

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

(CONTINUED FROM THE JULY 26, 2004 REGULAR MEETING)

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO EXPAND AN EXISTING PRIVATE AIRFIELD IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 3000 WEST OSCEOLA ROAD; (WILLIAM LOWERY & ROBERT FLOOD, APPLICANTS).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

Agenda Date 08-23-04 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO EXPAND AN EXISTING PRIVATE AIRFIELD IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 3000 WEST OSCEOLA ROAD; (WILLIAM LOWERY & ROBERT FLOOD, APPLICANTS); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO EXPAND AN EXISTING PRIVATE AIRFIELD IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 3000 WEST OSCEOLA ROAD; (WILLIAM LOWERY & ROBERT FLOOD, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

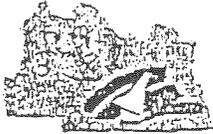
GENERAL INFORMATION	WILLIAM LOWERY & ROBERT FLOOD, APPLICANTS 1940 RUSSELL COVE ROAD GENEVA, FL 32782	A-5 DISTRICT, LDC SECTION 30.104(b)(8); (PRIVATE CLUBS)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THIS ITEM WAS CONTINUED FROM THE JULY 26, 2004 BOARD OF ADJUSTMENT MEETING AT THE REQUEST OF THE APPLICANTS. • THE APPLICANTS REQUEST A SPECIAL EXCEPTION TO EXPAND THE USE OF AN EXISTING PRIVATE AIRFIELD FROM TWO (2) USERS TO UP TO TEN (10) USERS ON A 108 ACRE SITE IN THE A-5 DISTRICT. • ALTHOUGH A PRIVATE AIRFIELD IS NOT EXPRESSLY DESCRIBED IN THE LAND DEVELOPMENT CODE AS A SPECIAL EXCEPTION USE IN THE A-5 DISTRICT, STAFF HAS DETERMINED THE USE PARAMETERS OF THE 	

	AIRFIELD TO BE CONSISTENT WITH THOSE OF A PRIVATE (FLYING) CLUB, WHICH IS A SPECIAL EXCEPTION USE IN THE A-5 DISTRICT.			
ZONING & FLU	DIRECTION EXISTING ZONING EXISTING FLU USE OF PROPERTY			
	SITE	A-5	RURAL-5	PRIVATE AIRFIELD
	NORTH	A-5	RURAL-5	SINGLE-FAMILY AND VACANT LAND
	SOUTH	A-5	RURAL-5	SINGLE-FAMILY
	EAST	A-5	RURAL-5	SINGLE-FAMILY AND VACANT LAND
	WEST	A-5	RURAL-5	SINGLE-FAMILY AND VACANT LAND
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>THE PROPOSED USE WOULD REPRESENT THE USE EXPANSION OF AN EXISTING AIRFIELD FROM TWO (2) USERS TO A MAXIMUM OF TEN (10) USERS. BESIDES THE MINOR FACILITY UPGRADES, DESCRIBED ELSEWHERE IN THIS REPORT, THE PROPOSED USE WOULD NOT CONSTITUTE A MAJOR CHANGE IN THE INTENSITY OF THE EXISTING AIRFIELD. FOR THIS REASON, STAFF BELIEVES THE PROPOSED USE WOULD NOT BE DETRIMENTAL TO THE CHARACTER OF THE SURROUNDING AREA, WHICH LARGELY INCLUDES UNDEVELOPED RURAL LANDS.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>THE PROPOSED USE IS NOT EXPECTED TO GENERATE ANY SIGNIFICANT AMOUNT OF TRAFFIC. IF THE PROPOSED USE IS RESTRICTED TO A MAXIMUM OF TEN (10) USERS WITH A CORRESPONDING NUMBER OF AIRCRAFT, THE SAME WOULD GENERATE UP TO A MAXIMUM OF TWENTY (20) VEHICLE TRIPS PER DAY, WHICH WOULD HAVE A NEGLIGIBLE EFFECT ON TRAFFIC VOLUMES ALONG THE ABUTTING SEGMENT OF WEST OSCEOLA ROAD. FURTHERMORE, STAFF BELIEVES THAT SOME OF THOSE VEHICLE TRIPS WOULD BE NEGATED BY MEMBERS FLYING TO THE SITE, RATHER THAN ARRIVING BY AUTOMOBILE.</p>			

	<p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES RURAL-5 FUTURE LAND USE AS APPROPRIATE FOR A VARIETY OF USES, INCLUDING PRIVATE FLYING CLUBS.</p> <p>WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED CHANGE IN USE FOR THE AIRFIELD WOULD BE CONSISTENT WITH THE RANGE OF USES CONSIDERED APPROPRIATE FOR THIS CATEGORY.</p>
	<p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED USE WOULD MEET THE MINIMUM AREA AND DIMENSIONAL REQUIREMENTS OF THE A-5 DISTRICT.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT), PRIVATE AIRFIELDS ARE ALLOWED AS SPECIAL EXCEPTION USES. WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED USE WOULD BE CONSISTENT WITH ABUTTING RURAL LANDS.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 DISTRICT</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-5 DISTRICT UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(b)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-5 DISTRICT:</u></p> <p>AS PREVIOUSLY STATED, THE PROPOSED USE WOULD BE CONSISTENT WITH THE RURAL-5 FLU AND UNDERLYING A-5 ZONING DISTRICT WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS. THE PROPOSED USE WOULD OTHERWISE COMPLY WITH THE DIMENSIONAL STANDARDS OF THE A-5 DISTRICT.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST WOULD NOT BE HIGHLY INTENSIVE IN NATURE, IF IMPROVEMENTS ARE LIMITED TO THOSE DESCRIBED ON THE ATTACHED SITE PLAN, WHICH INCLUDES:</p>

	<ul style="list-style-type: none"> • ELECTRIC SECURITY GATE • TIE DOWN AREA FOR TEN (10) AIRCRAFT • POWER POLE • GROUND IDENTIFICATION SIGN • 8,000 SF (80 FT X 100 FT) HANGAR • NEW (RUNWAY) TURNING AREA
	<p>THE PROPOSED FACILITY WOULD BE OPERATED EXCLUSIVELY BY THE OWNERS AND USED EXCLUSIVELY BY MEMBERS OF THE PRIVATE FLYING CLUB, FOR WHICH THE SPECIAL EXCEPTION IS REQUESTED.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></p> <p>THE SITE IS CURRENTLY SERVED BY WELL AND SEPTIC SYSTEMS AND WOULD NOT IMPACT SCHOOL SERVICES. OTHER COUNTY SERVICES, INCLUDING POLICE, EMERGENCY, AND GARBAGE DISPOSAL ARE OTHERWISE AVAILABLE TO THE SITE.</p>
<p>STAFF FINDINGS</p>	<p>IN THE EVALUATION OF THIS APPLICATION, STAFF HAS DETERMINED THE FOLLOWING:</p> <ul style="list-style-type: none"> • THE PROPERTY IS CURRENTLY SERVED BY WELL AND SEPTIC SYSTEMS. • THERE ARE AREAS OF ENVIRONMENTAL CONCERN, INCLUDING WETLANDS AND FLOOD PLAINS, BUT NO IMPACTS ARE PROPOSED IN THOSE AREAS. • WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED CHANGE IN USE WOULD NOT HAVE AN ADVERSE IMPACT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS OR VOLUMES. • THE PROPOSED USE WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF RURAL-5 FUTURE LAND USE FOR THE SUBJECT PROPERTY, AS WELL CONSISTENT WITH THE RANGE OF USES PERMITTED IN THE A-5 DISTRICT. • WITH THE CONDITIONS RECOMMENDED BY STAFF, THE PROPOSED USE WOULD BE COMPATIBLE WITH THE RURAL CHARACTER OF DEVELOPMENT IN THE VICINITY AND WOULD NOT ADVERSELY AFFECT THE PUBLIC INTEREST.
<p>STAFF RECOMMENDATION</p>	<p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST, SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none"> ○ FLIGHT ACCESS TO THE AIRFIELD SHALL BE LIMITED EXCLUSIVELY TO FLYING CLUB MEMBERS; ○ NO MORE THAN TEN (10) PERMANENTLY HANGARED AIRCRAFT SHALL BE ALLOWED ON THE SITE; AND

	<ul style="list-style-type: none">○ AVIATION EVENTS INVOLVING MORE THAN TEN (10) CLUB MEMBERS SHALL NOT BE ALLOWED MORE THAN FOUR (4) TIMES PER CALENDAR YEAR; SUCH EVENTS SHALL NOT EXCEED THREE (3) DAYS IN DURATION DURING ANY SINGLE-EVENT.
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SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

APPL. NO. BS 2004-015

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

- VARIANCE**
- SPECIAL EXCEPTION**
- MOBILE HOME SPECIAL EXCEPTION**
- EXISTING** **PROPOSED** **REPLACEMENT**
- MOBILE HOME IS FOR _____
- YEAR OF MOBILE HOME _____ SIZE OF MOBILE HOME _____
- ANTICIPATED TIME MOBILE HOME IS NEEDED _____
- PLAN TO BUILD YES NO IF SO WHEN _____
- MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT
NAME	William Lowery/Robert Flood	
ADDRESS	1940 Russell Cove Rd. Geneva, FL 32732	
PHONE 1	407-349-2183	407 349-0863
PHONE 2	407-947-5777	
E-MAIL	WDL@MSN.COM	

PROJECT NAME: Cedar Knoll Flying Ranch
 SITE ADDRESS: 3000 W. Osceola Rd., Geneva, FL 32732
 CURRENT USE OF PROPERTY: Airport
 LEGAL DESCRIPTION: Sec 06, Twp 20S, Rge 32E, W 1/2 N of Osceola (Brick) Rd (Less Beg NW Cor Run S to NLY R/W Osceola Rd
 SIZE OF PROPERTY: 108 acres(acres) PARCEL I.D. 06-20-32-300-0150-0000
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS none

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on July 26, 2004 ~~June 28, 04~~
 (month/day/yr), in the Board Chambers (Room 1023) at 5:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

SIGNATURE OF OWNER OR AGENT

* Proof of owner's authorization is required with submittal if signed by agent.

1/27/04
DATE

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL _____

BCC PUBLIC HEARING DATE _____

FOR OFFICE USE ONLY

PROCESSING:

FEE: 1370 COMMISSION DISTRICT 5 FLU / ZONING R5 / A5

LOCATION FURTHER DESCRIBED AS _____

ON THE NE AND NW CORNERS OF THE INTERSECTION OF ^{W. OSEOLA RD. AND} RUSSELL COVE RD.

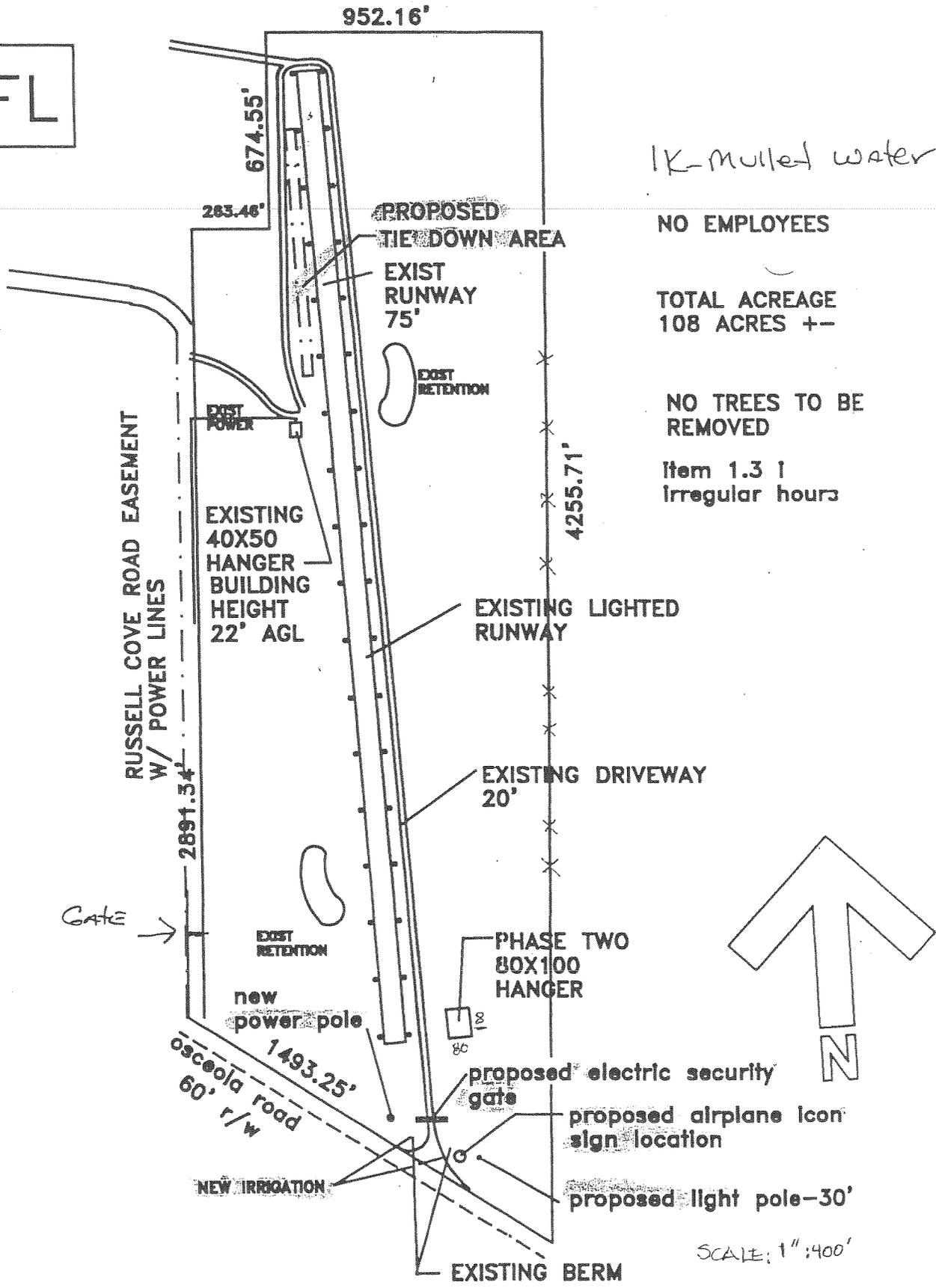
PLANNER VR DATE MAY 10, 04

SUFFICIENCY COMMENTS APPLICANT CHECK IS DUE.

CEDAR KNOLL FLYING RANCH AIRPORT

CEDAR KNOLL SUBDIVISION PARCEL "A"

01FL



IK-mulled water

NO EMPLOYEES

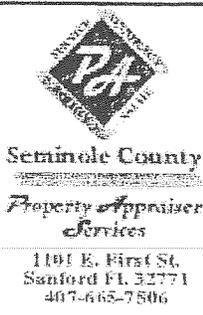
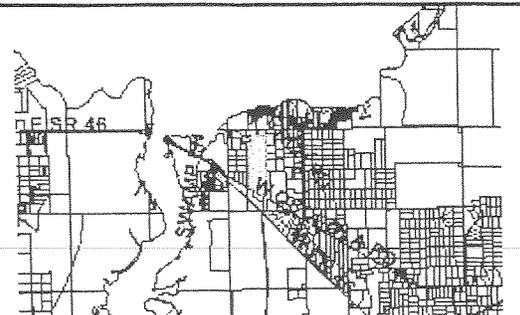
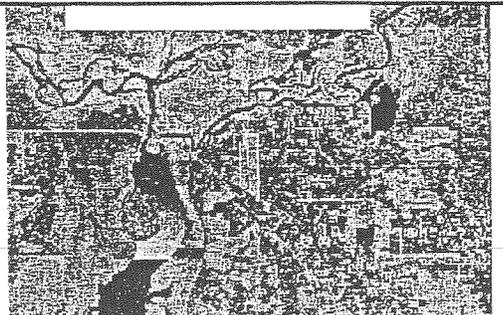
TOTAL ACREAGE
108 ACRES +-

NO TREES TO BE
REMOVED

Item 1.3 I
Irregular hours

SCALE: 1" : 400'

PROPERTY ACCESSIBLE BY APPOINTMENT ONLY

PARCEL DETAIL	REAL ESTATE PERSONAL PROP TAX ROLL SALES SEARCH	◀ ◁ ▷ ▶ Back																				
 <p> Seminole County <i>Property Appraiser Services</i> 1101 E. First St. Sanford FL 32771 407-665-7506 </p>																						
<p style="text-align: center;">GENERAL</p> <p> Parcel Id: 06-20-32-300-0150-0000 Tax District: 01-TX DIST 1 - COUNTY Owner: LOWERY WILLIAM D & Exemptions: Own/Addr: FLOOD ROBERT J Address: 3000 W OSCEOLA RD City,State,ZipCode: GENEVA FL 32732 Property Address: Subdivision Name: A-5 Dor: 07-MISCELLANEOUS RESIDE </p>		<p style="text-align: center;">2004 WORKING VALUE SUMMARY</p> <p> Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$16,589 Depreciated EXFT Value: \$0 Land Value (Market): \$173,632 Land Value Ag: \$0 Just/Market Value: \$190,221 Assessed Value (SOH): \$190,221 Exempt Value: \$0 Taxable Value: \$190,221 </p>																				
<p style="text-align: center;">SALES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>04/1993</td> <td>02575</td> <td>1875</td> <td>\$223,500</td> <td>Vacant</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>03/1992</td> <td>02470</td> <td>1050</td> <td>\$100</td> <td>Vacant</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	04/1993	02575	1875	\$223,500	Vacant	QUIT CLAIM DEED	03/1992	02470	1050	\$100	Vacant	<p style="text-align: center;">2003 VALUE SUMMARY</p> <p> 2003 Tax Bill Amount: \$3,271 2003 Taxable Value: \$190,800 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS </p>		
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<p style="text-align: center;">LAND</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>108.520</td> <td>1,600.00</td> <td>\$173,632</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	108.520	1,600.00	\$173,632	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p> SEC 06 TWP 20S RGE 32E W 1/2 N OF OSCEOLA (BRICK) RD (LESS BEG NW COR RUN S TO NLY R/W OSCEOLA RD SLY ALONG R/W 1540.64 FT N 2831.94 FT E 263.48 FT N TO A PT 379.35 FT S OF N LI SEC E TO E LI OF NW 1/4 N TO N LI SEC W TO BEG) </p>								
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1	BARNS/SHEDS	1991	3	2,279	2,279	2,279	SIDING AVG	\$16,589	\$24,112													
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																						

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 23, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 06 TWP 20S RGE 32E W 1/2 N OF OSCEOLA (BRICK) RD (LESS BEG NW COR RUN S TO NLY R/W OSCEOLA RD SLY ALONG R/W 1540.64 FT N 2831.94 FT E 263.48 FT N TO A PT 379.35 FT S OF N LI SEC E TO E LI OF NW 1/4 N TO N LI SEC W TO BEG)

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: WILLIAM LOWERY & ROBERT FLOOD
1940 RUSSELL COVE ROAD
GENEVA, FL 32782

Project Name: WEST OSCEOLA ROAD (3000)

Requested Development Approval:

SPECIAL EXCEPTION TO EXPAND AN EXISTING PRIVATE AIRFIELD IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 3000 WEST OSCEOLA ROAD, AS DEPICTED ON THE ATTACHED SITE PLAN.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Francisco Torregrosa
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. FLIGHT ACCESS TO THE AIRFIELD SHALL BE LIMITED EXCLUSIVELY TO FLYING CLUB MEMBERS;
2. NO MORE THAN TEN (10) PERMANENTLY HANGARED AIRCRAFT SHALL BE ALLOWED ON THE SITE; AND
3. AVIATION EVENTS INVOLVING MORE THAN TEN (10) CLUB MEMBERS SHALL NOT BE ALLOWED MORE THAN FOUR (4) TIMES PER CALENDAR YEAR; SUCH EVENTS SHALL NOT EXCEED THREE (3) DAYS IN DURATION DURING ANY SINGLE-EVENT.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Danny M. Hunt, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

Authorized Agent or Trustee

Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Insert Name who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: