

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 13th 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 905.1, Neighborhood Parks

DESCRIBE THE ALTERNATIVE STANDARD REQUEST

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. The previously approved Master Park Plan was approved with a 69.4 acre district park, 25.3 acres of neighborhood parks, 12.8 acres of lakeside parks and 2.5 acres of trailhead parks. The applicant is proposing to modify the acreages of these parks to reflect the updated layout north of Rangeland Boulevard and additional acreage that has been added to the master plan abutting State Road 54 and will provide land for a linear park that will be incorporated in the planned Orange Belt Trail. The district park will remain unchanged at 69.4 acres. Neighborhood parks will increase to 44.5 acres with 8.5 acres of lakeside parks and 2.4 acres of trailhead parks.

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.

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. The Master Developer has partnered with Pasco County to build a District Park that will include nine multi-purpose fields, four 200 foot and one 300 foot baseball diamonds. The District Park will be collocated with an elementary/middle school that will include an additional multipurpose field and 200 foot baseball diamond as well as four tennis courts and four basketball courts that will be available to the public during non-school hours. In addition to this, the Master Developer is proposing to increase the neighborhood parks from 33.6 acres to 44.5 acres, decrease lakeside parks from 9.0 acres to 8.5 acres and trailhead parks would remain unchanged at 2.4 acres creating 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. The boundary of the Master Roadway Plan has been revised to include additional parcels along State Road 54 that will provide land for a linear park that will incorporate the planned Orange Belt Trail. Parks will be a mix of active and passive recreational and open space areas. Trails will allow for pedestrian access between neighborhoods, to the 69.4 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

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2. 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.

3. 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..

4. 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.

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.

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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

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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.