

PROJECT NO. \_\_\_\_\_

DATE: \_\_\_\_\_



**PASCO COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW COMMITTEE**

**GENERAL ALTERNATIVE STANDARDS APPLICATION, SEC. 407.5.B**

**PROJECT INFORMATION**

Project Name: Starkey Ranch Master Roadway Plan

Project No. (from Planning and Dev.): PDD14-1274

Location by Description or Address: Southwest and south central Pasco County, north of and partially abutting SR 54; east of and abutting Starkey Boulevard; south of and abutting JB Starkey Wilderness Park in Section 16, 17, 19, 20, 21, 22, 27, 28, 29 and 30, Township 26 South, Range 17 East and contains +/- 2,485 acres

Parcel Identification Number(s): See Attached

Zoning District: MPUD Master Planned Unit Development

**PROPERTY OWNER INFORMATION**

Name of Owner: WS-TSR, LLC, Reed Berlinsky

Mailing Address: 521 13<sup>th</sup> Street

City: Saint Cloud State: Florida Zip Code: 34769

Telephone Number: 321-805-4830 Fax Number: .

E-Mail Address: reed@gentryland.com

**DEVELOPER INFORMATION**

Name of Developer: See Property Owner Information

Mailing Address:

City: State: Zip Code:

Telephone Number: Fax Number:

E-Mail Address:

**AGENT INFORMATION**

Name of Agent: Patrick Gassaway, P.E., Heidt Design, LLC

Mailing Address: 5806-B Breckenridge Parkway,

City: Tampa State: Florida Zip Code: 33610

Telephone Number: 813-253-5311 Fax Number:

**ALTERNATIVE STANDARD REQUEST**

**If additional space is needed, attach extra pages to the application.**

Alternative Standard Request: \_\_\_\_\_  
 Section from the LDC \_\_\_\_\_ Proposed Amount \_\_\_\_\_ Waiver Amount \_\_\_\_\_

LDC Section 700.11 requires dedication of subdivision streets to Pasco County.

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**DESCRIBE THE ALTERNATIVE STANDARD REQUEST**

A new road, Night Star Trail has been added to the master plan. This road will extend north from Rangeland Blvd. and will not be permitted to have any driveways accessing it. A new round-about and gate is proposed at the terminus of the collector portion of Night Star Trail that will provide access to the cul-de-sac at the northern end of the project. This cul-de-sac is surrounded by wetlands to the west and south and the Anclote River and Starkey Wilderness Preserve to the north and east.

**DEMONSTRATE COMPLIANCE WITH THE FOLLOWING**

Please answer the following criteria for approval as per Section 407.5.B. If more than one alternative standard is requested, please address each request.

Item 1 or 2 shall be met and all of 3, 4, and 5 shall be met.

1. The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue.  
Pasco County has routinely waived dedication to the County in favor of private entities such as CDD's in the past. Therefore, this alternative standard can be considered as a means of maintaining streets that meets the intent of the Code.
2. No feasible engineering or construction solutions can be applied to satisfy the regulation. .
3. The alternative standard does not adversely affect compliance with other Code provisions, development order(s), or permit(s).  
This does not conflict with the Code.
4. The alternative standard is not in conflict with other mandatory substantive requirements of local, State, or Federal law.  
This does not conflict with local, State, or Federal law..
5. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan.  
This proposal does not conflict with any GOP's of the Comprehensive Plan.

**SUBMITTAL REQUIREMENTS**

Required Items at Time of Application		
<input checked="" type="checkbox"/>	1. Complete Application Form, including Owner/Agent Affidavit	
<input checked="" type="checkbox"/>	2. Agent of Record, signed and notarized (if applicable)	ON FILE
<input checked="" type="checkbox"/>	3. Copy of Warranty Deed or other proof of ownership	ON FILE
<input checked="" type="checkbox"/>	4. Copy of last year's tax bill	ON FILE
<input checked="" type="checkbox"/>	5. Two signed and sealed legal descriptions and sketches (by a registered surveyor)	ON FILE
<input checked="" type="checkbox"/>	6. Two 8 ½ x 14" site plans depicting the site conditions One with the granting of the alternative standard One without the granting of the alternative standard	
<input type="checkbox"/>	7. Copy of Notice of Violation (if a result of a notice of violation)	N/A
<input checked="" type="checkbox"/>	8. Fee	

**No application for review shall be deemed complete until all required information is provided.**

PASCO COUNTY PROJECT NO.  
APPLICATION FOR ALTERNATIVE STANDARD DATE:

**OWNER/AGENT AFFIDAVIT**

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.

APPLICANT'S SIGNATURE:

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

ADDRESS: 5806-B Breckenridge Parkway

CITY: Tampa STATE: Florida ZIP CODE: 33610

E-MAIL ADDRESS: pgassaway@heidtdesign.com

STATE OF FLORIDA

COUNTY OF

BEFORE ME, the undersigned authority, personally appeared, and is (personally known to me or has provided the following identification) who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed an Alternative Standard application on property (Parcel ID No. ) in the unincorporated area of Pasco County, which, if approved, would allow the developer(s) to: gate the northern terminus of Night Star Trail at the entrance to the cul-de-sac.
2. That I hereby acknowledge that the Alternative Standard, 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 , .

My Commission Expires:  
NOTARY PUBLIC  
State of Florida at Large

**PASCO COUNTY PROJECT NO.  
APPLICATION FOR ALTERNATIVE STANDARD DATE:**

**AGENT OF RECORD LETTER**

TO THE PASCO COUNTY DRD AND/OR THE DRC:

I, hereby designate and appoint \_\_\_\_\_ as my Agent of Record for the purposes of representing me during the Development Review Process 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/OWNER (SIGNATURE)	_____ APPLICANT'S REPRESENTATIVE (SIGNATURE)
_____ APPLICANT/OWNER (PRINT)	_____ APPLICANT'S REPRESENTATIVE (PRINT)
_____ APPLICANT/OWNER'S TITLE	_____ APPLICANT REPRESENTATIVE TITLE
_____ ADDRESS	_____ ADDRESS
_____ CITY, STATE, ZIP CODE	_____ CITY, STATE, ZIP CODE
_____ TELEPHONE NUMBER	_____ TELEPHONE NUMBER
_____ FAX NUMBER	_____ FAX NUMBER
_____ E-MAIL ADDRESS	_____ E-MAIL ADDRESS

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day personally appeared before me this (date), by (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 , .

My Commission Expires:  
NOTARY PUBLIC  
State of Florida at Large

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