CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday February 18, 2021 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

Michael Facemyer, Chair	**James Roys**
David Bramblett, 1ST Vice Chair	**Kurt Stone**
Robert Bass, 2ND Vice Chair	**William Burda (Alternate)**
Richard Barmes	**Carole Scragg (Alternate)**
Stacey Worthington	**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. February 18, 2021 PDC Agenda,, Minutes, Directions

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. CU-20-10 Clark A. Stillwell for VBRL Land Holdings.

Conduct a public hearing on February 18, 2021 to review and consider CU-20-10 Clark A. Stillwell for VBRL Land Holdings.

2. AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.

Conduct a public hearing on February 18, 2021 to review and consider AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.

3. V-21-01 James Adams

Conduct a public hearing on February 18, 2021 to review and consider V-21-01 James Adams.

4. V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert

Conduct a public hearing on February 18, 2021 to review and consider V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert.

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:	February 18, 2021 PDC Agenda,, Minutes, Directions
AGENDA DATE:	**February 18, 2021**

BRIEF OVERVIEW:

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, February 18, 2021 at 9:00 AM

Lecanto Government Building

3600 West Sovereign Path, Room 166

Lecanto, Florida 34461

RICHARD BARMES	KURT STONE
ROBERT BASS	STACEY WORTHINGTON
DAVID BRAMBLETT	WILLIAM BURDA (Alternate)
MICHAEL FACEMYER	CAROLE SCRAGG (Alternate)
JAMES ROYS	CHUCK DIXON (School Board)

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC – Receive comments from the public

G. APPROVE MINUTES – Approval of available minutes

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION: County Attorney

J. APPLICATIONS

1. LAND USE APPLICATION

a. CU-20-10 Clark A. Stillwell, Esq. for VBRL Land Holdings

REQUEST: This request is for a Conditional Use to allow for light manufacturing in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

Attachment: PDC 2-18 Agenda, Minutes, Directions (12513 : February 18, 2021 PDC Agenda,, Minutes, Directions)

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. A complete legal description of the property is on file with the Land Development Division.

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

2. ATLAS AMENDMENT APPLICATION

a. AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.

REQUEST: This request is to amend the Land Development Code (LDC) Atlas Map from CLRMH (Coastal Lakes and Residential District, mobile homes allowed) to GNC (General Commercial District).

LOCATION: Section 11, Township 17 South, Range 17 East; more specifically, a portion of Parcel 33310 and Lot 9.1, of an unrecorded tract; also known as Alternate Key Numbers 2447362 and 3104817, which address is known as 10131 N. Citrus Ave., Crystal River, FL. A complete legal description of the property is on file with the Land Development Division.

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

3. LAND USE APPLICATION

a. V-21-01 James Adams

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a screen porch addition having less than the required 50-foot setback from the mean high water line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

Attachment: PDC 2-18 Agenda, Minutes, Directions (12513 : February 18, 2021 PDC Agenda,, Minutes, Directions)

LOCATION: Section 7, Township 20 South, Range 17 East; specifically, Lots 37 and 38, Block A, of Restview Retreats Unit 1, PB 4, PG 25, (AK 2895918), which address is 12386 W. Standish Dr., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.

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

b. V-20-14 Lisa Wilson, The Permit Tech, for Scott Siewert

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the reduction of minimum setback requirements pursuant to Section 2300, Building Setback Requirements and Height Requirements for all Land Use Districts, as specified in the LDC.

LOCATION: Section 18, Township 19 South, Range 19 East; specifically, Lot 11 of Pine Valley (AK 2415304), which address is 3798 S. Delard Way, Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.

STAFF CONTACT: Amy Bidwell, Senior Planner, 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,

Attachment: PDC 2-18 Agenda, Minutes, Directions (12513 : February 18, 2021 PDC Agenda,, Minutes, Directions)

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).

Attachment: PDC 2-18 Agenda, Minutes, Directions (12513 : February 18, 2021 PDC Agenda,, Minutes, Directions)

DRAFT

PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
December 3, 2020

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

Staff Present: Joe Hochadel, Principal Planner; Amy Bidwell, Senior Planner; Miranda Anaya, Planner I; Susan Wright, Planning Coordinator; and Cheryl Burton, Senior Secretary

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

Absent: James Brooks

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 15, 2020.

1st Mr. Bramblett 2nd Mr. Facemyer

VOTE: 6 – 0, Motion Carried.

Attachment: PDC 2-18 Agenda, Minutes, Directions (12513 : February 18, 2021 PDC Agenda,, Minutes, Directions)

included a 24' x 30' detached garage. He explained that the site proposed was the only option due to the septic drain field.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS:

Mr. Brender inquired if he purchased the property online. Mr. Siewert stated that he purchased the property before it went into foreclosure. He was not able to view the inside of the property, but was able to view the property from the street.

Mr. Bramblett asked Mr. Siewert why he was not placing the proposed detached garage next to the house. Mr. Siewert responded that he was told that there was not enough room and that the only location was at the rear of the property line closest to West Mink Lane.

STAFF: The applicant requested a reduced setback from the required 50-foot setback from the centerline of W. Mink Lane to a 26-foot setback from the centerline and the required 5-foot rear setback to 2 feet to allow the owner to place a 24'x30' detached garage. The property is approximately .28 acres and the current and future land use is MDR (Medium Density Residential District). The residential lots are similar in size, but vary in shape. Ms. Bidwell's presentation included an aerial view of the subject area along with photos of the subject property and a proposed site plan. There have been no variances granted for the three lots on either side of the subject property since the LDC adoption. The size of the three lots on either side of the subject property are similar; however, they do not have two centerline setbacks as they are not corner lots. Staff's main concern with the one foot from the structure and the property line does not allow for stormwater runoff mitigation.

APPLICANT'S COMMENTS: Mr. Siewert advised that he would be willing to address stormwater runoff by installing six-inch gutters on the proposed building.

Ms. Bidwelll stated that the stormwater mitigation system would have to be approved by the engineering division.

COMMISSION QUESTIONS:

Mr. Bramblett asked Ms. Bidwell about the setbacks if the proposed garage was placed beside the house on Mink Lane. Ms. Bidwell stated that there appeared to not be enough room without a variance.

PROPONENT: None.

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APPLICANT: Melanie Lee stated that their application is a request to extend the existing pool deck and install new concrete footers and pool cage. The existing pool deck is narrow and they feel it is a safety hazard. The proposed pool deck extension would be 31 feet from the rear property line.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: The applicant requested an increase in the ISR above the maximum ISR of 35 percent to 40 percent for an extension of an existing pool deck and for proposed new concrete footers and pool cage. Ms. Bidwell's presentation included an aerial view of the subject area, photos of the subject property and surrounding area along with a proposed site plan. The subject property is 0.51 acres. The lots in the surrounding area are similar in shape and size. The subject property has an existing pool deck that was constructed in 1988 and is approximately 378 square-foot. The subject property also has an existing circular concrete drive that is approximately 2,774 square-foot. The proposed site plan indicated the extension of the pool deck to increase by 598 square feet for a total area of 968 square feet. The current ISR for the subject property is 37 percent and the maximum ISR for the property is 35 percent. The applicant's request is to increase the ISR to 40 percent. The average ISR of the six closest home sites along E. Gilchrist Court is 30 percent.

COMMISSION QUESTIONS:

Mr. Brender asked for clarification of proposed finding of fact #6 stating that the proposal does deviate from the intended ISR, but can still be consistent and not injurious to the area if the site prevents runoff. Ms. Bidwell explained that the applicant does have a stormwater guttering system on the home; however, the engineering division would be required to approve the type of system that would be need to be installed. Ms. Bidwell further explained that the applicant's proposal is to add an additional 598 square-foot of pool decking.

PROPONENT: None.

OPPONENT: None.

COMMISSION COMMENTS:

Mr. Facemyer stated that he believed granting this application would not be in the best interest of the County. There are regulations with regard to ISR to ensure that properties within the neighborhood are not encroached upon with stormwater runoff. He would not be able to support the application.

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to RVP (Recreational Vehicle Park/Campground District) and to amend the Land Use Atlas Map (LUAM) of the Land Development Code from GNC (General Commercial District) to RVP (Recreational Vehicle Park/Campground District).

LOCATION: Section 26, Township 18 South, Range 19 East; more specifically, Parcel 42000, also known as Alternate Key Number 3229882, which address is 3350 E. Norvell Bryant Hwy., Inverness, Florida.

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

INTRODUCTION: Ms. Wright's overview included an aerial view of the subject property, photos of the subject property and surrounding area and a conceptual master plan as submitted by the applicant. The application is to change 24.1 acres from GNC (General Commercial) to RVP (Recreational Vehicle Park).

APPLICANT: Joe Cubas stated that this proposal has been in the planning stages for approximately 15 years and his belief is that it would benefit the area. He stated that he has had an ongoing problem with squatters on the property.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS:

Mr. Dixon asked if the drainage retention pond in the center of the property was owned by the County. Mr. Cubas advised that it is. Mr. Hochadel stated that it appeared that "Pond E" was an old phosphate pit that the County is using for stormwater. It is a naturally occurring low spot in the center of the property.

Mr. Bramblett asked Mr. Cubas to explain the requested deviation from the requirement for toilet, washroom or bath facilities within 300 feet of any RV space. Mr. Cubas explained that the proposed RV park would not have any tent sites; the sites would be for RV or motorhomes. The clubhouse and the office are the only areas that are proposed to have restrooms and bath facility. Each site will have their own sewer, electric, water and cable hook-ups.

Mr. Bass inquired if the applicant had any concerns about the safety of the park users with regard to the drainage area in the middle of the property. Mr. Cubas advised that they propose to install a steel barrier around the drainage retention pond.

STAFF: This request is to change 24.1 acres from the General Commercial District to Recreational Vehicle Park to establish an RV park with 241 RV sites. The property surrounds "Pond E" which is a County drainage retention area. The property is bordered by industrial and commercial uses and Hernando

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install the correct drainage. Mr. Stevenson is not against the proposed project; he suggested correcting the drainage along the roadway.

OPPONENT: None.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bramblett commented that he was in favor of the application, but would like clarification on the restroom facilities.

Mr. Bass provided comments with regard to a condition being added with regard to a Shared Agreement for the stormwater retention for "Pond E". Ms. Lyn stated that there would need to a condition added, but the applicant would need to have the stormwater/engineering study performed.

Mr. Stone was opposed to the applicant's requested deviation with regard to the bathhouse facilities.

Mr. Dixon stated that having a secondary access for emergency vehicles is a good idea. A discussion ensued with Ms. Lyn regarding access over the County's easement to "Pond E". Mr. Dixon recommended that the applicant not place their ingress over the top of the County's easement; that the applicant have a separate ingress and that they have an emergency access point large enough to accommodate emergency vehicles off of N. Skeeter Terrace.

Mr. Facemyer advised that he was in favor of the application and that he agreed with Mr. Dixon about the ingress being separate from the County's easement and the need for a secondary access.

Mr. Cubas stated that the proposal to the County was the applicant would pave the 50-foot access from CR-486 and that it would be used as an entrance to the proposed project, but that the access would not be blocked. Mr. Cubas commented that he was not opposed to the addition of bathhouses; however, if bathhouses were required, it would change the number of available sites. Mr. Cubas also commented that he was not opposed to the addition of a secondary access on N. Skeeter Terrace, and that would change the number of available sites also.

Mr. Bramblett commented that he was opposed to the requested deviation about the bathhouse facilities. His opinion is the LDC should be followed – must have a toilet, washroom, or bath facilities within 300 feet of any RV space.

Mr. Hochadel read the additions to the proposed conditions:

8. Bath facilities must be located within 300 feet of any RV space as per required in the Land Development Code.

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STAFF: Ms. Anaya stated that the applicant requested to remove the expired PUD on the property that was established in 2009 which will amend the Land Use Atlas Map. Her presentation included an aerial view of the subject property, a map showing the land use designations of the subject property and surrounding properties, photos of the subject property and surrounding area and a proposed site plan as submitted by the applicant. The subject property is surrounded by non-residential uses on three sides and residences to the north. The property is approximately 8.5 acres and is zoned CL and LIND.

COMMISSION QUESTIONS: None.

PROPONENT: None.

OPPONENT: None.

COMMISSION QUESTIONS/COMMENTS: None.

MOTION: The Planning and Development Commission finds application ***PUD-20-13 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. Roys

VOTE: 6 - 0, Motion Carried

K. ADDITIONAL ITEMS: None.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS:

Mr. Brender inquired about the term limits of the PDC Board members. Ms. Lyn stated that the term limits will be brought before the Board of County Commissioners soon.

M. ADJOURN

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

Respectfully submitted,

Cheryl Burton, Recording Secretary

Attachment: PDC 2-18 Agenda, Minutes, Directions (12513 : February 18, 2021 PDC Agenda,, Minutes, Directions)

DRAFT

PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
December 17, 2020

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

Staff Present: Amy Pace, Senior Planning Coordinator, and Cheryl Burton, Senior Secretary

Also Present: Michael Sherman, Growth Management Director, and Steve Lachnicht, Assistant County Administrator

Absent: Kurt Stone and School Board Representative, Chuck Dixon

A. CALL TO ORDER

Joel Brender, Chair, called the meeting to order at 9:01 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. STAFF ANNOUNCEMENTS:

Mr. Sherman stated that the Land Development Director will be starting in early January.

H. 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.

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amendment to the future land use element shall discourage the proliferation of urban sprawl. Most of the development within the County meets the definition of urban sprawl. The County would like to try a mixed use pattern of development in the Cardinal Street area.

Another question presented was "why the Cardinal Street area". The Suncoast Parkway is happening and is changing the character of the area. This is an opportunity to promote economic development. The proposed plan is to promote coordinated development with long term viability, diversify the local economy and prevent urban sprawl.

Cardinal Street is a rural area. Cardinal Street will remain a rural area until a significant project is developed. The Suncoast Parkway presents an opportunity to promote economic development that benefits the local community.

There is a sewer main being constructed from the south to the southwest quadrant of the interchange. This will be the opportunity to make the extensions and connections to the sewer systems. Public water is currently available on Cardinal.

Another question posed "why mixed use". Compact mixed use is a very desirable land use pattern. There is a growing market for walkable, car-optional communities. There are fewer lane miles of road and utilities to construct and maintain while supporting more intensive and desirable development.

The most frequent question asked was "why 20 acres". In order to create a viable planned mixed use project, there needs to be a larger planning area. It allows for a mix of uses that can share infrastructure such as parking and stormwater.

The Board of County Commissioners is very interested in having this come forward before them. If the FLUM Category is adopted, there would be follow-up work to be done. The next step would be assigning the Future Land Use Map to the parcels. The Land Development Code would have to be updated also.

COMMISSION QUESTIONS:

Mr. Brender asked about the size of the lots in the EDTA. Mr. Sherman stated that the minimum parcel size is 20 acres. Mr. Brender commented that he favors the mixed use concept.

Mr. Roys inquired if the County would be investing in the area by constructing a government center/facility. Mr. Lachnicht stated that the County purchased a parcel for a fire station.

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alternative. He does not support the industrial activity in the Cardinal Street area. He advised that he was not in favor of the amendment as it is at this time.

Mr. Brooks commented that something needs to be done and his thought was that it was to Citrus County's benefit to be ahead of the growth process. He did note that he had concerns over some of the items in the amendment and specifically about protecting the rights of the current property owners.

Mr. Brender indicated that the interchange is the gateway to Citrus County. It allows an opportunity to plan the interchange area. He stated that he had concerns over the minimum acreage sizes. He stated that he supports the item and wished to move it along to the BOCC.

Mr. Bass suggested reducing the minimum acreage size in the EDTA to 10 acres so the County could accommodate smaller businesses such as fueling stops and restaurants and keep the 20-acre minimum outside of the EDTA.

Mr. Roys commented that the southwest quadrant of Citrus is not mostly rural as there are almost 5,000 homes in Sugarmill Woods. His suggestion is that Citrus County should invest in this area and have a satellite government office.

Mr. Bramblett stated that there would have to be a development to "jump start" the area. His opinion is that there is a need for properties that are large enough for apartment housing. He reiterated his earlier comments that he supports the idea, not the area.

Mr. Facemyer commented that it was time to forward this to the BOCC.

MOTION: The Planning and Development Commission finds application ***CPA-20-11 CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL WITH CONDITIONS*** 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. Facemyer 2nd Mr. Roys

Mr. Bass stated that he would like to make an amendment to the proposal amending the parcel size of the acreage in the EDTA from 20 acres to 10 acres.

Mr. Brooks suggested that the BOCC review regional stormwater plan.

VOTE: 5 - 1, Motion Carried

Attachment: PDC 2-18 Agenda, Minutes, Directions (12513 : February 18, 2021 PDC Agenda,, Minutes, Directions)

DRAFT

PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
January 7, 2021

Members Present: Joel Brender, Chair; Michael Facemyer, 1st Vice Chair; David Bramblett, 2nd Vice Chair; Robert Bass and James Roys

Kurt Stone arrived at 9:06 a.m.

Staff Present: Joe Hochadel, Principal Planner; Susan Wright, Planning Coordinator, and Cheryl Burton, Senior Secretary

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

Absent: James Brooks and School Board Representative, Chuck Dixon

A. CALL TO ORDER

Joel Brender, Chair, called the meeting to order at 9:02 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 November 5, 2020.

1st Mr. Facemyer 2nd Mr. Bramblett

VOTE: 5 - 0, Motion Carried.

Attachment: PDC 2-18 Agenda, Minutes, Directions (12513 : February 18, 2021 PDC Agenda,, Minutes, Directions)

H. STAFF ANNOUNCEMENTS: None.

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.

J. APPLICATIONS

1. ATLAS AMENDMENT

a. AA-21-01 Margaret Grimm

REQUEST: This request is to amend the Land Development Code (LDC) Atlas Map and the Master Plan on the subject property in Sugarmill Woods Cypress Village from Planned Development Residential (multi-family designation) to Planned Development Residential (single-family designation).

LOCATION: Section 17, Township 20 South, Range 18 East; more specifically, Lot 8, Block B-N, of the Sugarmill Woods Cypress Village subdivision, Plat Book 9, Page 86; also known as Alternate Key Number 1529191, which address is known as 25 Seagrape St., Homosassa, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Joe Hochadel, Principal Planner

INTRODUCTION: Ms. Wright's overview included an aerial view of the subject property, the master plan designation of the subject property and surrounding area and photos of the subject property and surrounding area.

APPLICANT: The applicant, Margaret Grimm, stated that she is requesting to change the designation on the property from multi-family to single-family.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: The applicant requested to change the Master Plan designation of the subject property located in Sugarmill Woods Cypress Village from PDR (Planned Development Residential multi-family) to PDR (Planned Development Residential single-family). Mr. Hochadel's presentation included an aerial view of the subject property, the master plan designation of the subject property and surrounding area, a copy of the plat of Sugarmill Woods Cypress Village and photos of the subject property and surrounding area. The property is approximately .65 acres and is currently vacant. The proposed change in

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designation would decrease the density in the development. The request does appear to be compatible to the adjacent area.

COMMISSION QUESTIONS: None.

PROPONENT: None.

OPPONENT: None.

MOTION: The Planning and Development Commission finds application ***AA-21-01 CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL WITH CONDITIONS*** 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. Bass

VOTE: 6 - 0, Motion Carried

K. ADDITIONAL ITEMS: None.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS: None.

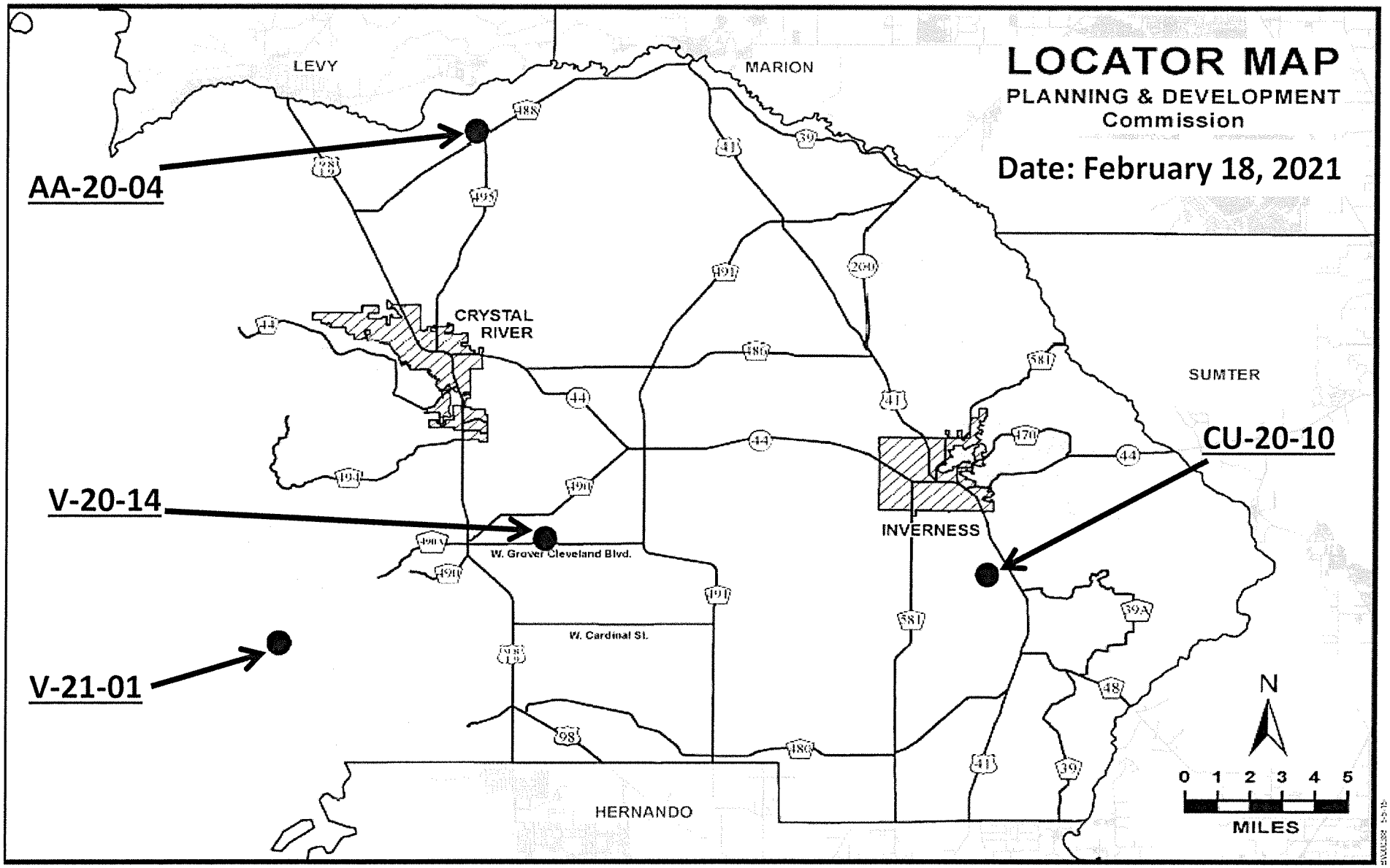
M. ADJOURN

The Planning and Development Commission adjourned at 9:14 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

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Planning and Development Commission

Directions for meeting on February 18, 2021

CU-20-10 - From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn right onto W. Gulf to Lake Hwy. Go **9.82 miles** and continue straight onto W. Main St. Go **0.16 miles** and continue straight onto US-41. Go **1.48 miles** and continue straight onto S. Florida Ave. Go **2.20 miles** and the site is on the right at **4986 S. Florida Ave.** Homosassa.

AA-20-04- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn left onto W. Gulf to Lake Hwy. Go **7.31miles** and turn right onto US-19. Go **0.43 miles** and turn right onto N. Citrus Ave. Go **7.91 miles** and the site is on the left at **10131 N. Citrus Ave.** Crystal River.

V-21-01- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W. Grover Cleveland Blvd. Go **5.39 miles** and continue straight across US-19 onto W. Halls River Rd. Go **0.57 miles** and turn slightly right left onto W. Fishbowl Dr. Go **1.57 miles** and turn slightly left onto W. Yulee Dr. Go 0**.97 miles** and turn left onto S. Mason Creek Rd. Go **0.20 miles** and turn slightly right onto W. Standish Dr. Go **0.23 miles** and the site is on the left at **12386 W. Standish Dr.** Homosassa.

Attachment: PDC 2-18 Agenda, Minutes, Directions (12513 : February 18, 2021 PDC Agenda,, Minutes, Directions)

V-20-14- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W. Grover Cleveland Blvd. Go **2.76 miles** and turn right onto S. Kindness Ter. Go **0.04 miles** and take the first right onto S. Delard Way. Go **0.21 miles** and the site is on the left at **3798 S. Delard Way**, Homosassa.

Attachment: PDC 2-18 Agenda, Minutes, Directions (12513 : February 18, 2021 PDC Agenda,, Minutes, Directions)

AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	CU-20-10 Clark A. Stillwell for VBRL Land Holdings.
AGENDA DATE:	**February 18, 2021**

BRIEF OVERVIEW:

This request is for a Conditional Use to allow for light manufacturing in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on February 18, 2021 to review and consider CU-20-10 Clark A. Stillwell for VBRL Land Holdings.

PM2-21-5

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

CONDITIONAL USE APPLICATION NO. - CU-20-10 Clark A. Stillwell for VBRL Land Holdings.

DATE: January 25, 2021

PREPARED BY: Joe Hochadel, Planner; Land Development Division JH

CONDITIONAL USE REQUESTED	This request is for a Conditional Use to allow for light manufacturing in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC. Specifically, the applicant is asking for manufacturing and assembly of marble and similar type products in a new proposed building with outside display in the GNC District.
SUBJECT PROPERTY	Sections 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. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 6.25 acres
LDC ATLAS DESIGNATION	GNC, General Commercial District
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone X as found on Community Panel Number 12017C0366D.
SURROUNDING LDC ATLAS DESIGNATIONS	North – GNC, General Commercial District South – IND, Heavy Industrial District East – IND, Heavy Industrial District West – LDRMH, Low Density Residential District, mobile homes allowed; MDR, Medium Density Residential District
SURROUNDING FLUM DESIGNATIONS	North – GNC, General Commercial District South – IND, Heavy Industrial District East – IND, Heavy Industrial District West – LDR, Low Density Residential District; MDR, Medium Density Residential District
SURROUNDING EXISTING LAND USE	North – Single-family residence South – Warehouse and Care-takers residence East – US-41, Granite sales West – Vacant residential

Attachment: Staff Report (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

CHARACTERISTICS OF THE SURROUNDING AREA	The surrounding area is residential, commercial, and industrial in nature.

BACKGROUND

The subject property under application is an unrecorded tract and not part of a larger subdivision. The parcel maintains frontage on US-41 (N. Florida Ave.), and there is an existing billboard on site. The parcel is otherwise vacant and is heavily wooded. There currently is no driveway access to the subject property. The site is located within the Planned Service Area (PSA). There was a previous application submitted for this property (CPA/AA-17-09) requesting to redesignate this property from the Low Density Residential (LDR) District to the Heavy Industrial (IND) District in 2017. The applicant withdrew that application prior to the PDC hearing. The applicant then submitted another application (CPA/AA-20-19) to change the land use on the subject property from LDR to GNC. That application was heard by the BCC on February 9, 2021.

ANALYSIS

The applicant is requesting to allow for a light manufacturing use in the GNC District. Light manufacturing uses are allowed in the GNC land use district with a Conditional Use. The light manufacturing use proposed will be for the manufacturing and assembly of marble and similar type products. The applicant has indicated that the use will be contained within the proposed 140-foot by 60-foot (8,400 square-foot) building and a future separate 6,000 square-foot building for a combined total of 14,400 square feet. The applicant has also proposed two outdoor marble display areas, each consisting of approximately 12,000 square feet.

While the applicant is proposing a light industrial use, the land use is commercial; therefore, the proposed light manufacturing use will be required to meet the design standards for small, non-residential projects per Section 3745 of the LDC. These design standards include façade design, paved parking and loading, landscape buffers, parking landscaping, lighting, and pedestrian access. While the site plan submitted with this application does not appear to show compliance with all LDC requirements, the applicant has not requested any deviations as part of this request and will need to comply with LDC standards.

The proposed building has a setback of approximately 271 feet from the centerline of US-41, where the required minimum setback is 125 feet from the centerline of the right-of-way. The proposed setback for the future building has not been provided and will be required to meet the minimum 125-foot setback from the centerline of the right-of-way. Per Section 3745, outdoor storage and display areas must meet the minimum setbacks. The proposed outdoor display areas appear to be approximately 70 feet from the centerline of the right-of-way and do not meet the minimum setback of 125 feet. The required buffers for this site are a five-foot wide Type "A" buffer along the north and south property line, a 10-foot wide Type "A" buffer along the right-of-way of US-41, and a 20-foot wide Type "C" buffer along the west property line. The LDC requires one parking space per 625 square feet of gross leasable area for the light manufacturing use, for a total of 14 required parking spaces for the proposed building. The applicant is proposing 18 parking spaces, which exceeds this requirement by four spaces. The future building will be required to provide additional parking for the future building at time of permitting. The proposed Impervious Surface Ratio (ISR) for the subject property, including the future building, is less than 14 percent, which is less than the 70 percent maximum allowable ISR for the GNC district.

Attachment: Staff Report (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Staff looked at compatibility issues of the proposed light manufacturing use in relation to the surrounding neighborhood. The area in general is commercial, industrial, and residential in nature. These uses include a manufacturing facility, a custom airboat facility, a towing facility, an airboat dealer, a building supplies facility, and a facility with various commercial uses and mini warehouses. The adjacent lots to the north and south, although designated GNC and IND, both contain single-family dwellings. Although the proposed light industrial use is adjacent to residences, it is a similar use to the nearby existing non-residential uses and is consistent with the existing developments in the area.

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

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

Staff Comment: *The subject property has the GNC designation. Light manufacturing can be allowed in the GNC land use district with a Conditional Use. The proposed development will be required to meet all applicable LDC design requirements.*

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

Staff Comment: *Although the property is located adjacent to some residences, the surrounding area has existing non-residential uses that are similar to the use proposed.*

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Section 2412, General Commercial District, as specified in the LDC, as well as Section 3745, Design Standards for Small Non-Residential Development Projects, as specified in the LDC. This application is consistent with the provisions of the LDC. The proposed use is compatible with the general area. The applicant has not requested any deviations from LDC requirements. The site plan does not appear to meet all LDC standards and will need to be revised at the time of permitting, if approved.

3745.A. These standards are intended to provide developers with guidelines for creating safer, efficient, pedestrian-friendly projects with human-scale orientation, while discouraging nondescript buildings, "unfriendly" pedestrian design, limited landscaping, and vast, non-shaded parking lots. As a basis for developing such guidelines, Citrus County citizens and visitors alike will benefit from enhanced commercial design, which accomplishes the following objectives:

Section 3745 of the LDC contains development standards for small non-residential design such as landscaping, buffering, façade, parking, and lighting. The applicant has not requested any deviations from these standards as part of this application and will need to demonstrate compliance with these standards at time of permitting.

Attachment: Staff Report (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Engineering Division Comments: The Engineering Division has provided the following comments and condition:

1. S. Florida Ave. is a Principal Arterial Roadway with a posted speed limit of 45 mph. As such, per Table 7-1, the required connection spacing is 440-feet, where the proposed driveway connection will need to be a minimum of 440 feet from any other driveways on the same side of the roadway. The applicant should contact the Florida Department of Transportation regarding the connection to their roadway.

2. In accordance with Section 7110.D of the LDC, cross access will be required to be constructed from the project driveway to the north and south lot lines. The cross access connection will need to be a minimum of 20-ft wide paved access aisle, and located outside of any fenced area to be available for use by the public. Cross access was not depicted on the site plan provided.

The Engineering Division has no objection and recommends approval with one condition:

- Condition of approval: The site will need to be developed in accordance with Chapter 6, Stormwater Management, and Chapter 7, Transportation System Standards, of the LDC.

PROPOSED FINDINGS OF FACT

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

1. ***The proposed uses and structures would not violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the LDC.*** The proposed light manufacturing use in the GNC District can meet the requirements of the Comprehensive Plan and LDC. However, the proposed site plan does not appear to meet LDC standards for small non-residential development and will need to be revised.

2. ***The proposed uses and structures would not be incompatible with the uses, structures, and activities on adjacent and nearby lands.*** The surrounding area is predominantly non-residential in nature with a residence to the north and the south. The proposed light manufacturing use must meet all required development standards.

3. ***The proposed uses and structures would not violate health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure, specifically with respect to:***

   a. ***The use or structure would not exceed the applicable density or bulk regulations except as specifically authorized, nor shall the use or structure result in overcrowding of land or buildings.*** The proposed light manufacturing use will need to meet allowable density or

Attachment: Staff Report (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

bulk regulation. The Impervious Surface Ratio (ISR) proposed will not exceed the maximum allowable ISR of 70 percent in the GNC District.

b. ***The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards.*** The site is located along US-41, a principal arterial classified roadway. The parking will take access primarily from US-41 and will require a cross-access connection to the adjacent non-residential property to the north and south.

c. ***The use or structure would not create a fire hazard.*** The application as proposed would not create a fire hazard as long as Fire Code requirements are met at the time of permitting.

d. ***The use or structure would not result in noise, odor, glare, vibration or other similar characteristic, which is detectable at the property line and which exceeds the level which will result from permitted uses.*** The use as light manufacturing is not anticipated to result in noise, odor, glare, vibration, or other similar characteristic detectable at the property line as long as the development standards of the LDC are adhered to.

e. ***The use or structure would not prevent an adjoining landowner from the legal use of his property pursuant to the LDC.*** The use as proposed should not prevent use of adjoining lands.

f. ***The use or structure would not violate a requirement or limitation of any applicable state or federal law or regulation.*** The use as proposed should not violate applicable state law or federal regulation.

g. ***The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.*** The site will be served by an existing well and septic system. The proposed wastewater discharge is under 1,000 gpd, which can be served by onsite facilities.

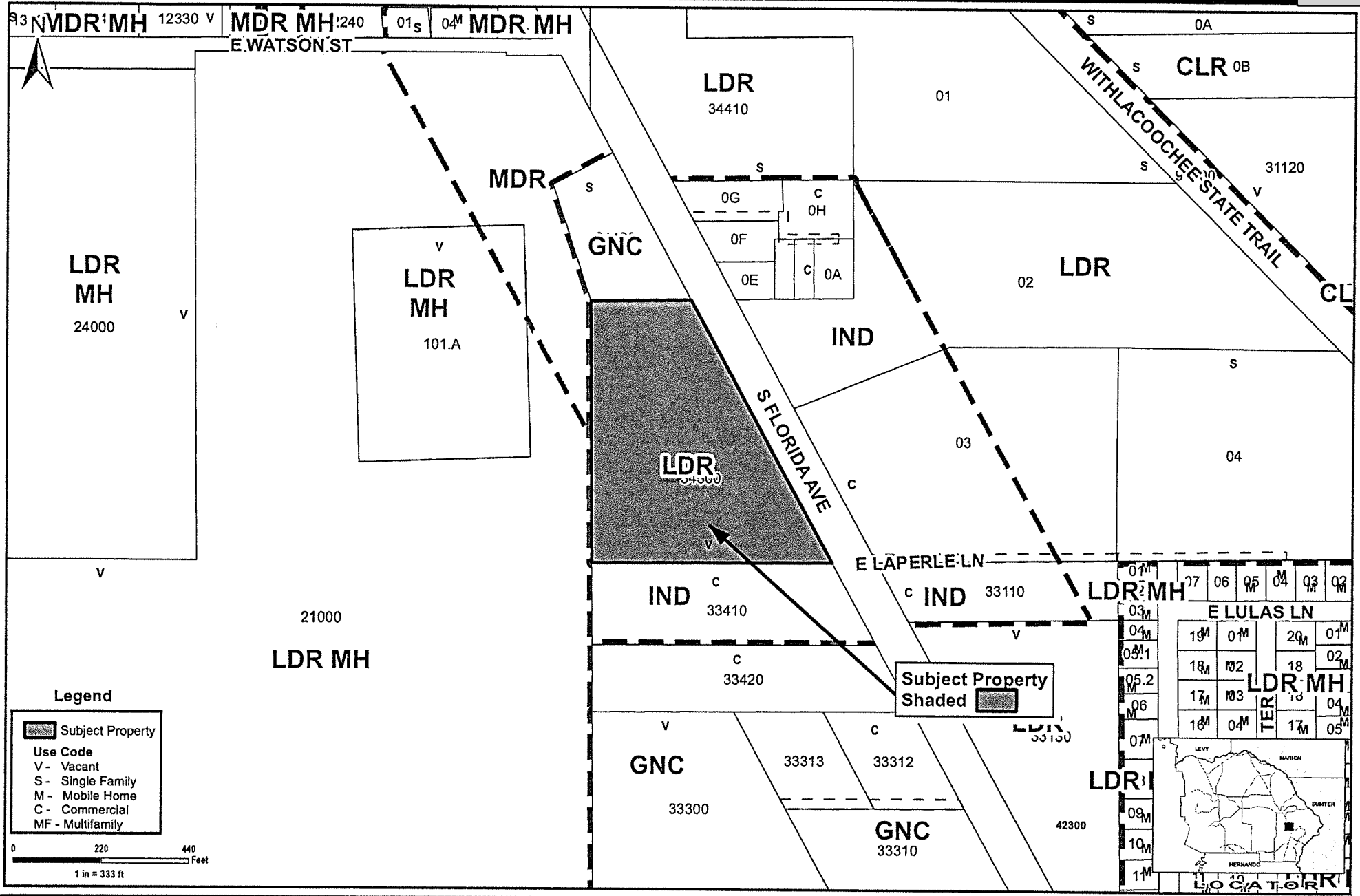
4. ***Termination and/or expiration of Conditional Uses - The PDC may specify a term for the duration of a Conditional Use. A Conditional Use will terminate if no development activity under the Conditional Use is commenced within three years of the date of approval, or if the approved use ceases for a period of three years. The property owner may seek an extension by applying to the PDC.*** The applicant has not requested an extension of the three year term.

PROPOSED CONDITIONS

1. This conditional use is to allow for light manufacturing of marble and similar type products with outdoor display, as generally outlined on the conceptual site plan submitted with this application.
2. At the time of permitting, the applicant must demonstrate compliance with development standards per LDC Section 3745, Design Standards for Small Non-Residential Development Projects, including, but not limited to, landscaping, buffering, façade, parking, and lighting.
3. The site will need to be developed in accordance with Chapter 6, Stormwater Management, and Chapter 7, Transportation System Standards, of the LDC at time of permitting.
4. A site plan must be submitted to the Land Development Division at the time of permitting indicating compliance with these conditions.

JH/AP/cb

Attachment: Staff Report (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



Application #: CU-20-10	Applicant: Clark Stillwell for VBRL Land Holdings, LLC
Proposal: Light Manufacturing in GNC	Location: 4986 S. Florida Ave, Inverness
Land Use Atlas: LDR, Low Density Residential	S-T-R - 34-19-20 SW

Planner Initials: CH Date: 1/12/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: January 11, 2021
Source: Enterprise Geodatabase
Map Number: WB0000462

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.

Attachment: Staff Report (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
CONDITIONAL USE APPLICATION

Application No.: CU-20-10 Date:

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

Applicant*
Name: Law Office of Clark A. Stillwell
Address: PO Box 250
City: Inverness
State: Florida Zip: 34451
Home No.: Cell No.:
Work No.: 726-6767 Fax No.: 726-8283
Email: caslaw@tampabay.rr.com

Property Owner
Name: VBRL Land Holdings, LLC
Address: 4986 S Florida Avenue
City: Inverness
State: Florida Zip: 34450
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 34 Township: 19 South Range: 20 East
Legal Description: See Exhibit "A"
Subdivision: 003062 Unrec tracts 34,19,20 Lot(s): Block/Parcel:
Alternate Key #: 1843910 Parcel ID:
Acreage: 6.25 (MOL)

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

Conditional Use Request: Light manufacturing per LDC Section 2412. See application text, Exhibit "I".

Describe how it will/will not affect surrounding development: None, parcel has IND on three (3) sides. All manufacturing will be done in enclosed facilities.

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.

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Exhibit List

VBRL Land Holdings, LLC
Alternate Key No.: 1843910 – 6.25 acres (MOL)
4986 S Florida Avenue, Inverness, Florida
Section 34, Township 19, Range 20

Exhibit "A" – Legal – Deed – PA Info - Directions

Exhibit "B" – Survey

Exhibit "C" –Aerial

Exhibit "D-1" – GFLUM Map - Existing
"D-2" – GFLUM Map - Proposed

Exhibit "E-1" – LDC Map – Existing
"E-2" – LDC Map - Proposed

Exhibit "F" – Abutter Use Map

Exhibit "G" – Conditional Use Site Plan

Exhibit "H-1" – Solid Waste Letter
"H-2" – Engineer's Letter re: drainage/stormwater – To be provided
"H-3" – Floral City Water – BOCC Department of Water Resources

Exhibit "I" – Application Text

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Exhibit "A"

Prepared by and Return to:
Fidelity Title Services, LLC
LISA STRICKLAND
217 N. Apopka Ave.
Inverness, Florida 34450
Our File Number: 20-064579
Consideration $80000

Official Records Citrus County FL
Angela Vick, Clerk of the Circuit Court & Comptroller
#2020035799 BK: 3074 PG: 1664
7/13/2020 1:09 PM 1 Receipt: 2020031159
RECORDING $18.50
D DOCTAX PD $560.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Citrus)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this July 8 2020, between HOLLYNN PROPERTIES, INC., a Florida Corporation, whose mailing address is: 201 South Apopka Ave., Inverness, Florida 34452, party of the first part, and VBRL LAND HOLDINGS, LLC, a Florida Limited Liability Company, whose mailing address is: 4986 S. Florida Ave., Inverness, Florida 34450, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

The Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4, West of U.S. Highway No. 41, of Section 34, Township 19 South, Range 20 East, CITRUS County, Florida.

20E19S34 34300

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on July 8, 2020.

Signed, sealed and delivered
in the presence of:

HOLLYNN PROPERTIES, INC., a Florida Corporation

Witness #1 signature _____

Print witness name LISA STRICKLAND

By: _____
RICHARD L. POSPIECH
Title: PRESIDENT

Witness #2 signature _____

Print witness name Tracy Lyons

(Corporate Seal)

State of Florida
County of Citrus

Sworn to (or affirmed) and subscribed before me by means of (X) physical presence or (___) online notarization, this 10th day of July, 2020 by RICHARD L. POSPIECH, PRESIDENT of HOLLYNN PROPERTIES, INC., a Florida Corporation who is personally known to me or who has produced Personally Known to Me as identification.

_____
Notary Public
LISA STRICKLAND
Print Notary Name

My Commission Expires:

LISA STRICKLAND
Notary Public, State of Florida
My Comm. Expires December 9, 2023
Commission #GG 934771

AFFIX NOTARY SEAL :

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Altkey: 1843910
HOLLYNN PROPERTIES INC

Parcel ID: 20E19S34 34300
4986 S FLORIDA AVE , INVERNESS

Citrus County Property Appraiser, Les Cook C.F.A.

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	4821 - SE CENTER CC/SOUTH 41 SUBS
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	003062 - UNREC TRACTS IN 34-19S-20E
Short Legal	SW1/4 OF NW1/4 OF SW1/4 W OF US HWY 41 SEC 34-19-20 TITLEOR BK 1319 PG 2041
Est. Parcel Sqft	272,397
Est. Parcel Acres	6.25
Map SC-TW-RG	34-19S-20E

Mailing Address

Name	HOLLYNN PROPERTIES INC
Mailing Address	201 S APOPKA AVE INVERNESS FL 34452

All Owners

Name	Owner Type
HOLLYNN PROPERTIES INC	CO - Corporation

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2019	$43,820	$0	$43,820	$43,820	$0	$43,820	$0	$650.06	Link
2018	$43,820	$0	$43,820	$43,820	$0	$43,820	$0	$663.64	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
07/08/2020	$80,000	3074/1664	98-UNABLE TO PROCESS	V
09/28/2017	$100	2858/1208	01-CORRECTIVE/QC/TD/COT	V
08/01/2012	$25,000	2502/1239	00-WARRANTY DEED	V
06/01/2010	$100	2359/0092	27-TO/FROM TSTEES BANKRUPT/EXEC/GUARD	V
08/01/1999	$100	1319/2041	02-MIN DOC STAMP ($100)	V

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning

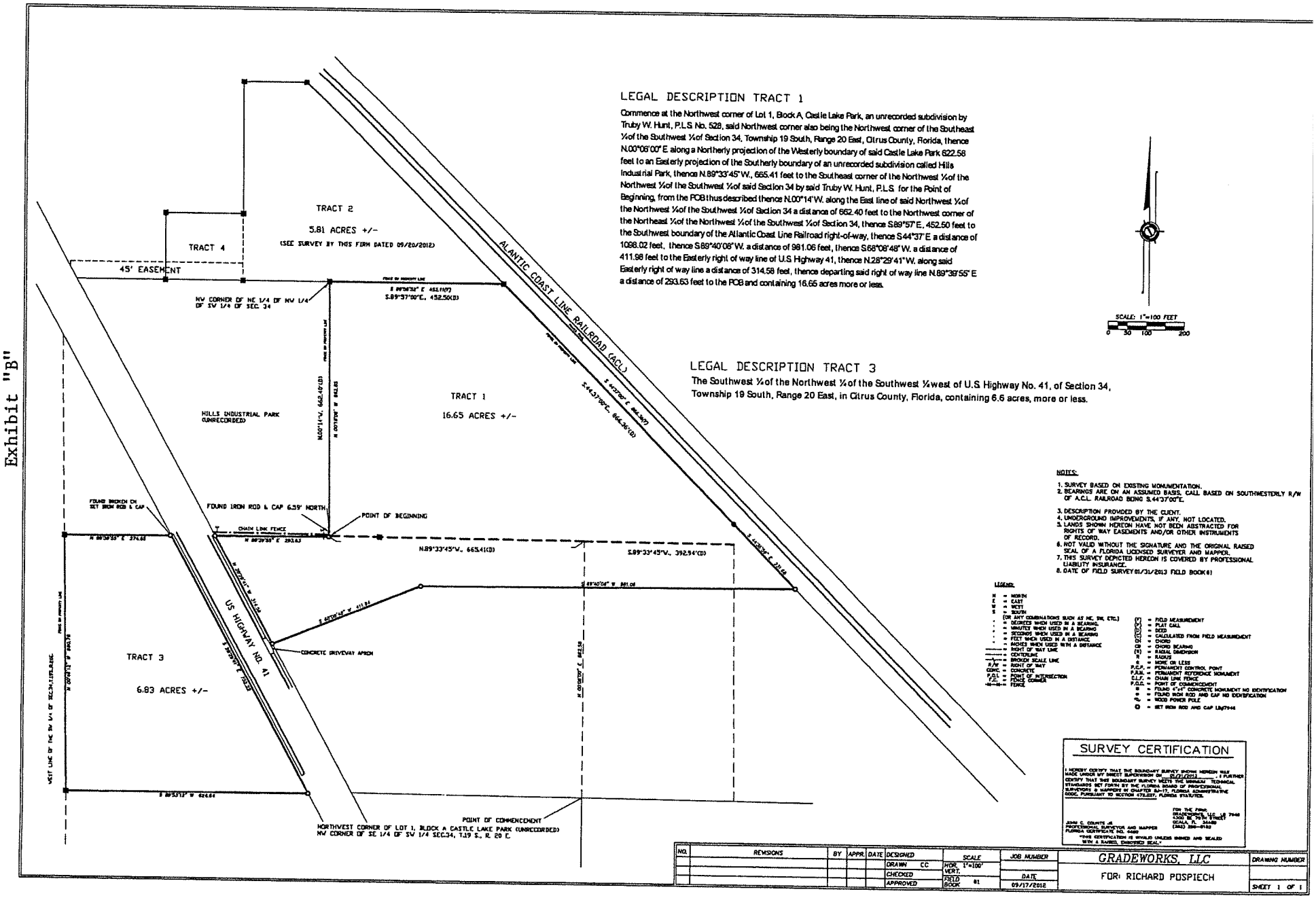
Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

1	0008-SFR NON-WATERFRONT	A-ACREAGE	6.25	750.0	425	$43,820 LDR

Total Misc Value

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Exhibit "B"



LEGAL DESCRIPTION TRACT 1

Commence at the Northwest corner of Lot 1, Block A, Castle Lake Park, an unrecorded subdivision by Truby W. Hunt, P.L.S. No. 528, said Northwest corner also being the Northwest corner of the Southeast ¼of the Southwest ¼of Section 34, Township 19 South, Range 20 East, Citrus County, Florida, thence N.00°06'00"E along a Northerly projection of the Westerly boundary of said Castle Lake Park 622.58 feet to an Easterly projection of the Southerly boundary of an unrecorded subdivision called Hills Industrial Park, thence N.89°33'45"W., 665.41 feet to the Southeast corner of the Northwest ¼of the Northwest ¼of the Southwest ¼of said Section 34 by said Truby W. Hunt, P.L.S. for the Point of Beginning, from the POB thus described thence N.00°14'W. along the East line of said Northwest ¼of the Northwest ¼of the Southwest ¼of Section 34 a distance of 662.40 feet to the Northwest corner of the Northeast ¼of the Northwest ¼of the Southwest ¼of Section 34, thence S.89°57'E., 452.50 feet to the Southwest boundary of the Atlantic Coast Line Railroad right-of-way, thence S.44°37'E a distance of 1098.02 feet, thence S.89°40'06"W. a distance of 981.06 feet, thence S.68°08'48"W. a distance of 411.98 feet to the Easterly right of way line of U.S Highway 41, thence N.28°29'41"W. along said Easterly right of way line a distance of 314.58 feet, thence departing said right of way line N.89°39'55"E a distance of 293.63 feet to the POB and containing 16.65 acres more or less.

LEGAL DESCRIPTION TRACT 3

The Southwest ¼of the Northwest ¼of the Southwest ¼west of U.S. Highway No. 41, of Section 34, Township 19 South, Range 20 East, in Citrus County, Florida, containing 6.6 acres, more or less.

NOTES:

1. SURVEY BASED ON EXISTING MONUMENTATION.
2. BEARINGS ARE ON AN ASSUMED BASIS, CALL BASED ON SOUTHWESTERLY R/W OF A.C.L. RAILROAD BEING S.44°37'00"E.
3. DESCRIPTION PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS, IF ANY, NOT LOCATED.
5. LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. THIS SURVEY DEPICTED HEREON IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
8. DATE OF FIELD SURVEY 01/31/2013 FIELD BOOK 81

LEGEND:

N = NORTH
E = EAST
W = WEST
S = SOUTH
(OR ANY COMBINATIONS SUCH AS NE, SW, ETC.)
° = DEGREES WHEN USED IN A BEARING
' = MINUTES WHEN USED IN A BEARING
" = SECONDS WHEN USED IN A BEARING
' = FEET WHEN USED IN A DISTANCE
" = INCHES WHEN USED WITH A DISTANCE
R/W = RIGHT OF WAY LINE
= CENTERLINE
= BROKEN SCALE LINE
R/W = RIGHT OF WAY
CONC. = CONCRETE
P.O.I. = POINT OF INTERSECTION
= FENCE CORNER
= FIELD MEASUREMENT
(P) = PLAT CALL
(D) = DEED
(C) = CALCULATED FROM FIELD MEASUREMENT
CH = CHORD
CB = CHORD BEARING
(R) = RADIAL DIMENSION
R = RADIUS
± = MORE OR LESS
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
C.L.F. = CHAIN LINK FENCE
P.O.C. = POINT OF COMMENCEMENT
= FOUND 4"x4" CONCRETE MONUMENT NO IDENTIFICATION
= FOUND IRON ROD AND CAP NO IDENTIFICATION
= WOOD POWER POLE
= SET IRON ROD AND CAP LB#7946

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION ON 01/31/2013 ; I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JOHN C. COUNTS JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4482

FOR THE FIRM
GRADEWORKS, LLC LB 7946
1300 W 76th STREET
SCALA, FL 34470
(352) 854-0182

THIS CERTIFICATION IS INVALID UNLESS SIGNED AND SEALED WITH A RAISED, DIRECTORY SEAL.

NO.	REVISIONS	BY	APPR.	DATE

DESIGNED
DRAWN CC
CHECKED
APPROVED

SCALE: HOR. 1"=100' VERT.
FIELD BOOK 81

JOB NUMBER

DATE 09/17/2012

GRADEWORKS, LLC

FOR: RICHARD POSPIECH

DRAWING NUMBER

SHEET 1 OF 1

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

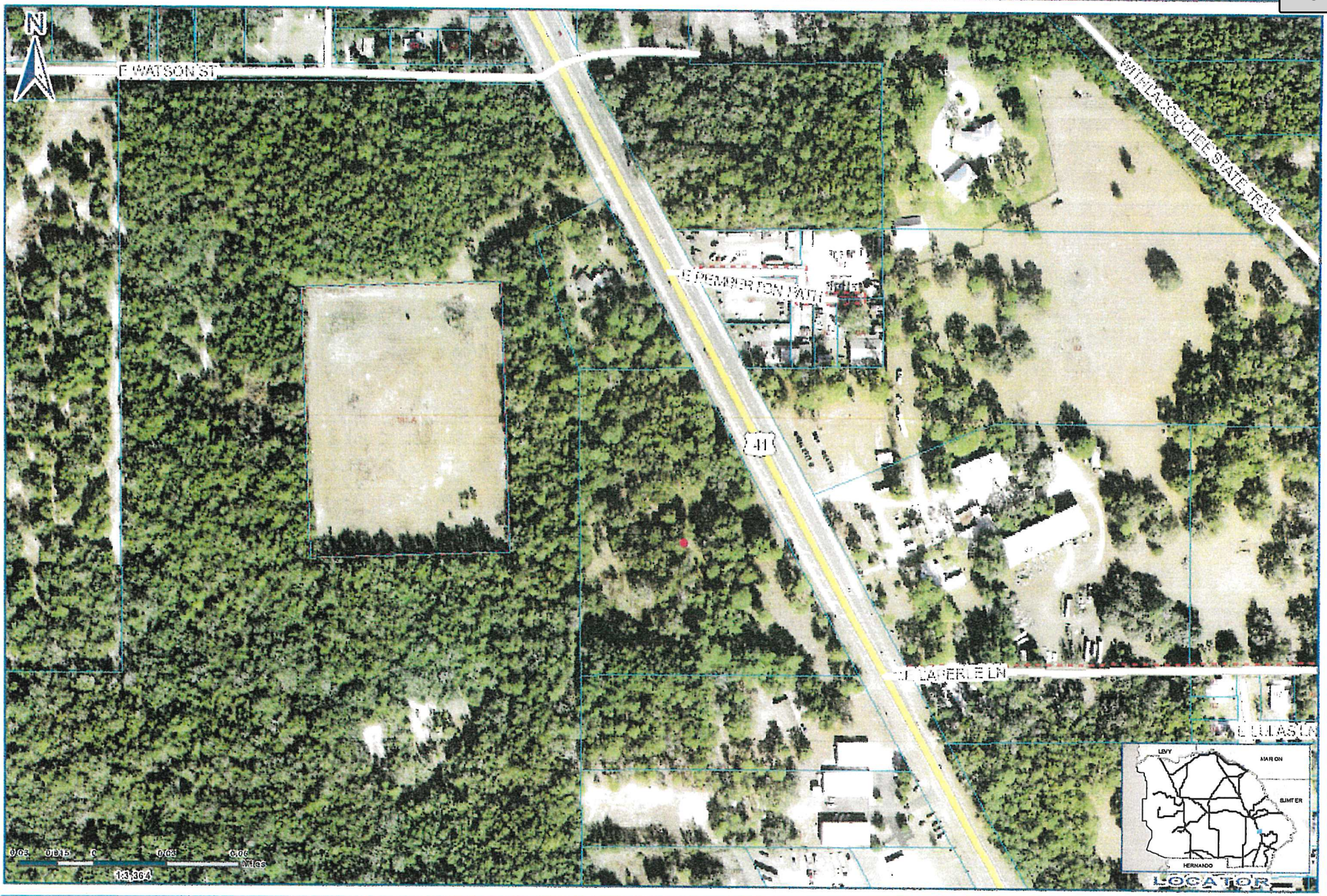


	Aerial	**Geographic Information Systems** Prepared By : Web User Date: 7/24/2020 Source: Enterprise Geodatabase Copyright © 2014 Citrus County B.O.C.C. *Cynthia Skelhorn* *Director*

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Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



Aerial 2

Geographic Information Systems

Cynthia Skelhorn
Director

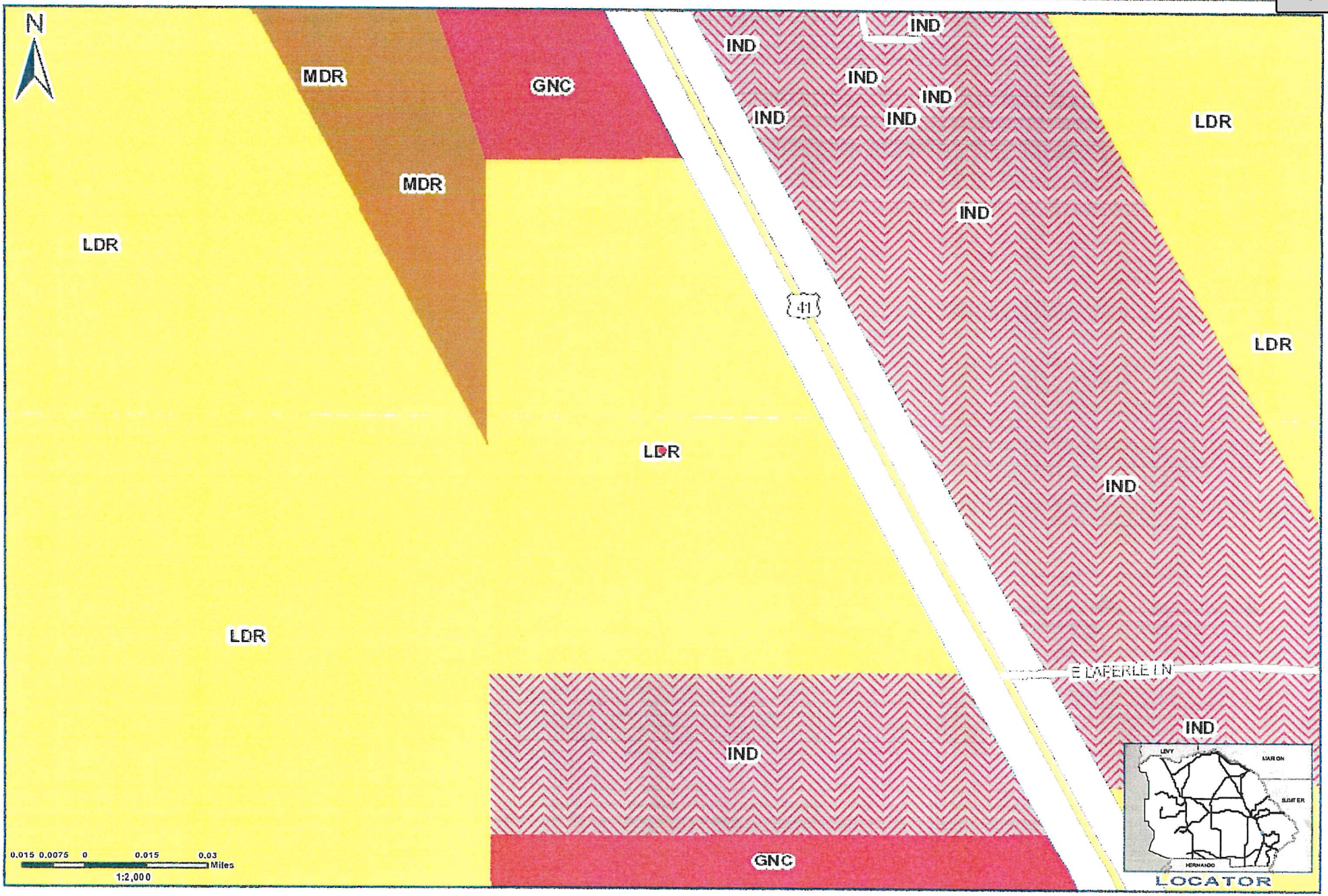
Prepared By : Web User
Date: 7/24/2020
Source: Enterprise Geodatabase

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Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



GFLYM - Existing

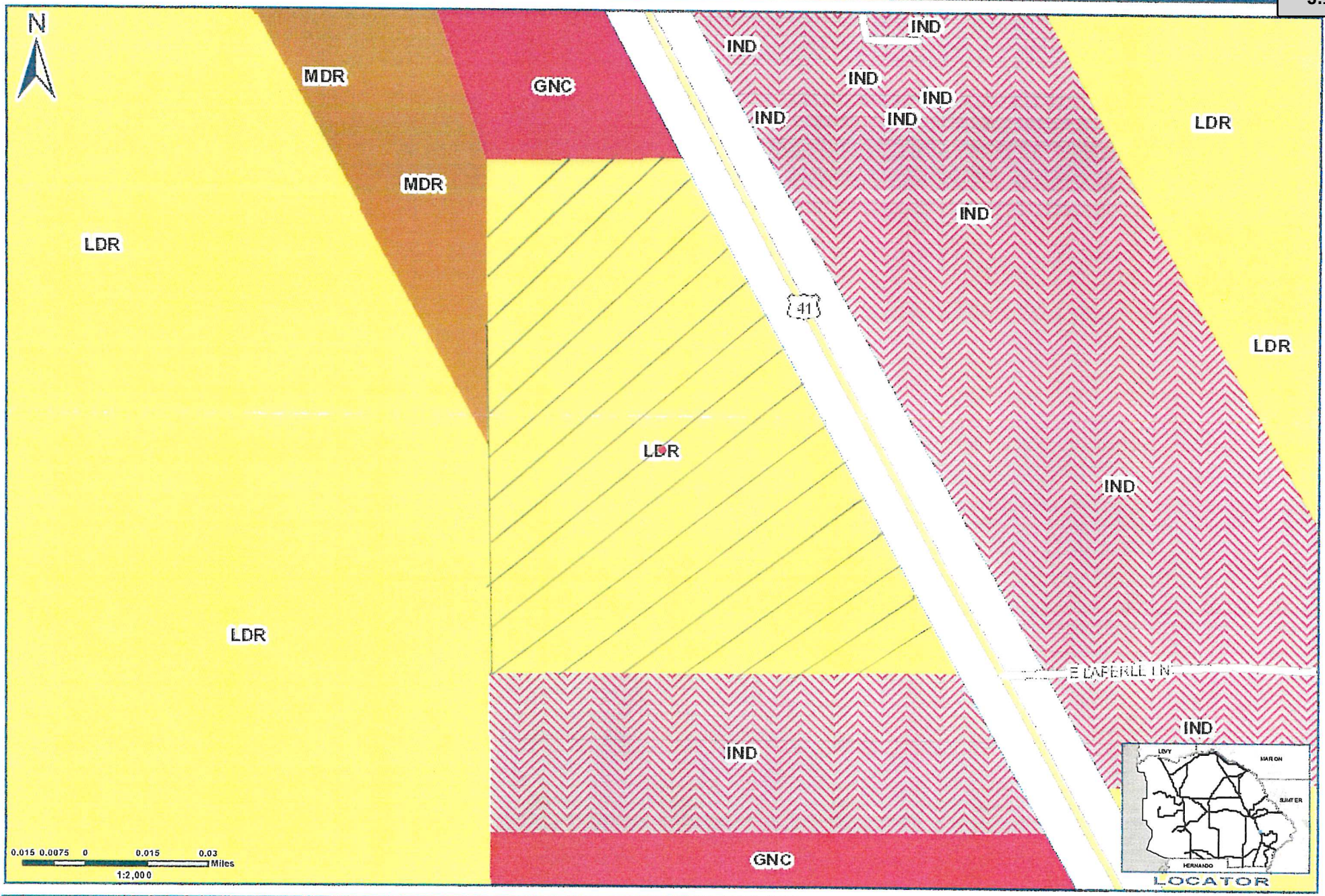
Geographic Information Systems

Prepared By : Web User
Date: 7/24/2020
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

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Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



Legend:

Proposed GNC

GFLUM - Proposed

Geographic Information Systems

Prepared By : Web User

Date: 7/24/2020

Source: Enterprise Geodatabase

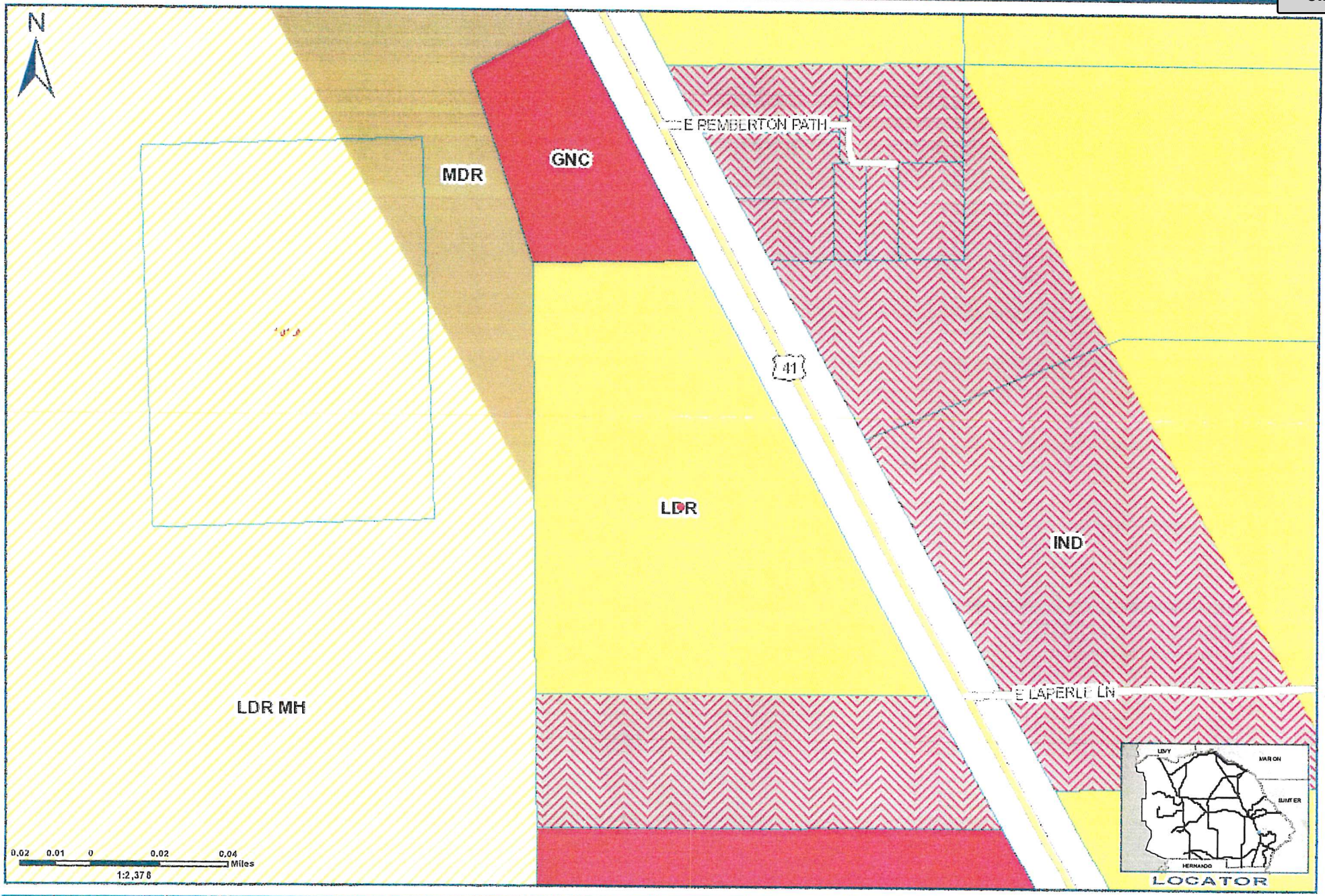
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Director

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Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



LDC Atlas - Proposed

Geographic Information Systems

Cynthia Skelhorn
Director

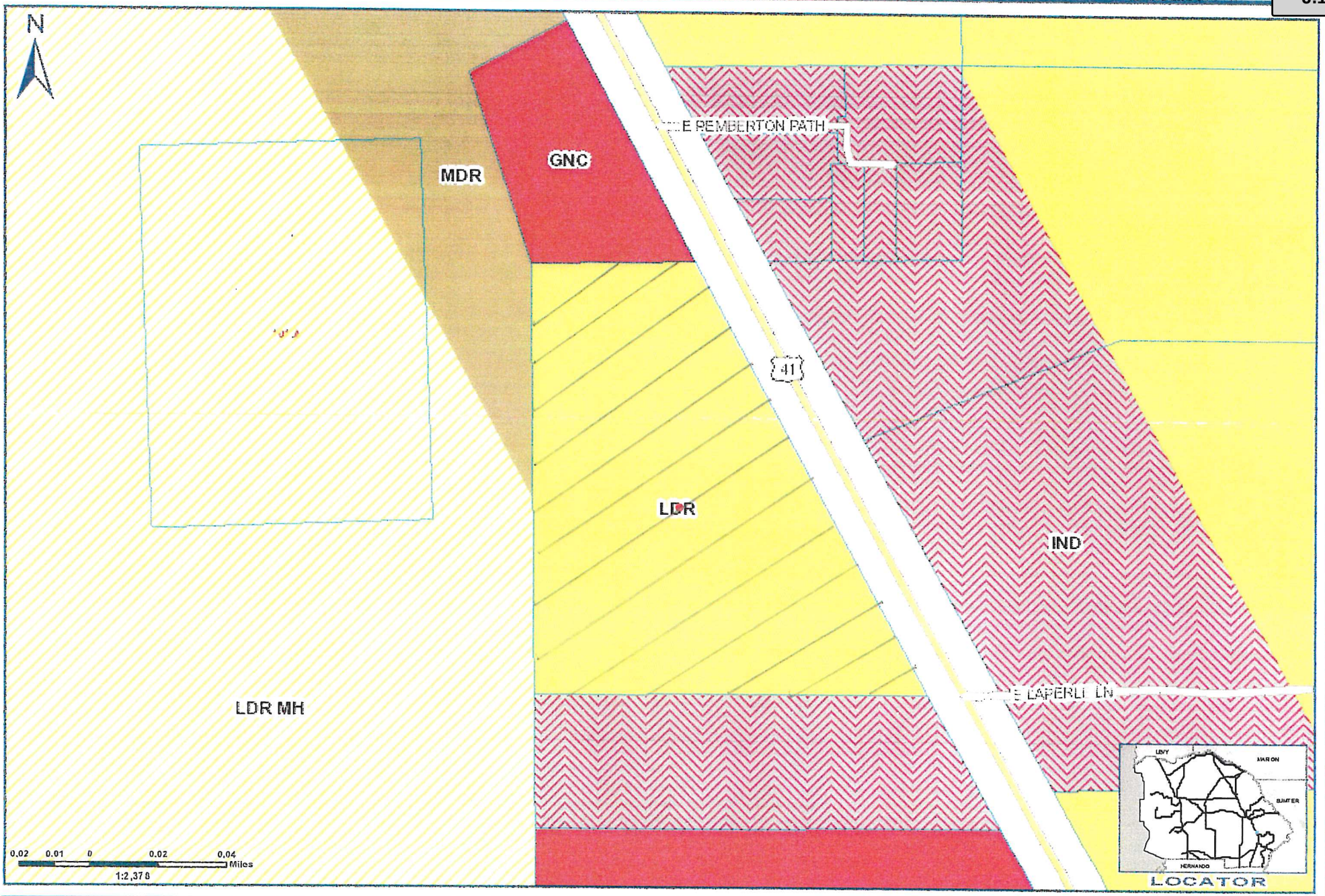
Prepared By : Web User
Date: 7/24/2020
Source: Enterprise Geodatabase

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Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



Legend:

Proposed GNC

LDC Atlas Proposed

Geographic Information Systems

Prepared By : Web User

Date: 7/24/2020

Source: Enterprise Geodatabase

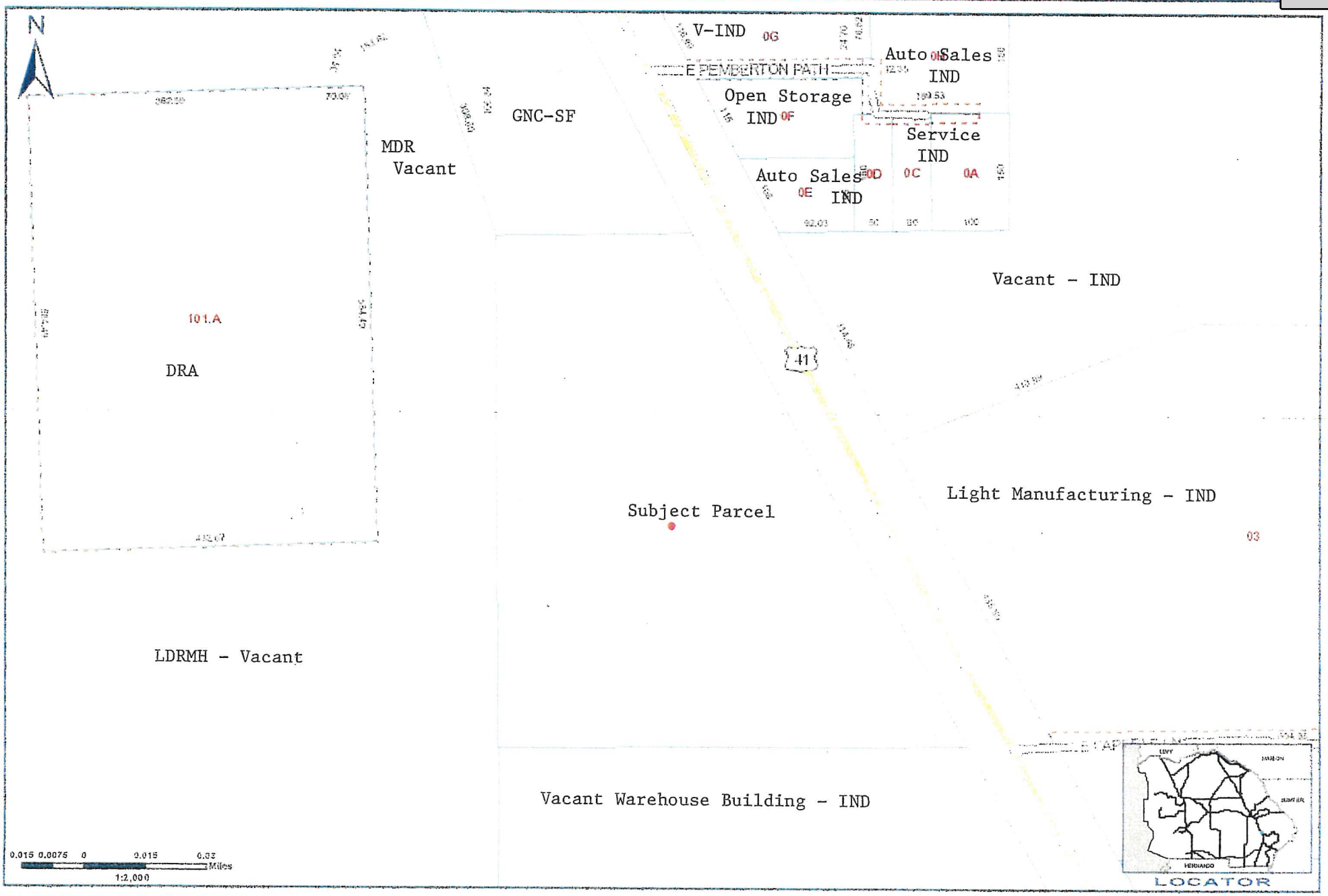
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Cynthia Skelhorn
Director

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Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



Abutter Use Map

Geographic Information Systems

Cynthia Skelhorn
Director

Prepared By : Web User
Date: 7/24/2020
Source: Enterprise Geodatabase

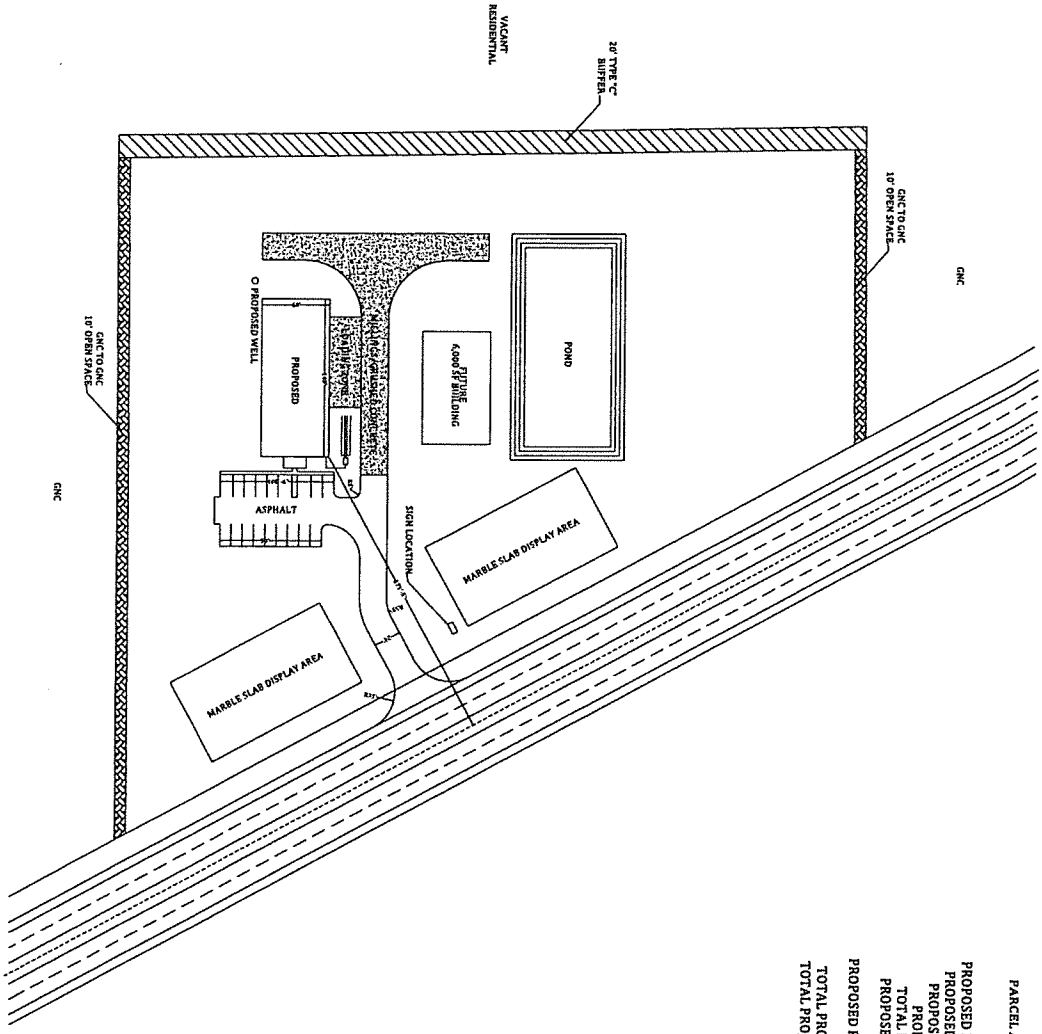
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Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Exhibit "G"



SITE DATA
PARCEL AREA = 272,250 SF / 6.25 ACRES

IMPERVIOUS SURFACE
PROPOSED PAVED ASPHALT AREA = 11,786 SF
PROPOSED ASPHALT MILLINGS = 10,345 SF
PROPOSED BUILDING AREAS = 8,400 SF
PROPOSED SIDEWALKS = 308 SF
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PROPOSED IMPERVIOUS RATIO = 11.32%

PROPOSED PHASE 2 BUILDING AREA = 6,000 SF

TOTAL PROJECT IMPERVIOUS AREA = 36,839
TOTAL PROJECT IMPERVIOUS RATIO = 13.53%

CERTIFICATE OF AUTHORIZATION 32355

LOCAL ENGINEERING INC

ENGINEERING	INSPECTIONS	DRAFTING	DESIGN
PAGE:	JOB: CRAWLEY	ENGINEER OF RECORD: MICHAEL D. WILBURN, P.E. PO BOX 938	MICHAEL D. WILBURN, P.E.
SCALE: 1" = 40'	DATE: 6/29/2020		

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Exhibit "H-1"

Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

July 10, 2020

Law Office of Clark A. Stillwell, LLC.
Brannen Bank Building
320 U.S. Highway 41 South
Inverness, FL 34450

Re: Plan/LDC Map Amendment
6.25 (MOL) acres (MOL) LDR to GNC
Alternate key No.: 1843910
Section 34, Township 19, Range 20

Dear Mr. Stillwell,

This letter is in response to your request of July 8th, 2020 for a determination of whether sufficient landfill capacity exists for the above referenced Alternate Key No. 1843910.

The Citrus County Central Landfill has sufficient capacity to accommodate this project.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Henry C. Norris, Jr.
Citrus County Solid Waste Management Director

HCN:iag

Henry C. Norris, Jr. Director
Citrus County Division of Solid Waste Management
PO Box 340
Lecanto, FL 34460
Telephone: (352) 527-7670 Fax: (352) 527-7672
Henry.Norris@citrusbocc.com

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

INSPECTIONS CONCEPTUAL DESIGN ENGINEERING

PLANNING DRAFTING

9/15/20

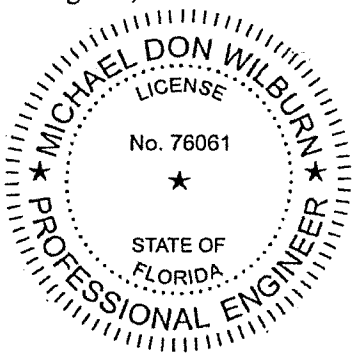
Citrus County Land Development Department
3600 W. Sovereign Path
Lecanto, FL 34461

RE: Address: 4986 S. Florida Ave., Inverness, FL

To Whom It May Concern:

The proposed activity takes place in an area which is of suitable soils with a reasonably low water table for the area. The project is in a closed basin and will be required to meet all 100-year storm event criteria, which does not appear to be an issue. There are no flood plain areas on site, and the site has positive drainage towards the north.

Regards,



Michael Wilburn

Digitally signed by Michael Wilburn
Date: 2020.09.15 08:50:02 -04'00'

Michael D. Wilburn, Ph.D., P.E.
FL. Reg. No. 76061

LOCAL ENGINEERING, INC.
8425 E. ROSKO CT. #102
FLORAL CITY, FL 34436

LOCAL ENGINEERING, INC.

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Exhibit "H-3"

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
3600 W. Sovereign Path, Suite 291
Lecanto, Florida 34461

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

July 13, 2020

Mr. Clark A. Stillwell, Esquire
Law Office of Clark A. Stillwell, LLC
P.O. Box 250
Inverness, FL 34451
caslaw@tampabay.rr.com

RE: Plan/LDC Map Amendment
6.25 (MOL) acres (MOL) LDR to GNC
Alternate Key No.: 1843910
Section 34, Township 19, Range 20

Dear Mr. Stillwell:

Per your request, we are supplying this letter to confirm that Citrus County **doesn't** currently provide central water and wastewater service to the above referenced vicinity. As you referenced in your letter, the above referenced property is located in the Floral City Water Association Water Service Area. The above referenced property is located in Citrus County's Wastewater Service Area but the County has no near term plans to extend service to this vicinity.

Please let us know if this information is not responsive to your request.

Sincerely,

CITRUS COUNTY DEPT. OF WATER RESOURCES

Layne C. Cady, P.E.
Senior Engineer

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Exhibit "I"
Application Text

I. Site Characteristics: The subject parcel is 6.5 acres (MOL) of vacant land located on the west side of US 41 S between Inverness and Floral City. See aerials attached as Exhibit "C".

The site is vacant. The soils are tavares fine sand and candler fine sand. Flood zone is "X". There is intermittent vegetation onsite.

Site access is from an arterial roadway US HWY 41 south. Driveway access per C/U site plan is matched to existing median cut. Subject site is designated LDR based upon the 1990 Plan land use mapping policies. The site is within PSA. There is no central utility service from Citrus County or Floral City water. Abutting land use districts and existing uses are as follows:

North – IND
West – LDR (common lot line with LDR is 660.7 (MOL) feet in length).
South – IND
East – US 41 and IND

See Exhibit "F" abutter map for district and uses.

II. Concurrency: There are no Plan concurrency issues. Exhibit "H-2" – Engineer's Report establishes stormwater capacity. Exhibit "H—1" demonstrates solid waste concurrency. Per C/U application, the intended use wastewater discharge is < 1,000 gpd. Both water and wastewater to state and local standards can be addressed by onsite facilities.

III. Compatibility: The subject parcel has IND on three (3) sides. Current use at LDR is not consistent nor compatible with adjacent areas along US 41 south. C/U site plan places structures away from west LDR boundary. Site plan calls for 20' feet, Type "C" buffer. The C/U light manufacturing use is consistent with abutting IND. There is no offsite noise or other impacts nor hazardous waste from intended use. Given the existing IND in the area, the map amendments and C/U meet statutory definition of "compatibility" F.S. 163.3164(9).

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

IV. Plan Consistency: The site is in the PSA area. The test for new commercial at page 10-129 of FLUE and Policy 17.6.4 is as follows:

CRITERIA	SITE COMPLIANCE
Protect the development form natural hazards	There are no known natural hazards with this site.
Ensure adequate service from public utilities and other urban services	Site has arterial road/ water and sewer will meet state standards.
Minimize environmental impacts	No environmental issues exists.
Serve its intended market area	Serves US 41 corridor market area within PSA.
Provides buffering from other land uses to minimize conflicts	Site is capable of meeting LDC standards for open space and buffering. See site plan.
Provide adequate landscaping utilizing native plants and preserving existing on-site vegetation	Site is vacant and wooded. The size if sufficient to meet LDC standards. 20' Type "C" buffer on the west side.

Area surrounding parcel along US 41 has numerous commercial and light industrial uses. Intended use is consistent with historical patterns.

V. Conditional Use/LDC Standards; Sect. 4500(c): The C/U is for LIND in GNC district. The actual type of LIND use is noted above. The site plan reflects a 6,000 sq. ft. building for this use plus two (2) outdoor display areas. An area for future expansion (see second building) is noted. The Phase I building is approximately 100 feet from the west boundary line. The site at 6.5 acres has substantial open space at proposed build out. Phase I will start in 2021.

CRITERIA	SITE COMPLIANCE
Plan Consistency	The proposed LIND in GNC on a major highway is consistent with Plan and LDC. Density/intensity is limited given use.
Compatibility	See above text on compatibility.
Health/Safety a. Density/Bulk b. Impacts to traffic c. Fire Hazard d. Offsite Impacts Noxious Matters Noise/Odor/Glare/Vibration Impact e. Abutter Use Impact	a. Size/location of proposed buildings meets all LDC standards. b. No impact to vehicle or pedestrian access. US 41 has adequate traffic capacity. LDC will define access. c. Building will be built to Florida Fire Code. d. No offsite impacts; LDC buffer to west.

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

f. Federal/Regional/State Regulations g. Use Impacts on Public Facilities/Service	e. Abutters will be able to continue their existing IND uses. f. Proposed use/building do not violate any state, regional or federal laws/regulations. g. No impact to public facilities or services.

VI. Conclusion: Subject application meets Plan/LDC standards for GNC land use to include compatibility and consistency. The stated LIND use meets all LDC conditional use standards for light manufacturing consistent with Plan, LDC and abutting proximate parcels of like or higher use.

Attachment: Application (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

CU-20-10

Clark Stillwell for VBRL Land Holdings, LLC

Attachment: CU2010 Coordinator (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Attachment: CU2010 Coordinator (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



Attachment: CU2010 Coordinator (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



Attachment: CU2010 Coordinator (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

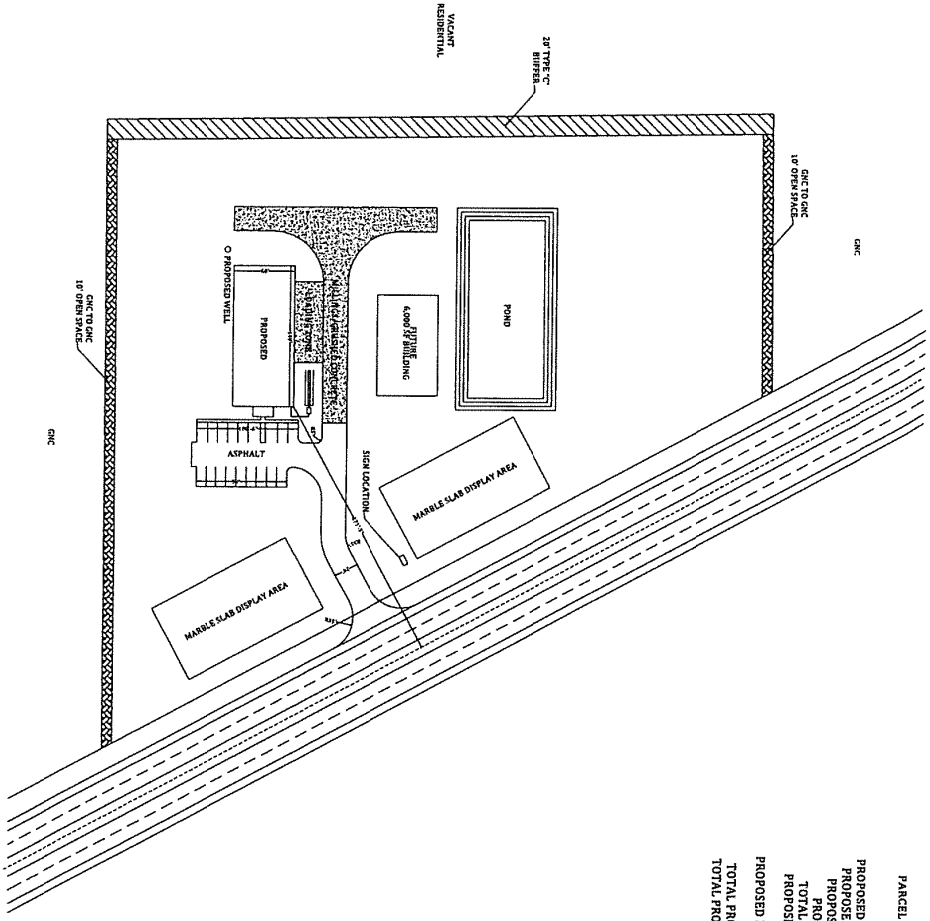


Attachment: CU2010 Coordinator (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



Attachment: CU2010 Coordinator (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Exhibit "G"



SITE DATA
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PROPOSED IMPERVIOUS RATIO = 11.32%

PROPOSED PHASE 2 BUILDING AREA = 6,000 SF

TOTAL PROJECT IMPERVIOUS AREA = 36,839
TOTAL PROJECT IMPERVIOUS RATIO = 13.53%

CERTIFICATE OF AUTHORIZATION 32355

LOCAL ENGINEERING INC.

ENGINEERING	INSPECTIONS	DRAFTING	DESIGN
PAGE:	JOB: CRAWLEY	ENGINEER OF RECORD: MICHAEL D. WILBURN, P.E. PO BOX 938 FLORAL CITY, FL 34436 PHONE (352)-697-5384	MICHAEL D. WILBURN, P.E.
SCALE: 1" = 40'	DATE: 8/20/2020		LICENSE NO. 74041
SITE PLAN			

CU-20-10

Clark Stillwell for VBRL Land Holdings, LLC

Attachment: CU2010 Planner (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

Attachment: CU2010 Planner (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



Attachment: CU2010 Planner (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



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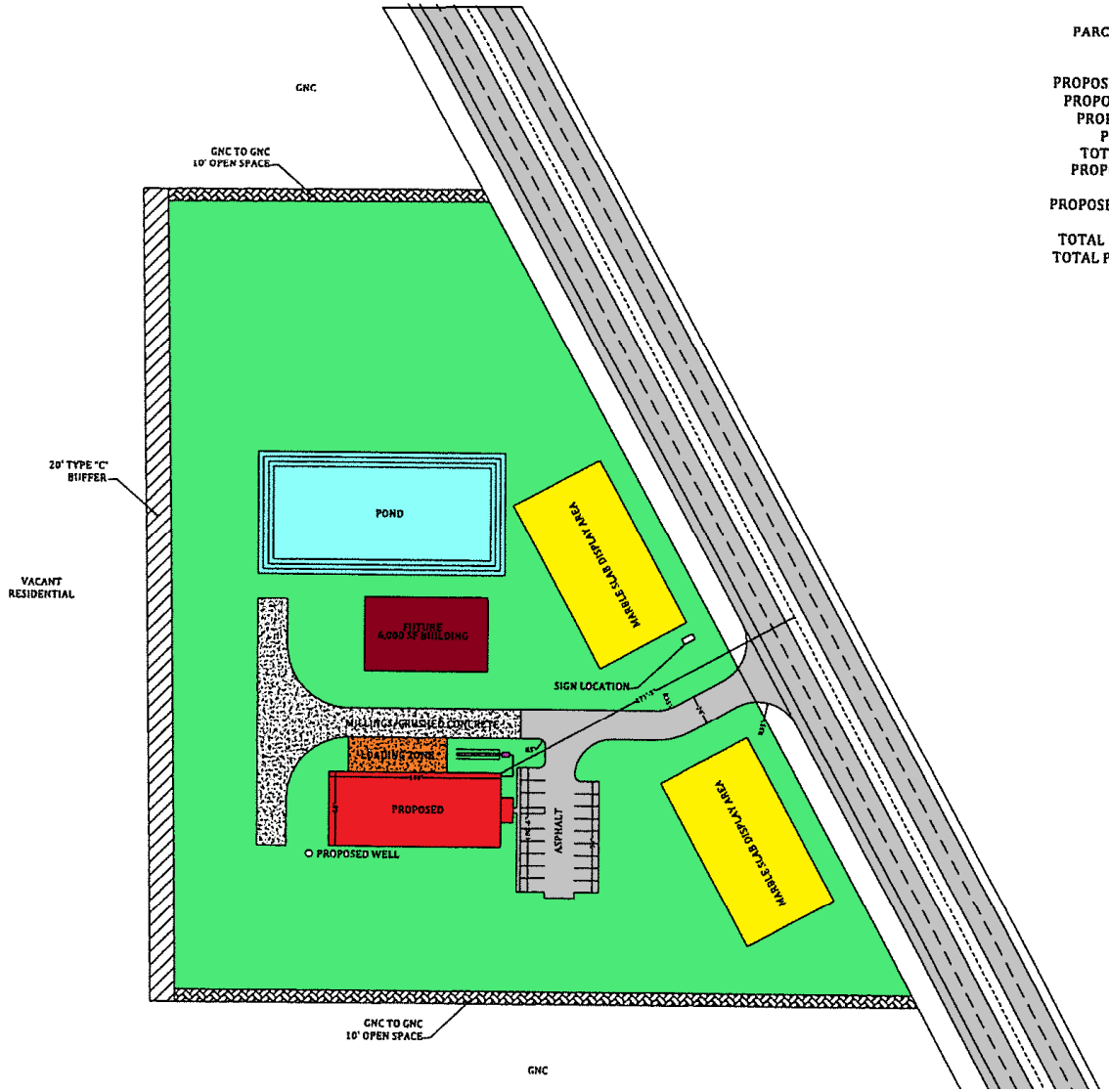


Attachment: CU2010 Planner (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)



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DESIGN
DRAFTING
INSPECTIONS
ENGINEERING

1

Attachment: CU2010 Planner (12514 : CU-20-10 Clark A. Stillwell for VBRL Land Holdings.)

AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.
AGENDA DATE:	**February 18, 2021**

BRIEF OVERVIEW:

Request to amend the Land Development Code (LDC) Atlas Map from Coastal and Lakes Residential District, mobile homes allowed (CLRMH) to General Commercial District (GNC)

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on February 18, 2021 to review and consider AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.

PM2-21-6

DEPARTMENT OF GROWTH MANAGEMENT
ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION

APPLICATION NUMBER AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.
DATE: January 25, 2021
PREPARED BY: Joe Hochadel, Principal Planner; Land Development Division JH

Request to amend the Land Development Code (LDC) Atlas Map.

LAND USE ATLAS MAP REQUEST:	From: CLRMH, Coastal and Lakes Residential District, mobile homes allowed To: GNC, General Commercial District
LOCATION:	Section 11, Township 17 South, Range 17 East; more specifically, a portion of Parcel 33310 and Lot 9.1, of an unrecorded tract; also known as Alternate Key Numbers 2447362, and 3104817, which address is known as 10131 N. Citrus Ave., Crystal River, FL. A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 0.4 acres
SURROUNDING FUTURE LAND DESIGNATION:	North – PSI, Public/Semi-Public, Institutional District South – RAC, Rural Activity Center District East – RAC, Rural Activity Center District West – RAC, Rural Activity Center District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATION:	North – PSI, Public/Semi-Public, Institutional District South – GNC, General Commercial District East – GNC, General Commercial District; CLRMH, Coastal and Lakes Residential District, mobile homes allowed West – CLRMH, Coastal and Lakes Residential District, mobile homes allowed
SURROUNDING EXISTING LAND USES:	North – Citrus County fire station South – Convenience store with gas pumps East – vacant commercial West – N. Citrus Ave., vacant residential

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the area is Tavares fine sand, 0 to 5 percent slopes. The soil is described as moderately well drained, with only slight limitations to development. The subject properties are located in Flood Zone X, as found on the Flood Insurance Rate Map 12017C0064D.

Attachment: Staff Report (12515 : AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.)

BACKGROUND AND ANALYSIS

The subject property is located to the north of the intersection of W. Dunnellon Rd. (CR-488), a major collector roadway, and N. Citrus Ave., a minor collector roadway. The request is to change the Land Use Atlas designation from Coastal and Lakes Residential District, mobile homes allowed to the General Commercial District. The lots are currently developed with an existing restaurant. The existing restaurant is approximately 2,244 square feet in size and was constructed in 1978. There is an after-the-fact permit (2020-02882) that was applied for in March, 2020 for a 264 square-foot band stand. That permit was denied due to the site having the CLR land use. This application was originally submitted as a Comprehensive Plan Amendment and Atlas Amendment, but was revised since the Future Land Use designation supported the request.

The Future Land Use designation is Rural Activity Center (RAC). The RAC is a designation intended to encourage the in-filling of existing commercial uses and continuing the existing commercial land uses at appropriate locations. The RAC provides for a nodal type of development pattern and is centered around the intersection of CR-488 and N. Citrus Ave. This RAC node consists of the existing restaurant, a convenience store with gas station, a County fire station, a warehouse, a furniture store, a house of worship, multi-unit plazas, a produce stand, and an RV sales and service business.

This request will allow the site to continue to be developed as a restaurant within the RAC node. The existing restaurant was placed prior to LDC requirements and has remained in operation. It appears that Lot 9.1, as well as a portion of the neighboring parcels, is predominantly being used as parking for the restaurant. This request will allow the applicant to pursue permits for existing and future expansions to the site. There is no master plan associated with this request and any future permits will have to meet LDC standards at time of permitting.

Consistency with the Land Development Code (LDC) - The applicant has indicated this request is to allow for the existing restaurant to continue to operate and expand within an appropriate commercial land use. The existing restaurant appears to be using neighboring properties for parking and circulation. The after-the-fact bandstand and any future expansion to the site will have to meet the LDC requirements at time of permitting.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application appears to be consistent with the following policies of the Comprehensive Plan:

Policy 17.1.4 The GFLUM shall be recognized as the primary document used by Citrus County in land use regulation and to guide future growth.

Staff comment – The subject property is located within a Rural Activity Center, as designated in the Comprehensive Plan. The RAC allows for certain commercial uses, such as the existing restaurant, to serve the surrounding area.

Policy 17.6.2 The Future Land Use Plan and County LDC shall provide adequate locations for business and professional office needs.

Staff comment – A RAC node has been established at the intersection of CR-488 and N. Citrus Ave. to allow for continued commercial development to serve the surrounding

Attachment: Staff Report (12515 : AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.)

area. The proposed Atlas designation of GNC allows for the existing restaurant to continue to operate and expand within the RAC.

Concurrency –

a) Sanitary Sewer – The subject property is in the Citrus County Utilities Division service territory. The Department of Water Resources has no facilities to connect to sanitary sewer service in this area. The site will be served by an onsite wastewater treatment system until central sewer becomes available.

b) Potable Water – The subject property is in the Citrus County Utilities Division service territory. The Department of Water Resources has no facilities to connect to potable water service in this area. The site will be served by an onsite well until potable water becomes available.

c) Solid Waste – The properties will utilize solid waste collection with disposal in the Citrus County landfill.

d) Drainage – There are no stormwater/drainage facilities currently onsite. The applicant will have to meet stormwater retention requirements at time of permitting.

PROPOSED FINDINGS OF FACT

1. The request is to re-designate approximately 0.4 acres from CLRMH to GNC on the Land Use Atlas Map.

2. The subject property is not located within the adopted PSA for Citrus County, but is located with a RAC node.

3. Concurrency has been addressed for solid waste. The site will have onsite water and wastewater until central water and sewer services become available. Drainage must be provided for future improvements in accordance with the LDC.

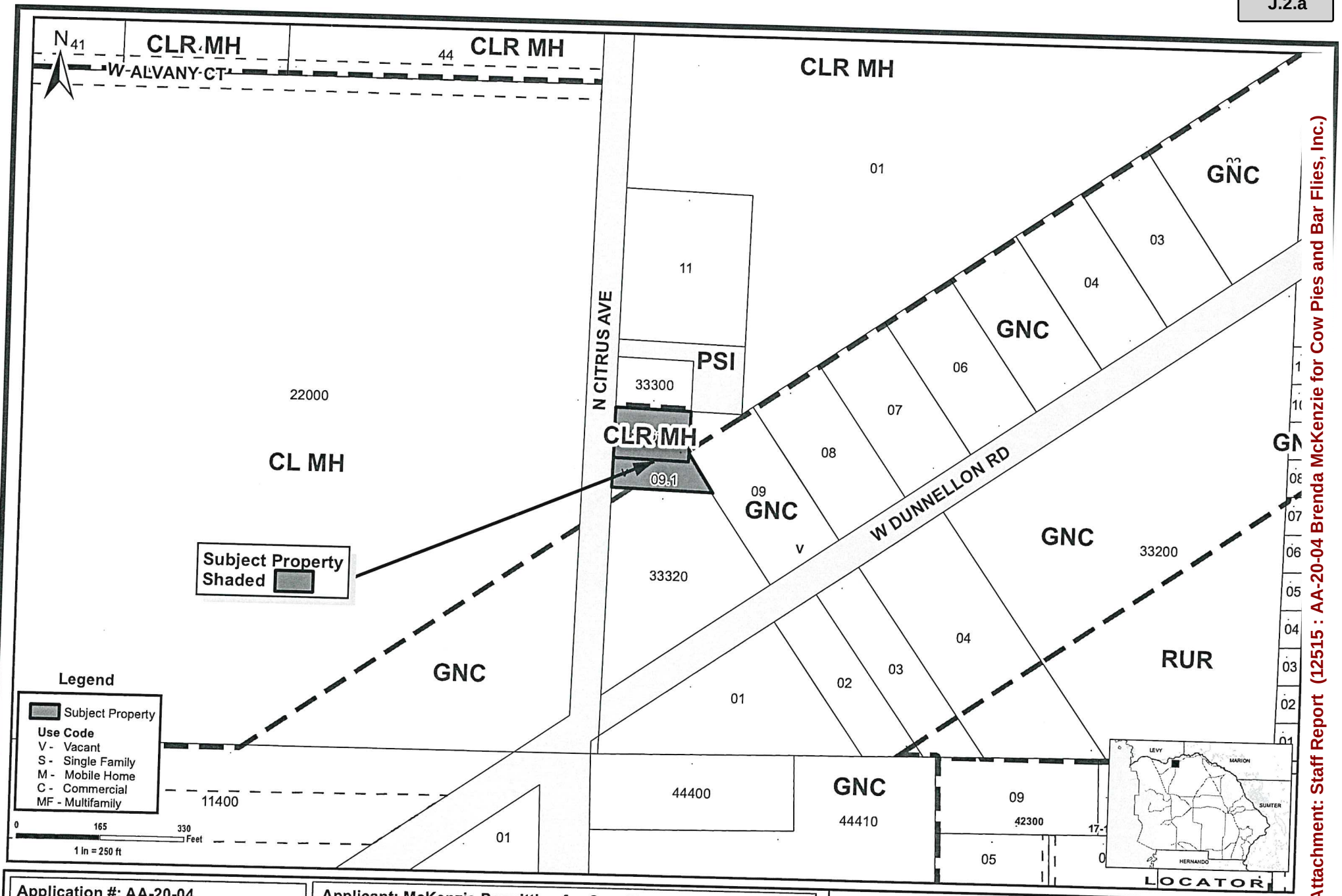
4. The site takes access from N. Citrus Ave., a minor collector roadway, and there do not appear to be any environmental limitations such as wetlands that would be impacted by non-residential use on the site.

SUGGESTED CONDITIONS:

1. The existing restaurant must obtain permits for the after-the-fact bandstand. Any further improvements must meet the standards of the LDC at time of permitting.

JH/AP/cb

Attachment: Staff Report (12515 : AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.)



Application #: AA-20-04	Applicant: McKenzie Permitting for Cow Pies & Bar Flies, Inc
Proposal: CLR to GNC	Location: 10131 N. Citrus Ave, Crystal River
Land Use Atlas: CLR, Coastal Lakes Residential	S-T-R - 11-17-17

Planner Initials: PH Date: 12/29/20

Geographic Information Systems

Prepared By : William Braunsch
Date: September 16, 2020
Source: Enterprise Geodatabase
Map Number: WB0000406

Cynthia P. Skelhorn
Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses in connection with the use of this information, including but not limited to or losses caused by reliance upon the accuracy or timeliness of the and the viewing, copying, or distributing of these materials.

Attachment: Staff Report (12515 : AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
ATLAS AMENDMENT APPLICATION

Application No.: AA-20-04 Date: 9-29-2020

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

Applicant*
Name: MCKENZIE PERMITTING
Address: 7232 E. GOSPEL ISLAND RD
City: INVERNESS
State: FLORIDA Zip: 34450
Home No.: 726-0889 Cell No.: 601-6942
Work No.: 726-0889 Fax No.: —
Email: mckenziepermitting@gmail.com

Property Owner
Name: COW PIES & BAR FLIES INC.
Address: 10131 N. CITRUS AVENUE
City: CRYSTAL RIVER
State: FLORIDA Zip: 34429
Home No.: — Cell No.: 352-302-2849
Work No.: — Fax No.: —
Email: Kason.sundberg@gmail.com

Property Description: Section: 11 Township: 17 South Range: 17 East
Legal Description: SEE ATTACHED
Subdivision: N/A Lot(s): Block/Parcel:
Alternate Key #: 2447362 Parcel ID: 17E17S11 33310
Acreage: .34

_____ Amendment to the Land Development code Atlas From: CLRMH To: GNC
_____ Amendment to a Previously Approved Planned Development Previous Application No.:

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

Applicant Request(s): TO HAVE PROPERTY ZONED COMMERCIAL AS IT IS A COMMERCIAL USE
Directions to Property:
491 N TO 44 TL TO 19 TR TO 495 TR TO SITE ON RIGHT PAST 488

The Applicant is: _____ Owner of Tract X 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: Brenda McKenzie

STATE OF FLORIDA
COUNTY OF CITRUS

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

WITNESS my hand and official seal this 30 day of September, 20.

Susan Wright
Printed Name Susan Wright
Notary Public - State of Florida

Seal

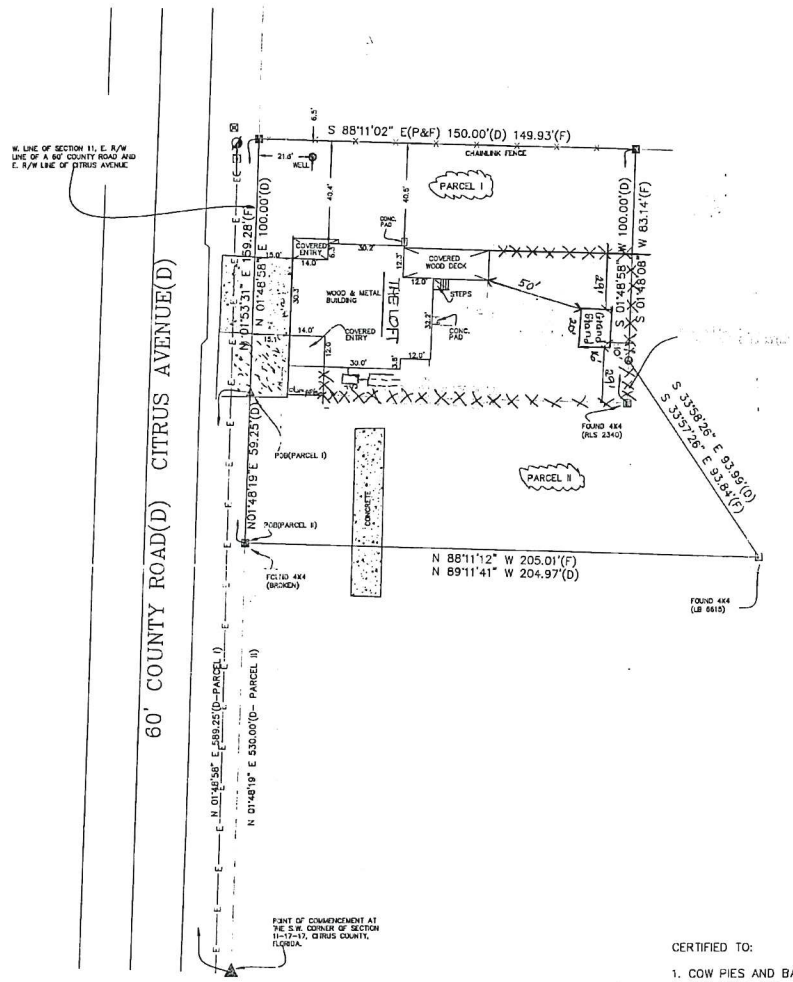
SUSAN WRIGHT
Commission # GG 322394
Expires April 10, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

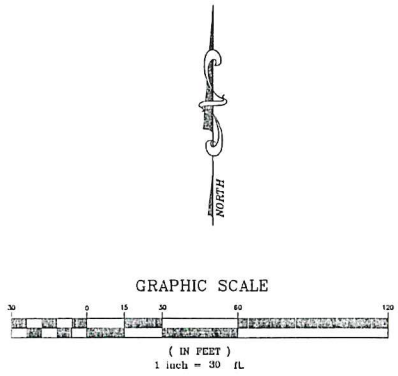
For Staff Use Only
Date: 9/30
Time:
Initials: SW

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SEP 30 2020
AA-20-04
Land Development Division

ATF: _____ GFLUM Des: _____
QTR: _____ FZ: _____
LUD: _____

Attachment: Application (12515 : AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.)





LEGEND:

- FOUND 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) Except as noted.
- FOUND 5/8" IRON ROD & CAP (LB 5763) Except as noted.
- UTILITY POLE ANCHOR
- UTILITY POLE
- OVERHEAD UTILITY LINE
- POB POINT OF BEGINNING
- DESCRIPTIVE POINT (NOT FOUND, NOT SET)
- WATER METER
- TELEPHONE WIRE BOX
- ELECTRIC BOX
- (D) DEED
- (F) FIELD MEASURED
- LB LICENSED BUSINESS
- XX 6' PRIVACY WOOD FENCE

DESCRIPTION:

PARCEL I:
COMMENCE AT THE SW CORNER OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, THENCE N1°48'58"E ALONG THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 589.25 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF A 60 FOOT WIDE COUNTY ROAD, THENCE CONTINUE N1°48'58"E ALONG SAID WEST LINE AND ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 100 FEET, THENCE, THENCE S88°11'02"E, 150 FEET, THENCE S1°48'58"W PARALLEL TO SAID WEST LINE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

AND

PARCEL II:

COMMENCE AT THE SW CORNER OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, THENCE N1°48'19"E ALONG THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE N. CITRUS AVENUE, THENCE CONTINUE N1°48'19"E, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 59.25 FEET, THENCE N88°11'41"W, 150 FEET, THENCE N01°48'19"E A DISTANCE OF 17.00 FEET, THENCE S33°58'26"E A DISTANCE OF 93.99 FEET, THENCE N89°11'41"W, 204.97 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED DEED CALLS WITH THE EAST RIGHT OF WAY LINE OF CITRUS AVENUE BEARING N1°48'58"E.
2. THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND IMPROVEMENTS INCLUDING UTILITIES, EXCEPT AS SHOWN. ADDITIONAL SUB-SURFACE UTILITIES OR STRUCTURES MAY EXIST.
3. THE LAND BOUND BY THIS SURVEY IS LOCATED IN FLOOD ZONE X, PER FLOOD INSURANCE RATE MAP NUMBER 16017C 0064 D , EFFECTIVE DATE: SEPTEMBER 26, 2014.
4. NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
5. THE LAND BOUND BY THIS SURVEY MAY BE SUBJECT TO OTHER RECORDED OR UNRECORDED EASEMENTS, RIGHT OF WAYS, CONVEYANCES, RESTRICTIONS AND RESERVATIONS OTHER THAN SHOWN HEREON.

CERTIFIED TO:

1. COW PIES AND BAR FLIES INC.
2. DEE JAY'S, INC.
3. TROW, DOBBINS & PISANI, P.A.
4. ATTORNEY'S TITLE FUND SERVICES, LLC
5. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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 SURVEY FOR

COW PIES AND BAR FLIES, INC

CITRUS COUNTY, FLORIDA

PROJECT NO. 07280	FIELD BOOK: SEE FILE	DATE: 03/07/16
SCALE: 1"= 30'	DATE OF SURVEY: 03/04/16	SHEET: 1 OF 1

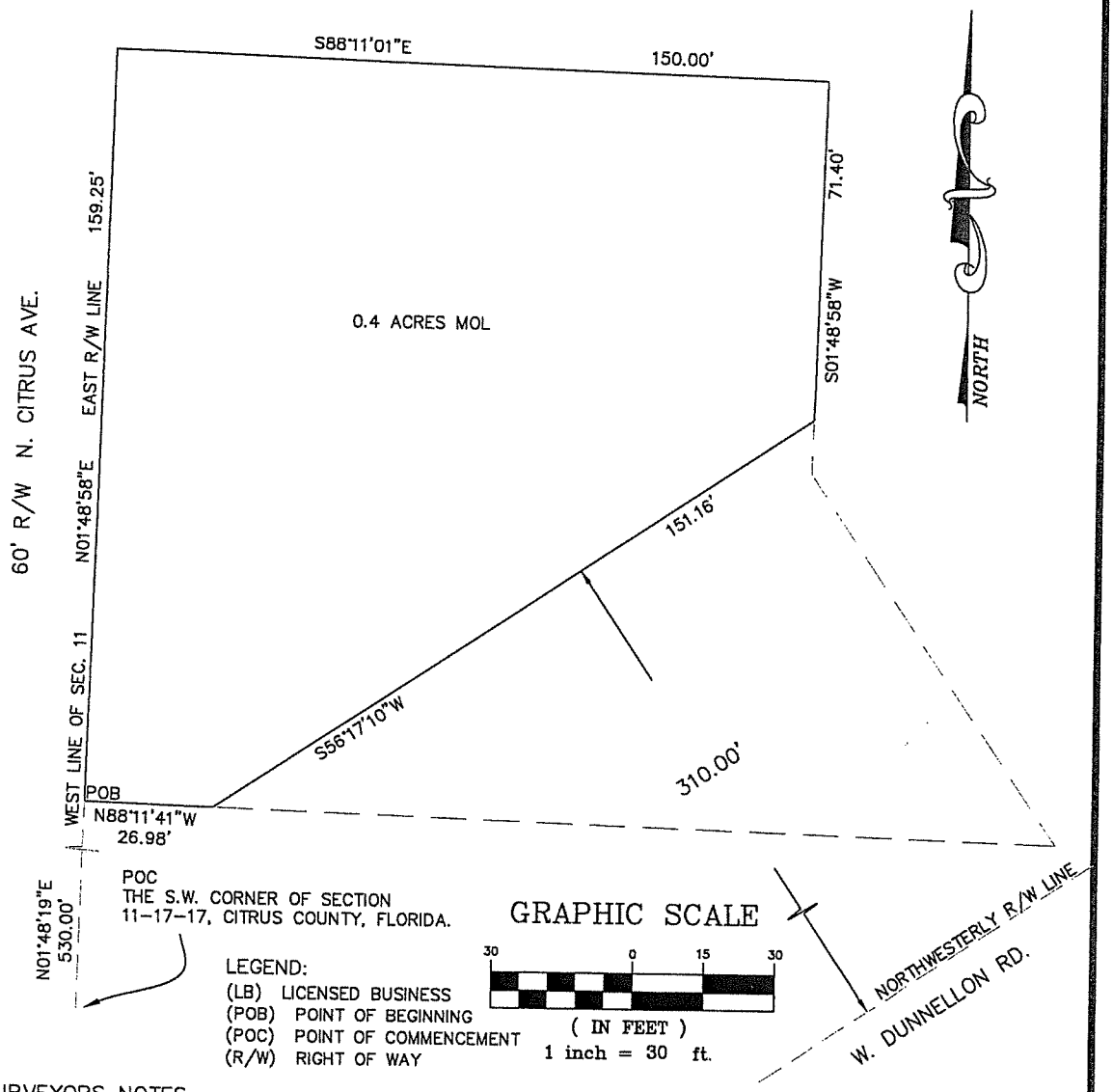
GULFWEST SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
9469 W. GREEN BAY LANE
CRYSTAL RIVER, FLORIDA 34428
PH: 352.563.1252 FAX: 352.563.1253

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AUG 13 2020
Land Development Division
App# AA-20-16

Attachment: Application (12515 : AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.)

THE LOFT AKA COW PIES + BAR FLIES

DESCRIPTION:
COMMENCE AT THE SW CORNER OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA; THENCE N01°48'58"E ALONG THE WEST LINE OF SAID SECTION 11, 530.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF A 60 FOOT WIDE COUNTY ROAD; THENCE CONTINUE N01°48'58"E ALONG SAID WEST LINE AND ALONG SAID EAST RIGHT OF WAY LINE, 159.25 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S88°11'02"E, 150 FEET; THENCE S01°48'58"W PARALLEL TO SAID WEST LINE, 71.40 FEET; THENCE S 56°17'10" W, 151.16 FEET; THENCE N 88°11'41" W, 26.98 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.4 ACRES MORE OR LESS.



LEGEND:
(LB) LICENSED BUSINESS
(POB) POINT OF BEGINNING
(POC) POINT OF COMMENCEMENT
(R/W) RIGHT OF WAY

SURVEYORS NOTES:

1. The bearings shown hereon are assumed with the bearing of
2. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
3. The land depicted by this sketch may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations.

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DEC 14 2020
Land Development Division
AA-20-04

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
This Survey Map and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

DESCRIPTION AND SKETCH FOR ZONING CHANGE

Citrus County, Florida

Project No.: 07280	Field Book: N/A	DRAWN BY: CEB
Scale: 1" = 30'	Field Date: N/A	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

Attachment: Application (12515 : AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.)

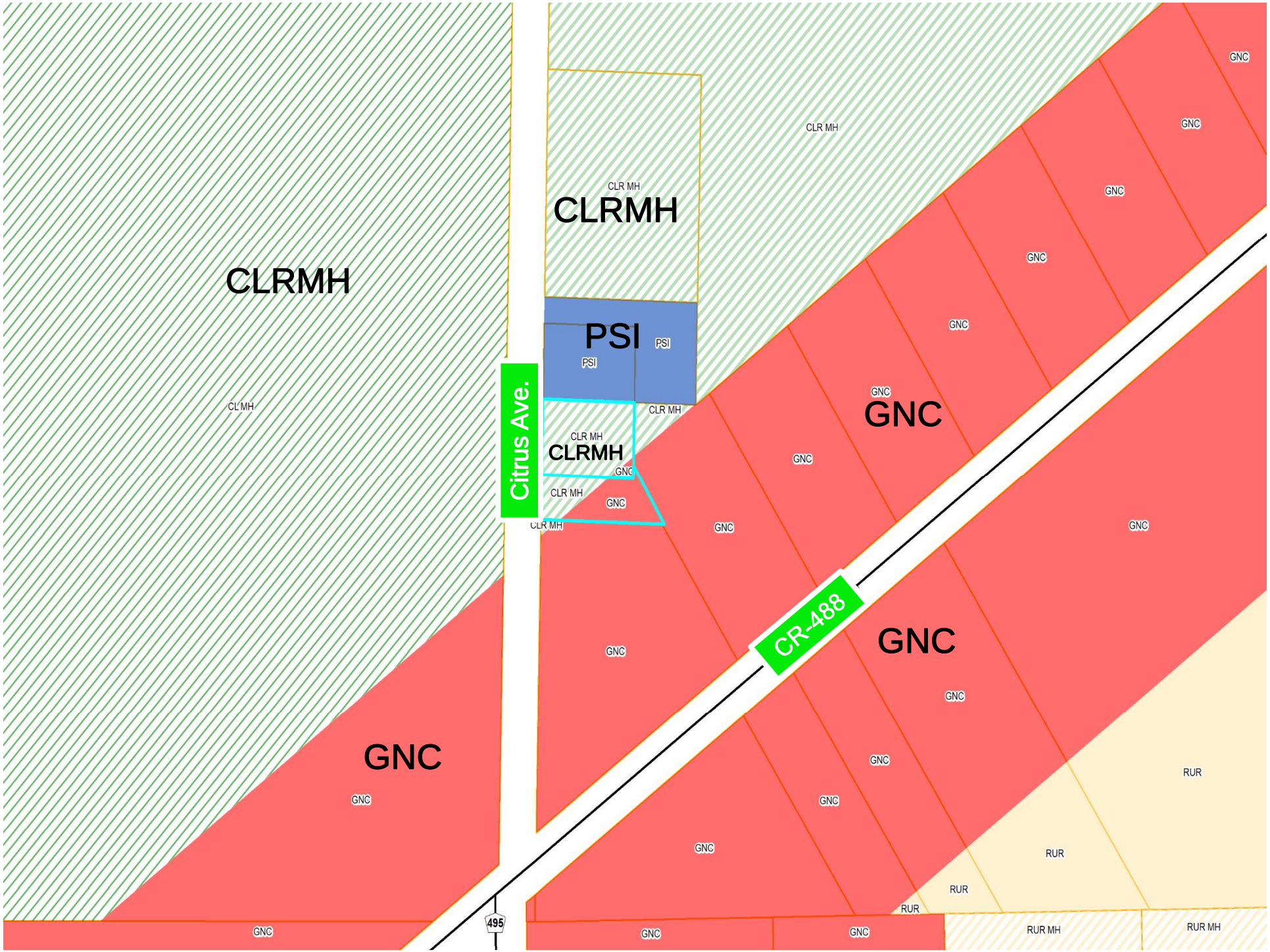
AA-20-04

Brenda McKenzie for Cow Pies & Bar Flies, Inc

Attachment: PDC Coordinator (12515 : AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.)



Attachment: PDC Coordinator (12515 : AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.)


CLRMH
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Citrus Ave.
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Attachment: PDC Coordinator (12515 : AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.)



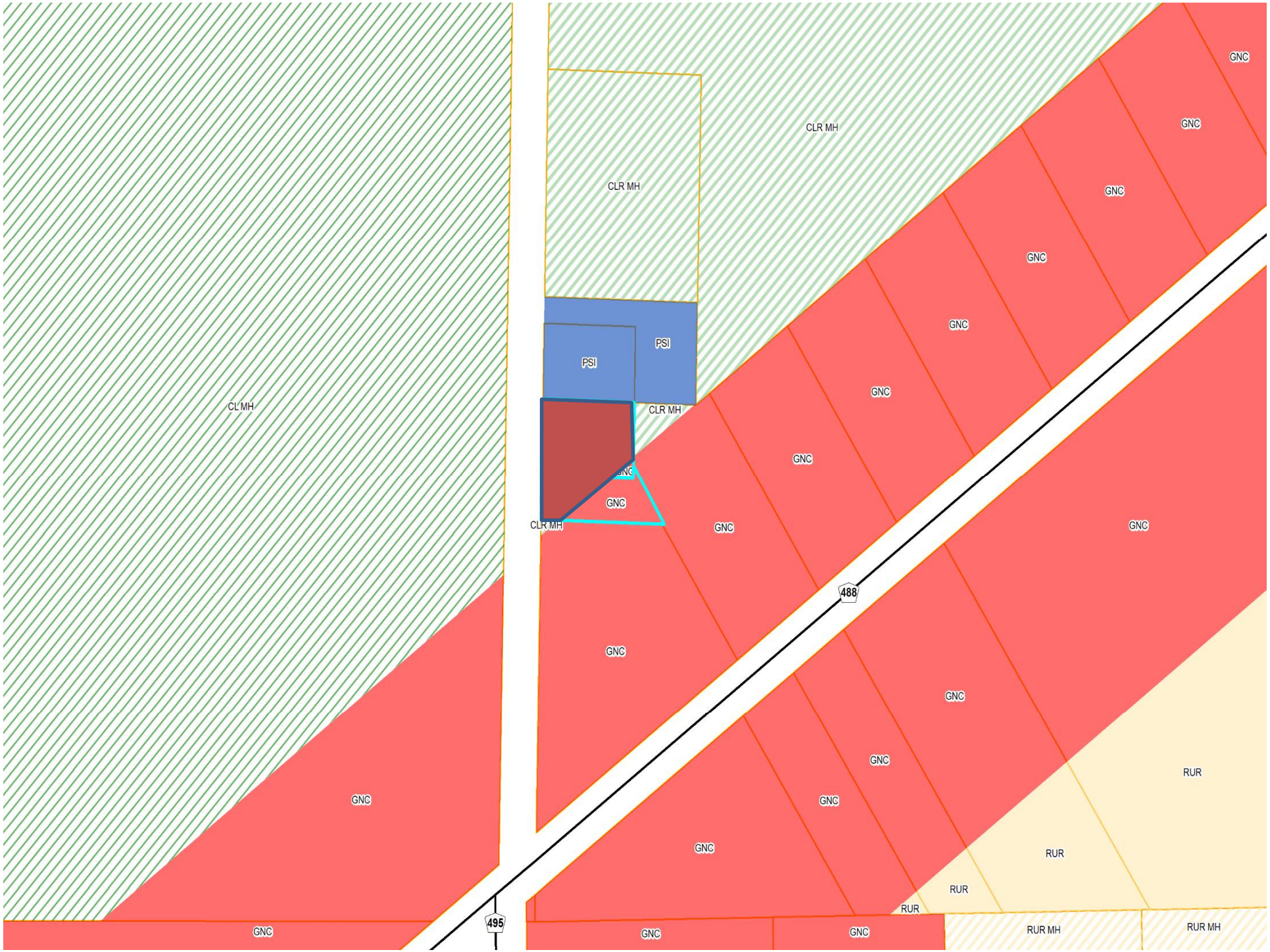
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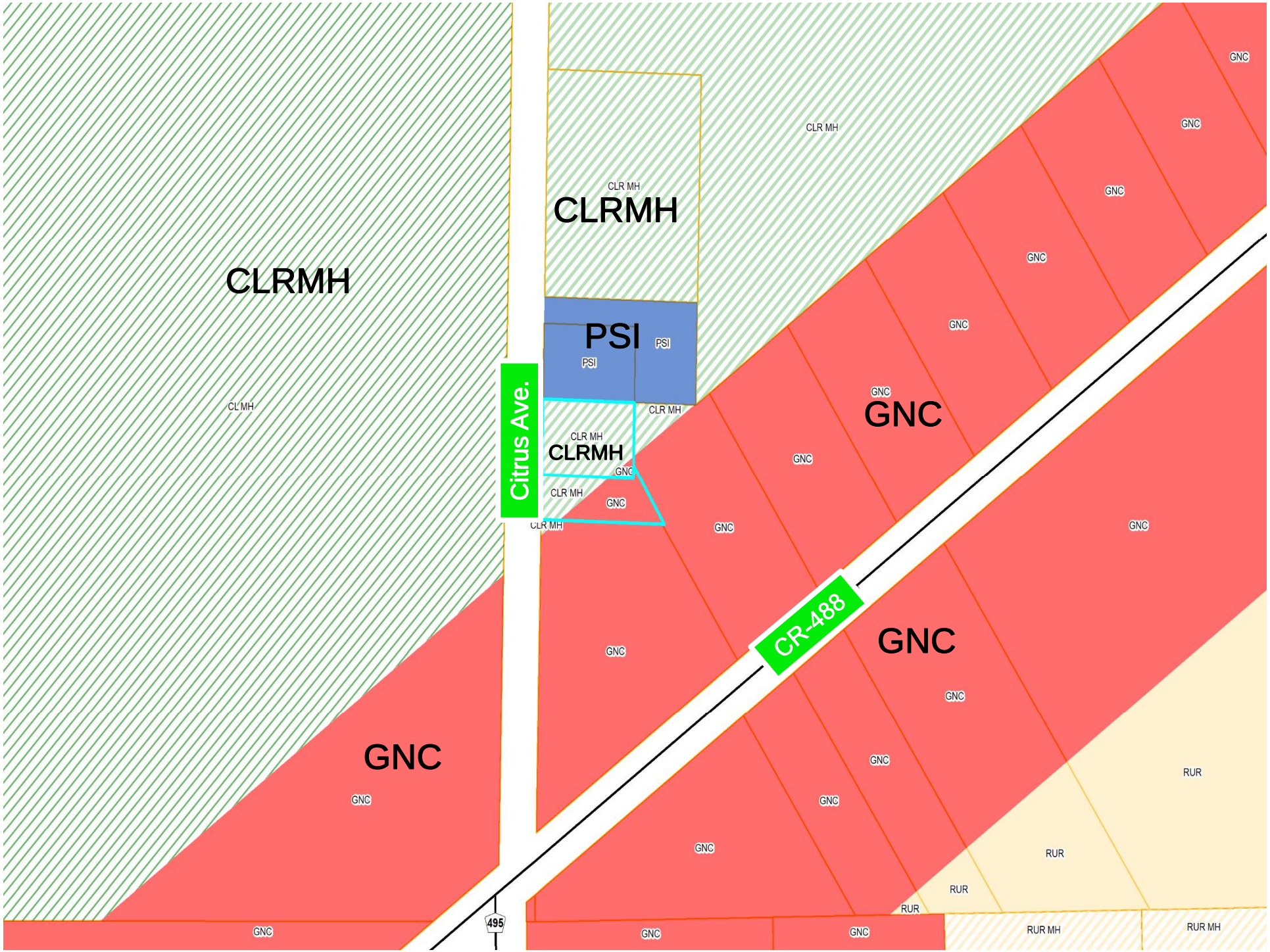
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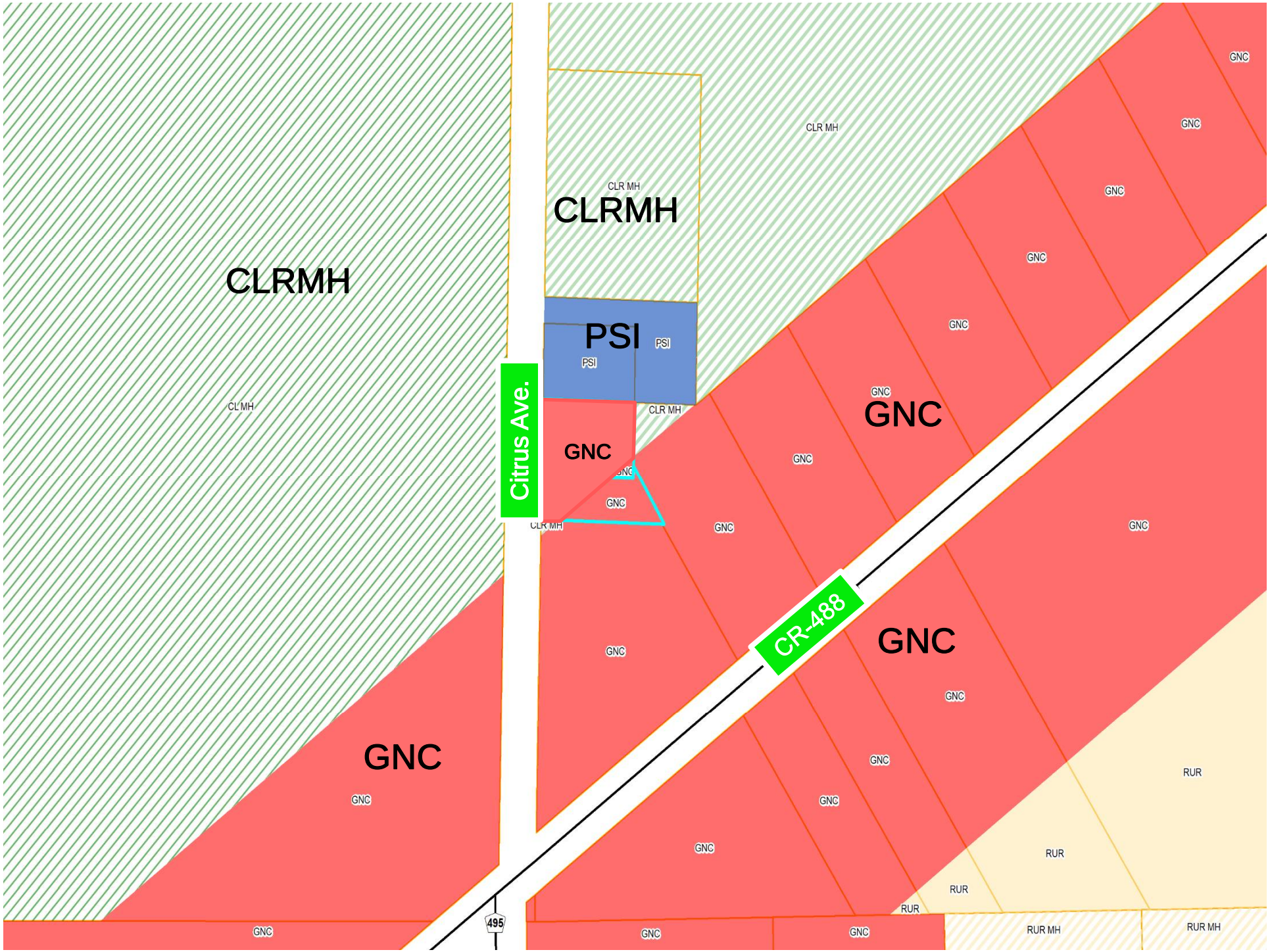
AA-20-04

Brenda McKenzie for Cow Pies & Bar Flies, Inc

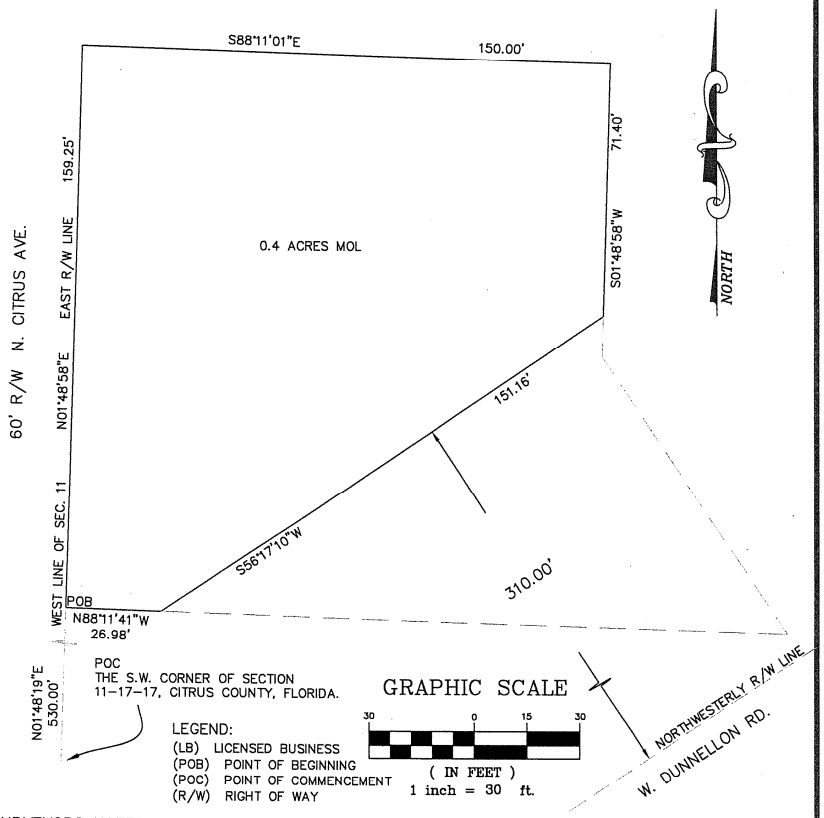
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CLRMH
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Citrus Ave.
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Citrus Ave.
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CONTAINING 0.4 ACRES MORE OR LESS.



SURVEYORS NOTES:

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2. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
3. The land depicted by this sketch may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations.

RECEIVED
DEC 14 2020
Land Development Division
AA-20-04

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
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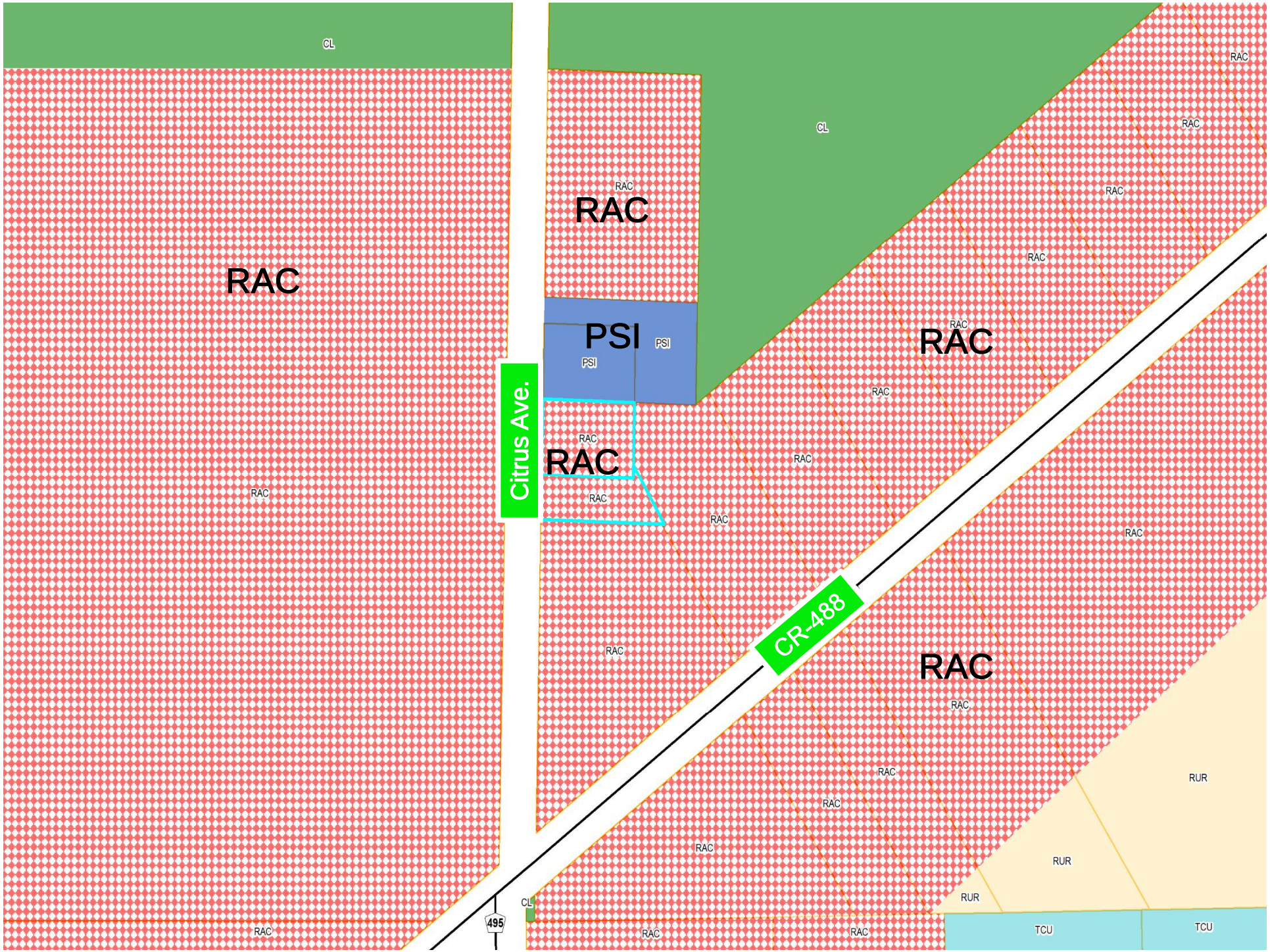
DESCRIPTION AND SKETCH FOR ZONING CHANGE

Citrus County, Florida

Project No.: 07280	Field Book: N/A	DRAWN BY: CEB
Scale: 1" = 30'	Field Date: N/A	Sheet 1 Of 1

GULFWEST SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
9469 W. GREEN BAY LANE
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AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	V-21-01 James Adams
AGENDA DATE:	**February 18, 2021**

BRIEF OVERVIEW:

This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a screen porch addition having less than the required 50-foot setback from the mean high water line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on February 18, 2021 to review and consider V-21-01 James Adams.

PM2-21-4

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

VARIANCE APPLICATION NO. V-21-01 James Adams
DATE: January 25, 2021
PREPARED BY: Joe Hochadel, Principal Planner; Land Development Division

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a screen porch addition having less than the required 50-foot setback from the mean high water line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC. The applicant is requesting a 25-foot setback from the mean high water line.
SUBJECT PROPERTY	Section 7, Township 20 South, Range 17 East; specifically, Lots 37 and 38, Block A, of Restview Retreats Unit 1, PB 4, PG 25, (AK 2895918), which address is 12386 W. Standish Dr., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 12,197 square feet (0.28 acres).
LAND USE	CLRMH, Coastal and Lakes Residential District, mobile homes allowed on the LDC Atlas; CL, Low Intensity Coastal and Lakes District on the Future Land Use Map.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in Zone AE with a Base Flood Elevation of 10 feet, as found on Community-Panel Number 12017C0 295D.
SURROUNDING AREA	North – Single-family dwelling South – Single-family dwelling East – Canal , Vacant residential West – W. Standish Dr., Single-family dwelling The site is located in the Restview Retreats Unit 1 subdivision, where there are single-family dwellings predominantly along canals. Some of the lots in the subdivision have a similar or uniform size.

Attachment: Staff report and locator map (12526 : V-21-01 James Adams)

BACKGROUND

The subject property consists of developed waterfront lot in the Restview Retreats Unit 1 subdivision. The lots are approximately 50 feet wide and approximately 119 feet deep, with an existing riprap seawall for a total lot area of 12,197 square feet. There is an existing 330 square-foot single-family dwelling that was constructed on the site in 1989 as well as a 21 square-foot entry, a 216 square-foot shed that was placed in 1978, a boat ramp and a dock. The existing single-family dwelling has a setback of approximately 43 feet to the seawall and an approximately 81-foot setback from the centerline of W. Standish Dr. (56 feet from the front property line). This site is located in the Coastal High Hazard Area (CHHA) and the AE Flood Zone. It gains access from W. Standish Dr., a 50-foot, public, local street. Although the screen addition is proposed only on Lot 38, the applicant also owns the adjacent Lot 37 and uses both as one home site.

Many of the surrounding residences and accessory structures were built in the 1980's and 1990's and have non-conforming setbacks that predate current adopted Surface Water Quality Protection Standards as well as Floodplain Protection Standards, with the most recent improvement from 2014 having been granted a variance for right-of-way and waterfront setbacks for an accessory structure.

ANALYSIS

The applicant is requesting the waterfront setback be reduced from 50 feet (or 35 feet with a berm/swale system) to 25 feet from the mean high water line to construct a 224 square-foot screen porch. The existing single-family dwelling has a building footprint of approximately 330 square feet with a 21-foot entry. The applicant has indicated that the location of the existing septic system, ability to access the boat ramp, and the orientation of the existing single-family dwelling are justification for this variance request.

The available building envelope without the need for a variance is approximately 5,487 square feet, outside of the 50-foot waterfront setback, 25-foot right-of-way setback and five-foot side yard setbacks. This variance does not appear to be a minimal request and the applicant could construct a screen porch addition within the available building envelope.

The applicant has not requested an Impervious Surface Ratio (ISR) variance on the subject property. The existing ISR for both Lot 37 and Lot 38 used as one home site is approximately 14 percent. The proposed ISR for both Lot 37 and Lot 38 is approximately 16 percent, which is less than the maximum allowable ISR of 40 percent in the CLR District.

The six closest developed lots criterion is based in LDC Section 10620, Development Standards, and it is intended to assure compatibility of construction between new units and existing development. This criterion was used to determine the size of the sample for average and comparison with surrounding properties, specifically six closest developed lots to the south and north along W. Standish Dr., for a sample size of 12 developed lots. The lot sizes and shapes of this sample are similar, so comparison is reasonable. Based upon the observed average building footprint and average waterfront setback, this proposal does appear to be compatible with the surrounding properties, however, it is not a minimum request.

Although this request is smaller than the observed average, many of the surrounding dwellings predate current adopted Surface Water Quality Protection Standards as well as Floodplain Protection Standards or have received variances. Only two of the 12 lots have been granted

Attachment: Staff report and locator map (12526 : V-21-01 James Adams)

variances after 2000. The most recent Variance request in this area (V-17-18) was requesting a reduced waterfront setback and was continued by the PDC. A resubmittal has not been received.

Building envelope and setback analysis			
Available Building envelope (without the need for a variance)	5,487 sf		
Pre-existing building footprint.	351 sf	**Proposed building footprint.**	575 sf.
Pre-existing waterfront setback	43 ft.	**Proposed waterfront setback.**	25 ft.

SUMMARY OF AGENCY COMMENTS:

The Engineering Division has reviewed the proposed waterfront setback and has provided the following condition:

- Runoff and erosion shall be controlled to protect the adjacent wetland/waterbody. Install any measures necessary to prevent sediment transport. Protective measures shall be installed before starting land disturbance activities as per Citrus County Code.

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

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 has an existing riprap seawall, a dock, and a boat ramp. The site does appear to have some natural 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.

Attachment: Staff report and locator map (12526 : V-21-01 James Adams)

Staff comment: *Stormwater has not been addressed in this application. The applicant will have to meet ISR requirements.*

Consistency with the Land Development Code (LDC) - Staff reviewed this application per Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, and Section 3501, Surface Water Protection Standards, as specified in the LDC. This application is not consistent with the following provisions of the LDC.

§3501. A.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: *Since the subject property has an available building envelope to place a screen porch addition without the need of a variance, the request is not a minimal request.*

PROPOSED FINDINGS OF FACT

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

1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The subject property appears to be similarly sized in comparison with other lots that have been developed with single-family dwellings, most of which have been developed prior to current waterfront setback requirements.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The encroachment into the required waterfront setback is the result of the applicant/property owner. By requesting a screen porch addition in the location proposed, the applicant is creating a hardship and is based on convenience and not necessity.

3. ***A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** While some single-family dwellings in the area encroach within the required waterfront setback, most were constructed prior to current adopted Surface Water Quality Protection Standards. The proposal is for new construction as an addition to an existing single-family dwelling. The proposed building footprint is much smaller than the average for the area and the proposed waterfront setback is larger.

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.*** The applicant is proposing a screen porch addition of 224 square feet. The existing building footprint is 351 square feet. While this is much smaller than the average, the applicant could locate the addition so as not to require a variance.

Attachment: Staff report and locator map (12526 : V-21-01 James Adams)

5. ***The variance granted is <u>not</u> the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** It is possible for the applicant to reasonably place a screen porch addition on the lot which would eliminate or reduce the need for a variance. The approximate 5,487 square-foot building envelope area, outside the waterfront setback and right-of-way setback areas, could accommodate an addition to the single-family dwelling. Therefore, the proposed addition is not a minimal request, the hardship is based upon convenience.

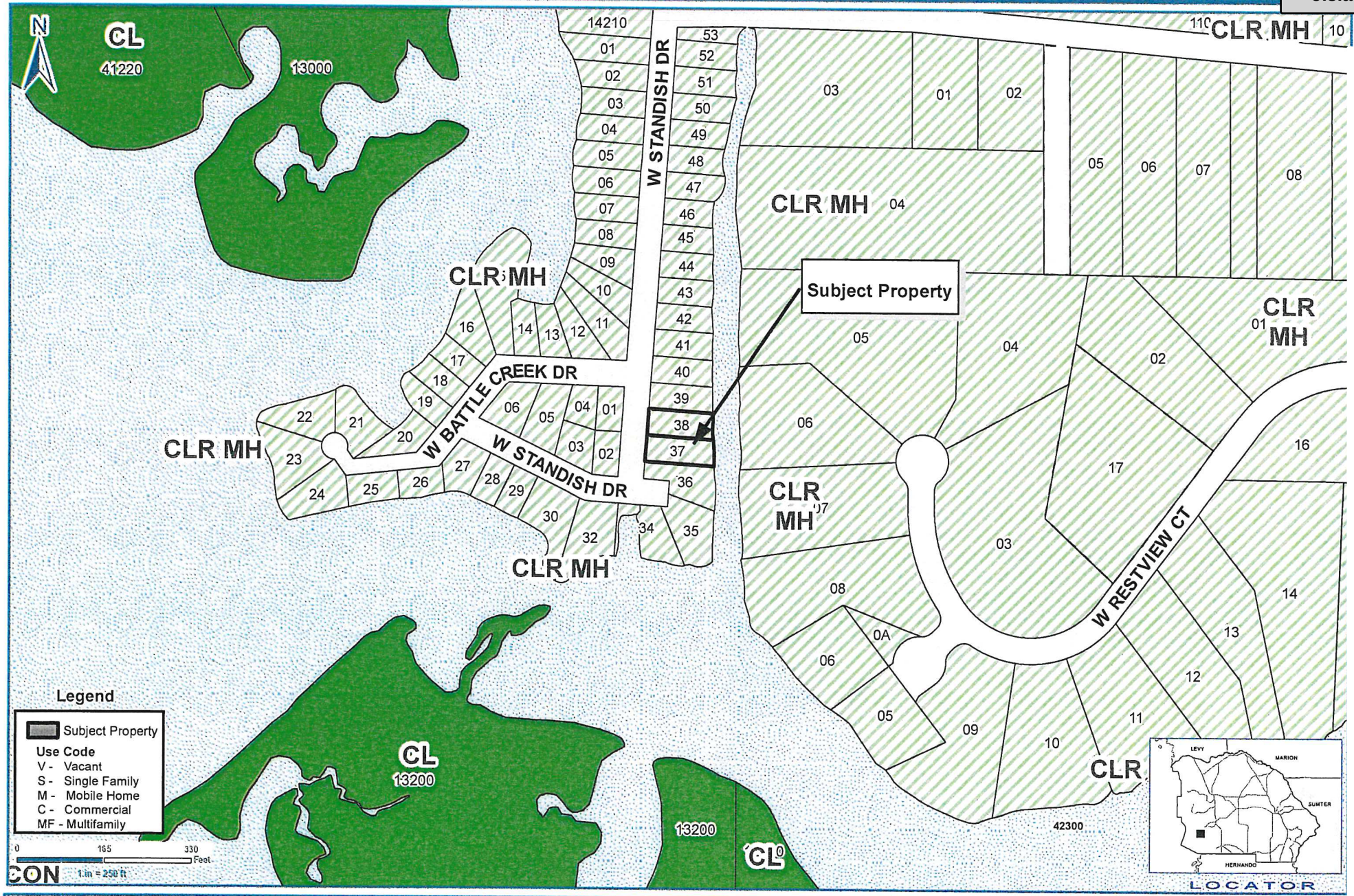
6. ***The granting of the variance will be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.*** Although the proposed screen porch addition does not meet standards for Surface Water Quality Protection, it would be consistent with many of the existing single-family dwellings in the area, which were placed prior to the existing requirements or received variances.

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 <u>will</u> deviate from the clear intent of the adopted Comprehensive Plan.** The application is not consistent with the Comprehensive Plan, as discussed in this staff report.

JH/SW/cb

Attachment: Staff report and locator map (12526 : V-21-01 James Adams)



Application #: V-21-01	Applicant: James E. Adams
Proposal: Waterfront Setbacks	Location: 12386 W. Standish Dr, Homosassa 34448
LDC Atlas: Coastal Lakes Mobile Homes Allowed (CLRMH)	S-T-R - 07-20-17 NE

Planner Initials: JH Date: 12/18/20

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: December 8, 2020
Source: Enterprise Geodatabase
Map Number: SO001090

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials

Attachment: Staff report and locator map (12526 : V-21-01 James Adams)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

Application No.: V-21-01 Date: 11/10/20

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

Applicant*
Name: Property Owner
Address:
City:
State: Zip:
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Owner
Name: James F. Adams
Address: 1739 Colonial Drive
City: Green Cove Springs
State: FL Zip: 32043
Home No.: N/A Cell No.: 352-608-2858
Work No.: N/A Fax No.: N/A
Email: jadams005@tampabay.rr.com

Property Description: Section: 07 Township: 20 South Range: 17 East
Legal Description: Restview Rets Unit 1 PB 4 PG 25 Lots 37 & 38 BLK A
Subdivision: Restview Retreats Unit 1 Lot(s): 37 & 38 Block/Parcel: BLK A
Alternate Key #: 2695918 Parcel ID: 17E 20S 07 0010 000A0 0370

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

Variance Request: Setback variance from adjoining tidal canal for a 14ft x 16ft screen porch addition to an existing residential structure (320 sq. ft.) (aka "Cabin").

State hardship that justifies the granting of the variance: Existing residential structure is ± 43 ft. from canal seawall, location of septic tank, structure of cabin roof alignment, and need for reasonable access to bedroom preclude any other location.

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: James F. Adams 11/13/20

STATE OF FLORIDA
COUNTY OF ~~CITRUS~~ Clay
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared James F. Adams, who is personally known to me or provided FL Driver License as identification and who did not take an oath.

WITNESS my hand and official seal this 13 day of November, 2020

Alexander Orantes
Printed Name
Notary Public - State of Florida

Seal

ALEXANDER ORANTES
Commission # GG 157944
Expires November 19, 2021
Bonded Thru Budget Notary Services

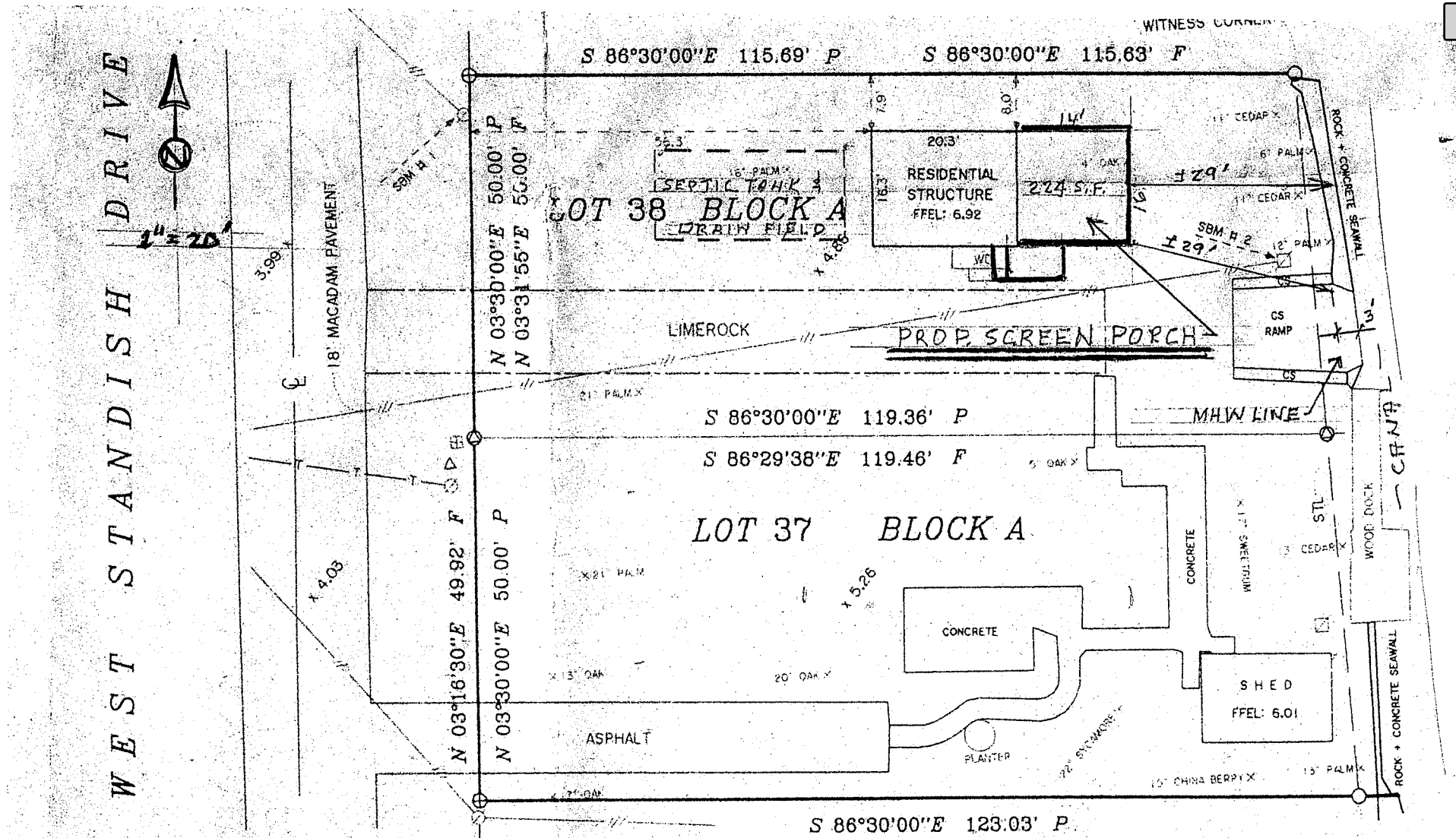
For Staff Use Only
Date:
Time:
Initials:
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LUD:
FZ:

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NOV 18 2020

V-21-01

Revised July, 2017

Attachment: Application (12526 : V-21-01 James Adams)



NOTES:
OWNER: JAMES F. ADAMS
jadams0058@tampabay.rr.com
352-628-2858
ORIGINAL SURVEY BY MCKEAN & ASSOC. SURVEYORS, INC
MAP NO. B-2451 2/24/02

NOTES:
PROPERTY AREA = 0.28 AC
%IMPERVIOUS = 15.8%
CENTRAL WATER
BLDG HEIGHT ~12.5 FT.
MEAN HIGH WATER (MHW)
PERMANENT REFERENCE MONUMENT

SITE PLAN
PROPOSED SCREEN PORCH ADDITION
12386 W. STANDISH DRIVE
HOMOSASSA, FL

REV. 12/9/20
REVISED 11/12/20

PREPARED BY / OWNER
NOV
SCALE: 1 INCH = 20

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Attachment: Application (12526 : V-21-01 James Adams)

VARIANCE REQUEST NARRATIVE
for
14 FT x 16 FT SCREEN PORCH ADDITION
12386 West Standish Drive, Homosassa

The Owner desires to construct a 14 ft. by 16 ft. screen porch addition (aka "Addition") to a 320 square feet residential structure (aka "Cabin"); on the east side thereof fronting on a tidal canal. The Cabin (constructed 1989) is located ± 43 feet (measured at the Cabin center line) from the tidal waterline along the rip-rap seawall of the canal. The Cabin is a wood frame structure supported by timber piers with floor ± 2 feet above grade.

Other improvements of the property include a septic tank located on the west side (also street side) of the Cabin; various asphalt and concrete walks and driveway that once accommodated a mobile home (destroyed by the "1993 No Name " storm); and, an 18 ft. by 12 ft. utility shed located in the southeast corner of the property. See "Site Plan" attached.

The proposed screen porch addition would be constructed of wood frame on timber piers supported by concrete spread footers. The Addition floor would be approximately two feet above grade; two inches below the finished floor of the Cabin. The Addition perimeter (walls) would be screen from floor to lintel on all three sides. The proposed setback would be ± 29 feet from the canal sea wall. County regulations stipulated a setback of 50 feet; or 35 feet with swales or berms. The Addition is desired on the east/canal side of the Cabin for purposes of the view; and, ready access to the interior of the Cabin; especially the kitchen.

The location of the Cabin septic tank on the west/street side of the Cabin; the east-west alignment of the Cabin roof ridge; and the need to maintain vehicle access to the rear of the lot dictate the Addition be constructed on the east/canal side of the Cabin as shown on the "Site Plan".

Adjacent to the location of the "Addition" along the adjacent property line on the north side are trees (plus the neighbor's utility sheds); and, trees present along the canal bank; would act to screen the Addition from adjacent areas.

The lot grade is approximately five (5) feet above mean sea level (msl). The finished floor of the Cabin is 6.92 ft. msl; and, proposed for the screen porch is 6.75 ft. msl. The property lies in Flood Zone "AE" with a base flood elevation of 10 feet, msl (County staff email of Nov. 9, 2020) . (The lot survey performed in 2002 states Flood Zone "A" with a base flood elevation of 11 ft. msl.)

The proposed Addition is well within the "character" of the local area. Setback distances of some local properties are as follows.

#12390 The principal structure on the adjacent lot to the south (#12390) is ± 34 feet to the sea wall (disregarding the boat slip).
#12394 principal structure ± 22 feet to seawall
#12396 (on Mason Creek at end of canal) principal structure ± 24 feet to seawall; ± 11 ft. to side canal.
#12382 adjacent lot to the north - ± 25 ft. to canal bank

V-21-01

Attachment: Application (12526 : V-21-01 James Adams)

#12380 ± 30 feet to canal bank

Further north along the canal are various roofed patios; utility structures; and screened porches directly or very near directly, on the canal bank.

In conclusion, the proposed screen porch set back is well with the character and setback dimensions of local properties. With the open space (± 2 feet) below the porch floor and the screened walls the Addition's hydraulic impacts of displacement and tidal flow obstruction would be nil.

Attachment: Application (12526 : V-21-01 James Adams)

V-21-01

OWNER'S INQUIRY OF STAFF FINDINGS REPORT
OF JANUARY 25, 2021
VARIANCE APPLICATION NO. V-21-01 ADAMS
Prepared January 29, 2021

ANALYSIS

2nd Paragraph:

Please check my math.

For both lots # 37 and #38 combined ---

(100 ft lot width – (2 x 5ft side setbacks)) times (119ft – (25 ft + 50 ft) setbacks) =

90 ft (disregarding Cabin) times 44 ft = 3960 square ft. (If I am correct, also applies to "Available Building envelop" setforth in box on Report 3rd page.)

For Lot #38 alone –

(50 ft. width – (16 ft Cabin & septic tank + 8 ft exist. setback)) times 44 ft (above) = 26 ft times 44 ft. = 1144 sq. ft.

3rd Paragraph : Impervious Surface Ratio (ISR)

It appears here that the Staff is just covering a required "base" or standard? The reference I believe is to Section 2403 Coastal and Lakes Residential District (CLR).

Under Area Requirements is the "maximum lot coverage" referring to buildings only, or all impervious surfaces; vertical and non-vertical?

Where is ISR variance addressed and defined in the LDC codes?

Regarding ISR's, does the County require permits for non-vertical impervious surfaces like walks and patios....when desired to be constructed separated from buildings? ----- 3 RD PP ANSWERED IN J. HOCHADEL'S EMAIL OF JAN 29, 2021

5th Paragraph : The second sentence : "Only two of the 12 lots have been granted...." This sentence could be read that only two variances have been granted of all (ie how many) submitted after 2000. How many said permits have been applied for that only two have been granted?

Summary of Agency Comments:

Re: Stormwater Plan, runoff, erosion, etc

I was not aware or made aware that I should have submitted a stormwater management plan to accompany the variance petition. During discussions with the Staff and my review of the applicable codes, I understood it was a "given" that a berm or swale would be required; and that

V-21-01

Attachment: Applicant correspondence (12526 : V-21-01 James Adams)

said would be sufficient to take care of stormwater management. The variance "Filing Requirements" list I...stormwater management systems...; and J "Proposed Stormwater management system". I did submit either but, my application was deemed "sufficient" without same. Please advise or clarify. I had and do plan to address stormwater during my public hearing presentation. Please advise me of any other I should do.

Policy 3.1.3 The canal waterway behind the subject lots # 37 and #38 is not considered "springs, spring-fed water bodies, or open sinkholes..." is it?

Proposed Finding of Fact

2. Please clarify for me what "hardship" would be created by the screen porch addition as applied for.

3. I understand from the Staff's comments that my request "....will not confer...any special privilege..." – correct?

James F. Adams

Owner

V-21-01

Attachment: Applicant correspondence (12526 : V-21-01 James Adams)

James F. Adams
1739 Colonial Drive
Green Cove Springs, FL 32043

December 9, 2020
Revised 2:30 PM

Mr. Joe Hochadel, Zoning
Citrus County Land Development Division
3600 W. Sovereign Path, Suite 140
Lecanto, Fl 34461

Re: Variance Request for 12386 W. Standish Drive, Homosassa, FL

PLEASE DISREGARD PREVIOUS 12-9-2020 LETTER VERSION – BELOW IS LATEST

Mr. Hochadel,

In responds of your "Letter of Sufficiency Determination" of Dec. 7, 2020 the following is offered.

The elevation of the top of the concrete of the outside (east) edge of the concrete ramp is 0.8 feet, NGVD 1929. This value is per my elevation levels I ran in January 2010 while preliminary designing a modification of the ramp. (Please note that said "ramp" is/was not a "ramp" of ordinary meaning since it was not constructed nor could you launch a boat from grade. It was a sloping concrete surface with a wench where a boat was pulled up on for parking/docking.) The slope of the ramp is 20%.

To convert the NGVD 29 datum to NAVD 88 datum Mr. Jim Owens, Supervisor of Surveying at the Southwest Florida Water Management District directed me to the NGS Coordinate Conversion & Transformation Tool (NCAT) web site (www.ngs.noaa.gov/NCAT/). Per said report for the W. Standish Drive location 0.00 NGVD 29 = -0.365 meters NAVD 88; or -0.365 x 3.281 ft/meters = -1.198 feet NAVD 88; or --1.2 ft NAVD rounded.

So the east/outside edge of the ramp top of concrete elevation would be: 0.8 ft NGVD -1.2 ft NAVD conversion = - 0.4 ft NAVD 88.

The closest mean high water (MHW) value I could find was for the Halls River bridge over the Halls River on Halls River Road. The Florida DEP; Div. of State Lands; Bureau of Survey and Mapping published "Tidal Datums of 1988 Datums" in January 25, 2016 for said location. This is Tide Station # 872-7293. Per said report the MHW elevation was 0.19 ft. NAVD.

This MHW value should be a higher value than the MHW value for the subject W. Standish Road site for reason that Halls River Bridge is considerably upstream/inland of its tidal stream (the Homosassa River) Gulf outlet; which is roughly seven plus miles. The 12386 W. Standish Dr. location is roughly 3.5 miles inland of its Mason Creek Gulf outlet.

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V-2

Attachment: Applicant correspondence (tidal calculation) (12526 : V-21-01 James Adams)

With all the above stated, and using the -1.2 ft conversion value above; and the above said MHW value of 0.19 ft NAVD, the MHW line along the concrete ramp would closely be:

-0.4 ft NAVD east edge of ramp: 0.19 ft, rounded to 0.2 ft MHW value; (0.2 MHW NAVD – (- 0.4 elevation east edge of ramp) divided by 0.20 slope of the ramp = 3 ft horizontal distance west of the east edge of the concrete ramp.

As a secondary check, the east edge of the concrete ramp aligns well with the outside/east edge of the illustrated seawall shown on the Site Plan; where you stated in your letter was typically taken as the MHW line.

I must also add that I am qualified to make the above analysis since I am a licensed professional civil engineer in the State of Florida, No. 14037.

If the above is satisfactory, I can revise the Site Plan to show/indicate the MHW line along the ramp; include a copy of the tidal report; and the NCAT screen shot. Please email confirmation of your receipt of this letter along with any other requests.

Your prompt action on this matter would be appreciated.

Respectfully,

James F. Adams, PE
1739 Colonial Drive
Green Cove Springs, FL 32043

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V-21-01
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Attachment: Applicant correspondence (tidal calculation) (12526 : V-21-01 James Adams)

jadams005@tampabay.rr.com

From: Jim Owens <James.Owens@swfwmd.state.fl.us>
Sent: Wednesday, December 9, 2020 7:36 AM
To: jadams005@tampabay.rr.com
Subject: RE: NGVD 1929 to NAVD 1988

Mr. Adams,

I ran it with 0.000 meters elevation in NGVD29, converts to -0.365 meters elevation in NAVD88. The uncertainty is +/- 0.052 meters.

-0.365 meters = -1.198 US feet (+/-0.171 feet)

Here is a screen shot of the conversion from NCAT:

Click blue bar(s) to expand/collapse

Transformed Coordinate

	Input Coordinate	Output Coordinate	Total Change + Uncertai
Latitude	N28° 45' 29.00000" N284529.00000 28.7580555556	N28° 45' 29.00000" N284529.00000 28.7580555556	0.00000" ±0.000((0.000 m ±0.000(
Longitude	E277° 21' 35.00000" W0823825.00000 -82.6402777778	E277° 21' 35.00000" W0823825.00000 -82.6402777778	0.00000" ±0.000((0.000 m ±0.000(
Ellipsoid Height (m)	Not given	Not given	Not given
Orthometric Height (m)	0.000	-0.365	-0.365 m ±0.052
Reference Frame	NAD83(2011)	NAD83(2011)	
Geopotential Datum	NGVD29	NAVD88	

X 3.281 Ft = −1.20 Ft Roadedge of Ramp
Conversion 0.8 − 1.0 ft = −0.4 Ft NGVD
MHW = 0.2 Hillsboro

*Approximate value to aid interpretation and not an actual distance. See TM NOS NGS 82 for more details.

Converted Coordinate

Jim Owens, PSM
Land Survey Supervisor, Mapping & GIS Section
Southwest Florida Water Management District
2379 Broad Street, Brooksville, FL 34604
james.owens@swfwmd.state.fl.us
352-796-7211 Ext. 4163

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V-21-01

Attachment: Applicant correspondence (tidal calculation) (12526 : V-21-01 James Adams)

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of State Lands
Bureau of Survey and Mapping

BENCHMARK & DATUM ELEVATIONS

TIDE STATION ID: 872-7293

DATE: 1/25/2016

BENCH MARK ELEVATIONS

STATION NAME	NAVD 88 FEET	NAVD 88 METERS
7293 E 1978	9.07	2.766
7293 C 1978	3.28	0.999
7293 D 1978	9.05	2.758
7293 F 2009	5.53	1.687
CR 30 1977 CLB	4.48	1.365
CR 31 1977 CLB	3.61	1.100

DATE: 1/25/2016
TIDE STATION ID: 872-7293
TIDE STATION NAME: HALLS RIVER BRIDGE, HALLS RIVER
TIDAL EPOCH: 1983-2001

ELEVATION OF TIDAL DATUMS BASED ON 1988 DATUMS

TIDAL DATUM	NAVD 88 FEET	NAVD 88 METERS
MHHW	0.35	0.106
MHW	0.19	0.059
MSL	0.00	-0.001
MTL	-0.03	-0.009
MLW	-0.26	-0.078
MLLW	-0.33	-0.102

MR= 0.45 88/FT 0.137 88/M

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V-21-01
Land Development Division

NOTE: Tidal datums as calculated and shown herein may vary slightly from tidal datums calculated from data obtained from the Center for Operational Oceanographic Products and Services (CO-OPS).

Attachment: Applicant correspondence (tidal calculation) (12526 : V-21-01 James Adams)

(Date) Jan 20, 2021

Land Development Division
3600 West Sovereign Path, Suite 140
Lecanto, FL 34461

Re. Variance Application: V-21-01 James Adams
12386 West Standish Drive, Homosassa

Our land ajains this piece of property.
and we do not object to screen room addition
Floyd & Patricia Peters

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JAN 25 2021
V-21-01
Land Development Division

Attachment: Public input (12526 : V-21-01 James Adams)

V-21-01

James Adams

Attachment: V2101 Coordinator (12526 : V-21-01 James Adams)



Attachment: V2101 Coordinator (12526 : V-21-01 James Adams)



Attachment: V2101 Coordinator (12526 : V-21-01 James Adams)



Attachment: V2101 Coordinator (12526 : V-21-01 James Adams)



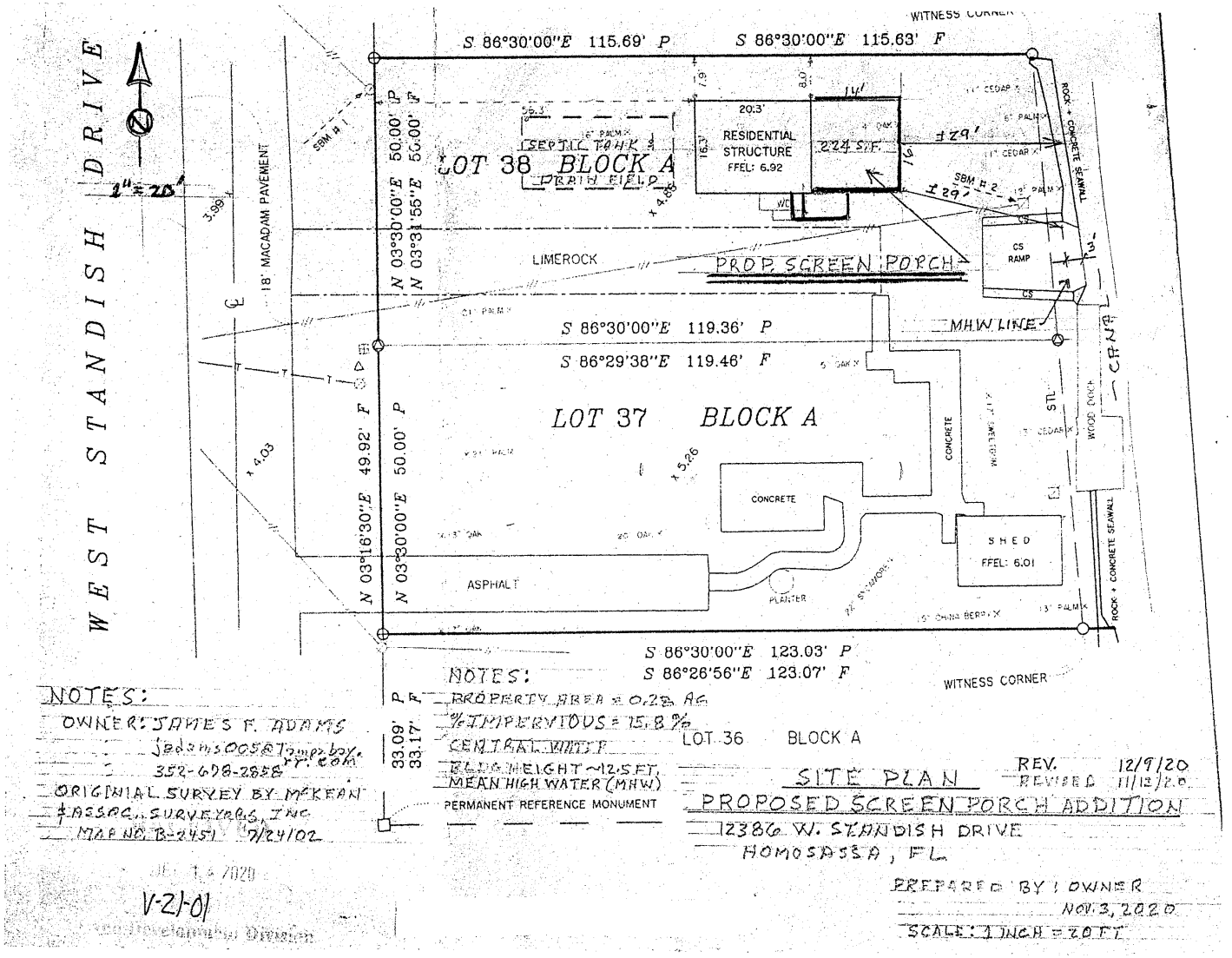
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Attachment: V2101 Coordinator (12526 : V-21-01 James Adams)

V-21-01

James Adams

Attachment: V2101 Planner (12526 : V-21-01 James Adams)



Attachment: V2101 Planner (12526 : V-21-01 James Adams)



Attachment: V2101 Planner (12526 : V-21-01 James Adams)



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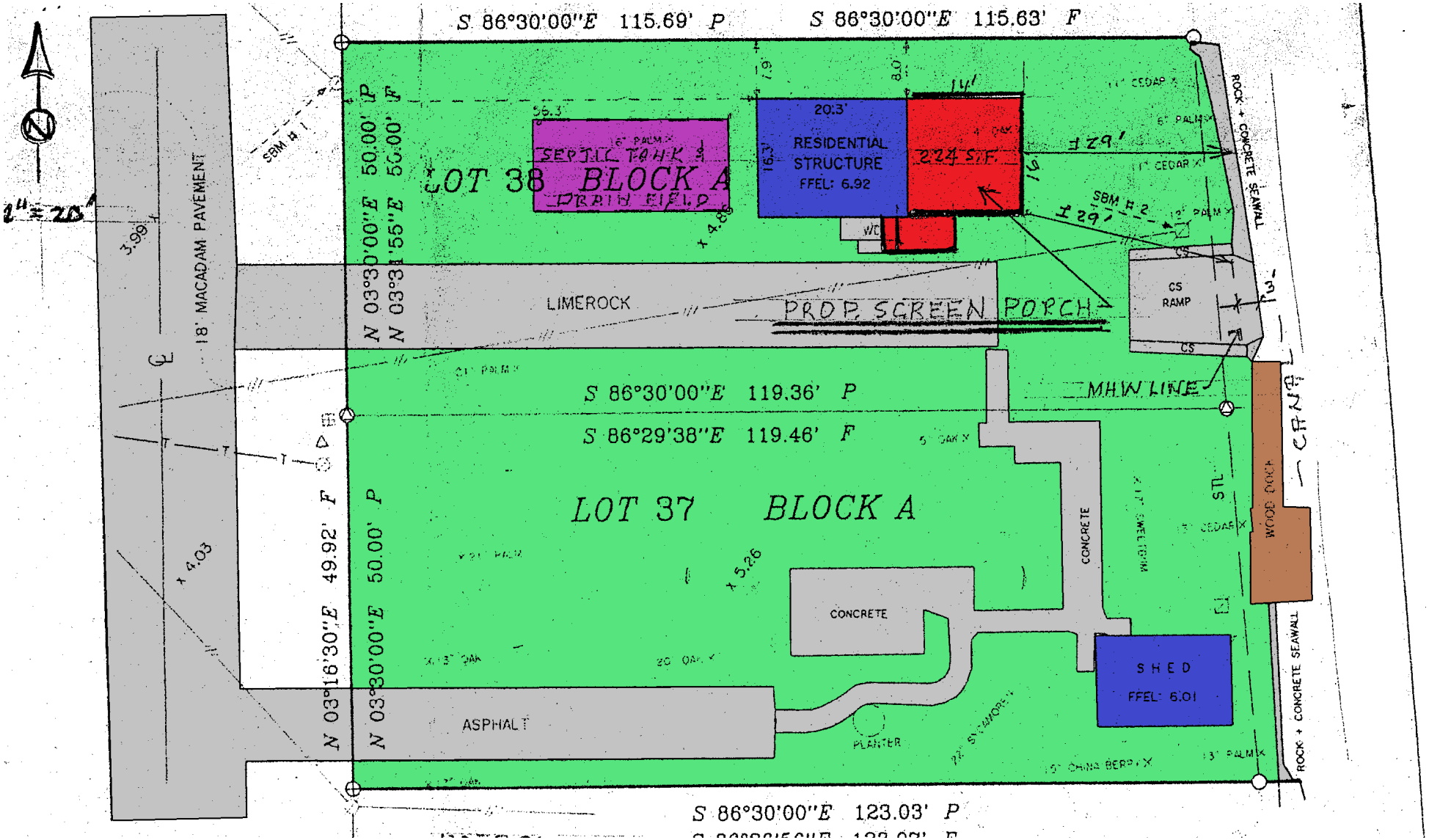
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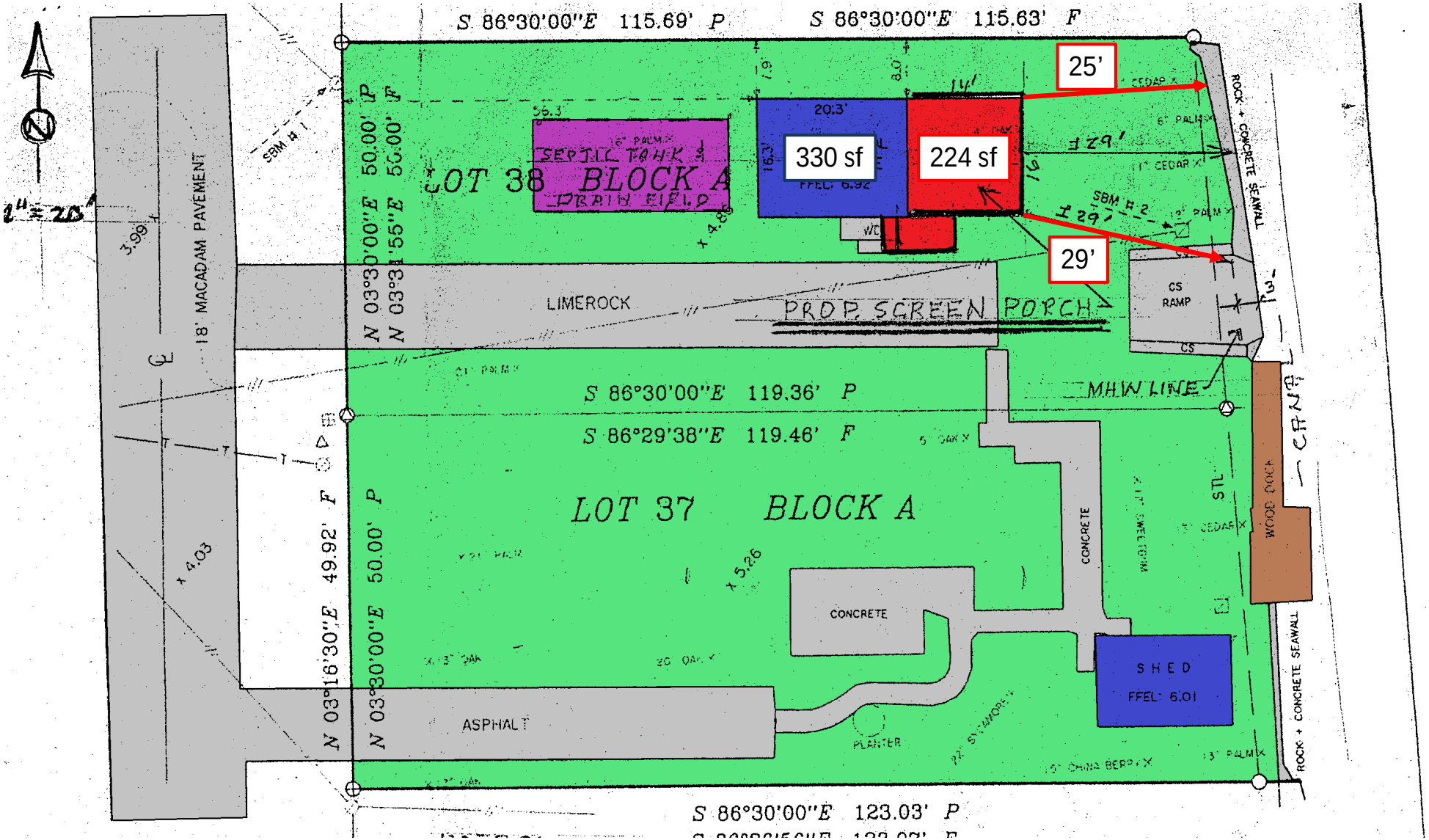
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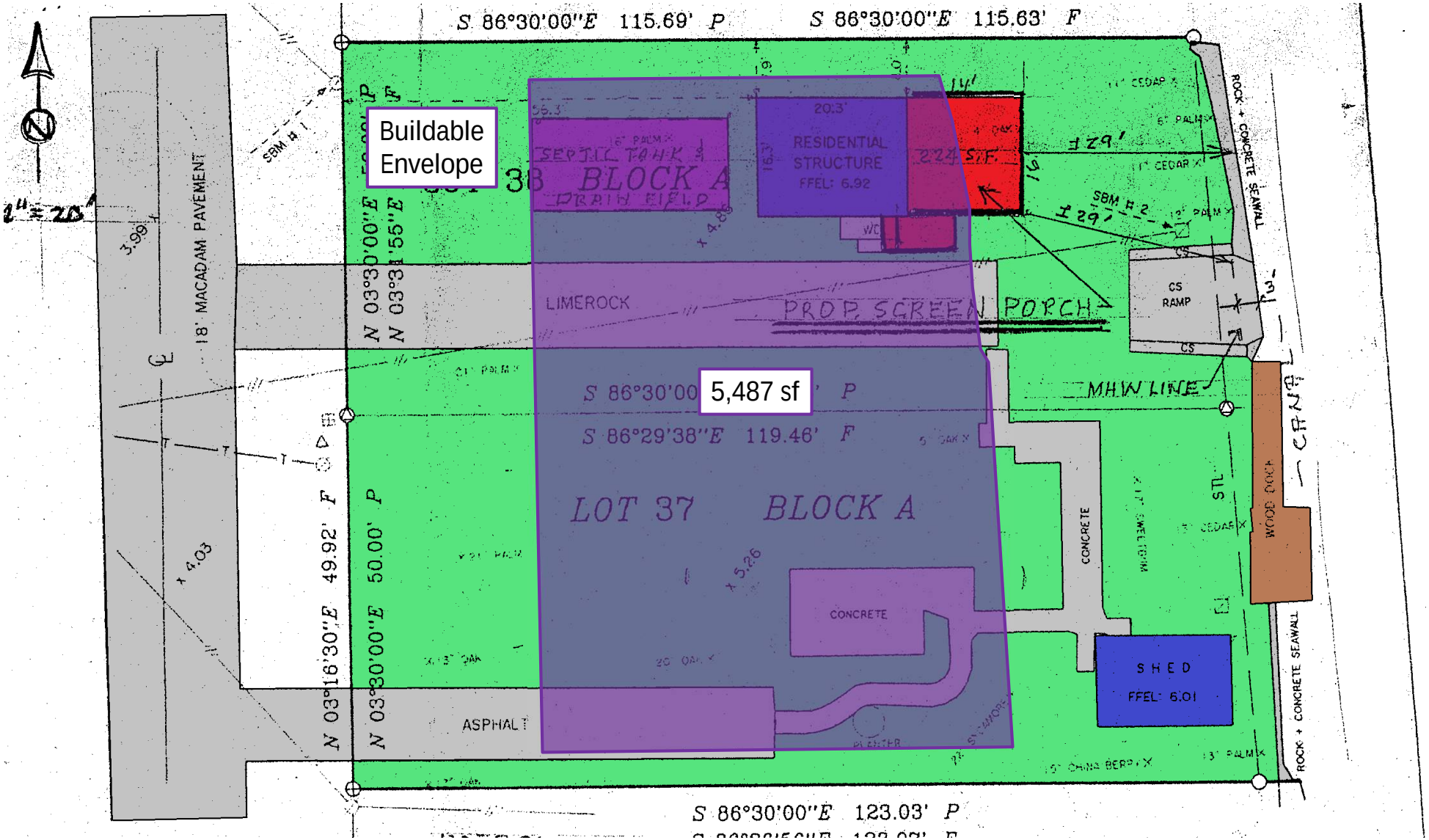
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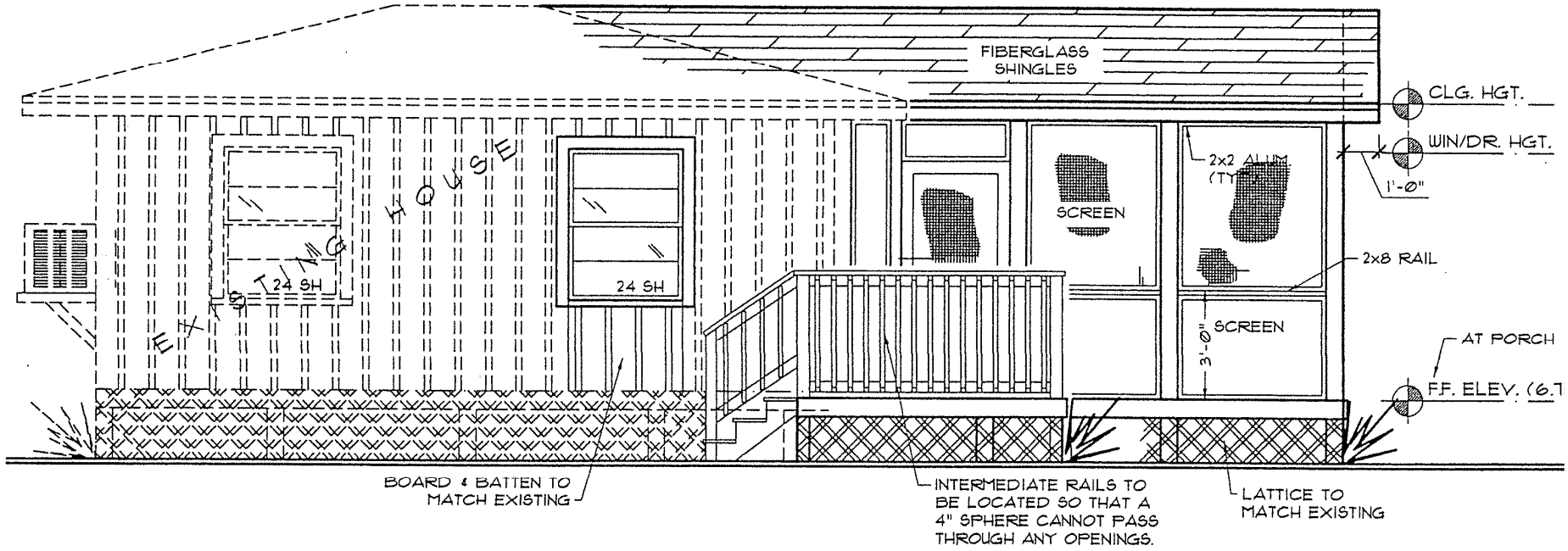
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Attachment: V2101 Planner (12526 : V-21-01 James Adams)



Attachment: V2101 Planner (12526 : V-21-01 James Adams)



2' 4'

1P
B1

FRONT ELEVATION

PROPOSED

ADAMS – 12386 W. STANDISH DR. HOMOSASSA
VARANCE # V-21-01

RECEIVED

Attachment: V2101 Planner (12526 : V-21-01 James Adams)

Jim Adams
12386 W Standish Dr
Homosassa, FL
Variance # V-21-01
Surrounding Neighborhood Presentation

Lot # 37 & 38 Restview Retreats Unit 1 S/D

Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Looking Northwest at Cabin



Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Looking West



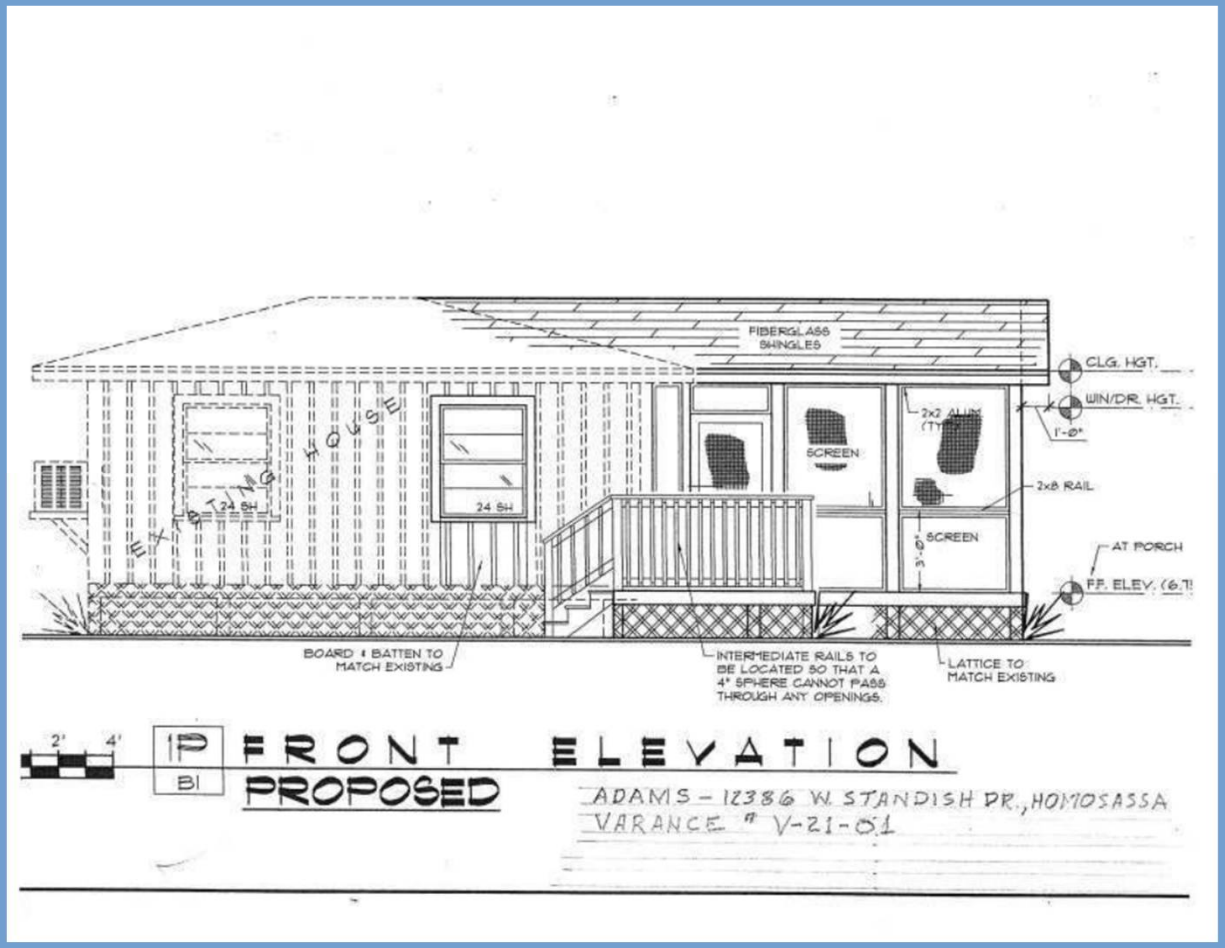
Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Looking North-East - Ramp to Canal on the right



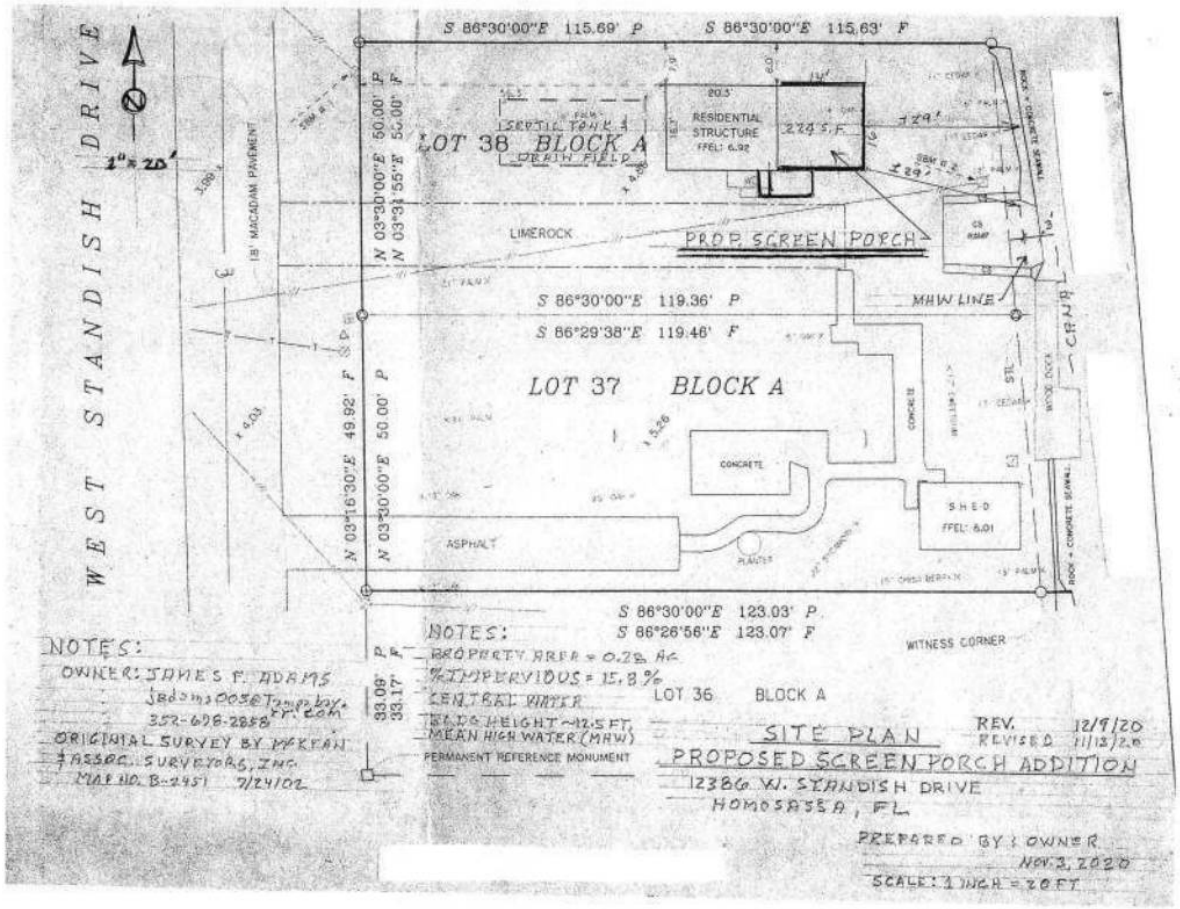
Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Proposed Screen Porch Addition Elevation View



Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

SITE PLAN



Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Look North across Lot 36 at #12386 and Shed.



Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Look South from #12386 across Lot # 36



Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Look West along Mason Creek Frontage



Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Look North-West-West at Building on W. Battle Creek Drive



Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Same Building side view over water



Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Another Lot – Auxiliary Buildings near water



Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Looking N/North-East along Battle Creek



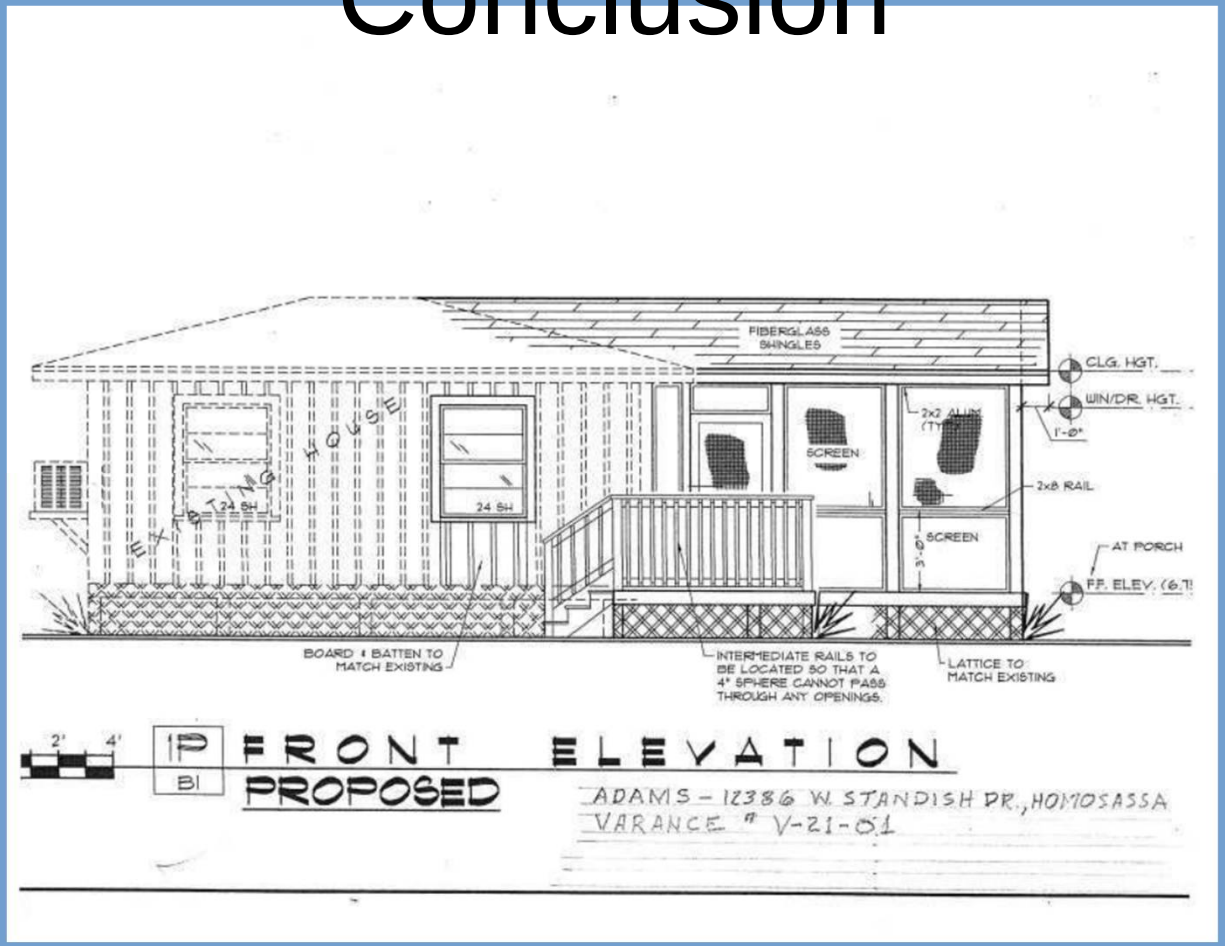
Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Looking at grounds about Canal/East side of Cabin



Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

Conclusion



Attachment: Applicant PowerPoint (12526 : V-21-01 James Adams)

AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert
AGENDA DATE:	**February 18, 2021**

BRIEF OVERVIEW:

This request is for a Variance from the Citrus County Land Development Code (LDC) for the reduction of minimum setback requirements pursuant to Section 2300, Building Setback Requirements and Height Requirements for all Land Use Districts, as specified in the LDC.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on February 18, 2021 to review and consider V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert.

PM2-21-8

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

VARIANCE APPLICATION NO. V-20-14
Lisa Wilson - The Permit Tech for Scott Siewert

DATE: January 27, 2021
PREPARED BY: Amy Bidwell, Senior Planner; Land Development Division

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) for the reduction of minimum setback requirements pursuant to Section 2300, Building Setback Requirements and Height Requirements for all Land Use Districts, as specified in the LDC. The applicant is requesting to reduce the setbacks from the required 50-foot setback from the centerline (25 feet from the property line) of W. Mink Ln. to a 37-foot setback from the centerline (12-foot from the property line); allowing the owner to place a 24'x30' detached garage.
SUBJECT PROPERTY	Section 18, Township 19 South, Range 19 East; specifically, Lot 11 of Pine Valley (AK 2415304), which address is 3798 S. Delard Way, Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 12,263 square feet (0.28 acres).
LAND USE	MDR, Medium Density Residential District, on the Future Land Use Map. MDR, Medium Density Residential District on the Future Land Use Map.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in Flood Zone X with a base flood elevation of Not available, as found on Community-Panel Number 12017C0 316D.
SURROUNDING AREA	North – W. Mink Lane; Single-family dwellings South – Single-family dwellings East – S. Delard Way; Single family dwellings West – Single-Family Dwellings The site is located in the Pine Valley subdivision, where there are single-family dwellings.
Soil Information	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Candler fine sand. Limitations to building development are droughtiness.

Attachment: Staff Report (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)

BACKGROUND

The subject property is part of the Pine Valley subdivision, which was platted in 1984. It abuts residences to the north, south and east, and takes access from S. Delard Way, a 50-foot wide, paved, public right-of-way.

The property is approximately 0.28 acres in size and is developed with a single-family residence. The single-family residence was constructed in 1988 and is 1,350 square feet in size. There is also a 200 square-foot rear screened porch and wood deck placed in 2004, and an 80 square-foot shed that was placed in 2015. There does not appear to be a permit for the placement of the existing shed.

The surrounding area contains single-family and vacant lots. There have been no variances granted for the three lots on either side of the subject property since the LDC adoption.

This application was heard by the PDC on December 3, 2020 and was continued. The applicant has revised the request by relocating the proposed shed.

ANALYSIS

The applicant is requesting a reduction in right of way setbacks for the subject property. The applicant is proposing to place a detached garage on the property abutting W. Mink Ln. The detached garage will be 37-feet from the centerline of W. Mink Ln. and 12-feet from the property line. The site plan indicates that the detached garage will be 720 square feet (24' x 30').

According to the submitted site plan, there is an existing accessory structure within the front setback of 25-feet from the property line along W. Mink Ln. This existing accessory structure is 80 square feet and will be removed and replaced with the proposed 720 square foot detached garage.

The size of the three lots on either side of the subject property are similar, however, they do not have two centerline setbacks as they are not corner lots such as the subject property. The shape of the lots all vary. Several have accessory structures built reasonably within the setbacks. No variances are recorded for these properties.

Building envelope and setback analysis			
Required Right-of-way Setback (property line setback)	50 ft. (25 ft.)	**Proposed Right-of-way setback (property line setback)**	37 ft. (12 ft.)
Required Side Setback	5 ft.	**Proposed Side Setback**	56 ft.
Existing Unpermitted Shed Size	80 sq. ft.	**Proposed Accessory Structure Size**	720 sq. ft.

Attachment: Staff Report (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)

The **Engineering Division** has provided the following comments and recommends the following conditions if the application is approved:

Runoff and erosion shall be controlled to protect the adjacent properties/ROW. Install any measures necessary to prevent sediment transport. Protective measures shall be installed BEFORE starting land disturbance activities as per Citrus County Code.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application is not consistent with the Comprehensive Plan goals, policies, and standards including:

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 placement of the proposed accessory structure is such that the runoff will not spill into the adjacent right-of-way and there is available area between the proposed accessory structure and the property line to mitigate runoff.*

Consistency with the Land Development Code (LDC) - Staff reviewed this application per Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC. This application is not consistent with the following provisions of the LDC.

§2300. A. A minimum setback from an abutting right-of-way shall be required for all buildings. The required minimum setback shall be measured from the centerline of the right-of-way. The distance is determined by the functional classification of the roadway, as specified on the Functional Classification Map in this LDC. Minimum distance is shown in the following table:

BUILDING SETBACK REQUIREMENTS	
Local Street (public or private)	50 feet
Minor Collector	65 feet
Major Collector	75 feet
Minor Arterial	100 feet
Principal Arterial	125 feet

PROPOSED FINDINGS OF FACT

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

1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The typical lot size in the Pine Valley subdivision is .27 acres, as shown in recorded plat map (PB 12 PG 90 LOT 11 BLK B). The subject

Attachment: Staff Report (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)

property is similarly sized in comparison with other lots, some of which have been developed without the need for variances.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The encroachment into the required setback is the result of the applicant/property owner. By requesting an accessory structure of the size and in the location proposed, the applicant is creating a hardship. The request for a building footprint with larger area is based on convenience and not necessity.

3. ***A granting of the variance requested will 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 average size of accessory structures in the area is 80 square feet and are placed within the setbacks of those properties. While other properties do not have two front setbacks as a corner lot, there are several in the area that are not a standard lot shape. These other properties have developed reasonably. The proposal is for the construction of a larger replacement accessory structure and the applicant has other options available in order to lessen or eliminate the need for variances, including the reduction of the building footprint.

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.*** The applicant is proposing an accessory structure with a 720 square-foot building footprint. The average accessory footprint of the eight closest single-family dwellings with an accessory structure is 80 square feet.

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.*** It is possible for the applicant to reasonably place an accessory structure on the lot, which would eliminate or reduce the need for a variance. A reduced footprint is feasible; therefore, this is not a minimal request, the hardship is based upon convenience, and is larger compared to other accessory structures in the area.

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 accessory structure does not meet standards for Building Setback Requirements and Height Requirements for All Land Use Districts.

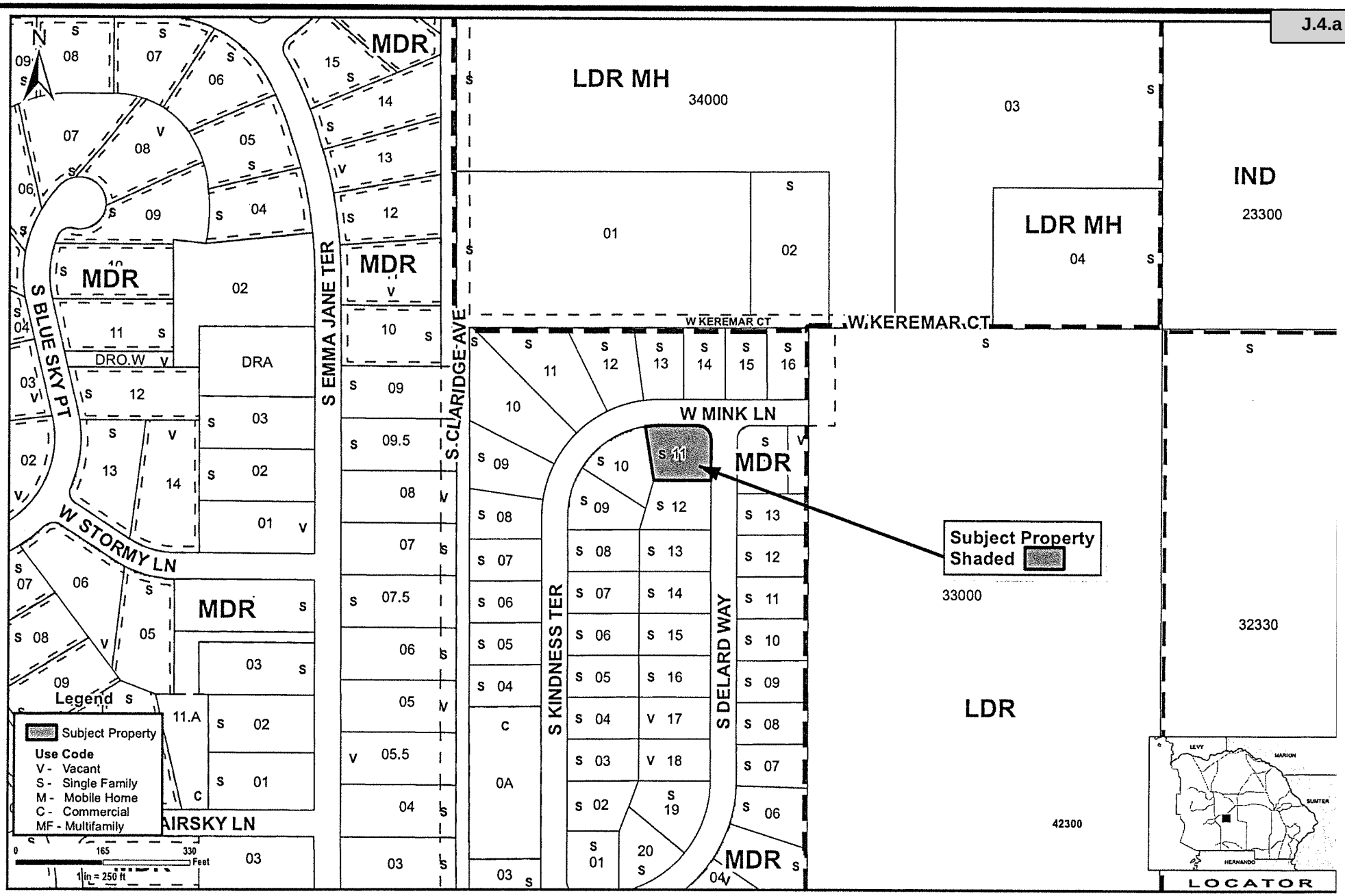
7. ***There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.*** Where standards are not specified herein,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

Attachment: Staff Report (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)

8. **Granting of the variance <u>will</u> deviate from the clear intent of the adopted Comprehensive Plan.** The application is not consistent with Policy 17.9.1 of the Comprehensive Plan, as discussed in this staff report.

AB/AP/cb

Attachment: Staff Report (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)



Application #: V-20-14	Applicant: Lisa Wilson for Scott Siewert
Proposal: Side and rear setback	Location: 3798 S. Delard Way, Homosassa
Future Land Use: MDR, Medium Density Residential	S-T-R - 19-19-18 SW

Planner Initials: AB Date:

Geographic Information Systems

Prepared By : Susan O'Connell
Date: October 23, 2020
Source: Enterprise Geodatabase
Map Number: WB0000445

Cynthia P. Skelhorn
Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide users and that it is as current and complete as of the date it is posted. However, all information provided should be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or loss sustained by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.

Attachment: Staff Report (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)

H. STAFF ANNOUNCEMENTS:

Mr. Sherman introduced Michael Strynkowski as the newest employee hired for the Land Development Division as a Planner I. Mr. Sherman advised that the Land Development Division Director position has been offered to Michael Lane. Mr. Lane accepted the offer and will begin after the first of the year. Mr. Sherman reminded the Board of the public hearing on the Cardinal Future Land Use Element on December 17.

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 site visits on all of the applications.

J. APPLICATIONS

1. LAND USE APPLICATIONS

a. V-20-14 Lisa Wilson, The Permit Tech for Scott Siewert

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the reduction of minimum set back requirements pursuant to Section 2300, Building Setback Requirements and Height Requirements For All Land Use Districts, as specified in the LDC. The applicant requested a reduced setback from the centerline of the right-of-way and from a side property line for the placement of a detached garage.

LOCATION: Section 18, Township 19 South, Range 19 East; specifically, Lot 11 of Pine Valley (AK 2415304); which address is 3798 S. Delard Way, Homosassa, FL.

STAFF CONTACT: Amy Bidwell, Senior Planner, Land Development Division

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

APPLICANT: Scott Siewert presented for his application. He stated that he purchased the property 21 months ago. He elaborated on the deplorable conditions on the neighborhood. The septic drain field for his home is in the center of his yard. Mr. Siewert explained that there are 14 residences in the area that have larger/taller garages than what he proposed. His proposal

Attachment: PDC Minutes 12-3 (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)

included a 24' x 30' detached garage. He explained that the site proposed was the only option due to the septic drain field.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS:

Mr. Brender inquired if he purchased the property online. Mr. Siewert stated that he purchased the property before it went into foreclosure. He was not able to view the inside of the property, but was able to view the property from the street.

Mr. Bramblett asked Mr. Siewert why he was not placing the proposed detached garage next to the house. Mr. Siewert responded that he was told that there was not enough room and that the only location was at the rear of the property line closest to West Mink Lane.

STAFF: The applicant requested a reduced setback from the required 50-foot setback from the centerline of W. Mink Lane to a 26-foot setback from the centerline and the required 5-foot rear setback to 2 feet to allow the owner to place a 24'x30' detached garage. The property is approximately .28 acres and the current and future land use is MDR (Medium Density Residential District). The residential lots are similar in size, but vary in shape. Ms. Bidwell's presentation included an aerial view of the subject area along with photos of the subject property and a proposed site plan. There have been no variances granted for the three lots on either side of the subject property since the LDC adoption. The size of the three lots on either side of the subject property are similar; however, they do not have two centerline setbacks as they are not corner lots. Staff's main concern with the one foot from the structure and the property line does not allow for stormwater runoff mitigation.

APPLICANT'S COMMENTS: Mr. Siewert advised that he would be willing to address stormwater runoff by installing six-inch gutters on the proposed building.

Ms. Bidwelll stated that the stormwater mitigation system would have to be approved by the engineering division.

COMMISSION QUESTIONS:

Mr. Bramblett asked Ms. Bidwell about the setbacks if the proposed garage was placed beside the house on Mink Lane. Ms. Bidwell stated that there appeared to not be enough room without a variance.

PROPONENT: None.

Attachment: PDC Minutes 12-3 (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)

OPPONENT: None.

COMMISSION COMMENTS:

Mr. Bass commented about the relocation of the proposed garage as the current proposed location has too many negative impacts.

Mr. Brender remarked by stating that he does not believe this to be a minimal request and would not be able to support the application at this time.

Mr. Facemyer stated that he would not be able to support this application, but would not be opposed to the applicant having a detached garage on the property if it met minimum standards of the County.

Mr. Bramblett noted that it seemed that a majority of the Board was not in favor of the current application and if the applicant would like to redesign the request.

MOTION: The Planning and Development Commission finds to ***CONTINUE*** application **V-20-14.**

MOTION:

1st Mr. Bramblett 2nd Mr. Bass

VOTE: 6 - 0, Motion Carried

b. V-20-15 Melanie Lee

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) to increase the Impervious Surface Ratio (ISR) pursuant to Section 2404, Central Ridge Residential District Standards, as specified in the LDC for the extension of an existing pool deck and for proposed new concrete footers and pool cage.

LOCATION: Section 30, Township 18 South, Range 19 East; specifically, Lot 12 of Citrus Hills First Addition (AK 2293951); which address is 591 E. Gilchrist Ct., Hernando, FL.

STAFF CONTACT: Amy Bidwell, Senior Planner, Land Development Division

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

Attachment: PDC Minutes 12-3 (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

Application No.: V-20-14 Date: 8/23/2020

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

Applicant*
Name: Lisa Wilson- The Permit Tech Inc
Address: PO Box 15133
City: Brooksville
State: FL Zip: 34604
Home No.: Cell No.: 352-585-8326
Work No.: Fax No.:
Email: thepermittech@gmail.com

Property Owner
Name: Scott Siewert
Address: 3798 S Delard Way
City: Homosassa
State: FL Zip: 34448
Home No.: Cell No.: 608-886-1117
Work No.: Fax No.:
Email: scott_international_dj@yahoo.com

Property Description: Section: 18 Township: 19 South Range: 19 East
Legal Description:
Subdivision: Pine Valley Lot(s): 11 Block/Parcel: B
Alternate Key #: 2415304 Parcel ID: 18E19S190010 000B0 0110

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

Variance Request: Due to the shape of this lot and placement of the septic and drainfield, we respectfully request a reduction in side set back by 4 and a reduction in Rear set back by 4' For accessory Structure (Detached Garage)

State hardship that justifies the granting of the variance: Septic and Drain Field in the way

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: Scott Siewert

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 Scott Siewert, who is personally known to me or provided Wisconsin Driver license as identification and who did not take an oath.

WITNESS my hand and official seal this 10th day of September, 2020

Rosa Y. Sanchez
Printed Name
Rosa Y. Sanchez
Notary Public - State of Florida

Seal

ROSA Y SANCHEZ
Official Seal
Notary Public – State of Illinois
My Commission Expires Mar 30, 2021

For Staff Use Only
Date:
Time:
Initials:
ATF:
QTR:
LUD:
FZ:

V-20-14

Attachment: Application (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)

V-20-14

Lisa Wilson for Scott Siewert

Attachment: V-20-14Coordinator (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)


S. Claridge Ave.
S CLARIDGE AVE
S. Kindness Ter.
W. Mink Ln.
S. Delard Way
S D
S ROSIE TER
W. Keremar Ct.



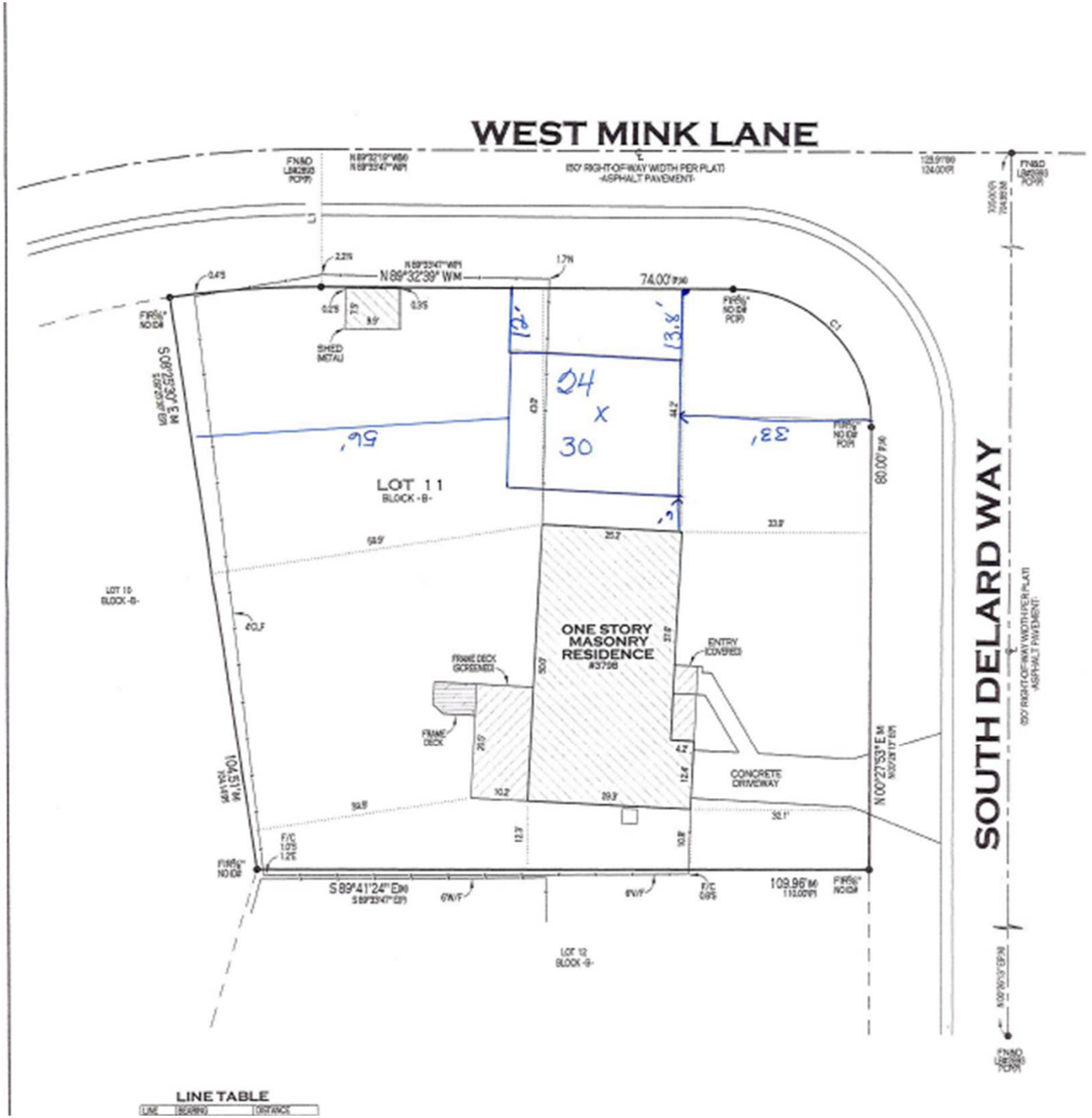
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V-20-14

Lisa Wilson for Scott Siewert

Attachment: V-20-14Planner (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)


S. Claridge Ave.
S CLARIDGE AVE
S. Kindness Ter.
W. Mink Ln.
S. Delard Way
S D
S ROSIE TER
W. Keremar Ct.



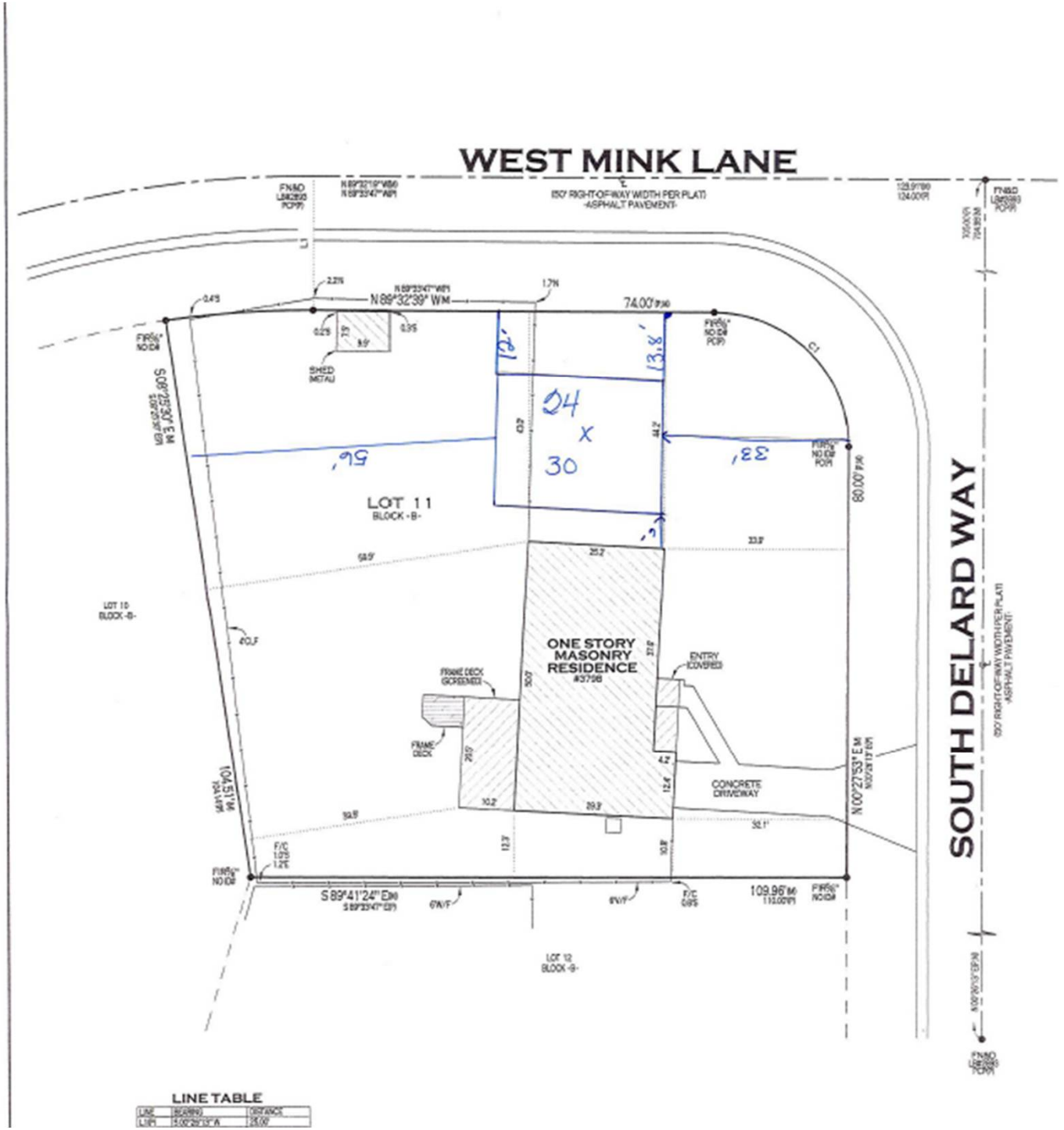
Attachment: V-20-14Planner (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)



Attachment: V-20-14Planner (12516 : V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert)



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