



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday January 21, 2021 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

Joel Brender, Chair
Michael Facemyer, 1ST Vice Chair
David Bramblett, 2ND Vice Chair
Robert Bass
James Brooks

James Roys
Kurt Stone
Scott Borgeson (Alternate)
Donny Harrelson (Alternate)
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 -
 - 1. January 21, 2021 PDC Agenda, Minutes, Directions
 - H. STAFF ANNOUNCEMENTS
 - I. EX PARTE COMMUNICATION - COUNTY ATTORNEY
 - J. APPLICATIONS
 - 1. CPA/AA-21-02– John and Cynthia Zanki

Conduct a public hearing on January 21, 2021 to review and consider CPA/AA-21-02 - John and Cynthia Zanki.

 - 2. V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman
- Conduct a public hearing on January 21, 2021 to review and consider V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman.
- K. ADDITIONAL ITEMS -
- L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS
- M. 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 insure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. 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.

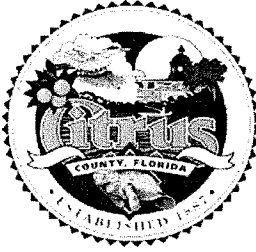
Si necesita un traductor de español por favor haga arreglos con el Condado dentro de dos días de la notificación de la publicación (352-527-5370).



AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	January 21, 2021 PDC Agenda, Minutes, Directions
AGENDA DATE:	January 21, 2021
<u>BRIEF OVERVIEW:</u>	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	

**CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION**



Thursday, January 21, 2021 at 9:00 AM

Lecanto Government Building

3600 West Sovereign Path, Room 166

Lecanto, Florida 34461

JOEL BRENDER, CHAIR	JAMES ROYS
MICHAEL FACEMYER, 1ST VICE CHAIR	KURT STONE
DAVID BRAMBLETT, 2ND VICE CHAIR	SCOTT BORGESON (Alternate)
ROBERT BASS	DONNY HARRELSON (Alternate)
JAMES BROOKS	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. COMPREHENSIVE PLAN AMENDMENT
 - a. CPA/AA-21-02 John and Cynthia Zanki

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan and to amend the Land Use Atlas Map (LUAM) of the Land Development Code from Low Intensity Coastal and Lakes District (CL) to Coastal and Lakes Commercial District (CLC).

LOCATION: Section 29, Township 19 South, Range 17 East; more specifically, Parcel B, of an unrecorded subdivision; also known as Alternate Key Number 2279966, which address is 10137 W. Fishbowl Dr., Homosassa, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Miranda Anaya, Planner I, and Joe Hochadel, Principal Planner, Land Development Division

2. LAND USE APPLICATION

a. V-20-10 Maurice and Christina Ryman

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a pool and pool deck having less than the required 50-foot minimum building setback from the Mean High Water Line and the Jurisdictional Wetland Line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

LOCATION: Section 25, Township 19S, Range 16E; Lot 12 of Riverhaven Village, PB 9, Pg 31, (AK 1012261), which address is 12070 W Broad Jump Ct., Homosassa, FL.

STAFF CONTACT: Miranda Anaya, Planner I, Land Development Division

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. 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.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210,

at least two days before the meeting. 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.

Si necesita un traductor de español por favor haga arreglos con el Condado dentro de dos días de la notificación de la publicación (352-527-5370).



Planning and Development Commission

Directions for meeting on January 21, 2021

V-20-10 - From the intersection of Saunders Way and CR-491, turn Right on CR491- go **1.05 miles** turn Right on W. Grover Cleveland Blvd, go **5.39 miles** – (cross S. Suncoast Blvd) to W. Halls River Rd – go **3.14 miles** turn slight Right onto W. Riverhaven Dr., go **0.17 miles**, take 1st Right onto W. Broadjump Ct., go **0.04 miles** to site on Left – **12070 W. Broadjump Ct.**

CPA/AA-21-02 - From the intersection of Saunders Way and CR-491, turn Right on CR491- go **1.05 miles** turn Right on W. Grover Cleveland Blvd, go **5.39 miles** – (cross S. Suncoast Blvd) to W. Halls River Rd – go **0.57 miles** turn slight left onto W Fishbowl Dr. – go **1.36 miles** to site on right -**10137 W. Fishbowl Dr.**

DRAFT

**PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
November 19, 2020**

Members Present: Joel Brender, Chair; Michael Facemyer, 1st Vice Chair; David Bramblett, 2nd Vice Chair; Robert Bass; James Brooks; James Roys and Chuck Dixon, School Board Representative

Staff Present: Miranda Anaya, Planner I; Amy Pace, Senior Planning Coordinator; and Cheryl Burton, Senior Secretary

Also Present: Denise Lyn, County Attorney and Michael Sherman, Growth Management Director

Absent: Kurt Stone

A. CALL TO ORDER

Joel Brender, Chair, called the meeting to order at 9:00 A.M.

B. INVOCATION

The Invocation was given by Michael Facemyer, 1st Vice Chair.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Joel Brender, Chair.

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC

G. APPROVE MINUTES –

MOTION: Approve minutes of October 1, 2020.

1st Mr. Bramblett 2nd Mr. Bass

VOTE: 6 – 0, Motion Carried.

Attachment: November 19, 2020, PDC minutes (12376 : January 21, 2021 PDC Agenda, Minutes, Directions)

Planning and Development Commission

November 19, 2020

H. STAFF ANNOUNCEMENTS: Mr. Sherman stated that they are interviewing the top candidate for the Land Development Division Director position on November 20. He also spoke about the County Commissioner's proposed amendment to the term limits for the advisory board members. He advised that he would like to plan a strategic planning workshop in the near future.

I. EX PARTE COMMUNICATIONS:

Chairman Brender polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. All PDC members said they had no ex parte communications. Mr. Facemyer had a site visit on applications V-20-07 and CPA/AA-20-19.

J. APPLICATIONS

1. DEVELOPMENT AGREEMENT APPLICATION

a. DA-20-02 Clark A. Stillwell, Esq. for Crystal Point Investments, LLC

REQUEST: This request is to amend the extension of an existing Development Agreement with Citrus County, Florida, a political subdivision of the State of Florida, to the year 2040. A copy of the proposed Development Agreement amendment can be obtained from the Citrus County Land Development Division, 3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461.

LOCATION: Section 23, Township 17 South, Range 17 East; further described as Crystal Point Subdivision Phases II and III, in the Citronelle area, Citrus County, Florida.

STAFF CONTACT: Michael Sherman, AICP, Director, Department of Growth Management

INTRODUCTION: Ms. Pace's overview included an aerial view of the subject property and an existing layout for Units 2 and 3 as submitted by the applicant.

APPLICANT: Clark Stillwell represented the applicant. The applicant requested an extension of an existing Development Agreement for the buildout of this development until 2040. This property was platted in 1984. Units 2 and 3 is approximately 80 acres with an additional 200 lots. There is an onsite public well that is owned by the POA and the roads are private and maintained by the POA and the Developer.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

Planning and Development Commission

November 19, 2020

STAFF: Mr. Sherman's presentation included an aerial view of the subject area and an existing layout for Units 2 and 3. This application was proposed to amend an existing Development Agreement that was approved in 2010. The amendment would extend the Development Agreement for an additional 30 years, extending it until February 12, 2040. All of the other conditions and requirements of the Development Agreement remain in full force and effect.

COMMISSION QUESTIONS: None.

PROPONENT: None.

OPPONENT: None.

COMMISSION COMMENTS: None.

MOTION: The Planning and Development Commission recommends application **DA-20-02** to the Board of County Commissioners for approval based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Brooks 2nd Mr. Roys

VOTE: 6 - 0, Motion Carried

2. LAND USE APPLICATION

a. V-20-07 Alan Whetsel

REQUEST: This request is for a two-part Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling (1) having less than the required 50-foot setback from the mean high water line pursuant to Section 3501, Surface Water Protection Standards, and (2) having less than the required 50-foot setback from the centerline of a right-of-way pursuant to Section 2300, Building Setback Requirements and Height Requirements For All Land Uses, as specified in the LDC.

LOCATION: Section 15, Township 19 South, Range 16 East; specifically, Lot 131 of Rocky Ripple unrecorded subdivision (AK 1011094), which address is 14189 W. Hilyrd Ct., Crystal River, FL.

STAFF CONTACT: Joe Hochadel, Principal Planner, Land Development Division

Planning and Development Commission**November 19, 2020**

INTRODUCTION: Ms. Pace's overview included an aerial view of the subject property, photos of the subject property and surrounding area and a site plan as submitted by the applicant.

APPLICANT: Alan Whetsel stated that he has lived in the mobile home on this property since 1999. His home was flooded by Hurricane Hermine. Mr. Whetsel requested a 27-foot setback from the waterfront and a 13.5-foot setback from the centerline of W. Hibyrd Court. The new mobile home is 400 square foot more than what is currently on the property. He also owns the adjacent property and intends to combine it into his homestead.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS:

Mr. Brooks inquired about the location of the road to which he is requesting the setback. Mr. Whetsel stated that Hibyrd Court is not a paved road; it is his driveway. The paved road is Ferndell Point.

Mr. Bramblett stated that stormwater was not addressed in this application and asked the applicant if he was aware of the stormwater requirements and that he was willing to follow them. Mr. Whetsel stated that he was not aware of that.

STAFF: Ms. Anaya's presentation included an aerial view of the subject property and surrounding area, a survey showing the existing mobile home and accessory structure along with the proposed placement of the new mobile home and accessory structures, the site plan showing the available building envelope and the site plan showing the setback overlap. The applicant is requesting a single-family dwelling having a 27-foot setback from the mean high water line and a 13.5-foot setback from the centerline of the right-of-way. The property is surrounded by residential and vacant lots. The property is approximately .13 acres and is zoned CLR. Due to the waterfront setback of 35 feet with a berm/swale system and a right-of-way setback of 50 feet from the centerline of the right-of-way, there is no available building envelope on site without the need for a variance. There is a setback overlap which does create a hardship on the land.

COMMISSION QUESTIONS:

Mr. Facemyer asked if the applicant replaced the mobile home in the same footprint would he be required to install a berm or swale. Ms. Anaya stated that a berm or swale would be required either way.

Mr. Brender inquired about the ISR on the property. Ms. Anaya stated that it was well within the allowable ISR in the CLR district.

Planning and Development Commission

November 19, 2020

PROPONENT: Thomas Cobb lives at the end of the private road. Mr. Cobb stated that he had no opposition to the setbacks from the private road.

OPPONENT: None.

STAFF:

Ms. Anaya read the suggested conditions for the record:

1. The single-family residence must maintain a 27-foot setback from the Mean High Water Line and 13.5 feet from the centerline of W. Hibyrd Court as outlined on the site plan received by the Land Development Division date-stamped July 16, 2020.
2. A berm or swale approved by the engineering division must be installed and maintained.
3. Erosion control measures shall be installed to protect waterbodies, wetlands and/or adjacent properties before starting land disturbance activities, as per Citrus County Code Section 42-172 (c).
4. An as-built survey demonstrating compliance with these conditions must be submitted to and approved by the Land Development Division within 30 calendar days.

COMMISSION QUESTIONS/COMMENTS: None.

MOTION: The Planning and Development Commission finds application **V-20-07 CONSISTENT** with the Citrus County Land Development Code and **IS** in keeping with the intent of the Policies of the Citrus County Comprehensive Plan and that this Board **APPROVES WITH CONDITIONS** of the application based upon the evidence and testimony presented and the staff report and conclusions regarding this petition with the following conditions.

MOTION:

1st Mr. Brooks 2nd Mr. Bramblett

VOTE: 6 - 0, Motion Carried

3. **COMPREHENSIVE PLAN AMENDMENT**

a. **CPA/AA-20-19 Clark A. Stillwell, Esq. for VBRL Land Holdings, LLC**

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan and to amend the Land Use Atlas Map

Planning and Development Commission

November 19, 2020

(LUAM) of the Land Development Code from LDR, Low Density Residential District, to GNC, General Commercial District.

LOCATION: Section 34, Township 19 South, Range 20 East; more specifically, Parcel 34300, of an unrecorded tract; also known as Alternate Key Number 1843910, which address is 4986 S. Florida Ave., Inverness, Florida.

STAFF CONTACT: Michael Sherman, AICP, Director, Department of Growth Management

INTRODUCTION: Ms. Pace's overview included an aerial view of the subject property, photos of the subject property and surrounding area along with a colored map showing the parcel location along US-41.

APPLICANT: Clark Stillwell represented the applicant. The applicant requested to amend the land use from LDR to GNC. In a separate application, the applicant will propose a conditional use for light manufacturing for the cutting and shaping of granite and other similar type products. The property is vacant and is approximately 6.79 acres. The property is located on an arterial roadway and there are no environmental issues or floodplain issues. It will be served by onsite well and septic systems until central services are available. The land use designation of IND (Industrial) is on three sides of this property. The application demonstrates consistency with the Comprehensive Plan and is compatible with the adjacent land uses.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS:

Mr. Facemyer inquired if this is an expansion of the current business on the opposite side of US-41. Mr. Stillwell stated that this is a new owner and a new business.

Mr. Brender asked if the conditional use application would be limited to light manufacturing. Mr. Stillwell advised yes.

STAFF: Mr. Sherman's presentation included an aerial view of the subject property, photos of the subject property and surrounding areas and a colored map showing the land use designations for the surrounding properties. This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan and to amend the Land Use Atlas Map (LUAM) of the Land Development Code from LDR, Low Density Residential District, to GNC, General Commercial District. This is considered a small-scale amendment and will not require a review from the Florida Department of Economic Opportunity (DEO) or other appropriate state agencies. The property is adjacent to US-41

Planning and Development Commission

November 19, 2020

and the surrounding land uses are IND (Industrial). The increase in commercial intensity could be compatible with the surrounding area. Mr. Sherman stated that compatibility is defined in the Florida Statutes. Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Staff's opinion is that it is consistent with the Comprehensive Plan. There are no environmental issues on the subject property.

COMMISSION QUESTIONS:

Mr. Bass inquired about the sufficiency of onsite water for the anticipated conditional use application. Mr. Sherman stated that based on the current Comprehensive Plan, the applicant will be required to utilize central services when they become available. The applicant will be required to have permits for well and septic and the permitting agencies will determine the adequacy and sufficiency for those systems.

Mr. Brooks asked if the Department of Transportation's drainage retention pond is located in a Low Density Residential land use classification. Mr. Sherman advised that the drainage retention pond is dissected into LDR and MDR.

Mr. Brender inquired if GNC is the best designation for this property to cover the intended uses. Mr. Sherman advised that the GNC is compatible for the uses in the Land Development Code.

PROPONENT: None.

OPPONENT: None.

COMMISSION QUESTIONS/COMMENTS: None.

MOTION: The Planning and Development Commission finds application **CPA/AA-20-19 CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bramblett 2nd Mr. Brooks

VOTE: 6 - 0, Motion Carried

Planning and Development Commission

November 19, 2020

b. CPA-20-11 Board of County Commissioners – Cardinal Mixed Use Category

REQUEST: This request is to amend Chapter 10, the Future Land Use Element, of the Citrus County Comprehensive Plan by adopting a new land use category entitled Cardinal Mixed Use (CMU) in relation to the Suncoast Parkway Interchange at W. Cardinal Street.

STAFF CONTACT: Michael Sherman, AICP, Director, Department of Growth Management

RECESS: 9:48 a.m. to 9:54 a.m.

APPLICANT: Mr. Sherman explained the purpose of the application is to adopt a new land use category entitled Cardinal Mixed Use (CMU) and associated policies to support the new land use category. Staff has considered input from the residents, the Planning and Development Commission, Board of County Commissioners and planning and legal professionals. Mr. Sherman spoke about the mixed use concept as the County promotes this for the proposed new land use category. He elaborated on the revisions to the proposed amendments to the objectives and existing policies to the Comprehensive Plan.

COMMISSION QUESTIONS:

Mr. Brender commented that the Building Alliance is still opposed to the proposed project and questions why do they oppose it. Mr. Sherman stated that his belief is their concern may be due to the amount of language and requirements that are being placed in the Comprehensive Plan. It is important in order to write the land development regulations.

Mr. Brooks commented that central water and sewer would be required. He asked if public utilities were available in this area now. Mr. Sherman stated that public utilities are not available at this time; however, sewer is being extended and water is proximate to the Interchange Management Area. Mr. Brooks inquired if there are any provisions that would allow a special district to be formed to provide water and sewer if the County made the decision that it was not willing to do so in a timely manner. Mr. Sherman stated there is nothing in the proposed category that addresses that issue.

Mr. Brender asked about if the first developer to come into the IMA was not willing to accept the regulations, would the developer be forced to conform to the regulations set forth. Mr. Sherman stated that the principles, policies and objectives that are in the Comprehensive Plan would have to be followed. There are no variances from the Comprehensive Plan.

Planning and Development Commission

November 19, 2020

Mr. Bass pointed out some grammatical errors on the revised Policy 17.35.6 and Policy 17.35.9.

PROPONENT: None.

OPPONENT: Gaston Hall spoke on behalf of the Citrus County Building Alliance. Mr. Hall commented that the Building Alliance opposes the current draft of the proposed amendment because of the requirements to be placed in the Comprehensive Plan will preclude development and developers will not be able to fund the projects. The Building Alliance is of the opinion that it will be difficult for developers to secure financing for their projects and it will be difficult to acquire the minimum parcels sizes. There will also be a disadvantage due to the costs of sewer connection. They have attempted to point out the obstacles that they foresee as the proposal is currently written. The Builders Alliance is against industrial being placed in the Cardinal Interchange Management area.

Mr. Sherman stated that staff promotes good planning and to prevent/reduce urban sprawl. He advised of the positives of mixed use development. Staff met with industrial developers and operators and both stated that the approach being taken would meet their plan and what they look for when developing land. The supporting goals, objectives and policies were amended as comments were received by citizens, PDC members, Board of County Commissioners, planning professionals and legal professionals to provide for internal consistency. Staff's opinion is it is important to have at least two land uses, with one of them being residential.

Karen Esty stated that she as a taxpayer has concerns about the 150-acre parcel that is being attached to the mixed use. Her opinion is that it should be a "stand alone" amendment and follow the entire application process. She also stated that her belief is that this is creating an incompatibility in that area. Her concern is that essential services are not being factored into that area.

Phillip Eledge stated his concerns with the proposal. One of the concerns is the parcel size limitations. Another concern is the legal non-conforming uses in the area and if those property owners would be able to continue their businesses or would they have to rezone their property. He stated that the two closest gas stations on Cardinal Street heading west toward US-19 are situated on .74 acres and 1.46 acres. The requirement of 20-acres would not be feasible to construct a gas station in the IMA.

Mr. Sherman stated that the smaller lots sizes would have to be aggregated to comply with the 20-acre minimum. There is a policy that allows for a smaller lot to be developed if the properties around it are developed into mixed use and they do not have 20 acres. The land use in the area would allow for a gas station; however, it must be part of a larger development. For the properties

Planning and Development Commission

November 19, 2020

that are zoned RUR (Rural Residential) and are legal non-conforming uses, they will be allowed to continue.

COMMISSION QUESTIONS/COMMENTS:

Mr. Brooks mentioned that he supports the conceptual aspect of this proposal; however, he cannot support a recommendation to the BOCC.

Mr. Bass presented a suggestion regarding a Developer's Agreement with regard to the sewer connection to help offset some of costs associated for the developers to connect to the lift station/sewer.

Mr. Bramblett voiced his concern that this project is too big for this area. He does not foresee a walkable area in the farm area. His opinion was the focus should be on creating a subtle interchange area in a tiered approach.

Mr. Facemyer commented that the vision is too broad for Citrus County. His other concern is the regulations that could stifle smaller developments by local developers.

Mr. Dixon stated that he supports this Comprehensive Plan Amendment. The area is one of the few remaining areas that is a blank slate. As for the infrastructure, there could be a Development Agreement for future hookups.

Mr. Brender supported the proposal and stated that there is more work to be done with more planning and future conversations. A marketing plan would need to be generated for others to see the vision.

Mr. Roys mentioned that the area extends too far east and west. He agreed with Mr. Dixon's comments. He would not be in favor of the area being another US-19 or Wildwood. His belief is it is better to do something and have a framework as a guide.

Mr. Sherman suggested the PDC members provide him with their comments individually on the policies so that he can continue to revise so that the proposal can be recommended to the BOCC.

MOTION: The Planning and Development Commission finds to ***CONTINUE*** application ***CPA-20-11***.

MOTION:

1st Mr. Brooks 2nd Mr. Roys

VOTE: 6 - 0, Motion Carried

Planning and Development Commission**November 19, 2020**

K. ADDITIONAL ITEMS: Mr. Facemyer posed a question with regard to the impact of the County Commission's elimination of terms limits for the Board members. Ms. Lyn stated that there would have to be an amendment to the LDC before it would be effective. Each of the sitting Board members are under the current LDC guidelines.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS: None.

M. ADJOURN

The Planning and Development Commission adjourned at 11:05 A.M.

Respectfully submitted,

Cheryl Burton, Recording Secretary

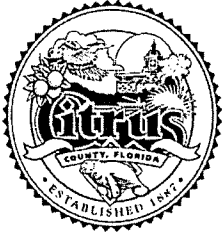
Attachment: November 19, 2020, PDC minutes (12376 : January 21, 2021 PDC Agenda, Minutes, Directions)



AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	CPA/AA-21-02– John and Cynthia Zanki
AGENDA DATE:	January 21, 2021
<u>BRIEF OVERVIEW:</u>	
This application is a request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from the CL, Coastal and Lakes District to the CLC, Coastal and Lakes Commercial District, and to amend the Land Use Atlas Map (LUAM) of the Land Development Code from the CL, Coastal and Lakes District to the CLC, Coastal and Lakes Commercial District	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	
Conduct a public hearing on January 21, 2021 to review and consider CPA/AA-21-02 - John and Cynthia Zanki.	

PM2-20-144



**DEPARTMENT OF GROWTH MANAGEMENT
2020 SMALL SCALE
COMPREHENSIVE PLAN AMENDMENT/ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

APPLICATION NUMBER CPA/AA-21-02– John and Cynthia Zanki

DATE: December 30, 2020

PREPARED BY: Miranda Anaya, Planner I, Land Development Division *JH for MA*
Joe Hochadel, Planner II, Land Development Division *JH*

This application is a request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan and to amend the Land Use Atlas Map (LUAM) of the Land Development Code.

FUTURE LAND USE MAP REQUEST:	From: CL, Low Intensity Coastal and Lakes District To: CLC, Coastal and Lakes Commercial District
LAND USE ATLAS MAP REQUEST:	From: CL, Low Intensity Coastal and Lakes District To: CLC, Coastal and Lakes Commercial District
LOCATION:	<u>Sections 29, Township 19 South, Range 17 East</u> , more specifically, Parcel B, of an unrecorded subdivision; also known as Alternate Key Number 2279966, which address is 10137 W. Fishbowl Dr., Homosassa, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE:	Approximately 2.62 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – CL, Low Intensity Coastal and Lakes District South – RVP, Recreational Vehicle Park East – CL, Low Intensity Coastal and Lakes District West – RVP, Recreational Vehicle Park
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – CL, Low Intensity Coastal and Lakes District South – RVP, Recreational Vehicle Park East – CL, Low Intensity Coastal and Lakes District West – RVP, Recreational Vehicle Park
SURROUNDING EXISTING LAND USES:	North – Vacant South – W. Fishbowl Dr.; Homosassa RV Resort East – Vacant West – Manatee Campground

Attachment: Staff Report (12380 : CPA/AA-21-02 – John and Cynthia Zanki)

SOIL INFORMATION:	According to the <i>Soil Survey of Citrus County</i> (1988), the soil types in the area are Matlacha, limestone substratum-urban land complex, Hallandale-rock outcrop complex, rarely flooded, and Okeelanta-lauderhill-terra ceia mucks. Limitations to building development are moderate to severe due to subsides, ponding, low strength, wetness, and flooding.
FLOOD ZONE:	The subject property appears to be primarily located in Flood Zone AE as found on the current Flood Insurance Rate Map 12017C0311D.

BACKGROUND

The subject property under application totals approximately 2.62 acres and is part of an unrecorded tract, which accesses W. Fishbowl Dr., a paved, public, minor collector roadway. The site is currently a bed and breakfast approved by a Conditional Use application in 2002 (CU-02-06). The home was constructed in 1983. The total floor living area is 5,694 square feet with a total 7,210 square feet under the roof. A boathouse was constructed in 1989 according to the Citrus County Property Appraiser's office. The site also has a pool constructed in 2004.

ANALYSIS

The request is to redesignate a portion of the subject property from the Low Intensity Coastal and Lakes District (CL) to the Coastal and Lakes Commercial District (CLC). The applicant has indicated that he would like to use the site as an open air café. The applicant has stated no changes to the site would be needed for the use and as such, the applicant has not submitted a Master Plan as part of this request.

LDC Section 3180, Bed and Breakfast does not allow meals to be served to the public. The applicant has indicated a Conditional Use will be subsequent to this application for a hotel/motel use that would allow for an open air café simultaneously.

The CL District currently allows for limited non-residential development, mostly with Conditional Use approval. This district is designated environmentally sensitive to development. The CLC land use district is defined as for those commercial uses that are water-related, water dependent, or necessary for the support of the immediate area.

The existing CL designation, which surrounds this site, could allow for limited recreational and agricultural uses with an approved Conditional Use, such as:

- Bed and Breakfast (Conditional Use)
- Cropland/Pastures
- Confinement Feeding/Feedlots (Conditional Use)
- Day Care Center (Conditional Use)
- Houses of Worship (Conditional Use)
- Stables (Conditional Use)

The CLC District allows for more intense commercial development such as:

- Tackle/Bait Shop
- Open Air Cafe
- Restaurants
- Grocery/Discount Retail Store (less than 7,000 sq.ft.)
- Small Retail Shops
- Convenience Store (without gas pumps)
- Hotel/Motel (Conditional Use)
- RV and/or Boat Parking Facilities (Conditional Use)
- Mini Warehouses (Conditional Use)

This increase in commercial intensity to the amendment area would be compatible with the surrounding area if used as an open air café and possibly a hotel/motel. Although the applicant has stated the intended uses, the potential safeguards as part of a Planned Unit Development (PUD) have not been provided. However, the potential future use as a hotel/motel would require a Conditional Use approval. There are some existing CLC lots in the general area.

A request to change the land use from CL to CLC on less than 10 acres is considered a small-scale amendment and will not require a review from the Florida Department of Economic Opportunity (DEO) or other appropriate state agencies. The subject property is not located within the Planned Service Area (PSA). The PSA represents an area where regional services, such as water and sewer, are or are expected to be available.

Non-residential site development will be required to meet LDC standards for either LDC Section 3740, Additional Design Standards for Large Non-residential Projects, (projects with a gross leasable area that exceeds 25,000 square feet) or Section 3745, Design Standards for Small Nonresidential Development Projects, (projects with a gross leasable area less than 25,000 square feet) which includes standards for buffering, landscaping, façade, parking, lighting, and other applicable LDC standards.

SUMMARY OF AGENCY COMMENTS: No comments have been received from state agencies at this time.

SUMMARY OF PUBLIC COMMENTS: As of this writing, no comments have been received regarding this application.

REQUEST FOR LAND USE CHANGE

1. Concurrency

- a. Sanitary Sewer – The subject property has a septic tank. A letter provided by Citrus County Utility division states mandatory sewer connection is not required for this site.
- b. Potable Water – The subject property is within the Homosassa Special Water District. A letter from the service provider is attached to this application stating sufficient water is available.

- c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill and has provided a letter from Citrus County Solid Waste Management Division.
 - d. Drainage – The site will be required to be designed to meet all applicable stormwater design standards at the time of permitting. A letter from Local Engineering, Inc. has been provided confirming this.
2. **Consistency with the Land Development Code** – The applicant has indicated the purpose of this application is to allow for an open air café use and in the future allow for a hotel/motel use simultaneously. The open air café will serve the area. The difference in allowable commercial intensity between the CL District and the CLC District is considerable. The safeguards from a PUD to further mitigate or reduce impacts from the provision of potential specific commercial uses have not been provided, although the applicant has provided specific intended uses. New non-residential use would need to comply with Land Development Code standards in place at the time of permitting.
 3. **Consistency with Comprehensive Plan** – All development applications shall demonstrate complete compliance with the Comprehensive Plan.

Policy 17.2.11 Consistent with the Plan's basic strategy for protection of environmentally sensitive areas, the following guidelines shall apply to all development in the Coastal, Lakes and Rivers Region:

- No increase in residential density should be approved except for the Planned Development standards already contained in the plan, or as otherwise mitigated in the PORT district.
- No additional high intensity non-residential land uses shall be approved for this region. Specifically, new GNC and IND districts should be avoided.

Policy 17.6.14 Because the GNC district allows potentially high density/intensity development, it should not be located in areas of the County deemed to be environmentally sensitive areas. No new GNC shall be allowed in the Coastal, Lakes, and Rivers Region. New GNC shall be limited to the central ridge region.

Staff comment – This site lies in the Coastal, Lakes and Rivers Region and is requesting the CLC Designation. This application would not result in an increase in residential density, and would not provide the high-intensity non-residential uses as may be allowable in the GNC and IND land use districts.

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.

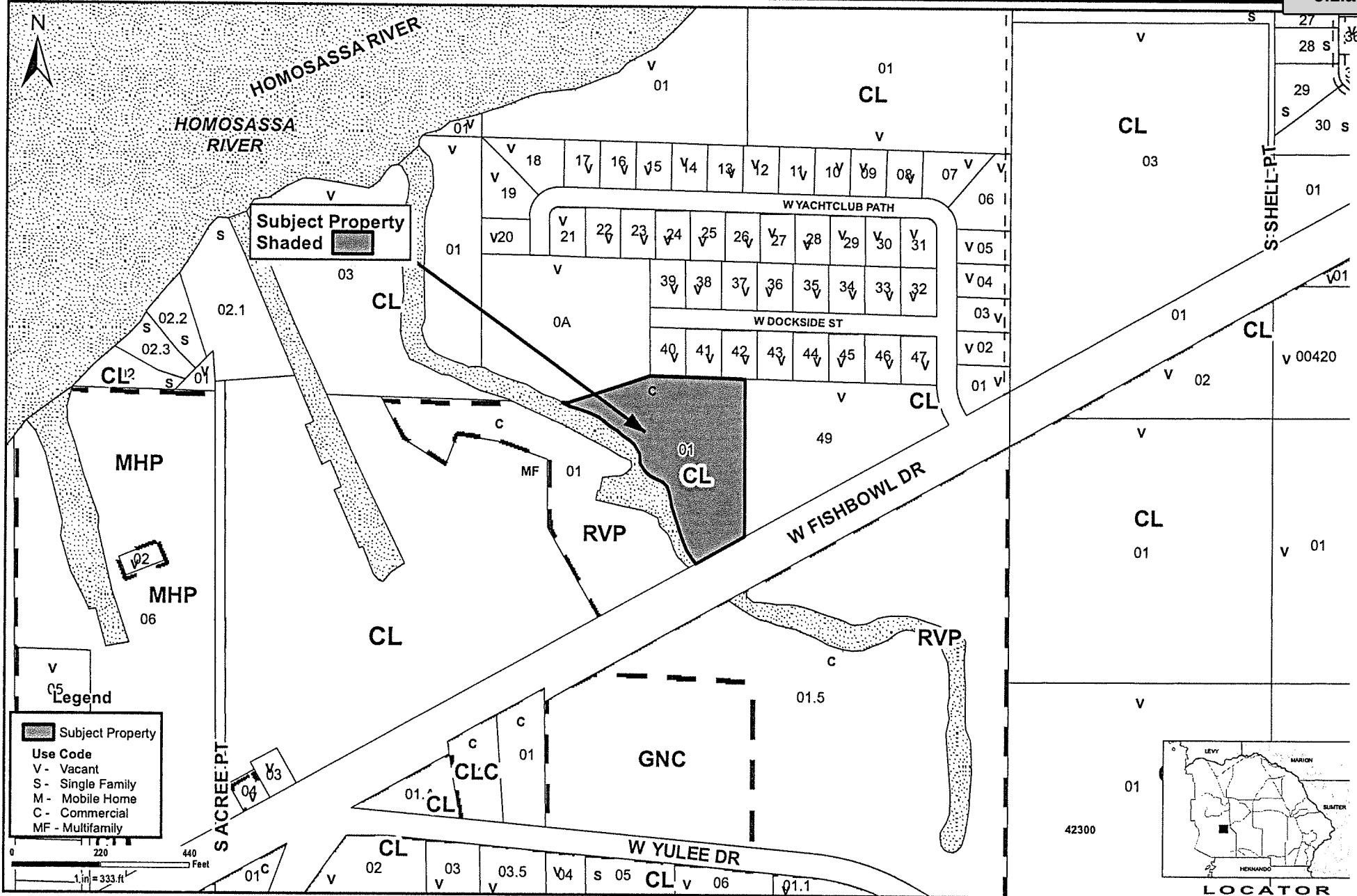
Staff comment – The site does not require any additions to the existing conditions.

4. **Impacts on Affordable Housing** – The proposal does not appear to have any impacts on affordable housing.
5. **Compatibility with Adjacent Land Uses** – The site is surrounded by RV parks and vacant land. It is heavily wooded and fenced. There are some CLC designations in the general area and the potential open air café would serve the local community. The open air café is compatible with the adjacent land uses; however, without a Planned Unit Development, there is no guarantee the other CLC allowable uses will also be compatible.
6. **Environmental** – The applicant has stated the proposed uses would not change the existing site conditions. If a protected species is found onsite, the applicant will need to coordinate with Citrus County and the Florida Fish and Wildlife Conservation Commission (FWC).
7. **Transportation** – The subject property currently takes access from W. Fishbowl Dr., a paved, public, minor collector roadway. The site has a gated entrance.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 2.62 acres from CL to CLC on the Future Land Use Map, and from CL to CLC on the LDC Atlas Map.
2. The subject property is not located within the adopted PSA for Citrus County.
3. Concurrency has been addressed for solid waste and drainage. The site will have onsite water and wastewater until central water and sewer services become available.
4. The site takes access from a minor collector roadway, and there are environmental limitations on the property such as wetlands, but not for the proposed use that would be impacted by non-residential use on the site.

MA/JH/AP/cb



Attachment: Staff Report (12380 : CPA/AA-21-02 - John and Cynthia Zanki)

Application #: CPA/AA-21-02

Applicant: John & Cynthia Zanki

Proposal: CL to CLC

Location: 10137 W. Fishbowl Dr, Homosassa

Future Land Use: Low Intensity & Coastal Lakes (CL)

S-T-R - 29-19-17 SE

Planner Initials: *Ma*Date: *12/16/20*

Geographic Information Systems

Prepared By : Susan O'Connell

Date: December 16, 2020

Source: Enterprise Geodatabase

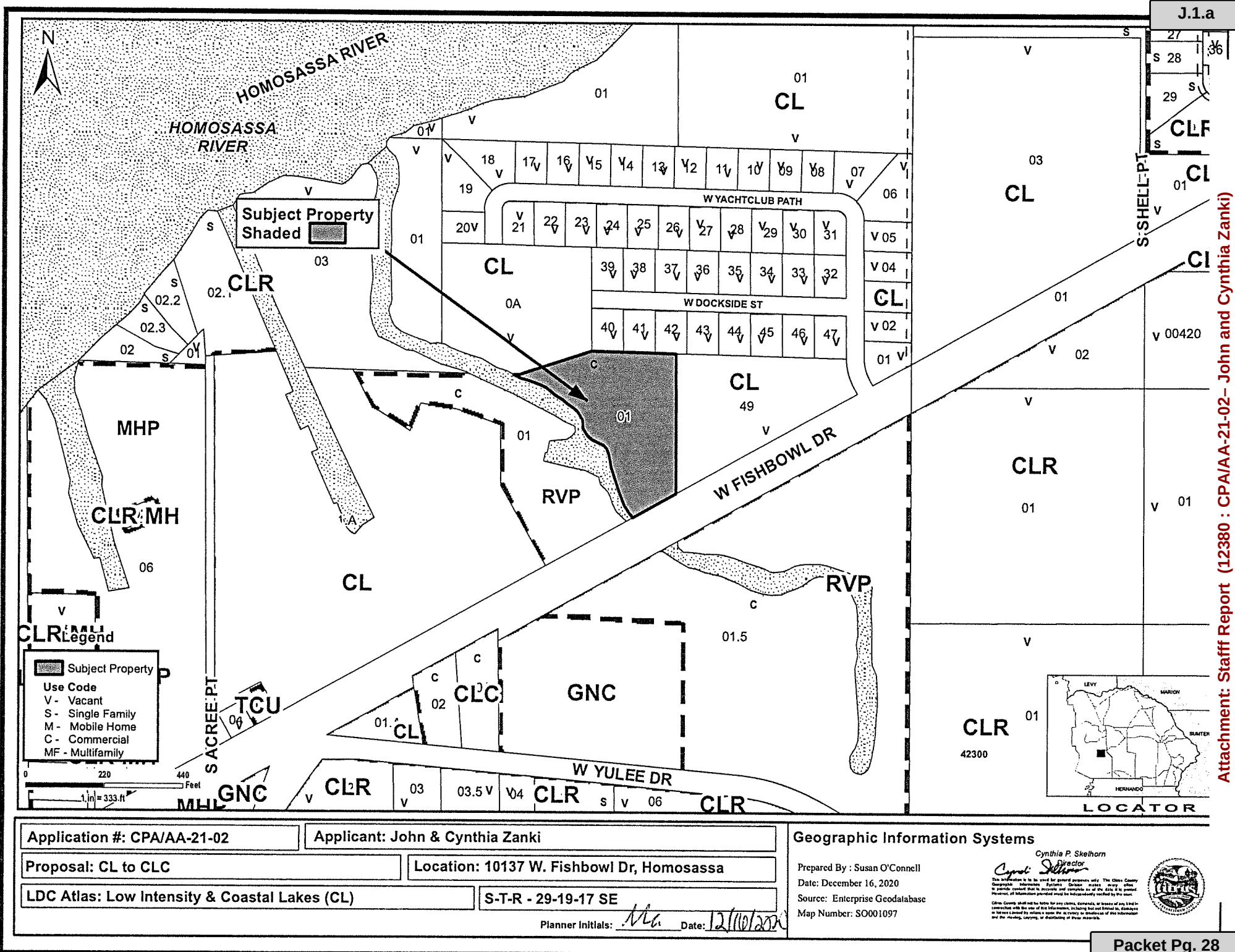
Map Number: S0001100

Cynthia P. Skelhorn

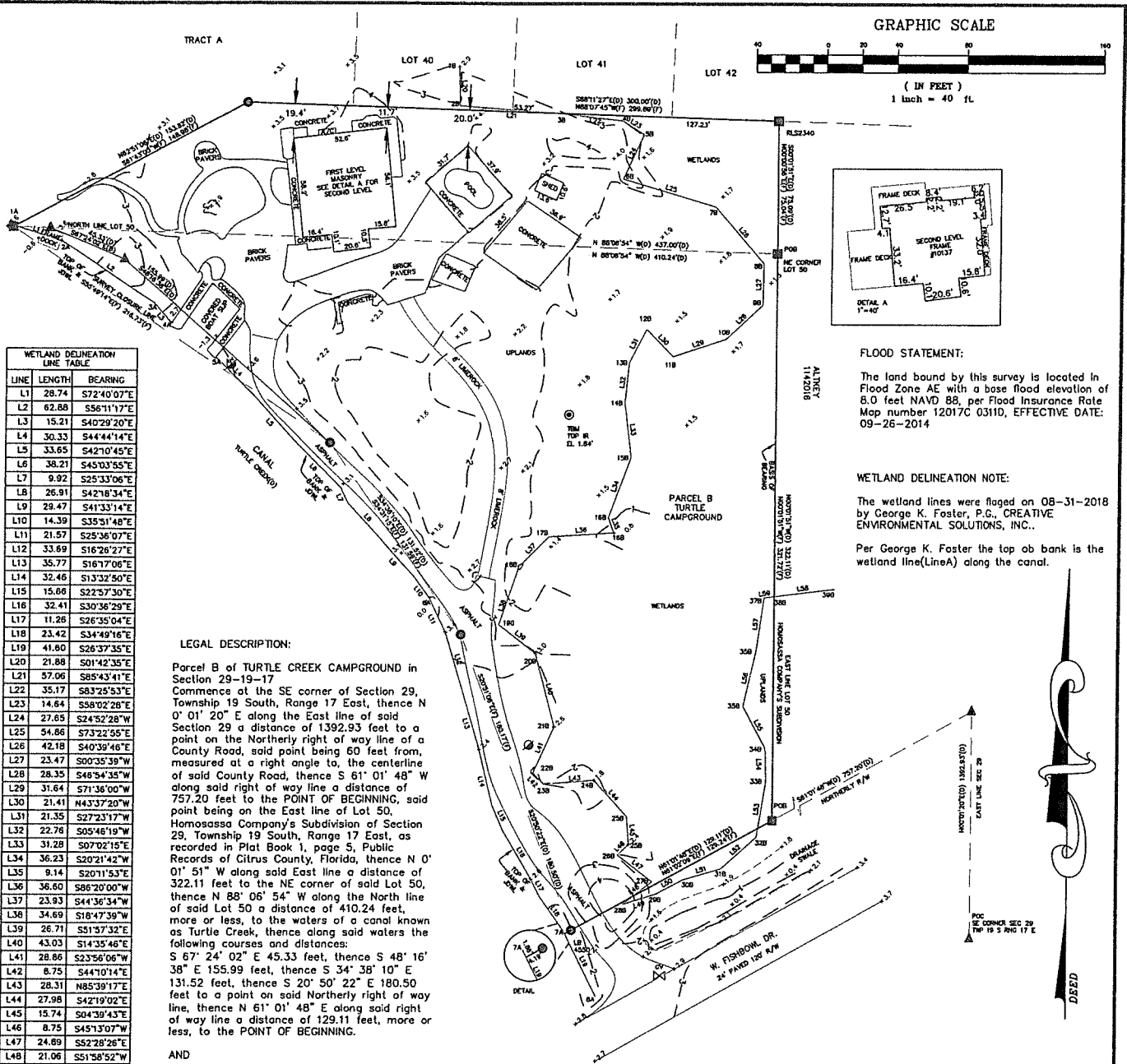
Director

This information is to be used for general purposes only. The Citrus County Geographic Information System (GIS) is a dynamic system, and its data is subject to change without notice. Citrus County shall not be liable for any claims, damages, or losses of any kind or nature resulting from the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of the information and the recovery, copying, or marketing of these materials.





GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone AE with a base flood elevation of 8.0 feet NAVD 88, per Flood Insurance Rate Map number 12017C 0311D, EFFECTIVE DATE: 09-26-2014

WETLAND DELINEATION NOTE:

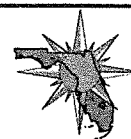
The wetland lines were flagged on 08-31-2018 by George K. Foster, P.G., CREATIVE ENVIRONMENTAL SOLUTIONS, INC..

Per George K. Foster the top ob bank is the wetland line (Line A) along the canal.

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR JOHN ZANKI

CITRUS COUNTY, FLORIDA
Project No.: 18226 Field Book: 104/66-67 Date: 10/04/2018
Scale: 1" = 40' Field Date: 09-24-2018 Sheet: 1 of 1



GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253



Board of County Commissioners Department of Growth Management

Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070
Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: CPA/AA-21-02 Date: Sep 21, 2020
 * Written Authorization is required if Applicant is different than Owner.
Applicant* **Property Owner**
 Name: John & Cynthia Zanki Name: John & Cynthia Zanki
 Address: 10137 W. Fishbowl Drive Address: 985 E Veterans Hwy
 City: HOMOSASSAS City: Jackson
 State: Florida Zip: 34448 State: NY Zip: 08527
 Home No.: _____ Cell No.: 352-509-0607 Home No.: _____ Cell No.: _____
 Work No.: 352-621-1860 Fax No.: _____ Work No.: _____ Fax No.: 352-509-0607
 Email: mightygoat@live.com Email: mightygoat@live.com

Property Description: Section: _____ Township: _____ South Range: _____ East
Legal Description: _____
 Subdivision: _____ Lot(s): _____ Block/Parcel: _____
 Alternate Key #: 2279966 Parcel ID: _____
 Acreage: _____

☐ New Planned Unit Development (PUD)
☐ Amendment to Previously Approved PUD/PD
☐ Land Development Code Atlas Designation
☐ Generalized Future Land Use Map Designation

Previous Application No.: No
 From: CLB To: CLC
 From: _____ To: _____

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.

Applicant Request(s): N/A
located off of Fishbowl Drive across from

Directions to Property:
the Homosassa RV Resort.

The Applicant is: Owner of Tract Agent for Property Owner
☐ One-Owner Among Several ☐ Other (specify) _____

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: [Signature]

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 John Zanki, who is personally known to me or provided _____ as identification and who did not take an oath. WITNESS my hand and official seal this 13 day of November, 2020

Daniel Dunn
 Printed Name
[Signature]
 Notary Public - State of Florida New Jersey

Seal

DANIEL J. DUNN
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires 9/30/2021

Date: _____
 Time: _____
 Initials: _____

For Staff Use Only
 ATF: _____
 QTR: _____
 LUD: _____

GFLUM Des: _____
 FZ: _____

RECEIVED



Board of County Commissioners
Department of Growth Management

Land Development Division
 3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070
 Toll Free (352) 489-2120 TTY (352) 527-5329
 Web Address: www.citrusbocc.com

REQUIRED INFORMATION
FOR A COMPREHENSIVE PLAN
AMENDMENT

Applicants are encouraged to schedule a pre-application conference before submitting an application. Assistance and information on the following can be obtained at that time.

ALL applications for amendment to the Citrus County Comprehensive Plan are required to include the following information. Failure to do so will result in a delay of processing the application.

- ✓ 1. A completed Comprehensive Plan application form. (Included in this packet.)
2. If this application is for an amendment to the County's FLUM map(s), a complete legal description must be attached.
- ✓ 3. If this application is for an amendment to the County's map(s), proof of ownership shall be provided.
- ✓ 4. If this application is for an amendment to the County's map(s), a certified boundary survey must be submitted. The survey must show all areas that have been identified as wetlands by Southwest Florida Water Management District (SWFWMD), Department of Environmental Protection (DEP), or US Army Corp of Engineers.
5. If this application is for an amendment to the **text** of the County's Comprehensive Plan, the proposed new text must be submitted. Attach the proposed text on a separate page(s).
6. If this application is for an amendment to the County's maps(s), what is the proposed new land use designation for the property? (i.e. GNC, MDR, IND, etc.).

Designation: Coastal Lake Commercial CLC

7. A map shall be submitted that shows all of the following:
 - a. The boundary of the property plus all surrounding streets and roads. Fishbowl Drive (only)
 - b. The existing use of the property and the surround properties. Letter explaining
 - c. The designation of the existing property and the surrounding properties as it appears on the Future Land Use Map (FLUM). Letter explaining
 - d. The designation of the existing property and the surrounding properties as it appears on the Land Development Code Atlas. Letter Explaining.
8. Letters from public facilities to the property and how much of a demand on those facilities this proposed change would create shall be submitted, or other explanation provided: .

Sanitary Sewer: Letter Does included Department of Health.

Does For
Utility Planning & Engineering Director

Potable Water: Letter Does ① Water Company Special Water Dist
② Letter Duke Energy
③ Florida Public Utilities

RECEIVED



Board of County Commissioners
Department of Growth Management

Land Development Division
 3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070
 Toll Free (352) 489-2120 TTY (352) 527-5329
 Web Address: www.citrusbocc.com

Drainage: Department of Health
Letter/Docs
 Solid Waste: Department of Health Docs included

9. Are there any anticipated impacts on Affordable Housing in Citrus County? Yes ☒ No
 If YES, describe what the impacts are anticipated to be and how you plan to address them.

10. Is this amendment compatible with the objectives and policies of the Future Land Use Element and other elements that may be affected by this proposed change? ☒ Yes No

11. Briefly describe those objectives and policies that pertain to this application and how this proposal is compatible or is not compatible with them.

Objective: To Apply for CLC (Neighborhood Commercial)
(open air cafe) we are currently operational as a
Bed & Breakfast and there will be no expansion
of Services or Buildings. The open air cafe will
 Policy: help us sell to the public and comply with
separation of customers.

Policy: # 2410a Council & Lake Commercial District CLC

Objective: _____

Policy: _____

Policy: _____

11. Any additional information that may apply to this application. _____

RECEIVED

NOV 17 2020

CPA/AA-21

Packet Pg. 32

Land Deployment division
3600 W. Sovereign Path
Suite 140,
Lecanto, FL
34461-8070

November 13, 2020

To Whom it May Concern,

Blue Moon Bed and Breakfast has been in operation for 20 years in Homosassa Florida. We offer lodging and meals to our guests currently. We would like to offer Café type meals to the public (coffee, cake, sandwich) and would be applying for Coastal Lake Commercial (open Air Café) . We are requesting this change to supplement our incoming in these change times.

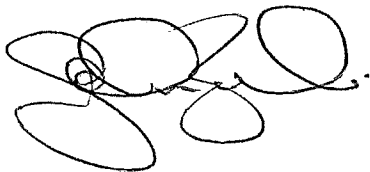
Pertaining to the application Package we listed below what we correctly obtained and answered the question to the best ability.

1. Application notarized/ completed
2. Legal Descriptions / Copy of Deed included
3. Proof of owner ship/ tax forms included
4. Survey/ included
5. N/A
6. The facilities exist and will not we change anything to service the outside Café
7. A. One road excesses the Blue Moon, no other road surround the property, entry if from Fishbowl Drive with a 20 foot entry driveway.
B. CLR with a conditional use in effect that gives us permission to rent rooms/ cook food/and serve food to our guests.
C Surrounding properties/ South West side trailer park (Manatee Camp ground and Pub) /South side is another trailer (Homosassa RV resort). NW all heavily wooded area not developed that is CLR.
D. Operating under the Conditional Use as a Bed and Breakfast.
8. Letters from Public utilizes / included are Department of Water resources/ Homosassa special water district/ Florida public utilities Gas/Duke energy.
9. Affordable housing / no
10. Future land use element/ possibly yes
11. objectives and policies:

To apply for CLC (open Air Café) We currently operational as bed and breakfast and there will be no expansion of services and no new building is required. We are looking to open to the general public into an open Air Café this will help us with business in these trying times...

If there is any other information please contact me directly:

John Zanki
352 509 0607 cell



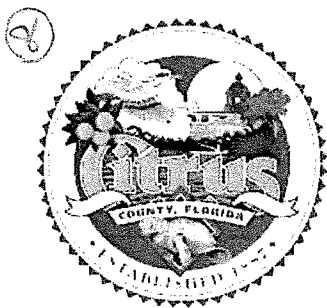
RECEIVED

NOV 17 2020

CPA/AA-21-02
Land Development Division

Packet Pg. 33

Attachment: Applicant Submittal (12380 : CPA/AA-21-02- John and Cynthia Zanki)



BOARD OF COUNTY COMMISSIONERS
DEPARTMENT OF WATER RESOURCES
DIVISION OF UTILITIES
 3600 W. Sovereign Path, Ste. 291
 Lecanto, Florida 34461-9014

Telephone: (352) 527-7650 Fax: (352) 527-7644
 Citrus Springs/Dunnellon/Inglis/Yankeetown area - Toll Free (352) 489-2120
 TTY Telephone: (352) 527-5312
www.bocc.citrus.fl.us

MEMORANDUM

To: Joe Hochadel, Planner II, Land Development
From: Tina Malmberg, Director, Utility Planning & Engineering
Date: September 22, 2020
RE: **Alt Key # 2279966 – Sewer Connection**

Staff has reviewed the above referenced property and have determined that mandatory sewer connection is not required from the subject site.

If you have any question or concerns, please feel free to contact me at 352-527-7616 or email Christina.malmberg@citrusbocc.com.

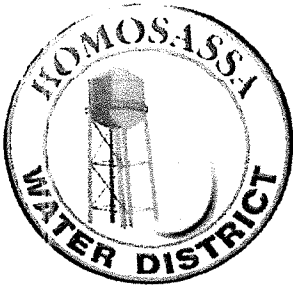
Attachment: Applicant Submittal (12380 : CPA/AA-21-02- John and Cynthia Zanki)

RECEIVED

NOV 17 2020

Land Development

Packet Pg. 34



Homosassa Special Water District

PO Box 195
Homosassa, FL 34487

Business Hours: 7:00 AM - 5:30 PM, Monday - Thursday
Excepting Holidays
Phone (352) 628-3740 hswd@tampabay.rr.com Fax (352) 628-4865

07/21/2020

John or Cynthia Zanki
995 E Veterans Hwy
Jackson, NJ 08527

RE: Letter of Commitment for:
10137 W Fishbowl Dr
Homosassa, Florida

Dear Mr & Mrs Zanki,

The Homosassa Special Water District is the water provider for the area. Our system currently has the ability to provide sufficient water under our CUP permit issued by SWFWMD and the design flow of the District's water treatment plants. There is an existing 6" water main in the right of way, on Fishbowl at the location of the proposed development.

Should you have any questions regarding this matter, please feel free to contact me at the District office during business hours.

Sincerely,

Teresa Olds,
Office Manager
Homosassa Special Water District

Attachment: Applicant Submittal (12380 : CPA/AA-21-02- John and Cynthia Zanki)

RECEIVED

NOV 17 2020

Land B...

Packet Pg. 35

DBPR HR-7011 - Division of Hotels and Restaurants Water and Wastewater Approval

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

850.487.1395
callcenter@dbpr.state.fl.us
www.MyFlorida.com/dbpr

For Office Use Only	
Log Number	
File Number	

NOTE - This form must be submitted as part of a plan review application packet. Your utility provider(s) must complete this form. A copy of the utility bill for the establishment address may be substituted for this form. Please return the form or its equivalent with your plan review application to your local district office.

SECTION 1 - ESTABLISHMENT INFORMATION			
Establishment Name <u>Blue Moon Bed & Breakfast, inc.</u>			
Address <u>10137 W. Fishbowl Dr.</u>			
City <u>Homasassa</u>	County <u>Citrus</u>	Zip Code <u>34448</u>	
SECTION 2 - WATER			
The above-named food service establishment uses the following water supply (choose one type):			
☒ Municipal Water	Name of Supplier <u>Homasassa Special Water District</u>		
☐ On-site Well System	Permit No.	Issued by	
☐ Establishment served by a 10D-4, FAC, limited use public water system. ☐ Establishment served by a Florida Safe Drinking Water Act (DEP regulated) public water system			
APPROVED OR DENIED?			
☐ Approved		Comments	
☐ Denied (reason listed in Comments section)			
Name		Title	
Agency			
Signature			Date
SECTION 3 - WASTEWATER			
The above-named food service establishment uses the following wastewater disposal system (choose one type):			
☐ Municipal/Utility	Name of System <u>Blue Moon</u>		
☒ Septic Tank	Permit No. <u>02-0718EC</u>	Tank Size (gallons) <u>1250</u>	Drainfield Size (square feet) <u>756</u>
☐ Package Sewer Plant	Permit No.	Issued By	
APPROVED OR DENIED?			
☒ Approved	☐ Single Service Utensils Only ☐ Number of Seats Permitted <u> </u> ☐ Other Conditions (see comments)		Comments <u>5 Room Bed & Breakfast</u>
☐ Denied (reason listed in Comments section)			
Name <u>Paul Davis</u>		Title <u>Engineer II</u>	
Agency <u>Department of Health</u>			
Signature <u>Paul Davis</u>			Date <u>4-29-05</u>

RECEIVED

NOV 17 2020

STATE OF FLORIDA
COUNTY OF CITRUS

BK 1435 PG 1032

The foregoing instrument was acknowledged before me this 20th day of June, 2001 by T. A. Radloff, a single man who is personally known to me or who produced FLORIDA DRIVER'S LIC. as identification and who did/did not take an oath.

Julia G. Hudson

Notary Public

My Commission Expires:

[seal]



JULIA G. HUDSON
Notary Public, State of Florida
My Comm. Exp. June 10, 2002
Comm No CC 74114/

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING
AND SHOULD BE PROTECTED BY FLOOD INSURANCE.
FOR MORE INFORMATION, CONTACT THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
AT 1-800-452-5347 OR VISIT THE WEBSITE
AT WWW.FEMA.GOV

SCHEDULE A

"Description of Property"

Parcel B of Turtle Creek Campground in Section 29-19-17

Commence at the SE corner of Section 29, Township 19 South, Range 17 East, thence N 0 deg. 01' 20" E along the East line of said Section 29 a distance of 1392.93 feet to a point on the Northerly right of way line of a County Road, said point being 60 feet from, measured at a right angle to, the centerline of said County Road, thence S 61 deg. 01' 48" W along said right of way line a distance of 575.00 feet to the Point of Beginning.

RECEIVED

NOV 17 2020

CPA/AA-21-02

Packet Pg. 37

Attachment: Applicant Submittal (12380 : CPA/AA-21-02- John and Cynthia Zanki)

05/09/2002 09:31

3526211275

FERRELLS SEPTIC SERV

PAGE 01



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION

PERMIT # _____

APPLICANT: John ZankiCONTRACTOR AGENT: Ferrells Septic

LOT: _____

BLOCK: _____

SUBDIV: _____

ID#: _____

TO BE COMPLETED BY FLORIDA REGISTERED ENGINEER, DEPARTMENT EMPLOYEE, SEPTIC TANK CONTRACTOR OR OTHER CERTIFIED PERSON. SIGN AND SEAL ALL SUBMITTED DOCUMENTS. COMPLETE ALL APPLICABLE ITEMS. COMPLETE TANK CERTIFICATION BELOW OR ATTACH LETTER FROM A PERMITTED SEPTAGE DISPOSAL SERVICE.

EXISTING TANK INFORMATION

1230 GALLONS SEPTIC TANK/GPD AND LEGEND: _____ MATERIAL: _____ BAFFLED: [Y / N]
[] GALLONS SEPTIC TANK/GPD AND LEGEND: _____ MATERIAL: _____ BAFFLED: [Y / N]
[] GALLONS GREASE INTERCEPTOR LEGEND: _____ MATERIAL: _____
[] GALLONS DOSING TANK LEGEND: _____ MATERIAL: _____ # PUMPS: []

I CERTIFY THAT THE ABOVE NOTED TANKS WERE PUMPED ON 1/1, HAVE THE VOLUMES SPECIFIED, ARE STRUCTURALLY SOUND, AND HAVE A [SOLIDS DEFLECTION DEVICE / OUTLET FILTER DEVICE] INSTALLED.

SIGNATURE OF LICENSED CONTRACTOR: [Signature]BUSINESS NAME: Ferrells SepticDATE: 4-2-02

EXISTING DRAINFIELD INFORMATION

[] SQUARE FEET PRIMARY DRAINFIELD SYSTEM NO. OF TRENCHES [] DIMENSIONS: _____ X
[] SQUARE FEET SYSTEM NO. OF TRENCHES [] DIMENSIONS: _____ X
TYPE OF SYSTEM: [] STANDARD [] FILLED [] MOUND []
CONFIGURATION: [] TRENCH [] BED []
DESIGN: [] HEADER [] D-BOX [] GRAVITY SYSTEM [] DOSED SYSTEM
ELEVATION OF BOTTOM OF DRAINFIELD IN RELATION TO EXISTING GRADE _____ INCHES [ABOVE / BELOW]

SYSTEM FAILURE AND REPAIR INFORMATION

[] SYSTEM INSTALLATION DATE TYPE OF WASTE [] DOMESTIC [] COMMERCIAL
[] GPD ESTIMATED SEWAGE FLOW BASED ON [] METERED WATER [] TABLE 1, 64E-6, FAC
SITE [] DRAINAGE STRUCTURES [] POOL [] PATIO / DECK [] PARKING
CONDITIONS: [] SLOPING PROPERTY []
NATURE OF [] HYDRAULIC OVERLOAD [] SOILS [] MAINTENANCE [] SYSTEM DAMAGE
FAILURE: [] DRAINAGE / RUN OFF [] ROOTS [] WATER TABLE []
FAILURE [] SEWAGE ON GROUND [] TANK [] D BOX/HEADER [] DRAINFIELD
SYMPTOM: [] PLUMBING BACKUP []

REMARKS/ADDITIONAL CRITERIA

SUBMITTED BY: Ferrells Septic TITLE/LICENSE _____

DATE: _____

DH 4015, 10/96 (Previous Editions may be used)

MAY - 9 2002

Page 4 of 4

RECEIVED

NOV 17 2020

Packet Pg. 38

Attachment: Applicant Submittal (12380 : CPA/AA-21-02- John and Cynthia Zanki)



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ON-SITE SEWAGE DISPOSAL SYSTEM
SITE EVALUATION AND SYSTEM SPECIFICATIONS

PERMIT #

02-778

APPLICANT: Blae Mann B&B AGENT: John Zanki
LOT: B BLOCK: _____ SUBDIVISION: Hempers Co. / Turtle Creek
PROPERTY ID #: _____ [Section/Township/Range/Parcel No. or Tax ID Number]

TO BE COMPLETED BY ENGINEER, HEALTH UNIT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEER'S MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: ☒ YES ☐ NO NET USABLE AREA AVAILABLE: 9 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 600 GALLONS PER DAY (RESIDENCES-TABLE 1 / OTHER-TABLE 2)
AUTHORIZED SEWAGE FLOW: 2500 GALLONS PER DAY (1500 GPD/ACRE OR 2500 GPD/ACRE)
UNOBSTRUCTED AREA AVAILABLE: 3000+ SQFT UNOBSTRUCTED AREA REQUIRED: 500 SQFT

BENCHMARK/REFERENCE POINT LOCATION: tank 1/10
ELEVATION OF PROPOSED SYSTEM SITE IS 0 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES:
SURFACE WATER: _____ FT DITCHES/SWALES: _____ FT NORMALLY WET? ☐ YES ☐ NO
WELLS: PUBLIC: _____ FT LIMITED USE: _____ FT PRIVATE: _____ FT NON-POTABLE: _____ FT
BUILDING FOUNDATIONS: _____ FT PROPERTY LINES: 5 FT POTABLE WATER LINES: _____ FT

SITE SUBJECT TO FREQUENT FLOODING: ☐ YES ☒ NO 10 YEAR FLOODING? ☐ YES ☒ NO
10 YEAR FLOOD ELEVATION FOR SITE: _____ FT MSL/NGVD SITE ELEVATION: _____ FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1

Munsell #/Color	Texture	Depth
10YR 7/1	Fs	0 to 10
10YR 7/1	Fs	10 to 30
too wet		30 to -
		to
		to
		to
		to
		to
		to
USDA SOIL SERIES:	<u>Holbrook</u>	

SOIL PROFILE INFORMATION SITE 2

Munsell #/Color	Texture	Depth
10YR 7/1	Fs	0 to 10
10YR 7/1	Fs	10 to 30
too wet		30 to -
		to
		to
		to
		to
		to
		to
USDA SOIL SERIES:	<u>Holbrook</u>	

OBSERVED WATER TABLE: 24 INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE: [PERCHED / APPARENT]
ESTIMATED WET SEASON WATER TABLE ELEVATION: 30 INCHES [ABOVE / BELOW] EXISTING GRADE.
HIGH WATER TABLE VEGETATION: ☒ YES ☐ NO MOTTILING: ☐ YES ☒ NO DEPTH: _____ INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 Fs DEPTH OF EXCAVATION: _____ INCHES
DRAINFIELD CONFIGURATION: ☒ TRENCH ☐ BED ☒ OTHER (SPECIFY) Drum

REMARKS/ADDITIONAL CRITERIA: Need to Add 525 filter
Soil sample 1/10
4" cover for air venting
drain field
2.3" manhole
4" cover

SITE EVALUATED BY: Paul Mann DATE: 5-7-02

02-0718EC



Jeb Bush
Governor

Robert G. Brooks, M.D.
Secretary

PROPOSED SITE INFORMATION

All Items Must be Completed in Order to Process Application:

Owner Authorization required, if not a licensed building contractor.

Complete legal description (subdivision, lot & block or Section Township & Range).

Type of application (new, repair, existing) & type of residence (i.e., single family, duplex, etc.). Flags need to be put out within 24 hours.

Building area (square footage/less garage & fully screened porches, etc.).

Proof of ownership - Need floor plan of structure.

Complete directions to the lot (a map would be helpful).

SITE PLAN (See Example on back)

1. Is there any slope to your lot?
If yes, is it Slight _____ Moderate _____ or Severe _____
Yes _____ No X
2. Are there any public wells within 200' of your lot?
Yes _____ No X
3. Are there any existing or proposed wells within 75' of your lot?
Yes _____ No X
4. Are there any lakes, streams, canals, or standing bodies of water within 75' of your lot?
Yes X No _____
5. Are there any easements on your property?
Yes _____ No X
6. Are there any drainage features (i.e. ditches, swales, drainage retention areas, etc.) on or within 75' of your lot?
Yes _____ No X

NAME: JOHN & CINDI ZANKI

TITLE: OWNER

DATE: 4-22-02 TELEPHONE # 800-563-5166 work
352-212-2930 cell

If you answered "yes" to any of the above questions, please draw and locate on the Attached site plan.

(Copy included)

Citrus County Environmental Health
3600 West Sovereign Path • Suite 125 • Lecanto, FL 34461
(352) 527-5295 • FAX (352) 527-5316

Marybeth Nayfield, ARNP • Administrator

RECEIVED

NOV 17 2020



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION

PERMIT # 02-0718E

APPLICANT: Blue Moon Bed & Breakfast

CONTRACTOR / AGENT: _____

LOT: B BLOCK: _____ SUBDIV: Homeside Company ID#: _____

TO BE COMPLETED BY FLORIDA REGISTERED ENGINEER, DEPARTMENT EMPLOYEE, SEPTIC TANK CONTRACTOR OR OTHER CERTIFIED PERSON. SIGN AND SEAL ALL SUBMITTED DOCUMENTS. COMPLETE ALL APPLICABLE ITEMS. COMPLETE TANK CERTIFICATION BELOW OR ATTACH LETTER FROM A PERMITTED SEPTAGE DISPOSAL SERVICE.

EXISTING TANK INFORMATION

4/16

☐	GALLONS SEPTIC TANK/GPD ATU	LEGEND: _____	MATERIAL: <u>R. Bergholm</u>	BAFFLED: (Y / N)
☐	GALLONS SEPTIC TANK/GPD ATU	LEGEND: _____	MATERIAL: _____	BAFFLED: (Y / N)
☐	GALLONS GREASE INTERCEPTOR	LEGEND: _____	MATERIAL: _____	
☐	GALLONS DOSING TANK	LEGEND: _____	MATERIAL: _____	# PUMPS: ()

I CERTIFY THAT THE ABOVE NOTED TANKS WERE PUMPED ON / / , HAVE THE VOLUMES SPECIFIED, ARE STRUCTURALLY SOUND, AND HAVE A [SOLIDS DEFLECTION DEVICE / OUTLET FILTER DEVICE] INSTALLED.

SIGNATURE OF LICENSED CONTRACTOR _____ BUSINESS NAME _____ DATE _____

EXISTING DRAINFIELD INFORMATION

(220) SQUARE FEET PRIMARY DRAINFIELD SYSTEM NO. OF TRENCHES (3) DIMENSIONS: 40' x 2'
 () SQUARE FEET _____ SYSTEM NO. OF TRENCHES () DIMENSIONS: 40' x 2'
 TYPE OF SYSTEM: () STANDARD (X) FILLED () MOUND ()
 CONFIGURATION: () TRENCH () BED ()
 DESIGN: (X) HEADER () D-BOX (X) GRAVITY SYSTEM () DOSED SYSTEM
 ELEVATION OF BOTTOM OF DRAINFIELD IN RELATION TO EXISTING GRADE 10 INCHES [ABOVE / BELOW]

SYSTEM FAILURE AND REPAIR INFORMATION

() SYSTEM INSTALLATION DATE _____ TYPE OF WASTE (X) DOMESTIC () COMMERCIAL
 () GPD ESTIMATED SEWAGE FLOW BASED ON () METERED WATER (X) TABLE 1, 64E-6, FAC

SITE () DRAINAGE STRUCTURES () POOL () PATIO / DECK () PARKING
 CONDITIONS: () SLOPING PROPERTY ()

NATURE OF () HYDRAULIC OVERLOAD () SOILS () MAINTENANCE () SYSTEM DAMAGE
 FAILURE: () DRAINAGE / RUN OFF () ROOTS () WATER TABLE (X) NR

FAILURE () SEWAGE ON GROUND () TANK () D BOX/HEADER () DRAINFIELD
 SYMPTOM: () PLUMBING BACKUP NR

REMARKS/ADDITIONAL CRITERIA _____

SUBMITTED BY: Paul Davis / Paul Davis TITLE/LICENSE: Reg. Eng. DATE: 5/7/02

DE 4015, 10/96 (Previous Editions may be used)

Page 4 of 4

RECEIVED

NOV 11 2020

CPA/AA-21-02
Land Development

Packet Pg. 41

**GEOFFREY GREENE, CFA
CITRUS COUNTY PROPERTY APPRAISER**

** Note * Zoning information should be verified with Development Services. All data contained herein is for assessment purposes only.*

PROPERTY RECORD CARD Reported On: **Wednesday March 14 2012 10:29 AM** 2012 Tax Roll In Work From: **WEB**

Current Owner: ZANKI JOHN & CYNTHIA
995 E VETERANS HWY JACKSON NJ 085275131

Parcel Status: Active
Millage Code: 00WD Homosassa
Zoning: CL Coastal Lakes Low Intensity
Parcel Map Location: Sec: 29 Twp: 19S Rng: 17E

Alternate Key: 2279966
Parcel ID: 29 19S 17E 0010 00500 0010
Neighborhood: 2170
PC Code: 01 Single Family Residential
Subdivision:

Location: 10137 W Fishbowl Dr Homosassa

History of Taxable Value For Altkey 2279966										
Tax Year & PC Code	Just Value	Assessed Value	Exempt Value	Taxable Value	Tax Levied	Est. Land Value	Est. Imp. Value	Cost Estimate	Direct Sales Estimate	Income Estimate
2011 01	690,209	690,209	25,000	665,209	10,903.36	380,000	443,008	823,008	834,900	0
2010 01	730,541	690,320	25,000	665,320	10,651.75	380,000	445,420	825,420	877,400	0
2009 39	851,000	685,578	25,000	660,578	10,990.69	450,000	523,840	973,840	0	0
2008 39	862,500	684,894	25,000	659,894	10,883.73	450,000	571,376	1,021,376	0	0
2007 12	887,800	696,500	25,000	671,500	10,989.32	450,000	594,493	1,044,493	0	0
2006 39	866,700	850,600	25,000	825,600	14,038.57	450,000	661,186	1,111,186	0	0
2005 39	497,600	497,600	25,000	472,600	8,836.30	345,000	227,024	572,024	381,300	0
2004 12	287,700	287,700	0	287,700	5,659.25	126,800	211,749	338,549	381,300	0

Special Tax District Info For Altkey 2279966										
District	Units	Rate per Unit	Taxable Amount							
0030 Solid Waste, Resid Imprvd	1.00	\$25.00	\$25.00							
Total Special Tax Amount:									\$25.00	

Sales History For Altkey 2279966										
Book Page	Sale Date	Instr. Code	Transfer Code		V/I		Price			
1435 1031	JUN / 2001	00 Warranty Deed	0 None		I		\$313,000			
0610 0041	JAN / 1983	17 Undefined	0 None		V		\$8,000			
0589 0111	DEC / 1981	09 Undefined	0 None		V		\$100			

Genealogy For Altkey 2279966										
Subject AK	Subject Status	Trans Type	Related Altkey		Related Status		Effective Date			
2279966	Active	Split from Rel AK	2264888		Combined		06 Jan 1982			

Land Description For Altkey 2279966

PARCEL B OF TURTLE CREEK CAMPGROUND IN SEC 29-19-17: COM AT SE COR OF SEC 29-19-17 TH N 0DEG 01M 20S E AL E LN OF SD SEC 29 1392.93 FT TO A PT ON THE NLY R/W LN OF CO RD SD PT BEING 60 FT FROM MEASURED AT A RIGHT ANGLE TO CENTERLINE OF SD CO RD TH S 61DEG 01M 48S W AL SD R/W LN 757.20 FT TO POB SD PT BEING ON E LN OF LT 50 HOMOSASSA CO SUB TH N 0DEG 01M 51S W AL SD E LN 322.11 FT TO N E COR OF SD LT 50 TH N 88DEG 06M 54S W AL N LN OF SD LT 50 410.24 FT MOL TO WATERS OF A CANAL KNOWN AS TURTLE CR

Planning and Building Permits For Altkey 2279966										
Permit #	Amount	Issue Date	Occ. #	Occ. Date	Comp Date	Bldg	Construction Description			
88113	\$5,232	01 Dec 1987			01 Mar 1989	00	ENCLOSE PORCHES ADD SLAB			
8900721	\$10	01 Sep 1989			01 Dec 1989	00	BOAT HOUSE			
35036	\$30,784	01 Jan 1983	35036	01 Sep 1983	01 Mar 1989	00	RES			
200413850	\$0	03 Dec 2004			22 Sep 2005	00	POOL — REMOVING EXISTIN			
200902279	\$42,000	03 Jun 2009				00	30'x 40' DETACHED TWO STO			
200207371	\$43,596	26 Feb 2003		25 Aug 2005	22 Sep 2005	00	BED & BREAKFAST CONVERSI			

Land Value Computation & Summary for Altkey 2279966

LL Land Use / Zoning	Actual / Std / Eff		Actual / Std	Units/Adj'd Units	Rate	Adjustments							TEFU	Value Est
	Front		Depth			Dpth	Siz	Loc	Shp	Phy	Lot			
001 0104 Sfr-Cnl	475	0 / 0	0/0	475	475	100	100	100	100	80	100	380	HxLink: I	
Zone Info: CL Coastal Lakes Low Intensity			Type	Effective Front Foot	LAND NOTES DER									

Inspection Data for Altkey 2279966

Appraiser ID: 041 Inspection Date: 23 Jan 2012 Review ID: 028 Review Date: 18 Jun 2008

Notes for Altkey 2279966

BLUE MOON BED & BREAKFAST
PER PET #460 GRANTED HX ON 1288 SQ FT OF HOME PER GG 111005MC. MIS=KITCHEN IN B&B
AREA 2ND FLOOR 5/20/10-INCOME OVERRIDE VALUE \$815,000(JS). 7/16/10-REMOVED INCOME OVERRIDE FOR 2010-NOT UTILIZED AS BB PER
OWNER. (MLA). LOCKED GATE 13-APR-2011 023
C=SENT 2012 ?NAIRE PER ADDR CHG RCVD 120211 TB-PO RETD ?NAIRE AS UNCLAIMED REMAILED REG MAIL 010512 TB VISITED JOB NOT
COMPLETE 23-JAN-2012 041 1/23/12-ADDED 13'X10' DUM; ADDED 12'X10' DCM; ADDED 2464' WPF; DELETED 38'X35' CPM/REMOVED(JPC).

RECEIVED

NOV 17 2020

CPA/AA-21-02

BNbr	MNbr	Type	Description	L	x	W	Units	Type	Grade	Roll	Yr	Added	Eff	Yr	Bit	Life	HX	Repl Cost	Est. Value
01	001	BLT	Boatlift	0	x	0	1	UT	2	1989	1989	1989	1989	20					
01	002	BHS	Boathouse	30	x	30	900	SF	1	1990	1989	1989	1989	40					
01	003	ELM	Residential Elevator	0	x	0	1	UT	1	2006	2005	2005	2005	20					
01	004	MIS	Misc Override	0	x	0	5000	UT	1	2006	2005	2005	2005	0					
01	005	CRB	Curbing	0	x	0	300	LF	1	1984	1983	1983	1983	20					
01	006	PAV	Paving	350	x	20	7000	SF	1	2006	2005	2005	2005	25					
01	007	PAV	Paving	0	x	0	3400	SF	2	2006	2005	2005	2005	25					
01	008	PAV	Paving	20	x	20	400	SF	1	2006	2005	2005	2005	25					
01	009	PVC	Polyvinyl Chloride Fencing	72	x	6	432	LF	4	2006	2005	2005	2005	40					
01	010	PCM	Patio Concrete	36	x	36	1296	SF	1	1984	1983	1983	1983	40					
01	011	FPL	Fklnstl Frplc	0	x	0	1	UT	1	2006	2005	2005	2005	40					
01	012	POL	Swimming Pool	28	x	14	392	SF	3	2006	2005	2005	2005	40					
01	013	DCM	Decking Wood	20	x	20	400	SF	1	2006	2005	2005	2005	25					
01	014	DCM	Decking Wood	25	x	8	200	SF	1	2006	2005	2005	2005	25					
01	015	DCM	Decking Wood	36	x	16	576	SF	1	2006	2005	2005	2005	25					
01	016	DCM	Decking Wood	0	x	0	322	SF	1	2006	2005	2005	2005	25					
01	017	DUM	Utility Bldg Fin	13	x	10	130	SF	1	2012	2011	2010	2010	40					
01	018	DCM	Decking Wood	12	x	10	120	SF	1	2012	2011	2009	2009	25					
01	019	WPF	Wood Privacy Fence	308	x	8	2464	SF	1	2012	2011	2009	2009	10					

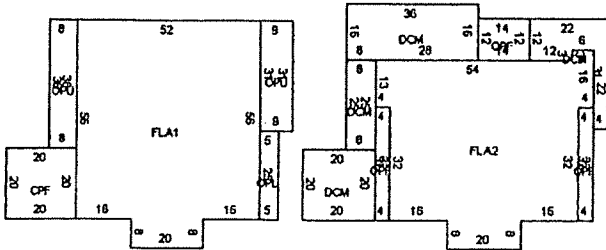
Totals:

Altkey: 2279966 Building ID: 70072

01 of 01 Location: 10137 W Fishbowl Dr Homosassa

Building Characteristics

Occupancy	RESIDENTIAL	Qual Grde	500
Impr Type	R1, Residential Single Family	Condition	3
Arch Code	3, Custom	Econ Obsol	00
Year Built (Act)	1983	Func Obsol	00
Year Built (Eff)	1993	Building Com	
Bedrooms	6	HxLink	1
Bath 2/3/4/X	0/5/1/0		
Elevators	0		
Elev Landings	0		
Fireplaces	1		
Heating	Forced Ducted		
Cooling	Yes		
Perimeter	232		
Total Fnsd Area	5694		
Condo/Villa	///		



Bldg#	Sec#	Story	Area	Section	Type	Wall Type	Foundation	Yr Blt	Eff Yr	Blt	Roll	Yr
Residential Building Section Data for Altkey 2279966 Building 01 of 01												
Floor System						Fuel Type	Roof Type	Roof Cover				
01	01	1	3072	FLA	Fir Liv Area	32	Concrete Block Stucco	Cont. Footing-Avg.	1983	1993	2006	
Conc. Slab						Electric	Gable	Asphalt Shingle				
01	02	1	288	OPU	Opn Porch Unfn	01	Not Enclosed	Cont. Footing-Avg.	1983	1993	1984	
01	03	1	279	OPU	Opn Porch Unfn	01	Not Enclosed	Cont. Footing-Avg.	1983	1993	1984	
01	04	1	125	OPU	Opn Porch Unfn	01	Not Enclosed	Cont. Footing-Avg.	1983	1993	1984	
01	05	1	400	CPF	Carport Fin	01	Not Enclosed	Cont. Footing-Avg.	1983	1993	1984	
01	06	2	400	DCM	Decking-Wood	01	Not Enclosed	None	2005	2005	2006	
01	07	2	128	OPF	Open Porch Fin	01	Not Enclosed	None	1983	1993	1984	
01	08	2	2622	FLA	Fir Liv Area	34	Wood Frame Stucco	None	1983	1993	2006	
Wood Sub-Floor						Electric	Gable	Asphalt Shingle				
01	09	2	200	DCM	Decking-Wood	01	Not Enclosed	None	2005	2005	2006	
01	10	2	576	DCM	Decking-Wood	01	Not Enclosed	None	2005	2005	2006	
01	11	2	168	OPF	Open Porch Fin	01	Not Enclosed	None	1983	1993	1984	
01	12	2	322	DCM	Decking-Wood	01	Not Enclosed	None	2005	2005	2006	
01	13	2	128	OPF	Open Porch Fin	01	Not Enclosed	None	1983	1993	1984	

RECEIVED

NOV 11 2020

CPA/AA-21-02

17E19S290010 00500 0010 ZANKI JOHN

BLDG & MISC:	VALUES	PARCEL
APPR: 745 ST: Y MIL: 00WE		
NBHD: 2170 HX: AG: N		
UTILS: 04 / RD: 01 LOC: A1		

BUILDING

Bldgs / SOH: 1 of 1 /
Story Height: 2.00
Style: 3-Custom
Class: R1
Grade: 500

BUILDING NOTES

Remodeled Yr /

ADDITIONS

CODE	YB	EFF	CD	RY	AREA *
MAIN	1983	1993	AV	06	3,072
OPU	1983	1993	84		288
OPU	1983	1993	84		279
OPU	1983	1993	84		125
CPF	1983	1993	84		400
OPF	1983	1993	84		128
ULA	1983	1993	06		2,622
OPF	1983	1993	84		168
OPF	1983	1993	84		128
Ext Wall:	32-Concrete Block Stucco				
HVAC:	106-Forced Air Ducted				
Fuel:	1-Electric				
Bed/Full/Half:	6/6				
Adl Fixtures:	1				
FP S/O:	1/1				
Condo T/LV:	//				
% Good:	76				
RCN:					
TOTAL RCNLD:					

MAIN(A01CR52D56L16D8L20J8L16U56) OPU(A02CD36L8U36R8) OPU(A03R52CR9D31L9U31) OPU(A04D31R52CR5D25L5U25) CPF(A05D56CL20U20R20D20) OPF(A07D56R84CU32R4D32L4) ULA(A08D56R88CU32L4U13R54U3R6D16L4D32L16D8L20J8L16) OPF(A11D11R112CU12R14D12L14) OPF(A13D24R144CD32L4U32R4) DCM1(A114R76D36CU25R8D25L8) DCM1(A115R76D11CU16R36D16L36) DCM1(A116R126D11CU12R22D31L4U22L6D3L12)

RECEIVED

NOV 17 2020

Land Development Division

CPA/AA-21-02



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.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 _____ Township _____ Range _____ Alternate Key # 2279966

Lot/Parcel _____ Block _____

Subdivision _____

I, Cynthia Zanki, owner of the above described property,
(Name of Owner)

authorize William Andrews of N/A 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 Cynthia Zanki
(Signature of Owner)

STATE OF Georgia
COUNTY OF Citrus

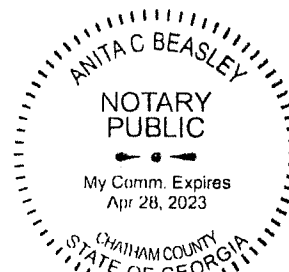
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cynthia Zanki, who is personally known to me or provided Auto Drivers License No. 204361447359632 as identification and who did not take an oath.

WITNESS my hand and official seal this 15th day of December, 2020

Anita C. Beasley
Printed Name

Seal

Anita C. Beasley
Notary Public - State of Florida Georgia



RECEIVED

DEC 16 2020



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

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: 12/15/2020

John Zanki

Signature

Date 12/15/2020

Cynthia Zanki

Attachment: Applicant Submittal (12380 : CPA/AA-21-02- John and Cynthia Zanki)

To the Department of land Development

12/15/2020

Attn; Miranda

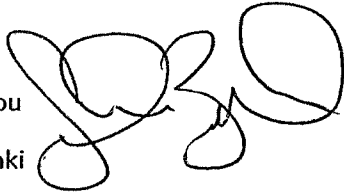
We are current using Waste Pro for the Blue moon Bed and Breakfast inc and we will apply for the outside café and expand there service. We are present waiting for a letter confirming the fact that they can handle our needs.

Waste Pro, 1027 E overdrive circle, Hernando, Florida 34442

Phone number 352 726-7440

Thank you

John Zanki

A handwritten signature in black ink, appearing to read 'JZanki', with a large loop at the end.

Attachment: Applicant Submittal (12380 : CPA/AA-21-02- John and Cynthia Zanki)

12/15/2020

Mail - john john - Outlook

BRUCE "BEAU" E. KEENE, P.E.

Florida Reg. No. 46831

2670 N. Florida Ave. – Hernando, FL 34442

352.341.1230 cell

beaukeene@gmail.com

December 13, 2020

Citrus County Land Development Division
 Attn: Miranda Anaya
 3600 W. Sovereign Path
 Lecanto, FL 34461

RE: Application No. CPA/AA-21-02
John and Cynthia Zanki
Alt. Key 2279966
Stormwater and Solid Waste Concurrency Statements

Dear Ms. Anaya:

In response to your sufficiency determination letter dated December 4, 2020 please accept the following additional information statements regarding stormwater management and solid waste:

STORMWATER MANAGEMENT: A comprehensive Stormwater Management Plan shall be developed for the subject project at the time of site development plan permitting. This system shall be subject to the rules and regulations of all applicable Federal, State, and local agencies with jurisdiction including but not limited to: Citrus County, SWFWMD, and FDEP. The system shall be compatible with the drainage patterns of the adjacent land uses and shall be designed to ensure no surface water is channeled or directed into sinkholes.

The onsite stormwater management improvements shall be owned, operated, and maintained by the property owner in perpetuity. Generally, runoff from improved areas will be directed to onsite normally dry grassy stormwater detention areas via swales and/or storm sewers as applicable. Treatment of the runoff will occur in the detention areas through percolation and evapo-transpiration. The drainage sub-element requirement for Best Management Practices shall be employed for erosion control and to prevent or reduce the movement of sediment, nutrients, pesticides, and other pollutants.

In accordance with County and SWFMWD rules, the post-development peak runoff volume and discharge rates shall not exceed the pre-development amounts for the 25 & 100 year events. To meet these criteria, stormwater attenuation and discharge will be regulated by a baffled water control structure. This structure will consist of a properly-sized weir/bleeder combination to ensure flood protection, system recovery, and maintenance of the existing wet season water table elevation as required. Energy dissipation shall be provided at the outfall to the canal to protect against scour.

The existing drainage pattern follows the lay of the land with no pretreatment prior to entering the canal; future development at this location will require the implementation of current pretreatment techniques as necessary to improve the quality of runoff from this site.

Attachment: Applicant Submittal (12380 : CPA/AA-21-02- John and Cynthia Zanki)

12/15/2020

Mail - john john - Outlook

In accordance with the CCLDC, a 50-foot buffer adjacent to the canal shall be provided as additional protection to our most important resource.

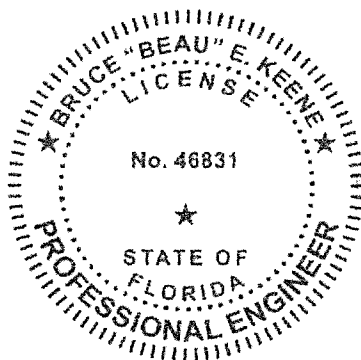
Finally, the approval of this GFLUM Amendment shall be contingent on the stormwater management design satisfying all applicable portions of the Comprehensive Plan's goals, objectives, and policies of the Coastal, Lakes, and River Management Element.

SOLID WASTE: It is anticipated the rezoning of the property will not inhibit the County's ability to meet the Solid Waste Sub-element LOS standard of 4.3 pounds per capita per day for Class 1 waste. The owner commits to participating in a recycling program if offered at this location.

If you have any questions or require additional information, please don't hesitate to contact me.

Respectfully Submitted,

Bruce "Beau" E. Keene, FL. P.E. No. 46831
Registry No. 7812



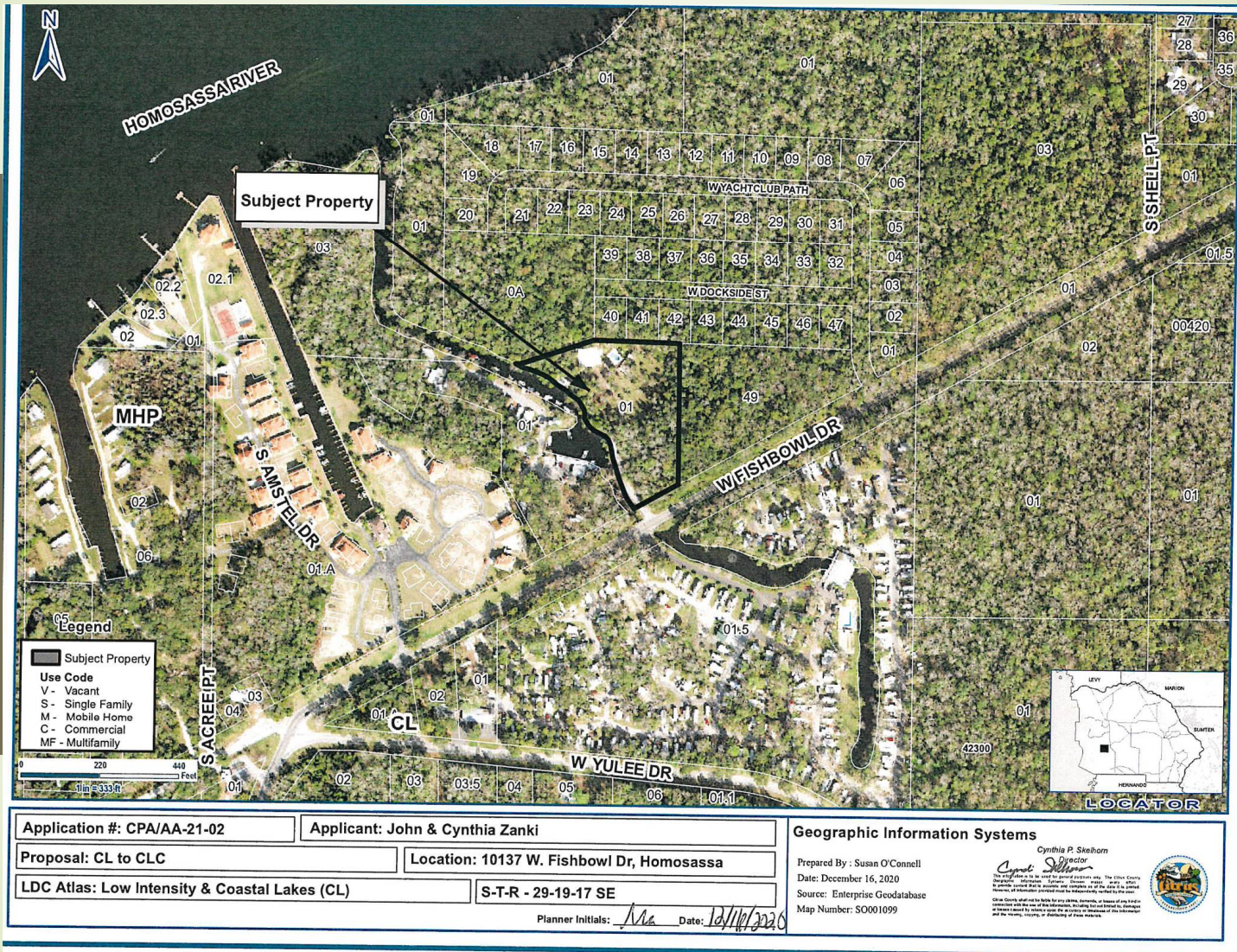
Attachment: Applicant Submittal (12380 : CPA/AA-21-02- John and Cynthia Zanki)

CPA/AA-21-01 John Zanki

210137 W. Fishbowl Dr., Homosassa, Fl



Attachment: coordinator Power Point (12380 : CPA/AA-21-02– John and Cynthia Zanki)





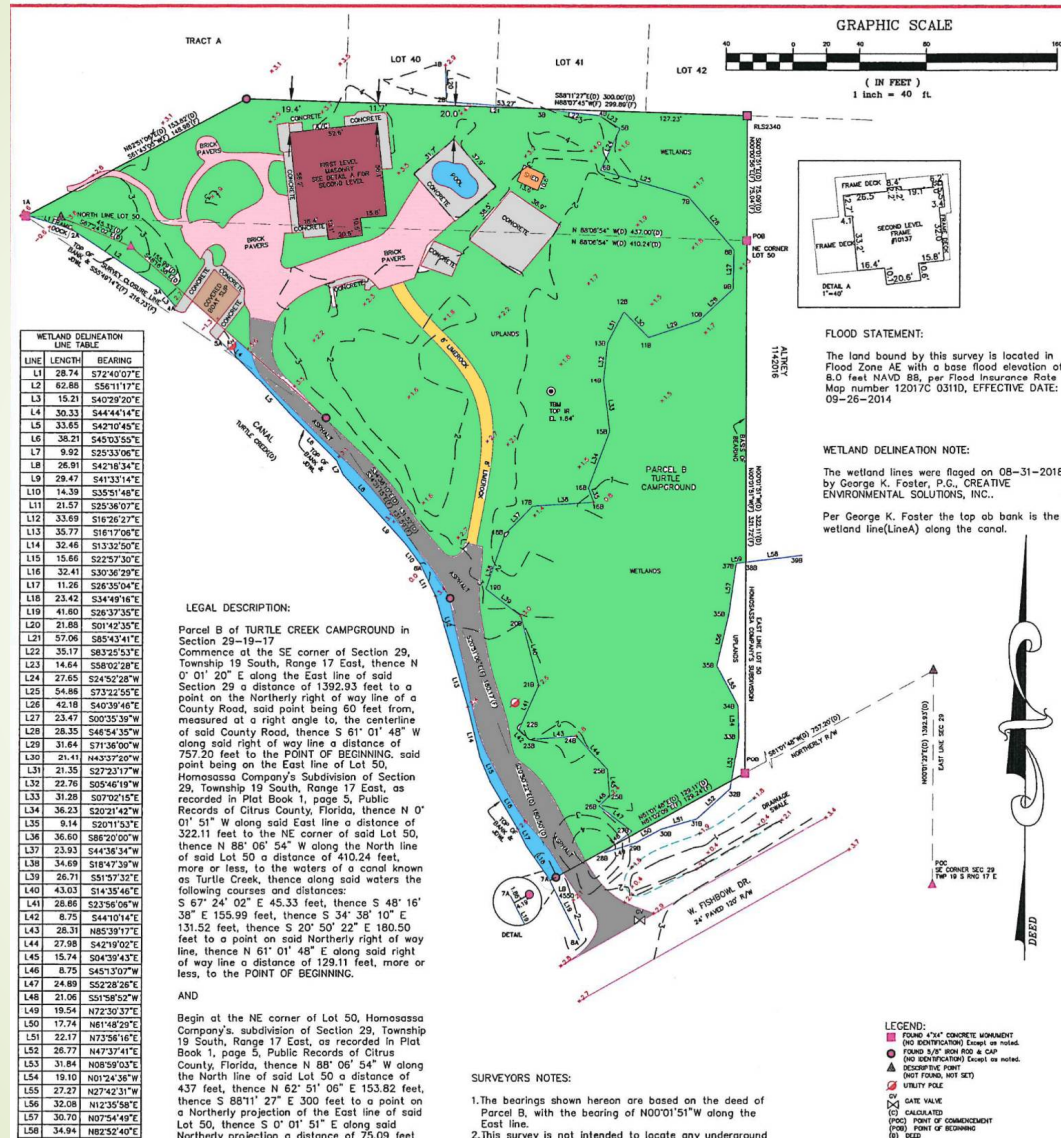




Attachment: coordinator Power Point (12380 : CPA/AA-21-02– John and Cynthia Zanki)



Attachment: coordinator Power Point (12380 : CPA/AA-21-02– John and Cynthia Zanki)



CPA/AA-21-01 John Zanki

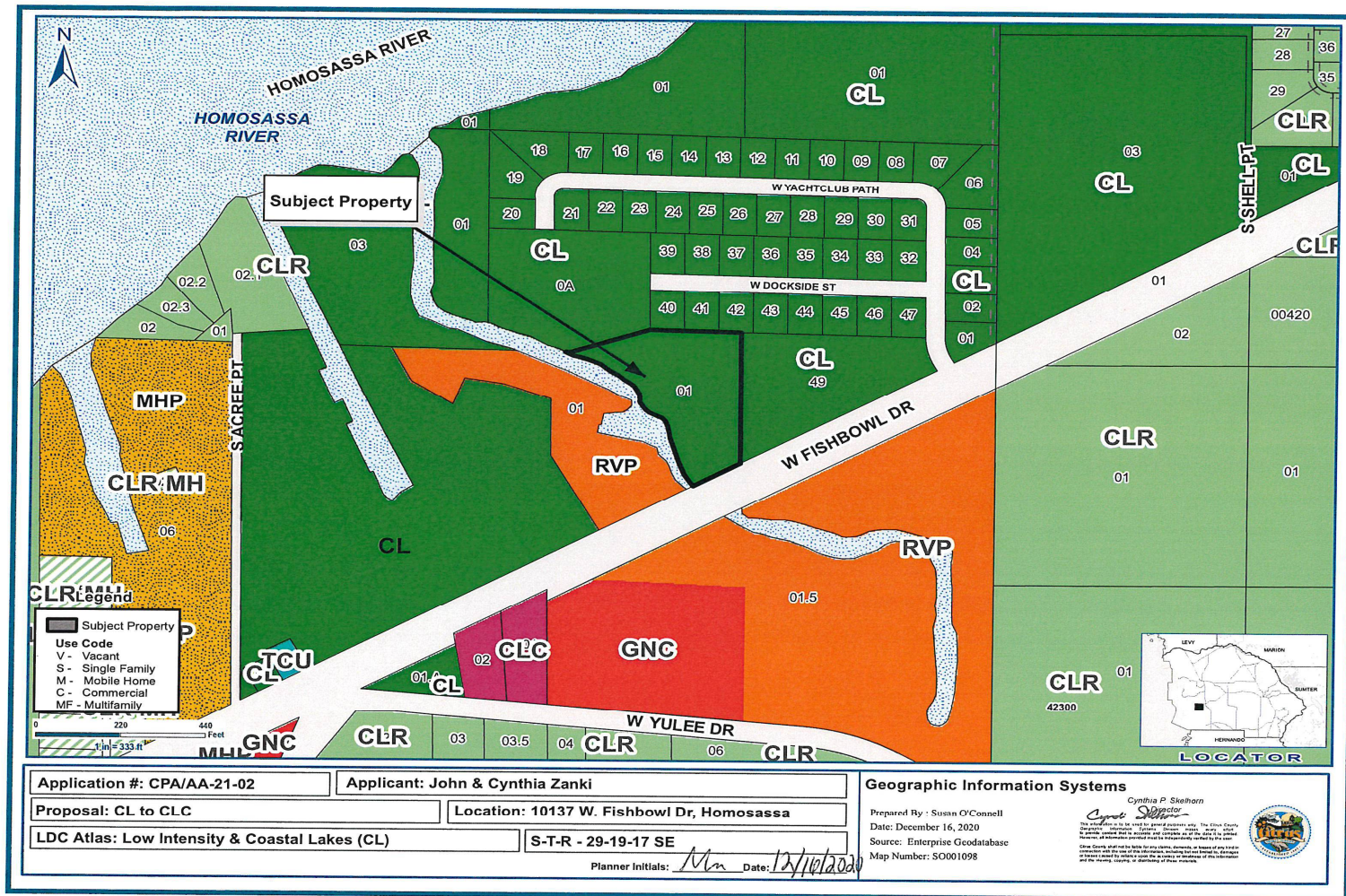
210137 W. Fishbowl Dr., Homosassa, Fl



Attachment: Planner Power Point (12380 : CPA/AA-21-02-- John and Cynthia Zanki)



Land Use













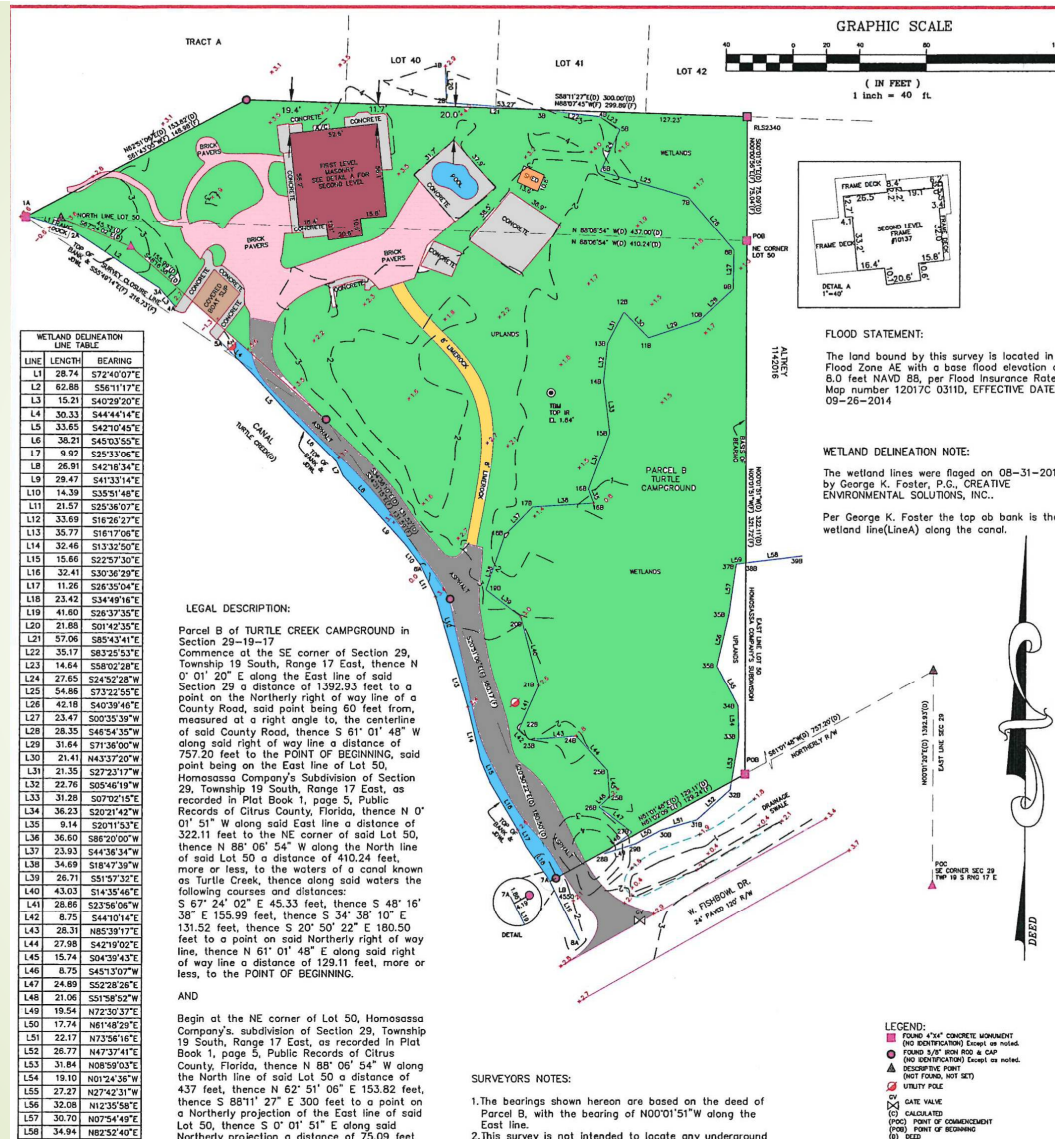








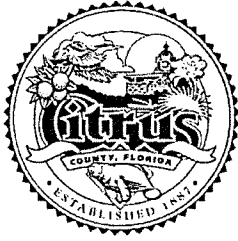






AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman
AGENDA DATE:	January 21, 2021
<u>BRIEF OVERVIEW:</u> This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a pool and pool deck having less than the required 50-foot minimum building setback from the Mean High Water Line and the Jurisdictional Wetland Line (35-foot with a berm or swale), pursuant to Section 3501, <u>Surface Water Protection Standards</u>, as specified in the LDC	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on January 21, 2021 to review and consider V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman.	



PM2-20-145

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

VARIANCE APPLICATION NO.: V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman

DATE: December 30, 2020

PREPARED BY: Miranda Anaya, Planner I, Land Development Division *MA for MA*

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a pool and pool deck having less than the required 50-foot minimum building setback from the Mean High Water Line and the Jurisdictional Wetland Line (35-foot with a berm or swale), pursuant to Section 3501, <u>Surface Water Protection Standards</u>, as specified in the LDC. The applicant is requesting a 25-foot setback from the Mean High Water Line and Jurisdictional Wetland Line.
SUBJECT PROPERTY	Section 25, Township 19S, Range 16E; Lot 12 of Riverhaven Village, PB 9, Pg 31, (AK 1012261), which address is 12070 W Broad Jump Ct., Homosassa, FL.
ACREAGE	Approximately 22,692 square feet (0.52 acres)
LAND USE	CL, Low Intensity Coastal and Lakes District on the Future Land Use Map; CLR Coastal and Lakes Residential District, on the LDC Atlas
SURROUNDING AREA/ LAND USE	North – Canal; then wetlands South – Homosassa River East – W. Broad Jump Ct.; Single-family residences West – Price Creek; then wetlands The subject property is a residential lot and is surrounded by waterbodies and residential lots. The surrounding area is CL on the Future Land Use Map and CLR on the LDC Atlas. See attached map for a complete graphic description of the characteristics of the surrounding area.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone AE with a Base Flood Elevation of 9 feet as found on Community-Panel Number 12017C0295D.
SOIL INFORMATION	According to the <i>Soil Survey of Citrus County</i> (1988), the soil type in the area is primarily Matlacha, Limestone Substratum-Urban Land Complex. Limitations to building development are moderate due to wetness.

Attachment: Staff Report (12381 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

BACKGROUND

The subject property is part of the Riverhaven Village Subdivision which was platted in 1973 and is approximately 0.52 acres in size. It abuts a canal to the north and takes access from W. Broad Jump Ct, a 50-foot wide, paved public right-of-way. The lot is a peninsula and is located within the Coastal High Hazard Area (CHHA). The subject property is in Flood Zone AE; although preliminary flood maps indicate the property will be in the Coastal A Flood Zone.

There is an existing 4,644 square-foot 3-story single-family residence built in 1993. The property appraiser's website indicates this residence has 3,141 square feet of Floor Living Area. Over time, improvements to the property include paver areas, brick patio, fire pit and dock. Staff cannot find permits for the dock and boat ramp. The unpermitted patio area appears to not meet setbacks. The property has a riprap seawall.

The surrounding area contains single-family and vacant lots. Of the three lots on either side of the subject property, four lots have been granted a variance. The variances were granted in 1987, 1993, 1995, 1999, and 2000 predating the current LDC. This property was granted a variance in 2001 with six conditions, (V-01-44, see attachment) for a 240 sq. ft. addition to the single-family residence.

ANALYSIS:

The applicant is requesting a reduced waterfront and wetland setback and on the property for a pool. The pool/pool deck will be 25 feet from the Mean High Water Line and Jurisdictional Wetland Line. The site plan indicates the pool and pool deck total 1,185 square feet.

According to the submitted Site Plan, the property has a current Impervious Surface Ratio (ISR) of 22 percent. The applicant indicates a proposed ISR of 31 percent. The proposed Impervious Surface Ratio (ISR) of 31 percent complies with the current maximum 40 percent ISR for the CLR District with lots more than 10,000 square feet in area. The site plan also proposed a retention swale. The existing house also has a guttering system.

The table below compares waterfront setbacks and parcel size with six of the closest developed lots on the same side of the subject property. The data used to prepare the following table was obtained from the Citrus County Geographic Information System records and the Citrus County Property Appraiser records. The comparison is based on LDC Section 10620, Development Standards, with the purpose of assuring compatibility between new and existing improvements. The lot sizes and shapes of the six lots are smaller, but the subject property is surrounded by water on three sides, so comparison is reasonable. Of the six, two have pools that were granted in 1999 and 2000.

<u>Parcel size and waterfront setback analysis</u>			
Average parcel size along W. Broad Jump Ct., and S. Prices Pt. (6 closest lots)	0.36 acres (15,500 sq.ft.)	Size of subject site	0.52 acres (22,692 sq.ft.)
Average waterfront setback along W. Broad Jump Ct., and S. Prices Pt. (6 closest lots)	21'11"	Proposed waterfront setback.	25'

The **Engineering Division** has provided the following comments:

The addition of an accessory structure such as the proposed swimming pool addition to a developed residential lot would not require the submittal of a stormwater management plan (AKA Grading and Drainage Plan), per Section 6410, Lot Development Review. It appears that the applicant has offered to provide stormwater as a method to mitigate the proposed development.

Should this variance be approved, we would ask that the following condition be added:

A Grading and Drainage Plan meeting the requirements of Section 6420.B.2, of the LDC shall be submitted for the swimming pool addition.

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: The site does not currently have any remaining vegetation to meet the required 15-foot buffer adjacent to a water body.

- 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: The applicant is willing to put in a swale as shown on the site plan. The house also has a guttering system. The applicant indicates that the existing and proposed improvements will meet ISR requirements.

Consistency with the Land Development Code (LDC) – Staff reviewed this application under the standards of Section 3501, Surface Water Protection Standards, of the LDC as follows.

3501. A. All structures shall be a minimum of 50 feet from either the mean high water line or ordinary high water line, except as follows:

1. Structures shall be set back a minimum of 50 feet, or 35 feet from the mean high water line, ordinary high water line, and/or jurisdictional wetland line, if swales or berms are provided.

Staff comment: *The application is not consistent with the provisions of the LDC pertaining to waterfront setbacks. The applicant is proposing a 25-foot setback to the Mean High Water Line and Jurisdictional Wetland Line.*

PROPOSED FINDINGS OF FACT

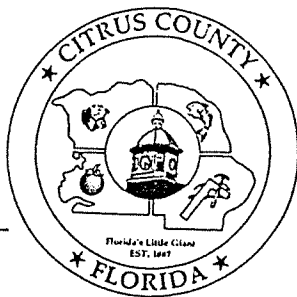
Pursuant to Section 4400, Variances, of the Citrus County Land Development Code (LDC), approval of a petition for variance from the provisions and requirements of this code shall be granted by the PDC only if all of the following are positive:

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.*** Riverhaven was established in 1973 prior to the standards of the LDC. The lot is a peninsula which is unusual in the Riverhaven Subdivision; however, the property was developed after current standards required lots to meet 50-foot or 35-foot waterfront setbacks.
2. ***The special conditions and circumstances do result from the actions of the applicants.*** The setbacks constraints are not a result of this applicant; however, setback requirements were in place at the time of ownership. The setbacks proposed are not the minimal necessary for the pool.
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.*** The lot will not have special privilege for the construction of a pool than the other lots in the general area.
4. ***Literal interpretation of the provisions of this code which 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.*** Out of the six closest developed lots on the same side of the subject property, two have a pool. The applicant can continue to use the property without undue hardship.
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.*** This request does not appear to be a minimal request. The installation of the pool at the setback requested is not necessary to make reasonable development of the property.
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.*** The proposed waterfront setback of 25 feet is not aligned with the intent of the

LDC. The pool and pool deck do not meet standards for Surface Water Quality Protection and the Floodplain Protection Standards.

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 not deviate from the clear intent of the adopted Comprehensive Plan.** The proposal could be considered consistent if stormwater control measures were implemented.

MA/AP/cb



Board of County Commissioners

DEPARTMENT OF DEVELOPMENT SERVICES

Web Address: <http://www.bocc.citrus.fl.us> • Toll Free (352) 489-2120
3600 W. Sovereign Path, Lecanto, FL 34461-8070

In reply, refer to:

PL2-01-234

COPY

DATE: September 24, 2001

APPLICATION NUMBER: V-01-44

APPLICANT: Bergman Permitting, 7232 East Gospel Island Road, Inverness, Florida 34450

LOCATION: Section 25, Township 19 South, Range 16 East; more specifically, Lot 12, Block 1, Riverhaven Villages at 12070 West Broad Jump Court, Homosassa, Florida.

At the September 20, 2001, hearing of the Citrus County Planning and Development Review Board (PDRB), your request for a variance from the provisions of the Citrus County Land Development Code (LDC) was considered as advertised (public notice will be furnished upon request).

On the basis of the evidence presented at the hearing on this case, your request to allow for construction of a room addition to a single family residence with less than the required 35-foot waterfront setback with berms and swales added, pursuant to Section 4122. Surface Water Quality Protection Standards, of the LDC, was **APPROVED** with the following conditions:

1. A revised site plan must be submitted to and approved by the Department of Development Services, indicating the following conditions.
2. A minimum 20-foot waterfront setback must be maintained between the building addition and the seawall.
3. The building addition must be one floor only and at the level of the first living floor.
4. The existing berm/swale must be maintained. The topography in the area of the addition must not be changed.
5. A guttering system must be installed on the addition to direct roof runoff away from the canal.
6. No future building additions to the residence will be allowed.

It is the responsibility of the property owner to obtain a Development Order subject to the above conditions. This office will conduct a compliance inspection of the site within six months to one year from the date of the approval.

A complete record of the hearing, findings of fact, and the decision of the PDRB are available for your inspection at the Department of Development Services Office, 3600 West Sovereign Path, Suite 140, Lecanto, Florida. If copies are desired, they may be secured upon request and payment of transcription costs.

Section 2500 of the LDC establishes the appeal process for any person or persons, jointly or severally, aggrieved by any decision of the PDRB and all appeals must be filed within 30 days after rendition of the decision by the PDRB.

Administration
Suite #109
(352) 527-5220
Fax 527-5317

Building Division
Suite #111
(352) 527-5310
Fax 527-5317

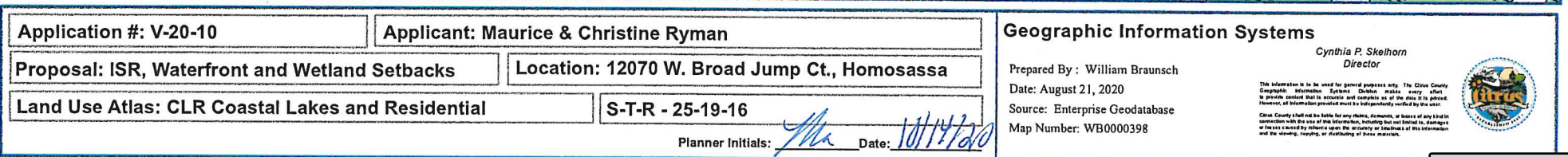
Housing Services Division
Suite #147
(352) 527-5377
Fax 527-5389

Community Development
Suite #140
(352) 527-5330
Fax 527-5330

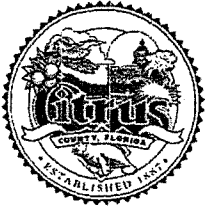
Packet Pg. 77

Printed on

Attachment: Staff Report (12381 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)







Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 141

Lecanto, FL 34461

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

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

Web Address: www.citrusboce.com

CITRUS COUNTY LAND DEVELOPMENT CODE

VARIANCE APPLICATION

Application No.: V-20-10

Date: 8/28/2020

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

Applicant*

Name: Maurice + Christina Ryman

Address: 12070 W. Broadjump Ct

City: Homosassa

State: Florida Zip: 34448

Home No.: 352-540-0060 Cell No.:

Work No.: " Fax No.:

Email: mryman@ctsfla.com

Property Owner

Name: Maurice + Christina Ryman

Address: 12070 W. Broadjump Ct

City: Homosassa

State: FL Zip: 34448

Home No.: 352-540-0060 Cell No.:

Work No.: Fax No.:

Email: mryman@ctsfla.com

Property Description: Section: 25 Township: 19 South Range: 16 East

Legal Description: Riverhaven Vlg. PB9 PG-31 Lot 12 BLK 1

Subdivision: Riverhaven Village Lot(s): 12 Block/Parcel: 1

Alternate Key #: 1012261 Parcel ID: 16E195250010000100120

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: 20' Setback for paver deck on pool. Sides of property we will provide permit. Swales waiting on civil engineer to complete.

State hardship that justifies the granting of the variance: Two opposing waterline which create a unique property line + setback portion of home is at 17.6 on one side

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: [Signature]

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 Maurice Ryman, who is personally known to me or provided as identification and who did not take an oath.

WITNESS my hand and official seal this 28 day of August, 2020

Printed Name

Notary Public - State of Florida

Seal

For Staff Use Only

Date:
Time:
Initials:

ATF:

QTR:
LUD:

FZ:



Jacob McGowan
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG291183
Expires 1/14/2023

RECEIVED
AUG 27 2020

File

LAW OFFICE OF
CLARK A. STILLWELL, LLC
ATTORNEY AT LAW

BANK OF INVERNESS BUILDING
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34450

TELEPHONE: (352) 726-6767
FAX: (352) 726-8283
caslaw@rampabay.rr.com

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: Miranda Anaya

FROM: Clark A. Stillwell, Esquire
Law Office of Clark A. Stillwell, LLC

RE: Ryman – V-20-10

DATE: October 20, 2020

Miranda:

Attached are the County authorization forms from the owners, to my office, for the above referenced matter. The applicants, Ryman, would request a continuance of the PDC hearing to December, 2020. Please advise.

If the staff report is complete, please provide a copy. Thanks

CAS/cv
Enclosure
cc: Denise Lyn, Esquire
Client
Community Builders, Inc.

RECEIVED

OCT 20 2020

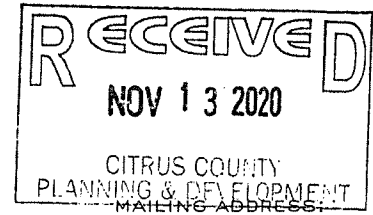
V-20-10
Land Devel

Packet Pg. 81

Attachment: Applicant Submittal (12381 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

LAW OFFICE OF
CLARK A. STILLWELL, LLC
ATTORNEY AT LAW

BRANNEN BANK BUILDING
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34450



TELEPHONE: (352) 726-6767
FAX: (352) 726-8283
caslaw@tampabay.rr.com

November 9, 2020

POST OFFICE BOX 250
INVERNESS, FL 34451-0250

Email Delivery

Michael Sherman, AICP, Director
Citrus County Growth Management Department
Citrus County Board of County Commissioners
3600 W. Sovereign Path, Ste. 113
Lecanto, FL 34461

**Re: Maurice and Christina Ryman
Alternate Key #1012261
12070 W Broad Jump Court, Homosassa, Florida
V-20-10**

Dear Mr. Sherman:

To supplement the above noted variance application, I enclose the following Exhibits with Exhibit list:

1. Site plan map depicting setbacks – Exhibit “A”;
2. Abutter build-out data Matrix – Exhibit “B”;
3. Variance standards matrix – Exhibit “C”;
4. Engineer’s revised drainage plan treating existing and new stormwater – Exhibit “D”. Note, new master drainage plan has a 25 ft. setback versus a 20 ft. setback;
5. Aerials – Exhibit “E”.

Please note we have made a public records request for all abutters variances and have not received such. We’ll file same on receipt. Please forward staff report on finalization. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

Attachment: Applicant Submittal (12381 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

CAS/cv
Enclosure
cc: Client
Miranda Anaya

Attachment: Applicant Submittal (12381 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Exhibit List
Maurice and Christina Ryman Variance V-20-10
Alternate Key No.: 1012261
12070 W Broad Jump Court, Homosassa, FL 34448

Exhibit “A” – Site Plan map depicting setbacks

Exhibit “B” – Abutter Build Out Data Matrix

Exhibit “C” – Variance Standards Matrix

Exhibit “D” – Engineer’s revised drainage plan

Exhibit “E” – Aerial(s)



Exhibit "B"

**Abutter Buildout/Setback Data
Riverhaven Village**

Alternate Key Number	Lot Number	House Size	Date Built	Lot Size	Lot Value	WF Setback	Variance
1903254	1 Pool	2,409	1987	.29	\$154,000	16.5	V87-18(A)
1903246	2 Pool	3,150	1986	.27	\$133,280	22.45	
1012198	3 Pool	3,788	2008	.29	\$125,440	34	V-05-29
1012201	4	Vacant		.28	\$127,680		
1012210	5	3,989	2004	.64	\$264,880	20	V-02-60
1012228	6 Pool	3,048	1979	.61	\$175,840	20	
1012236	9	Vacant		.95	\$354,000		
1012244	10	5,511	2002	.52	\$344,800	30	
1012252	11	2,991	1988	.46	\$172,320	30	V87-45(A)
1012261	12 Client	4,644	1993	.59	\$244,000		
1896347	13 Pool	3,284	2001	.39	\$151,760	42	V-00-12
1012279	14	Vacant		.31	\$143,360		
1944708	15	2,930	1978	.30	\$143,920	28.5	
1012287	16	3,370	1995	.26	\$147,840	33	V93-26(A) V95-09(A)
1012295	17	3,191	1987	.45	\$230,360	27	
Total							

- Average setback is 27.58 feet. Only one meets LDC setback standards of 35 feet.
- Only six (6) single family structures built post 1990 LDC.
- Seven (7) variances poste waterfront setback standard from 1986 code.

Exhibit "C"

Ryman Variance Standards

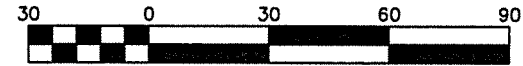
Variance No. V-20-10

LDC Section 4400 (C)(1-8)	Applicant Response
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 lot was platted in 1973. The subject lot is 25,557 sq. ft. platted pre Code at a time of <u>no</u> setbacks. The house was built in 1992/2002. The house size is 4,644 sq. ft. The lot is irregularly shaped – i.e. triangular peninsula with water on three (3) sides and a cul de sac front which enlarges front yard setback area. Exhibit “A” shows impact all application of setbacks to lot (water/front/sides). The proposed setback of twenty feet (20) ft. allows for the use of a small pool of 635 sq. ft. (MOL) with deck – consistent with abutters and ISR of area.
2. The special conditions and circumstances do not result from the actions of the applicants.	As stated the lot was created in 1973 following shape of waterfront. The lot is pre any Code with waterfront setback. Applicant did not create the shape of the lot necessitating a variance. Pool shape is designed to be minimal consistent with lot shape. Need for variance arises out of lot shape, not applicant’s actions. See: <u>City of Coral Gables v. Geary</u>, 383 So. 2d 1127, Fla 3rd DCA 1980) where court stated as follows: As we indicated in <u>Wilson v. Borough of Mountainside</u>, 42 N.J. 426, 452-453, 201 A.2d 540 (1964), when neither the owner *1129 of the lot at the time of adoption of the zoning ordinance . . . nor a subsequent owner, did anything to create the condition . . . for which the variance is sought, a right to relief possessed by the original owner passes to the successor in title. Such right is not lost simply because the succeeding owner bought or contracted to buy with knowledge of the . . . restriction. See 2 Rathkopf, Law of Zoning & Planning, c. 48, p. 48-20 (3d ed. 1966). (e. s.)
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.	The County setback variances from Section 3501 of the LDC are historically regularly granted to waterfront lots on a case by case basis in the Riverhaven subdivision. Exhibit “D” identifies variances in the area. Only one (1) lot meets LDC standards. In 2001, the subject lot received a like variance to 20 ft. for two (2) sides of the house. Exhibit “B” lists all variances from waterfront setback the abutting lot owners have previously received.

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 staff report concedes this irregular shape lot area is unnecessary hardship peculiar to land. Public purpose of setbacks – aesthetics and water quality are both preserved. The latter enhanced by engineering plan addressing pre and post drainage. Further, a pool is a right commonly enjoyed by many in the subdivision.
5. The variance granted is the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.	The request variance is the minimum in the context of <u>reasonable</u> development standard, it conforms to limited area as to size. Note pool functions as a stormwater collection basin. The decking will be pervious. A pool is a reasonable development in subdivision and County.
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.	There is no injury to the area. Property value's are maintained; water quality is addressed via engineering design system. Abutting developed lots, pre 1990, have <u>no</u> water quality standards unless they were granted a variance. See Exhibit "D" Engineer's report on stormwater.
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.	As to conditions, applicant proposes the following: a. 100% guttering b. Rain barrels c. Engineered stormwater system (pre and post) d. Any decking quality as impervious area per code e. Setback is 20' feet per site plan, consistent with house
8. Granting of the variance will not deviate from the clear intent of the adopted Comprehensive Plan.	Land use plan does <u>not</u> specifically address the issue of waterfront setback for existing lots. Plan policy 3.11 states [50 foot setback] is for <u>new</u> lots. The standards of Plan Policy 3.13 are applicable "during construction" and will be met. By use of swale and berm and engineered system (Exhibit "D"), Policy 3.1.7 is addressed. The engineered stormwater system will meet Policy 3.1.9 and 3.1.10.

GRADING NOTES:

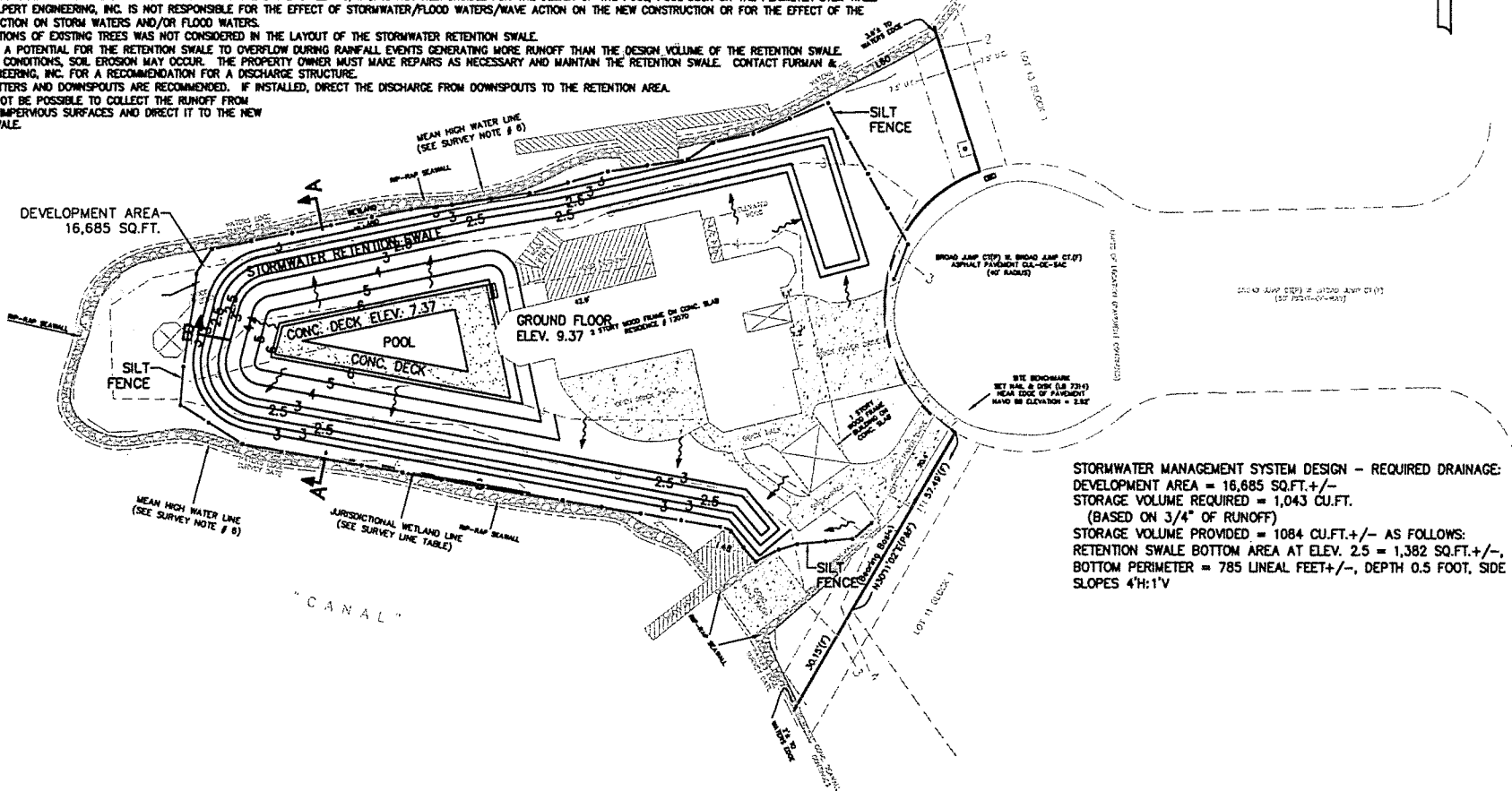
- 1.) THE INTENT OF THIS RESIDENTIAL STORMWATER MANAGEMENT PLAN IS TO SHOW HOW THE REQUIRED STORMWATER STORAGE VOLUME IS PROVIDED AND HOW SURFACE DRAINAGE IS MANAGED ON THE PROPERTY. THE OWNER/CLIENT/CONTRACTOR IS ALLOWED TO MOVE STRUCTURES AND TO ADJUST ELEVATIONS AS REQUIRED TO ACCOMMODATE THE STORMWATER MANAGEMENT PLAN. IF THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS DIFFERS SIGNIFICANTLY FROM THE APPROVED PLANS, REVISED PLANS AND CALCULATIONS, SUPPORTING THE MODIFICATION(S), MUST BE PROVIDED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.
- 2.) THE PROPERTY LIES IN FLOOD ZONE "AE". PER THE GULFWEST SURVEYING, INC. SURVEY, THE BASE FLOOD ELEVATION IS 9.0.
- 3.) THE PROPOSED POOL IS NOT SUBJECT TO A MINIMUM ELEVATION.
- 4.) (+/-) = ELEVATION SHALL BE SELECTED BY THE CONTRACTOR BASED ON FIELD CONDITIONS AND FINISHED GRADE.
- 5.) SEE SHEET 4 FOR RETENTION AREA AND SILT FENCE DETAILS.
- 6.) INSTALL SILT FENCE OR STAKE HAY BALES ALONG THE LIMITS OF CONSTRUCTION AND OTHER DOWNGRADIENT AREAS IN ORDER TO PREVENT EROSION OR SEDIMENTATION OF THE CANAL AND ADJACENT PROPERTIES. REFER TO THE F.D.E.P. PUBLICATION "FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL" FOR ADDITIONAL GUIDANCE. ROUGHLY GRADE THE STORMWATER RETENTION SWALES PRIOR TO THE START OF OTHER EARTHWORK/CONSTRUCTION IN ORDER TO CONTAIN RUNOFF FROM THE CONSTRUCTION AREA. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL AREAS ARE ADEQUATELY STABILIZED WITH SOO, MULCH OR OTHER LANDSCAPING.
- 7.) BACKFILL IS OF FOUR TYPES:
 - 7.1 AS SPECIFIED IN F.D.O.T. PUBLICATIONS,
 - 7.2 AS SPECIFIED IN THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS,
 - 7.3 GENERAL BACKFILL - 12" LIFTS, 95% COMPACTION,
 - 7.4 STRUCTURAL BACKFILL - 8" LIFTS, 95% COMPACTION, FILL MATERIAL WILL BE FREE OF ORGANICS, 3 TO 12 PERCENT DRY WEIGHT PASSING U.S. STANDARD #200 SIEVE SIZE.
- 8.) BUILDING CONSIDERATIONS ARE BY OTHERS. FURMAN & HILPERT ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE DESIGN OF THE POOL, POOL DECK OR THE PERIMETER STEM WALL. FURMAN & HILPERT ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE EFFECT OF STORMWATER/FLOOD WATERS/WAVE ACTION ON THE NEW CONSTRUCTION OR FOR THE EFFECT OF THE NEW CONSTRUCTION ON STORM WATERS AND/OR FLOOD WATERS.
- 9.) THE LOCATIONS OF EXISTING TREES WAS NOT CONSIDERED IN THE LAYOUT OF THE STORMWATER RETENTION SWALE.
- 10.) THERE IS A POTENTIAL FOR THE RETENTION SWALE TO OVERFLOW DURING RAINFALL EVENTS GENERATING MORE RUNOFF THAN THE DESIGN VOLUME OF THE RETENTION SWALE. UNDER THESE CONDITIONS, SOIL EROSION MAY OCCUR. THE PROPERTY OWNER MUST MAKE REPAIRS AS NECESSARY AND MAINTAIN THE RETENTION SWALE. CONTACT FURMAN & HILPERT ENGINEERING, INC. FOR A RECOMMENDATION FOR A DISCHARGE STRUCTURE.
- 11.) ROOF GUTTERS AND DOWNSPOUTS ARE RECOMMENDED. IF INSTALLED, DIRECT THE DISCHARGE FROM DOWNSPOUTS TO THE RETENTION AREA.
- 12.) IT MAY NOT BE POSSIBLE TO COLLECT THE RUNOFF FROM ALL EXISTING IMPERVIOUS SURFACES AND DIRECT IT TO THE NEW RETENTION SWALE.



Scale 1" = 30'

LEGEND

- DIRECTION OF SURFACE RUNOFF
- DEVELOPMENT AREA
- EXISTING GRADE CONTOUR LINE
- PROPOSED GRADE CONTOUR LINE
- LOCATION OF SILT FENCE



STORMWATER MANAGEMENT SYSTEM DESIGN - REQUIRED DRAINAGE:
 DEVELOPMENT AREA = 16,685 SQ.FT. +/-
 STORAGE VOLUME REQUIRED = 1,043 CU.FT.
 (BASED ON 3/4" OF RUNOFF)
 STORAGE VOLUME PROVIDED = 1084 CU.FT. +/- AS FOLLOWS:
 RETENTION SWALE BOTTOM AREA AT ELEV. 2.5 = 1,382 SQ.FT. +/-,
 BOTTOM PERIMETER = 785 LINEAL FEET +/-, DEPTH 0.5 FOOT, SIDE
 SLOPES 4H:1V

SHEET: 3 OF 4	Rymon Residence - Pool Addition 12070 W. Broad Jump Ct., Homosassa	TITLE: Concept Grading Plan	FURMAN & HILPERT ENGINEERING, INC. 15422 BROOKVILLE ROCK ROAD BROOKVILLE, FLORIDA 34614 CERT. OF AUTHORIZATION NO. 26687	DATE: 5/11/2010	SCALE: 1"=30'	PROJECT NO.: 20-114	REVISED:
				DATE: 5/11/2010	SCALE: 1"=30'	PROJECT NO.: 20-114	REVISED:

Watland Line Table		
Line #	Length	Direction
L45	20.09'	N32°42'35"W
L46	7.35'	N49°13'13"E
L47	18.17'	N30°03'46"W
L48	20.65'	N73°06'50"W
L49	23.90'	N67°26'11"W
L50	75.19'	N79°33'29"W
L51	48.23'	N79°25'39"W
L52	17.78'	S84°31'09"W
L53	11.23'	N55°36'19"W
L54	33.51'	N14°31'43"E
L55	24.20'	N68°54'23"E
L56	56.68'	N78°15'11"E
L57	41.81'	N79°15'29"E
L58	60.09'	N78°08'05"E
L59	23.25'	N65°07'28"E
L60	32.83'	N62°09'29"E

LEGEND:

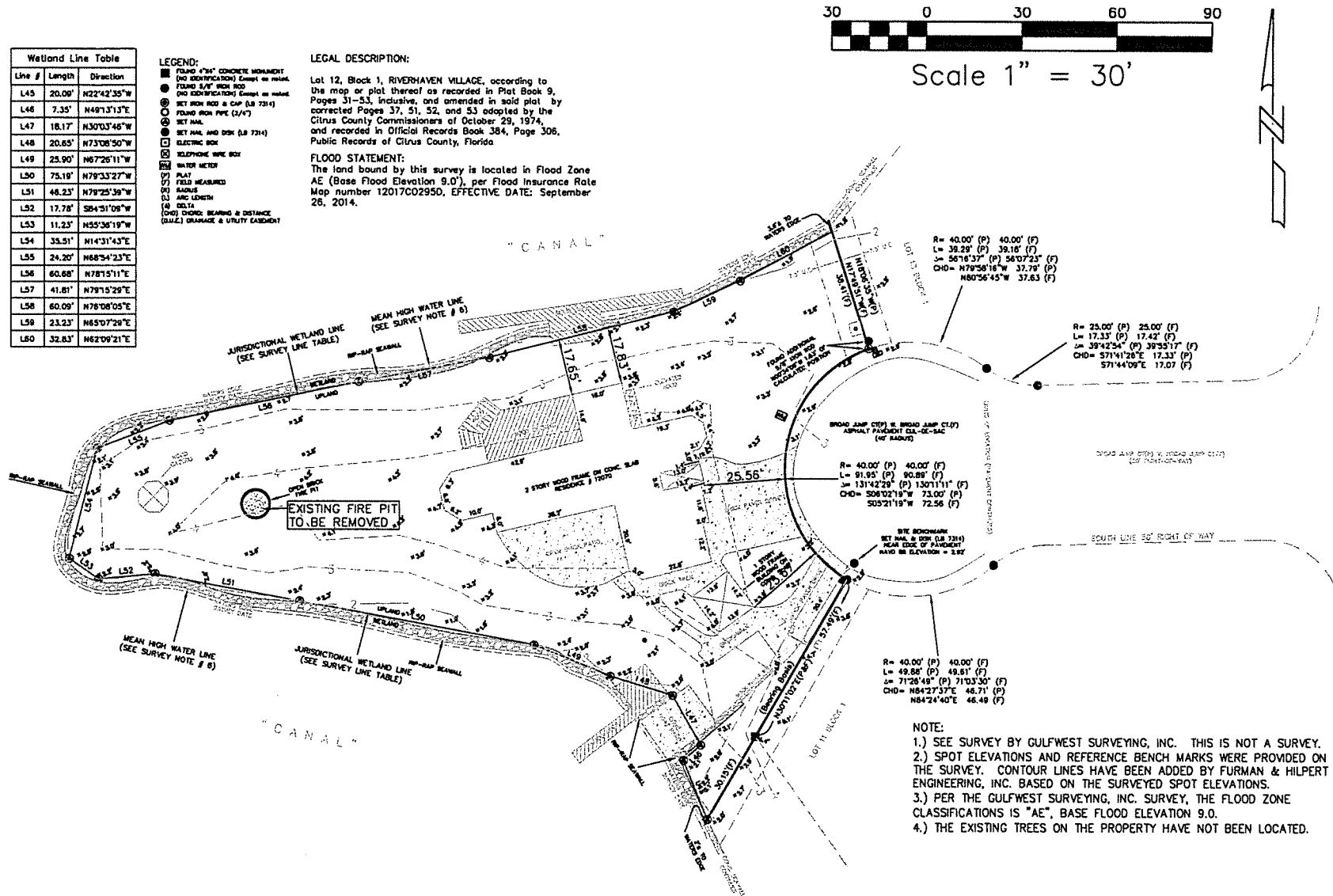
- FOUND 4"X4" CONCRETE REINFORCEMENT
(NO IDENTIFICATION) Empty as noted
- FOUND 5/8" IRON ROD
(NO IDENTIFICATION) Empty as noted
- SET IRON ROD & CAP (LB 7314)
- FOUND IRON PIPE (2 1/4")
- SET NAIL
- SET NAIL AND DISK (LB 7314)
- ELECTRIC BOX
- TELEPHONE WIRE BOX
- WATER METER
- (P) PLAT
- (F) FIELD MEASURED
- (S) RADIOS
- (L) ARC LENGTH
- (Δ) DELTA
- (O-D) CHORD BEARING & DISTANCE
- (D.U.E.) DRAINAGE & UTILITY EASEMENT

LEGAL DESCRIPTION:

Lot 12, Block 1, RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Pages 31-53, inclusive, and amended in said plat by corrected Pages 37, 51, 52, and 53 adopted by the Citrus County Commissioners of October 29, 1974, and recorded in Official Records Book 384, Page 306, Public Records of Citrus County, Florida

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone AE (Base Flood Elevation 9.0'), per Flood Insurance Rate Map number 12017C0295D, EFFECTIVE DATE: September 26, 2014.



NOTE:

- 1.) SEE SURVEY BY GULFWEST SURVEYING, INC. THIS IS NOT A SURVEY.
- 2.) SPOT ELEVATIONS AND REFERENCE BENCH MARKS WERE PROVIDED ON THE SURVEY. CONTOUR LINES HAVE BEEN ADDED BY FURMAN & HILPERT ENGINEERING, INC. BASED ON THE SURVEYED SPOT ELEVATIONS.
- 3.) PER THE GULFWEST SURVEYING, INC. SURVEY, THE FLOOD ZONE CLASSIFICATIONS IS "A2", BASE FLOOD ELEVATION 9.0.
- 4.) THE EXISTING TREES ON THE PROPERTY HAVE NOT BEEN LOCATED.

SHEET:	1	OF 4	Ryman Residence - Pool Addition 12070 W. Broad Jump Cti., Homosassa Existing Condition & Demolition Plan	FURNAN & HILPERT ENGINEERING, INC. 13423 BROOKVILLE ROCK ROAD BROOKSVILLE, FLORIDA 34614 TELEPHONE (982) 232-2849 CERT. OF AUTHORIZATION NO. 28687	DATE: 5/27/2020	SCALE: 1"=3'	DRAW BY: P.F.	PROJECT NO.: 20-144	TYPED

Susan K. Wright

From: Paul Furman <pfurman@bellsouth.net>
Sent: Sunday, December 27, 2020 8:01 PM
To: Clark A. Stillwell
Cc: Maurice Ryman; Community Builders Inc
Subject: Ryman Variance - 5189 S. Mystic Point
Attachments: SHEET 4 ALTERNATE DETAILS.pdf

Clark,

Last week I had a chance to visit the Ryman site, meet with Maurice and take a closer look at the exiting conditions. As you can imagine, the ground in this area of Riverhaven is mainly rock dredged from the adjacent canals. It may not be practical to try to excavate in order to create storage volume for a perimeter swale. In addition, there are several nice cedar and palm trees lining the shoreline that would be adversely impacted by excavation. Many other property owners in the Riverhaven, Homosassa and Crystal River areas are having older seawalls repaired and extended upward for better shoreline protection. The Ryman lot would benefit from this type of seawall repair/modification. Doing so would avoid the need to excavate into the rock while also creating a storage area for stormwater runoff behind the wall. See the attached alternate retention swale details. Furthermore, I noted during my site visit that the roof of the house is provided with gutters and downspouts. Mr. Ryman is OK with piping the downspout outfalls to the retention areas behind the elevated seawalls. This would eliminate the need to disturb several areas of the front yard which are nicely landscaped.

Paul Furman
 Furman & Hilpert Engineering, Inc.

Attachment: Furman memo (12381 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

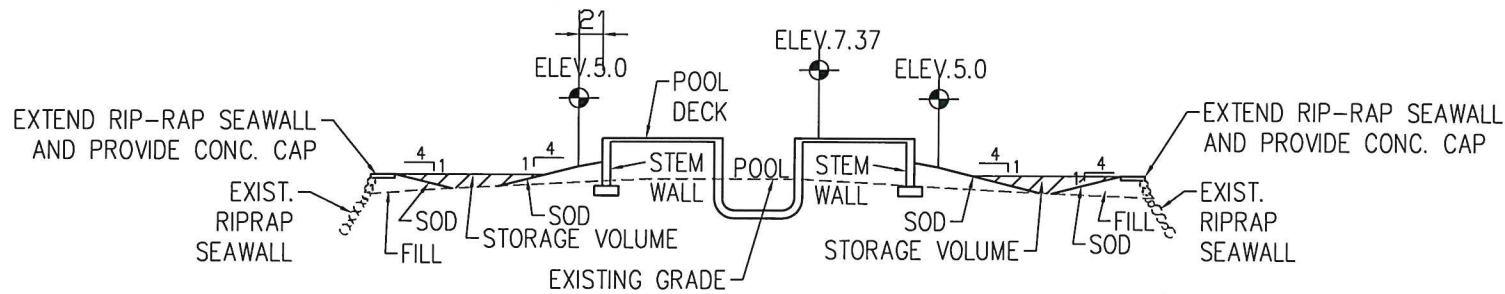
RECEIVED

DEC 27 2020

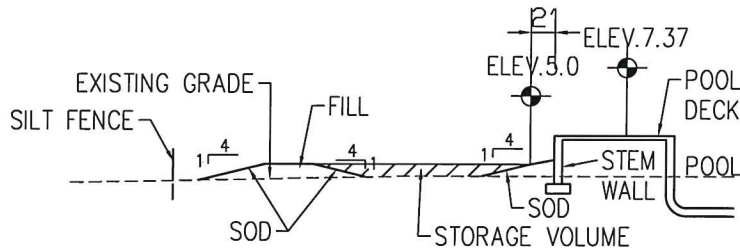
V-20-10

Land Development

Packet Pg. 91



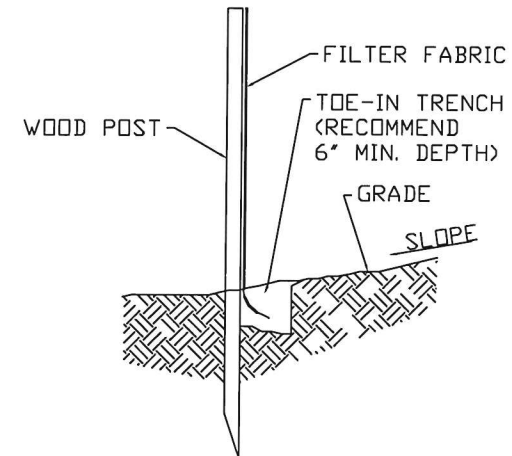
SECTION A-A



SECTION B

RETENTION AREA/SITE SECTIONS

1"=10'



STANDARD SILT FENCE DETAIL

N.T.S.

RECEIVED

DEC 27 2020

Land Development Division



DATE: December 16, 2020

APPLICATION: V-20-10

Clark A. Stillwell for Maurice and Christina Ryman

We approve of the application

V-20-10

Reggie & Linda Fichte

4846 S. Prices Pt

J.2.e

NOTIFICATION OF PENDING APPLICATION AFFECTING THE USE OF LAND

Request/Description of Proposal: This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a pool and pool deck having less than the required 50-foot minimum building setback from the Mean High Water Line and the Jurisdictional Wetland Line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

Property location: Section 25, Township 19S, Range 16E; Lot 12 of Riverhaven Village, PB 9, Pg 31, (AK 1012261), which address is 12070 W. Broad Jump Ct., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.

This notification is being provided to you because records show that you own property within a 500-foot radius from the property under application and in accordance with applicable law. Your property will not be changed as a result of this application. All interested parties may appear and be heard. If you are unable to attend, you may state your position in writing and forward it to the Land Development Division at the Lecanto address listed below.

PUBLIC MEETING INFORMATION

Planning and Development Commission (PDC)

DATE: January 21, 2021

MEETING STARTS AT 9:00 A.M.

**LOCATION: Lecanto Government Building
3600 West Sovereign Path, Room 166
Lecanto, FL 34461**

CONTACT INFORMATION:

(Please include application number named above in all correspondence)

**Land Development Division
3600 West Sovereign Path, Suite 140
Lecanto, FL 34461
(352) 527-5239**

All citizens entering for the meeting will be screened. If you are sick, please stay home.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 West Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. 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.

If any person decides to appeal any decision made by the Commission with respect to any matter considered at this 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. Copies of the proposed application will be available for inspection and/or purchase between the hours of 8:00 AM and 5:00 PM, Monday through Friday, in the Department of Growth Management, Land Development Division, 3600 West Sovereign Path, Suite 140, Lecanto, FL 34461.

Si necesita un traductor de español por favor haga arreglos con el Condado dentro de dos días de la notificación de la publicación (352-527-5370).

If you have any questions regarding this application, please call the Land Development Division main number at (352) 527-5239.

MA/AP/cb – PL2-20-261

MA

RECEIVED

DEC 21 2020

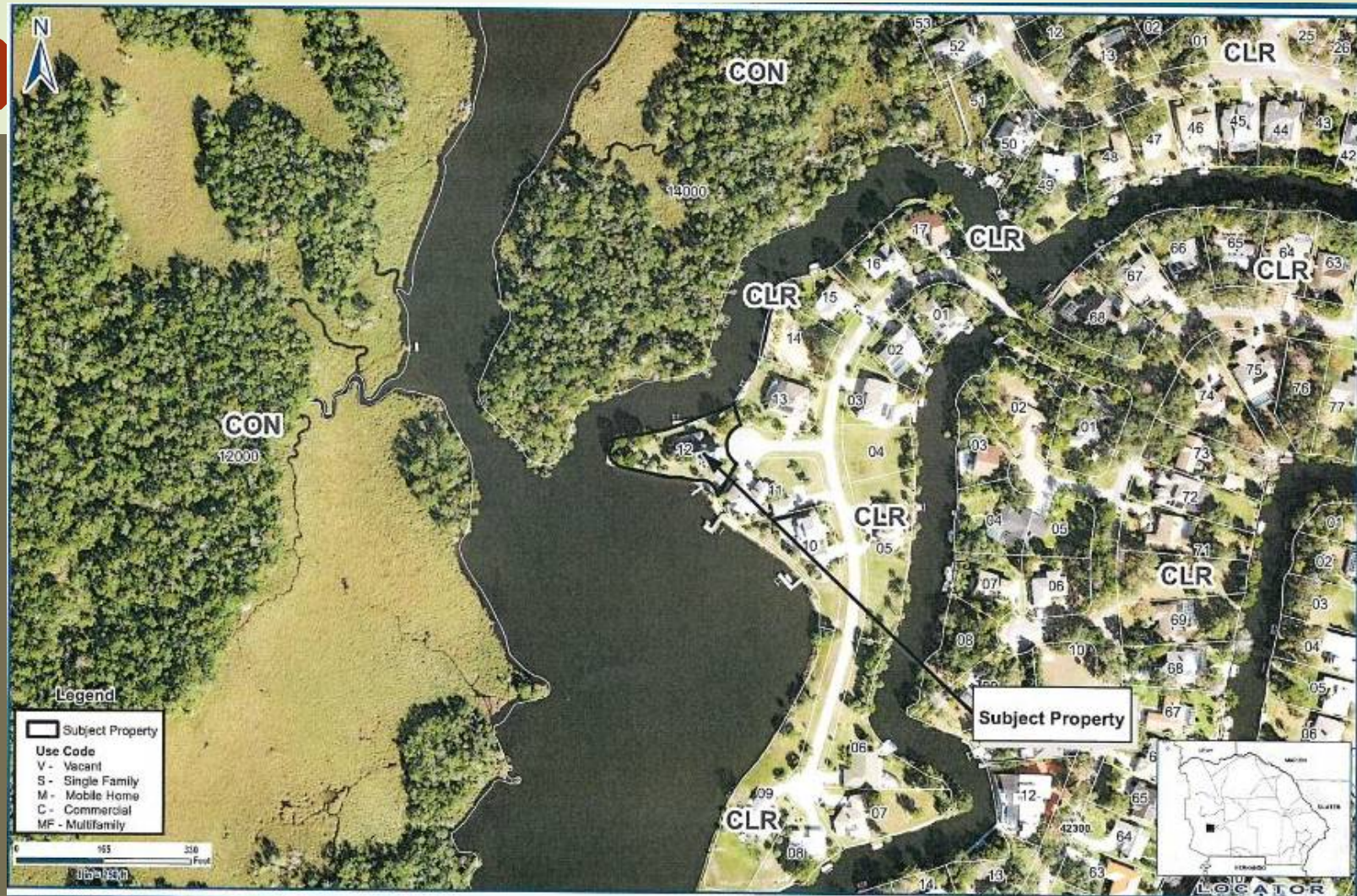
V-20-10

Maureen and Christina Ryman

12070 W. Broad Jump Ct. Homosassa, Fl



Aerial View

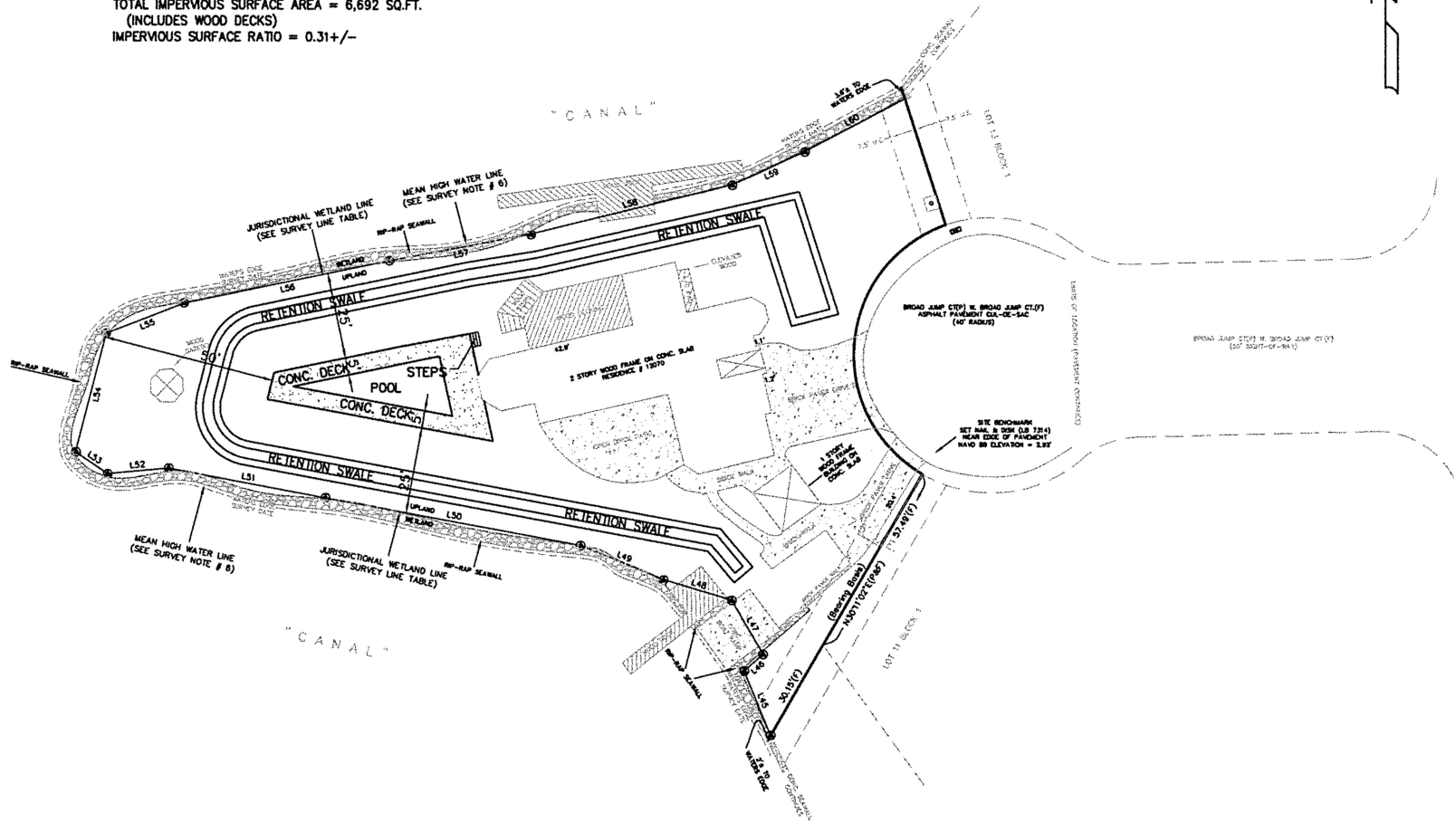
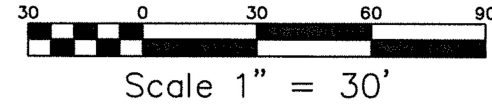








SITE SCHEDULE:
TOTAL LAND AREA = 21,560 SQ.FT. (0.494 AC.)+/-
EXISTING IMPERVIOUS SURFACE AREA = 4,816 SQ.FT.+/-
PROPOSED IMPERVIOUS SURFACE AREA = 1,185 SQ.FT.
(POOL AND POOL DECK)
EXISTING WOOD DECKS (N.I.C. OVER WATER) = 691
TOTAL IMPERVIOUS SURFACE AREA = 6,692 SQ.FT.
(INCLUDES WOOD DECKS)
IMPERVIOUS SURFACE RATIO = 0.31+/-



SHEET: 2 F 4	Ryman Residence - Pool Addition 12070 W. Broad Jump Cl., Homosassa	TITLE: Concept Site Plan	FURNMAN & MURPHY ENGINEERING, INC. 13423 BROADVILLE ROAD #4614 BROOKSVILLE, FLORIDA 34614 DATE: 08/12/2009 SCALE: 1"=30' PROJECT NO.: 20-114	DATE: 08/12/2009 SCALE: 1"=30' PROJECT NO.: 20-114

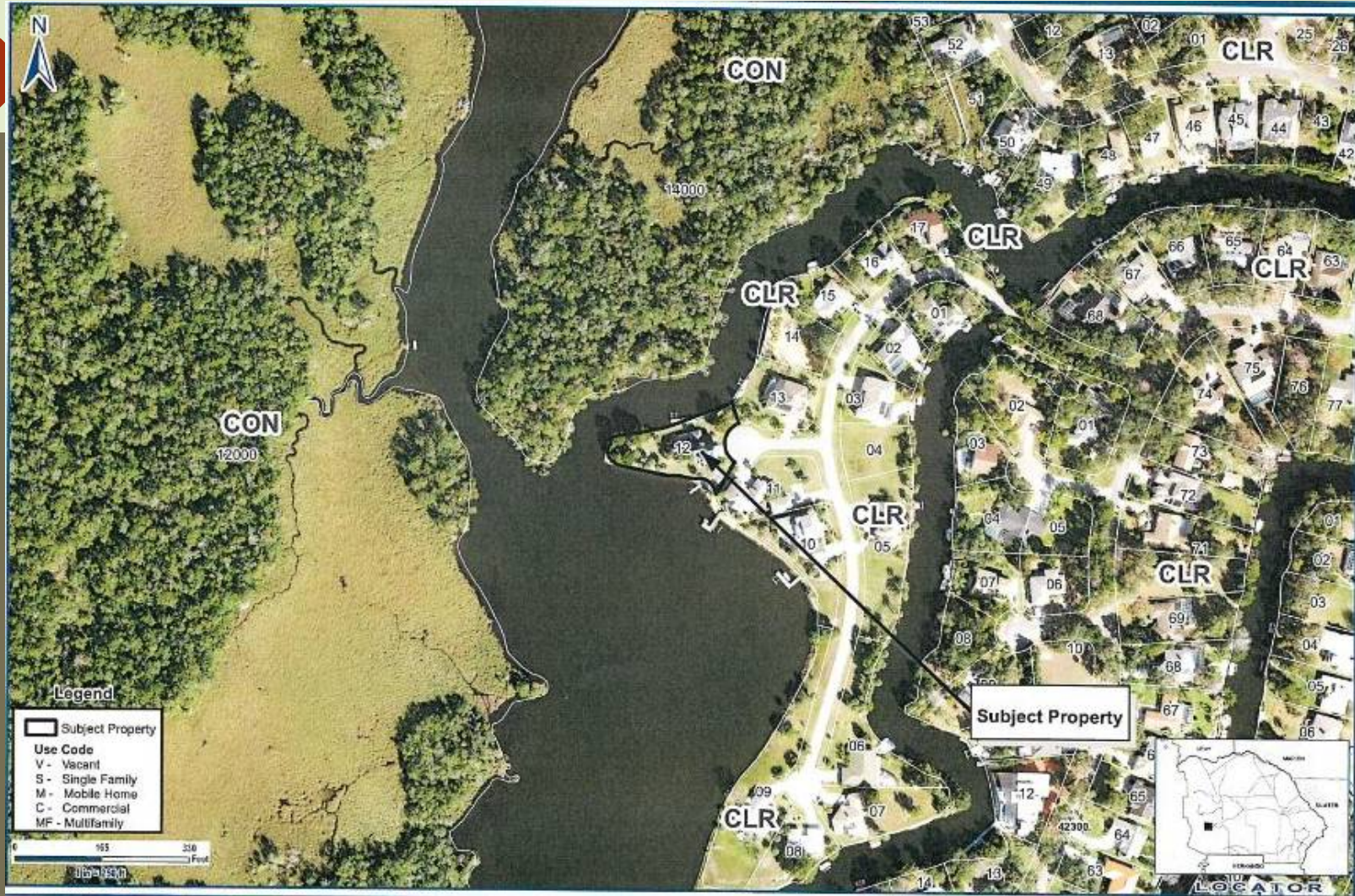
V-20-10

Maureen and Christina Ryman

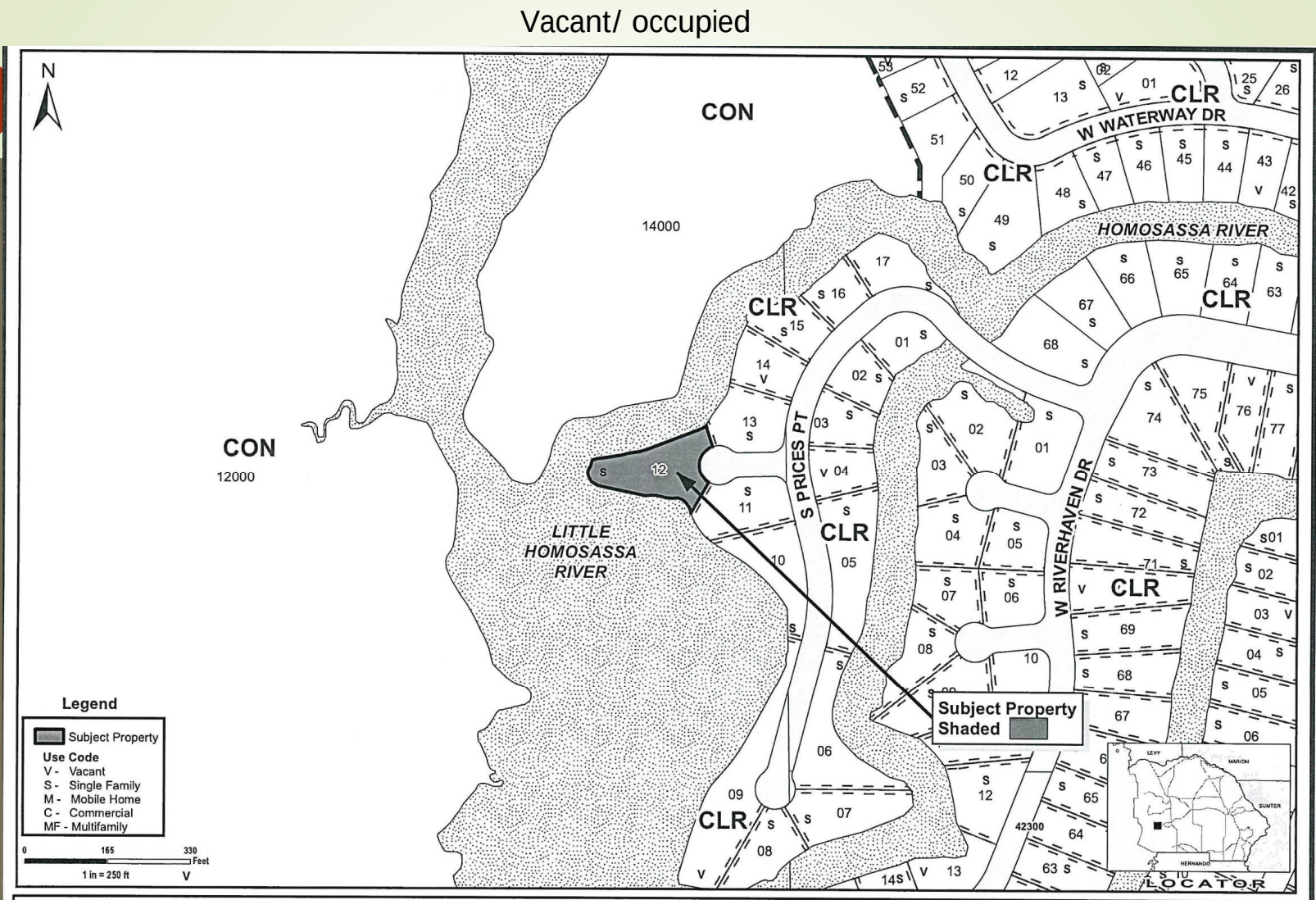
12070 W. Broad Jump Ct. Homosassa, Fl



Aerial View



Attachment: planner Power Point (12381 : V-20-10 Law Office of Clark A. Stillwell for Maurice and

















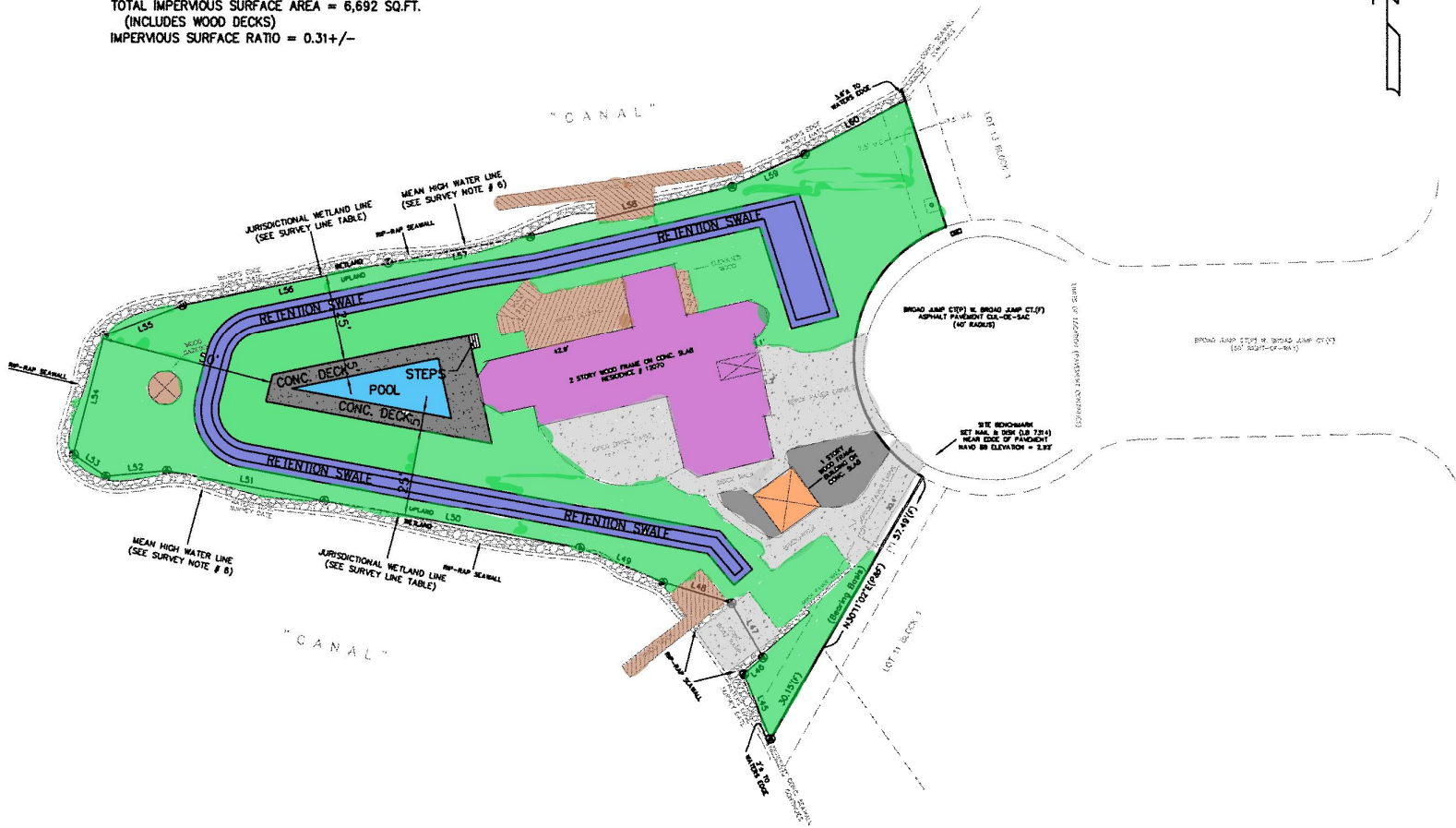
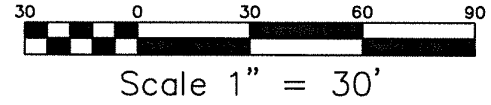








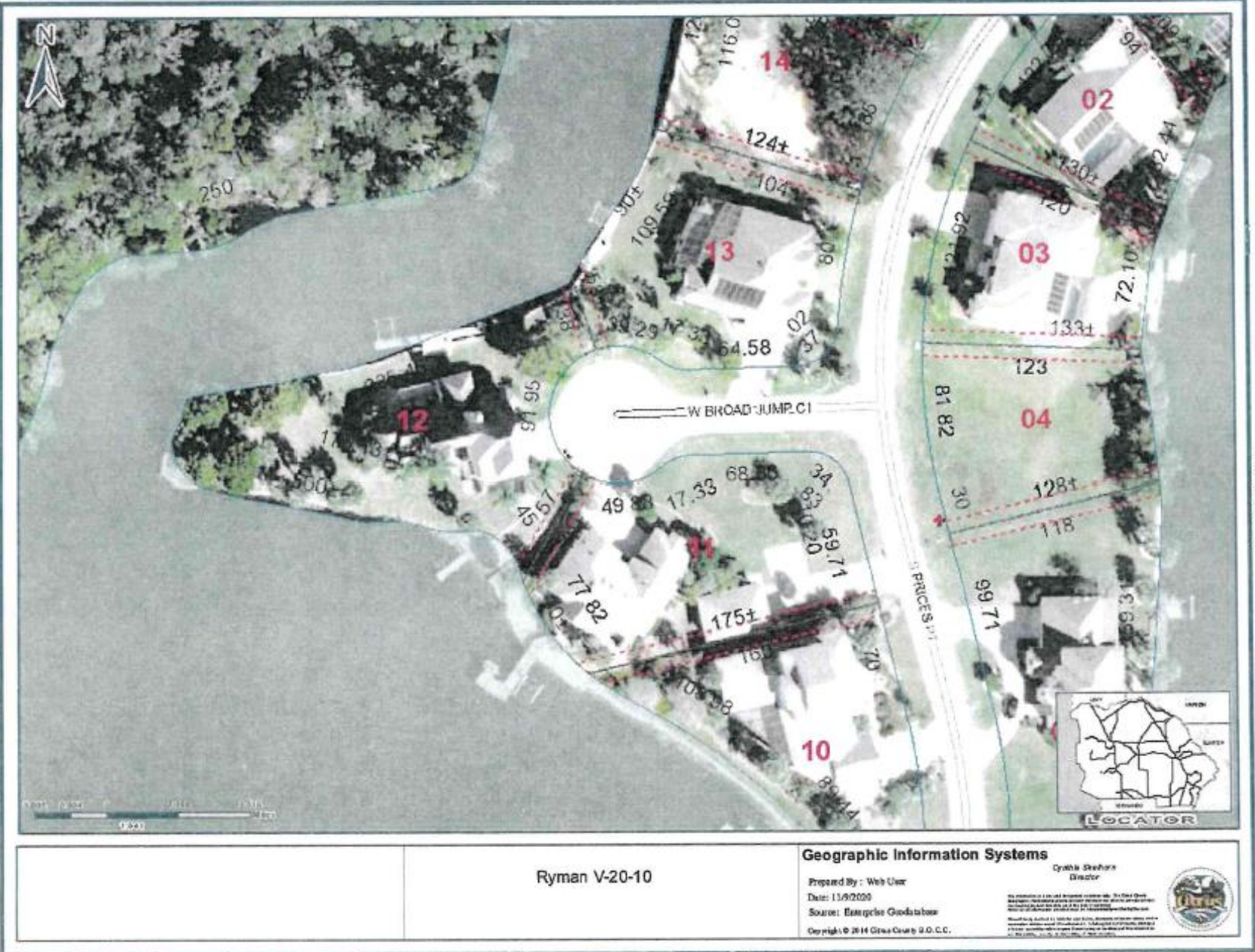
SITE SCHEDULE:
TOTAL LAND AREA = 21,560 SQ.FT. (0.494 AC.)+/-
EXISTING IMPERVIOUS SURFACE AREA = 4,816 SQ.FT.+/-
PROPOSED IMPERVIOUS SURFACE AREA = 1,185 SQ.FT.
(POOL AND POOL DECK)
EXISTING WOOD DECKS (N.I.C. OVER WATER) = 691
TOTAL IMPERVIOUS SURFACE AREA = 6,692 SQ.FT.
(INCLUDES WOOD DECKS)
IMPERVIOUS SURFACE RATIO = 0.31+/-



SHEET: 2 OF 4	Rymon Residence - Pool Addition 12070 W. Broad Jump Ct., Homosassa	TITLE: Concept Site Plan	FURMAN & HILPERT ENGINEERING, INC. 10000 W. BROAD JUMP CT. #4 BROOKVILLE, FLORIDA 34604 TELEPHONE: (813) 232-2849 FAX: (813) 232-2849 E-MAIL: F&H@F&H-FLA.COM PERMIT NO.: 28687
			DATE: 09/27/2009 SCALE: 1"=30' DRAWN BY: P.J. PROJECT NO.: 20-144

V-20-10
Maurice and Christina Ryman
Law Office of
Clark A. Stillwell
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com



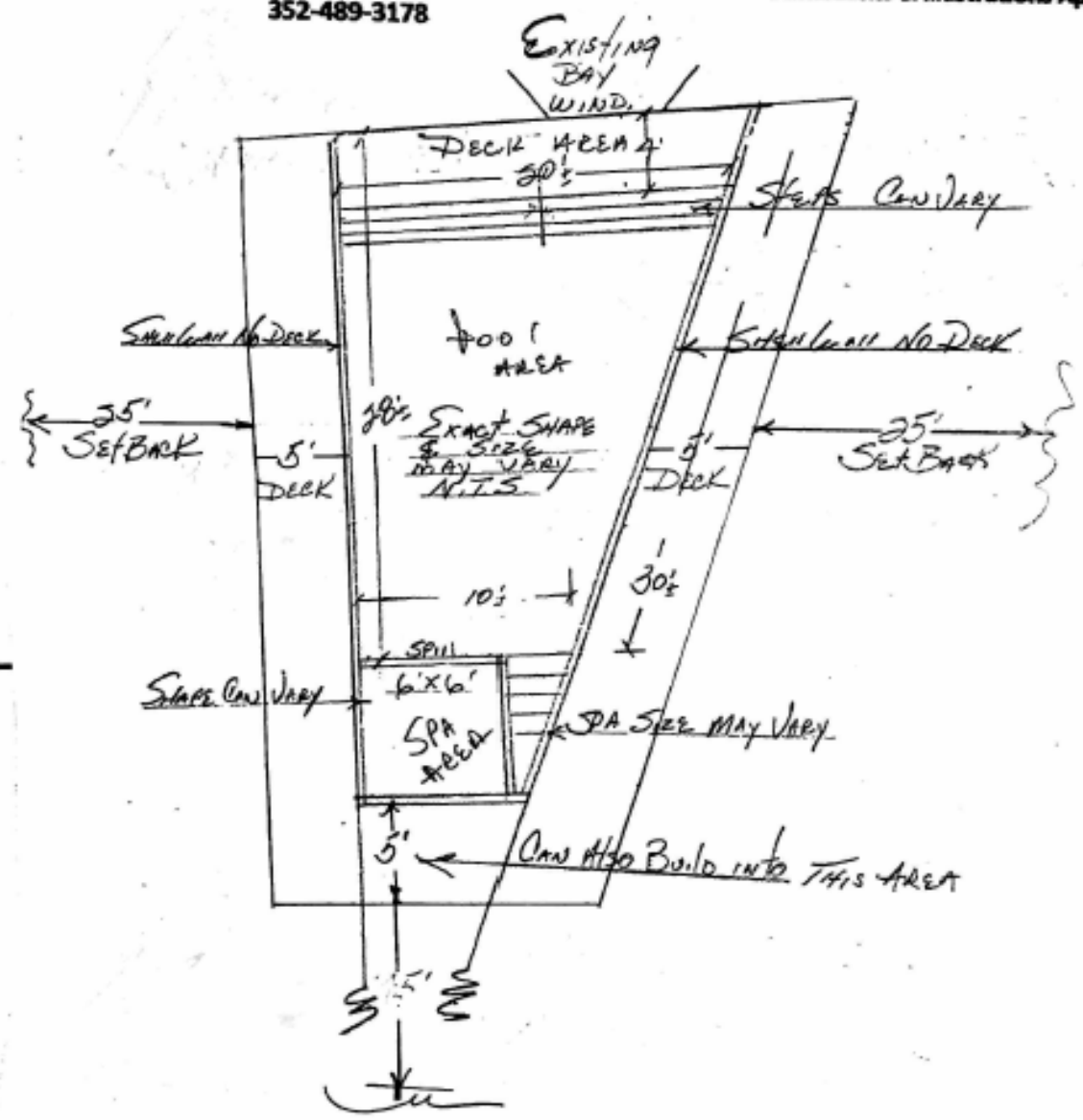






Community Builders Inc
2338 West Dunnellon Road
Dunnellon, FL 34433
352-489-3178

Licensed & Insured
CRC-1328766-CP-1458359-CBC-1261454-CGC-1504854
All Dimensions & Illustrations Approx.



Owner's Name RYMAN, MAURICE
Shape Custom 20x28
Depth T.B.D
Returns 4
Therapy Jets T.B.D.
Seats PER PLAN
Hand Rail INC. S.S.
Electrical INC.
Time Clock INC.
Pool Light INC. COLOR LED
Heater INC.
Heat Pump T.B.D Gas T.B.D.
Auto Chlorinator 0
Salt Generator PENTAIR INC
Deck T.B.D.
Acrylic Color
Paver Color T.B.D.
Water Line Tile 6x6
Color T.B.D.
Sq. Feet (Tile) T.B.D.
Water Fall T.B.D.
Screen Enclosure 0
Bronze 0 White 0
Doors 0
Screen Roof Type 0
Lanai Roof Type 0
Pump PENTAIR V.S
Filter PENTAIR VC 150
Hand Help Cleaning Equipment INC
Pool Vac. LAND H&D
Notes: _____

Customer Approval
N.T.S.

Attachment: Applicant Power Point V-20-10 Ryman (12381 : V-20-10 Law Office of Clark A.

Abutter Buildout/Setback Data – Riverhaven Village

Alternate Key Number	Lot Number	House Size	Date Built	Lot Size	Lot Value	WF Setback	Variance
1903254	1 Pool	2,409	1987	.29	\$154,000	16.5	V87-18(A)
1903246	2 Pool	3,150	1986	.27	\$133,280	22.45	
1012198	3 Pool	3,788	2008	.29	\$125,440	34	V-05-29
1012201	4	Vacant		.28	\$127,680		
1012210	5	3,989	2004	.64	\$264,880	20	V-02-60
1012228	6 Pool	3,048	1979	.61	\$175,840	20	
1012236	9	Vacant		.95	\$354,000		
1012244	10	5,511	2002	.52	\$344,800	30	
1012252	11	2,991	1988	.46	\$172,320	30	V87-45(A)
1012261	12 Client	4,644	1993	.59	\$244,000		
1896347	13 Pool	3,284	2001	.39	\$151,760	42	V-00-12
1012279	14	Vacant		.31	\$143,360		
1944708	15	2,930	1978	.30	\$143,920	28.5	
1012287	16	3,370	1995	.26	\$147,840	33	V93-26(A) V95-09(A)
1012295	17	3,191	1987	.45	\$230,360	27	
Total							

- Average setback is 27.58 feet. Only one meets LDC setback standards of 35 feet.
- Only six (6) single family structures built post 1990 LDC.
- Seven (7) variances poste waterfront setback standard from 1986 code.

Ryman Variance Standards V-20-10

LDC Section 4400 (C)(1-8) with Applicant Response

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.

Response: The lot was platted in 1973. The subject lot is 25,557 sq. ft. platted pre Code at a time of no setbacks. The house was built in 1992/2002. The house size is 4,644 sq. ft. The lot is irregularly shaped – i.e. triangular peninsula with water on three (3) sides and a cul de sac front which enlarges front yard setback area. Exhibit “A” shows impact all application of setbacks to lot (water/front/sides). The proposed setback of twenty feet (20) ft. allows for the use of a small pool of 635 sq. ft. (MOL) with deck – consistent with abutters and ISR of area.

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

Response: As stated the lot was created in 1973 following shape of waterfront. The lot is pre any Code with waterfront setback. Applicant did not create the shape of the lot necessitating a variance. Pool shape is designed to be minimal consistent with lot shape. Need for variance arises out of lot shape, not applicant's actions. See: City of Coral Gables v. Geary, 383 So. 2d 1127, Fla 3rd DCA 1980) where court stated as follows: As we indicated in [Wilson v. Borough of Mountainside, 42 N.J. 426, 452-453, 201 A.2d 540 \(1964\)](#), when neither the owner ***1129** of the lot at the time of adoption of the zoning ordinance . . . nor a subsequent owner, did anything to create the condition . . . for which the variance is sought, a right to relief possessed by the original owner passes to the successor in title. Such right is not lost simply because the succeeding owner bought or contracted to buy with knowledge of the . . . restriction. See 2 Rathkopf, Law of Zoning & Planning, c. 48, p. 48-20 (3d ed. 1966). (e. s.)

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.

Response: The County setback variances from Section 3501 of the LDC are historically regularly granted to waterfront lots on a case by case basis in the Riverhaven subdivision. Exhibit “D” identifies variances in the area. Only one (1) lot meets LDC standards. In 2001, the subject lot received a like variance to 20 ft. for two (2) sides of the house. Exhibit “B” lists all variances from waterfront setback the abutting lot owners have previously received.

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.

Response: The staff report concedes this irregular shape lot area is unnecessary hardship peculiar to land. Public purpose of setbacks – aesthetics and water quality are both preserved. The latter enhanced by engineering plan addressing pre and post drainage. Further, a pool is a right commonly enjoyed by many in the subdivision.

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

Response: The request variance is the minimum in the context of reasonable development standard, it conforms to limited area as to size. Note pool functions as a stormwater collection basin. The decking will be pervious. A pool is a reasonable development in subdivision and County.

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.

Response: There is no injury to the area. Property value's are maintained; water quality is addressed via engineering design system. Abutting developed lots, pre 1990, have no water quality standards unless they were granted a variance. See Exhibit "D" Engineer's report on stormwater.

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.

Response:

As to conditions, applicant proposes the following:

- a. 100% guttering
- b. Rain barrels
- c. Engineered stormwater system (pre and post)
- d. Any decking quality as impervious area per code
- e. Setback is 20' feet per site plan, consistent with house

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

Response: Land use plan does not specifically address the issue of waterfront setback for existing lots. Plan policy 3.11 states [50 foot setback] is for new lots. The standards of Plan Policy 3.13 are applicable “during construction” and will be met.

By use of swale and berm and engineered system (Exhibit “D”), Policy 3.1.7 is addressed.

The engineered stormwater system will meet Policy 3.1.9 and 3.1.10.



-  = DIRECTION OF SURFACE RUNOFF
- = DEVELOPMENT AREA
- = EXISTING GRADE CONTOUR LINE
-  = PROPOSED GRADE CONTOUR LINE
-  = LOCATION OF SILT FENCE

Packet Pg. 128