street, bicycle, and pedestrian network that connects the Suburban/Central Neighborhood MUTRM Exempt Units north

of Tower Road to the Downtown at Gunn Highway/S.R. 54;
or

- (b) The construction of a complete street, bicycle, and pedestrian network that connects the Suburban Units to Downtown Longleaf.

If the Master Developer chooses to seek ~~construction~~preliminary development plan approval for greater than 300 Suburban/Central Neighborhood MUTRM Exempt Units north of Tower Road prior to performance of either option (a) or option (b), above, then an analysis approved by the County must be submitted that demonstrates compliance with Section 901.3.E, LDC including the 1.0 Volume to Capacity ratio.

- (3) Prior to the submittal of a ~~construction~~preliminary development plan for 301st Suburban/MUTRM Exempt Units north of Tower Road after the County completes the right-of-way/alignment study for managed lanes/transit for the S.R. 54 corridor, the transit accommodations plan referenced in Condition No. 19 shall be submitted and approved. The foregoing requirements/restrictions shall not apply to any units in the Suburban Areas that comply with the street network density/maximum block perimeter requirements in Condition No. 49.

AGENT OF RECORD LETTER

TO THE PASCO COUNTY ZONING AND SITE DEVELOPMENT DEPARTMENT, AND THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS:

I (We), Starkey Ranch Investment Company, LLC, hereby designate and appoint Heidt Design, LLC as my (our) Agent of Record for the purposes of representing me (us) during the rezoning, special exception, conditional use, variance appeal or site development application and applicable public hearing for application/project 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 in conjunction with the said application/project. My (our) Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this _____ day of _____.

[Signature]
APPLICANT/OWNER

APPLICANT/OWNER

Jay B Starkey
PRINTED NAME OF APPLICANT/OWNER

PRINTED NAME OF APPLICANT/OWNER

EMAIL OWNER

[Signature]
APPLICANT'S(S) REPRESENTATIVE

pgassaway@heidtdesign.com
EMAIL REPRESENTATIVE

Patrick Gassaway, Heidt Design, LLC
PRINTED NAME OF REPRESENTATIVE

5806-B Breckenridge Parkway
REPRESENTATIVE'S ADDRESS

Tampa, FL 33610
CITY, STATE, ZIP CODE

(813) 253-5311
TELEPHONE NUMBER

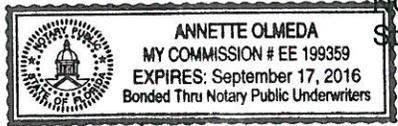
STATE OF FLORIDA
COUNTY OF ~~PASCO~~ Hillsborough

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 9th day of March, 2015.

[Signature]

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

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Dated this 24 day of FEB, 2015.

Reed H. Berlinsky
APPLICANT/OWNER

Reed H. Berlinsky
PRINTED NAME OF APPLICANT/OWNER

reed@gentryland.com
EMAIL OWNER

pgassaway@heidtdesign.com
EMAIL REPRESENTATIVE

APPLICANT/OWNER

PRINTED NAME OF APPLICANT/OWNER

Patrick Gassaway
APPLICANT'S(S) REPRESENTATIVE

Patrick Gassaway, Heidt Design, LLC
PRINTED NAME OF REPRESENTATIVE

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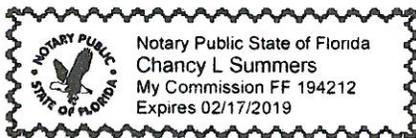
Tampa, FL 33610
CITY, STATE, ZIP CODE

(813) 253-5311
TELEPHONE NUMBER

STATE OF FLORIDA
COUNTY OF PASCO OSCEOLA

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Chancy Summers
NOTARY PUBLIC
State of Florida at Large

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

NONSUBSTANTIAL MODIFICATION

Date: February 27, 2015

Project Name: Starkey Ranch MPUD

Reviewer: Pam Shaw

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

Authorized Agent Information:

Company Name: Heidt Design, LLC

Contact Person: B. Patrick Gassaway, P.E.

Contact Telephone Number: (813) 253-5311

Contact E-Mail Address: pgassaway@heidtdesign.com

Attorney Contact Information:

Company Name: Tew & Associates

Contact Person: Joel Tew

Contact Telephone Number: (727) 216-6575

Contact E-Mail Address: jtew@tewlaw.us

Developer Contact Information:

Company Name: WS-TSR LLC

Contact Person: Reed Berlinsky

Contact Telephone Number: (8321) 805-4830

Contact E-Mail Address: reed@gentryland.com

Owner Contact Information:

Company Name: Starkey Ranch Investment Company LLC

Contact Person: Jay B. Starkey III

Contact Telephone Number: (813) 920-5288

Contact E-Mail Address: treystarkey@gmail.com

Engineer and/or Planner Contact Information:

Company Name: Heidt Design, LLC

Contact Person: Gary Miller, P.E. / Christie Barreiro, AICP

Contact Telephone Number: (813) 253-5311

Contact E-Mail Address: gmiller@heidtdesign.com / cbarreiro@heidtdesign.com

Transportation Consultant Contact Information:

Company Name: Lincks & Associates, Inc.

Contact Person: Steve Henry

Contact Telephone Number: (813) 289-0039

Contact E-Mail Address: shenry@lincks.com

Environmental Consultant Contact Information:

Company Name: Heidt Design, LLC

Contact Person: Brian Panico

Contact Telephone Number: (813) 253-5311

Contact E-Mail Address: bpanico@heidtdesign.com

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

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