

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SIDE STREET SETBACK VARIANCE FROM 50 FEET TO 25 FEET FOR A PROPOSED OFFICE/WAREHOUSE BUILDING IN THE M-1 (INDUSTRIAL DISTRICT); (CHRIS JOHNSON, APPLICANT).

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

AUTHORIZED BY: Kath Fall **CONTACT:** Kathy Fall **EXT.** 7398

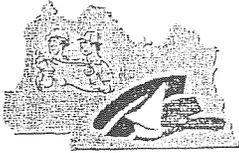
Agenda Date 09-26-05 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR SIDE STREET SETBACK VARIANCE FROM 50 FEET TO 25 FEET FOR A PROPOSED OFFICE/WAREHOUSE BUILDING IN THE M-1 (INDUSTRIAL DISTRICT); (CHRIS JOHNSON, APPLICANT) OR
2. **DENY** REQUEST FOR SIDE STREET SETBACK VARIANCE FROM 50 FEET TO 25 FEET FOR A PROPOSED OFFICE/WAREHOUSE BUILDING IN THE M-1 (INDUSTRIAL DISTRICT); (CHRIS JOHNSON, APPLICANT) OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT: JACK REYNOLDS LOCATION: 1701 KENNEDY POINT ZONING: M-1 (INDUSTRIAL DISTRICT)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO CONSTRUCT A 9,500 SQUARE FOOT OFFICE/WAREHOUSE IN THE BROADWAY INDUSTRIAL PARK. THE EXISTING BUILDING ON THE LOTS RECEIVED A SIDE STREET SETBACK ON SEPTEMBER 27, 2004 FROM THE BOARD OF ADJUSTMENT. • THE PROPOSED ADDITION WOULD ENCROACH 25 FEET INTO THE MINIMUM 50 FOOT SIDE STREET SETBACK.
STAFF FINDINGS	THE APPLICANT HAS SATISFIED THE CRITERIA FOR THE GRANT OF A VARIANCE. STAFF HAS DETERMINED THAT: <ul style="list-style-type: none"> • THE PARCEL HAS DUAL FRONTAGE ALONG SIXTH STREET AND KENNEDY POINT, WHERE 50 FT SETBACKS APPLY ALONG BOTH FRONTAGES. FOR THIS REASON, BUILDABLE AREA OF THE PARCEL

	<p>WOULD BE SUBSTANTIALLY REDUCED BY 50 FT FRONT YARD AND SIDE STREET SETBACKS, AS OPPOSED TO THE STANDARD 50 FT FRONT YARD AND 10 FT SIDE YARD SETBACKS. THIS IS A SPECIAL CIRCUMSTANCE APPLICABLE TO CORNER LOTS OF THIS TYPE IN THE M-1 DISTRICT.</p> <ul style="list-style-type: none"> • THE SPECIAL CIRCUMSTANCE OR HARDSHIP IS FURTHERED BY MINIMUM DRIVEWAY SEPARATION AND PARKING AREA REQUIREMENTS THAT APPLY ALONG KENNEDY POINT. AS THE ATTACHED SITE PLAN SHOWS, SIXTH STREET IS A PLATTED BUT UNIMPROVED RIGHT-OF-WAY. VEHICULAR ACCESS WOULD THEREBY BE PROVIDED FROM KENNEDY POINT, WHICH WOULD NECESSITATE THE LOCATION OF THE ENTRANCE DRIVE AT THE NORTHWESTERN CORNER OF THE PROPERTY AND REQUIRED VEHICLE USE AREAS IN THE NORTHERN THIRD OF THE PROPERTY. WITHOUT REDUCTION OF THE SIDE STREET SETBACK, THESE FACTORS WOULD SIGNIFICANTLY REDUCE THE BUILDABILITY OF THE LOT. • THE SPECIAL CIRCUMSTANCES DESCRIBED DID NOT RESULT FROM THE ACTIONS OF THE APPLICANT. THE SIZE OF THE PROPERTY AND ITS ABUTMENT TO TWO RIGHTS-OF-WAY ARE THE REASON FOR THE IDENTIFIED HARDSHIPS. • WITHOUT THE REQUESTED VARIANCE, THE APPLICANT WOULD NOT BE ABLE TO MAKE REASONABLE USE OF THE PROPERTY FOR THE PURPOSE OF ESTABLISHING AN OFFICE/WAREHOUSE USE, WHICH IS EXPRESSLY PERMITTED IN THE M-1 DISTRICT. • STAFF BELIEVES THE GRANT OF THE REQUESTED VARIANCE WOULD BE CONSISTENT WITH THE LAND DEVELOPMENT CODE AND OTHERWISE NON-DETRIMENTAL TO THE PUBLIC WELFARE.
<p>STAFF RECOMMENDATION</p>	<p>BASED ON THE PROPOSED SITE PLAN AND THE REPRESENTATIONS OF THE APPLICANT, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none"> • ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED BUILDING AS DEPICTED ON THE ATTACHED SITE PLAN; AND • ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

COPY

APPL. NO. BV2005-119

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. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

- VARIANCE** Reduce building setback from 50' to 29'
- SPECIAL EXCEPTION**
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION
- NIGHT WATCHMAN
- YEAR OF MOBILE HOME / RV (EXISTING _____) (PROPOSED _____)
- SIZE OF MOBILE HOME / RV _____
- PLAN TO BUILD YES NO IF SO, WHEN _____
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

RECEIVED
 AUG 2 2005

MEDICAL HARDSHIP
 FAMILY HARDSHIP
 TIME NEEDED _____

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	Chris Johnson	Same as owner John Reynolds
ADDRESS	219 Geneva Dr.	207 No. Moss Rd. #211
	Oviedo, FL 32765	Winter Springs, Fla.
PHONE 1	407-971-7804	32708
PHONE 2		407-327-7700
E-MAIL		jackreynolds@bellsouth.net

PROJECT NAME: Vi-Con Development Group
 SITE ADDRESS: 1701 Kennedy Point
 CURRENT USE OF PROPERTY: Vacant
 LEGAL DESCRIPTION: Lot5, Off Broadway Industrial Park, PB 63, Pg 67 & 68
 SIZE OF PROPERTY: 1.63 acre(s) PARCEL I.D. 11-21-31-506-0000-0050
 UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____
 KNOWN CODE ENFORCEMENT VIOLATIONS N/A

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 9/26/05
 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 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* [Signature] AUGUST 2, 2005 DATE

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

KF

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION

NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

NATURE OF THE APPEAL _____

_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:

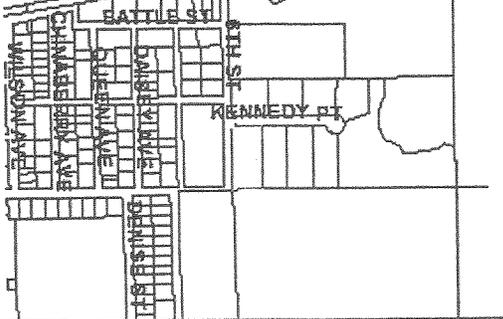
FEE(S): \$ 150 COMMISSION DISTRICT 2 FLU / ZONING M-1 / IMD

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS South side of Kennedy Pt, at intersection of Kennedy Pt & 6th St.

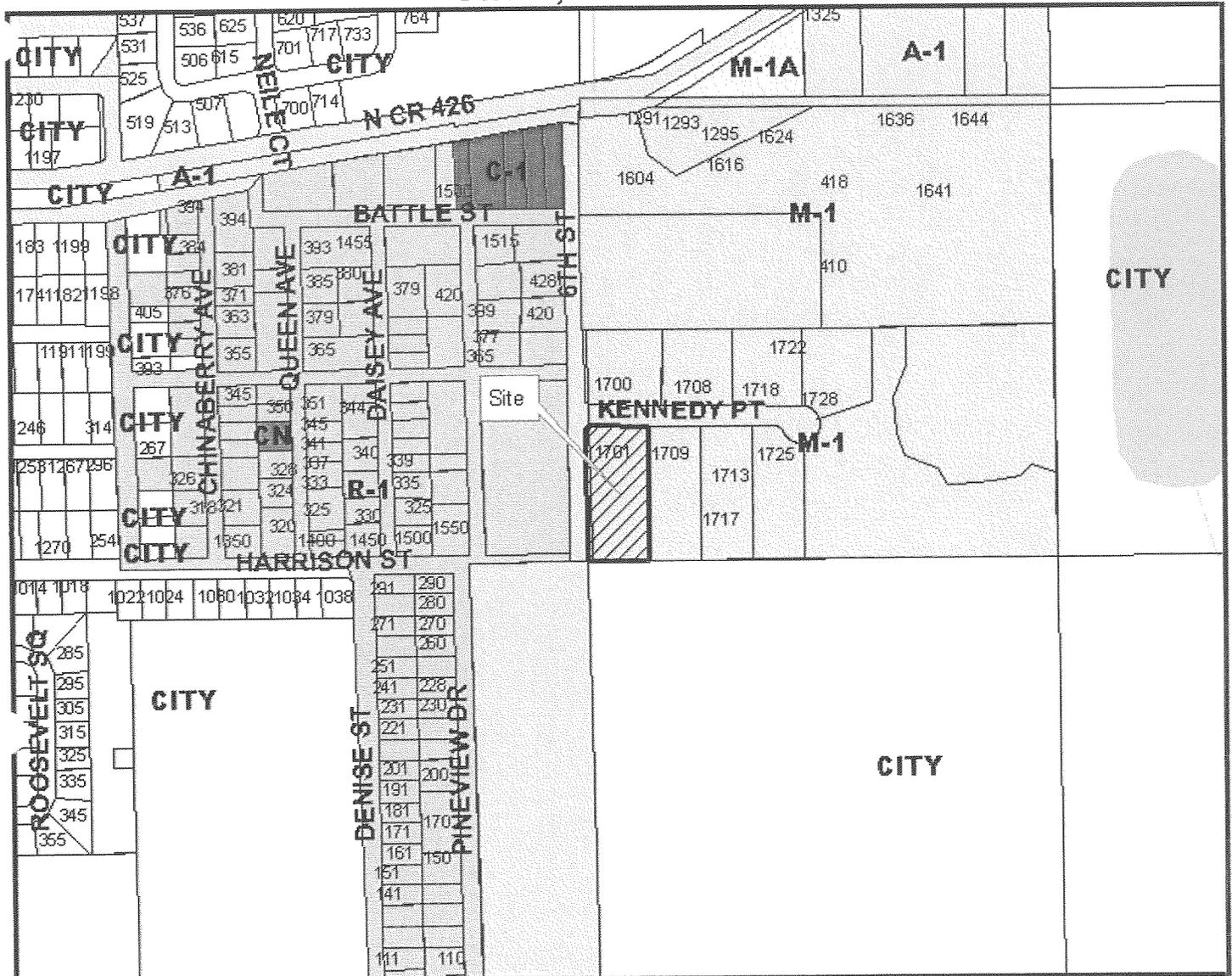
PLANNING ADVISOR MR DATE 8/7

SUFFICIENCY COMMENTS Consent Item

<p>PARCEL DETAIL</p>	<p>REAL ESTATE</p>	<p>PERSONAL PROP.</p>	<p>TAX ROLL</p>	<p>SALES SEARCH</p>	<p>◀ ◀ Back ▶ ▶</p>												
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford Fl. 32771 407-665-7506</p>																	
<p align="center">GENERAL</p> <p>Parcel Id: 11-21-31-506-0000-0050 Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: VI-CON DEV GROUP LLC Exemptions:</p> <p>Address: 219 GENEVA DR</p> <p>City,State,ZipCode: OVIEDO FL 32765</p> <p>Property Address: 1701 KENNEDY PT</p> <p>Facility Name:</p> <p>Dor: 40-VAC INDUSTRIAL GENER</p>				<p align="center">2004 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$194,059</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$194,059</p> <p>Assessed Value (SOH): \$194,059</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$194,059</p>													
<p align="center">SALES</p> <table border="1"> <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>04/2004</td> <td>05253</td> <td>0194</td> <td>\$242,100</td> <td>Vacant</td> </tr> </tbody> </table> <p>Find Comparable Sales within this DOR Code</p>				Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	04/2004	05253	0194	\$242,100	Vacant	<p align="center">2003 VALUE SUMMARY</p> <p>2003 Tax Bill Amount:</p> <p>2003 Taxable Value:</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>	
Deed	Date	Book	Page	Amount	Vac/Imp												
WARRANTY DEED	04/2004	05253	0194	\$242,100	Vacant												
<p align="center">LAND</p> <table border="1"> <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>SQUARE FEET</td> <td>0</td> <td>0</td> <td>70,567</td> <td>2.75</td> <td>\$194,059</td> </tr> </tbody> </table>				Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	SQUARE FEET	0	0	70,567	2.75	\$194,059	<p align="center">LEGAL DESCRIPTION PLAT</p> <p>LOT 5 OFF BROADWAY INDUSTRIAL PARK PB 63 PGS 67 & 68</p>	
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value												
SQUARE FEET	0	0	70,567	2.75	\$194,059												
<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>																	

[BACK](#) [PROPERTY APPRAISER HOME PAGE](#) [CONTACT](#)

**Vi-Com Development Group
1701 Kennedy Point
Oviedo, FL 32765**

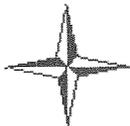


**Seminole County Board of Adjustment
September 26, 2005
Case: BV2005-119
Parcel No: 11-21-31-506-0000-0050**

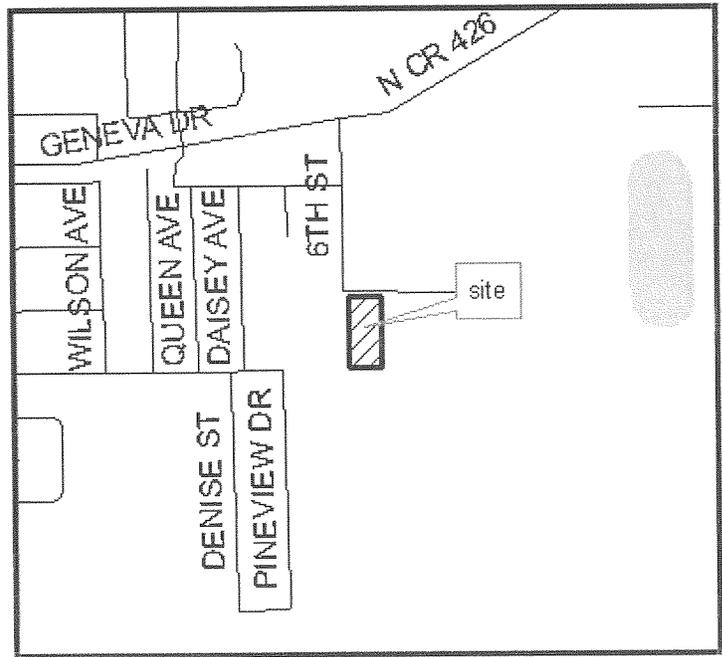
Zoning

-  A-1 Agricultural-1Ac
-  R-1 Single Fam-8400
-  CN Restricted Neighborhood Comm
-  C-1 Retail Commercial
-  M-1A Very Light Industry
-  M-1 Industrial
-  BV2005-119

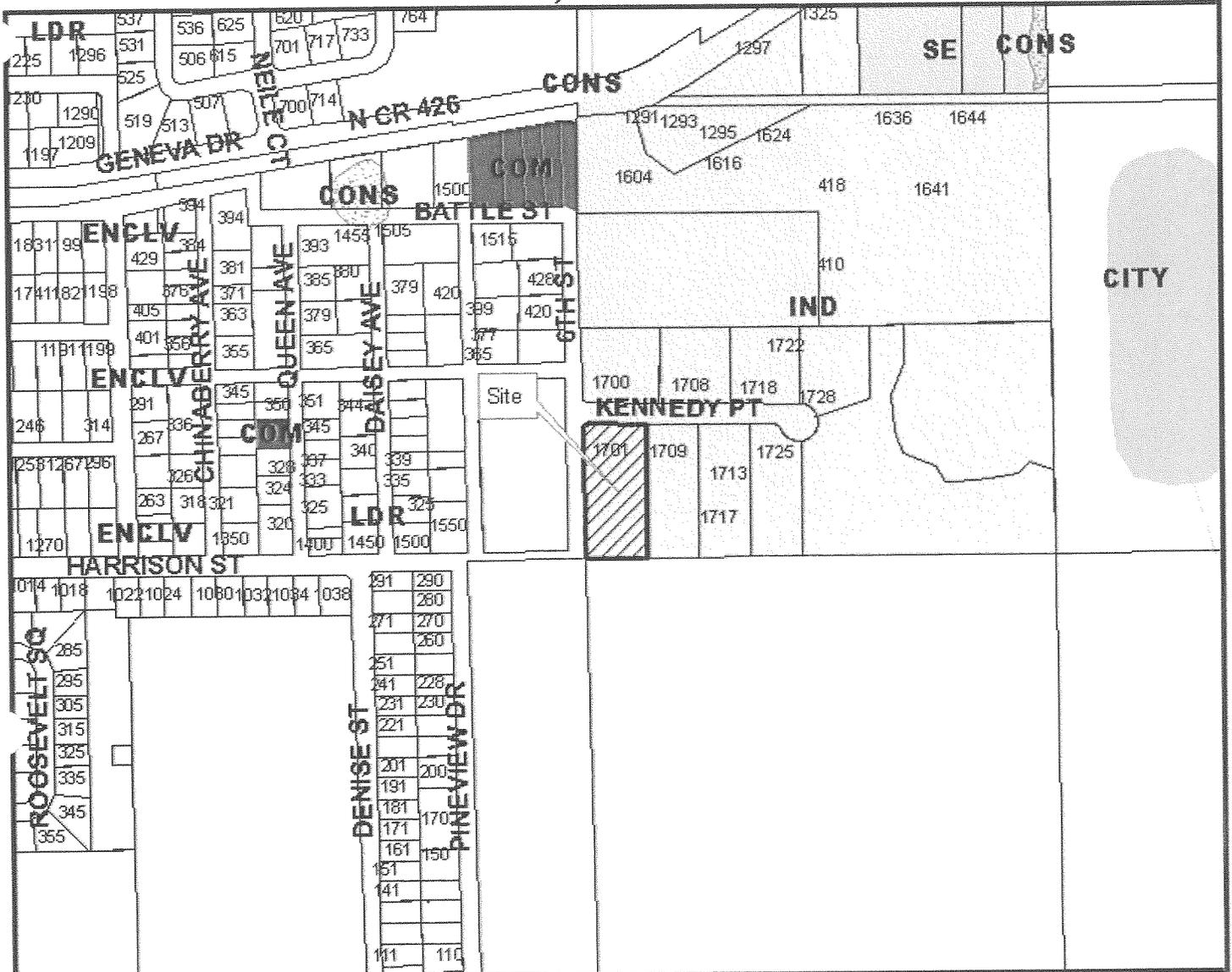
N



0 100 200 400 600 800 Feet



**Vi-Com Development Group
1701 Kennedy Point
Oviedo, FL 32765**

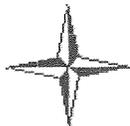


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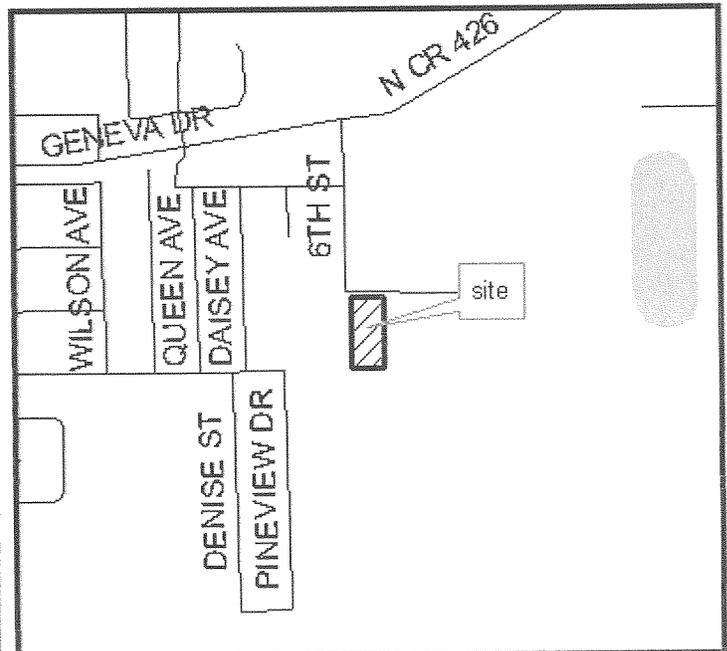
Future Land Use

-  CONS, SE
-  BV2005-119
-  CONS, LDR
-  R3, NONE
-  SE, NONE
-  LDR, NONE
-  COM, NONE
-  IND, NONE

N



0 100 200 400 600 800 Feet

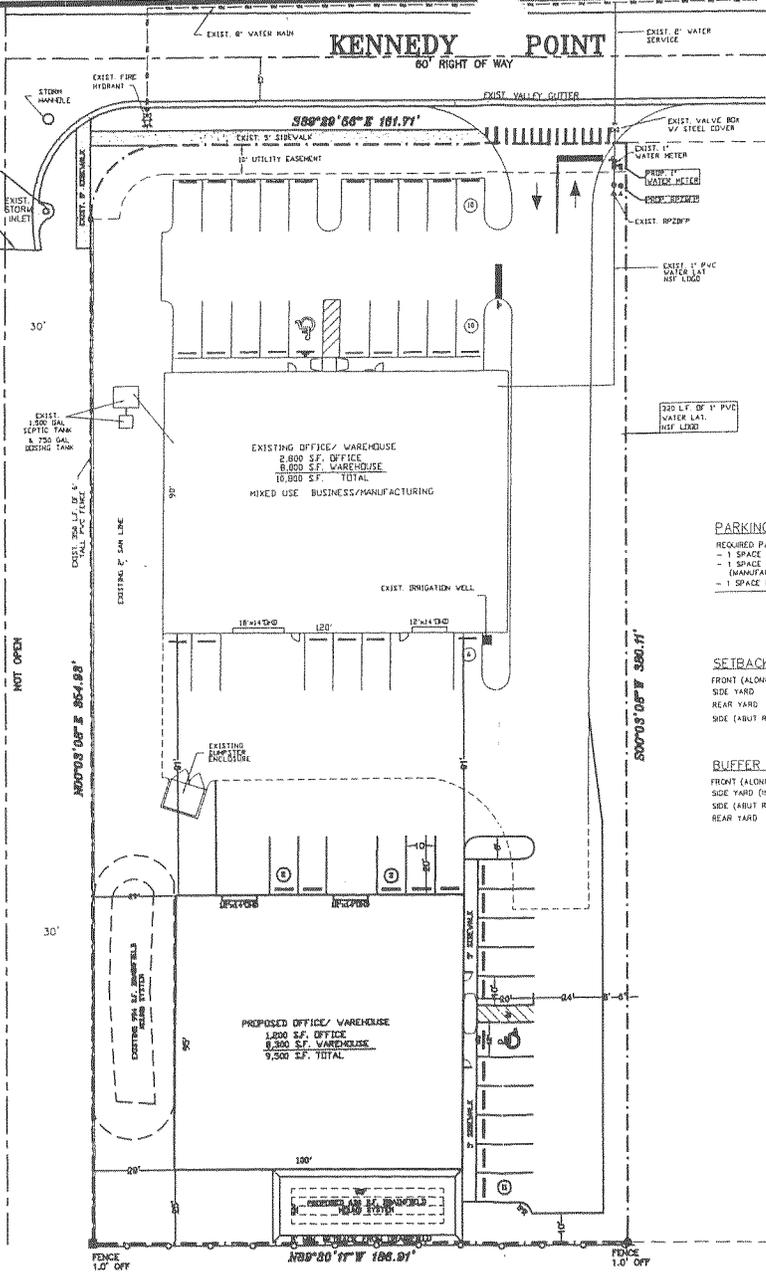




SIXTH STREET

KENNEDY POINT
80' RIGHT OF WAY

SITE BENCH MARK
NORTH END OF MANHOLE
ELEVATION 83.00



- SIGN LEGEND**
- ① STOP SIGN (30" HIGH INTENSITY)
 - ② STOP BAR (24" WIDE WHITE THERMOPLASTIC)
 - ③ HANDICAP SYMBOL (WHITE THERMOPLASTIC)
 - ④ HANDICAP SIGN
 - ⑤ TRAFFIC ARROW (WHITE THERMOPLASTIC)
 - ⑥ 25' L. OF 6" DOUBLE YELLOW
 - ⑦ NO PARKING FIRE LANE

PARKING CALCULATIONS (BLDG. 2)

REQUIRED PARKING
 - 1 SPACE PER 200 S.F. (OFFICE) 1,200/200 = 6 SPACES
 - 1 SPACE PER (2) EMPLOYEES LARGEST SHIFT (MANUFACT) 2 EMPLOYEES/1 PER = 1 SPACE
 - 1 SPACE PER 1000 S.F. (WAREHOUSE) 8,300/1000 = 8.3 SPACES
 TOTAL SPACES REQUIRED = 15.3 SPACES
 TOTAL SPACES PROVIDED = 30 SPACES

SETBACKS (M-1 ZONING)

FRONT (ALONG R/W) 25'
 SIDE YARD 10'
 REAR YARD 10'
 SIDE (ADJUT RESIDENTIAL) 50'

BUFFER YARDS (M-1 ZONING)

FRONT (ALONG R/W) 10'
 SIDE YARD (EXTERIOR) 5'
 SIDE (ADJUT RESIDENTIAL) 25'
 REAR YARD 10'

- GENERAL NOTES**
1. ZONING M-1, PROPERTY HAS EXIST. 10,800 S.F. OFFICE/WAREHOUSE.
 2. FIRE LANE STRIPING SHALL BE F.O.O.T. YELLOW TRAFFIC BATED PAINT.
 3. 30" STOP SIGN SHALL BE OF HIGH INTENSITY REFLECTORIZED AS SPECIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCATED AS SHOWN ON SITE PLAN.
 4. STOP BAR SHALL BE 24" WIDE, WHITE THERMOPLASTIC AND LOCATED AS SHOWN ON SITE PLAN.
 5. ALL ADDRESS NUMBERS SHALL BE VISIBLE AND READABLE FROM STREET.
 6. INSTALL "NO TRESPASSING, CONSTRUCTION SITE" SIGN AS SPECIFIED IN FLORIDA STATUTE, § 818.09, PARAGRAPH D.
 7. POST THE EMERGENCY NIGHT PHONE NUMBER ON THE BOTTOM OF THE BUILDING PERMIT.
 8. NO CONSTRUCTION CAN OCCUR UNTIL THE APPLICANT HAS HAD A PRE-CONSTRUCTION CONFERENCE WITH SEMINOLE CO.
 9. ALL WORK IN THE RIGHT OF WAY WILL BE REPAIRED OR REPLACED IF DAMAGED DURING CONSTRUCTION.
 10. LOW INTENSITY, INDIRECT LIGHTING SHALL BE UTILIZED TO PREVENT GLARE.
 11. MULTI-TENANT BUILDING.
 12. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
 13. POTABLE WATER IS SUPPLIED BY SEMINOLE COUNTY PUBLIC UTILITIES.
 14. SEPTIC SYSTEM TO BE SEPTIC TANK AND DRAINFIELD, PERMITTED BY SEMINOLE CO. HEALTH DEPT.
 15. SIGNAGE WILL REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPT.
 16. EXISTING FIRE HYDRANT SHALL BE TESTED TO DETERMINE THAT IT CAN PROVIDE 1250 GPM @ 20 PSI RESIDUAL PRESSURE.
 17. THIS SITE LIES WITHIN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1202089 D170 E EFFECTIVE DATE, APRIL 17TH, 1985.
 18. A SEPARATE PERMIT WILL BE REQUIRED FOR DUMPSTER.
 19. NO OUTDOOR LIGHTING PROPOSED AT THIS TIME.
 20. HOURS OF OPERATION 7AM-6 PM, MONDAY - SATURDAY

SANITARY FLOW CALCS.

WASH SPACE 2 WORKERS 2(12) 30 GPD
 OFFICE 1,200/100 = 12(3) 180 GPD
 (2) CHD 100 GPD EACH 200 GPD
 TOTAL 410 GPD

410 GPD REQUIRES 1,200 GAL. SEPTIC TANK
 250 GAL. DRESSING TANK
 410/70 = 588 50 FT. DRAINFIELD REQUIRED

SEPTIC SYSTEMS NOTES

1) NO INDUSTRIAL, TOXIC OR HAZARDOUS WASTE SHALL BE OPERATED ON SITE OR PERMITTED INTO SEPTIC SYSTEM.

ADDRESSING GENERAL NOTES

1) ADDRESS NUMBERS MUST BE AT LEAST 3" TALL AND CLEARLY VISIBLE FROM THE RIGHT OF WAY AND SHALL BE MADE OF DURABLE MATERIAL AND CONTRAST W/ SURROUNDING BACKGROUND.

2) UNIT NUMBERS MUST BE POSTED OVER ALL MEANS OF ACCESS/EGRESS.

3) IF MAIN ENTRANCE TO THE BUILDING IS NOT READILY VISIBLE FROM THE STREET, NUMBERS SHALL BE POSTED AT THE STREET ENTRANCE OR DRIVEWAY TO THE BUILDING.

SECOND BUILDING

Seminole County
 Approved for construction

This approval is subject to specific covenants in the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or the reality as shown on the site to meet applicable code requirements. Administrative compliance of the developer's plans does not constitute a waiver of any code requirements nor does it release the developer of responsibility to meet those requirements. This approval is valid for a period of one year from the date below.

DATE: _____
 Seminole County Development Review Department

AMERICAN CIVIL ENGINEERING CO.
 1101 N. W. 10TH AVENUE, SUITE 200, MIAMI, FLORIDA 33136
 TEL: 305-371-1111 FAX: 305-371-1112

VI-COON DEVELOPMENT GROUP, LLC
 GEOMETRY AND UTILITY PLAN
 KENNEDY POINT
 MIAMI, FL

FILED 11-21-31-506-0000-00

4 OF 7

ANCE

COLLECTED BY: PDPJ01
 CHECK NUMBER: 00000002673
 CASH/CHECK AMOUNTS: 150.00
 COLLECTED FROM: KENNEDY POINT (1701
 DISTRIBUTION: 1 - COUNTY 2 - CUSTOMER 3 - FIN 4 - FIN

** DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

AMOUNT RECEIVED: 150.00

TOTAL FEES DUE: 150.00

VARIANCE: 150.00

8/09/05 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 13*30*52
 PROJ # 05-30000117
 OWNER:
 JOB ADDRESS: 1701 KENNEDY PT
 LOT # 0050

Security enhanced document. See back for details.

JHR CONSULTANTS, INC.

207 N. MOSS RD.
 WINTER SPRINGS, FL 32708

2673

DATE 8/2/05

63-1116/631
 10

PAY TO THE ORDER OF Seminole Co. \$ 150-

One Hundred Fifty + 00/100 DOLLARS



502 N. Highway 17-92 Longwood, FL 32750

FOR Vi-Con Development Variance

[Signature] MP

501109092001 169111693 002673

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 26, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 5 OFF BROADWAY INDUSTRIAL PARK PB 63 PG 67 & 68

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

FINDINGS OF FACT

Property Owner: CHRIS JOHNSON
219 GENEVA DRIVE
OVIEDO, FL 32765

Site Address: 1701 KENNEDY POINT

Requested Development Approval:

SIDE STREET SETBACK VARIANCE FROM 50 FEET TO 25 FEET FOR A PROPOSED WAREHOUSE/OFFICE BUILDING.

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: Kathy Fall
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:

THE VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED BUILDING, AS DEPICTED ON THE ATTACHED SITE PLAN.

- (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: _____
Tony Walter
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 Matthew West 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 _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: