



PLANNING AND DEVELOPMENT COMMISSION

**Lecanto Government Building
3600 W. Sovereign Path,
Room #166
Lecanto, FL 34461**

AGENDA

May 21, 2026 - 9:00 AM

**David Bramblett, Chair
Jenette Collins, 1st Vice Chair
Michael Facemyer, 2nd Vice Chair
Richard Barmes, Member
Stuart Bozeman, Member**

**Robert Sharra, Member
Kurt Stone, Member
Timothy Gilbert, Alternate
Janis Murphy, Alternate Member
Chuck Dixon (School Board)**

NOTICE TO THE PUBLIC

To manage growth and foster prosperity by prioritizing the protection of environmental assets, the development and maintenance of infrastructure, and the health, safety, and well-being of its citizens.

Any person who decides to appeal any decision of the Governing Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105, Florida Statutes) Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service at least two days before the meeting.

- A. **CALL TO ORDER**
 - A.1. Invocation
 - A.2. Pledge of Allegiance
 - A.3. Roll Call
- B. **CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES**
- C. **OPEN TO THE PUBLIC -**
- D. **APPROVAL OF MINUTES**
- E. **STAFF ANNOUNCEMENTS**
- F. **EX PARTE COMMUNICATION - COUNTY ATTORNEY**
- G. **APPLICATIONS**
 - G.1. May 21st, 2026 Agenda, Directions & Map
 - G.2. CU-2026-00004 Brenda McKenzie for Harley and Michele Roper
 - G.3. V-2026-00002 Talmadge Williams
 - G.4. V-2026-00001 James Johnston for Soffron Holdings, LLC
 - G.5. OA-2026-00001 Land Development Code Multiple Updates
- H. **ADDITIONAL ITEMS**
- I. **PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS**
- J. **ADJOURN**



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	May 21st, 2026 Agenda, Directions & Map				
AGENDA DATE:	May 21, 2026				
<u>BRIEF OVERVIEW:</u> May 21st, 2026, Agenda, Directions & Map					
<u>STRATEGIC PLANNING ELEMENT:</u>					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance
Applicant Responsibility					
<u>RECOMMENDED ACTION:</u> Review May 21st, 2026, Agenda, Directions & Map					
<u>ATTACHMENTS:</u> 1. 5.21 Agenda, Directions & Map					



**CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION
Thursday, May 21, 2026 at 9:00 AM
Lecanto Government Building
3600 West Sovereign Path, Room 166
Lecanto, Florida 34461**

DAVID BRAMBLETT, CHAIR

ROBERT SHARRA

JENETTE COLLINS, 1st VICE CHAIR

KURT STONE

MICHAEL FACEMYER, 2nd VICE CHAIR

TIMOTHY GILBERT (Alternate)

RICHARD BARMES

JANIS MURPHY (Alternate)

STUART BOZEMAN

CHUCK DIXON (School Board)

-
- A. CALL TO ORDER**
 - B. INVOCATION**
 - C. PLEDGE OF ALLEGIANCE**
 - D. ROLL CALL**
 - E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES**
 - F. OPEN TO THE PUBLIC – Receive comments from the public**
 - G. APPROVE MINUTES – Approval of available minutes**
 - H. STAFF ANNOUNCEMENTS**
 - I. EX PARTE COMMUNICATION: County Attorney**
 - J. APPLICATIONS**

1. LAND USE APPLICATION

a. CU-2026-00004 Brenda McKenzie for Harley and Michele Roper

REQUEST: Request to allow an accessory dwelling unit with over 850 square feet for noncommercial occupancy on parcels of at least 10 acres in size per Section 3101, Residential Accessory Uses, as specified in the LDC.

LOCATION: Section 19, Township 17 South, Range 17 East; specifically, Parcel 1 of LLRS-02-01, less FDOT Parcel 140, identified in OR BK 3569, PG 655, Alt Key 3528780, whose address is 11480 W. Amaryllis Ln., Crystal River, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Frankie Piland, Planner, Land Development Division

b. V-2026-00002 Talmadge Williams

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required minimum front property line setback, pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC.

LOCATION: Section 32, Township 19 South, Range 17 East; specifically, Lots 7A and 7B, of Waterman's Survey Unrecorded Sub. (AK 1009430), which

addresses are 2011 S. Schooner Drive and 13912 W. Ozello Trail, Crystal River, FL. A complete legal description is on file with the Citrus County Land Development Division.

STAFF CONTACT: Melissa Morris, Planner, Land Development Division

2. PLANNED UNIT DEVELOPMENT

- a. **PUD-2025-00007 Coastal Engineering Associates, Inc. for James F. Stephenson, Jr., Trustee – RESCHEDULED**

3. LAND USE APPLICATION

- a. **V-2026-00001 James Johnston for Soffron Holdings, LLC**

REQUEST: This request is for a variance from the Citrus County Land Development Code (LDC) to allow for a telecommunications tower with reduced separation requirements from off-site uses in the Heavy Industrial District, pursuant to Section 2414, Heavy Industrial District (IND), and Section 3750, Commercial Wireless Telecommunications Towers, Structures, and Antennas, as specified in the Land Development Code (LDC).

LOCATIONS: Section 34, Township 16 South, Range 18 East, specifically, Parcel 2 of LR-02-22, Alt Key 3131106, whose address is 2723 W. Dunnellon Rd., Dunnellon, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Frankie Piland, Planner, Land Development Division

4. ORDINANCE AMENDMENT

- a. **OA-2026-00001 Land Development Code Update**

REQUEST: This application would amend Ordinance No. 2012-06, the Citrus County Land Development Code, as amended, by amending Section 1500, Definitions; Section 1800.b Liability; Section 2413, Light Industrial District; Section 2414, Heavy Industrial District; Section 3350, Auto Salvage/Junkyards and Abandoned Property; Section 3740, Additional Design Standards for Large Non-Residential Projects; Section 6090 Exemptions ; and creating Section 3240, Data Centers.

Staff Contact: Joanna Coutu, AICP, Deputy Director; Department of Growth Management

K. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

L. ADJOURN

If any person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Planning and Development Commission

Directions for meeting on May 21, 2026

CU-2026-00004 Brenda McKenzie for Harley and Michele Roper

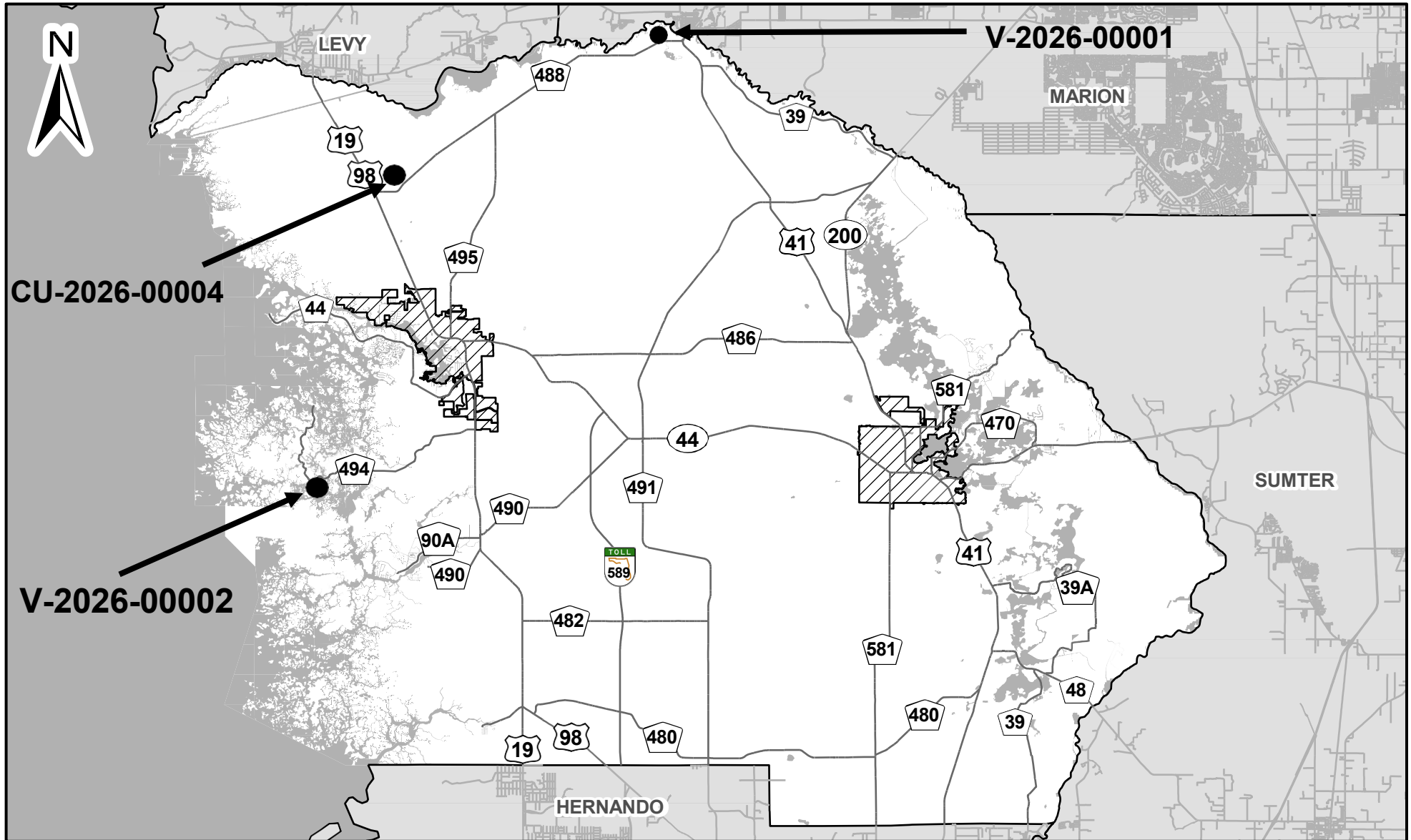
From the intersection of Saunders Way and S Lecanto Hwy/CR-491, turn left onto S Lecanto Hwy/CR-491. Travel approximately **2.0 miles** and turn left onto W Gulf to Lake Hwy/SR-44. Travel approximately **7.3 miles** and turn right onto US-19 N/N Suncoast Blvd. Travel approximately **6.1 miles** and turn right onto W Dunnellon Rd. Travel approximately **0.3 miles** and turn left onto N Bitterroot Dr. Travel approximately **0.7 miles** and turn right onto W Amaryllis Ln and the site is on the left. **(11480 W Amaryllis Ln, Crystal River)**

V-2026-00002 Talmadge C. Williams

From the intersection of Saunders Way and S Lecanto Hwy/CR-491, turn left onto S Lecanto Hwy/CR-491. Travel approximately **2.0 miles** and turn left onto W Gulf to Lake Hwy/SR-44. Travel approximately **1.9 miles** and turn left onto W Crystal Oaks Dr. Travel approximately **1.8 miles** and continue onto W Venable St for approximately **2.6 miles**. Turn left onto US-19/US-98S. Travel approximately **0.6 miles** and turn right on W Ozello Trail. Travel approximately **6.0 miles** and turn left onto Schooner Dr and the site is on the left. **(2011 S. Schooner Drive and 13912 W. Ozello Trail, Crystal River)**

V-2026-00001 James Johnston for Soffron Holdings, LLC

From the intersection of Saunders Way and S Lecanto Hwy/CR-491, turn left onto S Lecanto Hwy/CR-491. Travel approximately **11.6 miles** and turn left onto US-41 N/N Florida Ave. Travel approximately **6.3 miles** and turn left onto W Dunnellon Rd. Travel approximately **0.8 miles** and turn right and the site is on the right. **(2723 W Dunnellon Rd, Dunnellon)**



LOCATOR MAP

Planning & Development Commission

May 21, 2026





AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director																
SUBJECT:	CU-2026-00004 Brenda McKenzie for Harley and Michele Roper																
AGENDA DATE:	May 21, 2026																
<u>BRIEF OVERVIEW:</u> Request to allow an accessory dwelling unit over 850 square feet for noncommercial occupancy on parcels of at least 10 acres in size per Section 3101, <u>Residential Accessory Uses</u>, as specified in the LDC. The site is approximately 16.8 acres located in <u>Section 19, Township 17 South, Range 17 East</u>; specifically, Parcel 1 of LLRS-02-01, less FDOT Parcel 140, identified in OR BK 3569 PG 655, Alt Key 3528780, with an address of 11480 W. Amaryllis Ln., Crystal River, Florida.																	
<u>STRATEGIC PLANNING ELEMENT:</u>																	
<u>BUDGET IMPACT/FUNDING SOURCE:</u> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Account No.</th> <th style="text-align: left;">Account Title</th> <th style="text-align: center;">Current Budget</th> <th style="text-align: center;">YTD Expenditure</th> <th style="text-align: center;">Encumbrances</th> <th style="text-align: center;">Available Balance</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="padding-top: 10px;">Applicant Responsibility</td> </tr> </tbody> </table>						Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance	Applicant Responsibility					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance												
Applicant Responsibility																	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on May 21st 2026, to review and consider application CU-2026-00004 Brenda McKenzie for Harley and Michele Roper (Eric Landon, Director, Growth Management)																	
<u>ATTACHMENTS:</u> 1. Coordinator's PowerPoint 2. Application pages 3. Proposed Site Plan																	

4. Proof of Ownership
5. Planner's PowerPoint
6. pdc staff report and map

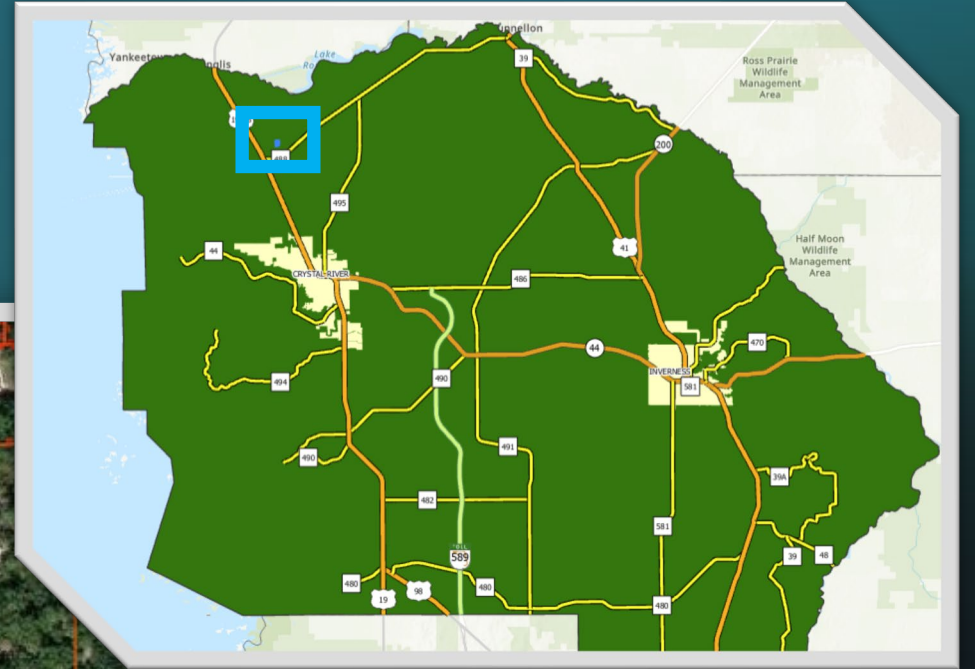
CU-2026-000004

**BRENDA MCKENZIE FOR HARLEY AND
MICHELE ROPER**

**REQUEST FOR AN ADU UP TO 2,500 SQ FT ON A
PARCEL LARGER THAN 10 ACRES.**

W. AMARYLLIS LN.

SUBJECT PROPERTY



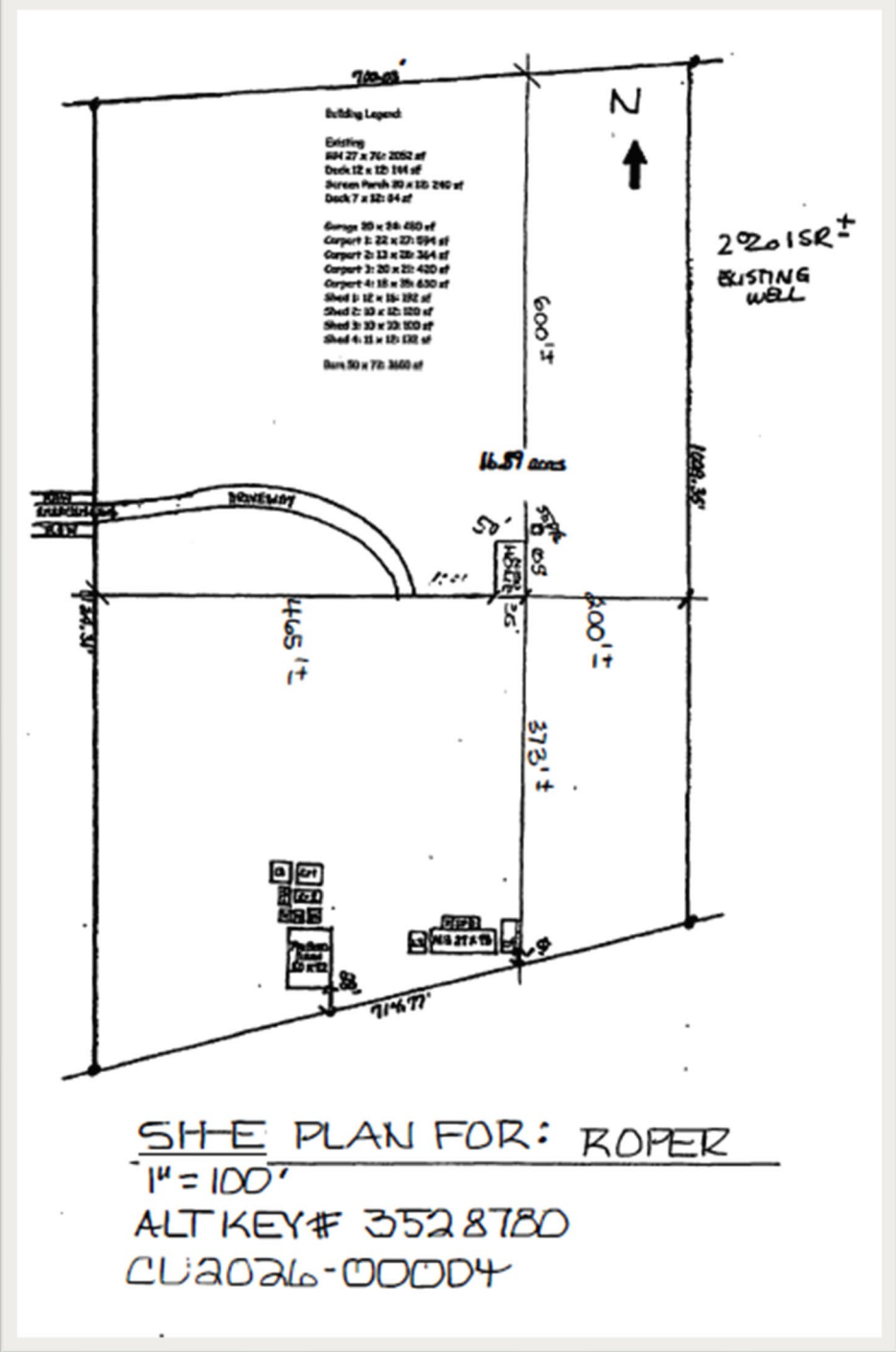
SUBJECT PROPERTY



VIEW FROM W. AMARYLLIS LN.



SITE PLAN


$$1'' = 100'$$

ALT KEY# 3528780

CU2026-00004



Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Leesville, FL 34461
Telephone: (352) 527-5239 TTY Dial 711
Web Address: www.citrusboec.com

CITRUS COUNTY LAND DEVELOPMENT CODE
CONDITIONAL USE APPLICATION

Application No.: CU-2026-00004 Date: 1/11/2026

* Written Authorization is required if Applicant is different than Owner.

Applicant		Property Owner	
Name:	<u>Brenda McKenzie</u>	Name:	<u>Harley and Michele Roper</u>
Address:	<u>7232 E. Gospel Island Road</u>	Address:	<u>11480 W. Amaryllis Lane</u>
City:	<u>Inverness</u>	City:	<u>Crystal River</u>
State:	<u>Florida</u> Zip: <u>34450</u>	State:	<u>Florida</u> Zip: <u>34428</u>
Home No.: <u>352-601-0942</u>	Cell No.: <u>352-601-0942</u>	Home No.: <u>352-228-9027</u>	Cell No.: <u>352-228-9027</u>
Work No.:	Fax No.:	Work No.:	Fax No.:
Email: <u>mckenziepermitting@gmail.com</u>		Email: <u>joesreliablesepticervice@gmail.com</u>	

Property Description: Section: 19 Township: 17 South Range: 17 East
Legal Description: See attached
Subdivision: Acreage Lot(s): Block/Parcel:
Alternate Key #: 3528780 Parcel ID: 17E17S19 23300
Acreage: 16.89

Is this hearing being requested as a result of a Code Violation Notice? Yes ☐ No ☒ X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Conditional Use Request: BUILD AN ADDITIONAL DWELLING UNIT UP TO 2500 SQUARE FEET

Describe how it will/will not affect surrounding development:
House will conform with surrounding homes and will meet all setbacks

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.

I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.

I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239 Fax (352) 527-5428

Toll Free (352) 489-2120 TTY (352) 527-5312

Web Address: www.citrusbocc.com

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: Brenda McKenzie

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Brenda McKenzie, who is personally known to me or provided _____ as identification and who did not take an oath.

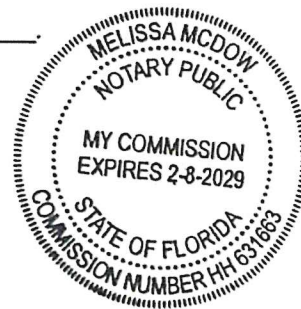
WITNESS my hand and official seal this 11th day of January 2026.

Melissa McDow

Printed Name

Seal

Melissa McDow
Notary Public - State of Florida



For Staff Use Only

Date: _____

Time: _____

Initials: _____

ATF: _____

QTR: _____

LUD: _____

FZ: _____



Board of County Commissioners
 DEPARTMENT OF GROWTH MANAGEMENT
 LAND DEVELOPMENT DIVISION
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 Lecanto, FL 34461
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 TTY Dial 711
 Web Address: www.citrusboec.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

____ Variance ☒ Conditional Use ____ Minor Subdivision ____ Lot Reconfiguration
 ____ Plat Vacation ____ Street Vacation ____ Comprehensive Plan Amendment
 ____ Atlas Amendment ____ Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 19 Township 17S Range 17E Alternate Key # 3528790

Lot/Parcel _____ Block _____

Subdivision ACREAGE

X/Hackley J Roper Jr., owner of the above described property.
 (Name of Owner)

authorize BRENDA MCKENZIE of MCKENZIE PERMITTING to
 (Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: X/Hackley J Roper Jr.
 (Signature of Owner)

STATE OF FLORIDA
 COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Hackley Roper Jr., who is personally known to me or provided Driver's License 7160-33065-309-0 as identification and who did not take an oath.

WITNESS my hand and official seal this 14 day of November, 2025

Vito Raineri
 Printed Name

Seal

[Signature]
 Notary Public - State of Florida

Expires September 17, 2028





Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239

TTY Dial 711

Web Address: www.citrusbocc.com

APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application (**ORD NO. 2017-A22 Quasi-Judicial Proceedings**). Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Signature: Brenda McKenzie
Date: 1/11/2026

Summary

Legal

Land & Agriculture

Residential

Commercial

Misc Improvements

Values

Sketch

Photos

Permits

Quick Links

Map

Pictometry

Altkey: 3528780
ROPER HARLEY JOSEPH JR

Parcel ID: 17E17S19 23300
11480 W AMARYLLIS LN, CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

1 of 2

[Return to Search Results](#)
My Tax Year: 2026 ▼

PC Code 0200 - MOBILE HOME
Bldg Counts Res 0 / MH 1 / Comm 0
Nbhd 3540 - CRYSTAL MANOR UNIT 1 AREA & ACREAGE
Tax District 000X - WITHLACOOCHEE RIVER BASIN
Subdivision 003426 - UNREC TRACTS IN 19-17S-17E
Short Legal THAT CERT PCL LYING SE 1/4 SEC 19 TWN 17S RNG 17E, MORE PARTDESC AS FOLLOWS: THE W 1/2 SW 1/4 OF SE 1/4 SEC 19 TWN 17S RNG 17E.
Est. Parcel Sqft 735,931
Est. Parcel Acres 16.89
Map SC-TW-RG 19-17S-17E

Actions

[Neighborhood Sales](#)
[Printable Summary](#)
[Printable Version](#)

Reports

[Attribute Export](#) ▲
[Mailing List](#)
[Property Record Card](#)
[Original Trim Notice](#) ▼

[Go](#)

Mailing Address

Name ROPER HARLEY JOSEPH JR
Mailing Address 11480 W AMARYLLIS LN
CRYSTAL RIVER FL 34428

Links

[Search Help](#)

All Owners

Name	Owner Type
ROPER HARLEY JOSEPH JR	HW - Husband And Wife
ROPER MICHELE RAE	HW - Husband And Wife

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2003

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	\$84,470	\$131,510	\$215,980	\$138,133	\$50,722	\$87,411	\$77,847	\$1,644.76	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	\$215,980	14.8298	\$3,413.78

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPROVD	\$27.00
0131	FIRE SERVICES ASSESSMENT	\$125.00
0154	STORMWATER	\$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	Vn
03/01/2002	\$75,000	1491/0766	00-WARRANTY DEED	V
11/09/2001	\$170,000	1466/0836	14-SALE / MORE THAN 1 PARCEL	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
07/23/2025	BLD202509160	***PRIVATE PROVIDER FOR PLANS REVIEW AND INSPECTIONS*** PROPOSED 50'	\$15,000	
05/24/2002	200204227	1999 MH FLEETWOOD 28X76 LT 1	\$43,500	07/12/2002

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	A-ACREAGE	16.89		.0				CLMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1999
Total FLA	2,052
Total Under Roof	2,052
Exterior Wall	29 - VINYL SIDING
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BUILDING	1999	2,052

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	DECKING WOOD-[1-SF]	2002	12	12	1	144	
1	2	CARPORT ALUM PREFAB ALUM ROOF W/O CONC SLAB-[1-SF]	2002	20	21	1	420	
1	3	GARAGE DETACHD T111/VINYL-[1-SF]	2002	20	24	1	480	
1	4	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1985	8	12	1	96	
1	5	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2004	15	18	1	270	
1	6	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2009	10	12	1	120	
1	7	CARPORT ALUM PREFAB ALUM ROOF W/O CONC SLAB-[1-SF]	2009	13	28	1	364	
1	9	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	2006	8	22	1	176	
1	10	SCRN PRCH ALUMINUM WITH DECK FLOOR-[1-SF]	2021	12	28	1	336	
1	11	CARPORT ALUM PREFAB ALUM ROOF W/O CONC SLAB-[1-SF]	2021	12	28	1	336	
1	12	DECKING WOOD-[1-SF]	2002	7	12	1	84	

Total Misc Value

Address Lookup

Enter **your address** and we will locate all of the information we know about your address. As you start typing, suggestions will show up. When you locate your address, click it from the list of suggestions.

UPDATE - Please read as this page has been modified

This page now supports addresses that are tied to multiple parcels and updated to improve performance with data loading. Thank you.

Address	11480 W AMARYLLIS LN CRYSTAL RIVER, FL 34428	Lot
PARCEL-M/B - 0000 ▾	Found 1 Lots matching address. Use the Lot Drop-down to view information about each lot.	
Clear		

Property Summary

Primary Address:	11480 W AMARYLLIS LN CRYSTAL RIVER, FL 34428
Parcel ID:	1717190000233000000
Owner:	ROPER HARLEY JOSEPH JR AND ROPER MICHELE RAE
P.A. AltKey Ref:	3528780 (Click to go to the Property Appraiser's Site) (https://www.citruspa.org/_Web/datalets/datalet.aspx?mode=profileall&UseSearch=no&jur=19&LMparent=20&pin=3528780)
Tax Collector:	3528780 (Click to go to the Tax Collector's Site) (https://citrus.county-taxes.com/public/real_estate/parcels/3528780/bills)
Commissioner District:	1 (Jeff Kinnard)Click to Send Email to jeff.kinnard@citrusbocc.com (mailto:jeff.kinnard@citrusbocc.com)
Voting Precinct:	Click to go to the Supervisor of Elections' Site (https://votecitrus.gov/)
Jurisdiction:	Unincorporated Citrus County
Parcel/Lot Note:	CLR* expired on 4/27/99 when AA-99-02 (A) was adopted by Ord 99-A12. Order of taking Suncoast Parkway Ph 3B OR 3569/655 Parcel 23330

Citrus County GIS: Click to view Parcel / Lot in an Interactive GIS Map (</map-viewer.html?service=PublicData/GeneralParcel&lotid=1717190000233000000>)

Lot Area: 16.862 acre(s)

School Zones (Must be verified by the School Board)

HIGH: Crystal River High School

MIDDLE: Crystal River Middle School

ELEMENTARY: Crystal River Primary School

Citrus School Board: Click to go to the School Board's Site (<https://www.citrusschools.org/>)

Bordering Streets

STREET	MAINTAINED BY	SURFACE	RATING	LAST RATED ON
N MAPLE AVE (001)	CITRUS COUNTY BOCC	ASPHALT	8	01-11-2023
W AMARYLLIS LN (001)	CITRUS COUNTY BOCC	ASPHALT	8	01-11-2023

Addresses

STREET	CITY, ZIP
11480 W AMARYLLIS LN	CRYSTAL RIVER, 34428

Setbacks (feet)

Front:	25	Front 2:	0
Left:	5	Right:	5
Rear:	5	Max Height:	
Water:	0	Wetland:	0

Utilities

Electric:	DUKE
Water Source:	ONSITE WELL-WATER SOURCE
Water District:	CRYSTAL RIVER UTILITIES DIST.
Sewer Source:	ONSITE SEPTIC SEWER SYSTEM
Sewer District:	CITRUS COUNTY WATER RESOURCES
Closest Water Hydrant (straight-line distance):	1.32 miles
Closest Fire Station (straight-line distance):	3.90 miles

Emergency Management Information

Coastal High Hazard Area?:(Category 1 Evacuation Zone)	No
Wind Borne Debris Zone?:	No
Evacuation Zone: Click to Download Evacuation Zone Map (PDF format) (https://citrusbocc.sharepoint.com/:b:/s/gisdivision/EbdKIT4gsu9NrzhV2b0mIYBDROLX0T1NEpQNo3xfzDZWA?e=MXijjo)	B
Evacuation Zone:	C
Flood Zone(s):Click For Flood Zone Descriptions (FEMA Website) (https://www.fema.gov/floodplain-management/flood-zones)	X, A
FIRM Panel(s):	12017C0176E, 12017C0157E
Special Flood Hazard Area?:	Yes
Base Flood Elevation:	-9999

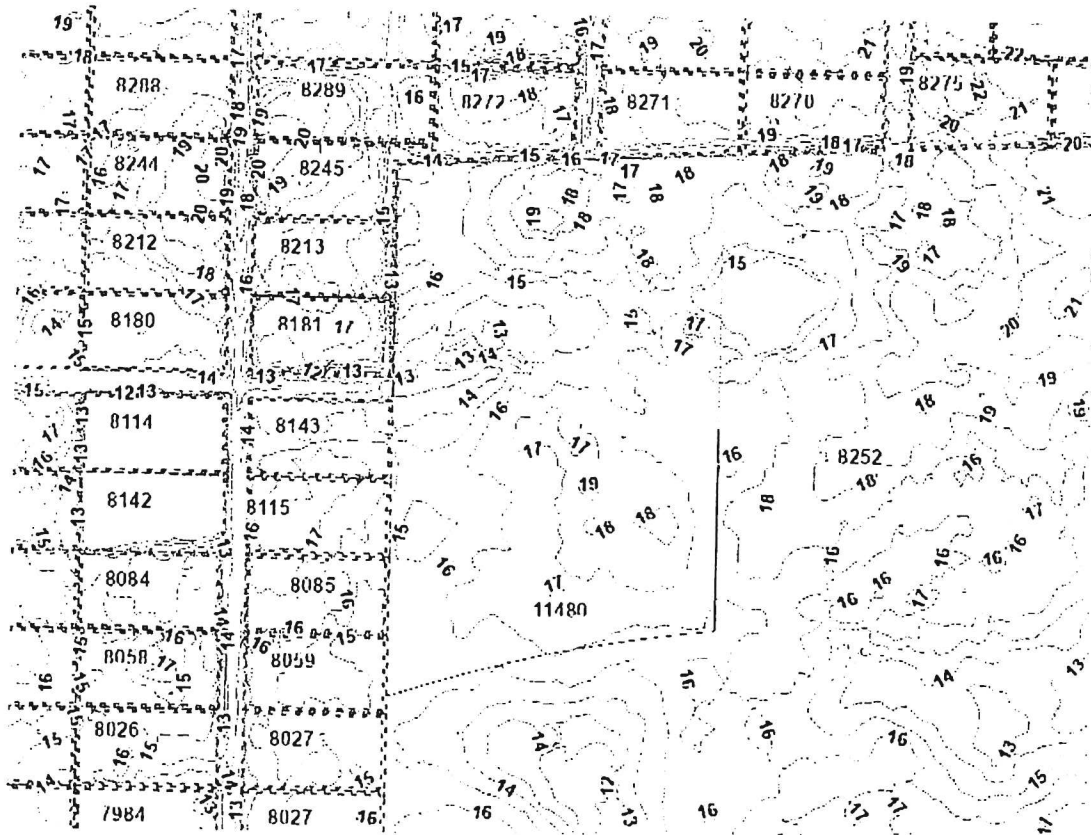
Basin Management Action Plan (BMAP)

Outstanding Florida Spring (OFS):	CRYSTAL RIVER -KINGS BAY GROUP
Priority Focus Area (PFA):	KINGS BAY
Spring BMAP	Springs Coast, Kings Bay

A PFA is defined as the area(s) of a basin where the Floridan aquifer is generally most vulnerable to pollutant inputs and where there is a known connectivity between groundwater pathways and an outstanding Florida spring (OFS). The PFA provides a guide for focusing strategies where science suggests these efforts will best benefit the spring. *** If the property is not on Public Sewer you should check septic requirements with the Health Department ***

Topographical Information

Soil Map Unit Name:	BOCA FINE SAND, DEPRESSIONAL
Soil Map Unit Name:	BROWARD FINE SAND
Soil Map Unit Name:	BOCA FINE SAND
Soil Map Unit Name:	ADAMSVILLE FINE SAND, 0 TO 2 PERCENT SLOPES
Soil Map Unit Name:	POMPANO FINE SAND
Soil Map Unit Name:	POMPANO FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES
Watershed:	Red Level* (Study Type: Redelin)



Elevation / Slope (approximate)

Lowest Elevation:	13 ft.
Highest Elevation:	19 ft.
Distance (at closest points):	207.835 ft.
Height:	6 ft.
Slope Percentage:	2.887%
Slope Angle:	1.654 degrees

Census Data - Tract 4504.00

SOURCE	DESCRIPTION	VALUE
--------	-------------	-------

Future Land Use

LAND USE	DESCRIPTION	COMMENTS
CL	LOW INTENSITY COASTAL LAKES	

** Click and Select Chapter 10 of the Comprehensive Plan for Future Land Use Districts / Definitions **
https://www.citrusbocc.com/departments/growth_management/land_development_division/comprehensive_plan/index.php

Current Zoning

ZONING	DESCRIPTION	COMMENTS
CL MH	LOW-INT.COASTL-LAKES-MH ALLWED	CLR* expired on 4/27/99 when AA-99-02(A) was adopted by Ord 99-A12.
** Click and Select Chapter 2 of the LDC for Land Use Districts / Definitions ** (https://www.citrusbocc.com/departments/growth_management/land_development_division/land_development_code/index.php)		

Building Permits

APP NO	APP TYPE	ISSUE DATE	VALUE	STATUS	DOCUMENTS
BLD202509160	Accessory Structure	07-23- 2025 00:00:00	15000	Finalized	
200204227	MOBILE HOME OR MODULAR PERMITS	05-24- 2002 14:09:00	43500	Closed	PLANS - ARCHITECTURAL (/grcpdata/rest/document/CitrusBLDG/10951050/pdf)

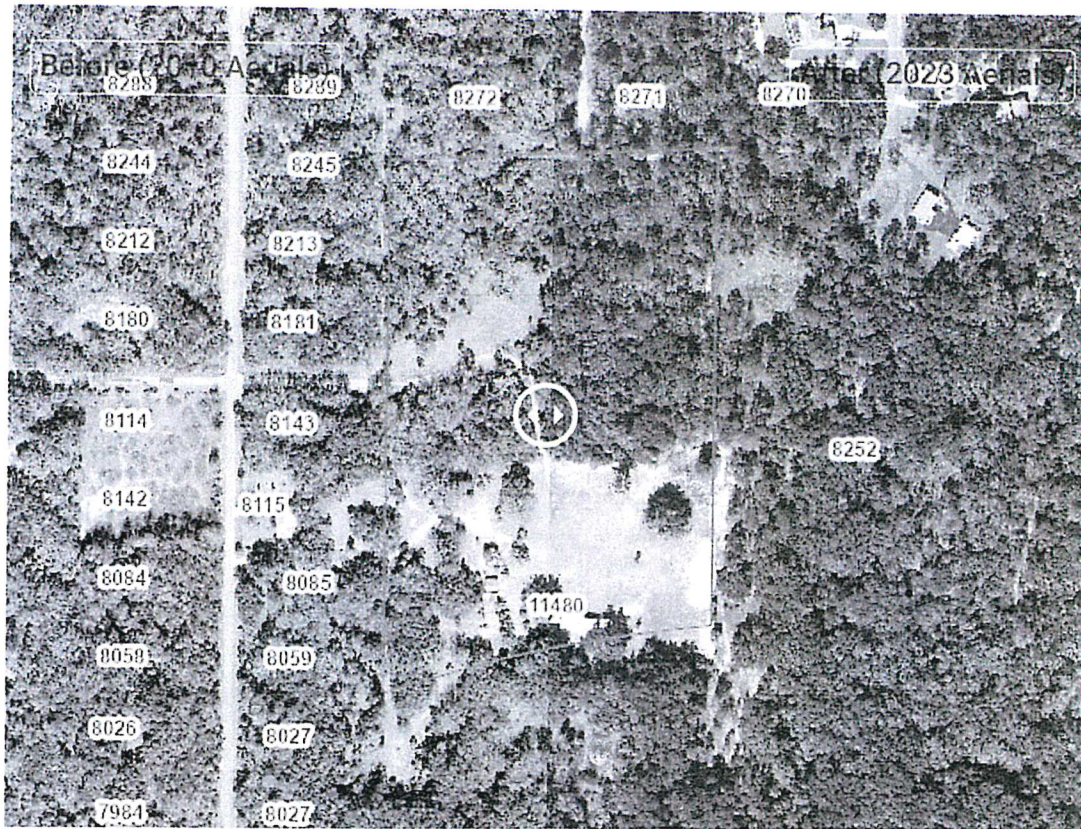
Other Applications (Land Use, Zoning, Project)

APP NO	APP TYPE	APP DATE	STATUS	COMMENTS
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Code Compliance Complaints

SERV NO	DATE	COMPLAINT	# CALLS	OFFICER	DATE INSPECTED	RESOLVED DATE	RESOLUTION
---------	------	-----------	---------	---------	----------------	---------------	------------

Parcel/Lot Image



Connect: [f](https://www.facebook.com/CitrusCountyBOCC) (<https://www.facebook.com/CitrusCountyBOCC>) [t](https://twitter.com/citrusbocc) (<https://twitter.com/citrusbocc>) [You Tube](https://www.youtube.com/user/citrusbocc) (<https://www.youtube.com/user/citrusbocc>)

Citrus County GIS Division 3600 W Sovereign Path Suite 264 Lecanto, FL 34461

W3C **WAI-AA** **WCAG 2.0** (<https://www.w3.org/WAI/WCAG2AA-Conformance>)

Disclaimer: This website and the information contained herein is the product and the sole property of Citrus County, Florida (County). The information is provided as a public service. The County makes every effort to provide content that is secure, accurate, and complete as of the date it is posted to this site. However, the County gives no assurance as to the accuracy, timeliness, or applicability of any of the information contained on this website. All content provided at this website must be independently verified by the user. The County, its Board of Commissioners, and their employees, agents, and representatives shall not be liable for any claims, demands, or losses of any kind arising out of or in connection with browsing this website or the use, downloading, or performance of any information from this website, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of any such information and damages incurred from viewing, copying, or distributing of those materials. The materials and information provided on this website are provided "as is". No warranty of any kind, implied, expressed, or statutory, including but not limited to warranties of non-infringement of third party rights, title, merchantability, fitness for a particular purpose, and freedom from computer virus, is given, the extent permitted by law, with respect to the content.

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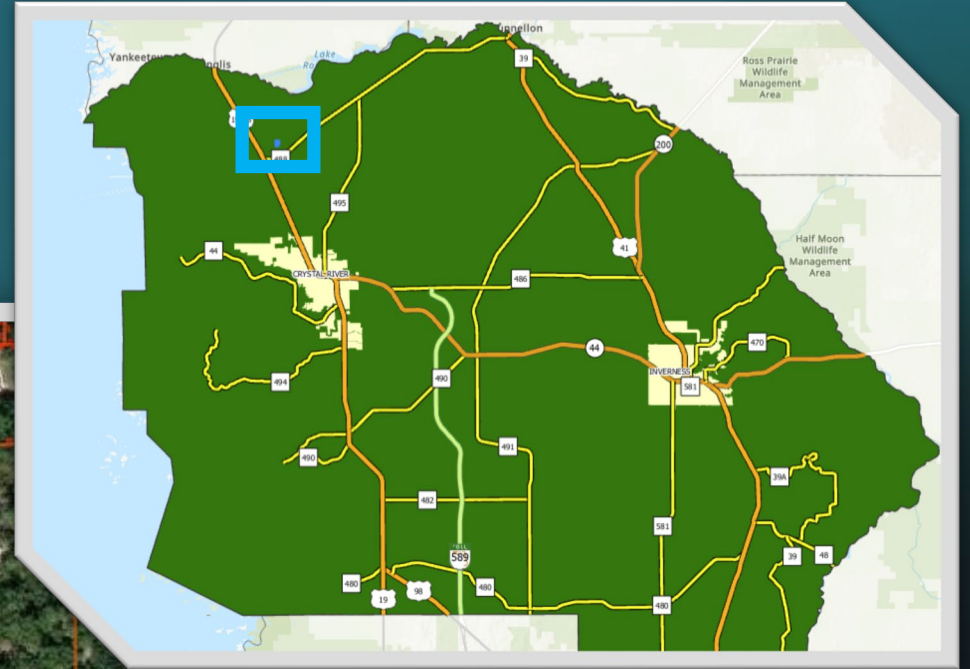
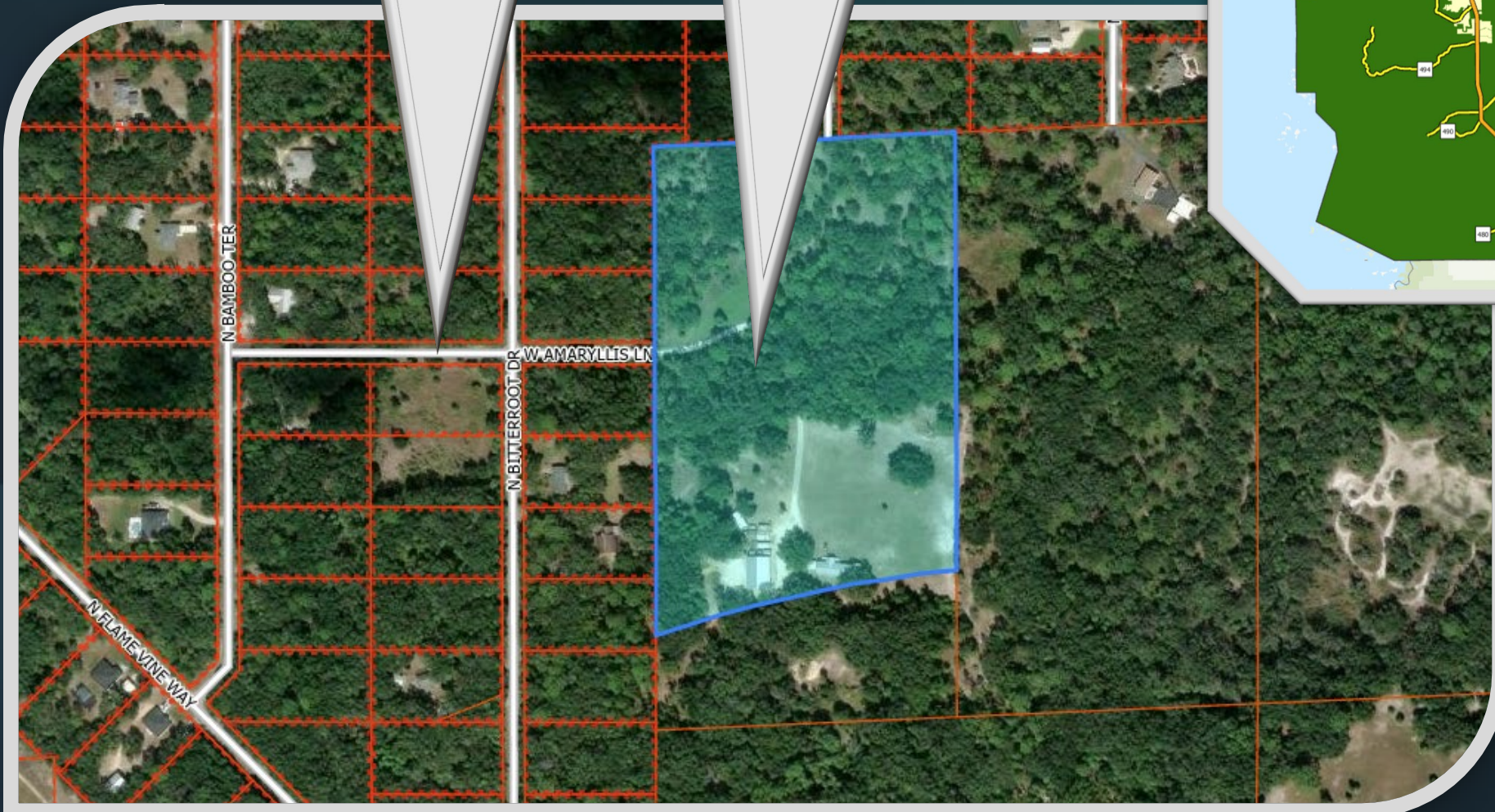
CU-2026-000004

**BRENDA MCKENZIE FOR HARLEY AND
MICHELE ROPER**

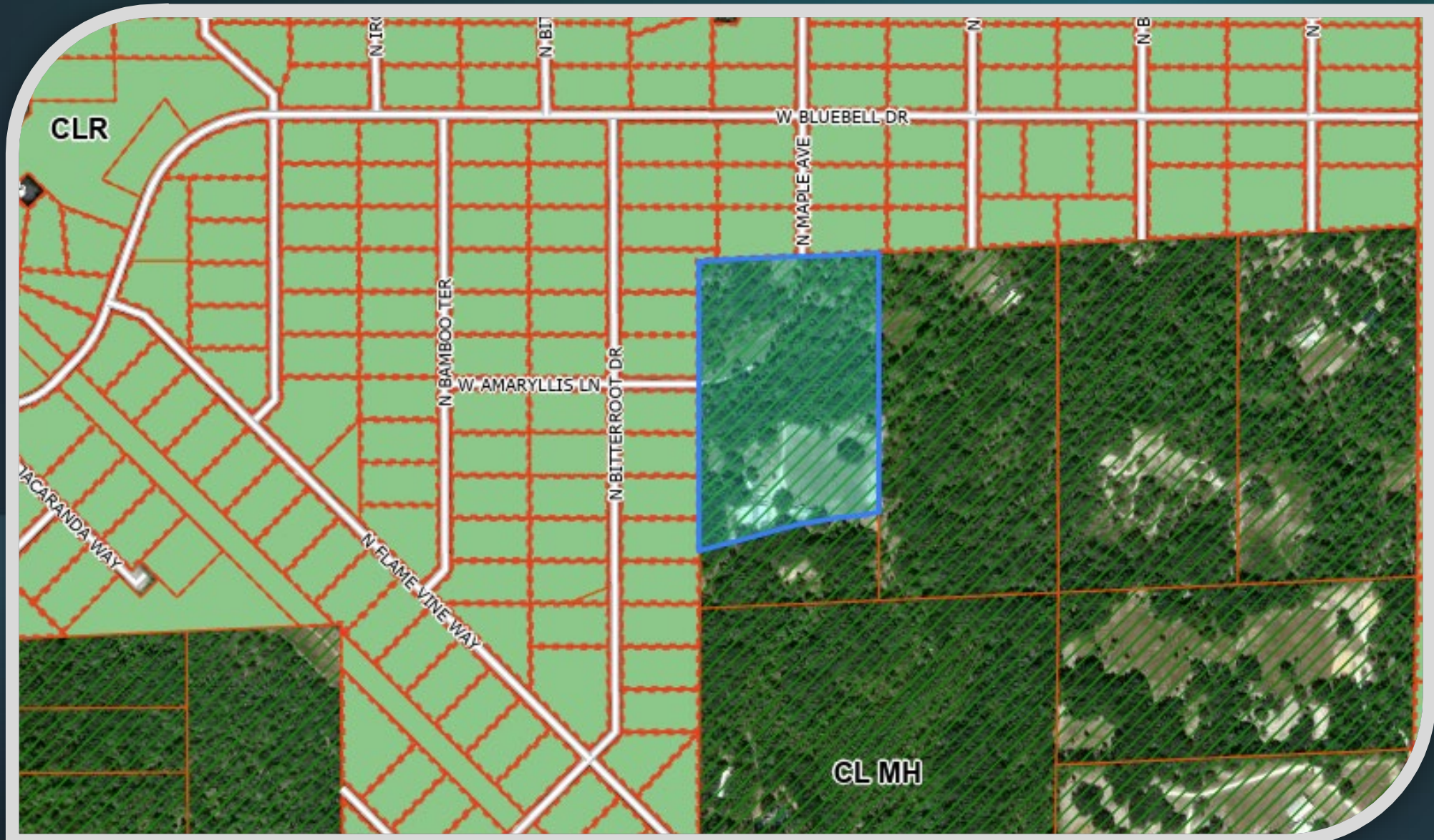
**REQUEST FOR AN ADU UP TO 2,500 SQ FT ON A
PARCEL LARGER THAN 10 ACRES.**

W. AMARYLLIS LN.

SUBJECT PROPERTY



ZONING: CL MH (COASTAL AND LAKES WITH MOBILE HOMES ALLOWED)



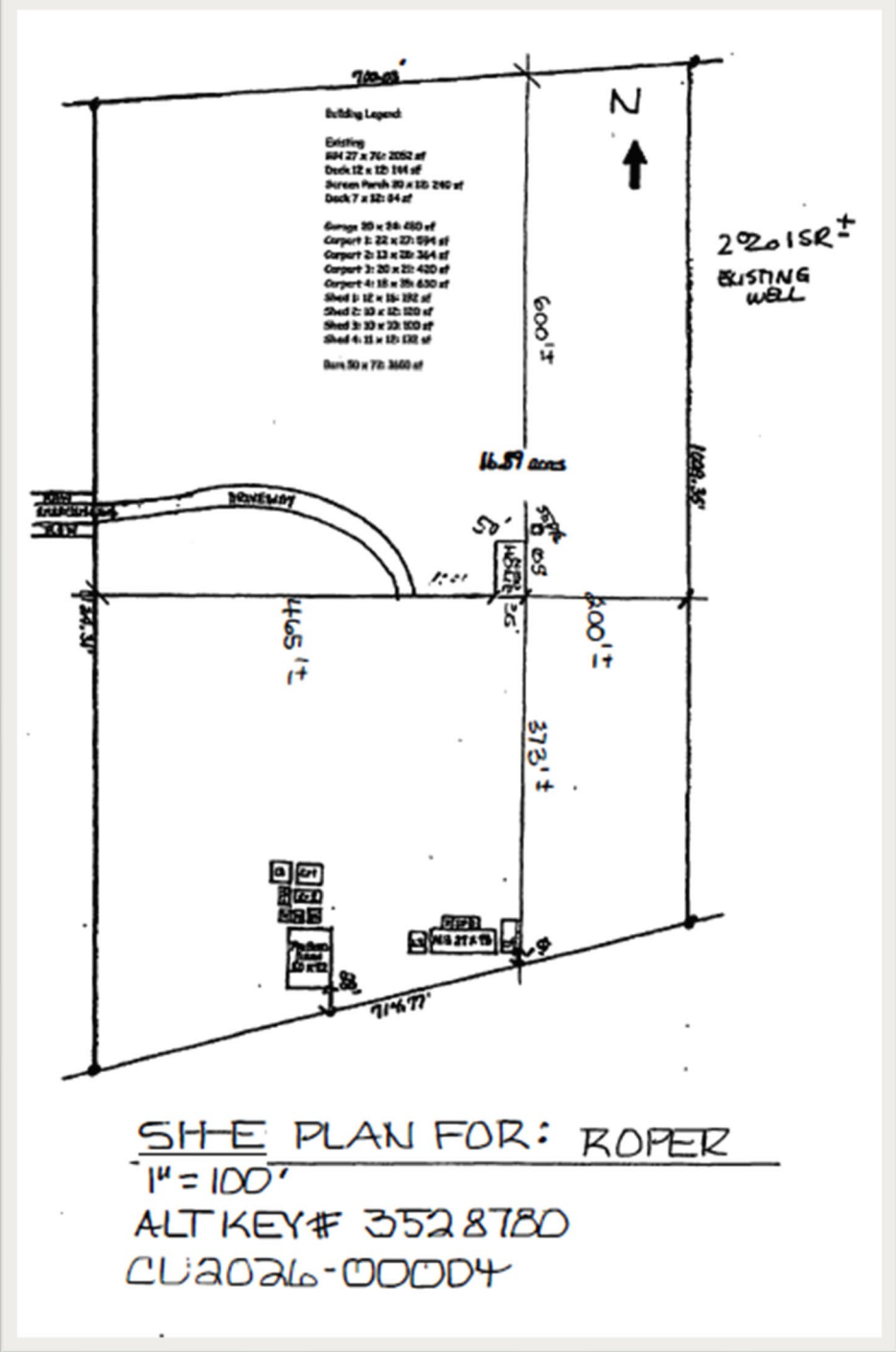
SUBJECT PROPERTY



VIEW FROM W. AMARYLLIS LN.

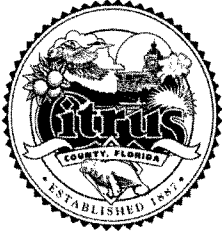


SITE PLAN


$$1'' = 100'$$

ALT KEY# 3528780

CU2026-00004



PM2-26-48

**DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

APPLICATION NUMBER CU-2026-00004 Brenda Mckenzie for Harley and Michele Roper

DATE: April 21, 2026

PREPARED BY: Frankie Piland, Planner, Land Development Division

FP

CONDITIONAL USE REQUESTED	Request to allow an accessory dwelling unit over 850 square feet for noncommercial occupancy on parcels of at least 10 acres in size per Section 3101, <u>Residential Accessory Uses</u> , as specified in the LDC. Specifically, the applicant is requesting an accessory dwelling unit of approximately 2,275 square feet on an approximately 16.8 acre parcel.
SUBJECT PROPERTY	Section 19, Township 17 South, Range 17 East; specifically, Parcel 1 of LLRS-02-01, less FDOT Parcel 140, identified in OR BK 3569 PG 655, Alt Key 3528780, whose address is 11480 W. Amaryllis Ln., Crystal River, Florida. A complete legal description is on file with the Land Development Division.
ACREAGE	Approximately 16.8 acres
LAND USE/ZONING:	Low Intensity Coastal and Lakes on the Future Land Use Map; Low Intensity Coastal and Lakes with mobile homes allowed on the Land Development Code Atlas Map
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property is located in Flood Zones A, and X, as found on Community Panel Number 12017C0157D.
SURROUNDING LDC ATLAS DESIGNATIONS	North – CLR, Coastal and Lakes Residential District South– CL MH, Low Intensity Coastal and Lakes with mobile homes allowed District East – CL MH, Low Intensity Coastal and Lakes with mobile homes allowed District West – CLR, Coastal and Lakes Residential District
SURROUNDING FLUM DESIGNATIONS	North – CL, Low Intensity Coastal and Lakes District South– CL, Low Intensity Coastal and Lakes District East – CL, Low Intensity Coastal and Lakes District West – CL, Low Intensity Coastal and Lakes District
SURROUNDING EXISTING LAND USE	North– Vacant residential South – FDOT Suncoast Parkway Extension East – Single-family dwelling West – Single-family dwellings and vacant residential

SOIL INFORMATION	According to the <i>Soil Survey of Citrus County</i> (1988), the soil types in the area are primarily Boca Fine Sand, Pompano Fine Sand, and Broward Fine Sand. There are also areas of Boca Fine Sand Depressional, Pompano Fine Sand Frequently ponded 0 to 1 percent slopes, and Adamsville Fine Sand 0 to 2 percent Limitations to building site development may be severe due to wetness and ponding.
-------------------------	--

BACKGROUND AND ANALYSIS:

The subject property is approximately 16.8 acres in size and is located in an unrecorded subdivision. The property is part of a large lot rural subdivision which was approved in 2002 (LLRS-02-01) and takes access from W. Amaryllis Ln., a local county road.

The parcel is currently developed with a mobile home that was built in 1999. This structure has a total living area of 2,052 square feet. This application is a request to allow for an accessory dwelling unit (ADU) up to the maximum of 2,500 square feet. The applicant has indicated that the proposed ADU will be approximately 2,275 square feet based on the dimensions provided. The Land Development Code restricts accessory dwelling units to a maximum of 850 square feet of living area, but a Conditional Use can be considered for an ADU up to 2,500 square feet for parcels which are at least 10 acres in size. The average living area of dwellings in the surrounding area is 2,011 square feet.

This parcel was recently impacted by an Order of Taking by the Florida Department of Transportation (FDOT) for the expansion of the Suncoast Parkway. The parcel was approximately 21.5 acres in size prior to FDOT taking approximately 4.6 acres of the southern portion of the property in 2025.

SUMMARY OF PUBLIC COMMENTS: Public comments have not been received as of the writing of this staff report.

Consistency with the Comprehensive Plan – All development applications shall demonstrate complete compliance with the Comprehensive Plan. The following policies are relevant to this application:

Policy 17.2.7 The County shall guide future development to the most appropriate areas, as depicted on the GFLUM, specifically those with minimal environmental limitations and the availability of necessary services.

Staff Comment: *The subject property is outside the Planned Service Area. The submitted application shows the site is currently serviced by well and septic system.*

Policy 17.2.8 The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Staff Comment: The application appears compatible with the surrounding residential area.

Consistency with the Land Development Code (LDC) – Staff reviewed this application under the standards of Section 2401, Low Intensity Coastal and Lakes District, and Section 3101, Residential Accessory Uses, as specified in the LDC.

The Land Development Code allows for accessory dwelling units having 850 square feet of living area or less for noncommercial occupancy only. Only one such unit is allowed per residential site. Accessory dwelling units having up to 1,500 square feet of living area for noncommercial occupancy are allowable on parcels at least five acres in size, and up to 2,500 square feet of living area for noncommercial occupancy for parcels at least ten acres in size with a Conditional U

se, provided the site is compatible with adjoining parcels.

The subject parcel is large enough to accommodate both homes and meet all development requirements with minimal impacts to the area. An additional septic tank may be required for the new dwelling unit.

Impervious Surface: The applicant has stated that the impervious surface ratio (ISR) will be approximately two percent, which is below the thirty five percent maximum ISR in the CL District. As such, the application meets this LDC standard.

PROPOSED FINDINGS OF FACT

Pursuant to Section 4500, Conditional Uses, of the Citrus County Land Development Code (LDC), a Conditional Use application which meets the objective criteria of the LDC for that use shall be presumed entitled to approval. Such presumption may be rebutted by competent, substantial evidence that the applicable LDC criteria have not been met. Following completion of the public hearing, the PDC shall approve, disapprove, amend, and approve the proposal, or approve the proposal with conditions. Any action taken shall be accompanied by the findings of the PDC upon which the action was based. Approval of a Conditional Use application shall be granted by the PDC only if all the following are positive:

- 1. The proposed uses and structures would not violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the LDC.** *An accessory dwelling unit of no more than 2,500 square feet of living area may be permitted in the CL District with an approved Conditional Use for parcels of 10 acres or more. The parcel appears to be large enough to meet all LDC requirements for both the primary and accessory dwelling units. LDC requirements for square-footage, setbacks, impervious surface ratio, and density must be met at the time of permitting unless otherwise outlined in the conditions.*
- 2. The proposed uses and structures would not be incompatible with the uses, structures, and activities on adjacent and nearby lands.** *The subject property*

is surrounded by parcels zoned Low Intensity Coastal and Lakes with mobile homes allowed and Coastal and Lakes Residential which contain single-family dwellings, mobile homes, and vacant residential parcels. The proposed accessory dwelling unit is 2,275 square feet of living area. The average living area of dwellings in the surrounding area is 2,011 square feet. Based on the predominance of residential uses in the surrounding area and the size of the lot, it appears that the proposed accessory dwelling unit would be compatible with the surrounding area.

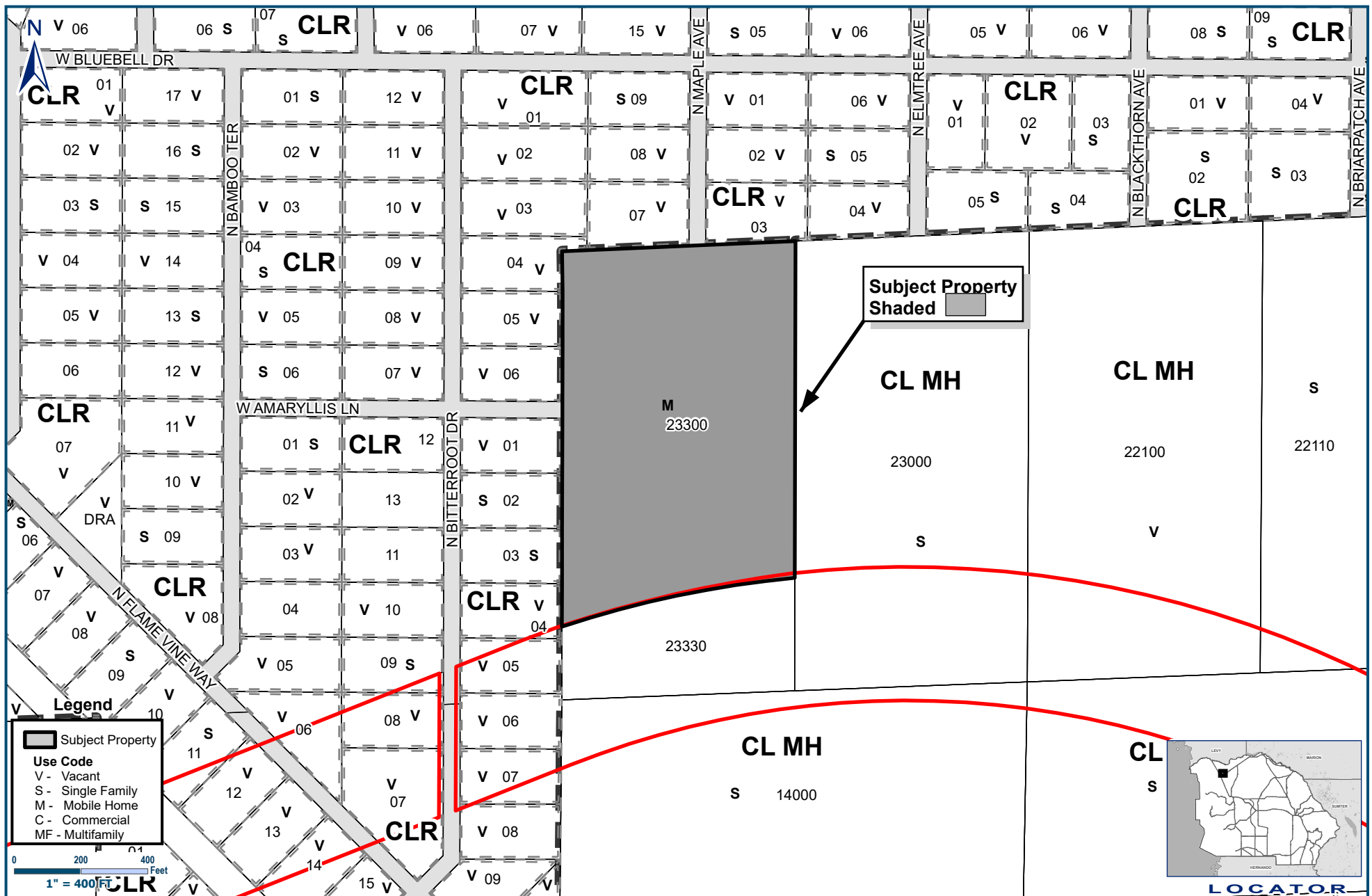
- 3. The proposed uses and structures would not violate health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure, specifically with respect to:**
 - a. The use or structure would not exceed the applicable density or bulk regulations except as specifically authorized, nor shall the use or structure result in overcrowding of land or buildings.** *The proposed accessory dwelling unit appears to meet all LDC requirements for bulk and density.*
 - b. The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards.** *The proposed accessory dwelling unit would not impair or violate any of these standards.*
 - c. The use or structure would not create a fire hazard.** *The application as proposed will not create a fire hazard if Fire Code requirements are met at the time of permitting.*
 - d. The use or structure will not result in noise, odor, glare, vibration or other similar characteristic, which is detectable at the property line, and which exceeds the level which result from permitted uses.** *The use is not anticipated to result in noise, odor, glare, vibration, or other similar characteristics detectable at the property line as long as the development standards of the LDC are adhered to. Noise standards at the property line must be met as outlined within the Citrus County Code of Ordinances.*
 - e. The use or structure would not prevent an adjoining landowner from the legal use of his property pursuant to the LDC.** *The proposed structure would not prevent any adjoining landowner legal access of his/her property pursuant to the LDC.*
 - f. The use or structure would not violate a requirement or limitation of any applicable state or federal law or regulation.** *The accessory dwelling unit of up to 2,500 square feet of living area would not violate applicable state law or federal regulations.*

- g. The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.** *The subject property is outside the Planned Service Area. No connection to central utilities are available. The site proposes to be serviced by well and septic systems, which would not impact public facilities.*
- 4. Termination and/or expiration of Conditional Uses – The PDC may specify a term for the duration of a Conditional Use. A Conditional Use will terminate if no development activity under the Conditional Use commences within three years of the date of approval, or if the approved use ceases for a period of three years. The property owner may seek an extension by applying to the PDC.** *The applicant has not requested an extension of the three-year term.*

PROPOSED CONDITIONS (if this application is approved):

- 1.** This Conditional Use shall allow for an accessory dwelling unit not to exceed 2,500 square feet of living area for noncommercial occupancy, as outlined on the site plan date stamped March 09, 2026.
- 2.** At the time of permitting, the applicant must demonstrate compliance with all applicable development standards.
- 3.** Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

FP/cfc



Application #: CU-2026-00004

Applicant: Brenda McKenzie for Harley & Michele Roper

Proposal: Allow ADU over 850 sq ft

Location: 11480 W Amaryllis Ln, Crystal River

LDC Atlas: CL MH

S-T-R - 19-17-17

Planner Initials: _____ Date: _____

Geographic Information Systems

Prepared By : Susan O'Connell

Date: April 9, 2026

Source: Enterprise Geodatabase

Map Number: CU-2026-00004

Cynthia P. Skelhorn
Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide current data that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user. Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.





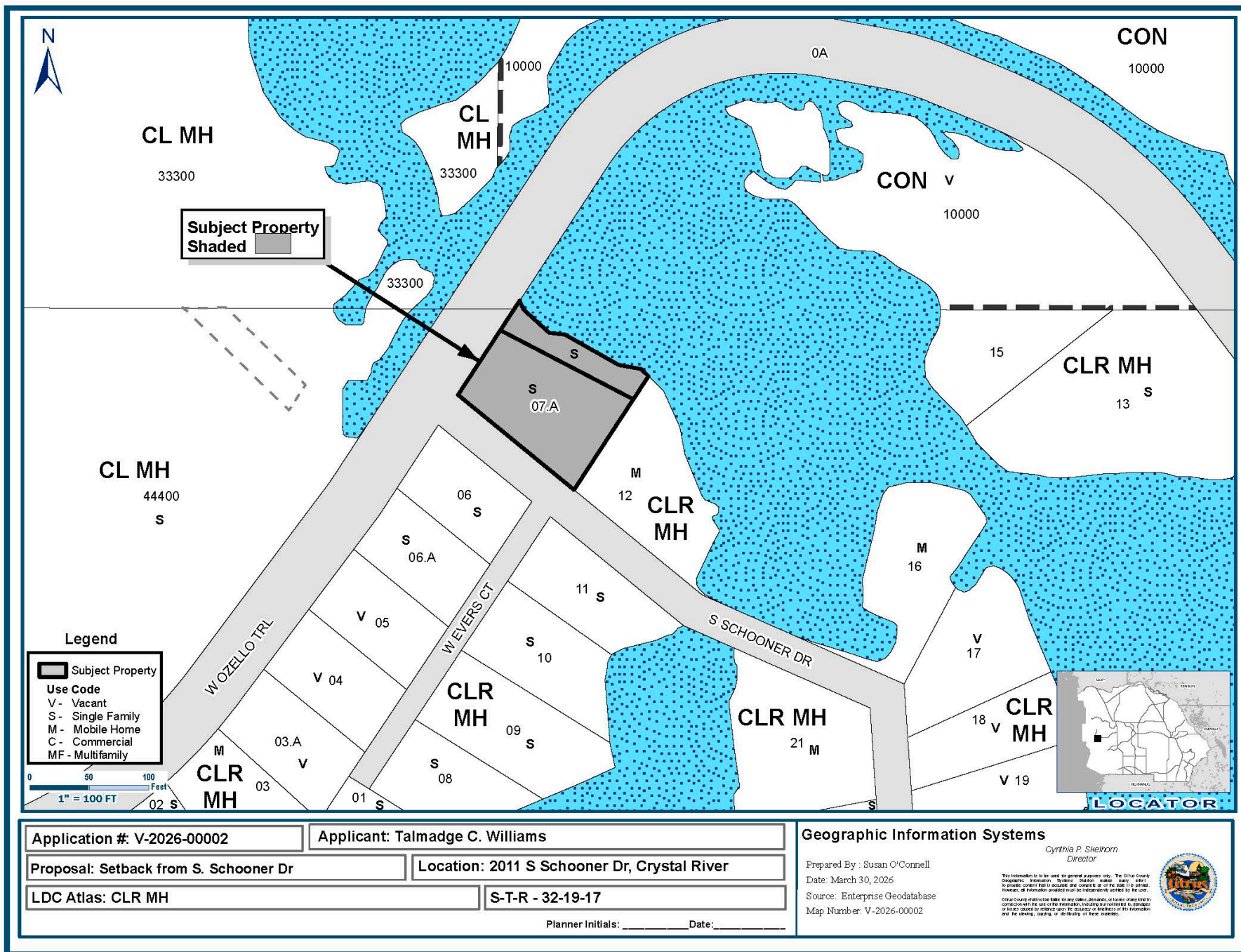
AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director																
SUBJECT:	V-2026-00002 Talmadge Williams																
AGENDA DATE:	May 21, 2026																
<u>BRIEF OVERVIEW:</u> This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required minimum setback from the centerline of a right-of-way, pursuant to Section 2300, <u>Building Setback Requirements and Height Requirements for All Land Use Districts</u>, as specified in the LDC. The applicant is requesting a 25-foot setback from the centerline of S. Schooner Drive. The site is 11,911 square feet (0.28 acres) located in <u>Section 14, Township 19 South, Range 16 East</u>; specifically, Lots 7A and 7B, of Waterman's Survey Unrecorded Sub. (AK 1009430), with an address of 2011 S. Schooner Drive and 13912 W. Ozello Trail, Crystal River, FL.																	
<u>STRATEGIC PLANNING ELEMENT:</u>																	
<u>BUDGET IMPACT/FUNDING SOURCE:</u> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Account No.</th> <th style="text-align: left;">Account Title</th> <th style="text-align: center;">Current Budget</th> <th style="text-align: center;">YTD Expenditure</th> <th style="text-align: center;">Encumbrances</th> <th style="text-align: center;">Available Balance</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="padding-top: 10px;">Applicant Responsibility</td> </tr> </tbody> </table>						Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance	Applicant Responsibility					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance												
Applicant Responsibility																	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on May 21st, 2026, to review and consider application V-2026-00002 Talmadge Williams. (Eric Landon, Director, Growth Management)																	
<u>ATTACHMENTS:</u>																	

1. Coordinator PowerPoint
2. Application pages & Ownership
3. Applicant's submitted Parcel Map - Prior to Hurricane
4. Boundary Survey
5. Proposed Site Plan
6. Proposed Site Plan with elevation drawings
7. Technical Services/Engineering staff comments
8. Planner PowerPoint
9. PDC Staff Report and Map

V2026-000002

Talmadge Williams
2011 South Schooner Dr.





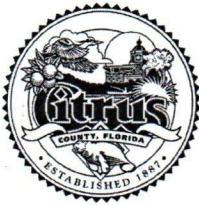
APPLICATION PENDING
FOR THE DEVELOPMENT OF THE PROPERTY
PUBLIC INPUT ACCEPTED
CONTACT: CYRUS COUNTRY
DEPT. OF GROWTH MANAGEMENT
(352) 527-5239
APPL# V-2026-00002
DO NOT ENTER THIS SIGN UNDER PENALTY OF LAW











V/202600002

Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239 TTY Dial 711

Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE VARIANCE APPLICATION

Application No.: _____ Date: 2/16/25

* Written Authorization is required if Applicant is different than Owner.

Applicant*

Name: Talmadge Cary Williams

Address: 20953 SL 52

City: Land O Lakes

State: FL

Zip: 34637

Home No.: _____ Cell No.: 813-365-0657

Work No.: 813 996 6451 Fax No.: 813 996 0390

Email: williams.hainoffice@gmail.com

Property Owner

Name: Talmadge Cary Williams

Address: 20953 SL 52

City: Land O Lakes

State: FL

Zip: 34637

Home No.: _____ Cell No.: 813-365-0657

Work No.: 813 996 6451 Fax No.: 813 996 0390

Email: williams.hainoffice@gmail.com

Property Description: Section: 14 Township: 19S South Range: 16 East

Legal Description: Waterman's Survey unrec sub, LOT 7-A + 7-B

Subdivision: 001911 - Waterman's unrec sub

Lot(s): 7A + 7B

Block/Parcel: _____

Alternate Key #: 1009430

Parcel ID: 16E19314 4C000 007A

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Variance Request: 10' setback from South Schooner Dr - From required 35' from property line to 25'

State hardship that justifies the granting of the variance: Home is within the same footprint of previous home that was removed due to hurricane damage.

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.

I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.

I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: _____

STATE OF FLORIDA
COUNTY OF CITRUS Pasco

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Talmadge Cary Williams, who is personally known to me or provided FL Drivers License as identification and who did not take an oath.

WITNESS my hand and official seal this 16th day of February, 26.

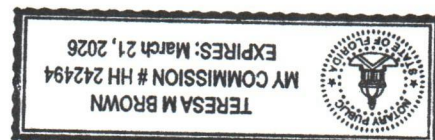
Teresa Brown

Printed Name

Teresa Brown

Notary Public - State of Florida

Seal

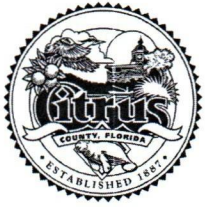


For Staff Use Only

Date: _____
Time: _____
Initials: _____

ATF: _____
QTR: _____
LUD: _____

FZ: _____



Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

☒ Variance ☐ Conditional Use ☐ Minor Subdivision ☐ Lot Reconfiguration
☐ Plat Vacation ☐ Street Vacation ☐ Comprehensive Plan Amendment
☐ Atlas Amendment ☐ Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 14 Township 19S Range 16E Alternate Key # 1009430

Lot/Parcel 16E19S144C00000714 Block _____

Subdivision 001911 - Waterman's Inverce Sub

I, Talmadge Cary Williams, owner of the above described property,
(Name of Owner)

authorize Teresa Brown of Williams Realty to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: Talmadge Cary Williams
(Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS Pasco

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Talmadge Cary Williams, who is personally known to me or provided FL Drivers License as identification and who did not take an oath.

WITNESS my hand and official seal this 16th day of February, 2026.

Teresa Brown
Printed Name

Teresa Brown
Notary Public - State of Florida

Seal



**Board of County Commissioners**

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239

TTY Dial 711

Web Address: www.citrusbocc.com**AUTHORIZATION****APPLICATION REQUEST: (check one)**X Variance ___ Conditional Use ___ Minor Subdivision ___ Lot Reconfiguration

___ Plat Vacation ___ Street Vacation ___ Comprehensive Plan Amendment

___ Atlas Amendment ___ Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:Section 14 Township 19S Range 16E Alternate Key # 1009430Lot/Parcel 16E19S144C000007A Block _____Subdivision 001911 - Waterman's Unrec SubI, Talmadge Cary Williams, owner of the above described property,
(Name of Owner)authorize Wayne Blanton of self to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: Talmadge Cary Williams
(Signature of Owner)STATE OF FLORIDA
COUNTY OF CITRUS PascoI HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Talmadge Cary Williams, who is personally known to me or provided FL Drivers License as identification and who did not take an oath.WITNESS my hand and official seal this 16th day of February, 2026.Teresa Brown
Printed NameTeresa Brown
Notary Public - State of Florida

Seal





Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239

TTY Dial 711

Web Address: www.citrusbocc.com

APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application (**ORD NO. 2017-A22 Quasi-Judicial Proceedings**). Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Signature: 

Date: 2.16.26

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0100 - SINGLE FAMILY
Bldg Counts Res 1 / MH 0 / Comm 0
Nbhd 2330 - OZELLO
Tax District 0000 - COASTAL RIVERS BASIN
Subdivision 001911 - WATERMANS UNREC SUB
Short Legal WATERMAN'S SURVEY UNREC SUB, LOT 7-A & 7-B, MORE PART DESCAS
FOLLOWS:LOT 7-A:
Est. Parcel Sqft 11,911
Est. Parcel Acres .27
Map SC-TW-RG 14-19S-16E

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name WILLIAMS TALMADGE CARY
Mailing Address 12925 US HWY 41
SPRING HILL FL 34610

All Owners

Name	Owner Type
WILLIAMS TALMADGE CARY	HW - Husband And Wife
WILLIAMS BONNIE L	HW - Husband And Wife

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2024	\$108,380	\$18,400	\$126,780	\$119,730	\$0	\$119,730	\$0	\$1,978.18	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	0000	COASTAL RIVERS BASIN	\$126,780	14.8306	\$2,045.06

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	\$27.00
0131	FIRE SERVICES ASSESSMENT	\$79.00
0154	STORMWATER	\$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
07/30/2021	\$100	3244/1897	98-UNABLE TO PROCESS	I
03/01/2005	\$100	1852/1538	02-MIN DOC STAMP (\$100)	I
08/01/2001	\$60,000	1445/1407	00-WARRANTY DEED	I
08/01/1996	\$69,900	1145/1353	51-51	I
09/01/1980	\$50,000	0563/0489	00-WARRANTY DEED	I

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
12/15/2023	BLD202326375	*HURRICANE IDALIA DAMAGE 08/30/2023*;DEMOLISH ENTIRE STRUCTURE (SINGLE FAMILY HO	\$5,500	
06/11/2013	201304279	INSTALL A 50 SQ FT DOCK & 10K BOATLIFT***SEPARATE	\$2,100	
04/01/1984	46768	SCREEN ROOM	\$1,594	07/01/1984

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0102-SFR OPEN WATER-BAY	F-FRONT FOOT	.00	.0	76			\$108,380	CLRMH

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1972
Total FLA	2,205
Total Under Roof	2,235
Exterior Wall	29 - VINYL SIDING
Foundation	3 - CONT. FOOTING-AVG.
HVAC	001 - NONE
Stories	2
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	206,253
RCNLD	13,830

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1972	930
1	FLR LIV AREA	2001	525
1	OPEN PORCH FIN	1972	30
1	UPPER FLR LIV AREA	1972	750

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	2	SEA WALL RIP-RAP/ROCK/SANDBAG-[2-LINEAL]	1983			1	120	3,880
1	7	GAZEBO BELOW AVERAGE-[1-SF]	2014	0	0	1	65	690

Total Misc Value

4,570

Legal Description

Legal Description

WATERMAN'S SURVEY UNREC SUB, LOT 7-A & 7-B, MORE PART DESC
AS FOLLOWS:

LOT 7-A:

A LOT BEG AT POINT 179.72 FT S & 449.84 FT E OF NW COR OF
SEC 14 TWN 19S RNG 16E; THN N 32 DEG 38M 6S E 91 FT, THN N
65 DEG 3M 10S W 124.97 FT TO S ROW OF STATE RD 494, WHICH IS
25 FT FROM CENTER OF PAVEMENT, THN S 32 DEG 38M 6S W 60 FT
ALONG SAID ROW, THN S 50 DEG 48M 24S E 125 FT TO POB.

LOT 7-B:

A LOT BEG AT POINT 179.72 FT S & 449.84 FT E OF NW COR OF
SEC 14 TWN 19S RNG 16E; THN N 32 DEG 38M 6S E 91 FT TO SAID
POB; THN N 65 DEG 3M 10S W 124.97 FT, MOL, TO N LINE OF SEC
14, MENTIONED ABOVE, THN E, ALONG SAID N LINE OF SEC 14, 23
FT, MOL, TO HIGH WATER LINE OF BAY, THN S'RLY ALONG SAID
HIGH WATER LINE TO POINT WHICH IS 1 FT, MOL, E OF ABOVE
MENTIONED POB, THN S 32 DEG 38M 6S W 1 FT, MOL, TO POB.

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

1009430

Prepared by:

Darvin R. Rendahl

Return To:

Bonnie Williams
12945 U.S. Hwy 41
Spring Hill, FL 34610



2005040133 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$18 50
DOCUMENTARY TAX \$0 70
2005040133 BK: 1852 PG: 1538
05/10/2005 09:06 AM 2 PGS
JPARRISH, DC Receipt #023735

General Warranty Deed

Made this March 29, 2005 A.D. by Darvin R. Rendahl, an unmarried man, 7805 W. Miss Maggie Dr., Homosassa, FL 34448, hereinafter called the grantor, to Talmadge Caroy Williams; and Bonnie L. Williams, husband and wife, whose post office address is: 12925 US Highway 41, Spring Hill, FL 34610, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

See Attached Schedule "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: R1419S16E 4C000 007A

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Gladys M Diaz
Witness Printed Name Gladys M Diaz

Melissa Ward
Witness Printed Name Melissa Ward

Darvin R Rendahl (Seal)
Darvin R. Rendahl
Address. 7805 W. Miss Maggie Dr., Homosassa, FL 34448

____ (Seal)
Address:

State of Florida
County of Passo

The foregoing instrument was acknowledged before me this 29th day of March, 2005, by Darvin R. Rendahl, an unmarried man, who is/are personally known to me or who has produced drivers license as identification.



Melissa Ward
Notary Public
Print Name: Melissa Ward

My Commission Expires: _____

Schedule "A"

Lots 7A and 7B of Waterman's Survey, an unrecorded subdivision lying and being situate in Citrus County, Florida, further described as follows:

A lot beginning at a point 179.72 feet South and 449.84 feet East of the NW corner of Section 14, Township 19S, Range 16E, thence run North 32 deg. 38' 06" E 91 feet, thence North 65 deg. 03' 10" West 124.97 feet, to the South right of way of State Road 494, which is 25 feet from center of pavement, thence South 32 deg. 38' 06" West feet along said right of way, thence South 50 deg. 48' 24" East 125 feet to place of beginning.

AND

A parcel beginning at a point 179.72 feet South, and 449.84 feet East of the NW corner of Section 14, Township 19 South, Range 16 East, thence N 32 deg. 38' 06" E 91.0 feet to Point of Beginning; thence N 65 deg. 03' 10" W 124.97 feet More or Less to the North line of Section 14, above mentioned, thence East along said North line of Section 14, 23.0 feet More or Less to the high water line of a Bay; thence Southerly along said high water line to a point which is 1 feet More or Less East of the above mentioned Point of Beginning; thence S 32 deg. 38' 06" W 1 feet More or Less to Point of Beginning.

Altkey: 1009430
WILLIAMS TALMADGE CARY

Summary

Legal

Land & Agriculture

Residential

Commercial

Misc Improvements

Values

Sketch

Photos

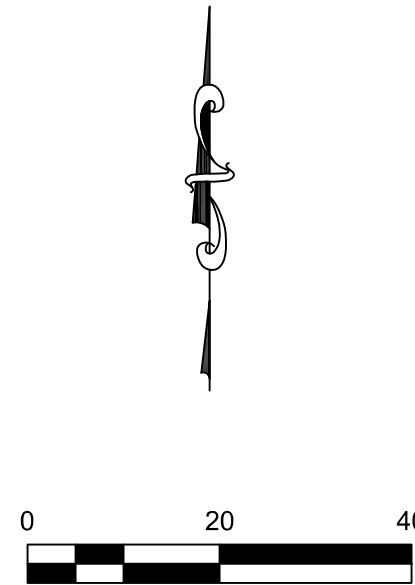
Permits

Quick Links

Map

Pictometry





MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF

OFFICIAL RECORDS BOOK 3244 PAGE 1897 (SEE SURVEYOR'S NOTE)

Lots 7A and 7B of Waterman's Survey, an unrecorded subdivision lying and being situate in Citrus County, Florida, further described as follows:

A lot beginning at a point 179.72 feet South and 449.84 feet East of the NW corner of Section 14, Township 19S, Range 16E, thence run North 32 deg. 38' 06" E 91 feet, thence North 65 deg. 03' 10" West 124.97 feet, to the South right of way of State Road 494, which is 25 feet from center of pavement, thence South 32 deg. 38' 06" West 60 feet along said right of way, thence South 50 deg. 48' 24" East 125 feet to place of beginning.

AND

A parcel beginning at a point 179.72 feet South, and 449.84 feet East of the NW corner of Section 14, Township 19 South, Range 16 East, thence N 32 deg. 38' 06" E 91.0 feet to Point of Beginning; thence N 65 deg. 03' 10" W 124.97 feet More or Less to the North line of Section 14, above mentioned, thence East along said North line of Section 14, 23.0 feet More or Less to the high water line of a Bay; thence Southerly along said high water line to a point which is 1 feet More or Less East of the above mentioned Point of Beginning; thence S 32 deg. 38' 06" W 1 feet More or Less to Point of Beginning.

SURVEYOR'S DESCRIPTION (SEE SURVEYOR'S NOTES)

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 16 EAST, CITRUS COUNTY FLORIDA, TOGETHER WITH A SMALL PORTION OF THE LANDS LYING IN SECTION 11, TOWNSHIP 19 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA, BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3244 PAGE 1897 OF SAID COUNTY, ALL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 0 DEGREES 17 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 125.61 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 11 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 489.90 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE SAME POINT OF BEGINNING AS THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3244 PAGE 1897; THENCE NORTH 50 DEGREES 30 MINUTES 38 SECONDS WEST, ALONG THE NORTHEASTERLY RIGHT OF WAY OF SCHOONERS DRIVE (A 30' RIGHT OF WAY), A DISTANCE OF 125.00 FEET TO THE MOST WESTERLY CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3244 PAGE 1897, SAID CORNER ALSO LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 494 (WEST OZELLO TRAIL) AS SHOWN ON THE MAP THEREOF, RECORDED IN PLAT BOOK 1 PAGE 63 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 33 DEGREES 14 MINUTES 40 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3244 PAGE 1897; THENCE SOUTH 64 DEGREES 43 MINUTES 40 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 10.68 FEET TO THE NORTH LINE OF SAIDS SECTION 14; THENCE SOUTH 89 DEGREES 48 MINUTES 11 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 32.27 FEET TO THE NORTHEASTERLY FACE OF A CONCRETE HEADWALL AT THE HIGH WATER LINE OF A SALT WATER BAY; THENCE ALONG THE FACE OF SAID HEADWALL, THE FOLLOWING FOUR COURSES AND DISTANCES: COURSE No. 1: SOUTH 56 DEGREES 55 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.92; COURSE No. 2: SOUTH 76 DEGREES 34 MINUTES 19 SECONDS EAST, A DISTANCE OF 3.64 FEET; COURSE No. 3: SOUTH 53 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 31.91 FEET; COURSE No. 4: SOUTH 52 DEGREES 26 MINUTES 12 SECONDS EAST, A DISTANCE OF 18.31 FEET TO A POINT WHICH BEARS NORTH 33 DEGREES 14 MINUTES 40 SECONDS EAST, A DISTANCE OF 93.25 FEET; THENCE SOUTH 33 DEGREES 14 MINUTES 40 SECONDS WEST, A DISTANCE OF 93.25 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- THE WARRANTY DEED IN OFFICIAL RECORD BOOK 1445 PAGE 1407 CANNOT BE ACCURATELY LOCATED ON THE GROUND DUE TO THE AMBIGUITY OF THE LOCATION OF THE POINT OF BEGINNING AS REFERENCED FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA.
- THE SURVEYOR'S DESCRIPTION SHOWN HEREON DESCRIBES THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3244 PAGE 1897, AS BEST THAT CAN BE DETERMINED BY THE UNDERSIGNED.
- BEARING STRUCTURE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) PER FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.
- SPC = STATE PLANE COORDINATE SYSTEM BEARING
- SITE BENCHMARK #1: SET NAIL AND WASHER IN ASPHALT PAVEMENT. N = 1635814.96, E = 443295.23, ELEVATION = 3.89 (NAVD 1988).
- SITE BENCHMARK #2: SET NAIL AND WASHER ON TOP OF HEADWALL. N = 1635936.01, E = 443296.96, ELEVATION = 4.02 (NAVD 1988)
- SOURCE BENCHMARK: NGS POINT ID No. AL7738 - ELEVATION 13.68 (NAVD 1988) DESCRIBED BY FL DEPT OF NAT RES 1985: 9.35 MI NW FROM HOMOSASSA SPRINGS. BEGIN AT THE HOMOSASSA SPRINGS POST OFFICE, GO 3.4 MILES NORTH ON U.S. HIGHWAY 19 TO THE JUNCTION OF COUNTY ROAD C-494, GO 5.95 MILES WEST ON C-494 TO THE SECOND BRIDGE OVER BLACK CREEK AND THE MARK. THE MARK BEARS 18.3 FEET SOUTHWEST OF THE CENTERLINE OF C-494 AND IS SET IN THE TOP OF THE BRIDGE RAILING AT THE WEST CORNER OF THE BRIDGE. THE MARK IS 3 FT ABOVE HIGHWAY



SHEET 2 OF 2
CONTOURS

				STANDARD NOTES: BEARING STRUCTURE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) PER FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.	REGISTERED DIGITAL SIGNATURE	CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA. THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.	PREPARED FOR AND CERTIFIED TO: WEI RENTAL PROPERTIES XV, LLC	P SQUARED SURVEY LLC SURVEYING BUSINESS NUMBER 8154 3050 DEE STREET, APOPKA, FLORIDA 32703 (407) 412-6649	JOB NO. 283 FB / PG: NS 16 PG 4; NS 23/52 DC EFILE: DRAWING: 2011 S SCHOONER TOPO.DWG
1	9-5-2025	HM	ADDED TOPOGRAPHIC INFORMATION	BY GRAPHIC PLOTTING ONLY, THE CAPTIONED LANDS APPEAR TO LIE WITHIN THE COASTAL FLOOD PLAIN, FLOOD ZONE "AE-ELEV 13" AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP DATED 01-15-2021 FOR CITRUS COUNTY, FL, COMMUNITY NO. 120063, PANEL NO. 0285E (12017C0285E).	SEE SHEET 1 OF 2 FOR SIGNATURE	SEE SHEET 1 OF 2 FOR SIGNATURE	DATE OF FIELD SURVEY: 6-21-2024		
NUMBER	DATE	BY	REVISION DESCRIPTION			HAROLD W MOORE, FLORIDA LAND SURVEYOR NO. 4253		CONSTRUCTION LAYOUT * AS BUILTS SURVEYING AND MAPPING * GPS SERVICES	

9448 DIVIDED BY 11811 = 80 % PERYIOUS 20 % NON PERYIOUS

Page 62 of 180
V-2026-00002





RE: V2026-00002/BLD2512-0718

From Bill A. LaFlamme <bill.laflamme@citrusbocc.gov>

Date Wed 4/15/2026 7:13 AM

To Melissa C. Morris <melissa.morris@citrusbocc.gov>

Cc Quincy D. Wylupek <quincy.wylupek@citrusbocc.gov>

Hey Melissa,

Looks like our Stormwater team denied this building permit due to no Stormwater management plan being provided. The denial comment allowed for that requirement to be waived if the new development was equal to or less than the square footage of the previous structure but since they are requesting a variance we recommend that it be a requirement either way. That should address the concern about needing a gutter, berm or swale due to not meeting the setback.

- Per Citrus County Ordinance 2022-A29, a Stormwater Plan is Required. Please submit a Stormwater Management Plan prepared by a professional engineer licensed in the State of Florida, providing all the items listed in the Land Development Code, Chapter 6, Section 6420.A & B.2.

An Approved Stormwater Affidavit is required at end of construction.

Please let Quincy Wylupek know whether this gets approved or denied.

Thanks,

Bill Laflamme
Technical Services Division
Department of Public Works
Citrus County Board of County Commissioners
3600 W. Sovereign Path, Suite 241
Lecanto, FL 34461

Ph: (352) 527-5443

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Melissa C. Morris <melissa.morris@citrusbocc.gov>

Sent: Wednesday, April 8, 2026 10:16 AM

To: Bill A. LaFlamme <bill.laflamme@citrusbocc.gov>

Subject: V2026-00002/BLD2512-0718

Good morning,

I was hoping to get a comment on this application. It is a residential rebuild due to storm damage and is denied in permitting due to ROW setback.

A waterfront average has been taken that does not meet the 35' required and LDC 10160 states they need a berm/swale and or gutter system. The site plan provided does not show any storm water plan.

Thank you,

Melissa Morris

Planner

Citrus County BOCC

Land Development Division

3600 W. Sovereign Path

Lecanto, FL 34461

352-527-5310

Website: www.citrusbocc.com



*Please note that emails from our office will only use citrusbocc.gov or citrusbocc.com as part of our email address. Other email addresses that may include usa., gmail, yahoo or any other domains are not utilized by our office. In addition, **our office does not solicit payment via wire or any other mechanism other than directly to the County's webportal at <https://portal.citrusbocc.com>.***

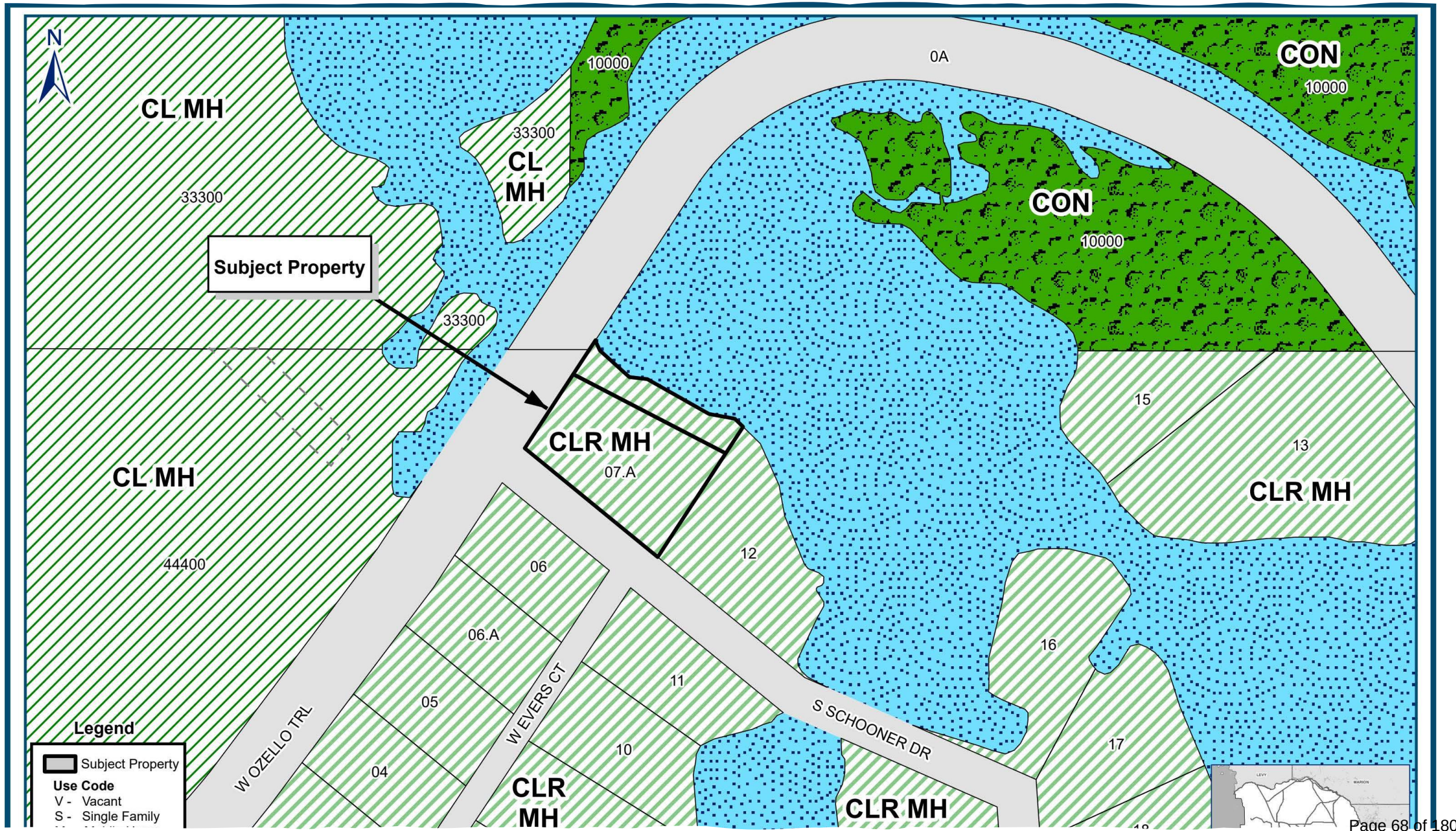
Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications, including your email address, may therefore be subject to public disclosure. Confidentiality Notice: This message and any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information that is exempt from public disclosure. Any unauthorized review, use, disclosure, or distribution is prohibited. If you have received this message in error, please contact the sender (by phone or reply by electronic mail) and then destroy all copies of the original message.



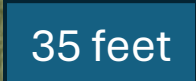
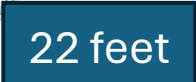
V-2026-000002

Talmadge Williams
2011 S. Schooner Dr

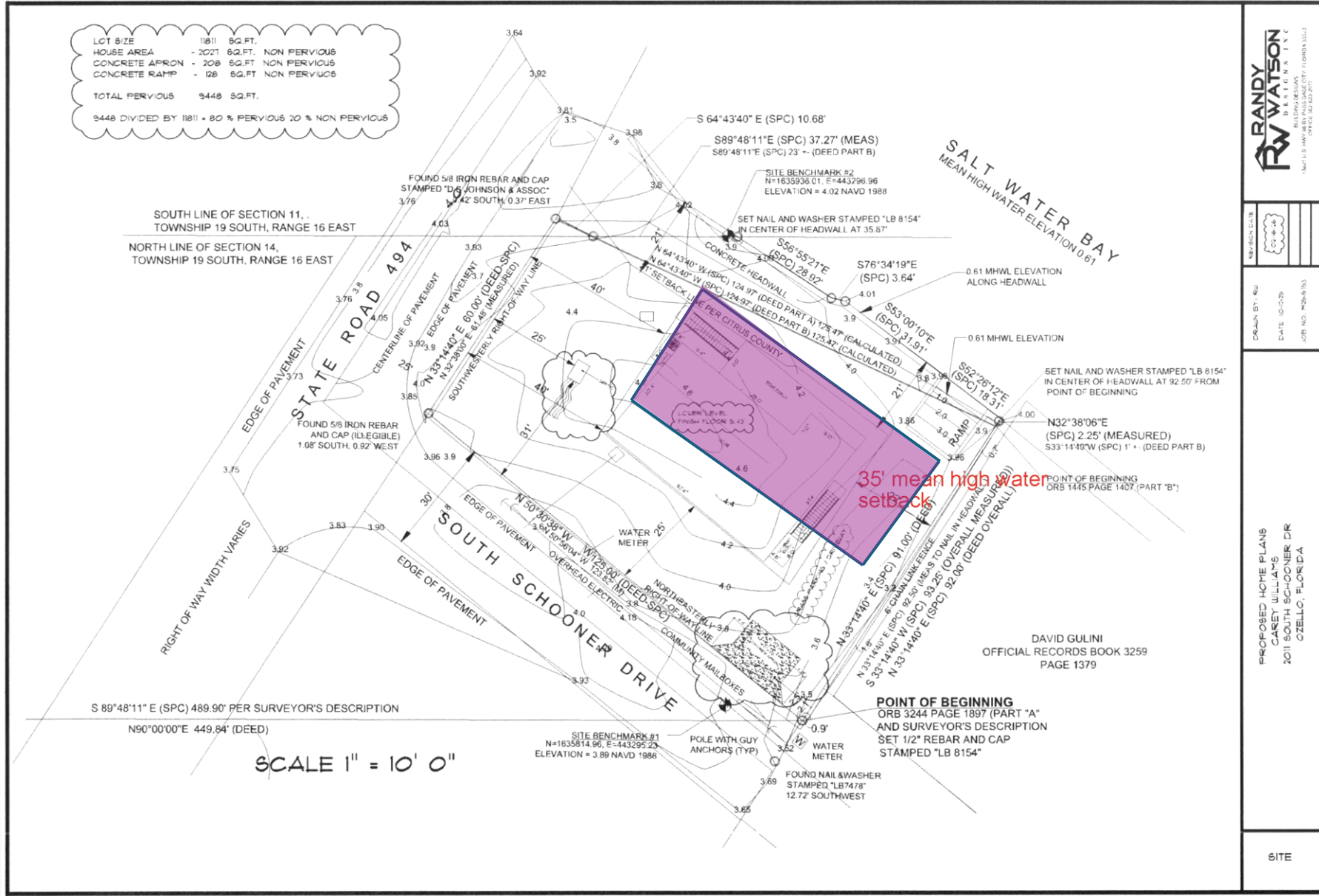
APPLICATION PENDING
FOR THE PUBLIC NOTICE PROPERTY
CONTACT: CITRUS COUNTY
DEPT. OF GROWTH MANAGEMENT
(352) 527-5239
APPL# V-2026-00002
DO NOT REMOVE THIS SIGNATURE PROPERTY OF LAW







LOT SIZE 1811 SQ. FT.
HOUSE AREA - 2021 SQ. FT. NON PERVIOUS
CONCRETE APRON - 208 SQ. FT. NON PERVIOUS
CONCRETE RAMP - 128 SQ. FT. NON PERVIOUS
TOTAL PERVIOUS 9448 SQ. FT.
9448 DIVIDED BY 1811 = 80 % PERVIOUS 20 % NON PERVIOUS



13411 U.S. HWY 90, SUITE 100, DALLAS, TEXAS 75244
(214) 343-1234

NEW ARCH. PLAN

DATE: 10-1-20

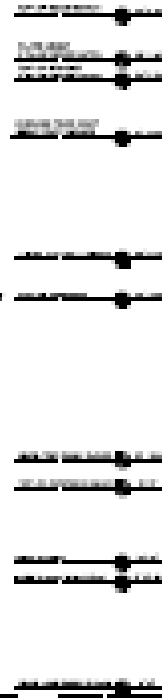
JOB NO: 2020-0103

PROPOSED HOME PLANS
CAREY WILLIAMS
2011 SOUTH SCHOONER DR
CELLO, FLORIDA

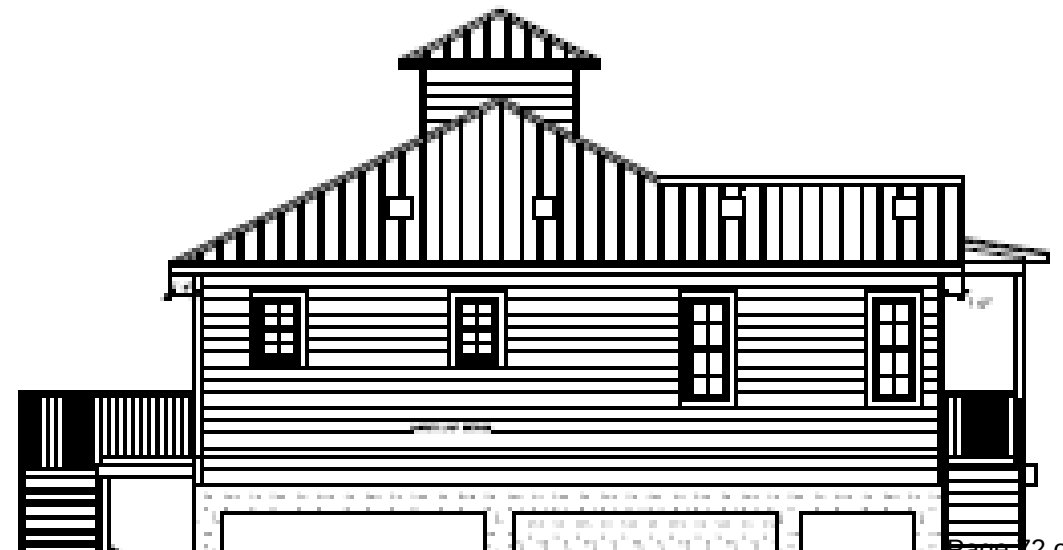
SITE

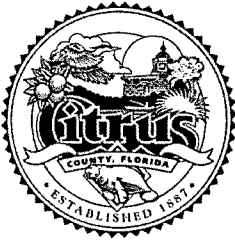


FRONT ELEVATION 1/4" = 1' 0"



LEFT ELEVATION 1/4" = 1' 0"





PM2-26-51

**DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

VARIANCE APPLICATION NO. V-2026-00002 Talmadge Williams

DATE: April 20, 2026

PREPARED BY: Melissa Morris, Planner, Land Development Division *Melissa Morris*

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required minimum setback from the centerline of a right-of-way and from the right-of-way line, pursuant to Section 2300, <u>Building Setback Requirements and Height Requirements for All Land Use Districts</u>, as specified in the LDC. The applicant is requesting a 25-foot setback from the centerline of S. Schooner Drive.
SUBJECT PROPERTY	Section 14, Township 19 South, Range 16 East; specifically, Lots 7A and 7B, of Waterman's Survey Unrecorded Sub. (AK 1009430), which addresses are 2011 S. Schooner Drive and 13912 W. Ozello Trail, Crystal River, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 11,911 square feet (0.28 acres)
LAND USE	CLR MH, Coastal and Lakes Residential District with mobile homes allowed, on the LDC Atlas; CL, Low Intensity Coastal and Lakes District, on the Future Land Use Map
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property is located in the Coastal A Zone with a base flood elevation of 13 feet, as found on Community Panel Number 12017C0285E.
SURROUNDING AREA	North – W. Ozello Trail South – Single-family dwellings East – St. Martin's River West – S. Schooner Dr and Single-family dwellings
SOIL INFORMATION	According to the <i>Soil Survey of Citrus County</i> (1988), the soil type is Hallandale-Rock outcrop complex, 0 to 2 percent slope. Limitations to development are severe due to subsides, flooding and wetness.

BACKGROUND

The subject property is a vacant residential lot located in Crystal River, specifically in the Waterman's Survey Unrecorded Subdivision. The property takes access from S. Schooner Drive, a 30-foot-wide local County maintained road. It abuts a single-family residence to the east, water to the north, S. Schooner Drive to the south and W. Ozello Trail to the west. The site is located in the Coastal High Hazard Area (CHHA) and is within the Coastal A Flood Zone (CAZ), with a base flood elevation of 13 feet.

The lot is irregularly shaped, approximately 90 feet wide by 125 feet deep, with a total lot area of approximately 11,900 square feet (0.28 acres). It is similar in size to other lots in the area. The original home was built in the 1970's and sustained damage from Hurricane Idalia. The structure was demolished in 2023 (BLD202326375). There is a building permit to replace the home that is denied due to the proposed front setback (BLD2512-0718). The front setback requirement is 35 feet from the property line or 50 feet from the centerline of S. Schooner Drive, whichever is greater. The new home must meet current setbacks as it does not appear to be in the same footprint as the prior home and that vesting appears to have been lost. A damaged building that is nonconforming can be reconstructed in the same footprint within 365 days. This does not apply as the damaged home has been gone since 2023 and no extension was requested. However, if the applicant was allowed to rebuild in the same footprint that would be a greater deviation from current setbacks than those proposed for the raised replacement home. The required setback for permitting is 35 feet from the property line with the calculated average setback being 30 feet. The submitted site plan shows a 25-foot setback, while the original structure had an approximate setback of 18 feet. The applicant is requesting a variance for a 25-foot front setback which is a 10-foot deviation from the required setback and a 5-foot deviation from the average setback. The waterfront average is 21 feet, and the applicant has been provided relief from the required 35-foot waterfront setback.

The owner submitted a boundary survey with the mean high-water line. The property does not appear to have any wetlands and appears to be composed of entirely uplands.

ANALYSIS

The applicant's request is for a reduced front setback of 25 feet from the property line for an elevated single-story residence.

The boundary survey shows the lot boundaries, setbacks and the mean high-water line for the proposed replacement home.

The owner submitted a site plan showing a grass driveway and a 52-foot by 50-foot elevated structure with 2 staircases. If approved, the pending permit could be issued and construction could begin.

The proposed site plan states the Impervious Surface Ratio (ISR) is approximately 20 percent. This calculation complies with the current 40 percent maximum ISR for the CLR District with lots more than 10,000 square feet in area, but less than 1 acre in size, an extra 10 percent of ISR may be added provided same is a non-vertical improvement. It is unclear if the calculation is correct, as a remaining gazebo structure has not been added into this calculation per the submitted site plan date-stamped February 17, 2026.

The building pad does not meet the 35-foot waterfront setback; although a waterfront average was determined and is being met per LDC Section 16200 Development Standards. The average setbacks are intended to assure compatibility of construction between new units and existing ones and is appropriate in this case.

SUMMARY OF PUBLIC COMMENTS:

At this time, no public comments have been received for this application.

SUMMARY OF AGENCY COMMENTS:

The Technical Services Division (formerly the Engineering Division) has the following comments:

Per Citrus County Ordinance 2022-A29, a Stormwater Plan is Required. Please submit a Stormwater Management Plan prepared by a professional engineer licensed in the State of Florida, providing all the items listed in the Land Development Code, Chapter 6, Section 6420.A & B.2.

An Approved Stormwater Affidavit is required at the end of Construction.

Consistency with the Comprehensive Plan – All development applications shall demonstrate complete compliance with the Comprehensive Plan.

- Policy 3.1.3** During construction in the vicinity of water bodies or wetland areas, the following criteria shall be met:
- A buffer of 15 feet or greater shall be established to reduce adverse impacts on natural vegetation.
 - A buffer of 25 feet or greater shall be established upland of springs, spring-fed water bodies, and open sinkholes.
 - Existing topography and vegetation shall be retained within the buffer area.

Staff comment: A required buffer of 15 feet or greater must be met during construction.

- Policy 17.9.1** Runoff from structures, streets, yards, and parking areas shall be carefully controlled to prevent flooding in adjacent areas or pollution of water bodies.

Staff comment: Per Citrus County Ordinance 2022-A29, a Stormwater Plan is Required. Please submit a Stormwater Management Plan prepared by a professional engineer licensed in the State of Florida, providing all the items listed in the Land Development Code, Chapter 6, Section 6420.A & B.2. An Approved Stormwater Affidavit is required at end of construction.

Consistency with the Land Development Code (LDC) - Staff reviewed this application per Section 2300, Building Setback Requirements and Height Requirements for all Land Use Districts, Section 10160, Nonconforming Waterfront Setbacks, and Section 10180, Replacement of Damaged Buildings, as specified in the LDC.

2300. BUILDING SETBACK REQUIREMENTS AND HEIGHT REQUIREMENTS FOR ALL LAND USE DISTRICTS

A. A minimum setback from an abutting right-of-way shall be required for all buildings. The required minimum setback shall be measured from the centerline of the right-of-way. The distance is determined by the functional classification of the roadway as specified on the Functional

Classification Map in this LDC. South Schooner Drive is a 30-foot-wide local BOCC maintained road and requires a 50-foot setback from the center line of the roadway or 35 feet from the property line. The chart below compares the current LDC setback requirements to the proposed setbacks and those from the previous home.

Location	Required	Proposed	Previous
North – Ozello Trail	40 feet	40 feet	7 feet
South - residence	5 feet	22 feet	35 feet
East – water body	35 feet	21 feet (waterfront average)	12 feet
West - Schooner	35 feet (30 feet average)	25 feet	18 feet

Staff comment: *The proposed right-of-way setback for the single-family dwelling is less than the 50-foot setback from the centerline of the right-of-way, and less than the average front setback of 30 feet from the centerline of the right-of-way. The proposed 25-foot setback is, however, more conforming than the previous setback.*

10160. NONCONFORMING WATERFRONT SETBACKS

Structures encroaching within the established waterfront setbacks shall be deemed a valid nonconforming use. To avoid undue hardship, nothing in this section shall be deemed to prohibit replacement of the nonconforming structure provided the following criteria are met:

1. The replacement structure is within the preexisting footprint and does not expand or create additional nonconforming conditions such as ISR, floor area ratio (FAR), etc.
2. A berm/swale is provided between the structure and the water body and/or a gutter system is installed that conveys the runoff to a controlled area outside the established setbacks

Staff comment: *The proposed home is not in the original footprint but does not create any additional nonconformity. The proposed setback may be considered more conforming than the previous structure. The proposed does encroach into the waterfront setback as an average setback was calculated and approved during permitting; however, there does not appear to be a stormwater runoff plan in place as required by the Land Development Code.*

10180. REPLACEMENT OF DAMAGED BUILDINGS

Any nonconforming building(s) or structure(s) which has been damaged or destroyed by fire, natural elements, or force may be reconstructed and used as before if it is reconstructed or if building permits are issued within 365 days after such damage has occurred. The demolition permit was issued in 2023 and the replacement building permit was applied for in December of 2025. The 365 day time frame has passed with no extension being requested.

PROPOSED FINDINGS OF FACT

Pursuant to Section 4400, Variances, of the Citrus County Land Development Code (LDC), approval of a petition for variance from the provisions and requirements of this code shall be granted by the PDC only if all of the following are positive:

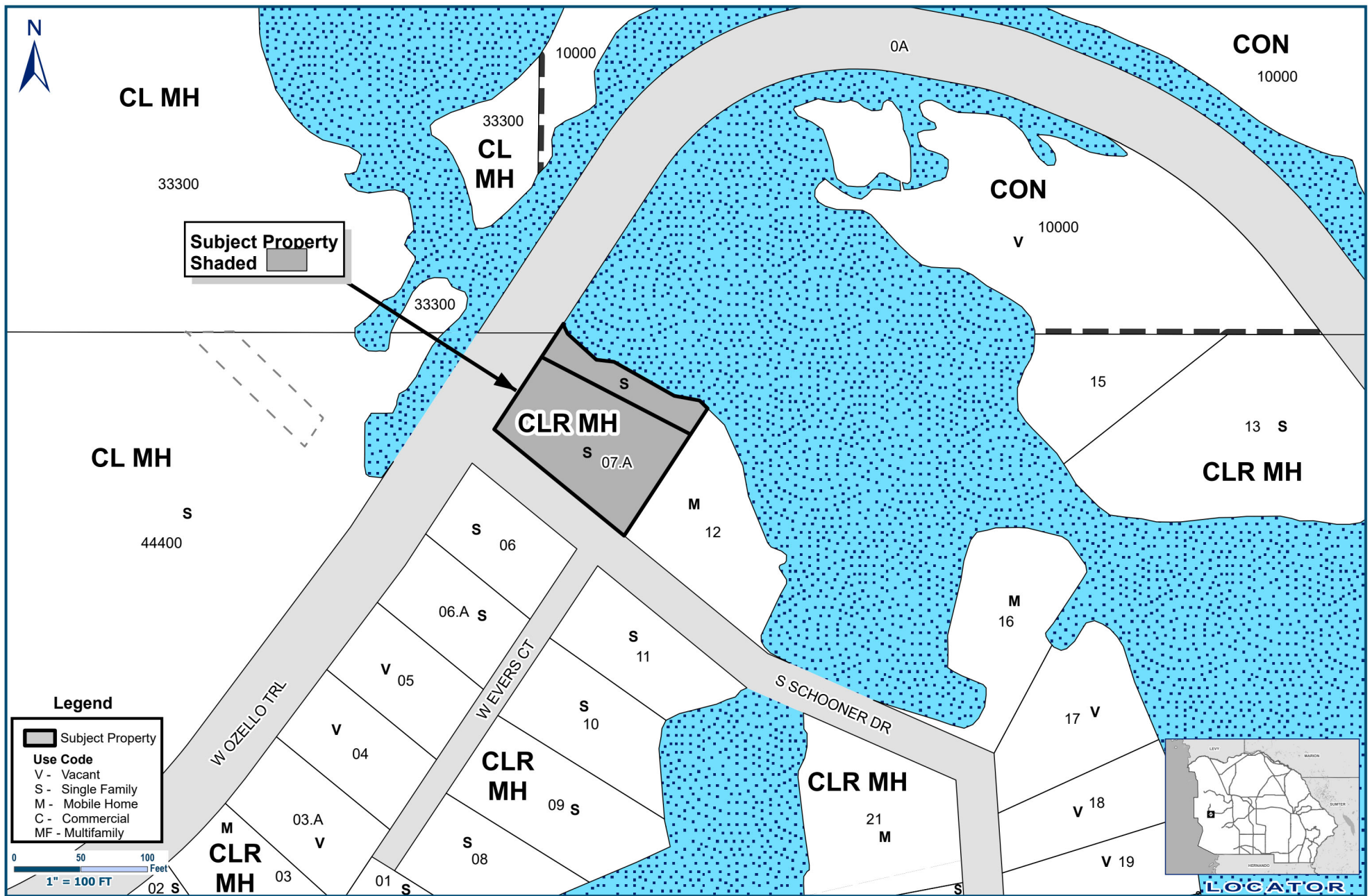
1. ***Special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The original structure was built in the 1970's prior to the standards of the LDC. The proposed setbacks are closer to the current LDC requirements than the original structure. The applicant is requesting a 25-foot right-of-way setback that is a standard minimum setback for most rights-of-way. The need for a variance request seems to be due to the narrow right-of-way width, but it appears it could be designed to fit the lot within the required setbacks.
2. ***The special conditions and circumstances do not result from the actions of the applicants.*** The original home which was destroyed by Hurricane Idalia in 2023 had non-conforming setbacks. The home could have been placed in the original footprint without the need for a variance if permitted within 365 days. No prior footprint was submitted and is not available, however, looking at the Property Appraiser records it does appear that the replacement home is smaller than the original home.
3. ***A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** While some single-family dwellings in the area encroach within the required right-of-way setback, most were constructed prior to current LDC Standards. The proposal is for new construction not in the same footprint as the original home. The proposed setbacks are closer to the current LDC requirements than the original structure.
4. ***Literal interpretation of the provisions of this code which would deprive the applicant of rights commonly enjoyed by other similarly situated properties and would work unnecessary and undue hardship on the applicant.*** The applicant is proposing a single-family raised dwelling to replace the previous dwelling lost to storm damage. The average adjacent single-family dwellings have similar setbacks being requested by the applicant and create less of a nonconformity than rebuilding in the same footprint.
5. ***The variance granted is the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** Most of the homes in the area were built prior to adoption of the Land Development Code. This site, subject to the current standards of the LDC, appears to be able to be designed and developed without a variance.
6. ***A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** While some other single-family dwellings and structures in the area encroach within the required setbacks, most were constructed prior to current LDC standards. The applicant could have rebuilt in the same footprint. However, that would be a greater deviation from current standards than the proposed setbacks for the raised replacement home. The proposed home's setbacks are an improvement from the previous structure.

- 7 The granting of the variance will be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.** The proposed single-family dwelling does not meet the front average setback as determined using the amended setback. While the site is limited by the current 35-foot setback requirement, and the 30-foot average setback, it is comparable to most residences in the area that were developed prior to the adoption of the current LDC. The proposed single-family dwelling has setbacks that are closer to conformity than the original footprint that could have been utilized by right, and modifications have been made to lessen the encroachment.
- 8 There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.** Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply. In addition, noncompliance with or any violation of the above referenced conditions, as may be determined by Citrus County Compliance may, in addition to any penalty imposed by Code Compliance and subsequent to the procedural requirements set forth in Section 1800 of the Citrus County Land Development Code being satisfied, render this Variance null, void, and of no force or effect.
- 9 Granting of the variance will not deviate from the clear intent of the adopted Comprehensive Plan.** The application is more consistent with current standards than the prior structure that sustained irreparable storm damage.

SUGGESTED CONDITIONS IF APPROVED:

1. The single-family dwelling must maintain a 25-foot setback from the edge of S. Schooner Drive as generally depicted on the site plan date-stamped February 17, 2026.
2. Runoff and erosion control measures shall be installed to protect waterbodies, wetlands and/or adjacent properties from sediment transport before starting land disturbance activities, as per Citrus County Code Section 42-172 (c).
3. Per Citrus County Ordinance 2022-A29, a Stormwater Plan is Required. Please submit a Stormwater Management Plan prepared by a professional engineer licensed in the State of Florida, providing all the items listed in the Land Development Code, Chapter 6, Section 6420A. and B.2.
4. An Approved Stormwater Affidavit is required at end of construction.
5. An as-built survey demonstrating compliance with these conditions must be submitted to and approved by the Land Development Division within 30 calendar days of establishing a single-family dwelling.

MM/cfc



Application #: V-2026-00002

Applicant: Talmadge C. Williams

Proposal: Setback from S. Schooner Dr

Location: 2011 S Schooner Dr, Crystal River

LDC Atlas: CLR MH

S-T-R - 32-19-17

Planner Initials: _____ Date: _____

Geographic Information Systems

Prepared By : Susan O'Connell

Date: April 9, 2026

Source: Enterprise Geodatabase

Map Number: V-2026-00002

Cynthia P. Skelhorn
Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide current data that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user. Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.





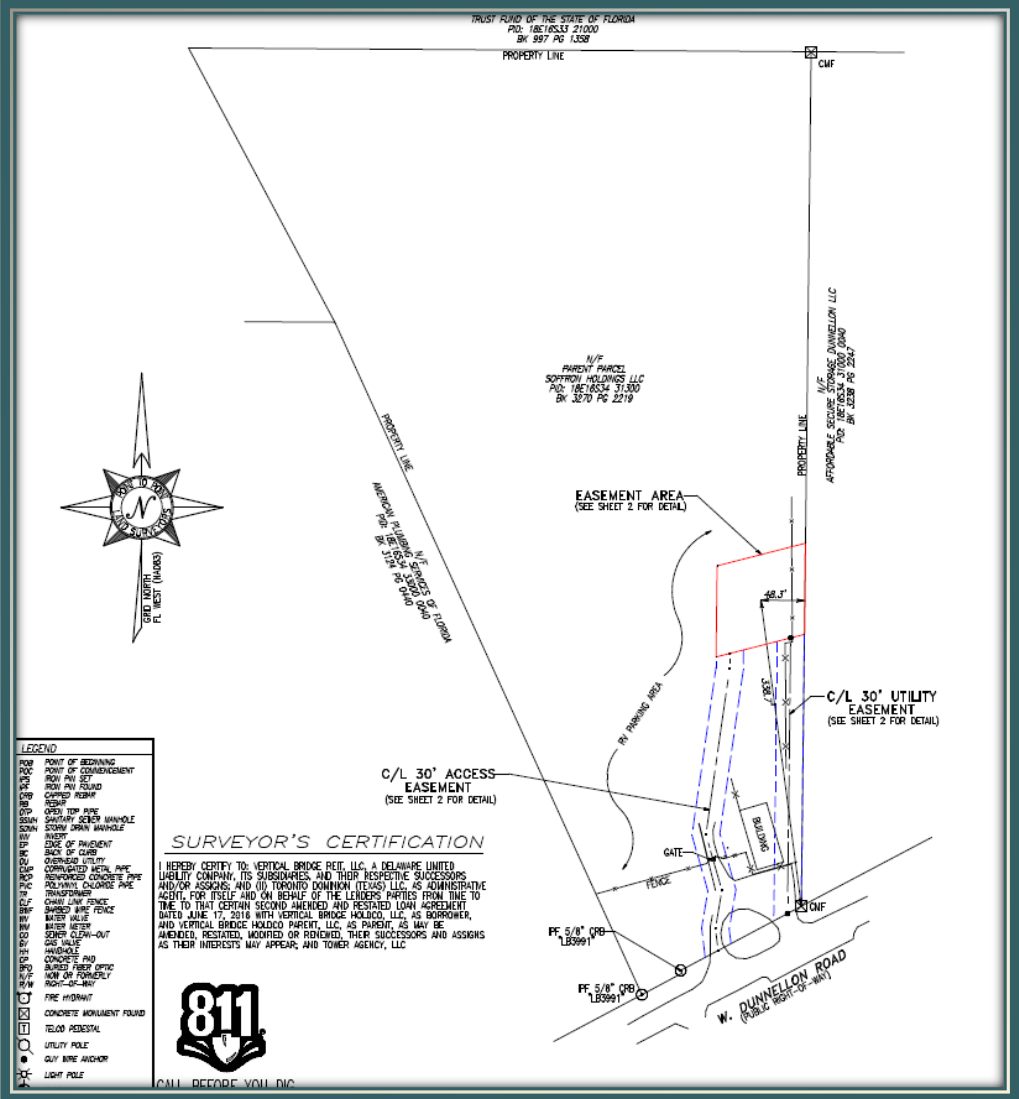
AGENDA MEMORANDUM

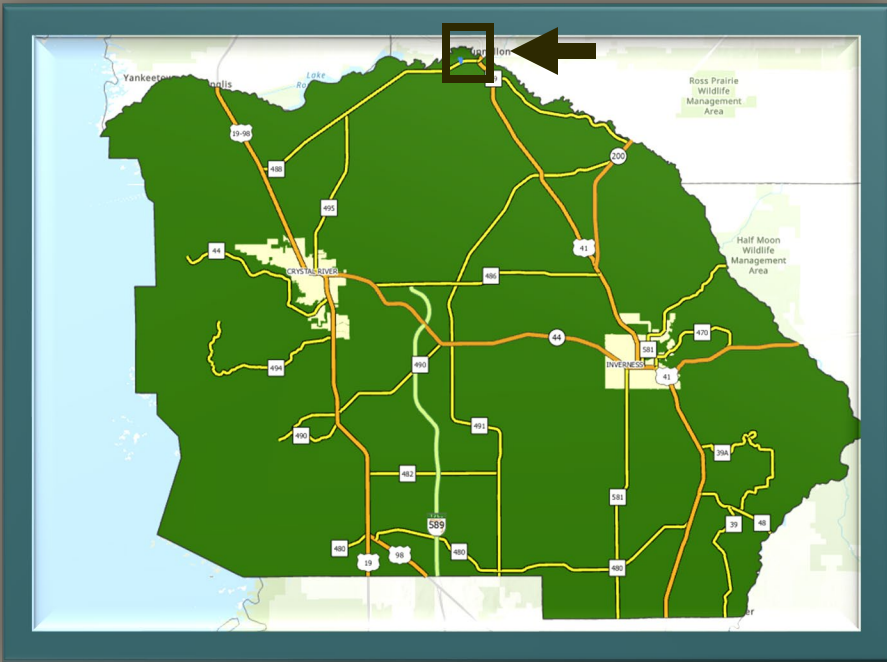
FROM:	Eric Landon, Growth Management Director																
SUBJECT:	V-2026-00001 James Johnston for Soffron Holdings, LLC																
AGENDA DATE:	May 21, 2026																
<u>BRIEF OVERVIEW:</u> This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for a telecommunications tower with reduced separation requirements from off-site uses in the Heavy Industrial District, pursuant to Section 2414, <u>Heavy Industrial District (IND)</u>, and Section 3750, <u>Commercial Wireless Telecommunications Towers, Structures, and Antennas</u>, as specified in the Land Development Code. The site is approximately 9.8 acres located in <u>Section 34, Township 16 South, Range 18 East</u>, specifically, Parcel 2 of LR-02-22, Alt Key 3131106, with an address of 2723 W. Dunnellon Rd., Dunnellon, FL																	
<u>STRATEGIC PLANNING ELEMENT:</u>																	
<u>BUDGET IMPACT/FUNDING SOURCE:</u> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Account No.</th> <th style="text-align: left;">Account Title</th> <th style="text-align: left;">Current Budget</th> <th style="text-align: left;">YTD Expenditure</th> <th style="text-align: left;">Encumbrances</th> <th style="text-align: left;">Available Balance</th> </tr> </thead> <tbody> <tr> <td colspan="6">Applicant</td> </tr> </tbody> </table>						Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance	Applicant					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance												
Applicant																	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on May 21st 2026, to review and consider application V-2026-00001 James Johnston for Soffron Holdings. (Eric Landon, Director, Growth Management)																	
<u>ATTACHMENTS:</u> 1. Coordinator's PowerPoint																	

2. Applicant's PowerPoint
3. Application, applicant's narrative and ownership
4. Construction Plans
5. Fall Certification letter
6. Abutting Property Owner Support Letter from applicant
7. Applicant zoning map
8. Staff Report and map
9. Planner's PowerPoint

V-2026-00001

**JAMES JOHNSTON
FOR SOFFRON
HOLDINGS**





SUBJECT PROPERTY

W. DUNNELLON RD.



N. ELKCARN BLVD.

VIEW OF THE SUBJECT PROPERTY



EASTERN VIEW FROM W. DUNNELLON RD.



WESTERN VIEW FROM W. DUNNELLON RD.



SITE PLAN



NOTE: THE UTILITY EASEMENT SHALL NOT INCLUDE THE AREA CONSISTING OF THE FOOTPRINT OF THE EXISTING BUILDING PLUS A 2' BUFFER ON BOTH THE SOUTH AND EAST SIDES OF THE EXISTING BUILDING.

SURVEY NOTE:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 05/15/25 AND SITE VISIT ON 05/07/25.
3. LANDSCAPING NOT SHOWN FOR CLARIFY (SEE L SHEETS).

1 OVERALL SITE PLAN
C1 SCALE: 1" = 150'



verticalbridge
22 ATLANTA, GA 30309
DALLAS, TX 75201
TEL: (561) 940-5367

PROJECT INFORMATION:

SITE NAME
US-FL-8006 RUSH LAKE - A
SITE No.: 561078
PROJECT #: 16250641
2723 W DUNNELLON RD
DUNNELLON, FL 34433
CITRUS COUNTY

PLANS PREPARED BY:

Kimley»Horn

11320 AMES PARK DRIVE SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-815-4280
WWW.KHLEI-HORN.COM

REV. DATE ISSUED FOR BY:

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1	10/03/25	ZONING	BNL
0	09/05/25	ZONING	BNL

LICENSE:



SHA PROJECT NUMBER:

013291029

DRAWN BY: CHECKED BY:

JAR BNL

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C1

Variance for 2723 W. Dunnellon Road Planning & Development Commission Hearing

MAY 21, 2026

Request

- Separation variance related to 199' communication tower
 - Variance to permit 48'-3" separation from non-residential Heavy Industrial zoned property
 - 50% of tower height (99.5') required per code
- Separation reduction from undeveloped Heavy Industrial zoned property with same underlying owners
 - Abutting property owner submitted letter in support of variance

AFFORDABLE SECURE STORAGE – DUNNELLON, LLC
16289 S. Tamiami Trail
Ft. Myers, Florida 33908

November __, 2025

Citrus County Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140
Lecanto, Florida 34461

Re: Letter of Support for Variance on 2723 W. Dunnellon Road (Alt Key #3131106)

To Whom It May Concern:

Affordable Secure Storage – Dunnellon, LLC (“ASSD”) is the owner of certain property in Citrus County located at 2655 W. Dunnellon Road and identified by Alt Key #3523765 (the “ASSD Property”). The ASSD Property abuts property owned by Soffron Holdings LLC (“Soffron”) located at 2723 W. Dunnellon Road and identified by Alt Key #3131106 (the “Soffron Property”). Soffron has applied to the county for a variance for a reduced side yard separation to permit a 199’ monopole wireless communication tower to be located on the Soffron Property approximately 48’ – 3” from its side property line that abuts the ASSD Property.

ASSD, which is comprised of the same managers as Soffron, has reviewed the proposed site plan for the communication tower and fully supports the reduced side yard separation variance request. Based on the Industrial zoning on both the Soffron Property and the ASSD Property, ASSD believes that the proposed communication tower with reduced side yard separation will not have a negative impact on the ASSD Property or the surrounding community. Moreover, ASSD recognizes that the communication tower will benefit the ASSD Property and the surrounding community by helping to resolve Verizon’s existing coverage and capacity gap in the area.

Sincerely,

AFFORDABLE SECURE STORAGE –
DUNNELLON, LLC

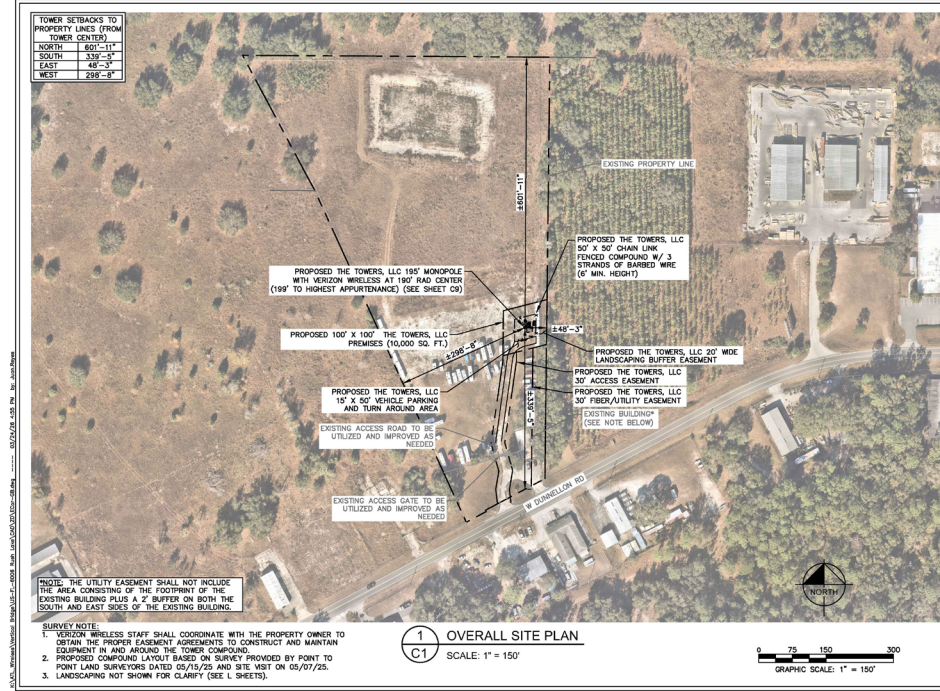


By: TIMOTHY SHEEHAN

Its: MANAGER

Request

- Staff report indicates second deviation required from parcel to west (portion zoned CL)
 - Based on site plan showing 298'-8" separation to west property line
- 298'-8" separation distance is from portion of abutting property zoned Industrial
 - Only 50% of tower height (99.5') required
- Tower separation from portion of abutting property zoned CL is 314'-4"
 - 300' required - therefore no deviation is needed
- Only separation deviation is from parcel to east with common underlying ownership



verticalbridge
P.L.L.C.
11200 AMERICA DRIVE, SUITE 600
DUNNELLON, FL 33425
TEL: (888) 848-4337

PROJECT INFORMATION:

SITE NAME:
US-FL-6000 RUSH LAKE - A

SITE No.: 561078

PROJECT #: 15226641

2723 W DUNNELLON RD
DUNNELLON, FL 33425
COUNTY

PLANS PREPARED BY:

Kimley-Horn

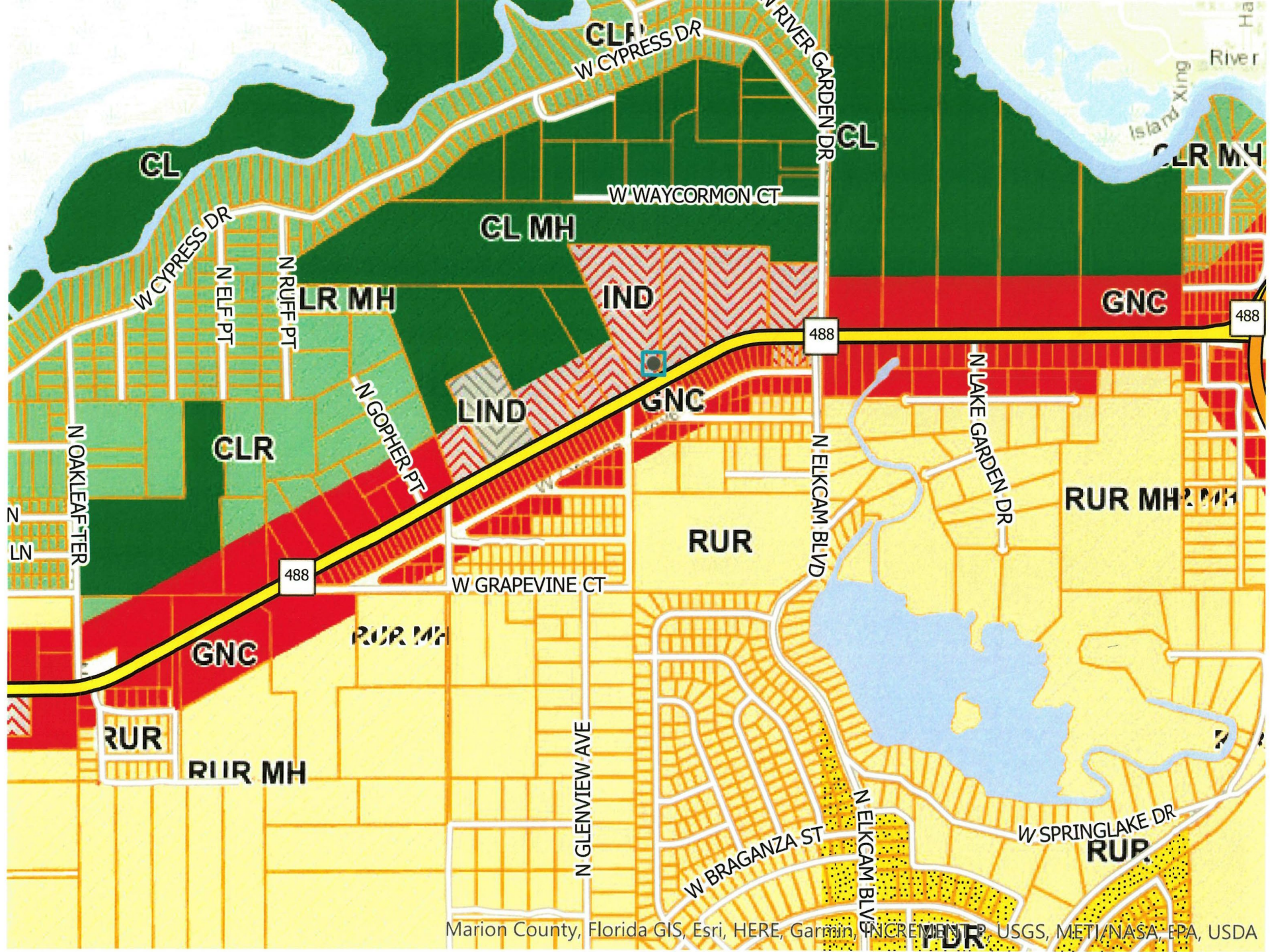
11200 AMERICA DRIVE, SUITE 600
DUNNELLON, FL 33425
TEL: (888) 848-4337
WWW.KIMLEY-HORN.COM

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Verizon Need

- Verizon has an existing coverage and capacity gap in the area
 - Verizon has a duty to customers to provide quality service
- No existing towers or structures in search ring area on which to locate antennas at the necessary height to address coverage and capacity issues
 - Therefore need new 199' tower as proposed
- Locating it on the largest Industrial zoned property in search ring area
 - Permitted use on Industrial zoning – where county favors towers to be located
- Other parcels in search ring zoned GNC (conditional use), RUR (conditional use), CL (conditional use), CLR (not permitted)
 - Other parcels, including GNC parcels, not large enough – would also require separation variance
 - Most other parcels in Verizon's search ring area are residentially zoned

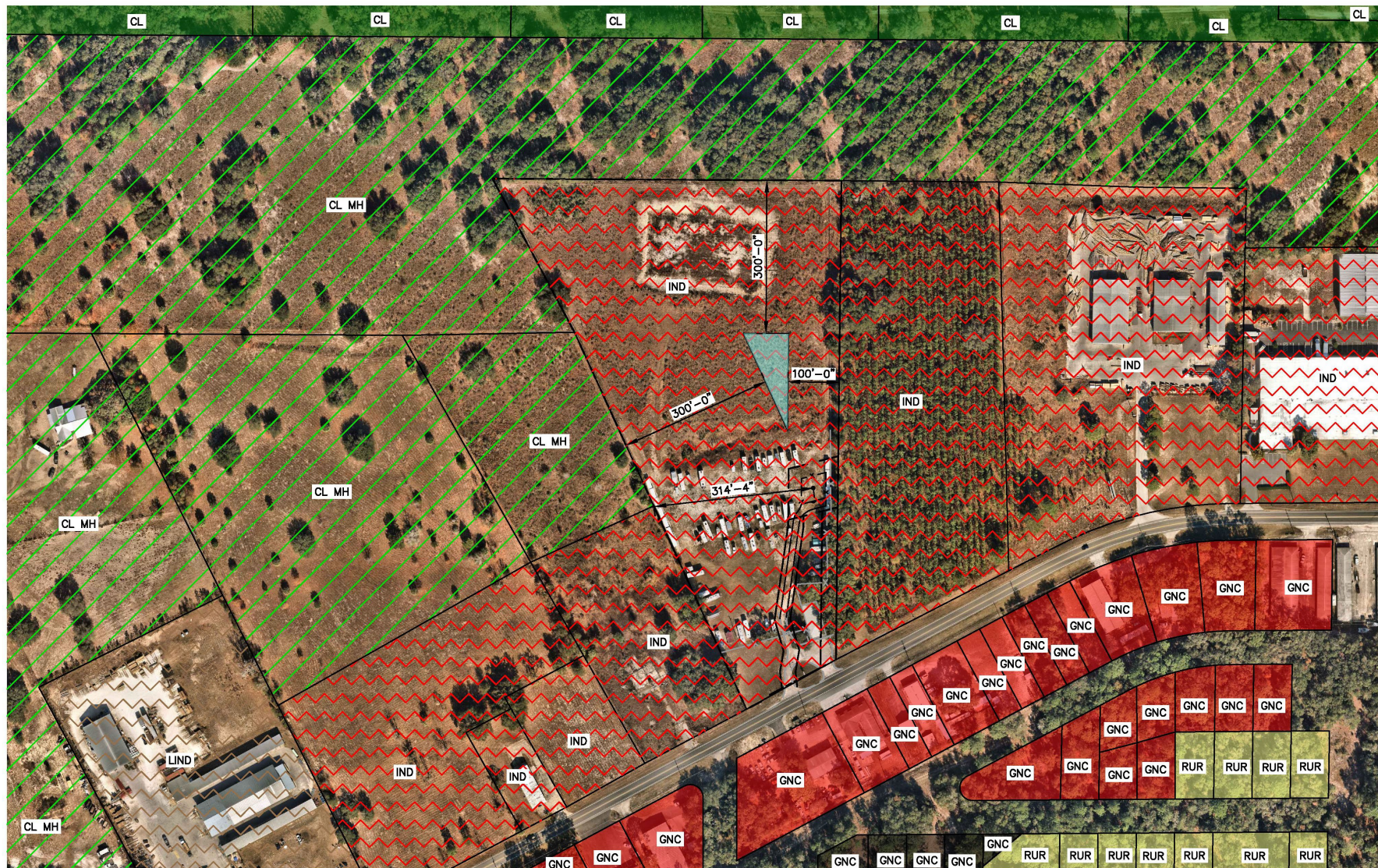


Variance Criteria

1. Special conditions and circumstances peculiar to the land

- Industrial zoned property abutting residentially zoned property – creating increased separation requirements
- Unique triangular shape of property with wider area abutting residentially zoned parcels
- Code required separation from both residential and non-residential parcels severely limits area where tower can be located
- Chose to locate on most compatible location away from residential zoning closer to vacant Industrial zoned property under common ownership
 - Staff report notes that location maximizes compatibility
 - Most compatible location on narrower portion of property, which requires separation variance

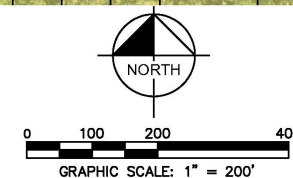
K:\ATL Wireless\Vertical Bridge\US-FL-6006 Rush Lake\CAD\2D\ECor-08.dwg 03/24/26 4:56 PM by Juan Reyes



SURVEY NOTE:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 05/15/25 AND SITE VISIT ON 05/07/25.
3. LANDSCAPING NOT SHOWN FOR CLARIFY (SEE L SHEETS).

1 ZONING
C1.1 SCALE: 1" = 200'



verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 948-6367

PROJECT INFORMATION:

SITE NAME:
US-FL-6006 RUSH LAKE - A
SITE No.: 561078
PROJECT #: 16259641
2723 W DUNNELLON RD
DUNNELLON, FL 34433
CITRUS COUNTY

PLANS PREPARED BY:

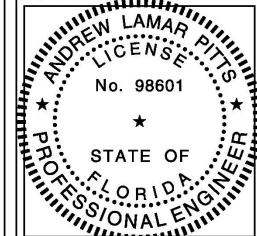
Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-613-6280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
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5			
4			
3	03/24/26	ZONING	ALP
2	01/09/26	ZONING	BNL
1	10/03/25	ZONING	BNL
0	09/05/25	ZONING	BNL

LICENSER:



KHA PROJECT NUMBER:

013291029

DRAWN BY: CHECKED BY:

JAR BNL

SHEET TITLE:

ZONING

SHEET NUMBER:

C1.1

Variance Criteria

2. Special conditions do not result from actions of the applicant

- Code separation requirements limit available locations in Verizon's search ring area
- County locating Residential zoning next to Industrial zoning where towers are a permitted use – creating situation where larger separation distances are required
- Unique triangular parcel configuration with most compatible tower location on narrower area of parcel
- Applicant proposing to locate in most compatible location on property closer to abutting Industrial zoned parcel with common ownership

Variance Criteria

3. Granting the variance will not confer a special privilege on the applicant
 - Variance will allow Verizon to fulfill its mandate to provide reliable wireless coverage in the area
 - Verizon needs to locate in the limited search ring area and Industrial property per code is the most compatible
 - Tower designed to allow collocation so other providers can locate on the tower

Variance Criteria

- 4. Literal interpretation of the code would deprive applicant and work an unnecessary hardship on the applicant
 - Verizon has a need to locate its antennas in the limited search ring area at the proposed height
 - Industrial zoned property most appropriate per code
 - Staff has noted that proposed location maximizes compatibility over other locations on the parcel which are closer to residentially zoned parcels
 - Underlying common ownership and support of most impacted property owner
 - Denying variance will work an unnecessary hardship on Verizon and Verizon's customers in the area

Variance Criteria

5. Variance granted is the minimum variance that will make possible the reasonable development
- Staff recognizes that proposed location is more compatible than moving closer to residentially zoned parcels
 - Moving tower to west or northwest on parcel would increase impacts on abutting residentially zoned parcels
 - Fall zone certification on parent parcel
 - Most impacted property is vacant Industrial zoned property under common ownership and owner is supportive of the application
 - Alternative tower types would not be appropriate for proposed parcel at the required height

Variance Criteria

- 6. Variance will be in harmony with the code and will not be injurious to the area or public welfare
 - Code favors towers on Industrial zoned property as permitted uses
 - Limited Industrial parcels in Verizon's search ring area
 - Proposing tower on most compatible area of property away from abutting residentially zoned parcels
 - Proposed communication tower will benefit public welfare and neighborhood by resolving Verizon's coverage and capacity gap
 - Over 80% of 911 calls made from wireless devices
 - Will help to improve E911 Phase II
 - Fall zone on parent parcel

Variance Criteria

7. Full compliance with any additional conditions and safeguards which the PDC may prescribe
 - Applicant agreeable to staff conditions of approval
 - Applicant agreeable to reasonable conditions proposed by the PDC

Variance Criteria

8. Granting the variance will not deviate from the intent of the Comprehensive Plan

- Goal #17, Land Use Element – enhance quality of life of citizens through, among other things, adequate services and facilities
 - Providing essential wireless communication services
- Policy 17.1.2 – Code to provide performance standards for buffering between incompatible uses
 - County has permitted Industrial zoning to abut residential zoning and tower meets the increased separation requirements from the residentially zoned parcels
 - In order to do this, need variance for reduced separation from abutting Industrial zoned property under common ownership
 - Tower will meet code required buffer landscaping requirements
- Goal #22, Economic Development – promote diversified economic growth while protecting quality of life
 - Variance will allow needed infrastructure for economic growth while locating tower away from residential zoning

Conclusion

- Verizon has a need for a 199' communication tower in the limited search ring area to resolve coverage and capacity gap
- Communication tower proposed to be located on Industrial zoned parcel where permitted and favored by Code
- Variance requested for reduced separation from abutting Industrial zoned property under common ownership - most appropriate and compatible location
- Location allows tower to be farther from abutting residentially zoned property
- Largest Industrial zoned parcel in Verizon's search ring area
- Applicant believes reduced separation proposal meets variance criteria



JAMES F. JOHNSTON
PARTNER, BOARD CERTIFIED IN CITY,
COUNTY & LOCAL GOVERNMENT LAW
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, FL 32801
DIRECT (407) 835-6795
EMAIL JJohnston@shutts.com

January 12, 2026

VIA ON-LINE SUBMISSION

Citrus County Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461

Re: 2723 W. Dunnellon Road (Parcel ID# 18E16S34 31300) – Variance Application

To Whom It May Concern:

Soffron Holdings, LLC (“Owner”) is the owner of certain property in Citrus County located at 2723 W. Dunnellon Road and identified by Parcel ID# 18E16S34 31300 (the “Property”). Owner has leased a portion of the Property to The Towers, LLC (“Towers”) for the purpose of Towers installing a 199’ monopole communication tower. Verizon Wireless will be the anchor tenant on the proposed tower and needs to locate its antennas on the tower at the proposed height in order to fill an existing coverage and capacity gap it has in the area. Based on the tower’s height and proposed location on the Property, Owner requires a variance from the Citrus County Land Development Code’s separation requirement from non-residentially designated land or uses.

In support of the variance request, attached please find the following:

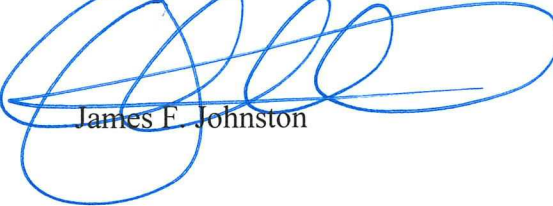
1. Citrus County Land Development Code Variance Application, including Variance Narrative;
2. Application Fee (to be paid on-line);
3. Authorization from Owner authorizing Shutts & Bowen LLP to submit this application;
4. Appeal Notice;
5. Filing Requirements;
6. Warranty Deed confirming Property ownership;
7. Printed directions from the Property Citrus County Land Development Division;
8. Site Plan, including survey of the Property;
9. Verizon Wireless RF Engineering support document; and
10. Letter of Support for the variance from Affordable Secure Storage – Dunnellon, LLC, the owner of the impacted abutting property.

January 12, 2026
Page 2

Please let me know if you have any questions or need any additional information in order to process this variance request.

Sincerely,

Shutts & Bowen LLP

A handwritten signature in blue ink, appearing to read "James F. Johnston", is written over the printed name. The signature is stylized with large, overlapping loops.

James F. Johnston



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239 TTY Dial 711

Web Address: www.citrusbocc.comCITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

Application No.: _____ Date: _____

* Written Authorization is required if Applicant is different than Owner.

Applicant*

Name: James Johnston with Shutts & Bowen LLP

Address: 300 S. Orange Avenue, Suite 1600

City: Orlando

State: Florida Zip: 32801

Home No.: _____ Cell No.: 407-310-4225

Work No.: 407-423-3200 Fax No.: 407-237-2278

Email: jjohnston@shutts.com**Property Owner**

Name: Soffron Holdings, LLC

Address: 16289 S. Tamiami Trail

City: Ft. Myers

State: Florida Zip: 33908

Home No.: _____ Cell No.: _____

Work No.: _____ Fax No.: _____

Email: _____

Property Description: Section: 34 Township: 16 South Range: 18 East

Legal Description: See attached legal description

Subdivision: 003355

Lot(s): _____ Block/Parcel: _____

Alternate Key #: 3131106

Parcel ID: 18E16S34 31300

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No ☒

If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Variance Request: Variance to permit the installation of a 199' monopole wireless communication tower on the subject property with a reduced separation from the abutting property to the east of approximately 48' - 3" instead of the required 99.5.

The variance is from the separation requirements contained in Table 3-7 of the Citrus County Code.

State hardship that justifies the granting of the variance: See attached Variance Narrative

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.

I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.

I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: _____

STATE OF FLORIDA

COUNTY OF ~~CITRUS~~ Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared James Johnston with Shutts & Bowen LLP, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 12th day of January, 2026Janice B. Altman

Printed Name

Janice B. Altman

Notary Public - State of Florida



JANICE B. ALTMAN

Commission # HH 230214

Expires March 9, 2026

For Staff Use Only

Date: _____

ATF: _____

Time: _____

QTR: _____

Initials: _____

LUD: _____

FZ: _____



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239 Fax (352) 527-5428

Toll Free (352) 489-2120 TTY (352) 527-5312

Web Address: www.citrusbocc.com

VARIANCE

A variance is a request to deviate from the strict application of the provisions of the Land Development Code (LDC) in order to proceed with a proposed development. All variance requests shall be considered by the Planning and Development Commission at a public hearing after due public notice. Approval of a petition for a variance from the provisions and requirements of the LDC shall be granted by the Planning and Development Commission only on a finding that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.
2. The special conditions and circumstances do not result from the actions of the applicants.
3. A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.
4. Literal interpretation of the provisions of this code which (would) deprive the applicant of rights commonly enjoyed by other similarly situated properties and would work unnecessary and undue hardship on the applicant.
5. The variance granted is the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.
6. The granting of the variance will be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.
7. There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.
8. Granting the variance will not deviate from the clear intent of the adopted Comprehensive Plan.

The PDC may prescribe appropriate conditions and safeguards including reasonable time limits to an approved variance request.

The PDC cannot grant a variance from a Comprehensive Plan goal, objective or policy nor can they authorize a use or activity that is not generally permitted in the land use district.

The PDC may specify a term for the duration of a Variance. A Variance will terminate if no development activity under the Variance is commenced within three years of the date of approval, or if the approved use ceases for a period of three years. The property owner may seek an extension by applying to the PDC.

In the event that a variance is denied the same application will not be reheard unless the PDC finds that a material change in the situation justifies a rehearing. Change of ownership or property or any interests therein shall not be deemed a material change in the situation. A rehearing requires a new application and fees.

VARIANCE NARRATIVE

The Towers, LLC (“Towers”) is proposing to install a 199’ monopole communication tower (195’ tower with 4’ lightning rod) on property in Citrus County located at 2723 W. Dunnellon Road and identified by Alt Key #3131106 (the “Property”). The Property has been owned by Soffran Holdings LLC since 2022 and is vacant. Towers is leasing a 10,000 s.f. area of the Property on which the communication tower and accessory equipment will be located. Verizon Wireless (“Verizon”) will be the anchor tenant on the communication tower and its accessory equipment will be located within the tower compound, all as depicted on the site plan included with this application. The Property is zoned Heavy Industrial and is approximately 9.84 acres. Verizon needs to locate its antennas on the communication tower in order to fill an existing coverage and capacity gap in its service in the area, and Verizon determined that there were no available communication towers or structures in its search ring area on which its antennas could be located and properly resolve the existing coverage and capacity gap. Additionally, the proposed 199’ communication tower height is the minimum height necessary in order for Verizon to be able to properly locate its antennas to resolve the coverage and capacity gap.

Pursuant to Table 3-7 of the Citrus County Code (“Code”), a communication tower must be separated from non-residentially designated land or uses a minimum of 50% of the tower height or certified fall zone, whichever is greater. Based on the 199’ height, the proposed tower would need to be separated 99.5’ from the Heavy Industrial zoned property to the east of the Property. Because the tower is proposed to be located 48’-3” from the Property’s eastern property line, applicant is requesting a variance from Code Table 3-7 to reduce the required separation for the communication tower to approximately 48’-3”.

The proposed communication tower meets the variance criteria contained in Section 4400C. of the Code as follows:

- 1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.**

The Property is triangular in shape which creates a narrower width where the communication tower is proposed to be located necessitating the separation variance. Additionally, the Property abuts CL and CLR residentially zoned property to the north and west that would require greater separation requirements. Instead, the communication tower is proposed to be located on the narrower portion of the Property abutting Heavy Industrial zoned property that is owned by a related entity to the Property owner. Finally, as shown on Verizon’s RF documentation provided with this application, (i) the search ring for the proposed tower to fill Verizon’s existing coverage and capacity gap limits its potential location, and (ii) the proposed 199’ height of the communication tower and antennas is the minimum height needed in order to fill Verizon’s existing coverage and capacity gap. These special conditions create the need for the variance from the separation requirement. Otherwise, the separation requirement would act as an effective prohibition on Verizon’s ability to provide wireless services to its customers in this geographic area of the county.

2. The special conditions and circumstances do not result from the actions of the applicants.

The special conditions and circumstances outlined above did not result from the actions of applicant and necessitate the variance request. Instead, the Property's unique configuration and Verizon's need to locate its antennas in this general area create the need for the variance.

3. A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.

Granting the variance will not confer a special privilege on the applicant. Instead, it will allow Verizon to fulfill its mandate to provide reliable wireless coverage to its existing and future customers in the surrounding area.

4. Literal interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other similarly situated properties and would work unnecessary and undue hardship on the applicant.

Verizon has provided RF evidence (i) of its existing coverage and capacity gap in the vicinity of the Property, and (ii) that a new communication tower at the proposed height is required to be located in the limited search ring area in order to resolve the coverage and capacity gap. A literal interpretation of the separation requirements for communication towers would result in Verizon not being able to locate its antennas on a communication tower at the required height in the limited search ring area due to the existing configuration of the Property. This would create an undue hardship on Verizon and its customers in the area by preventing the resolution of the coverage and capacity gap and thereby act as an effective prohibition on Verizon's ability to provide wireless services to its customers in the area.

5. The variance granted is the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.

As indicated in the RF documentation submitted by Verizon, the proposed 199' height of the communication tower is the minimum height that will allow Verizon to install its antennas at a location that will resolve the area's existing coverage and capacity gap. Therefore, the proposed reduced separation distance is the minimum required in order to permit the installation of the required communication tower.

6. The granting of the variance will be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting the variance request will be in harmony with the intent and purpose of the Code, will not be injurious to the neighborhood, and will not be detrimental to the public welfare. Instead, approving the variance to permit the proposed communication tower will benefit the neighborhood by providing reliable coverage and capacity to Verizon's wireless customers in the area.

Additionally, since approximately 80% of all 911 calls are now made from wireless devices, resolving the coverage and capacity gap in the area and providing reliable wireless services improves the health, safety, and welfare of the residents in the neighborhood. Moreover, the communication tower is proposed to be located on property that is zoned Heavy Industrial, where such towers are considered permitted uses. Finally, the separation variance would allow a reduced separation distance from the property line of another vacant parcel zoned Heavy Industrial and that is owned by a related entity to the owner of the Property. Therefore, the proposed variance will not be detrimental to the abutting property that will be closest to the communication tower.

- 7. There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.**

Applicant agrees to comply with additional reasonable conditions and safeguards prescribed by the PDC.

- 8. Granting of the variance will not deviate from the clear intent of the adopted Comprehensive Plan.**

Goal #17 of the Citrus County Comprehensive Plan, Land Use Element states that the purpose is to enhance the quality of life of the citizens of Citrus County through the provision of various things, including adequate services and facilities. The proposed communication tower is consistent with this goal by providing necessary wireless communication services and facilities to serve the surrounding area. Additionally, Policy 17.1.2 provides that the Code will contain performance standards which address buffering between incompatible uses. As discussed above, the reduced separation contemplated by this variance request is from other Heavy Industrial zoned property owned by a related entity, not from the CL and CLR residentially zoned property to the north and west of the Property.

Objective 17.7 of the Citrus County Comprehensive Plan, Land Use Element states that the county “shall provide for a range of industrial densities and uses in the Future Land Use Plan and County LDC which minimizes land use conflicts and environmental problems within the County.” The proposed communication tower will be located on Heavy Industrial zoned property where such communication towers are permitted uses and the Code favors them to be located. Additionally, the reduced separation will be from abutting, vacant property with the same Heavy Industrial zoning that is owned by a related entity to the Property owner.

Goal #22 of the Citrus County Comprehensive Plan, Economic Development Element provides that Citrus County intends to promote and maintain orderly and diversified economic growth while protecting the environment and current quality of life. The requested communication tower is needed in this area and at the proposed height in order to help fill Verizon’s coverage and capacity gap. Quality wireless coverage will help to promote and maintain economic growth in the area for local businesses and residents by providing necessary wireless services, which will further serve to promote enhanced quality of life in the area.

FILING REQUIREMENTS

- ✓ 1. Completed application (additional sheets may be added if more space is needed).
- ✓ 2. Applicable filing fee as required by Resolution adopted by the Board of County Commissioners. The applicant will also be billed for advertising and postage fees, to be billed at a later date. In accordance with the requirements of the Citrus County Land Development Code (Ord. 2012-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. **No application shall be processed for final adoption until all fees are paid.**
- ✓ 3. Proof of ownership and legal description of property (tax notice or deed may suffice).
- ✓ 4. Site plan (**DRAWN TO SCALE**), which shall be no smaller than one inch equals 200 feet on a minimum of an 8 1/2 x 11 sheet. **If the site plans and/or booklets are larger than 8½ x 11, 30 copies will need to be submitted.** Include North arrow to indicate orientation. **SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:**
 - ✓ A. Lot area and percentage of lot covered (impervious surface ratio).
 - ✓ B. Driveway access location and parking space arrangement included in the site plan.
 - ✓ C. All rights-of-way and easements adjacent to and crossing subject property.
 - ✓ D. All water courses, water bodies, jurisdictional wetlands, and floodplains. The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown when determining waterfront setbacks.
 - ✓ E. Proposed or existing potable water/well and waste disposal system/septic
 - ✓ F. Existing and proposed location of building/structures including heights and separation.
 - ✓ G. All setbacks between building/structures and property lines/waterbodies/jurisdictional wetlands.
 - ✓ H. Any walls or fences – give location, height, and material type.
 - ✓ I. Existing and proposed stormwater management systems including proposed or existing swales and/or berms.
 - ✓ J. Proposed stormwater management systems.
 - ✓ K. Fire hydrant – give location (if provided).
 - ✓ L. Signs – give location, size, and height (as applicable).
 - ✓ M. Loading – give location and dimensions (as applicable).
- ✓ 5. "Letter of Authorization", if applicant is other than owner (form provided).
- ✓ 6. Written directions to the property from Department of Development Services office.
- ✓ 7. Signed "Appeal Notice" (form provided).
- ✓ 8. Flood Zone designation including base flood elevation.
- ✓ 9. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date. (NOT applicable for residential applications).

I HEREBY ACKNOWLEDGE THAT FAILURE TO SUBMIT THE ABOVE INFORMATION ALONG WITH THE RETURN OF THIS FORM, AND/OR THAT THE INFORMATION SUBMITTED IS INSUFFICIENT FOR REVIEW MAY DELAY PROCESSING CAUSING THE APPLICATION TO BE SCHEDULED TO A LATER HEARING DATE. APPLICATIONS FOUND INCOMPLETE WILL BE RETURNED TO THE APPLICANT.

Return this application to:

CITRUS COUNTY LAND DEVELOPMENT DIVISION
3600 W Sovereign Path, Suite 140
Lecanto, FL 34461

Signature: _____

Date: _____

1/12/26



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239

TTY Dial 711

Web Address: www.citrusbocc.com

APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application (**ORD NO. 2017-A22 Quasi-Judicial Proceedings**). Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Signature: _____

Date: _____

**Board of County Commissioners**

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239

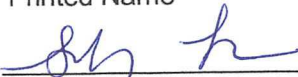
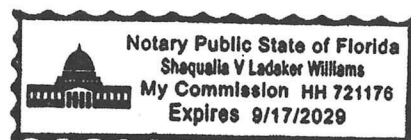
TTY Dial 711

Web Address: www.citrusbocc.com**AUTHORIZATION****APPLICATION REQUEST: (check one)**X Variance Conditional Use Minor Subdivision Lot Reconfiguration Plat Vacation Street Vacation Comprehensive Plan Amendment Atlas Amendment Other (specify): **LEGAL DESCRIPTION OF PROPERTY:**Section 34 Township 16 Range 18 Alternate Key # 3131106Lot/Parcel Block Subdivision 003355I, Soffron Holdings, LLC, owner of the above described property,
(Name of Owner)authorize James Johnston of Shutts & Bowen LLP to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: 
(Signature of Owner)STATE OF FLORIDA
COUNTY OF CITRUSI HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Timothy Sheehan, who is personally known to me or provided Drivers License as identification and who did not take an oath.WITNESS my hand and official seal this 13 day of December, 2025Shequelia Ladaker Williams
Printed Name

Seal


Notary Public - State of Florida



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
SOFFRON HOLDINGS, LLC

Filing Information

Document Number	M23000000107
FEI/EIN Number	27-3566467
Date Filed	01/04/2023
State	MA
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/25/2023
Event Effective Date	NONE

Principal Address

16289 S. Tamiami Trail
Ft. Myers, FL 33908

Changed: 04/28/2025

Mailing Address

16289 S. Tamiami Trail
Ft. Myers, FL 33908

Changed: 04/28/2025

Registered Agent Name & Address

Ames, Ernie
16289 S. Tamiami Trail
Ft. Myers, FL 33908

Name Changed: 04/28/2025

Address Changed: 04/28/2025

Authorized Person(s) Detail

Name & Address

Title MGR

SHEEHAN, TIMOTHY
101 BEACH ROAD #309
KEY LARGO, FL 33037

Title MGR

SHEEHAN PLAISTED, KELLY
30 ALBA RD
WELLESLEY, MA 02481

Title MGR

SHEEHAN, PATRICK
100 PIER 4 BLVD., APT 202
BOSTON, MA 02210

Title MGR

HAYES, COLLEEN
28 Union St
Hingham, MA 02043

Title MGR

MARTIN, ERIK
5 Knollcrest Dr.
Andover, MA 01810

Annual Reports

Report Year	Filed Date
2024	02/16/2024
2025	04/28/2025

Document Images

04/28/2025 -- ANNUAL REPORT	View image in PDF format
02/16/2024 -- ANNUAL REPORT	View image in PDF format
04/25/2023 -- LC Amendment	View image in PDF format
01/04/2023 -- Foreign Limited	View image in PDF format

Prepared by and return to:

Gina Preston
Brick City Title Insurance Agency, Inc.
521 NE 25th Avenue
Ocala, FL 34470
(352) 622-8732
File No 21-5194

Parcel Identification No 18E-16S-34-0000-31300

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of March, 2022 between 488 MIDWAY RV AND BOAT STORAGE & EQUIPMENT RENTALS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is 2050 Northwest 18th Street, Crystal River, FL 34428, Grantor, to Soffron Holdings LLC, a Massachusetts Limited Liability Company, whose post office address is 800 Boylston Street, 16th Floor, Boston, MA 02199, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

The land referred to herein below is situated in the County of CITRUS, State of Florida, and described as follows:

PARCEL 2:

A PORTION OF LANDS LYING IN SECTION 34-16-18 DESCRIBED AS THE FOLLOWING:
FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 18 EAST, AS SHOWN ON THE PLAT OF RIVER GARDENS UNIT 3, PLAT BOOK 2, PAGE 170, SAID CORNER BEING THE SOUTHWEST CORNER OF LOT 138, AS SHOWN ON SAID PLAT, THENCE NORTH 89°33'43" EAST, ALONG THE SOUTH BOUNDARY OF SAID LOT 138, AND ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH RUFF POINT (1ST STREET AS SHOWN ON SAID PLAT), A DISTANCE OF 215.37 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT OF WAY LINE OF NORTH RUFF POINT; THENCE NORTH 0°45'52" WEST ALONG SAID EAST RIGHT OF WAY LINE 824.55 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT OF WAY OF THE FORMER PROPOSED CROSS FLORIDA BARGE CANAL; THENCE SOUTH 89°39'26" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 1432.29 FEET TO A CAPPED IRON ROD AT AN ANGLE POINT ON THE SOUTH RIGHT OF WAY LINE; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°38'51" EAST 750.84 FEET TO A POINT ON THE WEST BOUNDARY OF LANDS DESCRIBED IN O.R. BOOK 376, PAGE 49; THENCE DEPART SAID WEST BOUNDARY SOUTH 24°33'18" EAST 810.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST DUNNELLON ROAD (FORMERLY STATE ROAD 488); THENCE NORTH 61°58'53" EAST ALONG SAID NORTH RIGHT OF WAY LINE 50 FEET TO A CONCRETE MONUMENT ON A SOUTH EXTENSION OF THE WEST BOUNDARY OF LANDS DESCRIBED IN O.R. BOOK 376, PAGE 49; THENCE NORTH 28°05'24" WEST ALONG SAID SOUTH EXTENSION 3.44 FEET TO A CAPPED IRON ROD AT THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 488, PER DESCRIBED IN O.R. BOOK 376, PAGE 49; THENCE NORTH 61°59'24" EAST ALONG THE SOUTH BOUNDARY OF SAID LANDS AND ALONG SAID NORTH RIGHT OF WAY LINE 149.96 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 0°40'16" EAST ALONG THE EAST BOUNDARY OF SAID LANDS 937.39 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER ALSO BEING ON THE CENTERLINE OF SAID FORMER CROSS FLORIDA BARGE CANAL, THENCE NORTH 89°39'23" WEST ALONG THE NORTH BOUNDARY OF SAID LANDS AND ALONG SAID CENTERLINE 683.44 FEET TO A CAPPED IRON ROD AT THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 28°05'24" EAST ALONG THE WEST BOUNDARY OF SAID LANDS 340.96 FEET TO THE POINT OF BEGINNING. TITLE IN O.R. BOOK 376, PAGE 49 AND O.R. BOOK 481, PAGE 540 AND QUIT CLAIM DEED IN O.R. BOOK 1867, PAGE 12.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS SIGNATURE

Cherie Breitenbecker

PRINTED NAME

WITNESS SIGNATURE

Marilyn Pena

PRINTED NAME

488 Midway RV And Boat Storage & Equipment Rentals
LLC, a Florida Limited Liability Company

By:

Craig Conklin, Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 28th day of March, 2022 by Craig Conklin, Manager of 488 Midway RV And Boat Storage & Equipment Rentals LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

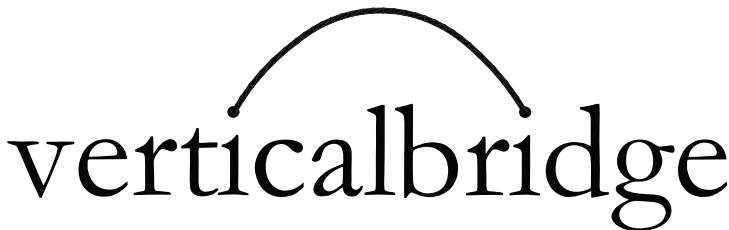
Signature of Notary Public
Print, Type/Stamp Name of Notary



Cherie Breitenbecker
Notary Public
State of Florida
Comm# HH037831
Expires 8/31/2024

Personally known: _____
OR Produced Identification: _____

Type of Identification Produced: DL



22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 948-6367

US-FL-6006 RUSH LAKE - A

SITE ADDRESS (E-911 TBD)

2723 W DUNNELLON RD
DUNNELLON, FL 34433
CITRUS COUNTY
LATITUDE: 29° 02' 35.49" N
LONGITUDE: 82° 28' 50.53" W
TAX/PIN #: 18E16S34 31300

DUNNELLON POLICE DEPARTMENT

12014 S WILLIAMS ST
DUNNELLON, FL 34432
PHONE: (352) 465-8510
ATTN.: CUSTOMER SERVICE

CITRUS COUNTY FIRE RESCUE STATION 14

9515 N CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434
PHONE: (352) 489-4583
ATTN.: CUSTOMER SERVICE



VICINITY MAP



DRIVING DIRECTIONS

JURISDICTION:
CITRUS COUNTY

STATE:
FLORIDA

TOWER TYPE:
MONOPOLE TOWER

TOWER HEIGHT:
195' (199' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER
AND UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 12017C0086D DATED 09/26/2014 WITHIN
FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
THE TOWERS, LLC
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
PHONE: (561) 246-5541
ATTN: ANDRELLA BARNES

POWER COMPANY
WITHLACOOCHEE RIVER ELECTRIC
PHONE: (352) 567-5133
ATTN: CUSTOMER SERVICE

PROPERTY OWNER
SOFFRON HOLDINGS LLC
2723 W DUNNELLON RD
DUNNELLON, FL 34433
PHONE: (978) 828-7068
ATTN.: TIM SHEEHAN

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (470) 443-3776
ATTN.: BAILEY LIVELY

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SITE SURVEY (SHEET 1 OF 3)
--	SITE SURVEY (SHEET 2 OF 3)
--	SITE SURVEY (SHEET 3 OF 3)
N1	GENERAL NOTES
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT PAD LAYOUT
C4	WAVEGUIDE BRIDGE DETAILS
C5	ACCESS ROAD DETAILS
C6	CONCRETE PAD FOUNDATION DETAILS
C7	SITE SIGNAGE DETAILS
C8	FENCE, GATE, AND COMPOUND DETAILS
C9	ANTENNA AND TOWER ELEVATION DETAILS
L1	LANDSCAPING PLAN
L2	LANDSCAPING NOTES

SHEET INDEX

CITRUS COUNTY BUILDING DIVISION
3600 W SOVEREIGN PATH #111
LECANTO, FL 34461
PHONE: (352) 527-5310
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION

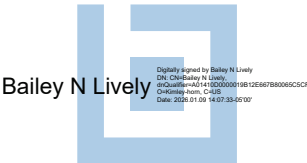
verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 948-6367

PROJECT INFORMATION:

SITE NAME:
US-FL-6006 RUSH LAKE - A
SITE No.: 561078
PROJECT #: 16259641
2723 W DUNNELLON RD
DUNNELLON, FL 34433
CITRUS COUNTY

PLANS PREPARED BY:

Kimley»Horn

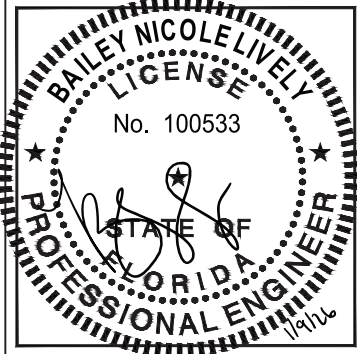


THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY BAILEY LIVELY, P.E.
ON THE DATE ADJACENT TO THIS SEAL.
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2	01/09/26	ZONING	BNL
1	10/03/25	ZONING	BNL
0	09/05/25	ZONING	BNL

LICENSER:



KHA PROJECT NUMBER:

013291029

DRAWN BY: CHECKED BY:

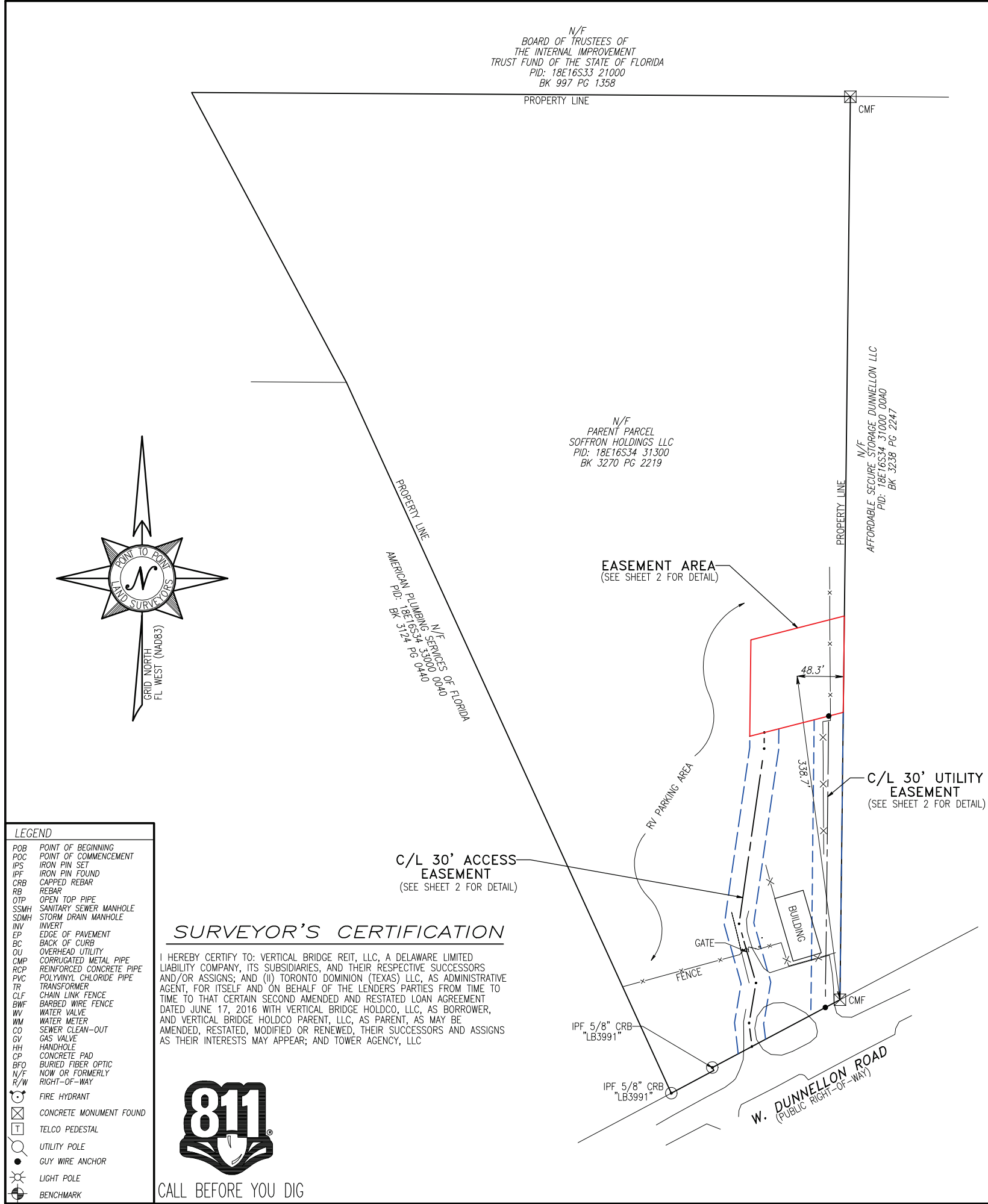
JAR BNL

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T1



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE EASEMENT AREA AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEED SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRX7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 05/07/2025]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF $\pm 0.5'$. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) FLORIDA WEST ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 12017C0086D DATED: 9/26/2014

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

ORIGINAL SURVEY IS KEPT ON FILE IN THE SURVEYOR'S OFFICE.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE EASEMENT AREA OR ANY OF THE EASEMENTS, AT THE TIME THE SURVEY WAS COMPLETED.

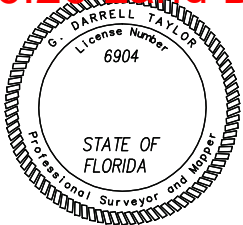
THE EASEMENT AREA AND ALL EASEMENTS LIE ENTIRELY WITHIN THE PARENT PARCEL.

THE ACCESS AND UTILITY EASEMENTS GO TO A CONFIRMED PUBLIC RIGHT-OF-WAY.

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.01 FEET (HORZ) 0.17 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 05/07/2025
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99997002
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: -0.23350000°
BENCHMARKS USED: DG4689, DG4685, DR9347



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARRELL TAYLOR USING DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

 DATE: 05/15/2025

G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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* SPECIFIC PURPOSE SURVEY PREPARED BY:



Business License Number: LB8148

100 Governors Trace, Ste. 103

Peachtree City, GA 30269

(direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

RUSH LAKE

US-FL-6006

SECTION 34 TOWNSHIP 16 SOUTH RANGE 18 EAST
CITRUS COUNTY, FLORIDA

PARENT PARCEL

OWNER: SOFFRON HOLDINGS LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY AND, AS DISCLOSED IN THE PUBLIC RECORDS, HAS BEEN SINCE 6TH DAY OF APRIL, 2022

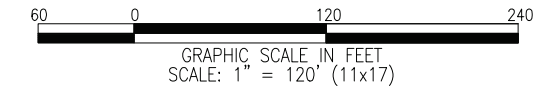
SITE ADDRESS: 2723 WEST DUNNELLON ROAD, DUNNELLON, FLORIDA 34433

PARCEL ID: 18E16S34 31300

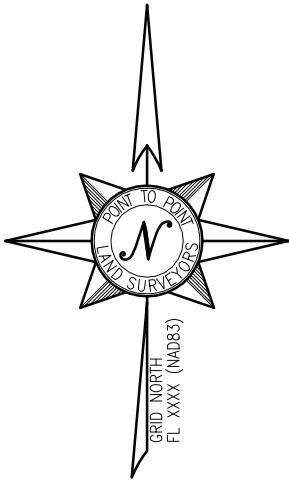
AREA: 9.8400 ACRES (PER TAX ASSESSOR)

ZONED: IND - INDUSTRIAL USE

REFERENCE: DEED BOOK 3270 PAGE 2219



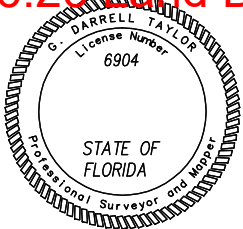
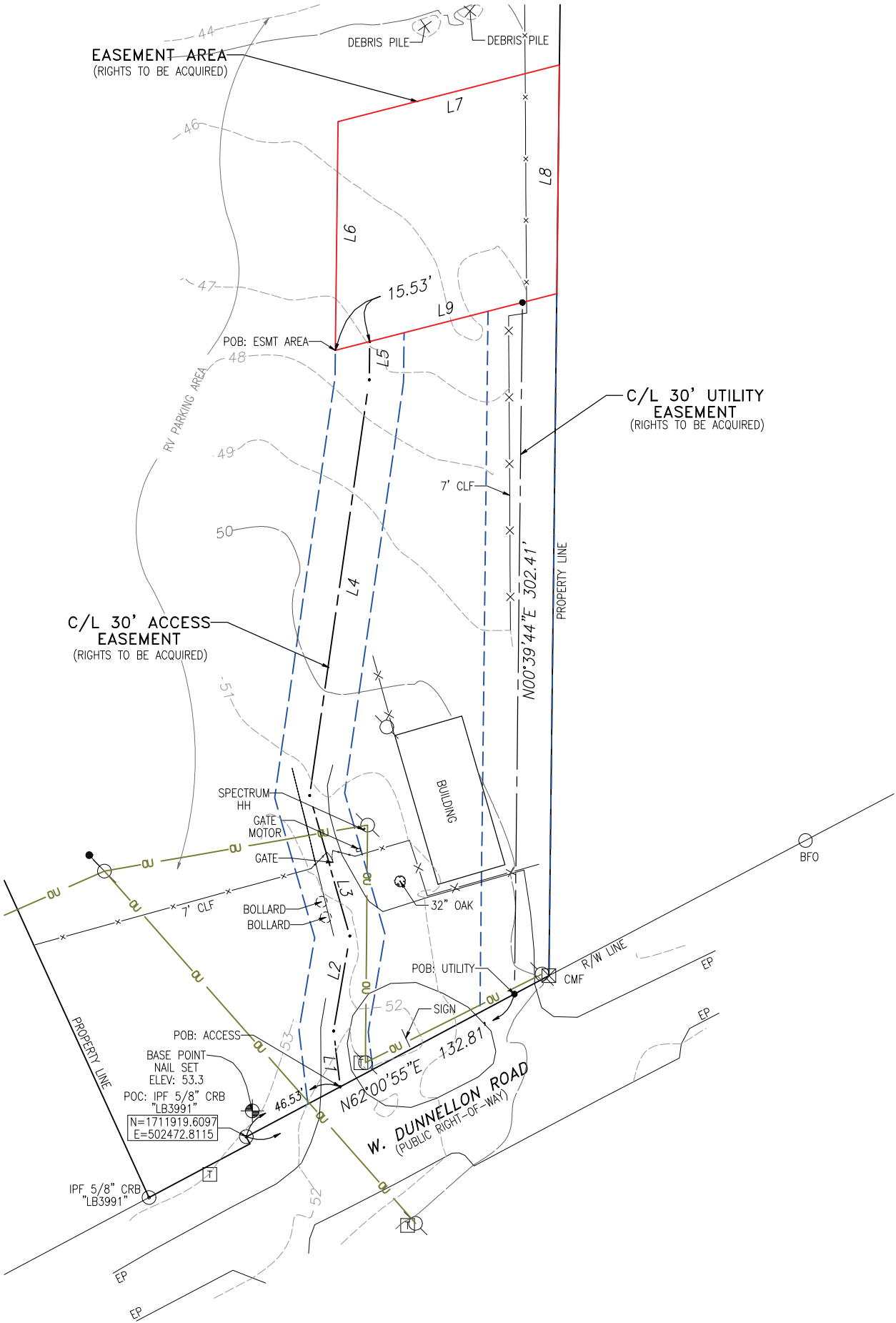
NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
			CHECKED BY: JKL	1
			APPROVED: D. MILLER	
			DATE: MAY 15, 2025	
			P2P JOB #: 250537FL	OF 3



LINE TABLE

LINE	BEARING	DISTANCE
L1	N06°51'29"W	24.55'
L2	N09°40'42"E	42.17'
L3	N15°56'10"W	63.92'
L4	N08°09'48"E	183.56'
L5	N00°40'16"E	16.74'
L6	N00°40'16"E	100.00'
L7	N75°39'18"E	100.00'
L8	S00°40'16"W	100.00'
L9	S75°39'18"W	100.00'

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
RB	REBAR
OTP	OPEN TOP PIPE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE
HH	HANDHOLE
CP	CONCRETE PAD
BFO	BURIED FIBER OPTIC
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
	FIRE HYDRANT
	CONCRETE MONUMENT FOUND
	TELCO PEDESTAL
	UTILITY POLE
	GUY WIRE ANCHOR
	LIGHT POLE
	BENCHMARK



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARRELL TAYLOR USING DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

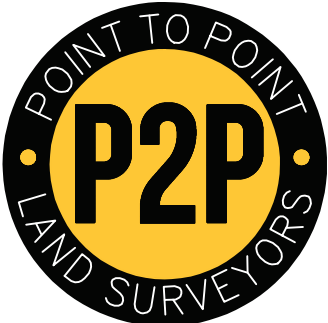
I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

DATE: 05/15/2025

G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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* SPECIFIC PURPOSE SURVEY PREPARED BY:



Business License Number: LB8148
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



RUSH LAKE
US-FL-6006
SECTION 34 TOWNSHIP 16 SOUTH RANGE 18 EAST
CITRUS COUNTY, FLORIDA

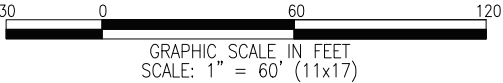
SITE INFORMATION

EASEMENT AREA = 9,659 SQUARE FEET (0.2217 ACRES)

AT CENTER EASEMENT AREA:
LATITUDE: 29°02'35.67" (NAD 83) (29.043242°)
LONGITUDE: -82°28'50.60" (NAD 83) (-82.480722°)
ELEVATION = 45.7' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON FLORIDA GRID NORTH (WEST ZONE)



NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
			CHECKED BY: JKL	2
			APPROVED: D. MILLER	
			DATE: MAY 15, 2025	
			P2P JOB #: 250537FL	
				OF 3

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER AGENCY, LLC, COMMITMENT DATE OF 11TH DAY OF OCTOBER 2024, BEING COMMITMENT NO. VTB-188180-C, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

EXCEPTIONS 1-6 ARE STANDARD AND NOT THE TYPE TO BE PLOTTED.

7. RESOLUTION DATED NOVEMBER 18, 1975 AND RECORDED MARCH 4, 1976 IN (BOOK) 423 (PAGE) 56, IN CITRUS COUNTY, FLORIDA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

8. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "BOUNDARY AND LOCATION MINOR SUBDIVISION SURVEY" DATED JULY 3, 2002 AND RECORDED JULY 10, 2002 IN (BOOK) 1518 (PAGE) 1706, IN CITRUS COUNTY, FLORIDA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IT IS NOT PLOTTED HEREON BECAUSE THE PLAT IS ILLEGIBLE.]

9. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT MAP" DATED JULY 25, 2002 AND RECORDED JULY 25, 2002 IN (BOOK) 15151 (PAGE) 656, IN CITRUS COUNTY, FLORIDA.

[THIS ITEM MAY BE APPLICABLE TO THE PARENT PARCEL BUT IT IS NOT PLOTTED HEREON BECAUSE THE PLAT IS ILLEGIBLE.]

10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "RIVER GARDENS" DATED JULY 3, 2002 AND RECORDED JULY 3, 2002 IN (BOOK) 2 (PAGE) 170, IN CITRUS COUNTY, FLORIDA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

EASEMENT AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 34, TOWNSHIP 16 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF SOFFRON HOLDINGS LLC, AS RECORDED IN DEED BOOK 3270 PAGE 2219, CITRUS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR CAPPED "LB3991", SAID REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY OF W. DUNNELLON ROAD, SAID REBAR HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 1711919.6097 E: 502472.8115; THENCE RUNNING ALONG SAID RIGHT-OF-WAY, NORTH 62°00'55" EAST, 46.53 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, NORTH 06°51'29" WEST, 24.55 FEET TO A POINT; THENCE, NORTH 09°40'42" EAST, 42.17 FEET TO A POINT; THENCE, NORTH 15°56'10" WEST, 63.92 FEET TO A POINT; THENCE, NORTH 08°09'48" EAST, 183.56 FEET TO A POINT; THENCE, NORTH 00°40'16" EAST, 16.74 FEET TO A POINT ON THE EASEMENT AREA; THENCE RUNNING ALONG SAID EASEMENT AREA, SOUTH 75°39'18" WEST, 15.53 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 00°40'16" EAST, 100.00 FEET TO A POINT; THENCE, NORTH 75°39'18" EAST, 100.00 FEET TO A POINT ON THE EAST PROPERTY LINE OF SAID SOFFRON HOLDINGS LLC LANDS; THENCE ALONG SAID EAST LINE, SOUTH 00°40'16" WEST, 100.00 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, SOUTH 75°39'18" WEST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.

SAID TRACT CONTAINS 0.2217 ACRES (9,659 SQUARE FEET), MORE OR LESS.

30' ACCESS EASEMENT

TOGETHER WITH A 30-FOOT ACCESS EASEMENT, MEASURING 15 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN SECTION 34, TOWNSHIP 16 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF SOFFRON HOLDINGS LLC, AS RECORDED IN DEED BOOK 3270 PAGE 2219, CITRUS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR CAPPED "LB3991", SAID REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY OF W. DUNNELLON ROAD, SAID REBAR HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 1711919.6097 E: 502472.8115; THENCE RUNNING ALONG SAID RIGHT-OF-WAY, NORTH 62°00'55" EAST, 46.53 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, NORTH 06°51'29" WEST, 24.55 FEET TO A POINT; THENCE, NORTH 09°40'42" EAST, 42.17 FEET TO A POINT; THENCE, NORTH 15°56'10" WEST, 63.92 FEET TO A POINT; THENCE, NORTH 08°09'48" EAST, 183.56 FEET TO A POINT; THENCE, NORTH 00°40'16" EAST, 16.74 FEET TO THE ENDING AT A POINT ON THE EASEMENT AREA.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.

30' UTILITY EASEMENT

TOGETHER WITH A 30-FOOT UTILITY EASEMENT, MEASURING 15 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN SECTION 34, TOWNSHIP 16 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF SOFFRON HOLDINGS LLC, AS RECORDED IN DEED BOOK 3270 PAGE 2219, CITRUS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR CAPPED "LB3991", SAID REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY OF W. DUNNELLON ROAD, SAID REBAR HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 1711919.6097 E: 502472.8115; THENCE RUNNING ALONG SAID RIGHT-OF-WAY, NORTH 62°00'55" EAST, 132.81 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, NORTH 00°39'44" EAST, 302.41 FEET TO THE ENDING AT A POINT ON THE EASEMENT AREA.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.

PARENT PARCEL

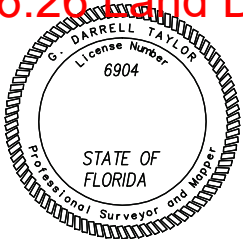
PER COMMITMENT NO VTB-188180-C

A PORTION OF LANDS LYING IN SECTION 34-16-18 DESCRIBED AS THE FOLLOWING:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 18 EAST, AS SHOWN ON THE PLAT OF RIVER GARDENS UNIT 3, PLAT BOOK 2, PAGE 170, SAID CORNER BEING THE SOUTHWEST CORNER OF LOT 138, AS SHOWN ON SAID PLAT, THENCE NORTH 89°33'43" EAST, ALONG THE SOUTH BOUNDARY OF SAID LOT 138, AND ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH RUFF POINT (1ST STREET AS SHOWN ON SAID PLAT), A DISTANCE OF 215.37 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT OF WAY LINE OF NORTH RUFF POINT; THENCE NORTH 0°45'52" WEST ALONG SAID EAST RIGHT OF WAY LINE 824.55 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT OF WAY OF THE FORMER PROPOSED CROSS FLORIDA BARGE CANAL; THENCE SOUTH 89°39'26" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 1432.29 FEET TO A CAPPED IRON ROD AT AN ANGLE POINT ON THE SOUTH RIGHT OF WAY LINE; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°38'51" EAST 750.84 FEET TO A POINT ON THE WEST BOUNDARY OF LANDS DESCRIBED IN O.R. BOOK 376, PAGE 49; THENCE DEPART SAID WEST BOUNDARY SOUTH 24°33'18" EAST 810.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST DUNNELLON ROAD (FORMERLY STATE ROAD 488); THENCE NORTH 61°58'53" EAST ALONG SAID NORTH RIGHT OF WAY LINE 50 FEET TO A CONCRETE MONUMENT ON A SOUTH EXTENSION OF THE WEST BOUNDARY OF LANDS DESCRIBED IN O.R. BOOK 376, PAGE 49; THENCE NORTH 28°05'24" WEST ALONG SAID SOUTH EXTENSION 3.44 FEET TO A CAPPED IRON ROD AT THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 488, PER DESCRIBED IN O.R. BOOK 376, PAGE 49; THENCE NORTH 61°59'24" EAST ALONG THE SOUTH BOUNDARY OF SAID LANDS AND ALONG SAID NORTH RIGHT OF WAY LINE 149.96 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 0°40'16" EAST ALONG THE EAST BOUNDARY OF SAID LANDS 937.39 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER ALSO BEING ON THE CENTERLINE OF SAID FORMER CROSS FLORIDA BARGE CANAL, THENCE NORTH 89°39'23" WEST ALONG THE NORTH BOUNDARY OF SAID LANDS AND ALONG SAID CENTERLINE 683.44 FEET TO A CAPPED IRON ROD AT THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 28°05'24" EAST ALONG THE WEST BOUNDARY OF SAID LANDS 340.96 FEET TO THE POINT OF BEGINNING. TITLE IN O.R. BOOK 376, PAGE 49 AND O.R. BOOK 481, PAGE 540 AND QUIT CLAIM DEED IN O.R. BOOK 1867, PAGE 12.

PARCEL ID: 18E16S34 31300 (ALT KEY#: 3131106)

THIS BEING THE SAME PROPERTY CONVEYED TO SOFFRON HOLDINGS LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY FROM 488 MIDWAY RV AND BOAT STORAGE AND EQUIPMENT RENTALS LLC, A FLORIDA LIMITED LIABILITY COMPANY IN A DEED DATED MARCH 28, 2022 AND RECORDED APRIL 6, 2022 AS INSTRUMENT NO. 2022024244 IN CITRUS COUNTY, FL.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARRELL TAYLOR USING DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

[Signature] DATE: 05/15/2025

G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



Business License Number: LB8148
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



RUSH LAKE
US-FL-6006

SECTION 34 TOWNSHIP 16 SOUTH RANGE 18 EAST
CITRUS COUNTY, FLORIDA

LEGAL DESCRIPTION &
TITLE REVIEW SHEET

NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
			CHECKED BY: JKL	3
			APPROVED: D. MILLER	
			DATE: MAY 15, 2025	
			P2P JOB #: 250537FL	
				OF 3

K:\ATL_Wireless\Vertical Bridge\US-FL-6006 Rush Lake\CAD\ZD\ECar-GB.dwg 01/09/26 1:52 PM by: Juan.Reyes

1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE VERIZON PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM VERIZON PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "FLORIDA 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 432-4770 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY VERIZON PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER VERIZON PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

- 2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- 2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.
- 2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- 2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.
- 2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- 2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.
- 2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD³ AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM
- 2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- 2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45° CHAMFER, UNLESS OTHERWISE NOTED.
- 2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.
- 2.12 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.
- 2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±½" IN 10'.
- 2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.
- 2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

verticalbridge

22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 948-6367

PROJECT INFORMATION:

SITE NAME:
US-FL-6006 RUSH LAKE - A
SITE No.: 561078
PROJECT #: 16259641
2723 W DUNNELLON RD
DUNNELLON, FL 34433
CITRUS COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV:____DATE:____ISSUED FOR:____BY:____

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LICENSER:

BAILEY NICOLE LIVELY

LICENSE

No. 100533

STATE OF FLORIDA

PROFESSIONAL ENGINEER

119106

KHA PROJECT NUMBER:

013291029

DRAWN BY:____CHECKED BY:____

JARBNL

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N1

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Page 124 of 180

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	601'-11"
SOUTH	339'-5"
EAST	48'-3"
WEST	298'-8"

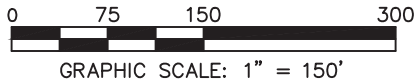


*NOTE: THE UTILITY EASEMENT SHALL NOT INCLUDE THE AREA CONSISTING OF THE FOOTPRINT OF THE EXISTING BUILDING PLUS A 2' BUFFER ON BOTH THE SOUTH AND EAST SIDES OF THE EXISTING BUILDING.

SURVEY NOTE:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 05/15/25 AND SITE VISIT ON 05/07/25.
3. LANDSCAPING NOT SHOWN FOR CLARIFY (SEE L SHEETS).

1 OVERALL SITE PLAN
C1 SCALE: 1" = 150'



verticalbridge
22 W ATLANTIC AVE, SUITE 310
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REV.	DATE	ISSUED FOR	BY
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0	09/05/25	ZONING	BNL

LICENSER:
BAILEY NICOLE LIVELY
LICENSE
No. 100533
STATE OF FLORIDA
PROFESSIONAL ENGINEER
11/9/10

KHA PROJECT NUMBER:
013291029

DRAWN BY: JAR CHECKED BY: BNL

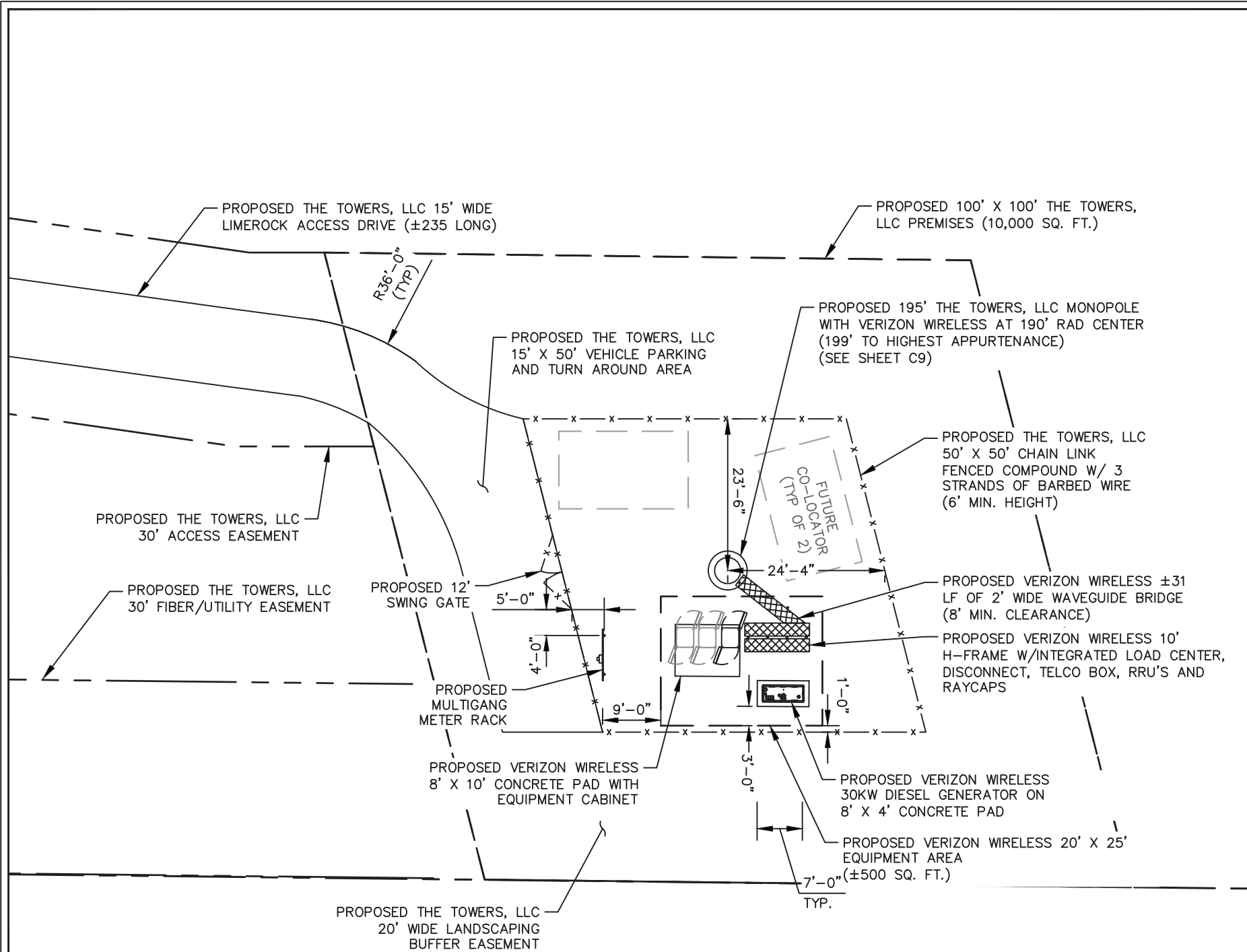
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OVERALL SITE PLAN

SHEET NUMBER:
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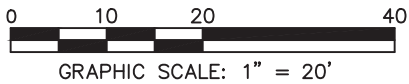
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1 SITE PLAN
C2 SCALE: 1" = 20'

SITE NOTES:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 05/15/25 AND SITE VISIT ON 05/07/25.
3. CONTRACTOR TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM VERIZON CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.
8. LANDSCAPING NOT SHOWN FOR CLARIFY (SEE L SHEETS).



verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
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PROJECT INFORMATION:
SITE NAME:
US-FL-6006 RUSH LAKE - A
SITE No.: 561078
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2723 W DUNNELLON RD
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PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

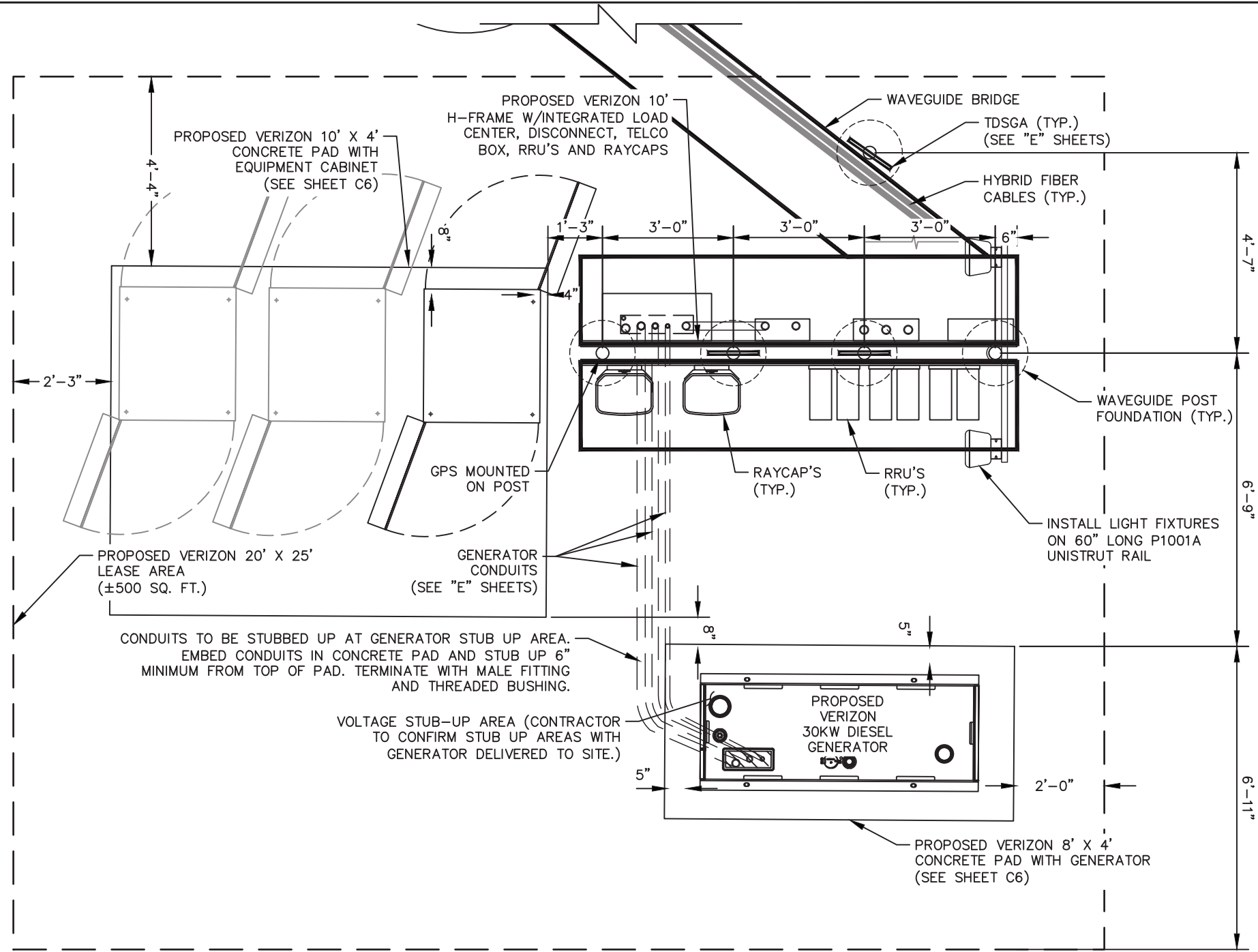
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0	09/05/25	ZONING	BNL

LICENSER:
BAILEY NICOLE LIVELY
LICENSE
No. 100533
STATE OF FLORIDA
PROFESSIONAL ENGINEER
11/9/10

KHA PROJECT NUMBER:
013291029
DRAWN BY: JAR CHECKED BY: BNL

SHEET TITLE:
SITE PLAN

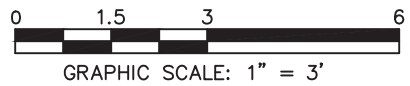
SHEET NUMBER:
C2



1 EQUIPMENT PAD LAYOUT
C3 SCALE: 1" = 3'

EQUIPMENT PAD/ROUTING NOTES:

1. REFER TO THE SITE PLAN FOR EQUIPMENT PAD LOCATION AND ORIENTATION.
2. RUN 2" FLEX TELCO CONDUIT FROM BOTTOM OF TELCO BOX TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
3. RUN (2) 2" FLEX POWER CONDUIT AND (1) 1" ALARM CONDUIT FROM BOTTOM OF ILC TO SIDE OF RF CABINET WITH CHASE NIPPLES THROUGH FACTORY KNOCKOUTS.
4. RUN 2" FLEX FIBER CONDUIT FROM BOTTOM OF OVP TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
5. RUN (1) 1½" FLEX POWER CONDUIT FOR EVERY (6) RRU CIRCUITS FROM BOTTOM OF OVP TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
6. SUPPORT FLEX CONDUIT ON HORIZONTAL H-FRAME RAILS OR ON VERTICAL SITE STRUT SNT10 RAILS ADDED TO H-FRAME FOR CONDUIT/CABLE MANAGEMENT.
7. RUN HYBRID CABLE FOR TOWER MOUNTED RRU'S OVERHEAD ON TRAPEZE SUSPENDED FROM WAVE GUIDE BRIDGE. SWEEP DOWN ONTO H-FRAME RAILS, THEN LOOP UNDER OVP AND CONNECT TO BOTTOM OF OVP. ATTACH GROUND KITS TO HYBRID CABLE BEFORE LOOPING UNDER OVP, AND BOND TO TDSGA GROUND BAR AT BASE OF H-FRAME.
8. RUN COAX CABLE FOR GROUND MOUNTED RRU'S (IF USED) OVERHEAD ON TRAPEZE SUSPENDED FROM WAVE GUIDE BRIDGE. TERMINATE COAX ON ICE BRIDGE AND TRANSITION TO JUMPERS JUST BEFORE REACHING H-FRAME. ATTACH GROUND KITS TO COAX CABLE ON TOWER SIDE OF LAST ICE BRIDGE POST AND BOND TO TDSGA GROUND BAR NEAR TOP OF POST.
9. GPS ANTENNA TO BE MOUNTED TO STANDARD HEIGHT POST WITH EXTENDED MOUNTING PIPE, USING COMMSCOPE GPS-U MOUNTING KIT. MOUNT AS NEAR AS PRACTICAL TO RBA84 CABINET.
10. BOLT CABINETS AND GENERATOR TO SLAB USING FASTENERS SPECIFIED BY EQUIPMENT MANUFACTURER IN FACTORY PROVIDED MOUNTING HOLES.



verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 948-6367

PROJECT INFORMATION:
SITE NAME:
US-FL-6006 RUSH LAKE - A
SITE No.: 561078
PROJECT #: 16259641
2723 W DUNNELLON RD
DUNNELLON, FL 34433
CITRUS COUNTY

PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV.	DATE	ISSUED FOR	BY
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2	01/09/26	ZONING	BNL
1	10/03/25	ZONING	BNL
0	09/05/25	ZONING	BNL

LICENSER:
Bailey Nicole Lively
LICENSE
No. 100533
STATE OF FLORIDA
PROFESSIONAL ENGINEER
1/19/10

KHA PROJECT NUMBER:
013291029
DRAWN BY: JAR CHECKED BY: BNL
SHEET TITLE:

EQUIPMENT PAD LAYOUT

SHEET NUMBER:
C3

K:\ATL_Wireless\Vertical Bridge\US-FL-6006 Rush Lake\CAD\ZD\ECar-GB.dwg 01/09/26 1:52 PM by: Juan Reyes

verticalbridge

22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 948-6367

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REV: DATE: ISSUED FOR: BY:

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LICENSER:

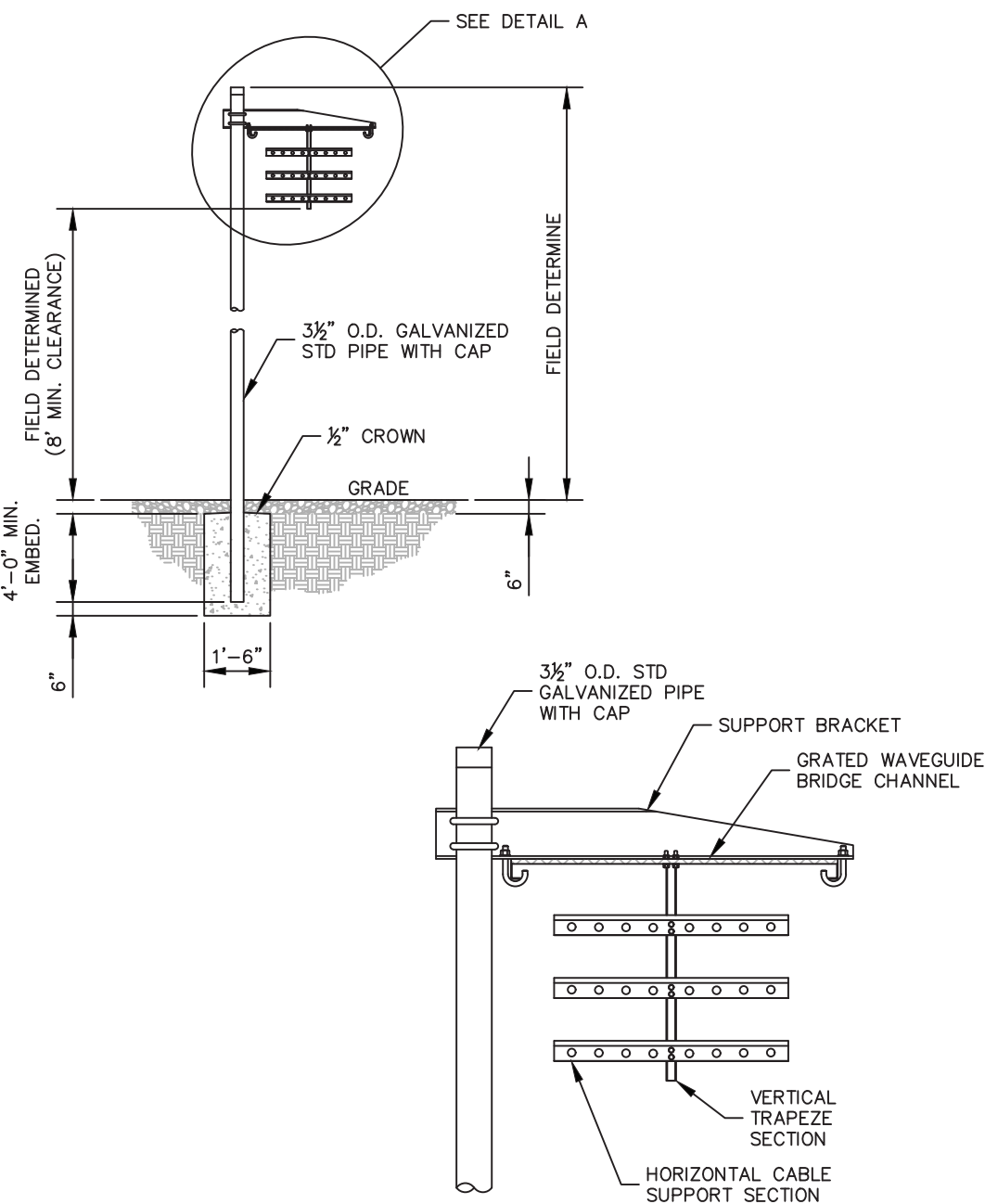
BAILEY NICOLE LIVELY
LICENSE
No. 100533
STATE OF FLORIDA
PROFESSIONAL ENGINEER
11/9/16

KHA PROJECT NUMBER:
013291029

DRAWN BY: JAR CHECKED BY: BNL

SHEET TITLE:
WAVEGUIDE
BRIDGE DETAILS

SHEET NUMBER:
C4



DETAIL A

ANDREW 1 POST WAVEGUIDE BRIDGE KIT (PART #: WB-K210-B15, OR APPROVED EQUIVALENT)

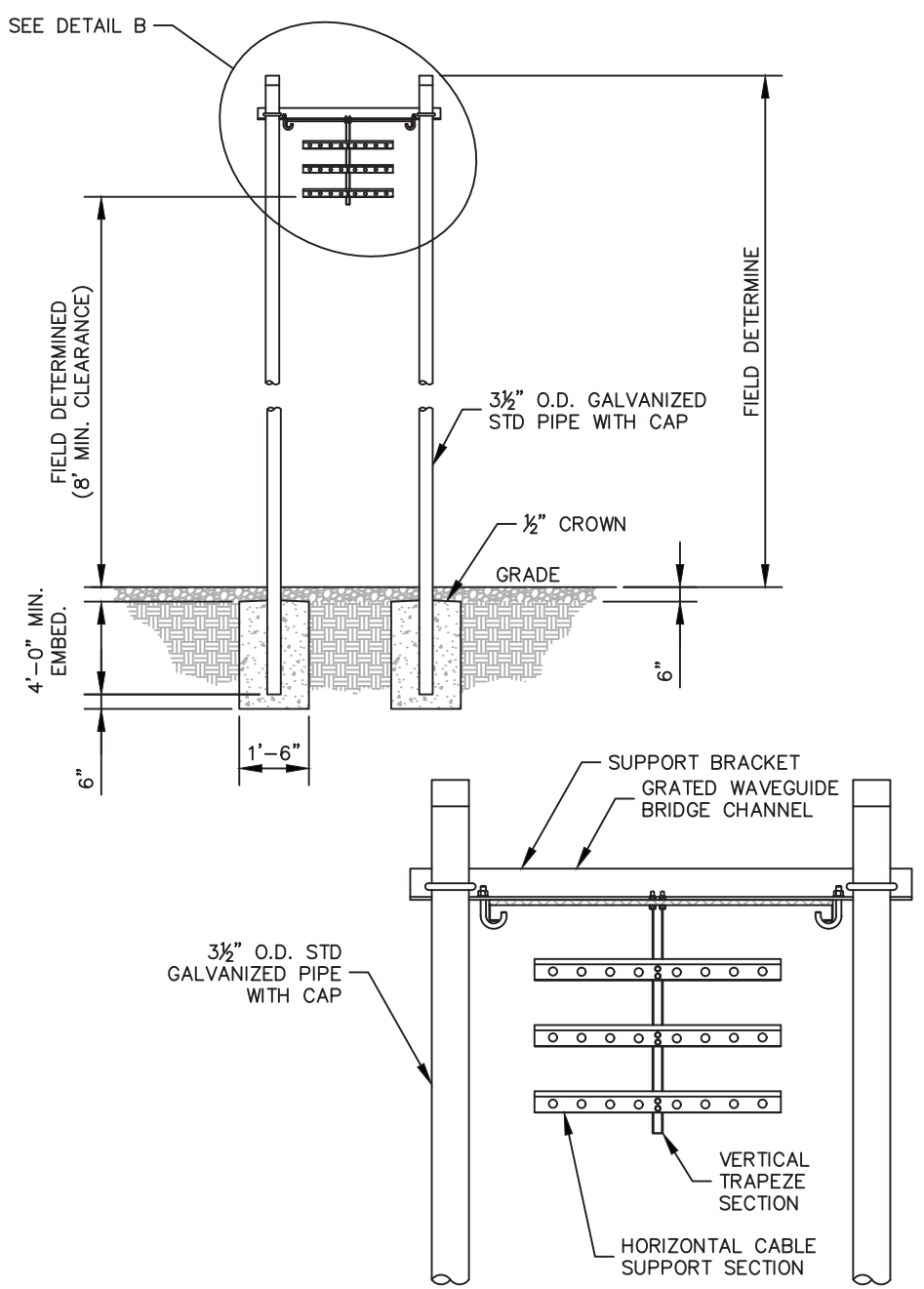
NOTE:
1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1

WAVEGUIDE BRIDGE DETAIL

C4

NOT TO SCALE



DETAIL B

ANDREW 2 POST WAVEGUIDE BRIDGE KIT (PART #: WB-K410-B15, OR APPROVED EQUIVALENT)

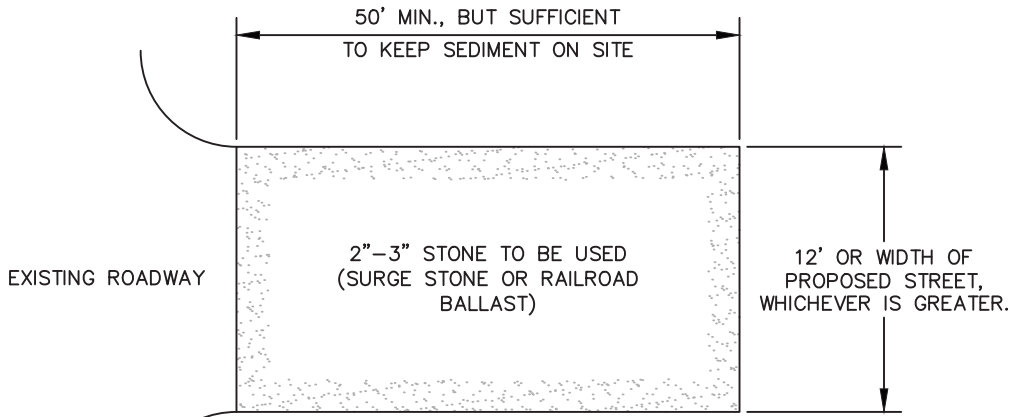
NOTE:
1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

2

WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)

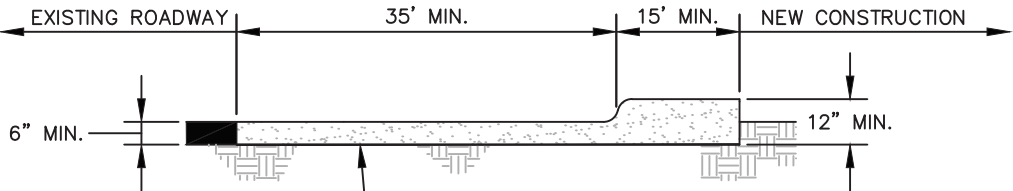
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NOT TO SCALE

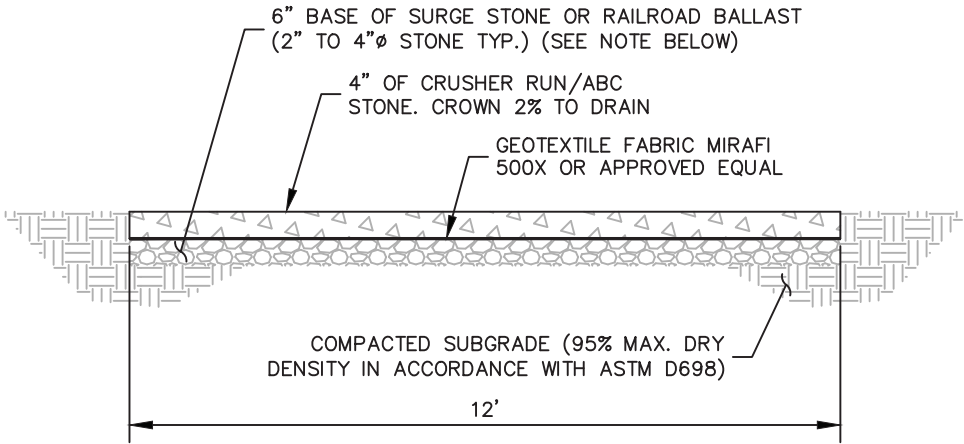


PLAN

- NOTES:
1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
 2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
 3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.



CROSS SECTION



NOTE:
IF DETERMINED NECESSARY DURING GRADING AND CONSTRUCTION OF THE ACCESS ROAD BY THE VERIZON WIRELESS PROJECT MANAGER, THE CONTRACTOR SHALL INSTALL 6" BASE OF SURGE STONE OR RAILROAD BALLAST (2" TO 4"Ø STONE TYP.)

1
C5
CONSTRUCTION ENTRANCE
NOT TO SCALE

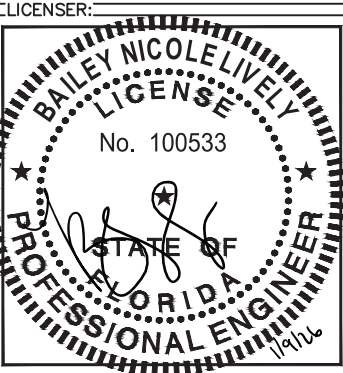
2
C5
STANDARD ACCESS ROAD AND TURN-AROUND DETAIL
NOT TO SCALE

verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 948-6367

PROJECT INFORMATION:
SITE NAME:
US-FL-6006 RUSH LAKE - A
SITE No.: 561078
PROJECT #: 16259641
2723 W DUNNELLON RD
DUNNELLON, FL 34433
CITRUS COUNTY

PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV:	DATE:	ISSUED FOR:	BY:
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1	10/03/25	ZONING	BNL
0	09/05/25	ZONING	BNL



KHA PROJECT NUMBER:
013291029

DRAWN BY: JAR
CHECKED BY: BNL

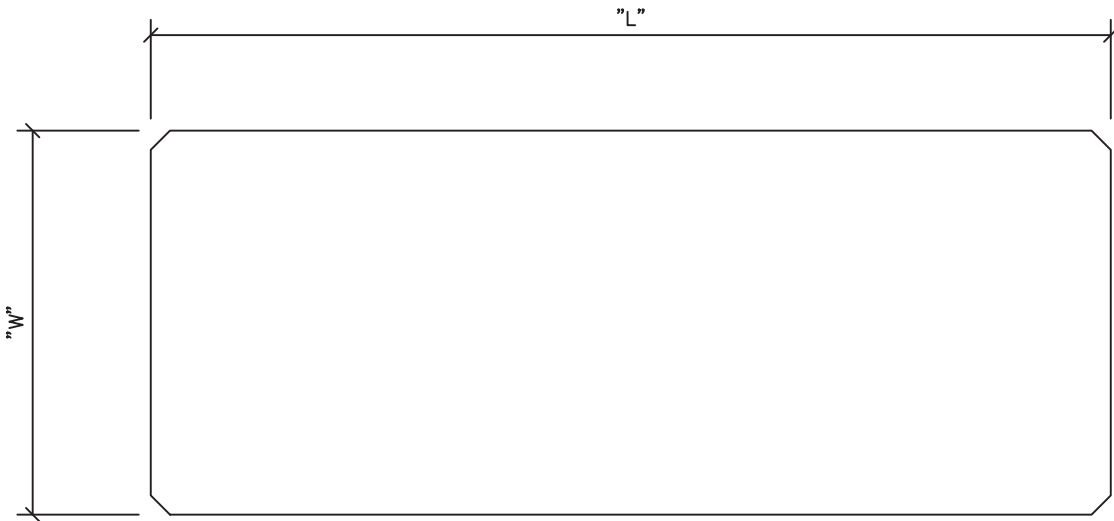
SHEET TITLE:

ACCESS ROAD
DETAILS

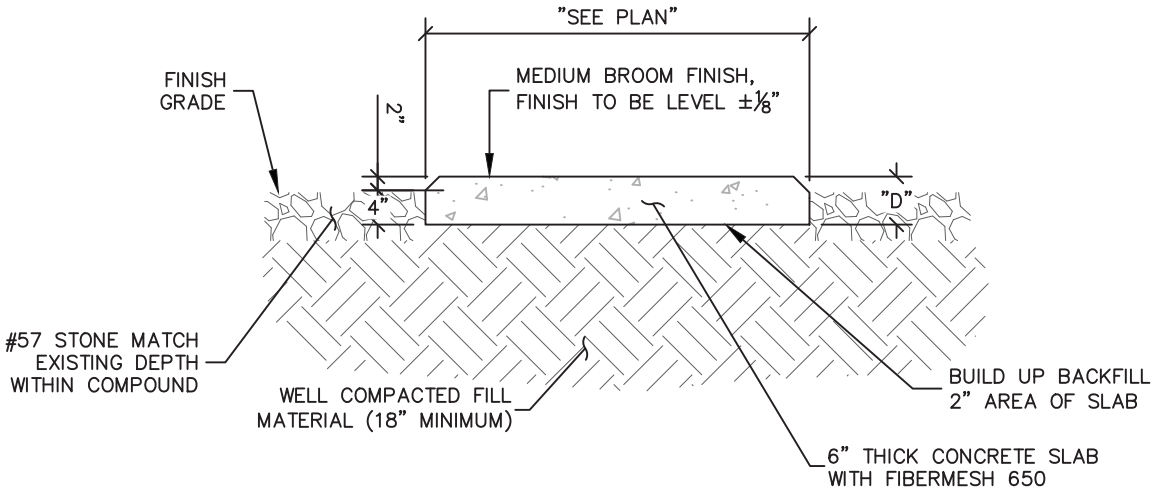
SHEET NUMBER:
C5

K:\ATL_Wireless\Vertical Bridge\US-FL-6006 Rush Lake\CAD\ZD\ECar-CB.dwg 01/09/26 1:53 PM by: Juan.Reyes

CONCRETE PAD SCHEDULE				
PAD TYPE	"L"	"W"	"D"	REINFORCEMENT
EQUIPMENT PAD	10'-0"	4'-0"	6"	SEE DETAIL 2/C6
GENERATOR PAD	8'-0"	4'-0"	6"	SEE DETAIL 2/C6



1 CONCRETE PAD PLAN
C6 NOT TO SCALE



2 CONCRETE PAD FOUNDATION SECTION
C6 NOT TO SCALE

verticalbridge

22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 948-6367

PROJECT INFORMATION:

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SITE No.: 561078
PROJECT #: 16259641
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DUNNELLON, FL 34433
CITRUS COUNTY

PLANS PREPARED BY:

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REV: DATE: ISSUED FOR: BY:

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LICENSER:

BAILEY NICOLE LIVELY

LICENSE

No. 100533

STATE OF FLORIDA

PROFESSIONAL ENGINEER

119106

KHA PROJECT NUMBER:

013291029

DRAWN BY: CHECKED BY:

JAR BNL

SHEET TITLE:

CONCRETE PAD
FOUNDATION
DETAILS

SHEET NUMBER:

C6

Page 130 of 180

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1 SIGN PLACEMENT PLAN VIEW
C7 NOT TO SCALE

**SIGNAGE NOTES:**

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS THE COMPOUND GATE ITSELF.
4. CARRIER SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET W/ PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AID PLACEMENT UNTIL ADHESIVE SETS.



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LICENSER: _____



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DRAWN BY: _____ CHECKED BY: _____

JAR

BNL

SHEET TITLE: _____

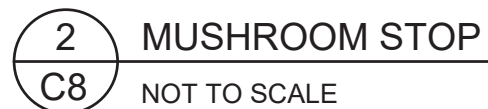
SITE SIGNAGE DETAILS

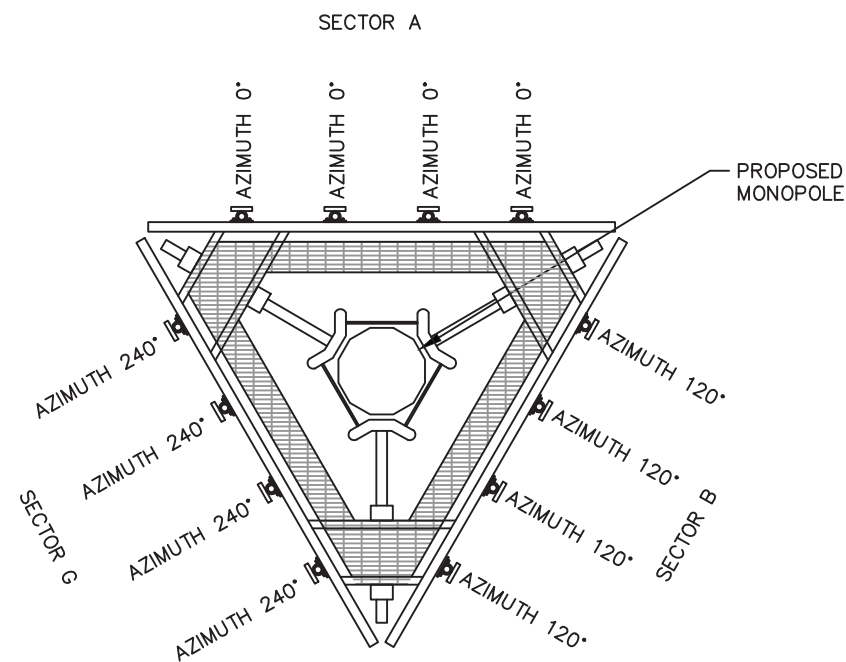
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C7

1 CHAIN LINK FENCE AND GATE ELEVATION

C8 NOT TO SCALE

Page 132 of 180
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1 ANTENNA ORIENTATION PLAN

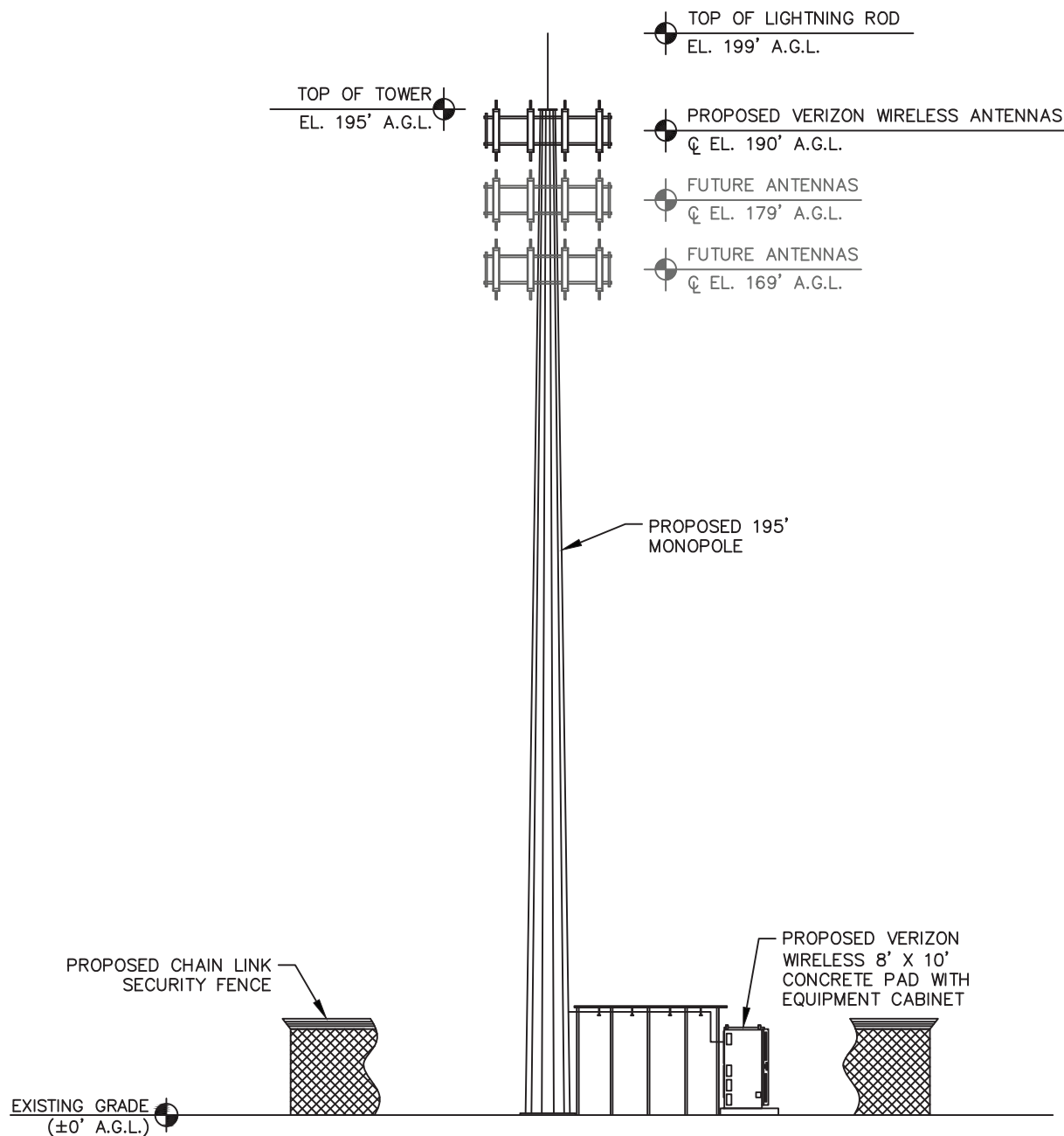
(NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY, SEE STRUCTURAL ANALYSIS BY OTHERS TO CONFIRM ANTENNA MOUNT TYPE)

NOTE:
REFER TO RFDS PROVIDED BY VERIZON. CONTRACTOR TO CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR THE CONSTRUCTION RFDS.

NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

NOTE: GENERAL CONTRACTOR TO INSTALL RAYCAP OVP, NUMBER AND TYPE PER VERIZON CONSTRUCTION MANAGER.



2 MONOPOLE TOWER ELEVATION

NOT TO SCALE

- NOTES:**
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
 2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
 3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
 4. PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.

verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 948-6367

PROJECT INFORMATION:

SITE NAME:
US-FL-6006 RUSH LAKE - A
SITE No.: 561078
PROJECT #: 16259641
2723 W DUNNELLON RD
DUNNELLON, FL 34433
CITRUS COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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LICENSER:

FOR ILLUSTRATIVE PURPOSES ONLY- NO SIGNATURE REQUIRED

KHA PROJECT NUMBER:

013291029

DRAWN BY: CHECKED BY:

JAR

BNL

SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:

C9

PLANTING REQUIREMENTS PER SECTION 5400 & 3750.E.9
BUFFER TYPE D WITHOUT WALL:
20' MIN WIDTH OF BUFFER
6 TREES REQUIRED – 6 PROVIDED
24 SHRUBS REQUIRED – 26 PROVIDED
12 CONIFERS REQUIRED – 13 PROVIDED

REQUIREMENT SATISFIED

26 HOLN-NS-1
6'-7' HT

PROPOSED 20'
LANDSCAPING
BUFFER

13 TAX-BC
2.5" CAL

2 MYR-WM
6'7' HT

4 QUE-SO
2.5" CAL

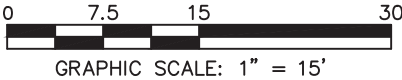
SURVEY NOTE:

1. THE TOWERS, LLC STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT DATED 05/15/25 AND SITE VISIT ON 05/07/25.

1
L1.0

PROPOSED LANDSCAPE PLAN

SCALE: 1" = 15'



verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 948-6367

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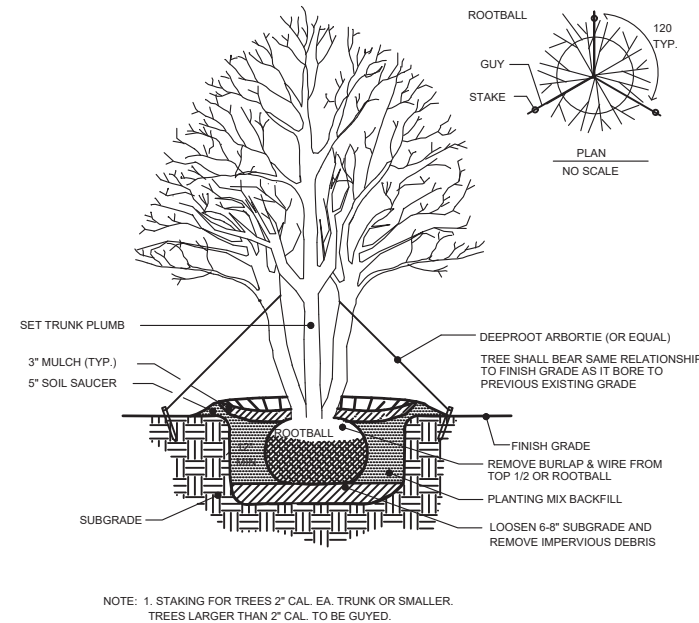
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KHA PROJECT NUMBER:
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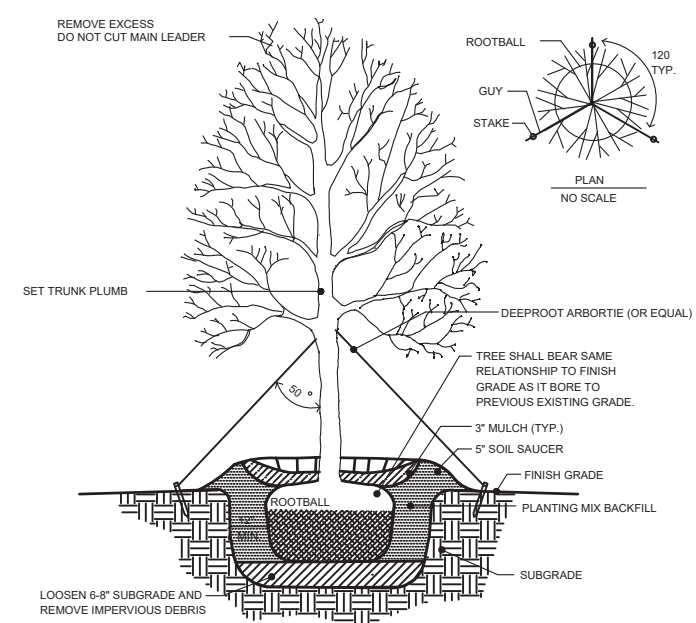
DRAWN BY: JAR
CHECKED BY: BNL

SHEET TITLE:
**LANDSCAPING
PLAN**

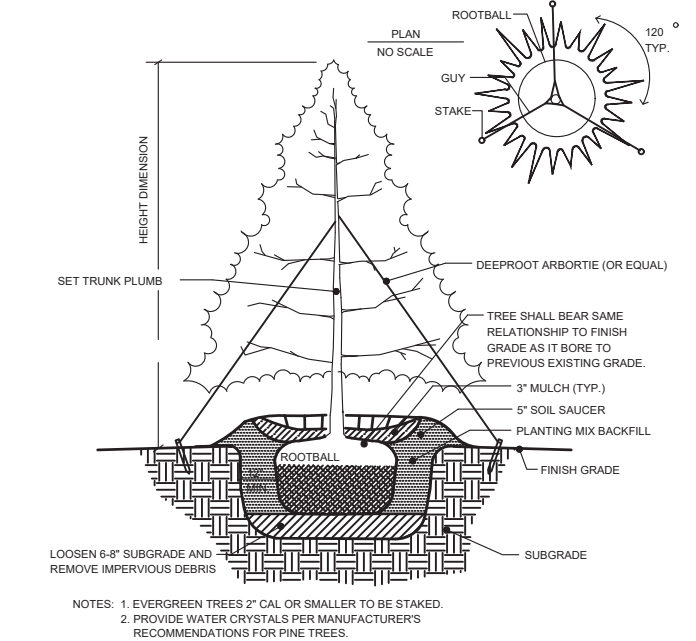
SHEET NUMBER:
L1



1 MULTI-TRUNK TREE PLANTING AND GUYING
SECTION SCALE: NTS



2 SHADE TREE PLANTING AND GUYING
SECTION SCALE: NTS



3 EVERGREEN TREE PLANTING AND GUYING
SECTION SCALE: NTS

PLANT SCHEDULE TWO RIVERS

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS
TREES									
	QUE-SO	4	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2.5" CAL	14-15' HT	6-7' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
EVERGREEN TREES									
	HOL-NS1	26	ILEX X 'NELLIE R. STEVENS' NELLIE STEVENS	NELLIE STEVENS HOLLY - FULL TO GROUND	6-7' HT	6-7' HT	3-4' SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT
	MYR-WM	2	MYRICA CERIFERA	WAX MYRTLE - FULL TO GROUND	6-7' HT	6-7' HT	4-5' SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT
	TAX-BC	13	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL	12-14' HT	6-7' SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT

SURVEY NOTE:

- THE TOWERS, LLC STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 05/15/25 AND SITE VISIT ON 05/07/25.

1 LANDSCAPE NOTES
L2 SCALE: NOT TO SCALE

verticalbridge

22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 948-6367

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US-FL-6006 RUSH LAKE - A

SITE No.: 561078

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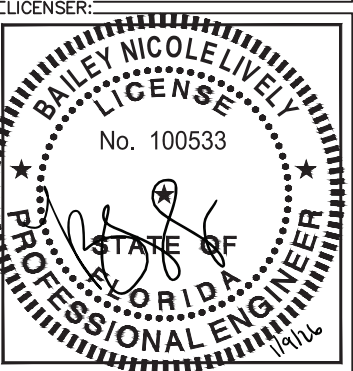
2723 W DUNNELLON RD
DUNNELLON, FL 34433
CITRUS COUNTY

PLANS PREPARED BY:

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DRAWN BY:JARCHECKED BY:BNL

SHEET TITLE:

LANDSCAPING
NOTES

SHEET NUMBER:

L2

K:\ATL_Wireless\Vertical Bridge\US-FL-6006 Rush Lake\CAD\ZD\ECar-GB.dwg 01/09/26 1:54 PM by: Juan.Reyes

February 10, 2026

Andrella Barnes
The Towers, LLC
750 Park Of Commerce Drive, Suite 200
Boca Raton, Florida 33487



B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject: Fall Certification Letter
Arcosa Designation: Arcosa Project Number: B969
Engineering Firm Designation: Arcosa Site Name: Rush Lake (US-FL-6006)
Site Data: B+T Group Project Number: 25-007023
Site Data: Rush Lake (US-FL-6006)
Site Data: 195' Monopole

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of The Towers, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 195' Monopole to be constructed at the **Rush Lake (US-FL-6006)** site.

This pole will be designed in accordance with the TIA 222-H standard for Citrus County, FL. The pole will be designed to support antennas and transmission lines for three wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 135mph 3-sec gust (no ice), 30mph 3-sec gust (0" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

190'—Wireless Carrier 1 (CaAa= 42,000 sq in w/ (18) 1 5/8" transmission lines
179'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
169'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines

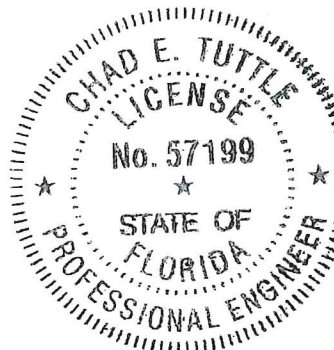
It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 45' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 45' from the base of the pole. This opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself. Please contact us should you have any questions concerning the safety and design of the monopole.

Letter prepared by: Clint Coody
Respectfully submitted by: B+T Group, Inc.

Chad E. Tuttle, P.E.

RECEIVED

FEB 11 2026
V202600001
Land Development Division



CHAD TUTTLE, P.E.
B+T ENGINEERING, INC

This Item has been digitally signed and sealed by
Chad Tuttle on the date adjacent to the seal.
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

2/10/2026

AFFORDABLE SECURE STORAGE – DUNNELLON, LLC
16289 S. Tamiami Trail
Ft. Myers, Florida 33908

November __, 2025

Citrus County Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140
Lecanto, Florida 34461

Re: Letter of Support for Variance on 2723 W. Dunnellon Road (Alt Key #3131106)

To Whom It May Concern:

Affordable Secure Storage – Dunnellon, LLC (“ASSD”) is the owner of certain property in Citrus County located at 2655 W. Dunnellon Road and identified by Alt Key #3523765 (the “ASSD Property”). The ASSD Property abuts property owned by Soffron Holdings LLC (“Soffron”) located at 2723 W. Dunnellon Road and identified by Alt Key #3131106 (the “Soffron Property”). Soffron has applied to the county for a variance for a reduced side yard separation to permit a 199’ monopole wireless communication tower to be located on the Soffron Property approximately 48’ – 3” from its side property line that abuts the ASSD Property.

ASSD, which is comprised of the same managers as Soffron, has reviewed the proposed site plan for the communication tower and fully supports the reduced side yard separation variance request. Based on the Industrial zoning on both the Soffron Property and the ASSD Property, ASSD believes that the proposed communication tower with reduced side yard separation will not have a negative impact on the ASSD Property or the surrounding community. Moreover, ASSD recognizes that the communication tower will benefit the ASSD Property and the surrounding community by helping to resolve Verizon’s existing coverage and capacity gap in the area.

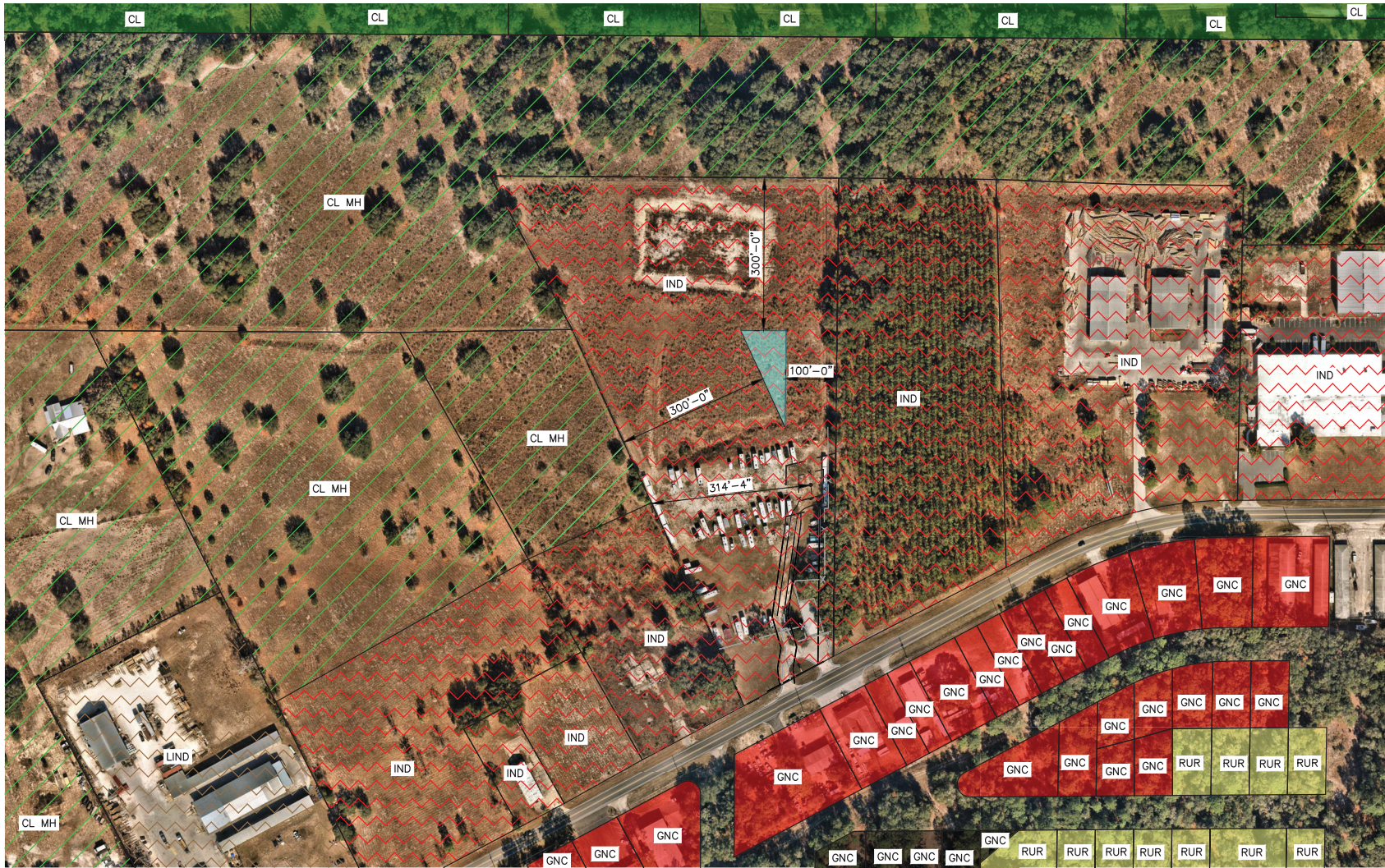
Sincerely,

AFFORDABLE SECURE STORAGE –
DUNNELLON, LLC


By: TIMOTHY SHEEHAN
Its: MANAGER

TPADOCS 26775237 1

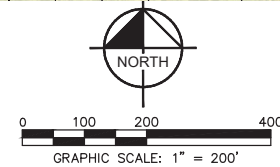
K:\VTL Wireless\Vertical Bridge\US-FL-6006 Rush Lake\CAD\2D\ECor-OB.dwg 03/24/26 4:55 PM By: Juan Reyes



SURVEY NOTE:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 05/15/25 AND SITE VISIT ON 05/07/25.
3. LANDSCAPING NOT SHOWN FOR CLARIFY (SEE L SHEETS).

1 ZONING
C1.1 SCALE: 1" = 200'



verticalbridge
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
TEL: (561) 948-6367

PROJECT INFORMATION:

SITE NAME:
US-FL-6006 RUSH LAKE - A
SITE No.: 561078
PROJECT #: 16259641
2723 W DUNNELLON RD
DUNNELLON, FL 34433
CITRUS COUNTY

PLANS PREPARED BY:

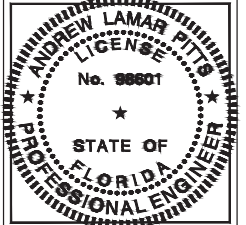
Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
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3	03/24/26	ZONING	ALP
2	01/09/26	ZONING	BNL
1	10/03/25	ZONING	BNL
0	09/05/25	ZONING	BNL

LICENSER:



KHA PROJECT NUMBER:

013291029

DRAWN BY: CHECKED BY:

JAR BNL

SHEET TITLE:

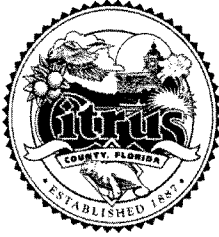
ZONING

SHEET NUMBER:

C1.1

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PM2-26-47

**DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

APPLICATION NO. V-2026-00001 James Johnston for Soffron Holdings, LLC**DATE:** April 21, 2026**PREPARED BY:** Frankie Piland, Planner; Land Development Division *FP*

VARIANCE REQUESTED	This request is for a variance from the Citrus County Land Development Code (LDC) to allow for a telecommunications tower with reduced separation requirements from off-site uses in the Heavy Industrial District, pursuant to Section 2414, <u>Heavy Industrial District (IND)</u>, and Section 3750, <u>Commercial Wireless Telecommunications Towers, Structures, and Antennas</u>, as specified in the Land Development Code (LDC). Specifically, the applicant is requesting a 199-foot monopole telecommunications tower with an approximately 48' ft separation from a nonresidential designated land where a minimum separation distance of 99.5' is required.
SUBJECT PROPERTY	Section 34, Township 16 South, Range 18 East, specifically, Parcel 2 of LR-02-22, Alt Key 3131106, which address is 2723 W. Dunnellon Rd., Dunnellon, FL. A complete legal description is on file with the Land Development Division.
ACREAGE	Approximately 9.8 acres
LAND USE/ZONING:	IND, Heavy Industrial District on the Future Land Use Map; IND, Heavy Industrial District on the Land Development Code Atlas Map
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property is located in Flood Zone X, as found on Community Panel Number 12017C0086D.
SURROUNDING LDC ATLAS DESIGNATIONS	North – CL MH, Low Intensity Coastal and Lakes District with mobile homes allowed South – GNC, General Commercial District East – IND, Heavy Industrial District West – IND, Heavy Industrial District and CL MH, Low Intensity Coastal and Lakes District with mobile homes allowed

SURROUNDING FLUM DESIGNATIONS	North – CON, Conservation District South– GNC, General Commercial District East – IND, Heavy Industrial District West – IND, Heavy Industrial District; CL, Low Intensity Coastal Lakes District; and CON, Conservation District
SURROUNDING EXISTING LAND USE	North– Conservation land South - Commercial businesses across W. Dunnellon Rd. East – Vacant Industrial West – Vacant Industrial and vacant residential
SOIL INFORMATION	According to the <i>Soil Survey of Citrus County</i> (1988), the soil types in the area are predominantly Taveres Fine Sand, 0 to 5 percent slopes, and Candler Fine Sand, 0 to 5 percent slopes, and a smaller area designated as Pits. There are some limitations to building site development due to elevation changes.

BACKGROUND AND ANALYSIS:

The subject property is located on W. Dunnellon Rd., a major collector roadway, and is approximately 9.8 acres in size according to the applicant's survey. The site is developed with a single building that is utilized as a pet grooming and day care business, which was permitted in 2012 under permit 201200457. There also appears to be an RV and boat storage business on site, identified as Affordable Secure Storage – Dunnellon, LLC; however, this use has not been permitted. It appears that the RV/boat storage use has also resulted in tree removal and fill on site, also without permits.

The applicant is proposing a monopole telecommunications tower that is 199 feet in height (to the tip of the lightning rod) and a 100-foot by 100-foot compound totaling 10,000 square feet. Additionally, the applicant is proposing to place the tower compound on the eastern side of the parcel with a 30 foot wide access easement that runs south of the compound and takes access directly from W. Dunnellon Rd.

Telecommunications tower are required to meet the standards of Section 3750, Commercial Wireless Telecommunications Towers, Structures, and Antennas, of the LDC, which includes standards for height limitations, aviation regulations, setbacks, separation between towers, separation from off-site uses, illumination, finish, structural design, signage, fencing, access easement, landscaping, buffering, equipment storage, evidence of pursuing collocation, and non-interference.

The applicant has requested a variance from the minimum required separation from off-site uses. Specifically, the applicant is requesting approval to install a 199-foot monopole telecommunications tower with a separation of approximately 48 feet from a nonresidential designated parcel of land to the east, where a minimum separation distance of 50% of the tower height or certified fall zone, whichever is greater, is required. Based on the proposed tower height, the required separation distance is 99.5 feet.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application is consistent with the Comprehensive Plan goals, policies, and objectives including:

Policy 17.2.8 *The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.*

Staff Comment: The tower use is allowable in IND, and the applicant is proposing a telecommunications tower on a parcel that is surrounded by commercial, industrial, residential, and conservation land uses.

Policy 17.7.4 *All industrial development shall provide adequate buffering and landscaping as specified in the County LDC.*

Staff Comment: The applicant has provided a landscaping plan which demonstrates a Type "D" buffer will be installed around the tower compound.

Objective 17.15 *The County shall encourage the reduction of uses incompatible and/or inconsistent with individual community's character and designated future land uses by requiring performance standards are met in the County LDC which will reduce negative impacts.*

Staff Comment: The reduced separation distances from the tower to off-site uses is not consistent with the LDC and may adversely impact adjacent properties.

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Section 3750, Commercial Wireless Telecommunications Towers, Structures, and Antennas, as specified in the LDC.

Access Management/Transportation: The LDC requires telecommunication towers to have a minimum 15-foot wide stabilized lime rock access drive from the right-of-way to the tower compound. The applicant is proposing a 30-foot wide access easement with a 15-foot wide gravel drive from the proposed access location on W. Dunnellon Rd., which is a major collector roadway.

The Technical Services (Engineering) staff have reviewed the application and have provided the following comments/conditions:

- Access will be reviewed at time of permitting. Minimum 15-foot wide stabilized limerock access drive is required per Section 3750.E.8.c.
- Access drive will be considered impervious unless alternative design is approved by the County Engineer in accordance with section 6310.A.5.
- Stormwater must be addressed for any new impervious areas in accordance with Section 6300.

Landscaping/Buffers: The LDC requires a 25-foot wide Type D landscape buffer around the outer extent of the tower compound consisting of at least six trees, 24 shrubs, and 12 conifers per 100 linear feet with a fence. The applicant has provided a landscaping plan which demonstrates a Type “D” buffer will be installed around the tower compound, however, it does not appear that enough vegetation was provided to meet the planting requirements. Each side of the tower compound will be required to have the minimum plantings for a Type “D” buffer. The applicant may utilize existing vegetation to meet this requirement. Sufficient plantings will need to be demonstrated at the time of permitting. Additionally, the applicant has indicated that they will provide the required security fencing around the tower compound which will be between six and eight feet in height with an anti-climbing device installed. For telecommunication towers, this required fencing is used in place of the wall, which is typically required for a Type D buffer.

Setbacks/separation: The LDC requires telecommunication towers to have a minimum setback of 125 percent of the tower height or 300 feet, whichever is greater, from existing or vacant residential property. The minimum required setback from nonresidential designated land is 50 percent of the tower height or the certified fall zone, whichever is greater. The applicant provided a certified fall zone letter indicating the fall zone is within 45’ from the base of the tower structure. Based on the proposed tower height, the required separation distance from nonresidential designated land is 99.5 feet.

The applicant is proposing the following separation distances to off-site uses:

Adjacent Property	Required Separation	Proposed Separation
North	Minimum of 50% of tower height or certified fall zone, whichever is greater (99.5’ is 50% of the tower height)	± 601’
South	Minimum of 50% of tower height or certified fall zone, whichever is greater (99.5’ is 50% of the tower height)	± 339’
West	Minimum of 50% of tower height or certified fall zone, whichever is greater from Nonresidential designated land or uses (99.5’ is 50% of the tower height) and Minimum of 125% of tower height or 300 ft., whichever is greater from vacant residentially designated land.	± 298’ (Deviation)
East	Minimum of 50% of tower height or certified fall zone, whichever is greater	± 48’ (Deviation)

Tower separation distances to existing nearby towers:

Tower Type	Address and Required Separation	Proposed Separation
Guyed	11623 N. Bluff Cove Path, Dunnellon (required min. of 1,500' tower separation)	± 9, 300'
Guyed	960 W. Withlacoochee Trail, Dunnellon (required min. of 1,500' tower separation)	± 10,500'

Collocation/Propagation: The LDC requires telecommunication towers to provide evidence that coverage cannot be obtained via collocation on a telecommunications tower within one-half mile for towers over 150 feet in height. The applicant has provided a propagation study indicating that there is a lack of coverage in this area and there are no existing towers within one-half mile of the subject site.

Compatibility: Staff looked at compatibility issues of the proposed telecommunications tower in relation to the surrounding neighborhood. The applicant is proposing a telecommunications tower on a parcel that is surrounded by industrial and commercial uses along W. Dunnellon Rd. However, the rear portion of the western parcel that abuts the subject property is residentially designated, and a conservation parcel abuts the north side. The proposed placement of the tower on the site, along with the landscaping buffers, would appear to maximize compatibility for the use by placing the tower as far from the residential land as possible and providing the required vegetation screening. The parcel on the eastern side is vacant and zoned Industrial.

PROPOSED FINDINGS OF FACT

Pursuant to Section 4400, Variances, of the Citrus County Land Development Code (LDC), approval of a petition for variance from the provisions and requirements of this code shall be granted by the PDC only if all of the following are positive:

1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are applicable to land, structures, or buildings in the same land use district.*** The surrounding properties to the east and west are similarly sized and also zoned Heavy Industrial.
2. ***The special conditions and circumstances do result from the actions of the applicants.*** The applicant has proposed to place a telecommunications tower in a location that does not meet separation requirements from adjacent parcels.
3. ***A granting of the variance requested will confer on the applicant special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** The applicant's request for a reduced separation distance is based on the shape of the property and the challenges associated with maintaining the required separation distances from all sides. However, the developed properties in the surrounding area appear to meet their required setback standards without deviations.

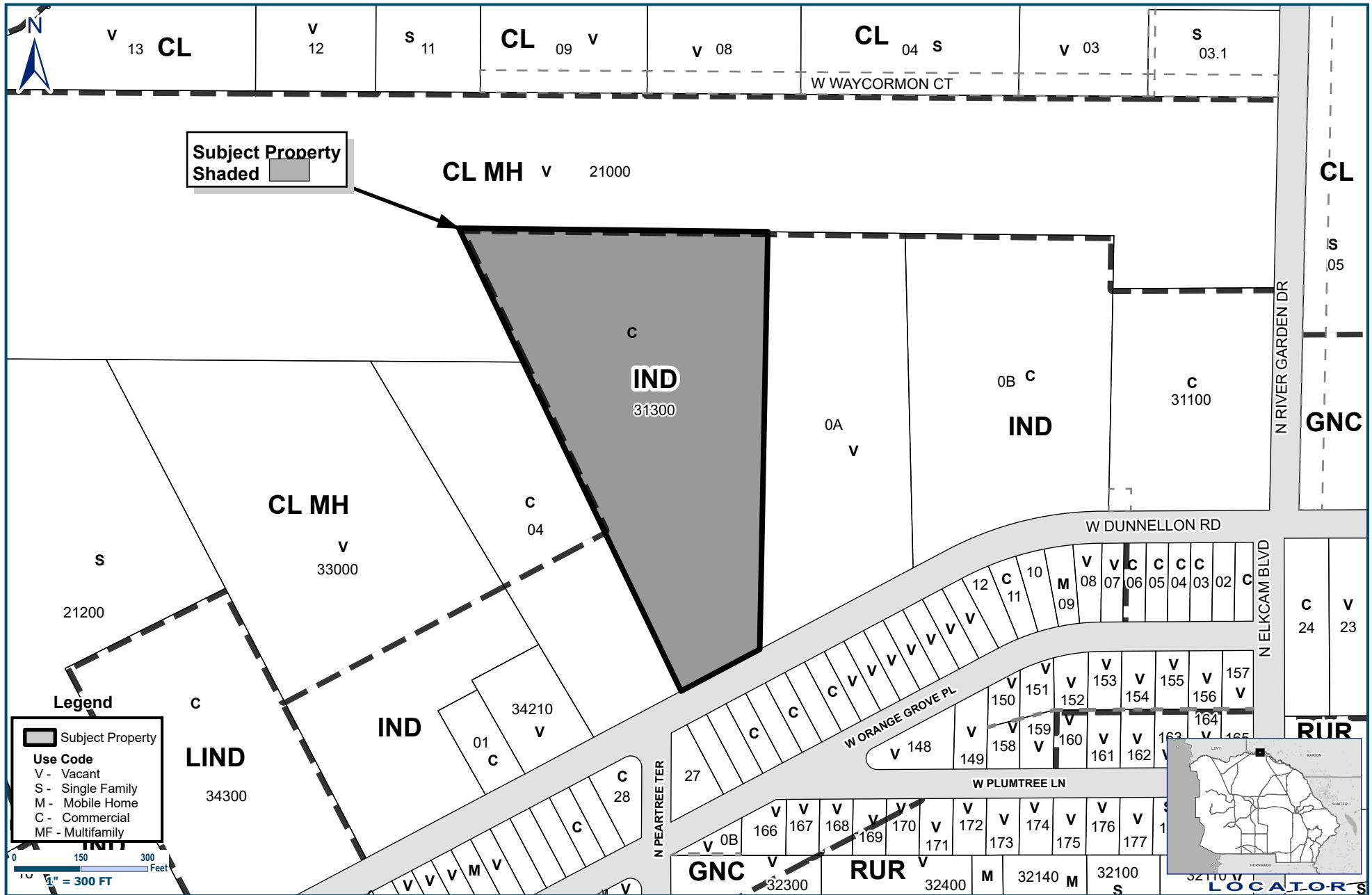
4. ***Literal interpretation of the provisions of this code would not deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** The LDC requires telecommunication towers to maintain separation distances from off-site uses, and the required separation distances vary based on tower types. Based on the applicant's submitted site plan, it appears that an alternative tower structure could meet the minimum separation requirement from an off-site use.
5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** The LDC provides the option to construct alternative tower structures that would reduce the required separation distances to an off-site use. Additionally, the site is currently developed with a building that is utilized as a pet grooming and day care business, and there is an RV and boat storage business operating on site; however, this use has not been permitted.
6. ***The granting of the variance will not be in harmony with the general intent and purpose of this code and will be injurious to the area involved or otherwise detrimental to the public welfare.*** This application does not meet the requirements of Section 3750, Commercial Wireless Telecommunications Towers, Structures, And Antennas, specifically pertaining to the separation distances. The applicant has provided a propagation study which indicates that there is a lack of cellular coverage in the area. The proposed tower would be placed in a location on the property which maximizes the separation distance from residentially designated lands.
7. ***There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.*** Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply. In addition, noncompliance with or any violation of the above referenced conditions, as may be determined by Citrus County Compliance may, in addition to any penalty imposed by Code Compliance and subsequent to the procedural requirements set forth in Section 1800 of the Citrus County Land Development Code being satisfied, render this Variance null, void, and of no force or effect.
8. ***Granting of the variance will deviate from the clear intent of the adopted Comprehensive Plan.*** The application is not consistent with the Comprehensive Plan, as discussed in this staff report.

PROPOSED CONDITIONS (if this application is approved):

1. This conditional use is to allow for a 199-foot tall monopole telecommunications tower as proposed on the site plan dated January 09, 2026.
2. At the time of permitting, the applicant must demonstrate compliance with all development standards per LDC Section 3750, Commercial Wireless Telecommunications Towers, Structures, and Antennas, except the deviation for separation from off-site uses as indicated on the site plan.

3. A Type "D" buffer (without a wall) must be installed around the tower compound as required in Section 3750. Existing vegetation may be used to meet this requirement.
4. The final driveway location and design must be approved by Technical Services Division at time of permitting.
5. A site plan must be submitted to the Land Development Division at the time of permitting indicating compliance with these conditions.
6. All unpermitted uses on site must cease operation or obtain the required permit(s).

FP/cfc



Application #: V-2026-00001

Applicant: James Johnston for Soffron Holdings, LLC

Proposal: Reduced Separation Requirements

Location: 2723 W. Dunnellon Rd., Dunnellon

LDC Atlas: IND

S-T-R - 34-16-18

Planner Initials: _____ Date: _____

Geographic Information Systems

Prepared By : Susan O'Connell

Date: February 19, 2026

Source: Enterprise Geodatabase

Map Number: V-2026-00001

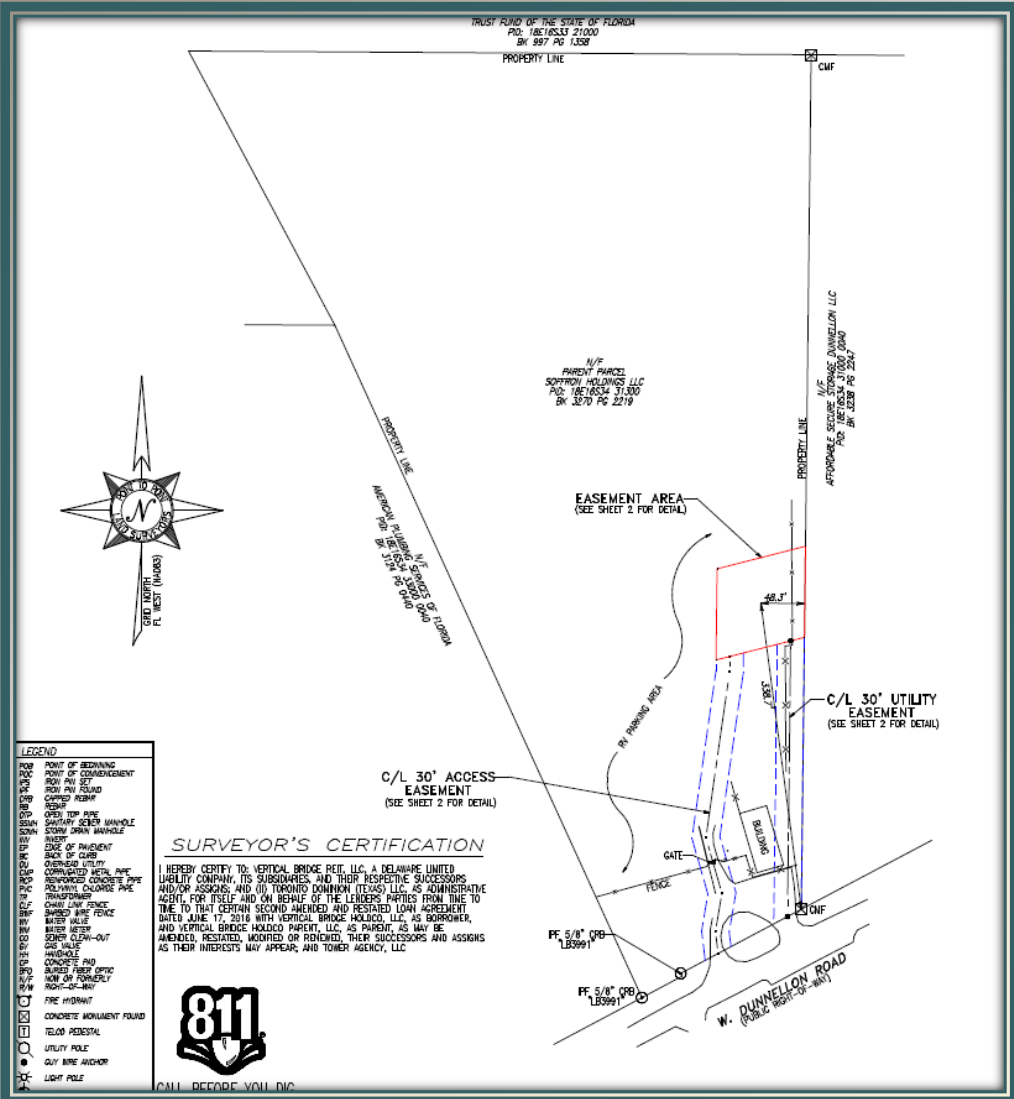
Cynthia P. Skelhorn
Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide current data that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user. Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.



V-2026-00001

**JAMES JOHNSTON
FOR SOFFRON
HOLDINGS**





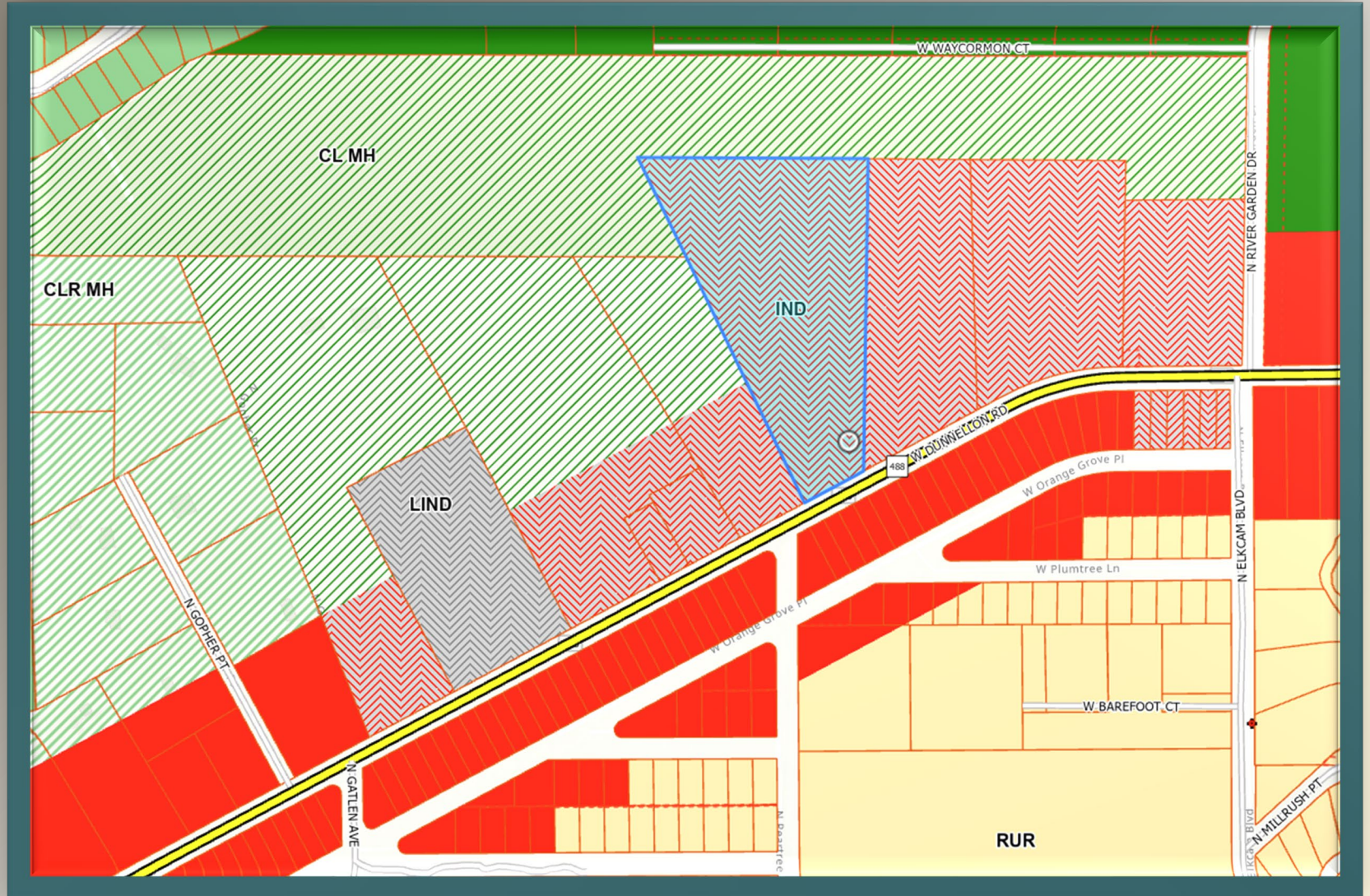
SUBJECT PROPERTY

W. DUNNELLON RD.

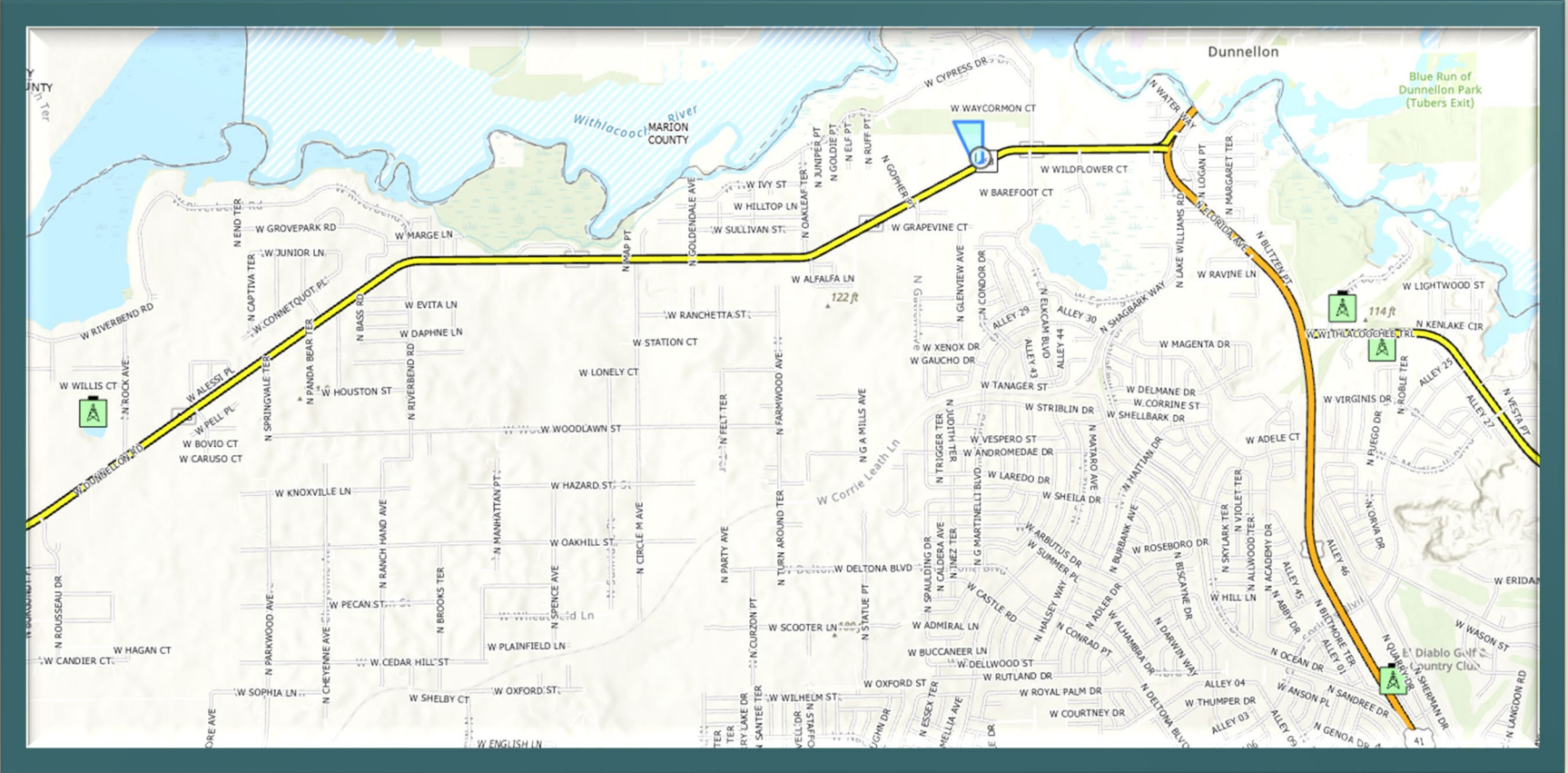


N. ELKCARN BLVD.

CURRENT ZONING: IND (HEAVY INDUSTRIAL)



TOWER PROXIMITY MAP



VIEW OF THE SUBJECT PROPERTY



EASTERN VIEW FROM W. DUNNELLON RD.



WESTERN VIEW FROM W. DUNNELLON RD.



SITE PLAN



NOTE: THE UTILITY EASEMENT SHALL NOT INCLUDE THE AREA CONSISTING OF THE FOOTPRINT OF THE EXISTING BUILDING PLUS A 2' BUFFER ON BOTH THE SOUTH AND EAST SIDES OF THE EXISTING BUILDING.

SURVEY NOTE:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 05/15/25 AND SITE VISIT ON 05/07/25.
3. LANDSCAPING NOT SHOWN FOR CLARIFY (SEE L SHEETS).

1 OVERALL SITE PLAN
C1 SCALE: 1" = 150'



verticalbridge
22 ATLANTA, GA 30309
DALLAS, TX 75201
TEL: (561) 940-5367

PROJECT INFORMATION:

SITE NAME
US-FL-8006 RUSH LAKE - A
SITE No.: 561078
PROJECT #: 16250641
2723 W DUNNELLON RD
DUNNELLON, FL 34433
CITRUS COUNTY

PLANS PREPARED BY:

Kimley»Horn

11320 AMER...
ALBUQUERQUE, NM 87106
PHONE: 505-261-4280
WWW.KHLEI-HORN.COM

REV. DATE ISSUED FOR BY

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1	10/03/25	ZONING	BNL
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LICENSER:



SHA PROJECT NUMBER:

013291029

DRAWN BY: CHECKED BY:

JAR BNL

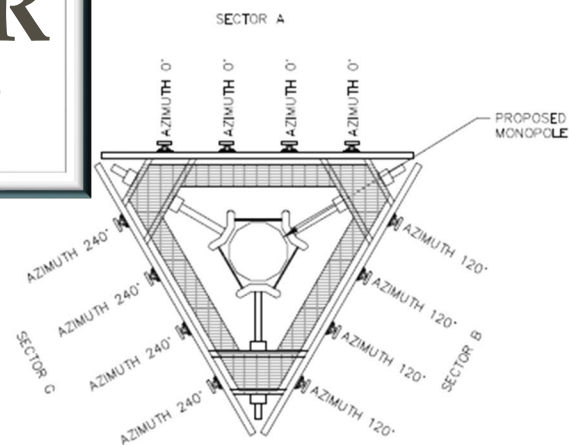
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C1

TOWER PLAN



1 ANTENNA ORIENTATION PLAN

(NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY. SEE STRUCTURAL ANALYSIS BY OTHERS TO CONFIRM ANTENNA MOUNT TYPE)

NOTE:
REFER TO RFDS PROVIDED BY VERIZON. CONTRACTOR TO CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR THE CONSTRUCTION RFDS.

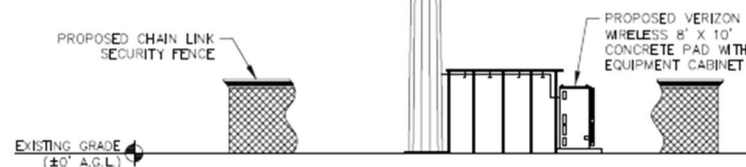
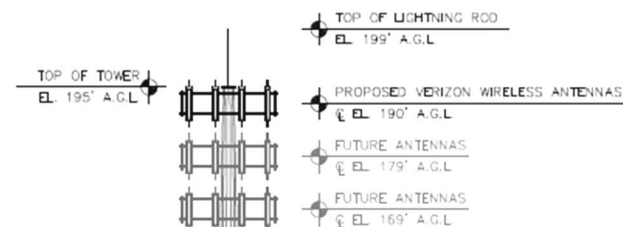
NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.

2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.

3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

NOTE: GENERAL CONTRACTOR TO INSTALL RAYCAP OVP, NUMBER AND TYPE PER VERIZON CONSTRUCTION MANAGER.



2 MONOPOLE TOWER ELEVATION

NOT TO SCALE

NOTES:

- ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
- THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
- COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
- PROPOSED TOWER WILL BE GALVANIZED STEEL—GRAY IN COLOR.

verticalbridge
22 N. ALABAMA AVE. SUITE 210
DUNNELLON, FL 33443
TEL: (352) 945-5357

PROJECT INFORMATION:

SITE NAME
US-FL-8006 RUSH LAKE - A
SITE No.: 561078
PROJECT #: 16250641
2723 W. DUNNELLON RD.
DUNNELLON, FL 34433
CITRUS COUNTY

PLANS PREPARED BY:

Kimley-Horn

11720 AIRBORNE DRIVE SUITE 800
ALBUQUERQUE, NM 87121
PHONE: 505-261-4280
WWW.KIMLEY-HORN.COM

REV. DATE ISSUED FOR BY

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2	01/09/26	ZONING	BNL
1	10/03/25	ZONING	BNL
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LICENSER:

FOR ILLUSTRATIVE PURPOSES ONLY—NO SIGNATURE REQUIRED

SHA PROJECT NUMBER:

013291029

DRAWN BY: CHECKED BY:

JAR BNL

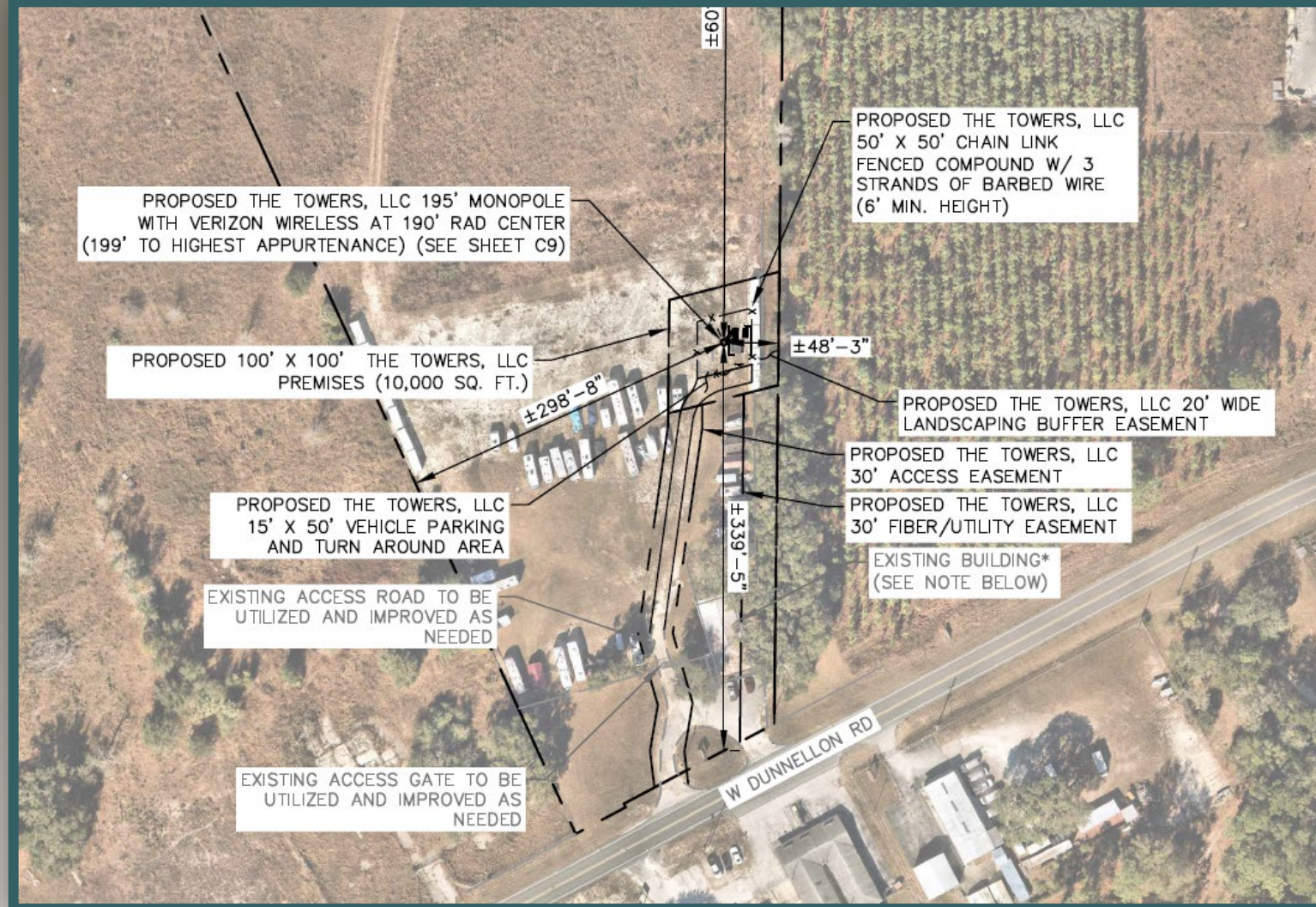
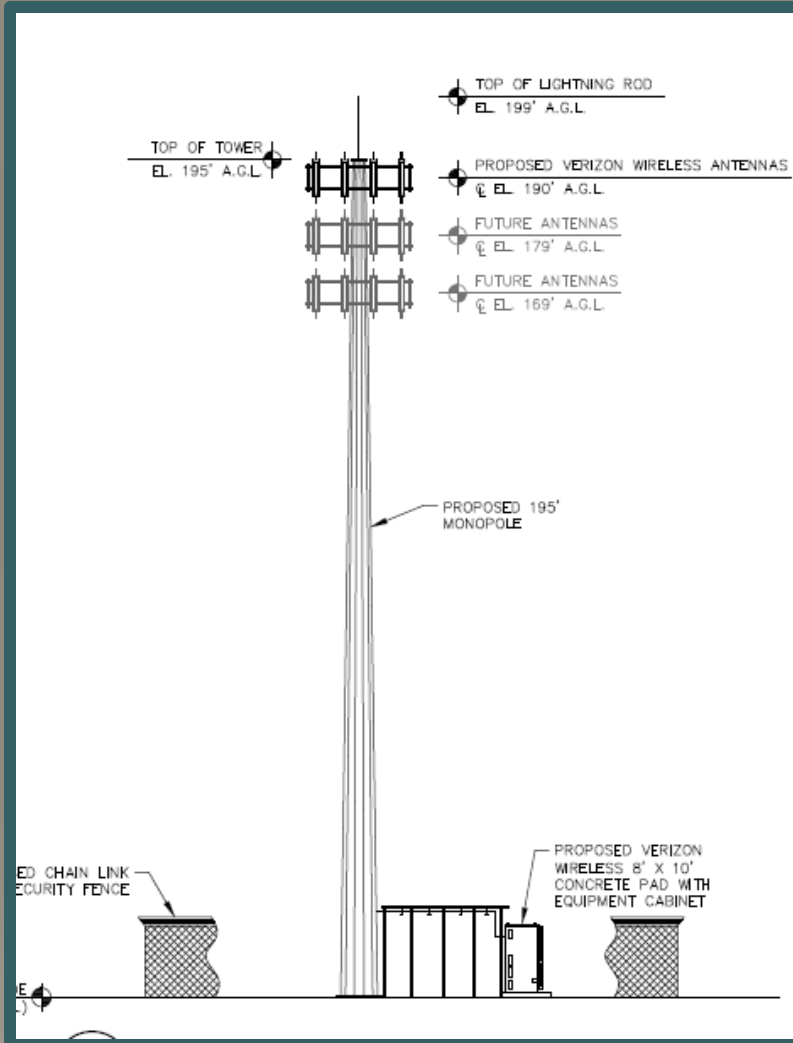
SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:

C9

ENHANCED VIEW OF THE PLANS





AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	OA-2026-00001 Land Development Code Multiple Updates				
AGENDA DATE:	May 21, 2026				
<u>BRIEF OVERVIEW:</u>					
This application provides for an exemption for residential engineered stormwater related to modifications, alternations or accessory structures for an existing single-family home with an increased impervious surface of less than 20%. Those sites must still comply with LDC maximum impervious surface limits. There are other miscellaneous revisions that will be discussed at the PDC hearing. Data center regulations are not part of this application, and will be discussed at a later date pursuant to direction from the BOCC.					
<u>STRATEGIC PLANNING ELEMENT:</u>					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance
2781-54921	Advertising	10,000.00	2843.74	101.12	2742.62
<u>RECOMMENDED ACTION:</u>					
Conduct a public hearing on May 21st 2026, to review and consider application OA-2026-00001, Land Development Code Multiple Updates, and make a recommendation to the Board of County Commissioners. (Eric Landon, Director, Growth Management)					
<u>ATTACHMENTS:</u>					
1. PDC planner pp rev May 13 2026 2. draft ord strike thru may 13 3. clean ord may 13 4. PDC staff report may 13 2026					

OA-2026-0001

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***Light Industrial (LIND)* – Concrete batch plant changed from Conditional Use to PUD.**

***Heavy Industrial (IND)* – Added asphalt plant and concrete batch plant also as PUD outside of CHHA.**

Residential stormwater exemptions would include:

Modifications, alterations, or accessory structures for an existing single-family home that result in an increase of impervious surface of less than 20%.

Currently required for any new structure on a waterfront lot.

ORDINANCE NO. 2026-_____

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ORDINANCE NO. 2012-06, THE CITRUS COUNTY LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING SECTION 1800.B LIABILITY; SECTION 2413, LIGHT INDUSTRIAL DISTRICT; SECTION 2414, HEAVY INDUSTRIAL DISTRICT (IND); SECTION 3350, AUTO SALVAGE/JUNKYARDS AND ABANDONED PROPERTY; SECTION 3740, ADDITIONAL DESIGN STANDARDS FOR LARGE NON-RESIDENTIAL PROJECTS; AND SECTION 6090 EXEMPTIONS (STORMWATER); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS OF LAW; PROVIDING FOR CODIFICATION; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARINGS; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Florida Statutes, the Board of County Commissioners, adopted the Citrus County Comprehensive Plan, Ordinance No. 89-04, on April 18, 1989, and subsequent amendments;

WHEREAS, on June 12, 2012, the Board of County Commissioners adopted the Citrus County Land Development Code (LDC) as Ordinance No. 2012-06;

WHEREAS, the Citrus County Board of County Commissioners recognize the need to plan for orderly growth and development while protecting Citrus County's abundant natural resources;

WHEREAS, certain changes are necessary to comply with Florida Statutes as enacted by the State of Florida Legislature;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Citrus County, a political subdivision of the State of Florida, as follows:

SECTION 1. That Section 1800.B, Liability (Penalties, Remedies and Enforcement Standards), of the Land Development Code of Citrus County, Florida, a political subdivision of the State of Florida, is hereby amended as follows:

B. Liability

The owner, tenant or occupant of any land or structure, shall be presumed to know of activity occurring on such land or in such structure and thus may be charged with a violation of this Code for any violation found on any

premises subject to this Code. Where any ~~architect, contractor, builder, agent or other~~ person appears to have participated directly in a violation of this Code, such person may also be charged with a violation of this LDC.

SECTION 2. That Section 2413, Light Industrial District, of the Land Development Code of Citrus County, Florida, a political subdivision of the State of Florida, is hereby amended as follows:

2413. LIGHT INDUSTRIAL DISTRICT (LIND)

The purpose of the LIND District is to encourage light industrial development by providing an environment exclusively for such development, subject to standards that protect the nearby residential, commercial, agricultural, ~~and~~ public uses of property, waterways, wildlife and environmental sensitive lands from hazards, noise, and other disturbances.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>LIND District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
<u>Uses</u>			
Outdoor Recreation (uses listed below)			
Shooting Range ^{1x}	P		
Agricultural (uses listed below)			
Aquaculture	P	Viticulture	P
Industrial (uses listed below)			
Light Manufacturing	P	Research Lab	P
Spraying supplies/equipment ^{1x}	P	Mini-warehouses (retail limited to 15% of gross floor area)	PUD
Automotive/Truck/Equipment Rental	P	Blacksmith	P
Towing Services	P	Welding ^{1x}	P
Motor Vehicle Assembly/Repair ^{1x}	P	LP Gas Storage/Distribution (up to 1,000 gals.) ^{1x}	P
Auto Body/Fender Shops ^{1x}	P	Building Trade Assembly ^{1x}	P
RV and/or Boat Parking Facilities ^{1x}	P	Processing ^{1x}	C
Truck/Bus/Heavy Equipment Garages ^{1x}	P	Cement Batch Plant ^{1x}	C <u>PUD</u>
Distribution Center	P	Warehousing (associated with light manufacturing)	P

Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Truck/Bus Terminals ^{1x}	C
Communication/Transmission Towers (limitations apply)	P		
Utility Facilities ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Maintenance Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
LP Gas Storage/Distribution (up to 1,000 gals) ^{1x}	P		
Office (uses listed below)			
General Office (associated with industrial park)	P	Government Facility	P
Neighborhood Commercial (uses listed below)			
Dance/Martial Arts/Instructional Studio	P	Financial Institutions (with drive-up facilities)	P
Laundromats/Dry Cleaners ^{1x}	P	Fraternal Organization/Lodge	P
Barber Shops and Beauty Salons	P	Professional offices	P
Health Club/Spa/Gym	P	House of Worship	P
General Commercial (uses listed below)			
Retail Commercial Operations associated with the primary industrial use (must not exceed 15% of gross floor area)			P
Sales, Rental, Service, Repair – motorized vehicles ^{1x}	P	Funeral Home/Mortuary (with Crematorium) ^{1x}	P
Truck Stops ^{1x}	P	Billboard & Offsite Advertising	P
Tavern, Bar, Lounge, Night Club	P	Solid Waste Haulers Facilities ^{1x}	P
Medical/Dental Clinics including laboratories	P	Marina Facilities (not in Manatee Protection area in Comprehensive Plan)	P
Veterinary Off/Animal Hosp./Pet Groom (with outside kennels) ^{1x}	P	Commercial/Trade Schools	P
Building/Trades Contractors (with outside storage)	P	Restaurants (includes those with drive-up facilities)	P
Car Wash ^{1x}	PUD		

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

^{1x} use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

SECTION 3. That Section 2414, Heavy Industrial District (IND), of the Land Development Code of Citrus County, Florida, a political subdivision of the State of Florida, is hereby amended as follows:

2414. HEAVY INDUSTRIAL DISTRICT (IND)

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. ~~The industrial category allows for any industrial use, or for transportation, communication, and utility use. subject to standards that protect the nearby residential, commercial, agricultural, public uses of property, waterways, wildlife and environmentally sensitive lands from hazards, noise, and other disturbances.~~

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>IND District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Outdoor Recreation (uses listed below)			
Shooting Range ^{1x}	P		
Agricultural (uses listed below)			
Aquaculture	P	Confinement Feeding ^{1x}	P
Viticulture	P		
Other Industrial (uses listed below)			
Vegetative Debris/Disposal ^{1x}	P	Junkyards/Salvage Yards ¹	P
Commercial Incinerators ^{1x}	P	Commercial Recycling Centers ¹	P
Manufacturing (of non-hazardous materials)	P	Landfills ¹	P
Wholesaling	P	Hazardous Material Facilities, including LNG facilities ¹	C
Processing (of non-hazardous materials)	P	Crematorium ^{1x}	P
Storage	P	Power Generation Facilities	P
Distribution Center	P	C & D Facilities ¹	P
Warehousing	P	Slaughter House ^{1x}	P
LP Gas Storage/Distrib. (exceeding 1,000 gals.) ^{1x}	P	Bulk Petroleum Storage ^{1x}	P
Oil Refinery ^{1x}	C	<u>Asphalt Plant¹</u>	<u>PUD</u>

<u>Automotive/Truck/Equipment Rental</u>	<u>P</u>	<u>Towing Services</u>	<u>P</u>
<u>Cement Batch Plant</u> ¹	<u>PUD</u>		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Airports/Airfields	C
Communication/Transmission Towers (limitations apply)	P	Truck/Bus Terminals	P
Utility Facilities (Water & Wastewater) ²	P	Maintenance Facilities	P
LP Gas Storage/Distribution (up to 1,000 gals) ^{1x}	P	Wellfields (Greater than 100,000 gpd) ²	C*
Wellfields (Less than or equal to 100,000 gpd) ²	P		
Office (uses listed below)			
General Office	P	Government Facility	P
Neighborhood Commercial (uses listed below)			
Fraternal Organization/Lodge	P	Research Lab	P
Health Club/Spa/Gym	P	Dance/Martial Arts/Instructional Studio	P
House of Worship	P		
General Commercial (uses listed below)			
Sales, Rental, Service, Repair – motorized vehicles ^{1x}	P	Truck Stops ^{1x}	P
Tavern, Bar, Lounge, Night Club	P	Marina Facilities (outside of the Manatee Protection Area)	P
Race Track/Outdoor Arena ^{1x}	C	Golf Driving Range/Miniature Golf	P
Veterinary Off/Animal Hosp./Pet Groom (with outside kennels) ^{1x}	P	Commercial/Trade Schools	P
Building/Trades Contractors (with outside storage) ^{1x}	P	Retail Sales	P
Lawn Care Operations ^{1x}	P	Shopping Center	P
Solid Waste Haulers Facilities ^{1x}	P	Grocery Store/Supermarket	P
Flea Market	P	Mini Warehouses	P
Funeral Home/Mortuary (with Crematorium)	P	Medical Marijuana Treatment Facility	P
Pharmacy/Drug Store	P	RV and/or Boat Parking Facilities	P
<u>Billboards (see LDC Ch. 9 for addtl standards)</u>	<u>P</u>		

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

^{1x} Use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

SECTION 4. That Section 3350, Auto Salvage/Junkyards and Abandoned Property of the Land Development Code of Citrus County, Florida, a political subdivision of the State of Florida, is hereby amended as follows:

3350. AUTO SALVAGE/JUNKYARDS AND ABANDONED PROPERTY

- A. No junk or abandoned property shall be kept or stored except at an auto salvage yard or junkyard approved as provided in this code.
- B. No auto salvage or junkyard shall be operated except with all necessary permits required by the state or other governmental agencies.
- C. No outside storage shall take place within 75 feet of a property line or within 200 feet of a lot line lying in a residential district. All such storage areas shall be screened from any residential ~~or~~ property by a fence or wall not less than eight feet high, supplemented by a landscaping strip not less than 12 feet in width. Such landscaping and wall may be waived if existing vegetation lying between the storage area and the property line is sufficient to completely block the view of the storage area from the property line.
- D. Processing of junk (including but not limited to disassembly of vehicles or other items, sorting, operation of cutting torches or compactors or other similar activities) shall not take place within 300 feet of a property line in a residential district and may be restricted as to hours of operation.
- E. In any area designated for residential or commercial uses, no grass, weeds, underbrush, or undergrowth shall be permitted to grow higher than 12 inches above existing grade level on any lot or parcel within 500 feet of any improved residential lot. This restriction shall not apply to trees, shrubs, or hedges.

SECTION 5. That Section 3740.A, Additional Design Standards for Large Non-Residential Projects (Purpose) of the Land Development Code of Citrus County, Florida, a political subdivision of the State of Florida, is hereby amended as follows:

3740. ADDITIONAL DESIGN STANDARDS FOR LARGE NON-RESIDENTIAL PROJECTS

A. Purpose. These standards are intended to provide developers of large ~~retail~~ nonresidential building development with guidelines for creating safer, efficient, pedestrianfriendly projects with human-scale orientation, while discouraging large, nondescript buildings and “unfriendly” pedestrian design, limited landscaping, and vast, non-shaded parking lots. As a basis for developing such guidelines, Citrus County citizens and visitors alike will benefit from enhanced large ~~retail~~ non-residential project design, which accomplishes the following objectives:

1. To encourage large, single building construction with definition that has the appearance of multiple buildings rather than enormous, warehouses with unbroken, blank walls. Good design encourages clearly defined entryways, articulated roof lines to prevent monotony, pedestrian amenity areas, and concealment of unsightly mechanical structures from public view;
2. To encourage efficient, pedestrian-oriented design which effectively resolves the incompatibility between pedestrians and motorists, while providing interconnectivity between buildings, parking areas, and other internal/external components;
3. To encourage parking lot design which meets vehicular needs, while providing a safer, efficient, comfortable pedestrian flow;
4. To encourage adequate landscaping that allows large buildings and their components to blend with their surroundings, while providing screening and shade for the public benefit;
5. To encourage enhanced lighting and signage design, to avoid forms of nuisance and intrusiveness into adjacent areas, while enhancing public safety.
6. To encourage uniform appearance and design standards for commercial corridors so that they become a point of pride that projects and inspires economic prosperity.

B. Definition. The standards of this section shall apply to all proposed nonresidential development whose gross leasable area is greater than or equal to 25,000 square feet.

SECTION 6. That Section 6090, Exemptions (Stormwater), of the Land Development Code of Citrus County, Florida, a political subdivision of the State of Florida, is hereby amended as follows:

6090. EXEMPTIONS

- A. The following development activities are exempt from the requirements of this chapter. Developments exempt under this section shall nevertheless be constructed in such a manner as to prevent flooding from stormwater entering the site from adjacent property including roadways.
1. Fill associated with establishing any residential house pad structure or drainfield shall be limited to an area no greater than that necessary to comply with the Florida Building Codes, approved construction footprint, the Firewise Program footprint, and where there are other site requirements, or any areas related to construction of the Florida On-Site Treatment and Disposal System (O.S.T.D.S.) standards.
 2. Any development within a subdivision if each of the following conditions have been met:
 - a. Stormwater management provisions for the subdivision were previously approved and remain valid as part of a final plat or development plan,
AND
 - b. The development is conducted in accordance with the stormwater management provisions submitted with the final plat or development plan.
 3. Bona fide agricultural activity.
 4. Maintenance activity that does not change or affect the quality, rate, volume, or location of stormwater flows on the site or of stormwater runoff.
 5. Action taken under emergency conditions to prevent imminent harm or danger to persons, or to protect property from imminent fire, violent storms, hurricanes, or other hazards. A report of the emergency action shall be made to the Director of the Department of Public Works as soon as practicable.
 6. Decks or walkways, whether elevated or at ground level, that have one-half inch (0.5") spacing between boards can be considered pervious areas for Engineering Drainage Calculations, with approval of satisfactory soil conditions under the walkway or deck as determined by the County Engineer. Such decks or walkways shall remain uncovered.

7. Modifications, alterations, or accessory structures for an existing single-family home that result in an increase of impervious surface of less than 20%.

SECTION 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 9. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

SECTION 10. This ordinance shall become effective as per Florida law.

DONE AND ADOPTED at a duly called session of the Board of County Commissioners of Citrus County, Florida, this ____ day of _____, 2026.

ATTEST:

**CITRUS COUNTY, FLORIDA , A
POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA**

TRACI PERRY, CLERK OF COURT

BY:

DIANA FINEGAN, CHAIRMAN

**APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY**

DENISE A. DYMOND LYN, COUNTY ATTORNEY

ORDINANCE NO. 2026-_____

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ORDINANCE NO. 2012-06, THE CITRUS COUNTY LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING SECTION 1800.B LIABILITY; SECTION 2413, LIGHT INDUSTRIAL DISTRICT; SECTION 2414, HEAVY INDUSTRIAL DISTRICT (IND); SECTION 3350, AUTO SALVAGE/JUNKYARDS AND ABANDONED PROPERTY; SECTION 3740, ADDITIONAL DESIGN STANDARDS FOR LARGE NON-RESIDENTIAL PROJECTS; AND SECTION 6090 EXEMPTIONS (STORMWATER); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS OF LAW; PROVIDING FOR CODIFICATION; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARINGS; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Florida Statutes, the Board of County Commissioners, adopted the Citrus County Comprehensive Plan, Ordinance No. 89-04, on April 18, 1989, and subsequent amendments;

WHEREAS, on June 12, 2012, the Board of County Commissioners adopted the Citrus County Land Development Code (LDC) as Ordinance No. 2012-06;

WHEREAS, the Citrus County Board of County Commissioners recognize the need to plan for orderly growth and development while protecting Citrus County's abundant natural resources;

WHEREAS, certain changes are necessary to comply with Florida Statutes as enacted by the State of Florida Legislature;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Citrus County, a political subdivision of the State of Florida, as follows:

SECTION 1. That Section 1800.B, Liability (Penalties, Remedies and Enforcement Standards), of the Land Development Code of Citrus County, Florida, a political subdivision of the State of Florida, is hereby amended as follows:

B. Liability

The owner, tenant or occupant of any land or structure, shall be presumed to know of activity occurring on such land or in such structure and thus may be charged with a violation of this Code for any violation found on any

premises subject to this Code. Where any person appears to have participated directly in a violation of this Code, such person may also be charged with a violation of this LDC.

SECTION 2. That Section 2413, Light Industrial District, of the Land Development Code of Citrus County, Florida, a political subdivision of the State of Florida, is hereby amended as follows:

2413. LIGHT INDUSTRIAL DISTRICT (LIND)

The purpose of the LIND District is to encourage light industrial development by providing an environment exclusively for such development, subject to standards that protect the nearby residential, commercial, agricultural, public uses of property, waterways, wildlife and environmentally sensitive lands from hazards, noise, and other disturbances.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>LIND District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
<u>Uses</u>			
Outdoor Recreation (uses listed below)			
Shooting Range ^{1x}	P		
Agricultural (uses listed below)			
Aquaculture	P	Viticulture	P
Industrial (uses listed below)			
Light Manufacturing	P	Research Lab	P
Spraying supplies/equipment ^{1x}	P	Mini-warehouses (retail limited to 15% of gross floor area)	PUD
Automotive/Truck/Equipment Rental	P	Blacksmith	P
Towing Services	P	Welding ^{1x}	P
Motor Vehicle Assembly/Repair ^{1x}	P	LP Gas Storage/Distribution (up to 1,000 gals.) ^{1x}	P
Auto Body/Fender Shops ^{1x}	P	Building Trade Assembly ^{1x}	P
RV and/or Boat Parking Facilities ^{1x}	P	Processing ^{1x}	C
Truck/Bus/Heavy Equipment Garages ^{1x}	P	Cement Batch Plant ¹	PUD
Distribution Center	P	Warehousing (associated with light manufacturing)	P

Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Truck/Bus Terminals ^{1x}	C
Communication/Transmission Towers (limitations apply)	P		
Utility Facilities ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Maintenance Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
LP Gas Storage/Distribution (up to 1,000 gals) ^{1x}	P		
Office (uses listed below)			
General Office (associated with industrial park)	P	Government Facility	P
Neighborhood Commercial (uses listed below)			
Dance/Martial Arts/Instructional Studio	P	Financial Institutions (with drive-up facilities)	P
Laundromats/Dry Cleaners ^{1x}	P	Fraternal Organization/Lodge	P
Barber Shops and Beauty Salons	P	Professional offices	P
Health Club/Spa/Gym	P	House of Worship	P
General Commercial (uses listed below)			
Retail Commercial Operations associated with the primary industrial use (must not exceed 15% of gross floor area)			P
Sales, Rental, Service, Repair – motorized vehicles ^{1x}	P	Funeral Home/Mortuary (with Crematorium) ^{1x}	P
Truck Stops ^{1x}	P	Billboard	P
Tavern, Bar, Lounge, Night Club	P	Solid Waste Haulers Facilities ^{1x}	P
Medical/Dental Clinics including laboratories	P	Marina Facilities (not in Manatee Protection area in Comprehensive Plan)	P
Veterinary Off/Animal Hosp./Pet Groom (with outside kennels) ^{1x}	P	Commercial/Trade Schools	P
Building/Trades Contractors (with outside storage)	P	Restaurants (includes those with drive-up facilities)	P
Car Wash ^{1x}	PUD		

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

^{1x} use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

SECTION 3. That Section 2414, Heavy Industrial District (IND), of the Land Development Code of Citrus County, Florida, a political subdivision of the State of Florida, is hereby amended as follows:

2414. HEAVY INDUSTRIAL DISTRICT (IND)

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution, subject to standards that protect the nearby residential, commercial, agricultural, public uses of property, waterways, wildlife and environmentally sensitive lands from hazards, noise, and other disturbances.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>IND District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Outdoor Recreation (uses listed below)			
Shooting Range ^{1x}	P		
Agricultural (uses listed below)			
Aquaculture	P	Confinement Feeding ^{1x}	P
Viticulture	P		
Other Industrial (uses listed below)			
Vegetative Debris/Disposal ^{1x}	P	Junkyards/Salvage Yards ¹	P
Commercial Incinerators ^{1x}	P	Commercial Recycling Centers ¹	P
Manufacturing (of non-hazardous materials)	P	Landfills ¹	P
Wholesaling	P	Hazardous Material Facilities, including LNG facilities ¹	C
Processing (of non-hazardous materials)	P	Crematorium ^{1x}	P
Storage	P	Power Generation Facilities	P
Distribution Center	P	C & D Facilities ¹	P
Warehousing	P	Slaughter House ¹	P
LP Gas Storage/Distrib. (exceeding 1,000 gals.) ^{1x}	P	Bulk Petroleum Storage ^{1x}	P
Oil Refinery ^{1x}	C	Asphalt Plant ¹	PUD

Automotive/Truck/Equipment Rental	P	Towing Services	P
Cement Batch Plant ¹	PUD		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Airports/Airfields	C
Communication/Transmission Towers (limitations apply)	P	Truck/Bus Terminals	P
Utility Facilities (Water & Wastewater) ²	P	Maintenance Facilities	P
LP Gas Storage/Distribution (up to 1,000 gals) ^{1x}	P	Wellfields (Greater than 100,000 gpd) ²	C*
Wellfields (Less than or equal to 100,000 gpd) ²	P		
Office (uses listed below)			
General Office	P	Government Facility	P
Neighborhood Commercial (uses listed below)			
Fraternal Organization/Lodge	P	Research Lab	P
Health Club/Spa/Gym	P	Dance/Martial Arts/Instructional Studio	P
House of Worship	P		
General Commercial (uses listed below)			
Sales, Rental, Service, Repair – motorized vehicles ^{1x}	P	Truck Stops ^{1x}	P
Tavern, Bar, Lounge, Night Club	P	Marina Facilities (outside of the Manatee Protection Area)	P
Race Track/Outdoor Arena ^{1x}	C	Golf Driving Range/Miniature Golf	P
Veterinary Off/Animal Hosp./Pet Groom (with outside kennels) ^{1x}	P	Commercial/Trade Schools	P
Building/Trades Contractors (with outside storage) ^{1x}	P	Retail Sales	P
Lawn Care Operations ^{1x}	P	Shopping Center	P
Solid Waste Haulers Facilities ^{1x}	P	Grocery Store/Supermarket	P
Flea Market	P	Mini Warehouses	P
Funeral Home/Mortuary (with Crematorium)	P	Medical Marijuana Treatment Facility	P
Pharmacy/Drug Store	P	RV and/or Boat Parking Facilities	P
Billboards (see LDC Ch. 9 for addtl standards)	P		

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

^{1x} Use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

SECTION 4. That Section 3350, Auto Salvage/Junkyards and Abandoned Property of the Land Development Code of Citrus County, Florida, a political subdivision of the State of Florida, is hereby amended as follows:

3350. AUTO SALVAGE/JUNKYARDS AND ABANDONED PROPERTY

- A. No junk or abandoned property shall be kept or stored except at an auto salvage yard or junkyard approved as provided in this code.
- B. No auto salvage or junkyard shall be operated except with all necessary permits required by the state or other governmental agencies.
- C. No outside storage shall take place within 75 feet of a property line or within 200 feet of a lot line lying in a residential district. All such storage areas shall be screened from any residential property by a fence or wall not less than eight feet high, supplemented by a landscaping strip not less than 12 feet in width. Such landscaping and wall may be waived if existing vegetation lying between the storage area and the property line is sufficient to completely block the view of the storage area from the property line.
- D. Processing of junk (including but not limited to disassembly of vehicles or other items, sorting, operation of cutting torches or compactors or other similar activities) shall not take place within 300 feet of a property line in a residential district and may be restricted as to hours of operation.
- E. In any area designated for residential or commercial uses, no grass, weeds, underbrush, or undergrowth shall be permitted to grow higher than 12 inches above existing grade level on any lot or parcel within 500 feet of any improved residential lot. This restriction shall not apply to trees, shrubs, or hedges.

SECTION 5. That Section 3740.A, Additional Design Standards for Large Non-Residential Projects (Purpose) of the Land Development Code of Citrus County, Florida, a political subdivision of the State of Florida, is hereby amended as follows:

3740. ADDITIONAL DESIGN STANDARDS FOR LARGE NON-RESIDENTIAL PROJECTS

A. Purpose. These standards are intended to provide developers of large nonresidential development with guidelines for creating safer, efficient, pedestrian friendly projects with human-scale orientation, while discouraging large, nondescript buildings and “unfriendly” pedestrian design, limited landscaping, and vast, non-shaded parking lots. As a basis for developing such guidelines, Citrus County citizens and visitors alike will benefit from enhanced large non-residential project design, which accomplishes the following objectives:

1. To encourage large, single building construction with definition that has the appearance of multiple buildings rather than enormous, warehouses with unbroken, blank walls. Good design encourages clearly defined entryways, articulated roof lines to prevent monotony, pedestrian amenity areas, and concealment of unsightly mechanical structures from public view;
2. To encourage efficient, pedestrian-oriented design which effectively resolves the incompatibility between pedestrians and motorists, while providing interconnectivity between buildings, parking areas, and other internal/external components;
3. To encourage parking lot design which meets vehicular needs, while providing a safer, efficient, comfortable pedestrian flow;
4. To encourage adequate landscaping that allows large buildings and their components to blend with their surroundings, while providing screening and shade for the public benefit;
5. To encourage enhanced lighting and signage design, to avoid forms of nuisance and intrusiveness into adjacent areas, while enhancing public safety.
6. To encourage uniform appearance and design standards for commercial corridors so that they become a point of pride that projects and inspires economic prosperity.

B. Definition. The standards of this section shall apply to all proposed nonresidential development whose gross leasable area is greater than or equal to 25,000 square feet.

SECTION 6. That Section 6090, Exemptions (Stormwater), of the Land Development Code of Citrus County, Florida, a political subdivision of the State of Florida, is hereby amended as follows:

6090. EXEMPTIONS

- A. The following development activities are exempt from the requirements of this chapter. Developments exempt under this section shall nevertheless be constructed in such a manner as to prevent flooding from stormwater entering the site from adjacent property including roadways.
1. Fill associated with establishing any residential house pad structure or drainfield shall be limited to an area no greater than that necessary to comply with the Florida Building Codes, approved construction footprint, the Firewise Program footprint, and where there are other site requirements, or any areas related to construction of the Florida On-Site Treatment and Disposal System (O.S.T.D.S.) standards.
 2. Any development within a subdivision if each of the following conditions have been met:
 - a. Stormwater management provisions for the subdivision were previously approved and remain valid as part of a final plat or development plan,
AND
 - b. The development is conducted in accordance with the stormwater management provisions submitted with the final plat or development plan.
 3. Bona fide agricultural activity.
 4. Maintenance activity that does not change or affect the quality, rate, volume, or location of stormwater flows on the site or of stormwater runoff.
 5. Action taken under emergency conditions to prevent imminent harm or danger to persons, or to protect property from imminent fire, violent storms, hurricanes, or other hazards. A report of the emergency action shall be made to the Director of the Department of Public Works as soon as practicable.
 6. Decks or walkways, whether elevated or at ground level, that have one-half inch (0.5") spacing between boards can be considered pervious areas for Engineering Drainage Calculations, with approval of satisfactory soil conditions under the walkway or deck as determined by the County Engineer. Such decks or walkways shall remain uncovered.

7. Modifications, alterations, or accessory structures for an existing single-family home that result in an increase of impervious surface of less than 20%.

SECTION 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 9. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

SECTION 10. This ordinance shall become effective as per Florida law.

DONE AND ADOPTED at a duly called session of the Board of County Commissioners of Citrus County, Florida, this ____ day of _____, 2026.

ATTEST:

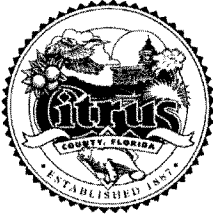
**CITRUS COUNTY, FLORIDA , A
POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA**

TRACI PERRY, CLERK OF COURT

BY: _____
DIANA FINEGAN, CHAIRMAN

**APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY**

DENISE A. DYMOND LYN, COUNTY ATTORNEY



PM2-26-45
Revised 5/13/26

**DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

**ORDINANCE AMENDMENT APPLICATION NO. – OA-2026-00001 LAND
DEVELOPMENT CODE– STORMWATER, ETC.**

DATE: May 13, 2026

PREPARED BY: Joanna L. Coutu, AICP, Deputy Director; Dept of Growth Management

At the direction of the Board of County Commissioners, this application has removed any provisions for consideration regarding data centers.

This application provides for an exemption for residential engineered stormwater related to modifications, alternations or accessory structures for an existing single-family home with an increased impervious surface of less than 20%. Those sites must still comply with LDC maximum impervious surface limits. There are other miscellaneous revisions that will be discussed at the PDC hearing.

A strike-thru/underline version has been provided, as well as a clean copy of the draft ordinance.

JLC/cfc