

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 9/14/10 FILE: ZN10-311

FROM: Debra M. Zampetti SUBJECT: Class II, Commercial
 Zoning/Code Compliance Development Review - Journet
 Administrator Place Senior Apartments -
 Substantial Amendment
 Preliminary/Construction Site
 Plan and Stormwater
 Management Plan and Report
 (Project No. IIPR05-032)
 DRC: 9/23/10, 1:30 p.m., NPR
 Recommendation: Approval
 with Conditions

STAFF: Beverly E. Trudell REFERENCES: Land Development Code,
 Development Review Section 306, Development
 Technician II Review Procedures;
 Comm. Dist. 4

It is recommended that the data herein presented be given formal consideration by the Development Review Committee (DRC).

Commission District:	The Honorable Michael Cox, CFP®
Project Name:	Journet Place Senior Apartments
Developer's Name:	Journet, LLC
Location:	On the south side of Ridge Road, approximately 600 feet west of the intersection of Regency Park Boulevard and Ridge Road, Section 28, Township 25 South, Range 16 East.
Parcel ID Nos.:	28-25-16-0010-03300-0010 and 28-25-16- 0010-03300-0030
Land Use Classification:	ROR (Retail/Office/Residential)
Zoning Districts:	MF-2 Multiple Family High Density and C-2 General Commercial
Transportation Corridor:	Ridge Road
Existing Right-of-Way:	60 Feet from Centerline
Required Right-of-Way:	71 Feet from Centerline
Acreage:	7.33 Acres, m.o.l.
Number of Units:	108
Type of Units:	Senior Apartment Complex
Water/Sewage:	Pasco/Pasco
Transportation Impact Fee (TIF) Zone:	1
Transportation Analysis Zone:	115
Roads	Private
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The developer of Journet Place Senior Apartments is requesting a substantial amendment to the previously approved preliminary/construction site plan and Stormwater Management Plan and Report to modify the original approval to a single, three-story building with 108 units for a senior apartment complex.

The original layout that was previously approved was for condominium units contained in two separate, three story buildings of 54 units per building with the potential of expansion for six additional buildings at a later time.

The proposed site plan was determined to be substantial because of the layout. The number of units has remained the same: The applicant/developer has gone from two separate buildings to

one building, and has increased the size of the retention pond. The entire layout of the previously approved site plan has substantially been modified.

BACKGROUND:

1. On September 27, 1977, the Board of County Commissioners (BCC) approved a rezoning from a C-2 General Commercial Zoning District to an MF-1 Multiple Family Medium Density Zoning District (Rezoning Petition No. 13).
2. On May 26, 1981, the BCC approved a rezoning from MF-1 Multiple Family Medium Density to MF-2 Multiple Family High Density (Rezoning Petition No. 1544).
3. On June 28, 1983, a site plan was submitted for a 128-unit multifamily complex known as Pine Forest Lakes Condominiums. The project has since expired (Project No. OLD83144).
4. On December 15, 2005, the DRC granted a variance request from Section 610, Neighborhood Parks, to reduce the unpaved, one-half acre, open play area requirement to use the clubhouse as part of the required neighborhood park area, and also from Section 615, Parking Facilities, to reduce the number of parking spaces requirement for the complex and clubhouse pool area from 194 to 115, (Memorandum No. VAC06-114). Because of the proposed modified layout, the clubhouse was removed; therefore, the variance for the reduction of unpaved, open play area for the neighborhood parks is no longer needed. The applicant/developer is able to provide the required amount of open play area for the new site. The parking variance remains in full force and affect because the proposed number of units has not been modified.
5. On February 9, 2006, the DRC approved the Journet Place Senior Apartments for 108 apartment units (DR06-737).
6. On December 18, 2009, the developer requested a concurrency and plan extension, which was granted allowing the project plan to be extended to February 9, 2014, and the concurrency to be extended to February 9, 2011.

FINDINGS OF FACT:

1. Presently, the subject site is unimproved.
2. The subject property is located in Flood Zone "X." Development is subject to the requirements of the Land Development Code (LDC), Article 700, and Flood Damage Prevention.
3. The preliminary/construction site plan and Stormwater Management Plan and Report have been reviewed by the Zoning and Site Development Department, and it has been determined that the proposed use is consistent with the above-referenced zoning district's permitted uses.
4. The preliminary/construction site plan and Stormwater Management Plan and Report for the above-subject project were prepared for Journet, LLC, by Eagle Consultants, Inc., and consist of 12 sheets dated July 20, 2010. The plans were originally received by the Zoning and Site Development Department on July 30, 2010, and final revisions will be received after the DRC meeting.
5. Access to the property is from Ridge Road, a County-maintained road, which has 120 feet of right-of-way with 45 feet of pavement adjacent to the project, and has been designated a six-lane arterial facility on Map 7-22, 2025 Future Number of Lanes, and Map 7-24, 2025 Future Roadway Functional Classification, of the Comprehensive Plan.
6. A Traffic Impact Study application was submitted and found to be exempt from the requirement to provide a traffic study. At this time, the applicant/developer has a valid, unexpired Initial Concurrency Certificate that excludes them of providing a traffic study at this time. If the project does not receive its Building Permits before February 9, 2011, the applicant/developer may be required to submit a traffic study.
7. On June 27, 2006, the BCC adopted the Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan necessitating the preservation of right-of-way along certain roadways.

8. The proposed request is consistent with the Pasco County applicable provisions of the Comprehensive Plan as conditioned.

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity was issued for a 108-unit senior apartment complex for the roads and all facilities that expires on February 9, 2011. Any conditions required pursuant to the issuance of the certificate are attached to the Initial Certificate of Capacity.

RECOMMENDATION:

The Zoning and Site Development Department recommends approval of the preliminary/construction site plan and Stormwater Management Plan and Report with the following conditions:

Hard-Copy Site Development Permit

1. The applicant/developer or project contractor shall obtain a hard-copy Site Development Permit from the Zoning and Site Development Department prior to commencing any construction. To obtain this permit, the following must be submitted to the Zoning and Site Development Department:
 - a. The completed notarized acknowledgment portion of the attached agenda memorandum.
 - b. The receipt for payment of Pasco County utility impact fees (if the project is served by County water and/or sewer).
 - c. A copy of the approved Southwest Florida Water Management District (SWFWMD) Permit and Plan must be submitted to the Zoning and Site Development Department. In the event the SWFWMD Permit and Plan require any changes to the County-approved plan, an amendment to the County-approved plan shall be submitted for review and approval prior to the issuance of the Site Development Permit.
 - d. National Pollutant Discharge Elimination System Permit/permit application.
 - e. A copy of the right-of-way conveyance application, including access easements, for 71 feet from the centerline of construction of Ridge Road submitted to the Real Estate Division.

No construction shall commence until the permit has been properly posted on the site.

2. Utility service commitment fees shall be paid in accordance with the Pasco County Code of Ordinances, Chapter 110, Articles II and IV, as amended.
3. The applicant/developer or project contractor shall notify the Engineering Services Department at least two working days prior to commencing any activity on the site.

General

4. The following restrictions shall apply to the development:

- a. Covenants

To be acceptable to Pasco County for waiver of the school impact fee or reduction of the TIF or trip generation/transportation mitigation, community covenants must contain at a minimum the following language in its entirety:

- (1) The community described in these covenants is a housing facility or community operating under the exemption requirements of the Fair Housing Act (42 U.S.C. § 3607, as amended) as housing for older persons (choose one of the following that applies):

- (a) At least 80 percent (unless a more restrictive provision is provided for in the general applicable covenants) of the occupied units are occupied by at least one person 55 years of age or older; and the

housing facility or community complies with 24 C.F.R. 100.305, 100.306, and 100.307, as amended.

- (b) All occupied units are solely occupied by persons 62 years of age or older.
- (2) No person under the age of 22 (age restrictions greater than 22 are also permissible; age restrictions less than 22 are not permissible) shall be allowed to permanently occupy any residential unit in Journet Place Senior Apartments. Occupancy by the said individuals in any residential unit(s) for more than 90 days (time periods less than 90 days are also permissible) shall constitute "permanent" occupancy.
- (3) The developer, successor, and assigns, and/or Journet Place Senior Apartments Property Owners' Association shall be responsible for enforcing the foregoing restrictions and shall be jointly and severally liable along with the applicant(s) of violating unit(s) to the County and the District School Board of Pasco County (School Board) for payment(s) of any school impact fees, TIF, transportation mitigation, or provision of additional neighborhood parks and parking spaces waived or reduced if such restrictions have been violated. Such payment(s) shall be calculated in accordance with the school impact fee, TIF, or transportation mitigation rates or rules in effect at the time the violation(s) is discovered.
- (4) The foregoing restrictions are for the benefit of the County and the School Board who shall have the right to enforce violations of the foregoing restrictions by assessment of school impact fees, TIF, transportation mitigation, or by requiring additional neighborhood parks and parking spaces, by any means legally available to the developer, successor and assigns, and/or Journet Place Senior Apartments Property Owners' Association, or by any other legal remedy, including injunctive relief. The County and the School Board shall be entitled to recover any attorney's fees expended to enforce violations of the foregoing restrictions or to collect school impact fees, TIF, transportation mitigation, neighborhood parks or parking, waived or reduced in violation of the foregoing restrictions.
- (5) The foregoing restrictions shall survive any expiration of other applicable deed restrictions and shall not be removed or amended without the consent and written agreement of both the County and the School Board.

b. Individual Deeds

To be acceptable to the County for waiver of the school impact fee or reduction of the TIF or trip generation/transportation mitigation, individual deeds and lease agreements for real property/units within housing facilities or communities established pursuant to 42 U.S.C. § 3607 must contain the following language in its entirety:

- (1) The community of Journet Place Senior Apartments is intended to be "housing for older persons" pursuant to the Fair Housing Act (42 U.S.C. § 3607). No person under the age of 22 (age restrictions greater than 22 are also permissible; age restrictions less than 22 are not permissible) shall be allowed to permanently occupy any residential unit in Journet Place Senior Apartments. Occupancy by the said individuals in any residential unit(s) for more than 90 days (time periods less than 90 days are also permissible) shall constitute "permanent" occupancy.
- (2) The foregoing restrictions are for the benefit of the County and the School Board who shall have the right to enforce violations of the foregoing restrictions by assessment of school impact fees, TIF, or transportation mitigation by any means legally available to the Journet Place Senior Apartments Property Owners' Association, or by any other legal remedy, including injunctive relief. The County and the School Board shall be entitled to recover any attorney's fees expended to enforce violations of the foregoing restrictions or to collect school impact fees, TIF, transportation mitigation waived, or provision of additional neighborhood

parks and parking spaces, waived or reduced in violation of the foregoing restrictions.

- (3) The foregoing restrictions shall not be removed or amended without the consent and written agreement of both the County and the School Board.
- (4) This restrictive covenant shall run with the land and be binding and enforceable against the grantee, his heirs, assigns, and successor in interest.

c. Rules and Regulations

To be acceptable to the County for waiver of the school impact fee or reduction of the TIF or trip generation/transportation mitigation, rules and regulations must contain at a minimum the following language in its entirety:

- (1) The community described in these covenants is a housing facility or community operating under the exemption requirements of the Fair Housing Act (42 U.S.C. § 3607, as amended) as housing for older persons (choose one of the following that applies):
 - (a) At least 80 percent (unless a more restrictive provision is provided for in the general applicable covenants) of the occupied units are occupied by at least one person 55 years of age or older; and the housing facility or community complies with 24 C.F.R. 100.305, 100.306, and 100.307, as amended.
 - (b) All occupied units are solely occupied by persons 62 years of age or older.
- (2) No person under the age of 22 (age restrictions greater than 22 are also permissible; age restrictions less than 22 are not permissible) shall be allowed to permanently occupy any residential unit in Journet Place Senior Apartments. Occupancy by the said individuals in any residential unit(s) for more than 90 days (time periods less than 90 days are also permissible) shall constitute "permanent" occupancy.
- (3) The Journet Place Senior Apartments Property Owners' Association shall be responsible for enforcing the foregoing restrictions and shall be jointly and severally liable along with the owner(s) of violating unit(s) to the County and the School Board for payment(s) of any school impact fees, TIF, or transportation mitigation waived if such restrictions have been violated. Such payment(s) shall be calculated in accordance with the school impact fee, TIF, transportation mitigation rates, or provisions of additional neighborhood parks and parking spaces, or rules in effect at the time the violation(s) is discovered.
- (4) The foregoing restrictions are for the benefit of the County and the School Board who shall have the right to enforce violations of the foregoing restrictions by assessment of school impact fees, TIF, transportation mitigation, or by requiring additional neighborhood parks and parking spaces, by any means legally available to the Journet Place Senior Apartments Property Owners' Association, or by any other legal remedy, including injunctive relief. The County and the School Board shall be entitled to recover any attorney's fees expended to enforce violations of the foregoing restrictions or to collect school impact fees, TIF, transportation mitigation, or provisions of additional neighborhood parks and parking spaces, waived or reduced in violation of the foregoing restrictions.
- (5) The foregoing restrictions shall survive any expiration of other applicable deed restrictions and shall not be removed or amended without the consent and written agreement of both the County and the School Board.

5. The developer acknowledges that any provisions of Pasco County ordinances and any rezoning conditions of approval not specifically waived shall be in full force and effect, including all impact fee ordinances.

6. In the event ordinances/resolutions are adopted by the BCC including, but not limited to, solid waste, public safety, or wildlife, the developer shall be required to comply with such ordinances/resolutions.
7. The developer acknowledges that in accordance with the LDC, Section 402, Concurrency Management System, the Initial Certificate of Capacity shall expire as approved on the attached Concurrency Certificate.
8. The applicant/developer or successors in interest are advised of the following restrictions:
 - a. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved plan or record plat unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.
 - b. No owner of the property may undertake any roadway improvements within this development unless prior written authorization or notification of exemption is received from the SWFWMD pursuant to environmental resource permitting.
9. All construction work, including roads, drainage, and utilities, shall be constructed in accordance with Pasco County design standards and tested in compliance with the Engineering Services Department's *Testing Specifications for Construction of Roads, Storm Drainage, and Utilities*.
10. The applicant/developer shall acknowledge that should Pasco County collect funds under a guarantee document, the developer shall authorize the County, or its designee, access to the property in question to complete the required work.
11. The applicant/developer shall acknowledge that should Pasco County be required to institute legal proceedings in order to collect any funds under a guarantee document, the developer shall be responsible for attorney's fees and court costs incurred by the County in such action.
12. The developer acknowledges that an appeal may be filed against the decision of the DRC within 30 days of the date of this approval. Any development that takes place within the 30-day-appeal deadline shall not establish vested rights with respect to construction of the project.
13. The developer shall provide 1.08 acres of neighborhood parks in accordance with Ordinance No. 02-26 as amended. The land provided for use as neighborhood parks shall be developable uplands exclusive of required setbacks from wetland or environmental areas and shall not contain any restrictions or encumbrances that prevent its use as a neighborhood park. The land provided for each neighborhood park shall be an area easily accessible to the residents by automobile, foot, and bicycle. A minimum of 25 percent of the required neighborhood park acreage and not less than one-half acre of each neighborhood park shall consist of an unpaved, open play area without trees and structures that impair open play. Neighborhood parks shall be maintained by the developer, a nonprofit homeowners' association, a Community Development District, or an open-space trust in accordance with Ordinance No. 02-26 as amended.
14. Subject to the provisions of the Right-of-Way Preservation Ordinance, the developer shall convey, at no cost to Pasco County, 71 feet of right-of-way from the centerline of construction of Ridge Road (Table 7-4, Pasco County Corridor Preservation Table, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

All conveyances shall occur at record plat or construction plan approval where a record plat is not required or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division, and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions. All stormwater-management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

15. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to combustibles being brought on-site (National Fire Protection Association, NFPA-1, 16.4.3.1.3).
16. The applicant/developer is hereby notified that the effective date of this development approval shall be the date of the final County action; however, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Zoning and Site Development Department.
17. The applicant/developer acknowledges that except where project development schedules are established for Development of Regional Impacts and Florida-quality development, the preliminary plan/preliminary site plan and all associated variances/alternative standards requests shall expire within six years of the original approval date of the preliminary plan/preliminary site plan if 50 percent of the project has not be platted, or where platting is not required, if 50 percent of the infrastructure has not been constructed, or if 50 percent of the Building Permits for the project have not been issued. Further, 100 percent of the project must be platted or where no plat is required, 100 percent of the infrastructure must be constructed or 100 percent of the Building Permits for the entire project must be issued within ten years of the original preliminary plan/preliminary site plan approval. In the event that the applicant/developer does not comply with this provision, the preliminary plans/preliminary site plans, Stormwater Management Plan and Report, and construction plans related to the uncompleted portion of the preliminary plans/preliminary site plans shall be deemed void, and approval shall be deemed withdrawn, unless an extension has been obtained from the DRC prior to expiration of any of the time limits provided above. Any extension shall be applied for at least 60 days prior to expiration of any of the above time limits.

In the event a preliminary plan/preliminary site plan is voided, all subsequent submittals shall comply with regulations in effect at the time of the said resubmittals.

Construction Plan

18. In the event that the project access drive on Ridge Road exhibits operational or safety problems, the owner/developer shall construct a functional paved interconnection to Commerce Avenue within 90 days of the County's written request.
19. All construction within Pasco County right-of-way will require a Right-of-Way Use Permit. The review and issuance of the Right-of-Way Use Permit shall be conducted in accordance with the LDC, Section 311, Right-of-Way Use Permit, and must be obtained prior to commencement of construction. The developer shall ensure that any improvements installed in rights-of-way are constructed to County standards.
20. Where reclaimed water is provided, the developer shall install a reclaimed (reuse) irrigation system, sufficient to supply lawn irrigation to all planned areas. The quality and quantity of reclaimed water provided by the County shall meet all Florida Department of Environmental Protection criteria for use of reclaimed water in public access areas per requirements of the Florida Administrative Code, Rules 17-6 and 17-610.
21. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the applicant/developer and its successors and assigns agree to the following:
 - a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, the applicant/developer shall temporarily transfer to Pasco County any and all water-use permits or water-use rights the applicant/developer may have to use or consume surface water or groundwater within Pasco County for the duration of the production failure or shortfall.
 - b. Prior to the applicant/developer selling water, water-use permits, or water-use rights, the applicant/developer shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water or water-use permits or water-use rights.
22. The developer shall provide fire protection in compliance with the Pasco County Code of Ordinances, Chapter 46, Article III, and any subsequent amendments. The developer

shall show hydrant site locations on the construction plans. Raised pavement markings shall be installed.

23. Any gates located within gated communities shall be set back sufficiently in order to provide vehicular stacking for a minimum of three vehicles, unless a greater distance is determined to be required at the time of each preliminary plan or preliminary site plan review. All entrances accessed by key or electronically coded systems shall be equipped with a system approved by the Emergency Services Director to allow fire or other emergency vehicles immediate access to the development. Upon replacement of any existing gated system, the replacement shall be equipped with a system acceptable to Pasco County. In addition, the access lane widths and clearance between fixed structures shall be a minimum of 15 feet in width.
24. If a Pasco County Global Positioning System (GPS) network point is located within the boundary of the site or within 50 feet of the same, the point shall be re-established using GPS methods and "Blue Booked" prior to the issuance of any Building Permits or the recording of any plat. Proof of the said Blue Booking shall be submitted to the County Surveyor prior to the issuance of the said permit or the recording of the said plat. If it is discovered that the said point has been destroyed by construction, then the applicant/developer of the land will be responsible for payment to Pasco County in the amount of \$5,000.00 each.
25. Prior to any construction activity, the developer shall ensure that proper erosion and sediment control measures are in place. The applicant/developer or project contractor shall notify the Stormwater Management Division at least two working days prior to commencing any site preparation, including clearing and grubbing work, for a preinspection of the sediment and erosion-control devices. The developer shall control all fugitive dust originating from the project site and shall indicate on the construction drawings the manner in which fugitive dust is to be controlled. Further, all retention pond side slopes and associated swales shall be sodded to prevent soil erosion.
26. If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County shall be notified within two working days of the resources found on the site.
27. If during construction activities, any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop, and Pasco County shall be notified within two working days of the plant and/or animal species found on the site.

Building Permit/Record Plat/Certificate of Occupancy

28. Prior to the issuance of any Building Permit, the applicant/developer shall provide a unity of title for the parcels by the following steps:
 - a. Record a unity of title form with the Clerk of the Circuit Court.
 - b. Take a copy of the recorded unity of title to the Property Appraiser for processing, to combine the parcel.
 - c. Provide a copy of the processed unity of title to the Zoning and Site Development Department.
29. Unless otherwise approved by the Emergency Services Director, when the development is record platted, or where a plat is not required, prior to the issuance of the first Building Permit, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until such a petition has been received by the Emergency Services Director.

30. For residential or multifamily development where landscape buffers are located within easements, the applicable minimum side or rear yard shall be increased by the width of the required/provided landscape buffer easement or the applicable side or rear yard setback as required by the zoning district shall be measured from the landscape buffer easement line.
31. The applicant/developer acknowledges that a Building Permit shall be obtained for all structures that have a footer, regardless of size, through the Central Permitting Division; i.e., including, but not inclusive of, buildings, accessories, and retaining walls.
32. A registered landscape architect or other person as authorized by Chapter 481, Florida Statutes, as amended or other type of professional as approved by the County Administrator or his designee, shall conduct a final field inspection. A Certificate of Compliance with the requirements of this section shall be provided to the County prior to platting, or where platting is not required, prior to issuance of the Certificate of Occupancy (CO).
33. A copy of the right-of-way conveyance document, including access easements, for 71 feet from the centerline of construction of Ridge Road recorded with the Pasco County Clerk of the Circuit Court shall be provided to the Zoning and Site Development Department prior to the issuance of the first CO for nonresidential, or where the conveyance was not provided for on the plat, then prior to the issuance of the Building Permit for residential.
34. Prior to the issuance of the first CO, the developer shall submit all necessary State and Federal permits including, but not limited to, dredge and fill, surface water, water distribution, wastewater collection, and reclaimed water from the appropriate agencies. The permit shall include the copies of the actual permit itself and all drawings that are approved by the respective regulatory agency. Any annual reports required by such agencies shall be submitted to the biologist and the stormwater engineer.

The DRC's approval of this preliminary/construction site plan and Stormwater Management Plan and Report constitutes a finding by the DRC that the preliminary/construction site plan and Stormwater Management Plan and Report, as conditioned, are consistent with those Goals, Objectives, and Policies of the Comprehensive Plan and those provisions of the LDC that are applicable to preliminary/construction site plan and Stormwater Management Plan and Report approvals. This action is based on the office review of the plans, supporting documentation, and certifications of the Engineer of Record.

DEVELOPER'S ACKNOWLEDGMENT:

The developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval.

Date	Signature
	Print Name
	Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date), by _____ (name of corporation acknowledging) a _____ (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: _____
NOTARY

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Initial Certificate of Capacity

DMZ/CB/BET/public/drc/journetplaceseniorapartmentszn10311/48

DEVELOPMENT REVIEW COMMITTEE ACTION: