



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday March 4, 2021 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

Michael Facemyer, Chair
David Bramblett, 1ST Vice Chair
Robert Bass, 2ND Vice Chair
Richard Barmes
Stacey Worthington

James Roys
Kurt Stone
William Burda (Alternate)
Carole Scragg (Alternate)
Chuck Dixon (School Board)

- A. CALL TO ORDER
 - B. INVOCATION
 - C. PLEDGE OF ALLEGIANCE
 - D. ROLL CALL
 - E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES
 - F. OPEN TO THE PUBLIC – Receive comments from the public
 - G. APPROVE MINUTES -
 - 1. March 4, 2021 PDC Agenda,, Minutes, Directions
 - H. STAFF ANNOUNCEMENTS
 - I. EX PARTE COMMUNICATION - COUNTY ATTORNEY
 - J. APPLICATIONS
 - 1. PV-20-04 Guy Newman

Conduct a public hearing on March 4, 2021 to review and consider PV-20-04 Guy Newman, to make a recommendation to the Board of County Commissioners.

 - 2. CU-21-01 – Jim Penna for James Housh
- Conduct a public hearing on March 4, 2021 to review and consider CU-21-01 - Jim Penna for James Housh.
3. V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman
- Conduct a public hearing on March 4, 2021 to review and consider V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman.
- K. ADDITIONAL ITEMS -
- L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS
- M. ADJOURN

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

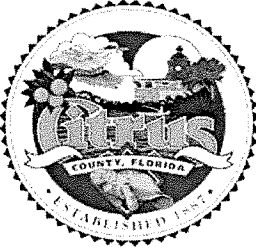
Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service.

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



AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	March 4, 2021 PDC Agenda,, Minutes, Directions
AGENDA DATE:	March 04, 2021
<u>BRIEF OVERVIEW:</u>	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday, March 4, 2021 at 9:00 AM
 Lecanto Government Building
 3600 West Sovereign Path
 Room 166
 Lecanto, Florida 34461

MICHAEL FACEMYER, CHAIR
DAVID BRAMBLETT, 1ST VICE CHAIR
ROBERT BASS, 2ND VICE CHAIR
RICHARD BARMES
JAMES ROYS

KURT STONE
STACEY WORTHINGTON
WILLIAM BURDA (Alternate)
CAROLE SCRAGG (Alternate)
CHUCK DIXON (School Board)

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

1. PLAT VACATION

a. PV-20-04 Guy Newman

REQUEST: This request is to vacate a portion of the platted drainage and utility easements between Lots 14 and 15, Block 1340, Unit 20 of Citrus Springs.

LOCATION: Section 1, Township 17 South, Range 18 East; more specifically, Lots 14 and 15, Block 1340, Citrus Springs Unit 20, as recorded in Plat Book 7, Pages 52 through 66, public records of Citrus County, Florida, which addresses are 11564 and 11560 N. Kenlake Cir., Citrus Springs, 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. LAND USE APPLICATION

a. CU-21-01 Jim Pena for James Housh

REQUEST: This request is for a Conditional Use to allow for a halfway house, pursuant to Section 2402, Rural Residential District (RUR), as specified in the LDC.

LOCATION: Section 11, Township 18 South, Range 17 East; more specifically, Parcel 44100, unrecorded tract, Alternate Key 1054087, described in OR BK 221 PG 542 & OR BK 2063 PG 27, which address is 4881 N. Arid Pt, Crystal River, 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

b. V-20-10 Maurice and Christina Ryman

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

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

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

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

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

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

days before the meeting. If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service.

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

DRAFT

**PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
January 21, 2021**

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

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

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

Absent: Kurt Stone

A. CALL TO ORDER

Joel Brender, Chair, called the meeting to order at 9:00 a.m.

B. INVOCATION

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

C. PLEDGE OF ALLEGIANCE

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

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC

G. APPROVE MINUTES

MOTION: Approve Minutes of November 19, 2020.

1st Mr. Bramblett 2nd Mr. Brooks

Mr. Bass stated that the date listed on page 3 of the Minutes should be edited to reflect the correct year of 2040 for the extension of the Development Agreement (DA-20-02).

Attachment: Agenda, minutes, and directions (12545 : March 4, 2021 PDC Agenda,, Minutes, Directions)

Planning and Development Commission

January 21, 2021

Approve Minutes of November 19, 2020, as corrected.

VOTE: 6 - 0, Motion Carried.

H. STAFF ANNOUNCEMENTS:

Mr. Sherman advised that the Board directed staff to transmit the Cardinal Future Land Use Map Category to the Department of Economic Opportunity. On February 9, the County Commission has a workshop scheduled to discuss strategic planning and comprehensive planning. There is an item on the County Commission's agenda on February 9 to discuss changes to the Land Development Code. The Land Development Division Director position is still vacant. There are two new regular members that were appointed to the PDC; Stacey Worthington and Richard Barmes. There are also two alternate members that were appointed to the PDC, William Burda and Carol Scragg.

Ms. Anaya stated that application V-20-10 (Clark Stillwell, Esq. for Ryman) has been continued. It will be heard on March 4, 2021.

EX PARTE COMMUNICATIONS:

Denise Lyn 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.

I. APPLICATIONS

1. COMPREHENSIVE PLAN AMENDMENT/ATLAS AMENDMENT

a. CPA/AA-21-02 John and Cynthia Zanki

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

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

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

Attachment: Agenda, minutes, and directions (12545 : March 4, 2021 PDC Agenda,, Minutes, Directions)

Planning and Development Commission**January 21, 2021**

INTRODUCTION: Ms. Pace's overview included an aerial view of the subject property, photos of the subject property and surrounding area and a boundary survey.

APPLICANT: John Zanki stated that he has owned this property for approximately 20 years and has been operating a bed and breakfast there for a long time. The business has suffered due to the pandemic and he would like to also use the subject property as an open-air café to serve coffees and sandwiches onsite to the general public. The property currently has an upgraded kitchen and upgraded wiring. He would like to place eight to nine café tables in the English garden which is on the left side of the property facing the river.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bramblett asked the applicant to confirm that the entire parcel was 2.62 acres. Mr. Zanki stated yes. Mr. Bramblett stated that the staff report states the request is to redesignate a portion of the subject property from Low Intensity Coastal and Lakes District to Coastal and Lakes Commercial District. Mr. Zanki stated that his request was to redesignate the entire parcel. Mr. Bramblett inquired if Mr. Hochadel had advised of the Planned Unit Development portion of this particular application that is lacking in this request. Mr. Zanki stated yes. Mr. Bramblett advised Mr. Zanki that he would not be able to support the application as it was submitted due to there not being any safeguards as to how the property would be developed with the redesignation to CLC.

Mr. Brender stated that he agreed with the comments provided by Mr. Bramblett about the safeguards about what would be developed if the designation was changed.

Mr. Bass inquired if the current septic system would be capable for the increased use. Mr. Zanki stated that the septic system would have to be expanded. Mr. Bass also inquired about the gated access to the subject property. Mr. Zanki advised that the gate would be open during business hours. Mr. Bass asked if there was sufficient area to provide parking for the increased use on the subject property. Mr. Zanki stated yes.

Mr. Brooks stated that he agreed with the comments presented by Messrs. Bramblett and Brender.

Planning and Development Commission

January 21, 2021

STAFF: The applicant requested to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from CL (Low Intensity Coastal and Lakes District) to CLC (Coastal and Lakes Commercial District) and to amend the Land Use Atlas Map (LUAM) of the Land Development Code from CL (Low Intensity Coastal and Lakes District) to CLC (Coastal and Lakes Commercial District). Ms. Anaya's presentation included an aerial view of the subject property, a map showing the land use designations for the surrounding properties, photos of the subject property and surrounding area and a boundary survey as submitted by the applicant. The subject property is approximately 2.6 acres and currently operating as a bed and breakfast known as Blue Moon Bed and Breakfast and that was approved by a Conditional Use in 2002.

Ms. Anaya stated there were two corrections to be made to the staff report that was submitted. The property will utilize commercial solid waste collection by WastePro. The engineer for the applicant is Bruce Keene, not Local Engineering. Ms. Anaya also clarified that the request is to redesignate the entire property from CL to CLC, not a portion of the property.

COMMISSION QUESTIONS:

Mr. Brender inquired of staff if she had discussed the Planned Unit Development process with the applicant. She advised that she had discussed the options with Mr. Zanki after he submitted the application.

PROPONENT: None.

OPPONENT: None.

COMMISSION COMMENTS:

Mr. Brooks inquired if the applicant understood the implications if the Board denied the application versus if the applicant requested a continuance.

Chairman Brender explained the details of there being a period of time before the applicant could reapply if the Board denied the application versus if he decided to request a continuance from the Board.

MOTION: The Planning and Development Commission finds to **CONTINUE** application ***CPA/AA-21-02***.

MOTION:

1st Mr. Bramblett 2nd Mr. Brooks

VOTE: 6 - 0, Motion Carried

Planning and Development Commission**January 21, 2021**

K. ADDITIONAL ITEMS: None.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS:

Mr. Facemyer thanked Messrs. Brender and Brooks for their time and dedicated service to the Board as well as the alternates, Messrs. Harrelson and Borgeson.

Chairman Brender expressed his gratitude for the support that he received and the privilege it has been to serve on the Board.

Mr. Brooks conveyed his thanks for being allowed to serve the citizens of Citrus County through sitting on the Board for eight years.

M. ADJOURN

The Planning and Development Commission adjourned at 9:49 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary



Planning and Development Commission

Directions for meeting on March 4, 2021

PV-20-04 - From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **11.57 miles** and turn left onto N. FL Ave. Go **5.20 miles** and turn right onto W. Withlacoochee Trl. Go **0.62 miles** and turn left onto N. Landover Ter. Go **0.07 miles** and take the first left onto N. Kenlake Cir. Go **0.14 miles** and the site is on the right at **11560 N. Kenlake Cir.** Dunnellon.

CU-21-01- 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 **6.31 miles** and turn right onto N. Turkey Oak Dr. Go **0.67 miles** and turn right onto N. Holiday Dr. Go **0.25 miles** and turn left onto N. Holiday Dr. Go **1.13 miles** and turn slightly right onto N. Stokes Way. Go **0.15 miles** take the first right onto N. Elm Dr. Go **0.52 miles** and turn right onto W. Gum St. Go **0.12 miles** and turn left onto N. Arid Pt. Go **0.13 miles** and the site is at the end of the road at **4881 N. Arid Pt.** Crystal River.

V-20-10- 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 **3.14 miles** and turn slightly right left onto W. Riverhaven Dr. Go **0.76 miles** and turn right onto S. Prices Pt. Go **0.17 miles** and take the first right onto W. Broadjump Ct. Go **0.04 miles** and the site is on the left at **12070 W. Broadjump Ct.** Homosassa.



AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	PV-20-04 Guy Newman
AGENDA DATE:	March 04, 2021

BRIEF OVERVIEW:

To vacate a portion of the platted drainage and utility easements lying in Lots 14 and 15, Block 1340, Citrus Springs Unit 20, as recorded in Plat Book 7, Pages 52 through 66, public records of Citrus County, Florida (Section 1, Township 17 South, Range 18 East), which addresses are 11564 and 11560 N. Kenlake Cir., Citrus Springs, Florida.

BUDGET IMPACT/FUNDING SOURCE:

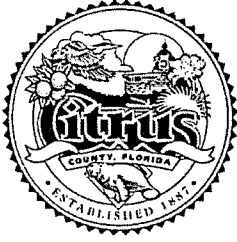
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0

Applicant Responsibility

RECOMMENDED ACTION:

Conduct a public hearing on March 4, 2021 to review and consider PV-20-04 Guy Newman, to make a recommendation to the Board of County Commissioners.

PM2-21-10



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

PLAT VACATION APPLICATION NO.: PV-20-04 Guy Newman

DATE: February 8, 2021

PREPARED BY: Joe Hochadel, Principal Planner, Land Development Division *JH*

REQUEST AND SUBJECT PROPERTY:	To vacate a portion of the platted drainage and utility easements lying in Lots 14 and 15, Block 1340, Citrus Springs Unit 20, as recorded in Plat Book 7, Pages 52 through 66, public records of Citrus County, Florida (Section 1, Township 17 South, Range 18 East), which addresses are 11564 and 11560 N. Kenlake Cir., Citrus Springs, Florida.
SURROUNDING LAND USE	PDR, Planned Residential Development, on the Land Development Code (LDC) Atlas; and RMU, Residential Mixed Use, on the Future Land Use Map
SURROUNDING AREA	Single-family residential (vacant and improved lots)

ANALYSIS

The purpose of this application is to remove the drainage and utility easements lying on the south line of Lot 15 and the north line of Lot 14 in the Citrus Springs Unit 20 subdivision. The applicant owns both lots and has applied for a permit to develop a secondary dwelling on Lot 14 (Permit 2020-15239). The approved site plan indicates that the structure will be placed outside of the easement.

Comprehensive Plan Policy 10B.4.3 states:

The vacation of rights-of-way, alleys, roads, or access easements shall only be allowed when principal or secondary access to a parcel of land is not diminished, the location of an existing or future utility is not adversely affected, or the roadway does not serve a public purpose, nor has the potential of being integrated into the transportation system.

Pursuant to Administrative Regulation No. 13.01-5, this item was routed to the Land Section, Fire Rescue, and Emergency Operation Center/911, which had no objections.

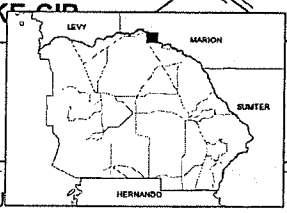
The application has been reviewed by the Citrus County Utilities Division, Land Development Division, Engineering Division, GIS, Survey Section, and the Environmental Health Office (State of Florida). These offices recommend approval of the vacation application as proposed.

Attachment: Staff report and locator map (12586 : PV-20-04 Guy Newman)

Utility companies that service the area had no concerns. The utility company comments are provided with this application.

Based on a review of the application and supporting documentation, it has been determined that this request for a plat vacation is consistent with the Comprehensive Plan and Land Development Code.

JH/SW/cb



Geographic Information Systems

Prepared By : William Braunsch

Date: January 13, 2021

Source: Enterprise Geodatabase

Map Number: WB0000465

Cynthia P. Skelham
Director

Cynthia Skelham

The information contained on this map was derived from the Enterprise Geodatabase. The information is provided "as is" without warranty. The user assumes all liability for any use of the information. The information is provided for informational purposes only and is not to be used for any other purpose. The information is provided for informational purposes only and is not to be used for any other purpose. The information is provided for informational purposes only and is not to be used for any other purpose.





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

STREET/PLAT VACATION APPLICATION

Application No.: _____ Date: 10/14/2020
* Agent for Petitioner _____
Applicant* Guy Newman **Petitioner(s)** Guy Newman
Name: _____ Name: _____
Address: 6600 BREWER ST Address: 6600 BREWER ST
City: St. Augustine City: St. Augustine
State: FL Zip: 32080 State: FL Zip: 32080
Home No.: 904 495 8115 Cell No.: (904) 495 8115 Home No.: _____ Cell No.: _____
Work No.: _____ Fax No.: _____ Work No.: (904) 495 8115 Fax No.: _____
Email: QUAD007@LIVE.COM Email: QUAD007@LIVE.COM

Property Description: Section: _____ Township: _____ South Range: _____ East
Legal Description: LOT 15, Block 1340, CITRUS SPRINGS UNIT 20 BOOK 7 Pgs 5-15
Subdivision: _____ Lot(s): 15 Block/Parcel: 1340
Alternate Key #: 143 5625 Parcel ID: 18 E 17 S 1002.00 1340 015

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

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

Applicant Request (purpose of vacation):

PLEASE VACATE 6' (SIDE LOT) EASEMENTS AT SOUTH SIDE OF LOT 15 AND NORTH SIDE OF LOT 14Directions to the Property from Lecanto: PLEASE SEE ACCOMPANYING MAP

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

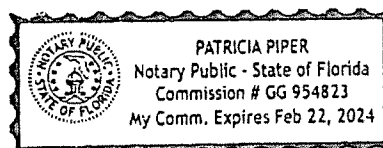
Signature: _____

STATE OF FLORIDA
COUNTY OF CITRUSI HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Guy Newman, who is personally known to me or provided Florida Driver License as identification and who did not take an oath.WITNESS my hand and official seal this 14th day of October, 2020.

Printed Name

Notary Public - State of Florida

Seal



For Staff Use Only

Date: _____
Time: _____
Initials: _____Phone Company: _____ Cable TV: _____ Electric Service: _____
Water Provider: _____ Sewer Provider: _____ Mosquito Control: _____
Gas Provider: _____ Ownership and Encumbrance Report: _____
Required for Plat Vacations: _____ Proof of Publication: _____ Proof of Paid Taxes: _____

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 14, BLOCK 1340, OF CITRUS SPRINGS UNIT 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGES 52 THROUGH 66, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

CERTIFIED TO MEET FLORIDA STANDARDS OF

PRACTICE TO:

GUY NEWMAN

This certification is made specifically and only to the parties above, for the purpose of obtaining a mortgage on the above described property. I hereby certify that this Survey of the property described hereon, as recently surveyed and drawn under my supervision, complies with the standards of practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code Pursuant to 472.027, Florida Statutes.

DRAWING FILE NAME	20-018
SCALE	1" = 30'
JOB NUMBER	20-018
FIELD BOOK NUMBER	93-13
FIELD WORK BY	T.C.
FIELD DATE	01-02-2019
DRAWN BY	C.J.
PREVIOUS JOB NUMBER	---
PREVIOUS SURVEY DATE	---

NOTES AND REPORT:

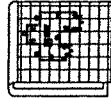
1. BEARINGS BASED ON THE CENTERLINE OF NORTH KENLAKE CIRCLE, AS BEING N00°10'51"W - PER PLAT.
2. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED BY THIS SURVEY.
3. DESCRIPTION FURNISHED BY THE CLIENT.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS, RIGHT OF WAY, OR OWNERSHIP OF RECORD.
5. THIS SKETCH IS NOT VALID UNLESS SIGNED BY THE SURVEYOR IN RESPONSIBLE CHARGE AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
6. NO ONE OTHER THAN THE ENTITIES NAMED HEREON SHOULD RELY ON THIS SURVEY.
7. SURVEY CLOSURE: THE UNADJUSTED ERROR OF CLOSURE FOR THE SURVEY IS 1 : 59,000, WHICH EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE STATE OF FLORIDA.
8. THE CERTIFICATION AS SHOWN HEREON DOES NOT TAKE INTO CONSIDERATION ANY ADDITIONAL FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH AND / OR EXAMINATION MIGHT DISCLOSE, INCLUDING, BUT NOT LIMITED TO, DESCRIPTIONS CONTAINED IN DEEDS FOR ADJACENT PROPERTIES.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. OFFSETS AS SHOWN HEREON ARE PERPENDICULAR OR RADIAL FROM BUILDING CORNERS TO PROPERTY BOUNDARIES AND SHOULD NOT BE USED TO RE-ESTABLISH SAID BOUNDARIES.

THIS SKETCH IS NOT COMPLETE WITHOUT SHEET 2 OF 2

WILLIAMS SURVEYING, INC.

PROFESSIONAL SURVEYORS AND MAPPERS

State Certificate No. 0006619 19469 S.W. Rainbow Lakes Blvd.
Dunnellon, Florida 34431
Phone (352) 465-0367
Mailing Address
P.O. Box 2026
Dunnellon, Fl. 34430-2026

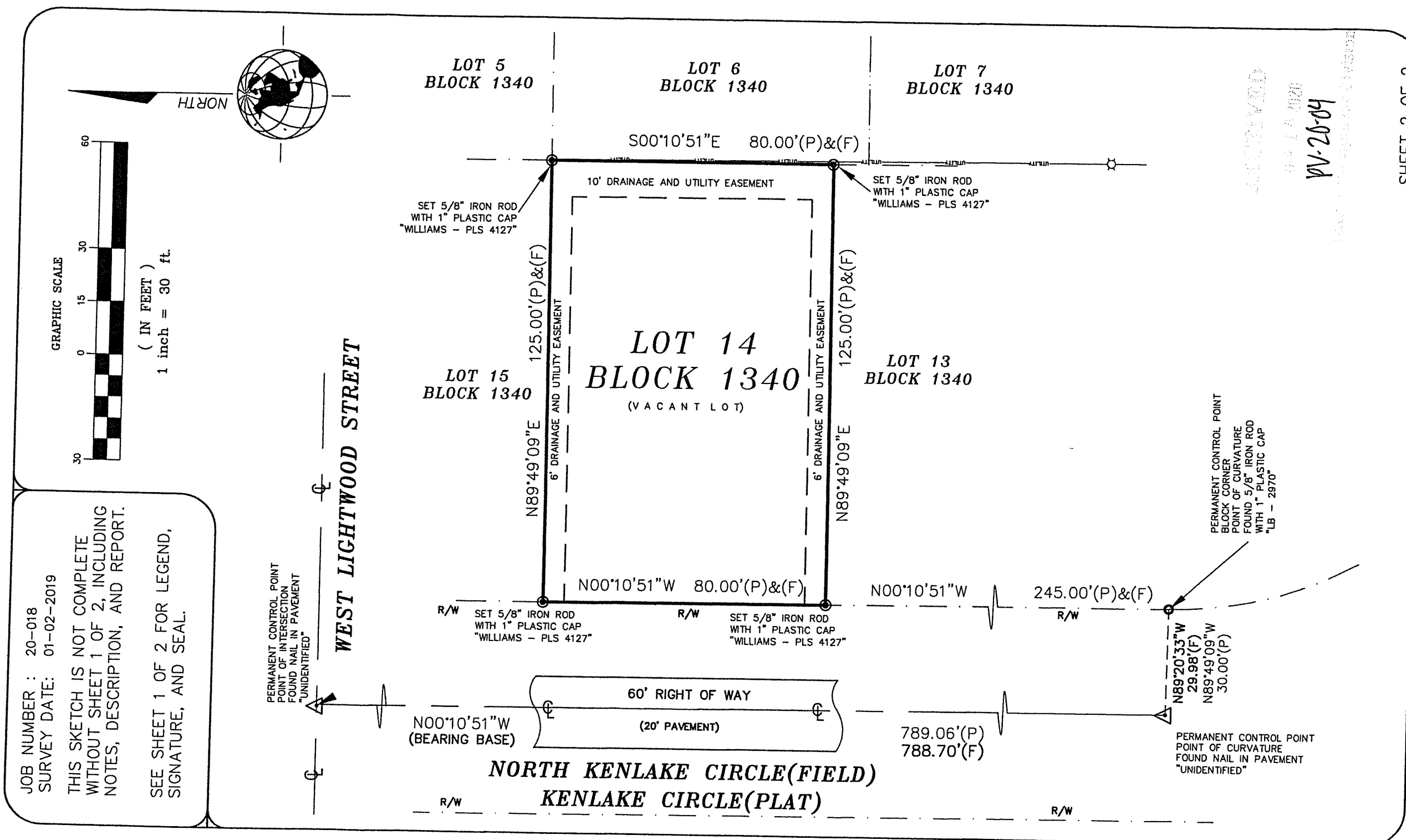


Martin L. Williams
Florida Professional Surveyor and Mapper
Florida Registration Number 4127

Signature Date
04/17/2020

NOT VALID UNLESS SIGNED AND STAMPED WITH EMBOSSED SEAL

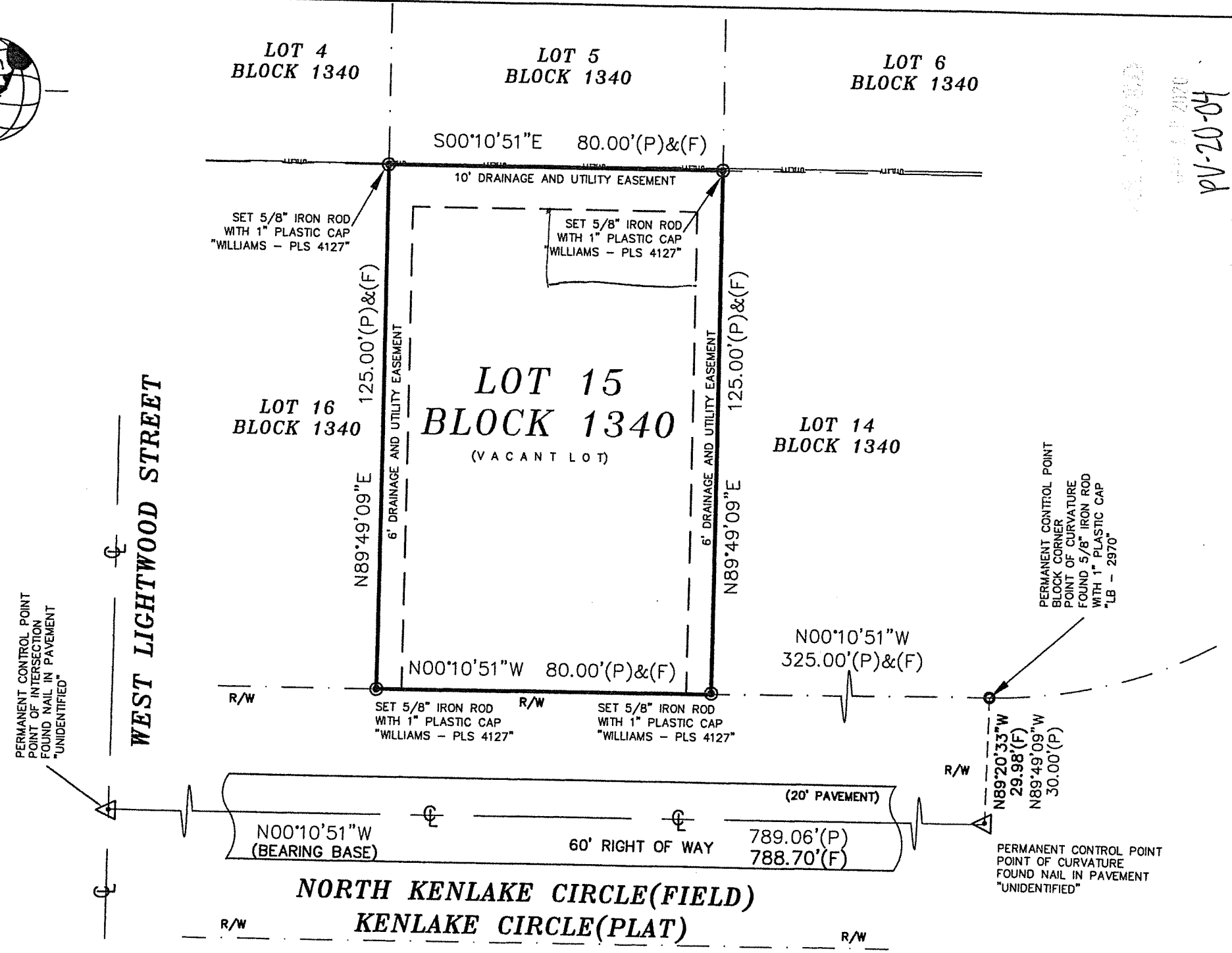
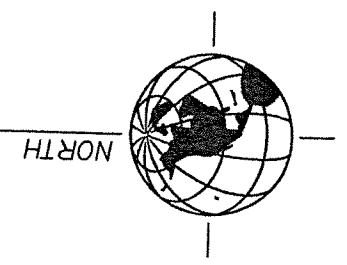
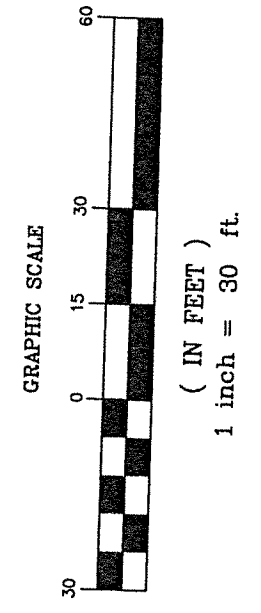
SHEET 1 OF 2



JOB NUMBER : 20-080
SURVEY DATE: 01-02-2019

THIS SKETCH IS NOT COMPLETE
WITHOUT SHEET 1 OF 2, INCLUDING
NOTES, DESCRIPTION, AND REPORT.

SEE SHEET 1 OF 2 FOR LEGEND,
SIGNATURE, AND SEAL.



PV-20-04

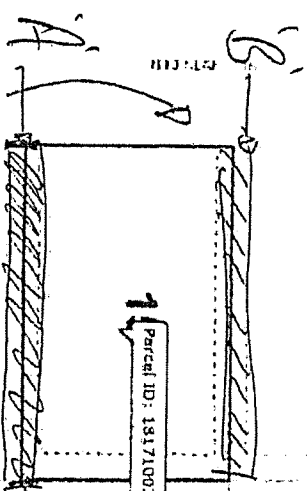
SHEET 2 OF 2

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Am K
10/1/2020

KENLAKE CIRCLE

N. LANDOVER TERRACE



Just want
to have
the electric
fishy
A → B

07
Thomas Scott

12

08

SHEET 2 OF 2

PV-20-04



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

J.1.b

SAMPLE

PETITION

TO: THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA:

The undersigned, hereby petitions this Board to close, vacate, abandon, and discontinue (that, those) certain street(s), road(s), alleyway(s) delineated on the recorded plat of ST 14 BLOCK 1340 UNIT 20, recorded in Plat Book 7, Page 5256, public records of Citrus County, Florida, described on the attached Exhibit "A", which is hereby made a part hereof by reference; that petitioner would not inconvenience anyone for the same to be closed, that Petitioner recognizes, acknowledges and accepts the reservation by said County, the right to create any easements upon said vacated lands as may be necessary to further and/or preserve the public health, safety, and welfare, and that Petitioner will pay the expense of public notice of the hearing to determine the advisability of closing the same.

WHEREFORE, the undersigned petitions this Board to call a public hearing at Petitioner's expense to determine the viability of closing said street(s), road(s) alleyway(s) and that, upon such a hearing, this Board will determine that the same should be closed and adopt an appropriate Resolution closing, vacating, abandoning and discontinuing the same, and renouncing and disclaiming any right of Citrus County and the public in and to any land delineated on the recorded plat of said, except for the reservation of the right to any easements as may be found necessary, by the Board of County Commissioners, to further and/or preserve the public health, safety, and welfare.

Petitioner

Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)



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.citrusboecc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

☐ Variance ☐ Conditional Use ☐ Minor Subdivision ☐ Lot Reconfiguration

☐ Plat Vacation ☐ Street Vacation ☐ Comprehensive Plan Amendment

☐ Atlas Amendment ☒ Other (specify): SIDE LOT EASEMENTS

LEGAL DESCRIPTION OF PROPERTY:

Section _____ Township _____ Range _____ Alternate Key # _____

Lot/Parcel _____ Block _____

Subdivision _____

I, Cinnamon Wing, owner of the above described property,
 (Name of Owner)

authorize Guy Newman of _____ to
 (Name of Representative) (Name of Business)

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

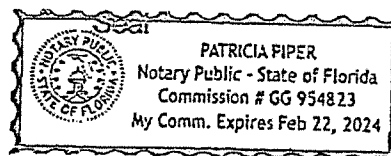
SIGNATURE: Cinnamon Wing
 (Signature of Owner)

STATE OF FLORIDA
 COUNTY OF CITRUS

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

WITNESS my hand and official seal this 14th day of October, 2020

Patricia Piper
 Printed Name
Patricia Piper
 Notary Public - State of Florida



Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Vision: To be the Healthiest State in the Nation

Ron DeSantis
Governor

Scott A. Rivkees, MD
State Surgeon General

MEMORANDUM

DATE: 09/18/2020
TO: Land Development Director, Joanna L. Coutu, AICP
THROUGH: Planning Coordinator(s)
FROM: Environmental Health Director, Glenn "Will" Bryant
SUBJECT: No Objection to PV-20-04

Environmental Health has no objection to PV-20-04, however, this does not exempt the applicant from compliance with other Federal, State, or Local Permitting required for development of this property.

If further information is needed, please ask.

Sincerely,

Will Bryant
Environmental Health Director
Environmental Health
3600 West Sovereign Path Suite 194
Lecanto, FL 34461
Phone 352-513-6102 Fax 352-527-5316

RECEIVED

SEP 21 2020

PV-20-04

Land Development Division





CITRUS COUNTY FIRE RESCUE

Administration Office

3600 W. Sovereign Path, Suite 141, Lecanto, FL 34461

Phone: 352-527-5406 | Fax: 352-527-5404

Email: FireInfo@CitrusCountyFire.com | Website: www.CitrusCountyFire.com

TO: Joe Hochadel, Principal Planner

FROM: Craig Stevens, Fire Chief

DATE: January 29, 2021

SUBJECT: Plat Vacation Application Number PV-20-04, Guy Newman – vacate drainage and utility easements lying in Lots 14 and 15, Block 1340, Citrus Springs Unit 20 (Section 1, Township 17 South, Range 18 East)

Please be advised that Citrus County Fire Rescue has no objection to the plat vacation as outlined above.

If I can be of further assistance, please do not hesitate to contact me.

Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

1/29/2021
12586
PV-20-04

**CITRUS COUNTY FIRE RESCUE****Administration Office**

3600 W. Sovereign Path, Suite 141, Lecanto, FL 34461

Phone: 352-527-5406 | Fax: 352-527-5404

Email: FireInfo@CitrusCountyFire.com | Website: www.CitrusCountyFire.com

TO: Joe Hochadel, Principal Planner

FROM: Craig Stevens, Fire Chief

DATE: September 28, 2020

SUBJECT: **Plat Vacation Application Number PV-20-04, Guy Newman – vacate drainage and utility easements lying in Lots 14 and 6, Block 1340, Citrus Springs Unit 20 (Section 1, Township 17 South, Range 18 East)**

Please be advised that Citrus County Fire Rescue has no objection to the plat vacation as outlined above.

If I can be of further assistance, please do not hesitate to contact me.

Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

RECEIVED

SEP 28 2020

PV-20-04

Land Development Division



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

3600 W. Sovereign Path, Lecanto, FL 34461-8070

(352) 527-5226 Fax (352) 527-5317

Web Address: www.citrusbocc.com

In reply, refer to: PL4-20-110

December 31, 2020

Guy Newman
6600 Brevard St.
St. Augustine, FL 32080

RE: PV-20-04- PLAT VACATION BY GUY NEWMAN

Dear Mr. Newman:

The County Staff made the following recommendations on pending application PV-20-04:

Environmental Health has no objection to PV-20-04; however, this does not exempt the applicant from compliance with other Federal, State, or Local Permitting required for development of this property.

The Utilities Division has no objections to approval of PV-20-04 with the following comment: once future development occurs, lots must connect to Citrus County's central water system. If future central sewer becomes available, lots will be required to connect within 365 days of notification.

The Land Section of the Division of Engineering has no objection to approval.

The Survey Section of the Division of Engineering, (Mark Thomas (352)527-5544) has no objection to approval.

The Geographic Information Systems (GIS) Division has no objection to approval.

The Engineering Division has no objection to approval.

The Land Development Division recommends approval to be reviewed for and placed on an upcoming Planning and Development Commission meeting agenda.

Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

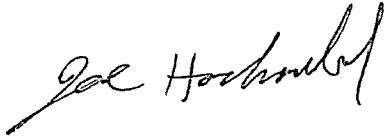
Mr. Newman
PV-20-04
December 31, 2020
Page 2 of 2

Therefore, I have made the following recommendation on the Plat Vacation application PV-20-04:

(X) APPROVAL

If you have questions or wish to resubmit via email, please contact our office at (352) 527-5239 or email the Land Development Coordinator for this application, Susan Wright, at susan.wright@citrusbocc.com.

Respectfully,



Joe Hochadel, Principal Planner
Land Development Division
Department of Growth Management

SW

cc: File – PV-20-04

Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

Proof of Publication

from the
CITRUS COUNTY CHRONICLE
 Crystal River, Citrus County, Florida
PUBLISHED DAILY

STATE OF FLORIDA
 COUNTY OF CITRUS

Before the undersigned authority personally appeared

Theresa Holland and/or Mary Ann Naczi and/or Tonya Knight and/or Jeanne Ethridge

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the Court,

4563-1125 WCRN NOTICE OF PETITION TO VACATE PLAT The Petitioner, Guy Newman, hereby gives notice of their intention to petition the Citrus County Board of County Commissioners to vacate a portion of that certain plat between Lot 14 and 15 of Unit 20

was published in said newspaper in the issues of
November 18th, 2020, November 25th, 2020,

Affiant further says that the Citrus County Chronicle is a Newspaper published at Crystal River in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Marion County and Levy County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jeanne Ethridge

The foregoing instrument was acknowledged before me.

This 19th day of November 2020

By: Theresa Holland and/or Mary Ann Naczi and/or Tonya Knight and/or Jeanne Ethridge
 who appeared by (X) means of physical presence or () via online notarization.

Notary Public

Maria A Parks

4563-1125 WCRN NOTICE OF PETITION TO VACATE PLAT

The Petitioner, Guy Newman, hereby gives notice of their intention to petition the Citrus County Board of County Commissioners to vacate a portion of that certain plat between Lot 14 and 15 of Unit 20, BLK 1340, as described in Exhibit "A" attached hereto and made a part hereof.

PETITION
TO THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA:

The undersigned, hereby petitions this Board to close, vacate, abandon, and discontinue (that, those) certain easement delineated between the recorded plats of Lot 14 and Lot 15, Block 1340 Unit 20, recorded in Plat Book 7, Pages 52-66, public records of Citrus County, Florida, described on the attached Exhibit "A", which is hereby made a part hereof by reference; that petitioner would not inconvenience anyone for the same to be closed, that Petitioner recognizes, acknowledges and accepts the reservation by said County, the right to create any easements upon said vacated lands as may be necessary to further and/or preserve the public health, safety, and welfare, and that Petitioner will pay the expense of public notice of the hearing to determine the advisability of closing the same.

WHEREFORE, the undersigned petitions this Board to call a public hearing at Petitioner's expense to determine the viability of closing said easements and that, upon such a hearing, this Board will determine that the same should be closed and adopt an appropriate Resolution closing, vacating, abandoning and discontinuing the same, and renouncing and disclaiming any right of Citrus County and the public in and to any land delineated on the recorded plat of said, except for the reservation of the right to any easements as may be found necessary, by the Board of County Commissioners, to further and/or preserve the public health, safety, and welfare.

/s/ Guy Newman, Petitioner

EXHIBIT "A"

Short Legal: Lot 14, Block 1340, Unit 20 in Plat Book 7 on page 52-66

Property Address: 11564 N Kenlake Circle, Citrus Springs FL 34434

Altkey: 1435625 Parcel ID: 18E17S100200 13400 0140

Short Legal: Lot 15, Block 1340, Unit 20 in Plat Book 7 on page 52-66

Property Address: 11560 N Kenlake Circle, Citrus Springs, FL 34434

Altkey: 1435633 Parcel ID: 18E17S100200 13400 0150

Published November 18 & 25, 2020



Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)



8130 CR44 Leg A, Leesburg, FL 34778

Dear Mr. Newman,

This letter is in response to your request for Comcast to release their rights to the Utility Easement between Lots 14 & 15 (N Kenlake Circle, Citrus Springs FL 34434. Citrus Springs Unit 20, between Lots 14 & 15, Blk 1340) as referenced in file SCAN_0177.pdf

Comcast do not object to this vacate as we do not have any facilities within this Easement and do not plan on placing any facilities within this easement in the future.

Should you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Mc Kenna", followed by the date "10/1/2020".

Liam Mc Kenna

Comcast

Construction Supervisor

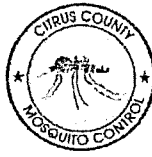
Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

SHT 1 OF 2

RECEIVED
OCT 2 2 2020
PV-20-04
CITY OF CITRUS SPRINGS

CITRUS COUNTY MOSQUITO CONTROL DISTRICT

Commissioners:
Leon McClellan
AJ Green
Joe Adams



Director:
George Deskins

September 9, 2020

Mr. Guy Newman
Quaid007@live.com

RE: Plat vacate at 11564 N Kenlake Cir, Citrus Springs, FL.

Dear Mr. Newman:

The Citrus County Mosquito Control District has no easements, utilities, or structures which will be impacted by this request for vacation.
We have no objection with the request as stated.

Sincerely,

George Deskins
Director

Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

RECEIVED

SEP 11 2020

PV-20-04

To whom it may concern,

Let this email service as notice:

Amerigas does not have any conflict nor services in the specified areas.

CITRUS SPRINGS UNIT 20 LOT 14 BLK 1340
CITRUS SPGS UNIT 20 PB 7 PG 52 LOT 15 BLK 1340

If you have any questions, please feel free to contact us.

Sincerely,

Eugene Rotter
AmeriGas
Customer Relation Representative
401 Ponce De Leone Blvd
Brooksville, FL 34601-1904
352-796-4988
352-754-9840 (FAX)
855-280-7628 (TOLL FREE)
Eugene.Rotter@Amerigas.com



Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

12/17/2020

OFFICE

PV-20-04

Public Information Division



Board of County Commissioners DEPARTMENT OF WATER RESOURCES

3600 W. Sovereign Path, Suite 292
Lecanto, Florida 34461-7788
(352) 527-7650 FAX (352) 527-7644
www.citrubocc.com

August 19, 2019

Guy Newman
11564 N. KenLake Circle
Citrus Springs, FL 34434

Subject: Vacation of Drainage and/or Utility Easement over 11564 N. KenLake Circle

A requested, this letter will confirm that the Citrus County Water Resources Department has no objection to the property owner's request to vacate the drainage and/or utility easement(s) over the referenced property.

Sincerely,

Ken Cheek – Director, Citrus County Department of Water Resources

cc: File

Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

RECEIVED

SEP 19 2020

PV-20-04

Citrus County Department of Water Resources



3300 Exchange Place, NP4C
Lake Mary, Florida 32746

phillip.simmons@duke-energy.com
o: 407.942.9407

September 1, 2020

Guy Newman
6600 Brevard St
St Augustine, FL 32080

Email: quaid007@live.com

RE: *Vacate request dated August 24, 2020 concerning:*
11564 N Kenlake Circle, Citrus Springs, FL 34434
11560 N Kenlake Circle, Citrus Springs, FL 34434

Mr. Newman,

Duke Energy's Distribution and Transmission Departments have "**NO OBJECTION**" to the request to vacate the Dedicated Utility Easement lying between Lot 14 AND Lots 15 in Block 1340 of Citrus Springs Unit 20, according to the plat thereof, as recorded in Plat Book 7, Page 52 of the Public Records of Citrus County, Florida; more particularly as shown on Exhibit A, attached hereto and by the reference made a part hereof.

See "Exhibit A" attached hereto and included herein.

Tax Parcel IDs: 18E17S100200 13400 0150, 18E17S100200 13400 0140

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Phillip Simmons
Duke Energy Florida, Land Services
3300 Exchange Place, NP4A
Lake Mary, Florida 32746
407-942-9514 Office

Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

RECEIVED

SEP 1 3 2020

PV-20-04

Submitted to the Agency on



PROPERTY INFORMATION REPORT

Order No.: 8775575
Customer Reference Number CR312009023

Addressee:
LandCastle Title Group, LLC dba Wollinka-Wikle Title
7076 W. Gulf to Lake Highway
Crystal River, FL 34429
352-564-0220 Ext.7213
352-563-1319

Commonwealth Land Title Insurance Company has caused to be made a search of the Public Records of Citrus County, Florida, ("Public Records"), from 12/06/2019, through 09/04/2020 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Parcel 1:

Lot 14, Block 1340, Citrus Springs Unit 20, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 52 through 66, inclusive, of the Public Records of Citrus County, Florida.

Parcel 2:

Lot 15, Block 1340, Citrus Springs Unit 20, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 52 through 66, inclusive, of the Public Records of Citrus County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Guy Newman and Cinnamon Wing

The following liens against the said real property recorded in the aforesaid Public Records have been found:

A. NONE

1. ADDITIONAL INFORMATION:

1. Warranty Deed recorded in Official Records Book 3023, Page 302 (Parcel 1).
2. Warranty Deed recorded in Official Records Book 3026, Page 1370 (Parcel 2).

NOTE: 2019 Real Property Taxes in the gross amount of \$82.39 are Paid, under Tax I.D. No. 18E17S100200 13400 0140 (Parcel 1).

NOTE: 2019 Real Property Taxes in the gross amount of \$82.39 are Paid, under Tax I.D. No. 18E17S100200 13400 0150 (Parcel 2).

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is

Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

Order No.: 8775575
Customer Reference Number CR312009023

not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Commonwealth Land Title Insurance Company agent for the purpose of issuing a Commonwealth Land Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Commonwealth Land Title Insurance Company

● STEPHEN MASLUK, JR.

Stephen Masluk Jr

Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

RECEIVED

APR 15 2020

PV-20-04

Land Title Insurance Division

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1435625		00CS

NEWMAN GUY
WING CINNAMON
6600 BREVARD ST
SAINT AUGUSTINE, FL 32080

11564 N KENLAKE CIR
CITRUS SPRINGS UNIT 20 LOT 14 BLK 1340

Exemptions:

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	2,480	0	2,480	6.2142	15.41
Transportation Trust	2,480	0	2,480	0.6019	1.49
Health Department	2,480	0	2,480	0.0654	0.16
Library	2,480	0	2,480	0.3217	0.80
Fire District	2,480	0	2,480	0.0000	0.00
Stormwater	2,480	0	2,480	0.0974	0.24
Fire Rescue EMS	2,480	0	2,480	0.5881	1.46
Schools Local Req'd Effort	2,480	0	2,480	3.8770	9.61
Schools Capital Outlay	2,480	0	2,480	1.5000	3.72
Schools Discretionary	2,480	0	2,480	0.7480	1.86
SWFWMD General	2,480	0	2,480	0.2801	0.69
Mosquito Control	2,480	0	2,480	0.4478	1.11
TOTAL				14.7416	\$36.55

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
056 Citrus Springs MSBU		20.00
131 Fire Services		4.07
147 Water Utility Avail Assmt		21.77
NON-AD VALOREM ASSESSMENTS		\$45.84

COMBINED TAXES AND ASSESSMENTS	\$82.39	See reverse side for important information.
---------------------------------------	---------	---

If Paid By	Dec 31, 2019				
Please Pay	\$0.00				

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1435625		00CS

NEWMAN GUY
WING CINNAMON
6600 BREVARD ST
SAINT AUGUSTINE, FL 32080

11564 N KENLAKE CIR
CITRUS SPRINGS UNIT 20 LOT 14
BLK 1340

SEP 14 2020

PV-20-04

Assessment Division

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Paid By	Dec 31, 2019				
Please Pay	\$0.00				

RETAIN THIS PORTION FOR YOUR RECORDS.
 WALK-IN CUSTOMERS,
 PLEASE BRING FOR RECEIPT.
 Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

DO NOT WRITE ON BOTTOM PORTION

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1435633		00CS

NEWMAN GUY
WING CINNAMON
6600 BREVARD ST
SAINT AUGUSTINE, FL 32080

11560 N KENLAKE CIR
CITRUS SPGS UNIT 20 PB 7 PG 52 LOT 15 BLK 1340

Exemptions:

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	2,480	0	2,480	6.2142	15.41
Transportation Trust	2,480	0	2,480	0.6019	1.49
Health Department	2,480	0	2,480	0.0654	0.16
Library	2,480	0	2,480	0.3217	0.80
Fire District	2,480	0	2,480	0.0000	0.00
Stormwater	2,480	0	2,480	0.0974	0.24
Fire Rescue EMS	2,480	0	2,480	0.5881	1.46
Schools Local Req'd Effort	2,480	0	2,480	3.8770	9.61
Schools Capital Outlay	2,480	0	2,480	1.5000	3.72
Schools Discretionary	2,480	0	2,480	0.7480	1.86
SWFWMD General	2,480	0	2,480	0.2801	0.69
Mosquito Control	2,480	0	2,480	0.4478	1.11
TOTAL				14.7416	\$36.55

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
056 Citrus Springs MSBU		20.00
131 Fire Services		4.07
147 Water Utility Avail Assmt		21.77
NON-AD VALOREM ASSESSMENTS		\$45.84

COMBINED TAXES AND ASSESSMENTS	\$82.39	See reverse side for important information.
---------------------------------------	---------	---

If Paid By	Dec 31, 2019				
Please Pay	\$0.00				

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1435633		00CS

NEWMAN GUY
WING CINNAMON
6600 BREVARD ST
SAINT AUGUSTINE, FL 32080

11560 N KENLAKE CIR
CITRUS SPGS UNIT 20 PB 7 PG 52
LOT 15 BLK 1340

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Paid By	Dec 31, 2019				
Please Pay	\$0.00				

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

DO NOT WRITE ON BOTTOM PORTION

Prepared by and Return To:

Amanda Rowthorn
 Wollinka Wikle Title Insurance Agency, a division of
 LandCastle Title Group, LLC
 7076 W. Gulf to Lake Highway
 Crystal River, FL 34429

Order No.: CR311911007

For Documentary Stamp Tax purposes the
 consideration is \$6,000.00

Doc Stamp: \$42.00

APN/Parcel ID(s): 18E17S100200 13400 0140
 Tax/Map ID(s): 1435625

WARRANTY DEED

THIS WARRANTY DEED dated December 9, 2019, by Paul M. Stees, Jr., Individually and as Trustee of the Paul M. Stees, Jr. Revocable Living Trust, dated 11/11/02, hereinafter called the grantor, to Guy Newman and and Cinnamon Wing, as joint tenants with full rights of survivorship, whose post office address is 6600 Brevard Street, Saint Augustine, FL 32080, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 14, Block 1340, Citrus Springs Unit 20, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 52 through 66, inclusive, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

SEP 30 2020

PV-20-04

WARRANTY DEED (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Michelle McMurray
 Witness Signature

Michelle McMurray
 Print Name

Kelley Paul
 Witness Signature

Kelley Paul
 Print Name

Paul M. Stees, Jr., as Trustee of the Paul M. Stees, Jr. Revocable Living Trust, dated 11/11/02

BY: [Signature]
 Paul M. Stees, Jr.
 Individually and as Trustee

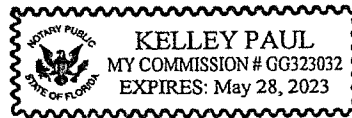
Address: 6712 16th Avenue N.
 Saint Petersburg 33710

State of Florida
 County of Citrus

The foregoing instrument was acknowledged before me this 2nd day of December, 2019 by Paul M. Stees, Jr., Individually and as Trustee of the Paul M. Stees, Jr. Revocable Living Trust, dated 11/11/02, to me known to be the person(s) described in or who has/have produced disclosure as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 2nd day of December, 2019.

Kelley Paul
 NOTARY PUBLIC
 My Commission Expires:



Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

Prepared by and Return To:

Amanda Rowthorn
 Wollinka Wike Title Insurance Agency, a division of
 LandCastle Title Group, LLC
 7076 W. Gulf to Lake Highway
 Crystal River, FL 34429

Order No.: CR311912020

For Documentary Stamp Tax purposes the
 consideration is \$8,000.00

Doc Stamp: \$56.00

APN/Parcel ID(s): 18E17S100200 13400 0150
 Tax/Map ID(s): 1435633

WARRANTY DEED

THIS WARRANTY DEED dated Dec. 18, 2019, by Rosemary Jones, hereinafter called the grantor, to Guy Newman and and Cinnamon Wing, as joint tenants with full rights of survivorship, whose post office address is 6600 Brevard Street, Saint Augustine, FL 32080, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 15, Block 1340, Citrus Springs Unit 20, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 52 through 66, inclusive, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

PV-20-04

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Kimberly P. Fohr
Witness Signature

Kimberly P. Fohr
Print Name

Cindy Lettort
Witness Signature

Cindy Lettort
Print Name

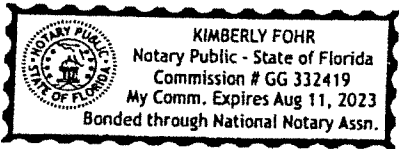
Rosemary Jones
Rosemary Jones

Address: 6432 Pierce St
Hollywood, FL 33024

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 18th day of December, 2019
by Rosemary Jones, to me known to be the person(s) described in or who has/have produced
drivers license as identification and who executed the foregoing instrument and he/she/they
acknowledged that he/she/they executed the same.

Kimberly P. Fohr
NOTARY PUBLIC
My Commission Expires:



RECORDED
JAN 7 2020
PV-20-04

Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

Home Parcel Search

Summary

Legal

Land & Agriculture

Residential

Commercial

Misc Improvements

Values

Sketch

Photos

Permits

Quick Links

Map

Pictometry

Altkey: 1435625

NEWMAN GUY

Parcel ID: 18E17S100200 13400 0140

11564 N KENLAKE CIR, CITRUS SPRINGS

1 of 1

My Tax Year: 2021

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

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhnd 1520 - CITRUS SPRINGS UNIT 20
 Tax District 00CS - CITRUS SPRINGS
 Subdivision 000390 - CITRUS SPRINGS UNIT 20
 Short Legal CITRUS SPRINGS UNIT 20 LOT 14 BLK 1340
 Est. Parcel Sqft 10,000
 Est. Parcel Acres .23
 Map SC-TW-RG 01-17S-18E

Actions

Neighborhood Sales
 Printable Summary
 Printable Version

Reports

Attribute Export
 Mailing List
 Property Record Card
 Original Trim Notice

Go

Mailing Address

Name NEWMAN GUY
 Mailing Address 6600 BREVARD ST
 SAINT AUGUSTINE FL 32080

Links

Search Help

All Owners

Name	Owner Type
NEWMAN GUY	JT - Joint Tenancy
WING CINNAMON	JT - Joint Tenancy

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
2020	\$3,220	\$0	\$3,220	\$3,220	\$0	\$3,220	\$0	\$102.64	Link
2019	\$2,480	\$0	\$2,480	\$2,480	\$0	\$2,480	\$0	\$82.39	Link

Special Assessment

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/02/2019	\$6,000	3023/0302	00-WARRANTY DEED	V
08/07/2019	\$100	2997/0599	03-SAME FAMILY/DEED FOL	V
05/01/2009	\$2,000	2288/0871	01-CORRECTIVE/QC/TD/COT	V

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125				PDR

Total Misc Value

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Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

Home Parcel Search 7

Summary

Legal

Land & Agriculture

Residential

Commercial

Misc Improvements

Values

Sketch

Photos

Permits

Quick Links

Map

Pictometry

Altkey: 1435633

NEWMAN GUY

Parcel ID: 18E17S100200 13400 0150

11560 N KENLAKE CIR, CITRUS SPRINGS

1 of 1

My Tax Year: 2021

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

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 1520 - CITRUS SPRINGS UNIT 20
 Tax District 00CS - CITRUS SPRINGS
 Subdivision 000390 - CITRUS SPRINGS UNIT 20
 Short Legal CITRUS SPGS UNIT 20 PB 7 PG 52 LOT 15 BLK 1340
 Est. Parcel Sqft 10,000
 Est. Parcel Acres .23
 Map SC-TW-RG 01-17S-18E

Actions

Neighborhood Sales
 Printable Summary
 Printable Version

Reports

Attribute Export
 Mailing List
 Property Record Card
 Original Trim Notice

Go

Mailing Address

Name NEWMAN GUY
 Mailing Address 6600 BREVARD ST
 SAINT AUGUSTINE FL 32080

Links

Search Help

All Owners

Name	Owner Type
NEWMAN GUY	JT - Joint Tenancy
WING CINNAMON	JT - Joint Tenancy

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
2020	\$3,220	\$0	\$3,220	\$3,220	\$0	\$3,220	\$0	\$102.64	Link
2019	\$2,480	\$0	\$2,480	\$2,480	\$0	\$2,480	\$0	\$82.39	Link

Special Assessment

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/18/2019	\$8,000	3026/1370	00-WARRANTY DEED	V
04/01/2005	\$17,800	1850/1769	00-WARRANTY DEED	V
02/01/2004	\$14,300	1844/0169	00-WARRANTY DEED	V

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125				PDR

Total Misc Value

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Attachment: Applicant submittal (12586 : PV-20-04 Guy Newman)

PV-20-04

Guy Newman

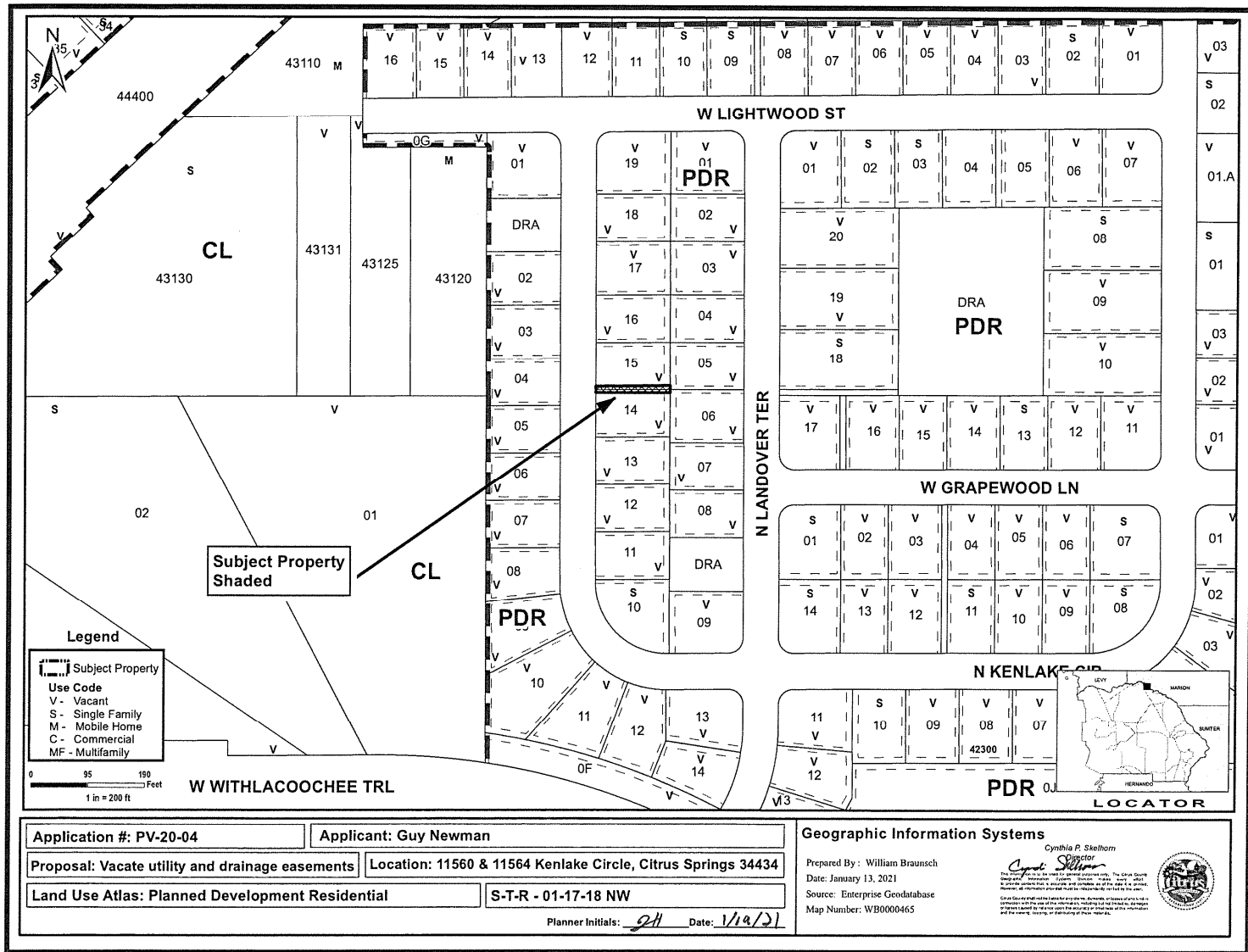










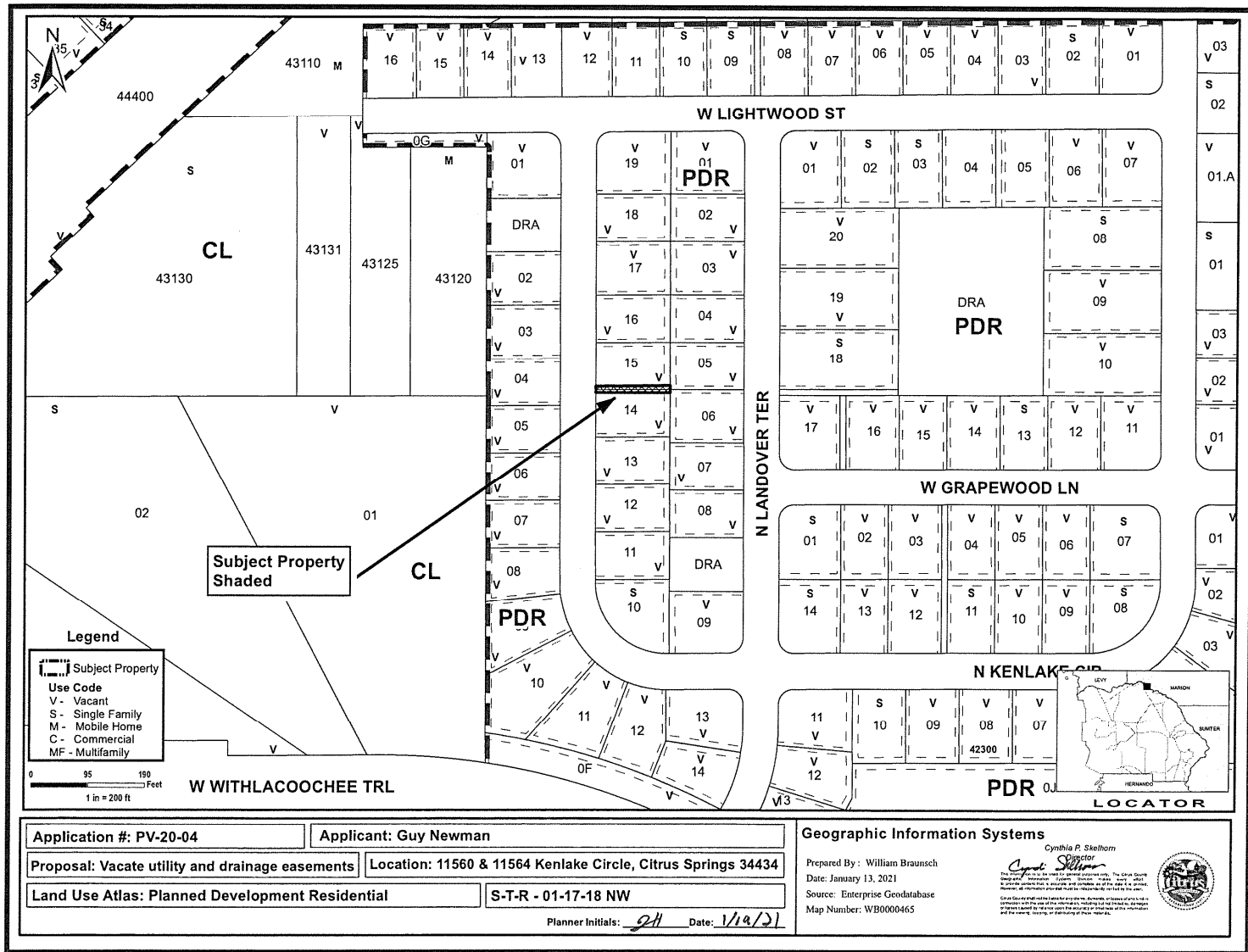


PV-20-04

Guy Newman



Attachment: Planner PowerPoint (12586 : PV-20-04 Guy Newman)





AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	CU-21-01 – Jim Penna for James Housh
AGENDA DATE:	March 04, 2021

BRIEF OVERVIEW:

This request is for a Conditional Use to allow for a halfway house and other associated uses, pursuant to Section 2402, Rural Residential-Mobile Home District (RUR-MH), as specified in the LDC.

BUDGET IMPACT/FUNDING SOURCE:

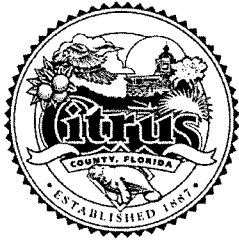
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0

Applicant Responsibility

RECOMMENDED ACTION:

Conduct a public hearing on March 4, 2021 to review and consider CU-21-01 - Jim Penna for James Housh.

PM2-21-9



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

CONDITIONAL USE APPLICATION NO. – CU-21-01 – Jim Penna for James Housh

DATE: February 12, 2021

PREPARED BY: Amy L. Bidwell, Senior Planner; Land Development Division

AB

CONDITIONAL USE REQUESTED	This request is for a Conditional Use to allow for a halfway house and other associated uses, pursuant to Section 2402, <u>Rural Residential-Mobile Home District (RUR-MH)</u> , as specified in the LDC.
SUBJECT PROPERTY	<u>Section 11, Township 18 South, Range 17 East</u> ; more specifically, Parcel 44100, unrecorded tract, Alternate Key 1054087, described in OR BK 221 PG 542 & OR BK 2063 PG 27, which address is 4881 N. Arid Pt, Crystal River. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 19.68 acres
LAND USE	RUR-MH, Rural Residential District-Mobile Homes allowed
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone(s) "AE" and "X" as found on Community-Panel Number 12017C0187D.
SURROUNDING LDC ATLAS DESIGNATIONS	North – RUR-MH, Rural Residential District – Mobile Homes South – RUR-MH, Rural Residential District – Mobile Homes East – RUR-MH, Rural Residential District – Mobile Homes West – RUR-MH, Rural Residential District – Mobile Homes
SURROUNDING GFLUM DESIGNATIONS	North – RUR, Rural Residential District South – N. Arid Pt., RUR, Rural Residential District East – RUR, Rural Residential District West – RUR, Rural Residential District
SURROUNDING EXISTING LAND USE	North – Vacant Residential South – N. Arid Pt., Single Family Residences East – Vacant Residential West – Single Family Residence, Mobile Home Park
CHARACTERISTICS OF THE SURROUNDING AREA	The surrounding area is residential in nature.

Attachment: Staff report and locator map (12585 : CU-21-01 – Jim Penna for James Housh)

BACKGROUND AND ANALYSIS

The subject property under application is an unrecorded tract and not part of a larger subdivision. The parcel takes access from N. Arid Pt., a private unpaved right of way, and is approximately 19.68 acres. There appears to be no other right of way or drive access point to this property. The parcel is vacant and heavily wooded.

The applicant is requesting to allow for a halfway house use in the RUR district. Halfway houses are allowed in the RUR district with a Conditional Use. The proposed halfway house use will be for the rehabilitation of men with alcohol and drug addiction. The proposed site plan indicates that there will be two (2) 30'x12' mobile homes that will be used for the residency of the program participants. Each unit will house up to four (4) residents at a given time for a total of eight (8) residents. There is also a proposed 30'x30' meeting room and a future 40'x40' bunk house.

While the applicant is proposing a halfway house use, the land use is Rural Residential-Mobile Homes allowed. As proposed, the project exceeds the definition of community residential home, small, which is defined as 6 or less residents. The applicant will be required to meet the design standards for community residential home, large under section 3170, Nursing Homes and Assisted Care Facilities of the Land Development Code. These design standards include, but are not limited to, separation from specific uses, requirements for living area square feet, and residential dwelling density. As this application is proposed, it will result in an increase in residential density.

The institutional use of this property as a halfway house for the treatment of men with drug and alcohol abuse who, according to the program brochure submitted by the applicant, voluntarily join the program or may be a court appointed resident is not compatible with the residential use and activities of the surrounding areas that are developed with single-family residences.

Consistency with the Comprehensive Plan

All development applications shall demonstrate complete compliance with the Comprehensive Plan. This Conditional Use application is consistent with the Comprehensive Plan goals, objectives, policies, and standards including:

Policy 17.3.1 The County LDC shall contain residential densities and standards for development consistent with the constraints outlined in this element. These densities shall be calculated as follows:

Rural Residential Up to a maximum of one unit per 10 acres; Up to a maximum of one unit per five acres with 50% open space.

Staff Comment: The proposed site plan shows two (2) residential units to be placed on approximately one acre of the 19.68-acre parcel. In addition, the number of residents is four (4) per dwelling, eight (8) residents total. The applicant will need to comply with residential dwelling standards of Section 3170, Nursing Homes and Assisted Care Facilities.

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 RUR-MH designation. Halfway Houses can be allowed in the RUR 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: The property is surrounded by RUR-MH land uses; the majority are developed with Single Family residences and some are vacant. There is also a parcel with an Agricultural Land Use designation. The proposed use of the subject parcel is residentially designed and institutional in nature and is to be used as a halfway house.

Consistency with the Land Development Code (LDC)

Staff reviewed this application under the standards of Section 2402, Rural Residential District, as specified in the LDC, as well as Section 3170, Nursing Homes and Assisted Care Facilities, as specified in the LDC. This application is generally consistent with the provisions of the LDC. The proposed use is adequately buffered from adjacent residential uses and is compatible with the standards as specified in the LDC. The proposed use is incompatible with the general areas residential use and activities.

2402. RURAL RESIDENTIAL DISTRICT (RUR) This category represents primarily those areas that are transitional between higher density developments and agricultural or conservation uses. This district is intended to preserve economically viable agricultural land and large tracts of residential land in order to maintain a rural atmosphere in appropriate areas of the County.

This category allows for residential use at a maximum density of 1.0 unit per 10 acres. Single family residential may be permitted at a density not to exceed one unit per five (5) acres when having at least fifty percent (50%) open space, provided additional standards are met, including a PUD as outlined in Chapter Four.

Staff Comment: The proposed site plan shows two (2) residential units, a 30'x30' meeting room and a future 40'x40' bunk house to be placed on approximately one acre of the 19.68-acre parcel.

1500. Community Residential Home, Small: A dwelling unit which has all of the required licenses or permits from the state agencies for its functions and which provides a living environment for six (6) or fewer unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.

Staff Comment: *The applicant proposes to have more than six (6) residents (Community Residential Home, Large) and will need to comply with the standards of Section 3170 Nursing Homes and Assisted Care Facilities, of the Land Development Code.*

Engineering Division Comments: The Engineering Division has no comments.

Building Division Comments: The Building Division has provided the following comments:

1. Fire department access roads shall need 20' in width minimum.
2. All points of the buildings to be within 150' of the fire department access roads and at least 1 entry door within 50'.
3. Any fire department access road longer than 150' requires a turn around.
4. Fire department roads shall be designed and maintained to support the imposed loads of the fire apparatus and shall have an all-weather surface.
5. The proposed use of this site will require a fire sprinkler system, which will require an approved water supply. The water supply will need to be county source or a water tank.

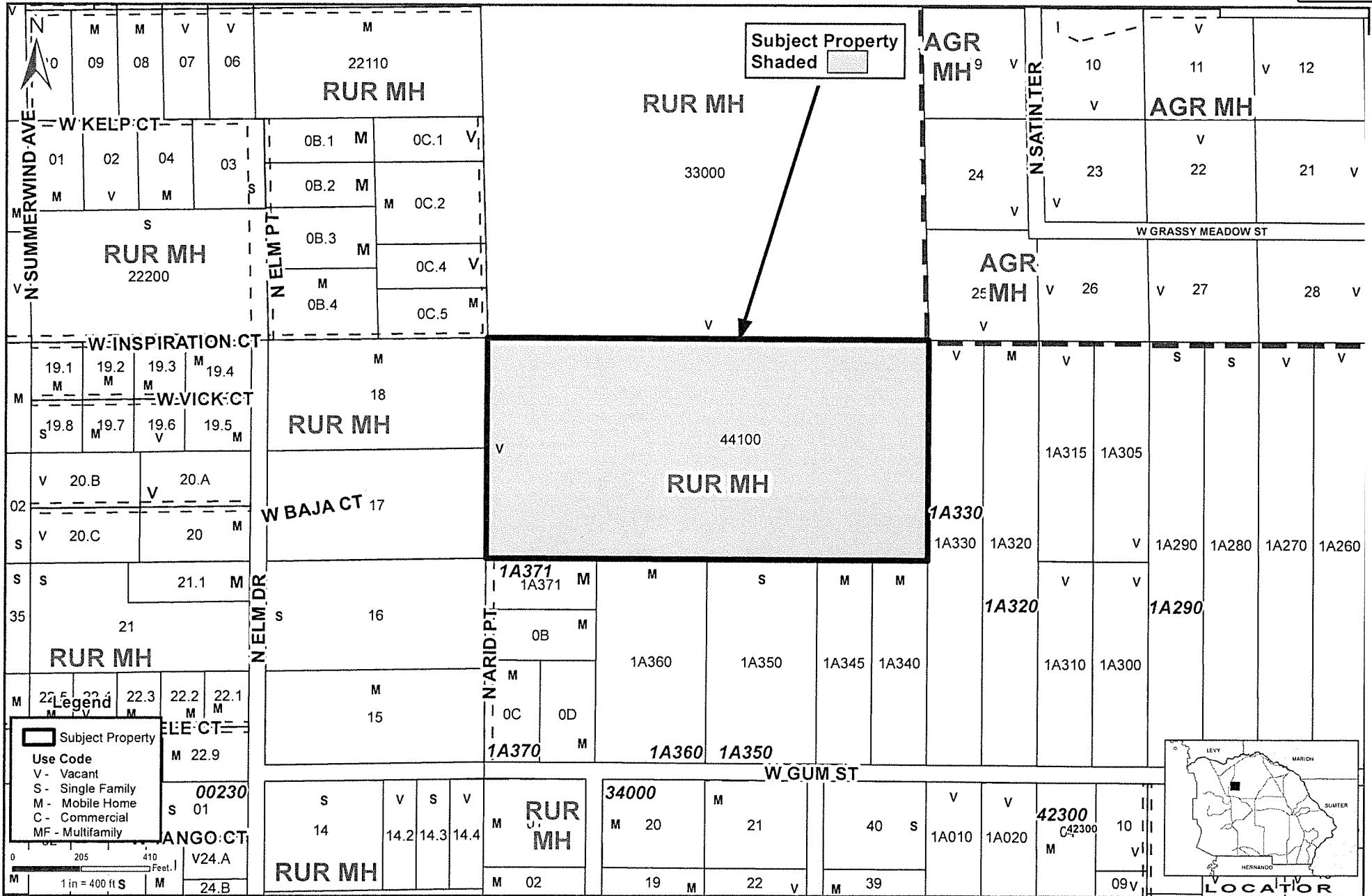
PROPOSED FINDINGS OF FACT

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 violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the LDC.*** The application as proposed is not consistent with the Comprehensive Plan for the proposed density in the RUR district.
2. ***The proposed uses and structures would be incompatible with the uses, structures, and activities on adjacent and nearby lands.*** The request is incompatible with the surrounding area as it is proposed due to its institutional use and activities within a residentially committed area, and the proposed increase in residential density.
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 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 application as proposed is not consistent with the Comprehensive Plan for the proposed density in the RUR 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 on a private unpaved roadway.

- c. ***The use or structure would not create a fire hazard;*** The application as proposed would not create a fire hazard.
 - 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 a halfway house is not anticipated to result in noise, odor, glare, vibration, or other similar characteristic detectable at the property line as long as the proposed conditions 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 will 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 will 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 proposed onsite well and septic.
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.

AB/SW/cb



Application #: CU-21-01

Applicant: Jim Penna for James Housh

Proposal: Halfway House in RUR MH

Location: 4881 N Arid Pt., Crystal River

LDC Atlas: Rural Residential with Mobile Homes Allowed (RUR MH)

S-T-R - 11-18-17 NW

Planner Initials: *SW*

Date: 12/30/20

Geographic Information Systems

Prepared By: Susan O'Connell

Date: December 8, 2020

Source: Enterprise Geodatabase

Map Number: SO001093

Cynthia P. Skellhorn

Cynthia P. Skellhorn
Director

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PLAT OF A BOUNDARY SURVEY

PARCEL 17E18S03 22200 C-5

TAX PARCEL 17E18S02 33000

TAX PARCEL

WEST INSPIRATION COURT

NORTH THUNDER POINT

LOT 18
HOLIDAY ACRES
UNIT No. 2
PB 6, PGS 40 & 41

LOT 17
HOLIDAY ACRES
UNIT No. 2
PB 6, PGS 40 & 41

LOT 16
HOLIDAY ACRES
UNIT No. 2
PB 6, PGS 40 & 41

(D) S. 89°48'53" E. 1324.50'

VACANT

TRACT
QUIET
UNRE

(F) S. 89°48'53" E. 661.83'
(G) S. 89°48'53" E. 661.83'
(H) S. 89°48'53" E. 661.83'
(I) S. 89°48'53" E. 661.83'

(D) N. 89°48'06" W. 1327.12' (I) N. 89°50'20" W. 1326.76'

4' FIELD*WIRE FENCE
0.5' EAST OF LINE

E 1/2 OF TRACT 34
QUIET ACRES
UNRECORDED

W 1/2 OF TRACT 34
QUIET ACRES
UNRECORDED

TRACT 35
QUIET ACRES
UNRECORDED

TRACT 36
QUIET ACRES
UNRECORDED

NORTH 1/2 OF NORTH 1/2
OF TRACT 37 QUIET ACRES
UNRECORDED

CHAIN LINK
FENCE CORNER
11' EAST

CHAIN LINK
FENCE CORNER
11' EAST

4' WIRE FENCE ON LINE

4' CHAIN LINK FENCE

Future
meeting room

Old
Building

Building
Future
bunk house

4500 sq ft
Parking area
1/2 mile
Fire Access
R.D.

1/2 mile
Pipe from
Mound



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-21-01 Date: 11-20-2020

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

Applicant*

Name: Jim Penna
Address: 1774 E. Pacific Lane
City: INVERNESS
State: FLORIDA Zip: 34463
Home No.: 303-868-1164 Cell No.: SAME
Work No.: SAME Fax No.:
Email: TURNFORCHRIST@gmail.com

Property Owner

Name: James Housh
Address: 685 Hidden Lake Dr.
City: Tarpon Springs
State: Florida Zip: 34689
Home No.: Cell No.: 727-423-4632
Work No.: 727-938-9565 Fax No.:
Email: ahoush@arrysroofing.com

Property Description: Section: 11 Township: 18 South South Range: 17 East
Legal Description: NW 1/4 OF SEC 11 DESCR IN OR BK 141 PG 542 and BK 140 PG 1
Subdivision: DE 3450 - UNDER TACKS IN BK 17 Lot(s): Block/Parcel:
Alternate Key #: 1054087 Parcel ID: 17E18S11 44100
Acreage: 19.68

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

Conditional Use Request: TO BUILD A RAUCH FOR MEN WITH ALCOHOL & DRUG ADDICT-ion - TO RESTOR THEM BACK TO A PRODUCTIVE LIFE WITH THEIR FAMILIES & COMMUNITY BY THE WORD OF GOD.

Describe how it will/will not affect surrounding development: IT WILL BE A POSITIVE FOR THE SURROUNDING DEVELOPMENTS, IN THAT WE ARE HERE TO HELP THE COMMUNITY ALONG WITH THE MEN AT THE RAUCH.

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: Applicants submittal (12585 : CU-21-01 - Jim Penna for James Housh)

CU-21-01



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

AUTHORIZATION

APPLICATION REQUEST: (check one)

☐ Variance ☒ Conditional Use ☐ Minor Subdivision ☐ Lot Reconfiguration

☐ Plat Vacation ☐ Street Vacation ☐ Comprehensive Plan Amendment

☐ Atlas Amendment ☐ Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 11 Township 18 Range 17 Alternate Key # 1054087

Lot/Parcel _____ Block _____

Subdivision 003450-UNREC TRACTS IN 11-18S-17E

I, James Housh, owner of the above described property,
(Name of Owner)

authorize Jim Pena of Turn for Christ Florida Inc.
(Name of Representative) (Name of Business)

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

SIGNATURE: _____

(Signature of Owner)

STATE OF FLORIDA
COUNTY OF 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 James Housh, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 2 day of September, 2020

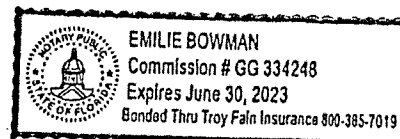
Emilie Bowman

Printed Name

Emilie Bowman

Notary Public - State of Florida

Seal



Attachment: Applicants submittal (12585 : CU-21-01 - Jim Penna for James Housh)

Prepared by:
Jeri Lynn Diehl
Title USA, LLC
478 NE 3rd Street, Suite C
Crystal River, FL 34429

Return to: GRANTEE

File Number: T20193821

Warranty Deed

This Warranty Deed made this 26th day of Sept, 2019, between Edwin William Hammond and Milunka Hammond, husband and wife and Hubert W. Hammond, correctly known as Hubert W. Hammond, whose post office address is 4204 Shannon Way, Edmond, OK 73034 grantor, and Chestnut Land Trust Services, LLC, a Florida limited liability company, as Trustee of the Citrus Holdings Land Trust dated September 1, 2019, whose post office address is 911 Chestnut St, Clearwater, FL 33756, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Citrus County, Florida, to-wit:

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 18 South, Range 17 East, Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2019 and thereafter.

****Grantors hereby certify that the property described herein is not their homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantors homestead.**

****Full power and authority is granted to grantee and all Successor Trustees, to protect, to conserve, to sell, to lease, to encumber or otherwise to manage and dispose of the real property described herein. No person dealing with the Trustee or all Successor Trustees shall be bound to see to the application of any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition. This conveyance is made in accordance with Section 689.071, Florida Statutes, to create a Florida Land Trust.**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in our presence:

Micki D. Selanders
Witness Signature
Micki D. Selanders
Witness Printed Name

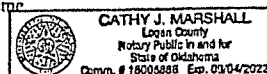
Hubert W. Hammond
Hubert W. Hammond

Sandy O'Lea
Witness Signature
Sandy O'Lea
Witness Printed Name

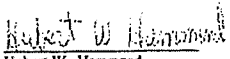
State of Oklahoma
County of Logan

The foregoing instrument was acknowledged before me this 26th day of Sept, 2019, by Hubert W. Hammond, correctly known as Hubert W. Hammond, who (he) are personally known to me or (he) have produced drivers license as identification.

Cathy J. Marshall
Notary Public
Cathy J. Marshall
Notary Printed Name



File No. T20193821

Addendum to HUD Settlement Statement	
Additional Buyers/Borrowers & Sellers	
I have carefully reviewed the HUD-1 Settlement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.	
Section D – Additional Buyers/Borrowers	Section E – Additional Sellers
	Hubert W. Hammond 4204 Shannon Way Edmond, OK 73034
	 Hubert W. Hammond

Attachment: Applicants submittal (12585 : CU-21-01 – Jim Penna for James Housh)

Addendum to Contract



Addendum No. 1 to the Contract with the Effective Date of September 10, 2019 between

EDWIN W. HAMMOND AND HUBERT W. HAMMOND

(Seller)

and JAMES HOUSH

(Buyer)

concerning the property described as: 4881 N. ARID PT. CRYSTAL RIVER, FL 34428

(the "Contract"). Seller and Buyer make the following terms and conditions part of the Contract:
BUYER AND SELLER AGREE TO ASSIGN CONTRACT IN THE NAME AS FOLLOWS:

CHESTNUT LAND TRUST SERVICES, LLC, AS TRUSTEES OF THE CITRUS HOLDINGS LAND TRUST DATED
SEPTEMBER 1, 2019

Buyer: JAMES IRA HOUSH

Date: 9/25/2019

Buyer: _____

Date: _____

Seller: Hubert W. Hammond

Date: 9/26/19

Seller: Edwin W. Hammond

Date: 9-27-19

ACSP-4 Rev 6/17
Serial#: 015135-400156-9435708

9-27-19 ©2017 Florida Realtors®

Form
Simplicity

Electronically Signed using eSignOnline™ | Session ID: 173ac23a-62f7-4011-bc03-6da1065da114 |

Attachment: Applicants submittal (12585 : CU-21-01 – Jim Penna for James Housh)

CU-21-01



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

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

527-5428

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

Web Address: www.citrusbocc.com

APPEAL NOTICE

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

Signature: _____

Date: _____

09-2-20

Attachment: Applicants submittal (12585 : CU-21-01 – Jim Penna for James Housh)

IMPERVIOUS SURFACE means a surface that has been compacted or covered with a layer of material so that it is highly resistant to or prevents infiltration by stormwater. It includes surfaces such as compacted limerock, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar surfaces.

IMPERVIOUS SURFACE RATIO (ISR) means a measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.

LOT AREA: The area included within the lot lines of the lot. No public right-of-way shall be included in the calculation of the lot area.

CONTRACTOR NAME: _____

CONTRACTOR ADDRESS: _____

CONTRACTOR PHONE #: _____ CONTRACTOR EMAIL: _____

JOB SITE ADDRESS: 4881 N. ARIPO PT. CRYSTAL RIVER FL 34428

LOT AREA SQ. FT. _____

EXISTING IMPERVIOUS SURFACES:

Building footprint: 0 SQ. FT.

Parking & Drive areas: 0 SQ. FT.

Pool & Patio areas: 0 SQ. FT.

Walkways: 0 SQ. FT.

Other: 0 SQ. FT.

TOTAL EXISTING IMPERVIOUS SURFACE: 0 SQ. FT.

$$\frac{0}{784,080} = 0$$

Total Existing Lot Area Existing Impervious
Impervious Surface Surface %

PROPOSED IMPERVIOUS SURFACES:

Building Footprint: 3,220 SQ. FT.

Parking & Drive areas: _____ SQ. FT.

Pool & Patio areas: _____ SQ. FT.

Walkways: _____ SQ. FT.

Other: _____ SQ. FT.

TOTAL PROPOSED IMPERVIOUS SURFACE: _____ SQ. FT.

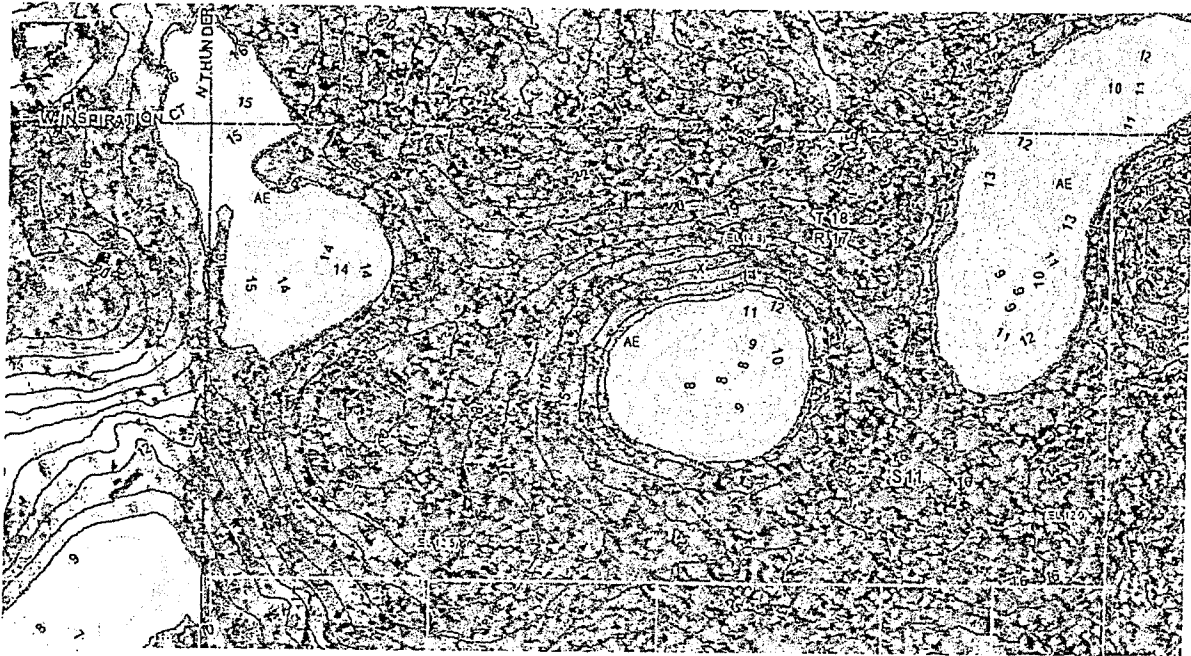
$$\frac{3,220}{784,080} = 2.4\%$$

Total Proposed Lot Area Proposed Impervious
Impervious Surface Surface %

I, Jim Penna, certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete.

Contractor Signature: _____ Date: _____

CU-21-01



Current Flood map



Proposed flood map (January 15, 2021)

CU-21-01



A Non-denominational Ministry of Restoration

Our Vision

Our vision is to see a day when
all who are in need of help
will find it through the power of the Holy Spirit.

Our Mission

U-Turn for Christ is a non-
denominational ministry
dedicated to helping individuals
find freedom from drugs and alcohol
through the power of Jesus Christ. We
also provide support, counseling,
and prayer for individuals and
families.



ADDRESS

4881 N. Arid Pt.
Crystal River, FL 34428



CONTACT

Tel 303-868-1104
uturnforchristflorida@gmail.com



WEBSITE

www.uturnforchrist.com



Freedom from Drugs and Alcohol
through Jesus Christ

Philippians 4:13

© 2013 U-Turn for Christ

CU-21-01

U-Turn for Christ Florida



U-Turn For Christ

Is a Christian Discipleship Ranch involved in volunteer work throughout the community. Our primary designated purpose is to help men and women who have found themselves caught up in the deception of alcohol and or drug abuse. The Ranch provides men and women with an opportunity to grow in their Christian faith.

As they study and apply the Word of God to their lives, they will be encouraged to become a productive person in society through serving others. There are two separate non-smoking ranches that house men and women, including staff, who are all under the guidance and supervision of Pastor Gerry Brown.



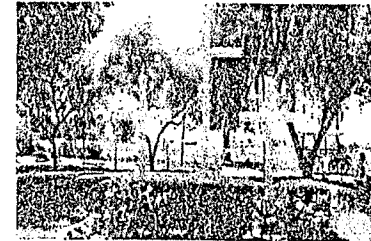
U-Turn For Christ Goals

U-Turn For Christ is a residential Christian Discipleship program. We provide the teaching of Godly stewardship, ethics and disciplines. We focus on Godly principles, based on the Word of God and sound Christian living skills.

Men and women in U-Turn For Christ are not permitted to be on any social or welfare program. These programs give way to gainful employment, productivity, and community responsibility.

Court Appointed Residents

Court appointees will be accountable to the conditions set by the Court. This ministry will work in full compliance with the rulings of the Court if the individual is accepted to the Ranch. We cannot, however, accept men or women who are ordered to attend a 12-step program in lieu of or in conjunction with our ministry.



About The Schedule

New arrivals will remain on the Ranch full time. Men and Women who have been at the Ranch for a period of two weeks or more, who exhibit willing attitudes towards restoration, will be permitted to go off the premises on supervised work details. All the men and women are transported to Calvary Chapel Romoland for Sunday morning services. They are also nurtured in their growth in the Lord by Calvary Chapel Pastors and elders who volunteer their time throughout the week.

Daily Schedule

Morning
 5:30 Wake-up
 6:00 Bible Meditation
 7:00 Breakfast
 8:00 Morning Chores/ Work Details
 12:00 Lunch/ Memory verses
Afternoon
 1:00 Work Details
 4:00 Personal Break
Evening
 5:00 Dinner
 7:00 Evening Bible Study/ Church Services

CU-21-01



Mission Lexington

January 19, 2021

Citrus County Florida
1774 E. Pacific Lane
Inverness, Florida 32533

RE: U-Turn for Christ Program

To Whom It May Concern:

I have been asked to send a letter of recommendation for the U-Turn program. I have worked with the program in Lexington, SC housed at Calvary Chapel for the last 5 years.

They offer a faith based approach to abuse of drugs, alcohol, porn, etc. We have two volunteers from their first phase program each week day and we couldn't do without them. While they are helping us with manpower we are mentoring them in all areas of what we do. They work at the donation center door and are the face of our program to our donors. Sometimes that is the only interaction a donor may have with us, so their professionalism is imperative. I have hired five graduates of the program and two of them have thrived and moved on to improved situations and vocations.

The program director here, Pastor Steve Mattier, works closely with us and the men. We actually have a written contract with our U-Turn volunteers and staff members hired from U Turn so that they understand that the program and their progress to wellness is the most important part of what they are doing right now. Everyone feels better about themselves when they are helping others. This program makes sure their residents are involved in the communities that welcome them in for their time of rehabilitation.

Please feel free to call me with any other questions you may have or feel free to email me since I am rarely at my desk.

Blessings for the New Year,



Robin W. Bowers
Executive Director
Mission Lexington
(803)359-4192
robin@missionlexingtonsc.org

RECEIVED

FEB 11 2021

CU-21-01

Land Development Division

Attachment: Applicants submittal (12585 : CU-21-01 – Jim Penna for James Housh)



at Calvary Chapel of Lexington

Pastor Stephen Mattier
1154 Barr Rd.
Lexington, SC 29072

January 14, 2021

Re: Uturn for Christ Crystal River

To: Citrus County

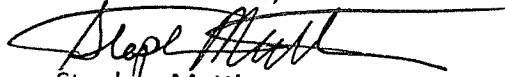
The ministry of Uturn for Christ is an international ministry that is situated not only here in several states in the United States but also in several countries as well. The vision and goal of the ministry is to help men and women who are caught up in the bondage of addiction and behavior that is keeping them from being productive members of society. We believe that teaching individuals how to have a personal relationship with the Lord Jesus Christ will help in not only setting them free from the bondage of addiction but will also help to make an individual a valuable member of society.

We work closely with several agencies in our community teaching the men and women of Uturn for Christ the value of being contributors to the community rather than those who simply take without giving back. We have seen that when a person surrenders to the Lordship of Jesus Christ and becomes involved in helping others that their lives are radically changed!

Some of the local agencies that we work closely with here in Lexington, South Carolina are Lexington County Probation Dept, Lexington County Courts, Lexington County Sheriff Dept., Missions Lexington, and many more.

We believe that this ministry over the past 20 plus years has been a very important and valuable member of the community here in Lexington, South Carolina.

Grace and Peace,


Stephen Mattier
U-Turn for Christ Pastor

RECEIVED

FEB 17 2021

CU-21-01

Land Development Division

Attachment: Applicants submittal (12585 : CU-21-01 – Jim Penna for James Housh)

CU-21-01

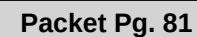
Jim Penna for James Housh





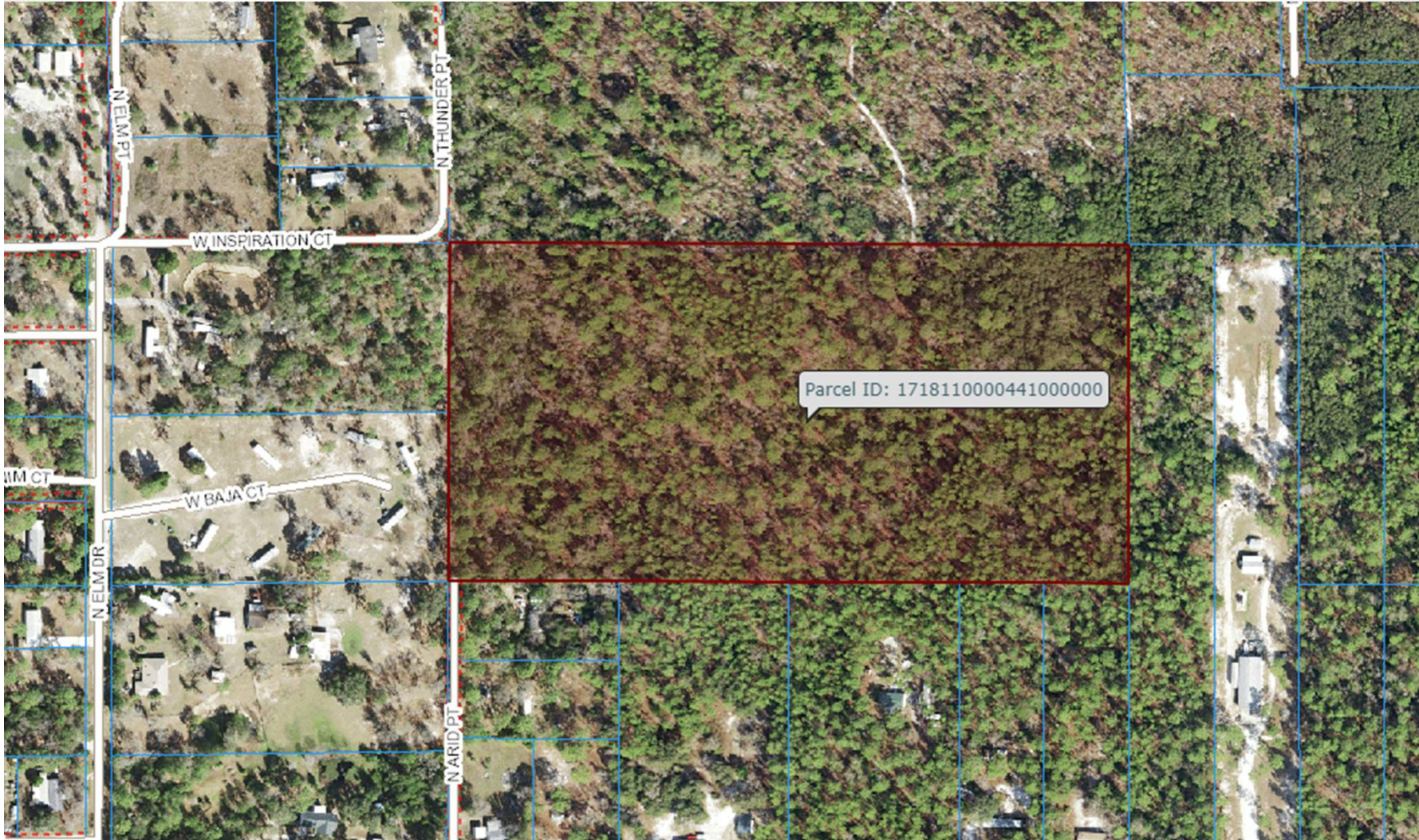


Attachment: Coordinator PowerPoint (12585 : CU-21-01 – Jim Penna for James Housh)



CU-21-01

Jim Penna for James Housh





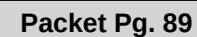




Attachment: Planner PowerPoint (12585 : CU-21-01 – Jim Penna for James Housh)











AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman
AGENDA DATE:	March 04, 2021

BRIEF OVERVIEW:

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

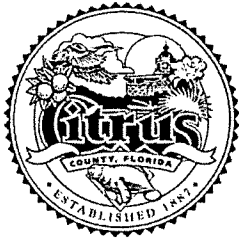
BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0

Applicant Responsibility

RECOMMENDED ACTION:

Conduct a public hearing on March 4, 2021 to review and consider V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman.



PM2-21-11

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

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

DATE: February 11, 2021

PREPARED BY: Miranda Anaya, Senior Planner, Land Development Division

MA

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

Attachment: 3-4 Staff Report (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

BACKGROUND

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

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

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

ANALYSIS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROPOSED FINDINGS OF FACT

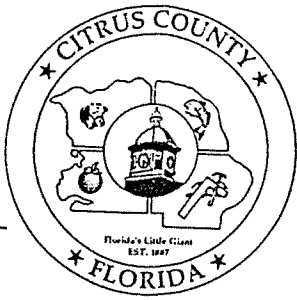
Pursuant to Section 4400, Variances, of the Citrus County Land Development Code (LDC), approval of a petition for variance from the provisions and requirements of this code shall be granted by the PDC only if all of the following are positive:

1. ***Special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** Riverhaven was established in 1973 prior to the standards of the LDC. The lot is a peninsula which is unusual in the Riverhaven Subdivision; however, the property was developed after current standards required lots to meet 50-foot or 35-foot waterfront setbacks.
2. ***The special conditions and circumstances do result from the actions of the applicants.*** The setbacks constraints are not a result of this applicant; however, setback requirements were in place at the time of ownership. The setbacks proposed are not the minimal necessary for the pool.
3. ***A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** The lot will not have special privilege for the construction of a pool than the other lots in the general area.
4. ***Literal interpretation of the provisions of this code which would not deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** Out of the six closest developed lots on the same side of the subject property, two have a pool. The applicant can continue to use the property without undue hardship.
5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** This request does not appear to be a minimal request. The installation of the pool at the setback requested is not necessary to make reasonable development of the property.
6. ***The granting of the variance will not be in harmony with the general intent and purpose of this code and will be injurious to the area involved or otherwise detrimental to the public welfare.*** The proposed waterfront setback of 25 feet is not aligned with the intent of the

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

7. ***There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.*** Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply. In addition, noncompliance with or any violation of the above referenced conditions, as may be determined by Citrus County Compliance may, in addition to any penalty imposed by Code Compliance and subsequent to the procedural requirements set forth in Section 1800 of the Citrus County Land Development Code being satisfied, render this Variance null, void, and of no force or effect.
8. **Granting of the variance will not deviate from the clear intent of the adopted Comprehensive Plan.** The proposal could be considered consistent if stormwater control measures were implemented.

MA/AP/cb



Board of County Commissioners

DEPARTMENT OF DEVELOPMENT SERVICES

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

In reply, refer to:

PL2-01-234

COPY

DATE: September 24, 2001

APPLICATION NUMBER: V-01-44

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

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

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

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

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

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

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

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

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

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

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

Community Development
Suite #140
(352) 527-5239
Fax 527-5239

If any person decides to appeal any decision made by the PDRB 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.

If you have any questions on this case, do not hesitate to contact the Community Development Division (352-527-5239).

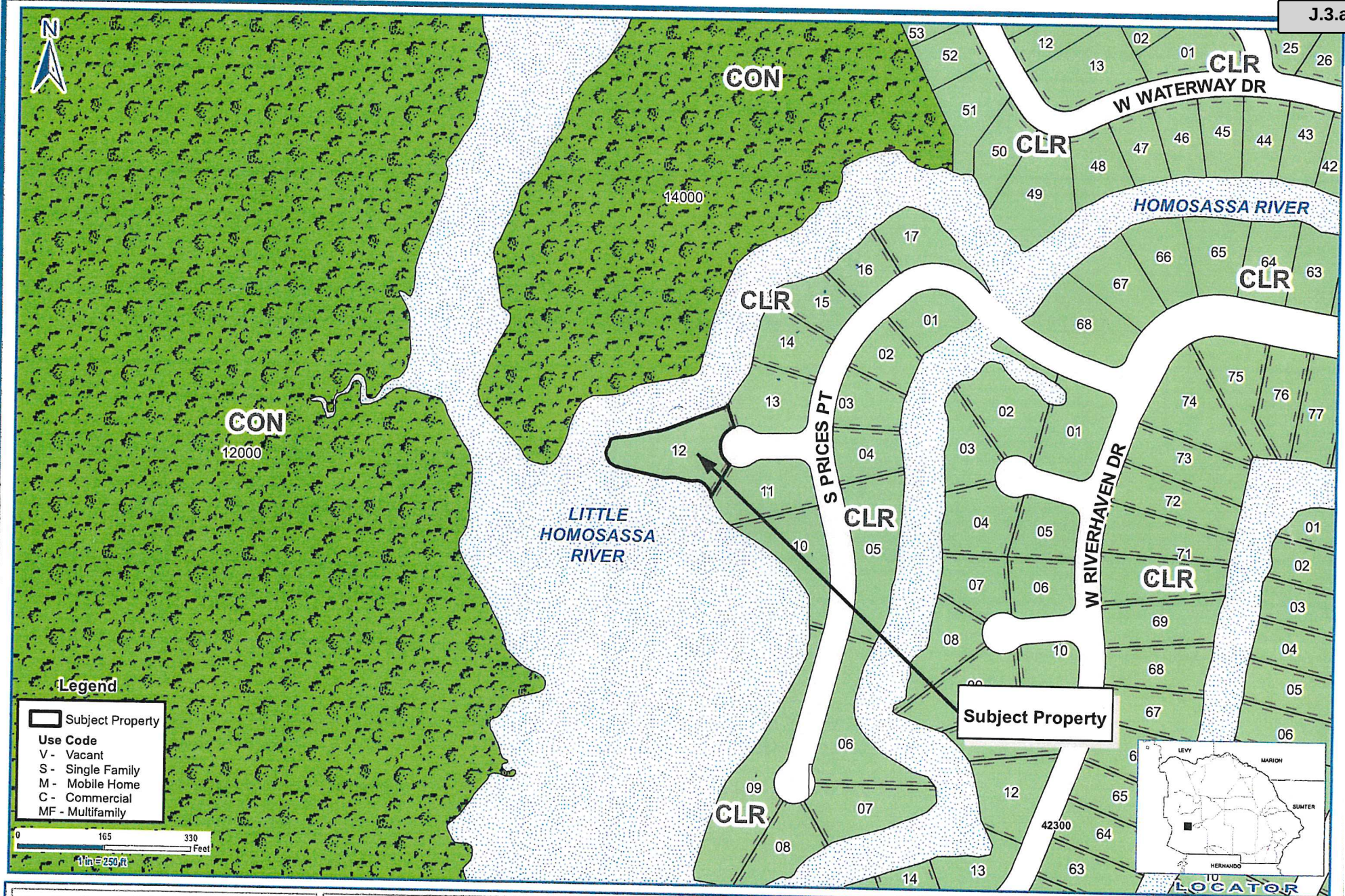
Respectfully,



Margaret A. Beake
Planner
Community Development Division

crm

CC: Assistant County Attorney
Officer of Code Enforcement; Community Development Division
Community Development Coordinator; Community Development Division
Graphics Coordinator; Community Development Division
Development Review/Permitting Manager; Building Division
Anthony Smith, 12070 West Broad Jump Court, Homosassa, Florida 34448
Case File: V-01-44







Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 141

Lecanto, FL 34461

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

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

Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE

VARIANCE APPLICATION

Application No.: V-20-10 Date: 8/28/2020
 * Written Authorization is required if Applicant is different than Owner.

Applicant*

Name: Maurice + Christina Ryman
 Address: 12070 W. Broadjump Ct
 City: Homosassa
 State: Florida Zip: 34448
 Home No.: 352-540-0060 Cell No.:
 Work No.: u Fax No.:
 Email: mryman@ctsfla.com

Property Owner

Name: Maurice + Christina Ryman
 Address: 12070 W. Broadjump Ct
 City: Homosassa
 State: FL Zip: 34448
 Home No.: 352-540-0060 Cell No.:
 Work No.: Fax No.:
 Email: mryman@ctsfla.com

Property Description: Section: 25 Township: 19 South Range: 16 East
 Legal Description: Riverhaven Vlg. DB9 PG-31 Lot 12 Blk 1
 Subdivision: Riverhaven Village Lot(s): 12 Block/Parcel: 1
 Alternate Key #: 1012261 Parcel ID: 16-19-5250010-000100120

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

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

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

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

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

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

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

Signature: [Signature]

STATE OF FLORIDA
 COUNTY OF CITRUS

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

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

Jacob McGowan
 Printed Name

Seal

Notary Public - State of Florida

For Staff Use Only

Date:

Time:

Initials:

ATF:

QTR:

LUD:

FZ:



Jacob McGowan

NOTARY PUBLIC

STATE OF FLORIDA

Comm# GG291183

Expires 1/14/2023

File

J.3.b

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: Miranda Anaya

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

RE: Ryman – V-20-10

DATE: October 20, 2020

Miranda:

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

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

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

RECEIVED

OCT 20 2020

V-20-10
Land Develop

Packet Pg. 102

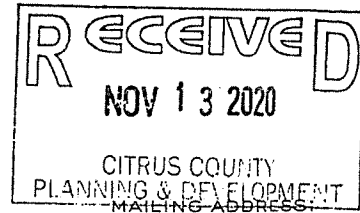
Attachment: Applicant Submittal (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

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

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

November 9, 2020



POST OFFICE BOX 250
INVERNESS, FL 34451-0250

Email Delivery

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

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

Dear Mr. Sherman:

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

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

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

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

Attachment: Applicant Submittal (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

Exhibit “A” – Site Plan map depicting setbacks

Exhibit “B” – Abutter Build Out Data Matrix

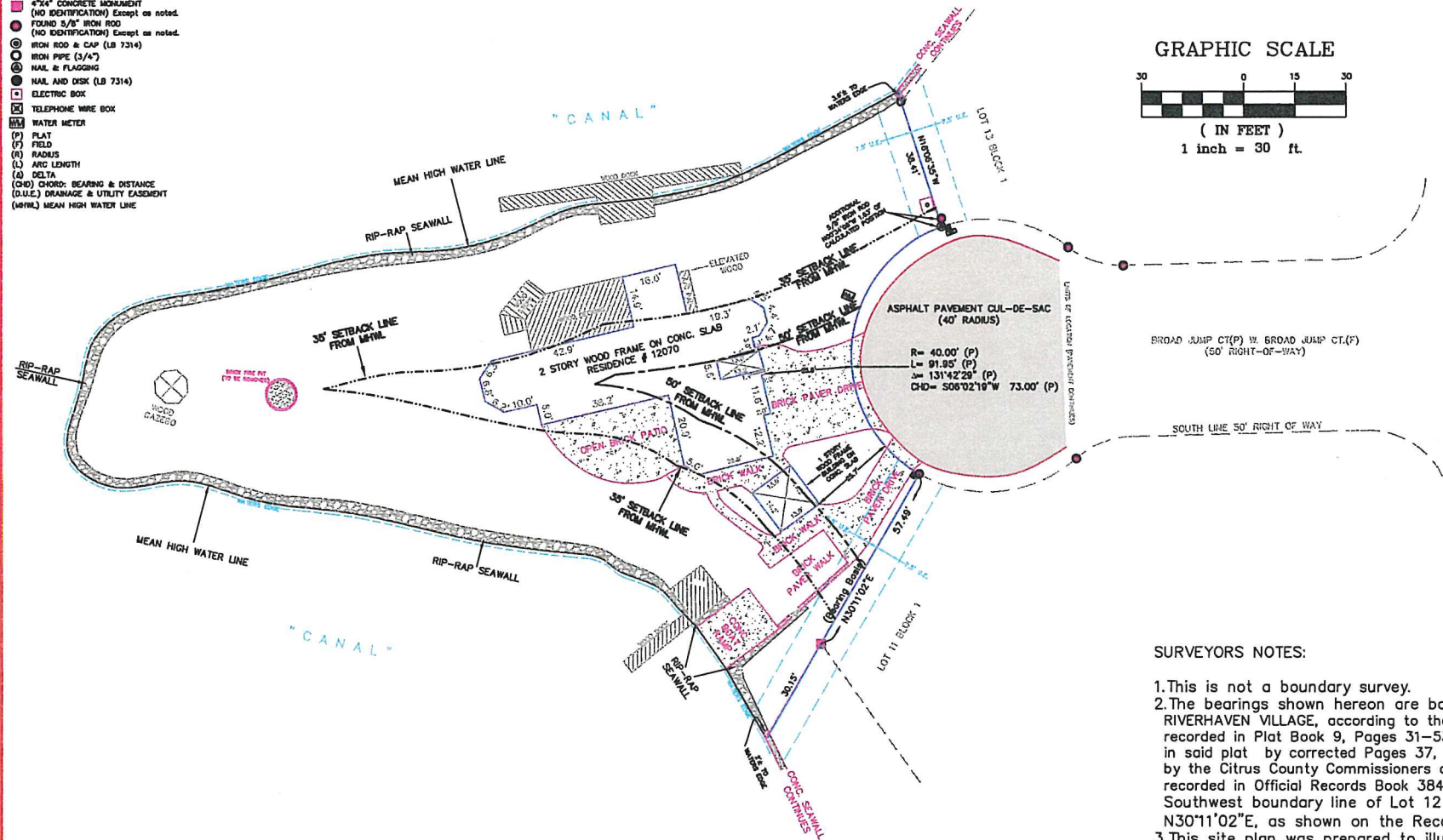
Exhibit “C” – Variance Standards Matrix

Exhibit “D” – Engineer’s revised drainage plan

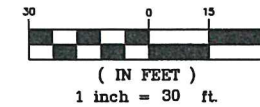
Exhibit “E” – Aerial(s)

LEGEND:

- 4"x4" CONCRETE MONUMENT
 (NO IDENTIFICATION) Except as noted.
 FOUND 5/8" IRON ROD
 (NO IDENTIFICATION) Except as noted.
 IRON ROD & CAP (LB 7314)
 IRON PIPE (3/4")
 NAIL & FLAGGING
 NAIL AND DISK (LB 7314)
 ELECTRIC BOX
 TELEPHONE WIRE BOX
 WATER METER
 (P) PLAT
 (F) FIELD
 (R) RADIUS
 (L) ARC LENGTH
 (Δ) DELTA
 (CHD) CHORD: BEARING & DISTANCE
 (D.U.E.) DRAINAGE & UTILITY EASEMENT
 (MHWL) MEAN HIGH WATER LINE



GRAPHIC SCALE



BROAD JUMP CT(P) W. BROAD JUMP CT.(P)
(50' RIGHT-OF-WAY)

SOUTH LINE 50' RIGHT OF WAY

SURVEYORS NOTES:

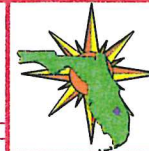
1. This is not a boundary survey.
2. The bearings shown hereon are based on the Plat of RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Pages 31-53, inclusive, and amended in said plat by corrected Pages 37, 51, 52, and 53 adopted by the Citrus County Commissioners on October 29, 1974, and recorded in Official Records Book 384, Page 306, with the Southwest boundary line of Lot 12 Block 1 held to bear N30°11'02"E, as shown on the Record Plat.
3. This site plan was prepared to illustrate the proposed location of a proposed pool area.

FLOOD STATEMENT:

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

CURRENT SETBACK PLAN FOR Maurice A. Ryman

Citrus County, Florida
 Project No.: 20070 Field Book: N/A Drawn By: JWS
 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

Exhibit "B"
 Abutter Buildout/Setback Data
 Riverhaven Village

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

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

Exhibit "C"

Ryman Variance Standards

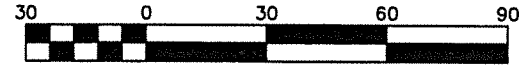
Variance No. V-20-10

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

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

GRADING NOTES:

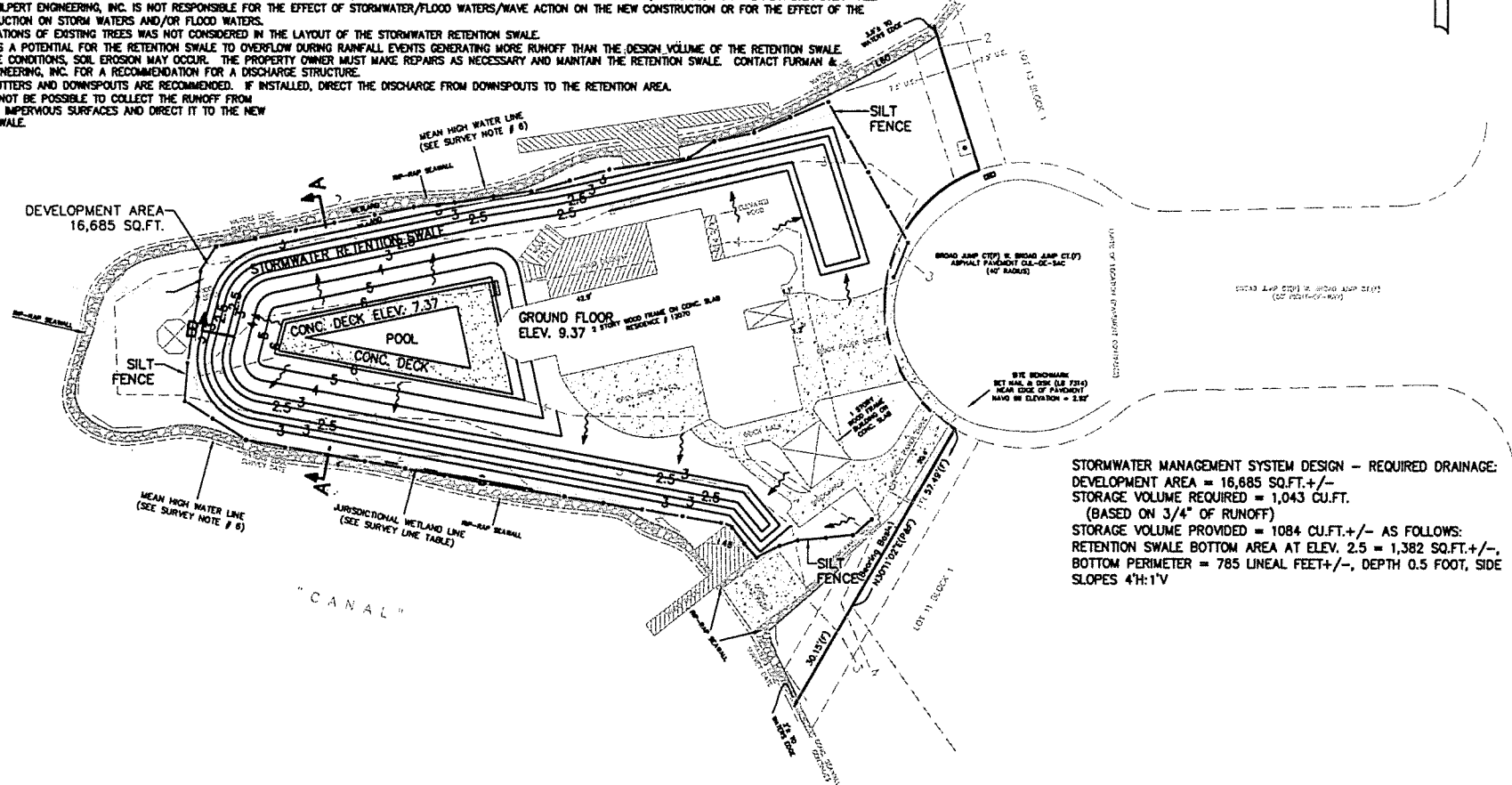
- 1.) THE INTENT OF THIS RESIDENTIAL STORMWATER MANAGEMENT PLAN IS TO SHOW HOW THE REQUIRED STORMWATER STORAGE VOLUME IS PROVIDED AND HOW SURFACE DRAINAGE IS MANAGED ON THE PROPERTY. THE OWNER/CLIENT/CONTRACTOR IS ALLOWED TO MOVE STRUCTURES AND TO ADJUST ELEVATIONS AS REQUIRED TO ACCOMMODATE THE STORMWATER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



Scale 1" = 30'

LEGEND

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



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

SHEET: 3 OF 4	Ryman Residence - Pool Addition 12070 W. Broad Jump Cl., Homosassa	TIME: Concept Grading Plan	FURMAN & HILPERT ENGINEERING, INC. 13425 BROOKVILLE ROCK ROAD BROOKVILLE, FL 34601 TELEPHONE: (813) 232-2849 FAX: (813) 232-2849 CERT. OF AUTHORIZATION NO. 26687	DATE: SEP 2009 SCALE: 1" = 30' DRAWN BY: P.J. PROJECT NO.: 20-144	REVISED

Line #	Length	Direction
L45	20.00'	N22°42'35"W
L46	7.35'	N49°13'13"E
L47	18.17'	N30°03'46"W
L48	20.65'	N73°08'50"W
L49	25.90'	N67°26'11"W
L50	75.19'	N79°33'27"W
L51	48.33'	N79°25'39"W
L52	17.78'	S84°51'09"W
L53	11.23'	N35°36'18"W
L54	35.51'	N14°31'43"E
L55	24.20'	N68°54'23"E
L56	60.88'	N78°15'11"E
L57	41.81'	N79°15'29"E
L58	60.09'	N78°08'05"E
L59	23.23'	N65°07'29"E
L60	32.83'	N62°09'21"E

LEGEND:

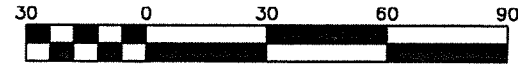
- FOUND 4"x4" CONCRETE MONUMENT
 FOUND 5/8" IRON ROD
 FOUND 3/4" IRON ROD
 SET IRON ROD A CAP (3/4" DIA)
 FOUND IRON PIPE (3/4")
 SET NAIL
 SET NAIL AND BUSH (3/4" DIA)
 ELECTRIC BOX
 TELEPHONE WIRE BOX
 WATER METER
 PLAT
 TELL MEASURED
 RADIUS
 ARC LENGTH
 CHORD
 CHORD BEARING & DISTANCE
 (D.M.E.) BEARING & DISTANCE

LEGAL DESCRIPTION:

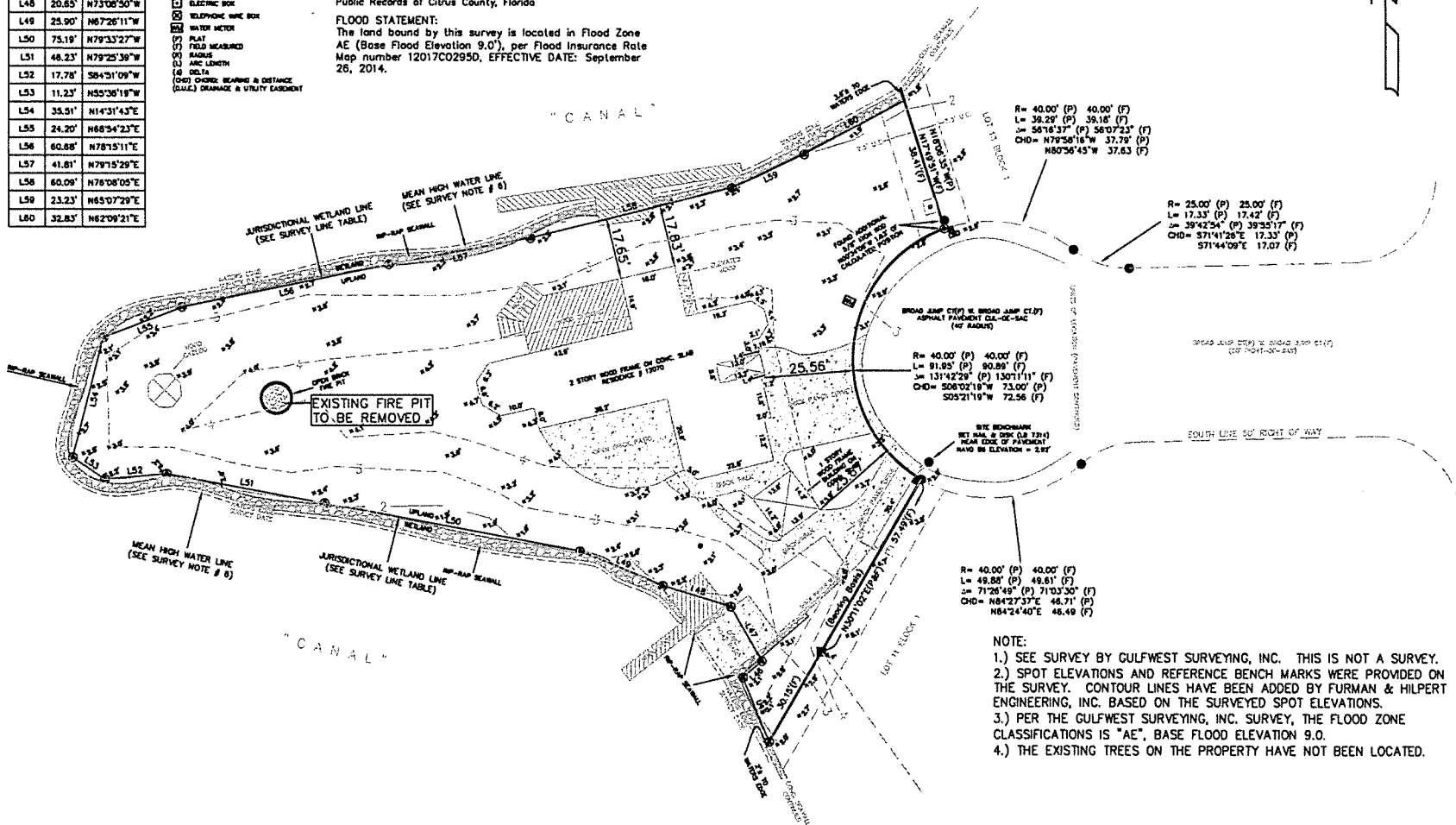
Lot 12, Block 1, RIVERHAVEN VILLAGE, according to the map or plot thereof as recorded in Plot Book 9, Pages 31-53, inclusive, and amended in said plot by corrected Pages 37, 51, 52, and 53 adopted by the Citrus County Commissioners of October 29, 1974, and recorded in Official Records Book 384, Page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

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone AE (Base Flood Elevation 9.0'), per Flood Insurance Rate Map number 12017C02950, EFFECTIVE DATE: September 26, 2014.



Scale 1" = 30'



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

SHEET: 1 OF 4	Ryman Residence - Pool Addition 12070 W. Broad Jump Cl., Homosassa	TIME: Existing Condition & Demolition Plan	FURMAN & HILPERT ENGINEERING, INC. 10000 W. BROAD JUMP CITY RD. BROAD JUMP CITY, FLORIDA 34644 TELEPHONE (352) 232-2649 CERT. OF AUTHORIZATION NO. 28687	DATE: 09/12/2009 SCALE: 1"=30' PROJECT NO.: DRAWN BY: P.J.	FLOOD

Susan K. Wright

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

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

Paul Furman
 Furman & Hilpert Engineering, Inc.

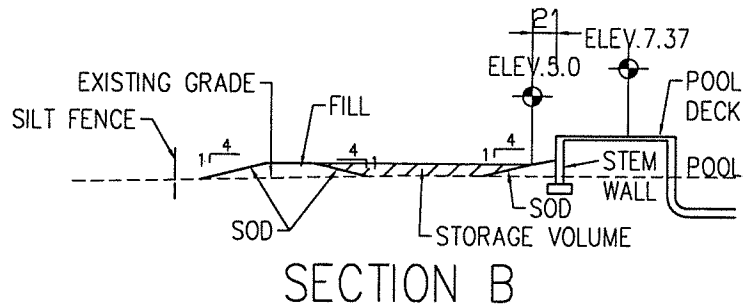
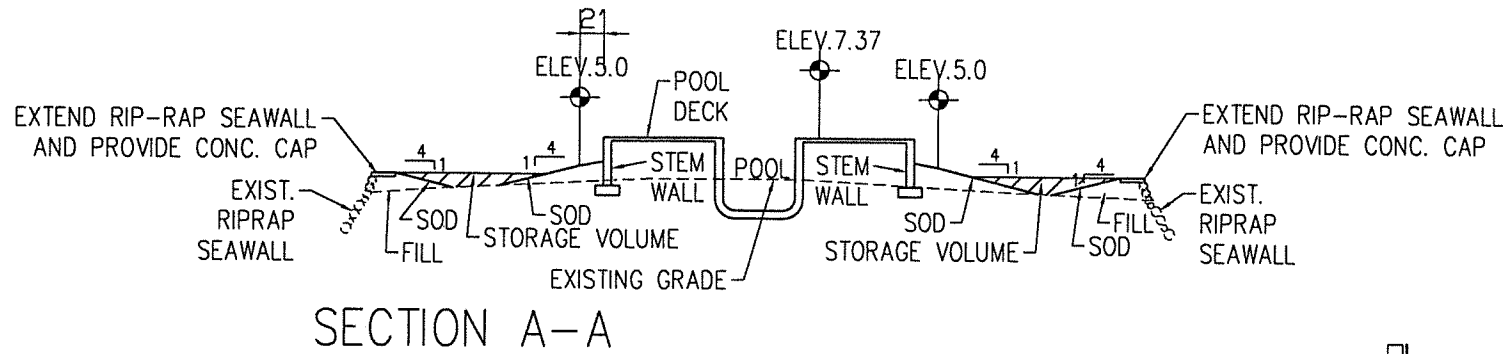
Attachment: Applicant Submittal (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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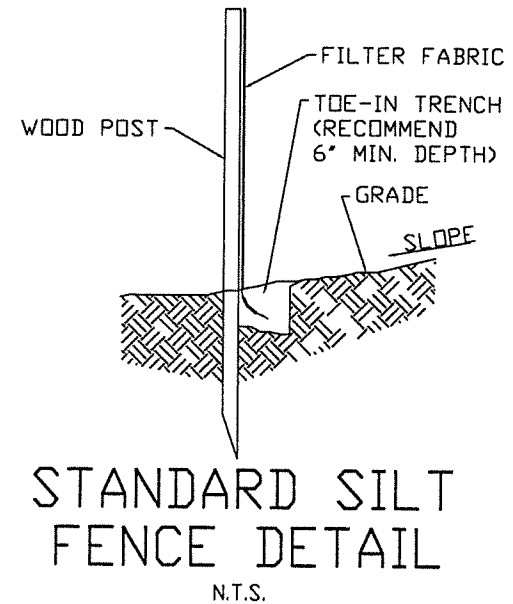
DEC 27 2020

V-20-10

Land Development



RETENTION AREA/SITE SECTIONS 1"=10'



RECEIVED

DEC 27 2020

Land Use/Planning Division

SHEET: 4 OF 4	Ryman Residence - Pool Addition 12070 V. Broad Jump Ct., Homosassa	TITLE: Alternate Retention Swale Detail	FURNAN & HILPERT ENGINEERING, INC. 12423 BROOKVILLE ROAD HOMOSASSA, FL 34428 TELEPHONE (352) 232-2849 CERT. OF AUTHORIZATION NO. 20687	DATE: 07/2020 SCALE: As Shown DRAWN BY: JH	PROJECT NO.: 2019-001

From: Clark A. Stillwell
Sent: Wednesday, January 13, 2021 9:29 AM
To: Miranda P. Anaya
Cc: Denise A. Dymond Lyn
Subject: RE: [EXTERNAL]Ryman - V-20-10

Yes, aware of such. Likely the public will bring such up.

Clark A. Stillwell
 Law Office of Clark A. Stillwell, LLC
Post Office Box 250
Inverness, Florida 34451-0250
(352) 726-6767
(352) 726-8283-Facsimile
caslaw@tampabay.rr.com

From: Miranda P. Anaya [mailto:Miranda.Anaya@citrusbocc.com]
Sent: Tuesday, January 12, 2021 4:38 PM
To: Clark A. Stillwell
Cc: Denise A. Dymond Lyn
Subject: RE: [EXTERNAL]Ryman - V-20-10

Clark,

The quasi input deadline date 12/31 has passed for this application.

Miranda Anaya
 Planner
 Citrus County Land Development Division
Miranda.Anaya@citrusbocc.com
(352)527-5259
 "Goodness is the only investment that never fails." – Henry David Thoreau

From: Clark A. Stillwell
Sent: Monday, January 11, 2021 12:16 PM
To: Miranda P. Anaya
Cc: Denise A. Dymond Lyn; Christina Ryman; Maurice Ryman; Amy L. Pace; Community Builders Inc
Subject: [EXTERNAL]Ryman - V-20-10

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Attachment: Applicant Submittal (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: Miranda Anaya

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

RE: Ryman – V-20-10

DATE: January 11, 2021

Miranda:

While reviewing separate records on another matter, from the above noted matter; I came across V-14-14 on a parcel in Crystal River, Florida. Note, the lot shape is very similar to the referenced permit and the variance was for a similar use to wit a pool. Setback approved by PDC under the 20112 Code (same as existing Code) was 15 feet. No evidence of stormwater retrofitting like Ryman submittal. The pool was built in 2015. I have requested a copy of V-14-14 via a public records request. Please include this memo in PDC backup material. Thanks

CAS/cv
cc: Client
Denise Lyn, Esquire
Amy Pace, Sr. Planning Coordinator
Community Builders, Inc.

Attachment: Applicant Submittal (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: Miranda Anaya

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

RE: Ryman – V-20-10

DATE: January 15, 2021

Miranda:

Please see attached material from public records request on previously noted variance. V-14-14. Note the favorable staff report by Mr. Hochadale applying same LDC standards for this variance for a pool at 15 feet met LDC. The pool size is similar than Ryman; the lot is smaller. Stormwater system was less than Ryman's application.

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

Attachment: Applicant Submittal (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: Miranda Anaya

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

RE: Ryman – V-20-10

DATE: January 26, 2021

Miranda:

Please include the attached in the backup material for the above noted file.

1. Variance V-14-14;
2. Citrus County Property Appraiser's office data regarding the number of Citrus County residential pools;
3. Florida County Property Appraiser's Offices data regarding 2006 residential pools.

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

Attachment: Applicant Submittal (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Clark A. Stillwell

From: Citrus County BOCC Records Management Office <citruscountyfl@mycusthelp.net>
Sent: Wednesday, January 13, 2021 2:31 PM
To: CASLAW@TAMPABAY.RR.COM
Subject: Public Records Request :: W004625-011121

Attachments:

[application.pdf](#)
[final_notification.pdf](#)
[pool spa design.pdf](#)
[site plan.pdf](#)
[site plan by Tropical Pools.pdf](#)
[Staff Report to PDC.pdf](#)
[survey.pdf](#)

--- Please respond above this line ---



January 13, 2021

PRR: W004625-011121

Public Records Request

Please forward a copy of Variance No. V-14-14 for AK 1101433 9276 Harbour Isle Ct., Crystal River, FL

Dear Clark Stillwell,

Attached are the responsive records for this request.

Best regards,

Nancy J. Cologna, CPM, CRM
Records Manager & RMLO
Citrus County Custodian of Public Records
3600 W. Sovereign Path
Lecanto, FL 34461
(352) 527-5235
www.citrusbocc.com

Attachment: Applicant Submittal (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)



Board of County Commissioners
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 LAND DEVELOPMENT DIVISION
 3600 W. Sovereign Path, Suite 141
 Lecanto, FL 34461
 Telephone: (352) 527-5239 Fax (352) 527-5428
 Toll Free (352) 489-2120 TTY (352) 527-5312

**CITRUS COUNTY LAND DEVELOPMENT CODE
 VARIANCE APPLICATION**

Application No.: V-14-14 Date: 9-30-14
 * Written Authorization is required if Applicant is different than Owner.
Applicant* Name: Brian Pollard **Property Owner** Name: Robert & Maria Fross
 Address: 6785 W 2 Rivers Dr Address: 9276 N Harbour Isle Ct
 City: Crystal River City: Crystal River
 State: FL Zip: 34429 State: FL Zip: 34428
 Home No.: _____ Cell No.: 302 3580 Home No.: _____ Cell No.: 361-6999
 Work No.: 794 6047 Fax No.: _____ Work No.: _____ Fax No.: _____
 Email: Tropicabean@gmail.com Email: robert.fross@yahoo.com

Property Description: Section: 28 Township: 18 South Range: 17 East
 Legal Description: Paradise CTRY Club Unit 3 PB 4 PG 47
 Subdivision: Paradise Country Club Lot(s): 6 Block/Parcel: C
 Alternate Key #: 1101433 Parcel ID: 17 E 1 8 S 3301 3000000060

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

Variance Request: To build a concrete inground swimming pool which would be improving county set back allowances

State hardship that justifies the granting of the variance: Almost every house on the Harbour Isle Ct. has a swimming pool which has been approved a variance or was grandfathered in.

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: Brian Pollard

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 Brian Pollard, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 30th day of Sept 2014.

Printed Name

Sunniva L. Brown
 Notary Public - State of Florida



For Staff Use Only

Date: 9-30-14

Time: 11:20

Initials: JB

ATF: No
 QTR: SE
 LUD: CLK

FZ: All/10
CITRUS COUNTY
V-14-14

RECEIVED

SEP 30 2014



Board of County Commissioners
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 LAND DEVELOPMENT DIVISION
 3600 W. Sovereign Path, Suite 141
 Lecanto, FL 34461
 Telephone: (352) 527-5239 Fax (352) 527-5428
 Toll Free (352) 489-2120 TTY (352) 527-5312

FILING REQUIREMENTS FOR VARIANCE APPLICATIONS

- ☒ 1. Completed application (additional sheets may be added if more space is needed).
- ☒ 2. Applicable filing fee as required by Resolution adopted by the Board of County Commissioners. The applicant will also be billed for advertising and postage fees, to be billed at a later date. In accordance with the requirements of the Citrus County Land Development Code (Ord. 12-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. **No application shall be processed for final adoption until all fees are paid.**
- ☒ 3. Proof of ownership and legal description of property (tax notice or deed may suffice).
- ☒ 4. Site plan (**DRAWN TO SCALE**), which shall be no smaller than one inch equals 200 feet on a minimum of an 8 1/2 x 11 sheet. **If the site plan is larger than 8 1/2 x 11, 30 copies will need to be submitted.** Include North arrow to indicate orientation. **SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:**
 - ☒ A. Lot area and percentage of lot covered (impervious surface ratio).
 - ☐ B. Driveway access location and parking space arrangement included in the site plan.
 - ☐ C. All rights-of-way and easements adjacent to and crossing subject property.
 - ☐ D. All water courses, water bodies, jurisdictional wetlands, and floodplains. The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown when determining waterfront setbacks.
 - ☐ E. Proposed or existing potable water/well and waste disposal system/septic *Central Sewer & Water*
 - ☐ F. Existing and proposed location of building/structures including heights and separation.
 - ☐ G. All setbacks between building/structures and property lines/waterbodies/jurisdictional wetlands.
 - ☐ H. Any walls or fences – give location, height, and material type.
 - ☐ I. Existing and proposed stormwater management systems including proposed or existing swales and/or berms.
 - ☐ J. Proposed stormwater management systems.
 - ☐ K. Fire hydrant – give location (if provided).
 - ☐ L. Signs – give location, size, and height (as applicable).
 - ☐ M. Loading – give location and dimensions (as applicable).
- ☒ 5. "Letter of Authorization", if applicant is other than owner (form provided).
- ☒ 6. Written directions to the property from Department of Development Services office.
- ☒ 7. Signed "Appeal Notice" (form provided).
- ☒ 8. Flood Zone designation including base flood elevation.
- ☒ 9. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date. (NOT applicable for residential applications).

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

RECEIVED

Return this application to:
 CITRUS COUNTY LAND DEVELOPMENT DIVISION
 3600 W Sovereign Path, Suite 141
 Lecanto, FL 34461

SEP 30 2014

CITRUS COUNTY

Signature: _____ *V-14-14*

Date: *9-30-14*



LES COOK, C F A

CITRUS COUNTY PROPERTY APPRAISER

Commitment ~ Innovation ~ Respect ~ Integrity ~ Service

Home Search Download Exemptions Agriculture Maps Tangible Links Contact

Home Search Choices Search By Allkey ParcelDetailAllkey

Citrus County Property Appraiser - Current Taxroll In Work As Of: 22-SEP-14

Owner & Property Information

Allkey 1101433
 Owner Name FROSS ROBERT & MARIA
 Mailing Address 7158 SE 12TH CIR
 Ocala FL 34480
 Site Address 09276 W HARBOR ISLE CT CRYSTAL RIVER

[Print Property Card \(Pdf\)](#)
[GIS Map Viewer](#)
[2014 TRIM \(Original as mailed\)](#)
[Tax Estimator](#)

[Oblique View \(Pictometry\)](#)



Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
17E185330130 000C0 0060	2180	(01) SINGLE FAMILY RESIDENTIAL	(0000) COASTAL	28	18	17

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2013	01	\$242,720	\$242,720	\$0	\$242,720	\$4,645.07	\$162,864	\$131,032	\$293,896	\$301,200
2012	01	\$258,070	\$258,070	\$0	\$258,070	\$4,055.21	\$169,128	\$135,333	\$304,461	\$318,300
2011	01	\$286,978	\$286,978	\$0	\$286,978	\$4,559.00	\$231,768	\$127,236	\$359,004	\$367,300
2010	01	\$314,610	\$314,610	\$0	\$314,610	\$4,886.16	\$275,616	\$125,945	\$401,561	\$393,400
2009	01	\$319,948	\$319,948	\$0	\$319,948	\$5,203.68	\$275,616	\$143,708	\$419,324	\$415,900
2008	01	\$385,059	\$385,059	\$0	\$385,059	\$6,218.75	\$300,700	\$154,864	\$455,564	\$464,500
2007	01	\$394,600	\$394,600	\$0	\$394,600	\$5,205.92	\$300,700	\$170,058	\$470,758	\$491,100
2006	01	\$393,300	\$138,400	\$25,000	\$113,400	\$1,871.04	\$300,700	\$140,266	\$440,966	\$488,000

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
2638	0820	08	2014	WARRANTY DEED	NONE	I	\$375,000
1985	1252	03	2006	WARRANTY DEED	NONE	I	\$450,000
0537	1371	03	1979	WARRANTY DEED	NONE	I	\$104,000

Full Legal Description

PARADISE CTRY CLUB UNIT 3 PB 4 PG 43 LOT 6 BLK C

Planning and Building Permits

Bldg #	Permit #	Amount	Issue Date	Occ. #	Occ. Date	Description
00	201105416	\$7,200	26-JUL-11			REROOF TEAR OFF TILE & REPLACE W SHINGLES***NOC IN
00	200614086	\$21,550	11-DEC-08			CONSTRUCTION OF A 4'X96' DOCK INSTALL 22 PILINGS &
00	9307857	\$9,580	01-NOV-93			GLASS & SCRN RM

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/EF	Depth Actual/Std	Unit Type / Description	Units
001	SFR CANAL FRONT	CLR	224/100/125.28	133/0	EF EFFECTIVE FRONT FOOT	171

Building Characteristics

Building #	Bldg Type	Beds	2 Fixture Baths	3 Fixture Baths	4 Fixture Baths	Year Built	FLA Area
01	RESIDENTIAL	3	0	3	0	1977	1,748

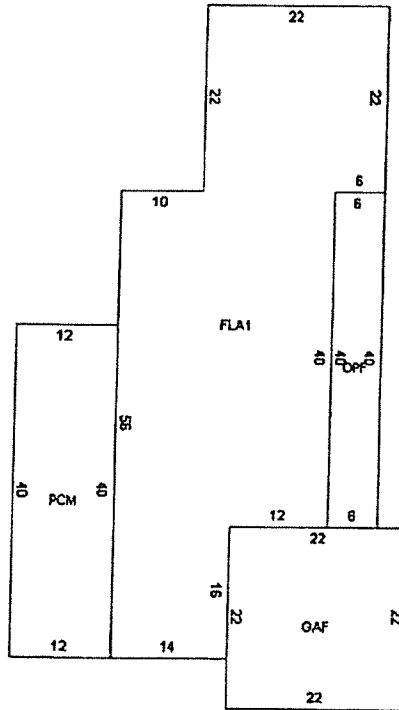
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SEP 30 2014

CITRUS COUNTY

V-14-14

Attachment: Applicant Submittal (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)



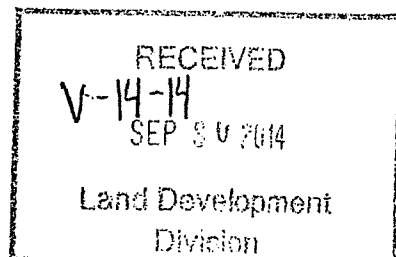
Residential Section Details

Building #	Section #	Year Built	Area	Type / Description
01	01	1977	1,748	FLA
01	02	1977	240	OPF
01	03	1977	484	GAF
01	04	1994	480	PCM

Miscellaneous Improvements

Bldg #	Imprv. #	Type / Description	Length	Width	Unit Type /Description	Unit Type	Year Added
01	001	SEA WALL	0	0	330 LF	LINEAR FEET	1970
01	002	PATIO CONCRETE	40	12	480 SF	SQUARE FEET	1994
01	003	BOAT DOCK	89	4	356 SF	SQUARE FEET	2007

release 1.0





Board of County Commissioners
 DEPARTMENT OF DEVELOPMENT SERVICES
 LAND DEVELOPMENT DIVISION
 3600 W. Sovereign Path, Suite 141
 Lecanto, FL 34461
 Telephone: (352) 527-5239 Fax (352) 527-5428
 Toll Free (352) 489-2120 TTY (352) 527-5312

AUTHORIZATION

APPLICATION REQUEST: (check one)

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

LEGAL DESCRIPTION OF PROPERTY:

Section 28 Township 18 Range 17 Alternate Key # 1101433

Lot/Parcel 6 Block C

Subdivision Paradise Country Club

I, Robert Frass, owner of the above described property,
 (Name of Owner)

authorize Benn Pollard of Tropical Pools to
 (Name of Representative) (Name of Business)

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

* SIGNATURE: [Signature]
 (Signature of Owner)

STATE OF FLORIDA
 COUNTY OF CITRUS

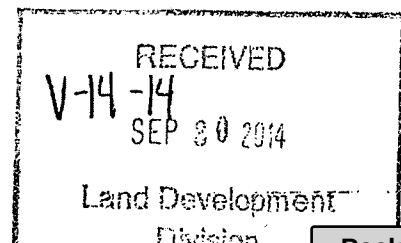
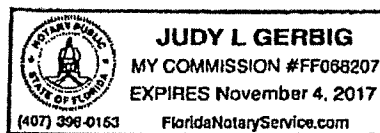
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Robert C. Frass, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 29th day of September, 2014

Judy L Gerbig
 Printed Name

Seal

[Signature]
 Notary Public - State of Florida





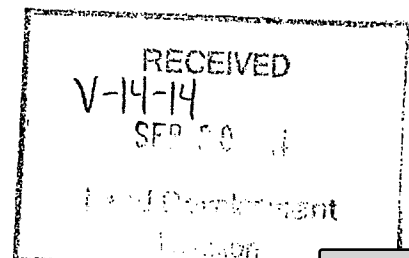
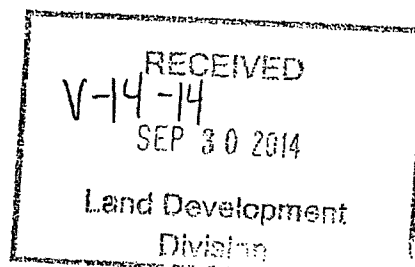
Board of County Commissioners
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 LAND DEVELOPMENT DIVISION
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 Lecanto, FL 34461
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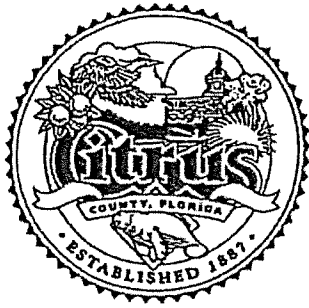
APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application. Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Signature: Bruce Ballard

Date: 9-29-14





Board of County Commissioners

DEPARTMENT OF PLANNING AND DEVELOPMENT

3600 W. Sovereign Path, Lecanto, FL 34461-8070

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

Web Address: www.bocc.citrus.fl.us

In reply, refer to:

PL2-14-244

COPY

November 24, 2014

Benn Pollard
6785 W. Seven Rivers Dr.
Crystal River, FL

SUBJECT: Application V-14-14 Pollard for Robert and Maria Fross

Property Location: Section 28, Township 18, Range 17; more specifically Lot 6, Block C, Paradise Country Club Unit 3, Plat Book 4, Page 43, which address is known as 9276 W. Harbor Isle Ct., Crystal River, FL 34429.

Dear Mr. Pollard:

At the November 20, 2014 hearing of the Citrus County Planning and Development Commission (PDC), your request for a variance from the provisions of the Citrus County Land Development Code (LDC) was considered as advertised (public notice will be furnished upon request).

On the basis of the evidence presented at the hearing on this case, your request for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a swimming pool having less than the required 50-foot minimum building setback from the mean high water line (35-feet with berm and swale), pursuant to Section 3501, Surface Water Protection Standards, of the LDC was **APPROVED** with the following **THREE CONDITIONS**:

1. The pool shall maintain a minimum 15-foot setback to the outer edge of the concrete seawall, as outlined on the site plan date-stamped September 30, 2014 by the Land Development Division.
2. A tie-in survey demonstrating the maintenance of the required minimum 15-foot setback for the pool to the outer edge of the concrete seawall must be submitted to and approved by the Land Development Division within 21 calendar days.
3. A berm/swale system must be installed between the proposed pool and the concrete seawall. This system is to be installed and maintained in accordance with the Land Development Code.

Administration	Building	Code Compliance	Geographic Information Systems	Land Development
Suite 109 (352) 527-5220 FAX 527-5317	Suite 111 (352) 527-5310 FAX 527-5317	Suite 147 (352) 527-5350 FAX 527-5523	Suite 140 (352) 527-5544 FAX 527-5252	Suite 141 (352) 527-5239 FAX 527-5428

Pollard for Robert & Maria Fross
V-14-14
November 24, 2014
Page 2 of 2

It is the responsibility of the property owner to obtain a Building Permit or other Development Order within three years of the PDC approval, subject to the above conditions. This office will conduct a compliance inspection of the site within six months to one year from the date of the approval.

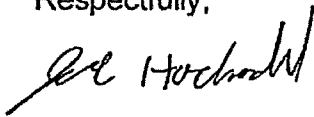
A complete record of the hearing, findings of fact, and the decision of the PDC are available for your inspection at the Department of Planning and Development office, 3600 West Sovereign Path, Suite 141, Lecanto, Florida. If copies are desired, they may be secured upon request and payment of transcription costs.

Section 1403. of the LDC establishes the appeal process for any person or persons, jointly or severally, aggrieved by any decision of the PDC and all appeals must be filed within 30 days after rendition of the decision by the PDC.

If any person decides to appeal any decision made by the PDC 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.

If you have any questions on this case, do not hesitate to contact the Land Development Division (352-527-5239).

Respectfully,



Joe Hochadel, Planner
Land Development Division

JH/jah

CC: Jim Faulkner, Director, Geographic Resources and Community Planning
Master File

Attachment: Applicant Submittal (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Total lot Size: 15,773 Square Feet

House & Patios Ground Coverage: 3,891 Square Feet

Proposed Pool & Deck Ground Coverage: ~~4,839~~ Square Feet 996

ISR ~~30.7%~~ 14%

3891

additional conc. 166
at boat slip

pool & deck 996

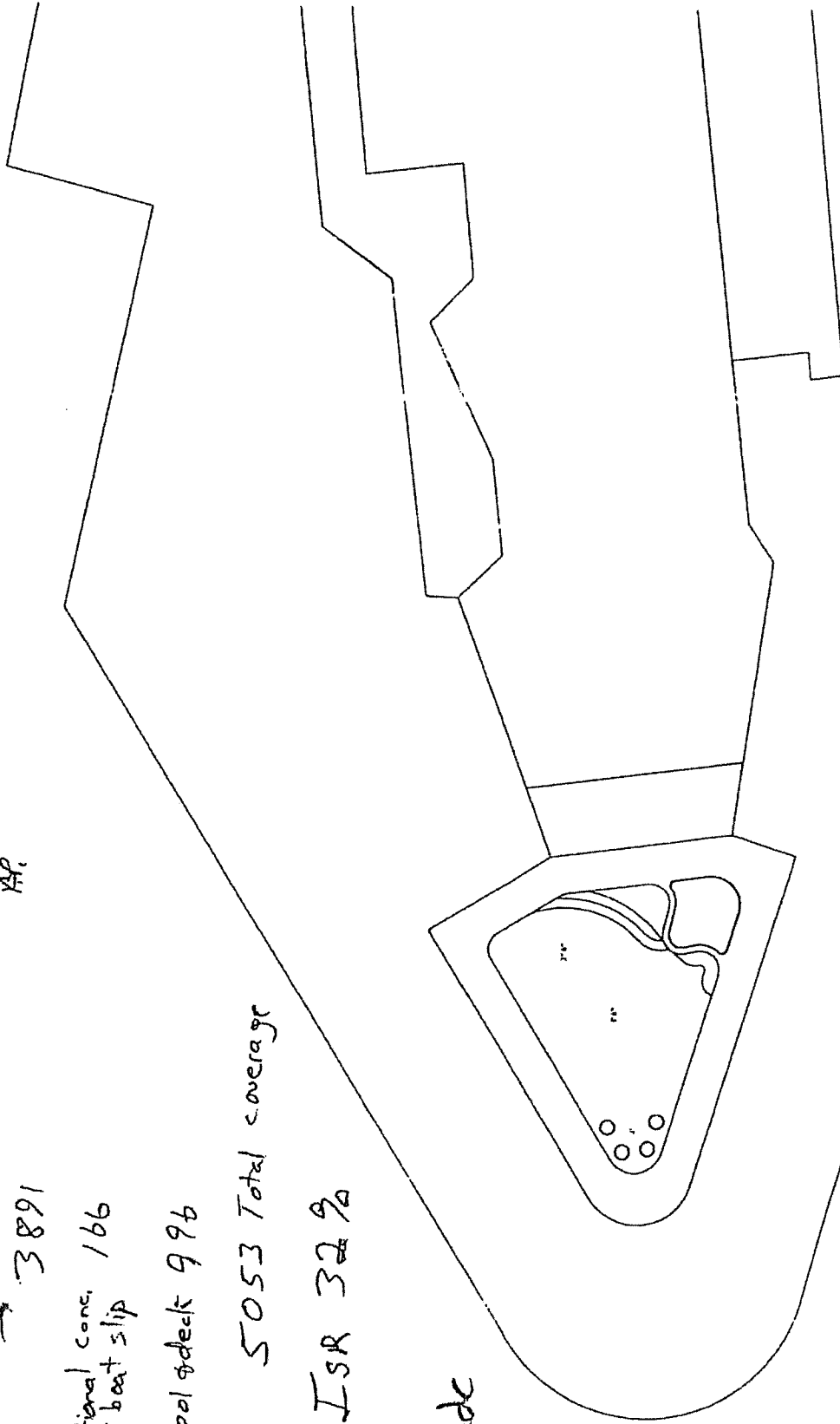
5053 Total coverage

ISR 32%

Changes made

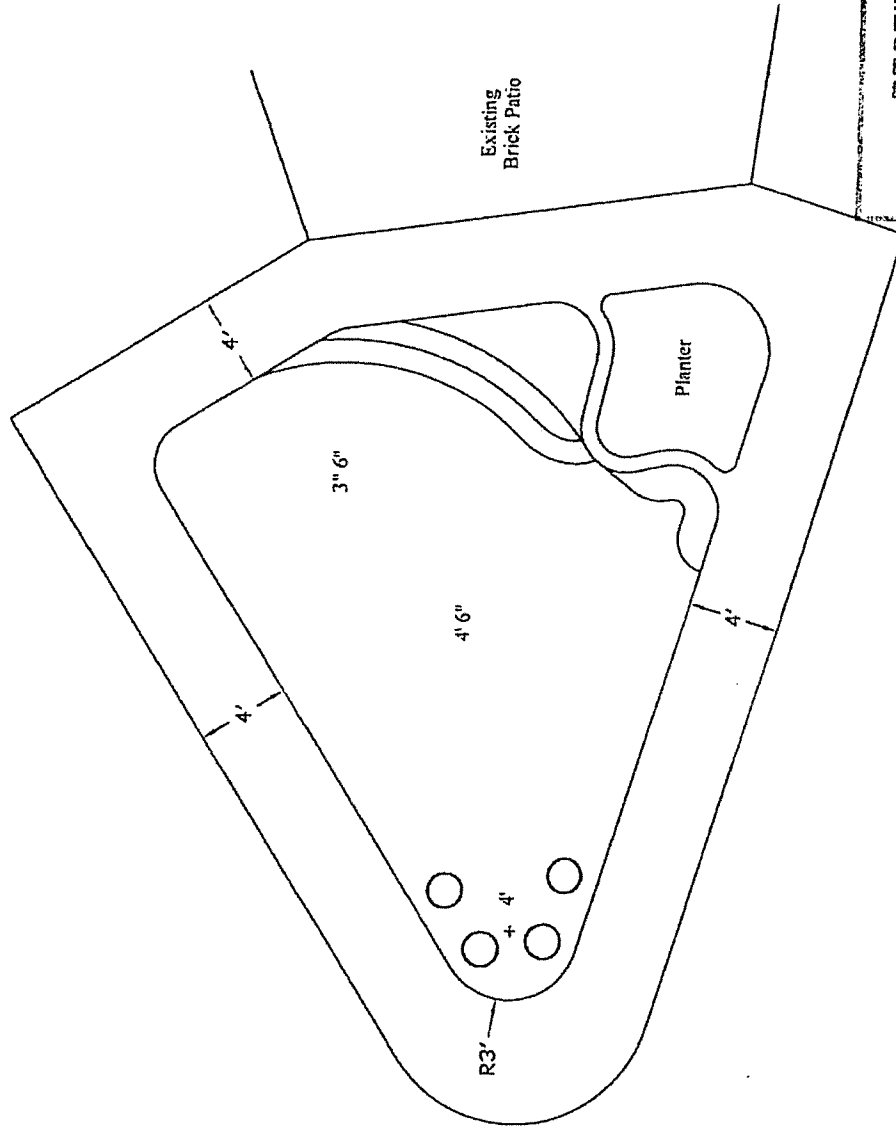
Oct. 14. 14

Ben R. Lind



Scale
 $\frac{1}{8"} = 1'$

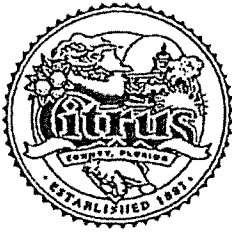
Tropical Pools
of Central Florida LLC
Benn (352) 302-3580



RECEIVED
V-14-14
SEP 30 2014

Land Development

PM2-14-105



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

VARIANCE APPLICATION NO. - V-14-14 Pollard for Robert and Maria Fross

DATE: November 12, 2014

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

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a swimming pool having less than the required 50-foot minimum building setback from the ordinary high water line (35-feet with berm and swale), pursuant to Section 3501, <u>Surface Water Protection Standards</u>, of the LDC. Specifically, the applicant is asking for a 15-foot setback for a swimming pool to the outer edge of the concrete seawall.
SUBJECT PROPERTY	Section 28, Township 18, Range 17; more specifically Lot 6, Block C, Paradise Country Club Unit 3, Plat Book 4, Page 43, which address is known as 9276 W. Harbor Isle Ct., Crystal River, FL 34429.
ACREAGE	Approximately 15,773 square feet (.36 acres)
LAND USE	CLR, Coastal and Lakes Residential District on the LDC Atlas; CL, Low Intensity Coastal and Lakes Residential District on the Future Land Use Map
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone AE as found on Community-Panel Number 12017C0189D.
SURROUNDING AREA	North – A canal South – A canal East – Single family residence West – A canal The subject property is a residential lot and is surrounded by canals and residential lots. See attached map for a complete graphic description of the characteristics of the surrounding area.

BACKGROUND

The subject property is part of Paradise Country Club Unit 3 subdivision which was created in 1962. Many of the residences were built prior to 1989, and have non-conforming setbacks that predate current adopted Surface Water Quality Protection Standards.

The subject property is irregularly shaped and has an average depth of 203 feet and a width of 119 feet at its widest point. The residence was constructed in 1977 and has 1,748 square feet of living area. A concrete seawall was constructed in 1970. The property gains access from W. Harbor Isle Ct., a 50-foot, paved, public right-of-way.

ANALYSIS

The subject property consists of one lot that is constrained by a canal and a right-of-way. The existing house is centered on the lot. The applicant is asking to construct a triangular shaped pool with a pool deck. The pool measures roughly 25 feet, by 25 feet, by 30 feet with a 4 foot wide deck around it. The average waterfront setback in the general area is approximately 21 feet. The closest setback to the water appears to be approximately five feet, with the largest waterfront setback approximately 40 feet. Many of the residences in the area are closer to the mean high water line than the required 35 feet with a berm and swale system. The proposed swimming pool is compatible with the setbacks in the general area.

The applicant has not requested an increase in the impervious surface ratio (ISR) on the subject property. The proposed ISR is 32 percent which is below the maximum ISR of 35 percent.

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 standards including:

- | | |
|---------------|--|
| Policy 3.1.3 | During construction in the vicinity of water bodies or wetland areas, the following criteria shall be met: <ul style="list-style-type: none"> • 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... |
| Policy 17.4.1 | All new construction shall be built in conformance with FEMA and the County's Flood Plain Standards as described in the County LDC. |
| Policy 17.9.2 | Runoff from streets and yards will be carefully controlled to prevent flooding in adjacent areas and pollution of water bodies. |
| Policy 17.9.3 | All development and redevelopment shall be designed to minimize stormwater discharge and shall be designed to meet or exceed the requirements of Chapter 62-25, Florida Administrative Code (F.A.C.).... |

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Sections 3501, Surface Water Protection Standards, of the LDC. This application is consistent with the provisions of the LDC.

- C. The development proposal shall include adequate evidence and assurances that the following requirements will be met during construction:

A minimum 15-foot buffer measured from the mean high water line or ordinary high water line for tidal/nontidal waters and/or jurisdictional wetland line shall be established adjacent to the water body or wetland in order to protect the water body from adverse impacts of construction activity including, but not limited to, erosion and siltation. The proposal shall confirm in writing that a 15-foot buffer is adequate for such protection, or shall indicate the size (width) of the buffer deemed to be adequate that shall be provided to meet this requirement.

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 on a finding that:

1. ***Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The subdivision of Paradise Country Club Unit 3 was platted prior to current standards that require lots to maintain adequate land area to meet 50-foot waterfront setbacks (35-foot with swale/berm).
2. ***The special conditions and circumstances do not result from the actions of the applicants.*** The subdivision was created in the 1960's and the setback constraints are not a result of action of the applicant/property owner.
3. ***A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** The waterfront setback as proposed is consistent with those of the surrounding area.
4. ***Literal interpretation of the provisions of this code which [would] deprive the applicant of rights commonly enjoyed by other similarly situated properties and would work unnecessary and undue hardship on the applicant.*** The position of the residence, the right-of-way setback and the setback from the water body limits the ability to locate the pool without the need of a variance.
5. ***The variance granted is the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** The evidence indicates that it would be difficult to develop the property in strict conformance to provision of the LDC due to hardship conditions on the site. Although, a swimming pool is not necessary to make reasonable development of property.

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.*** The visual impact of the pool is consistent with the aesthetic character of the surrounding neighborhood.
7. ***There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.*** Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply. In addition, noncompliance with or any violation of the above referenced conditions, as may be determined by Citrus County Compliance may, in addition to any penalty imposed by Code Compliance and subsequent to the procedural requirements set forth in Section 1800 of the Citrus County Land Development Code being satisfied, render this Variance null, void, and of no force or effect.
8. **Granting of the variance will not deviate from the clear intent of the adopted Comprehensive Plan.** The application is consistent with the policies of the Comprehensive Plan, as discussed in this staff report.

SUMMARY – Staff finds that the applicant has provided substantial competent evidence to support the variance as requested.

RECOMMENDATION – Based on the findings of fact, staff recommends **Approval** of Variance Application V-14-14 with the following **THREE CONDITIONS**:

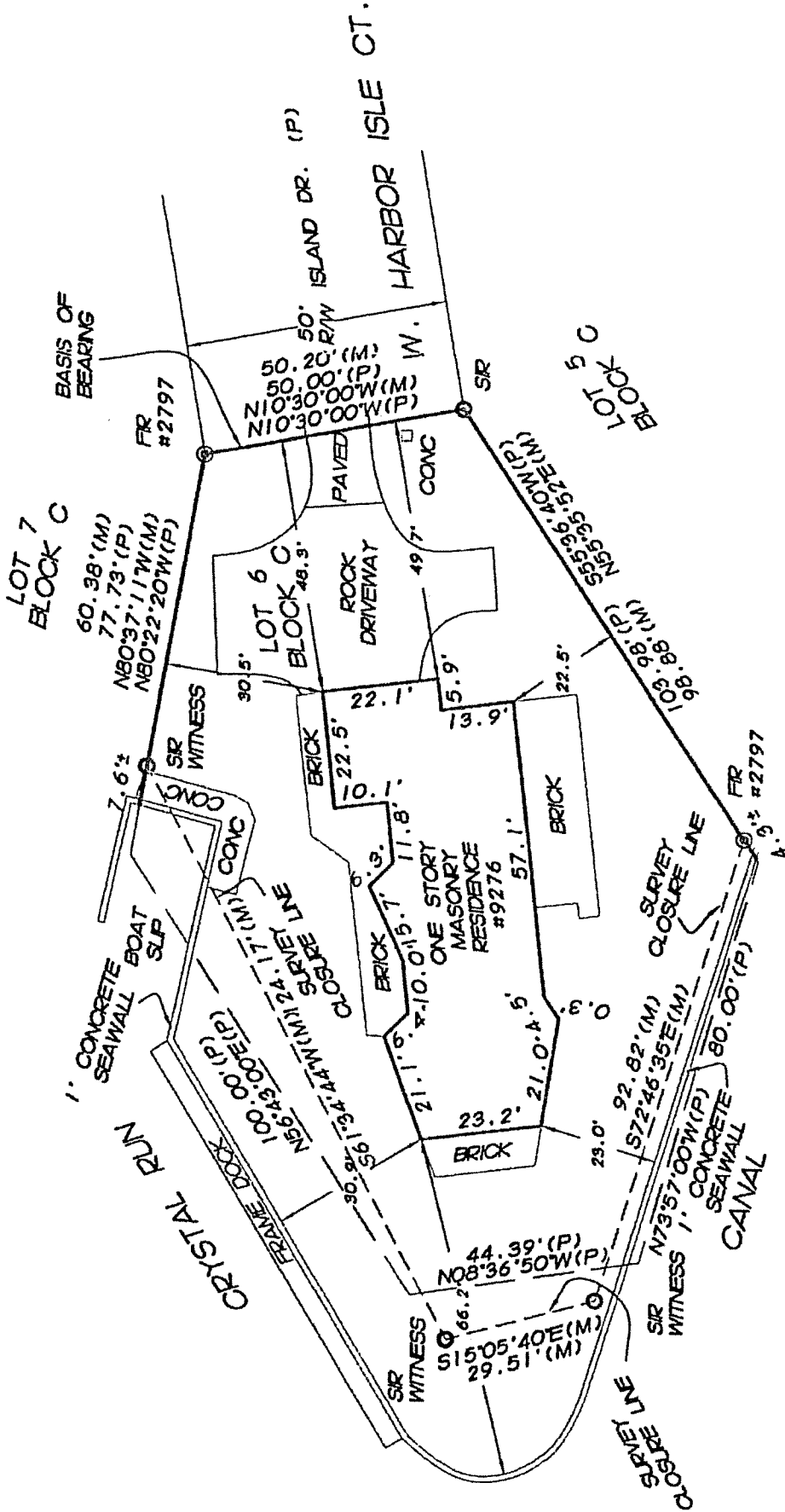
1. The pool shall maintain a minimum 15-foot setback to the outer edge of the concrete seawall, as outlined on the site plan date-stamped September 30, 2014 by the Land Development Division.
2. A tie-in survey demonstrating the maintenance of the required minimum 15-foot setback for the pool to the outer edge of the concrete seawall must be submitted to and approved by the Land Development Division within 21 calendar days.
3. A berm/swale system must be installed between the proposed pool and the concrete seawall. This system is to be installed and maintained in accordance with the Land Development Code.

JH/jah

Attachment: Applicant Submittal (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

BOUNDARY SURVEY

SEC. 28, TWP. 18 S., RNG. 17 E.
CITRUS COUNTY, FLORIDA



LEGEND

□	FOUND 4x4" CONCRETE MONUMENT (PLAN UNLESS NOTED)	SW	SIDEWALK
○	SET 1/2" IRON ROD (LBN 6962)	EQUIP	EQUIPMENT
⊙	FOUND IRON ROD OR IRON PIPE (PLAN UNLESS NOTED)	O/A	OVERALL
Δ	DESCRIPTIVE POINT (UNLESS NOTED)	—P—	OVERHEAD POWERLINE
P	PLAT INFORMATION	—X—	FENCE
D	DEED OR DESCRIPTION INFORMATION	SB	SPRUE BOX
M	MEASURED INFORMATION	L.B.	LICENSED BUSINESS
FLS	PROFESSIONAL LAND SURVEYOR	N	NORTH
DOB	OFFICIAL RECORD BOOK	SCM	SCHEMATIC
PG	PAGE		
PROOF	PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA		

Exhibit "2"

Clark A. Stillwell

From: Dan Robbins <drobbins@citruspa.org>
Sent: Monday, January 25, 2021 2:20 PM
To: Ric Fritz
Cc: Clark A. Stillwell
Subject: Re: Assessed Residential Pools - Citrus County, FL

Good Afternoon,

Here are the Residential Pool Counts for Citrus County as of today 1/25/2021.

All Residential Pools Total = 16,312

Residential Pools built Year 2000 and Newer = 7,715

Thanks,

Dan

Dan Robbins, CFE
 Director of Appraisal Services
 Representing Cregg E. Dalton
 Citrus County Property Appraiser
 Phone: ~~352-341-6641~~
 Fax: ~~352-341-6515~~
drobbins@citruspa.org

On Mon, Jan 25, 2021 at 12:41 PM Ric Fritz <rfritz@citruspa.org> wrote:
 Dan

Is this something that you can help Mr. Stillwell with?

Thank you and stay safe.

Ric Fritz, CFE, GISP
Cadastral Records Manager

Representing Cregg E. Dalton
Citrus County Property Appraiser
Phone: 352-341-6665
Fax: 352-341-6515
rfritz@citruspa.org

Attachment: Applicant Submittal (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Exhibit "3"

Survey of Residential Swimming Pools Assessed by Florida County Property Appraisers, Summer 2006

By Kristal Hall, MPH Candidate, Florida State University, and Michael Lo, MSPH,
Injury Epidemiologist, Office of Injury Prevention, Florida Department of Health

Background

Florida has the highest drowning death rate in the nation for children under age 5.¹ Over 60% of these drowning deaths occur in residential swimming pools every year.² Lapses in adult supervision and lack of pool safety features as mandated in the Preston de Ibern/McKenzie Merriam Residential Swimming Pool Safety Act (Florida Statutes, Chapter 515) have been identified as contributing to these needless and preventable tragedies. In 2005, there were 50 reported drowning deaths of children under age 5 in residential swimming pools in Florida.² While this number may seem inconsequential, there are also an unknown number of near-drowning incidents that occur in swimming pools every year. Residential swimming pools thus pose a significant drowning hazard for children in this age group in Florida. However, current estimates of the number of residential swimming pools that exist in Florida have not been readily available. Therefore, during the summer of 2006, the Florida Department of Health, Office of Injury Prevention conducted a survey of residential swimming pools in Florida by contacting county property appraisers' offices to determine the number of pools that they currently assess for property taxes.

Methods

Contact was initially made by e-mail in June 2006 to all 67 Florida county property appraisers' offices. One month later, in July 2006, a letter was sent by mail to counties that had not responded. Two months later, in August 2006, a phone call was made to counties that still had not responded. Two items were requested from each county: the total (cumulative) number of private residential swimming pools that have been assessed in that county to date, and the number or percent of new residential swimming pools that have been assessed in that county since October 1, 2000, when the state's Residential Swimming Pool Safety Act went into effect. All correspondence from county property appraisers' offices were filed in alphabetical order in a binder for future reference. Data was entered into a Microsoft Excel spreadsheet and statewide totals calculated.

Results

During the three-month data collection period, 61 of Florida's 67 counties responded, for a response rate of 91%. Sixty counties reported a grand total of 1,095,347 pools that they currently assess (see attached table). Taylor County responded but did not have data available to report. The number of new pools assessed since October 1, 2000, and are thus subject to the Residential Swimming Pool Safety Act, is 225,987, reported from 49 of the 61 counties that responded. Six counties were unable to report the number of new pools that they have assessed since October 1, 2000. Dixie, Hamilton, Highlands, Suwannee, Union, and Walton counties did not respond at all. However, these are thinly populated rural counties that are not expected to have added significantly to the approximately 1.1 million total residential swimming pools estimated to exist currently in Florida from this survey.

Discussion

Two limitations should be noted in estimating the number of residential swimming pools in Florida from property tax assessment data. However, several county property appraisers' offices have indicated that this data is more reliable than construction permit data, as many pools are unpermitted. First, only permanent, in-ground pools are included in this data, which excludes above-ground pools and other temporary pools in which drownings are known to have occurred in Florida², and public pools. However, drowning deaths in public pools have not been specifically documented in Florida death certificate records.² Second, some counties reported the number of new pools that they have assessed since January 1, 2000, or January 1, 2001, instead of October 1, 2000, since January 1 is the date that property assessments are made every year. Some misclassification error therefore exists in the estimate of the number of new pools that have been built in the state since October 1, 2000. Future updates to this data should take the January 1 assessment date into consideration when determining the number of pools in the state that are subject to the Residential Swimming Pool Safety Act.

References

¹ Centers for Disease Control and Prevention. Web-based Injury Statistics Query and Reporting System (WISQARS), 1999-2003. Available at <http://www.cdc.gov/ncipc/wisqars>.

² Florida Department of Health, Office of Vital Statistics. Florida Death Certificate Database, 1999-2006.

Acknowledgements

The authors would like to thank the Florida county property appraisers' offices who contributed data to this survey.

**Survey of Private Residential Swimming Pools
Assessed in Florida, By County, Tax Year 2006**

Assessed Since October 1, 2000*			Assessed Since October 1, 2000*		
County	Total		County	Total	
Alachua	6,996	1,214	Lee	62,481	19,141
Baker	408	100	Leon	7,712	N/A
Bay	7,936	5,722	Levy	774	N/A
Bradford	378	42	Liberty	88	11
Brevard	43,153	6,818	Madison	194	24
Broward	113,157	19,139	Manatee	26,246	8,717
Calhoun	169	119	Marion	13,077	3,569
Charlotte	25,334	4,497	Martin	16,478	3,845
Citrus	12,775	3,968	Miami-Dade	76,477	7,538
Clay	8,213	1,699	Monroe	4,668	1,505
Collier	34,854	11,478	Nassau	2,880	N/A
Columbia	1,097	237	Okaloosa	11,008	3,122
DeSoto	764	N/A	Okeechobee	689	129
Dixie	N/A	N/A	Orange	61,096	14,145
Duval	23,226	4,332	Osceola	18,943	4,542
Escambia	9,085	N/A	Palm Beach	101,463	15,885
Flagler	9,112	3,925	Pasco	29,760	8,810
Franklin	394	138	Pinellas	65,505	N/A
Gadsden	491	N/A	Polk	29,291	8,847
Gilchrist	211	69	Putnam	1,247	384
Glades	145	44	Saint Johns	9,951	3,645
Gulf	207	N/A	Saint Lucie	18,301	4,598
Hamilton	N/A	N/A	Santa Rosa	6,512	2,148
Hardee	321	25	Sarasota	45,000	10,700
Hendry	566	75	Seminole	38,086	6,551
Hernando	18,932	3,992	Sumter	1,692**	N/A
Highlands	N/A	N/A	Suwannee	N/A	N/A
Hillsborough	71,960	13,958	Taylor	N/A	N/A
Holmes	213	12	Union	N/A	N/A
Indian River	12,018	3,379	Volusia	27,622	5,888
Jackson	766	N/A	Wakulla	448	143
Jefferson	344	114	Walton	N/A	N/A
Lafayette	87	20	Washington	257	N/A
Lake	14,089	6,984	FLORIDA	1,093,655	225,987

* The Residential Swimming Pool Safety Act (Florida Statutes, Chapter 515) went into effect on this date for all new residential swimming pools built in Florida, but some counties reported the number of pools assessed since January 1, 2000, or January 1, 2001.

** Includes both residential and commercial pools.

Data Source: Florida County Property Appraisers' Offices.
Compiled By: Kristal Hall, MPH Candidate, Florida State University.
October 2006



DATE: December 16, 2020

APPLICATION: V-20-10

Clark A. Stillwell for Maurice and Christina Ryman

We approve of the application
V-20-10
Reggie & Linda Fichte
4846 S. Prices Pt

J.3.c

NOTIFICATION OF PENDING APPLICATION AFFECTING THE USE OF LAND

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

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

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

PUBLIC MEETING INFORMATION

Planning and Development Commission (PDC)

DATE: January 21, 2021

MEETING STARTS AT 9:00 A.M.

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

CONTACT INFORMATION:

(Please include application number named above in all correspondence)

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

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

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 West Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service.

If any person decides to appeal any decision made by the Commission with respect to any matter considered at this hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. Copies of the proposed application will be available for inspection and/or purchase between the hours of 8:00 AM and 5:00 PM, Monday through Friday, in the Department of Growth Management, Land Development Division, 3600 West Sovereign Path, Suite 140, Lecanto, FL 34461.

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

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

MA/AP/cb – PL2-20-261

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DEC 21 2020

MA

Land Development

Packet Pg. 136

Attachment: Public Input (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

January 19, 2021

Citrus County Board of County Commissioners
Citrus County Courthouse
110 N. Apopka Avenue
Inverness, Florida 34450

and

Citrus County Planning and Development Review Board
3600 W. Sovereign Path
Lecanto, Florida 34461

Re: Maurice and Christina Ryman
Alternate Key #1012261
12070 W Broadjump Court, Homosassa, Florida 34448
Variance V-20-10

Ladies and Gentlemen:

I am a resident of Riverhaven and located proximate to the noted variance. We support the noted variance. The setback is consistent with abutting lots and lots in the Riverhaven subdivision area. The proposed use for a pool is consistent with numerous Riverhaven lots – a number of which historically have received variances for a pool addition. Finally, the proposed engineer stormwater system treating both new and existing stormwater exceeds code and sets an appropriate example. There is no negative to the application – consistent with our land use plan and LDC. It meets the intent of enhancing stormwater treatment where setbacks can not be met.

Thank you for your consideration.

John Whitt
Name: [Signature]
12050 W Tarpon Court
Homosassa, Florida 34448

RECEIVED

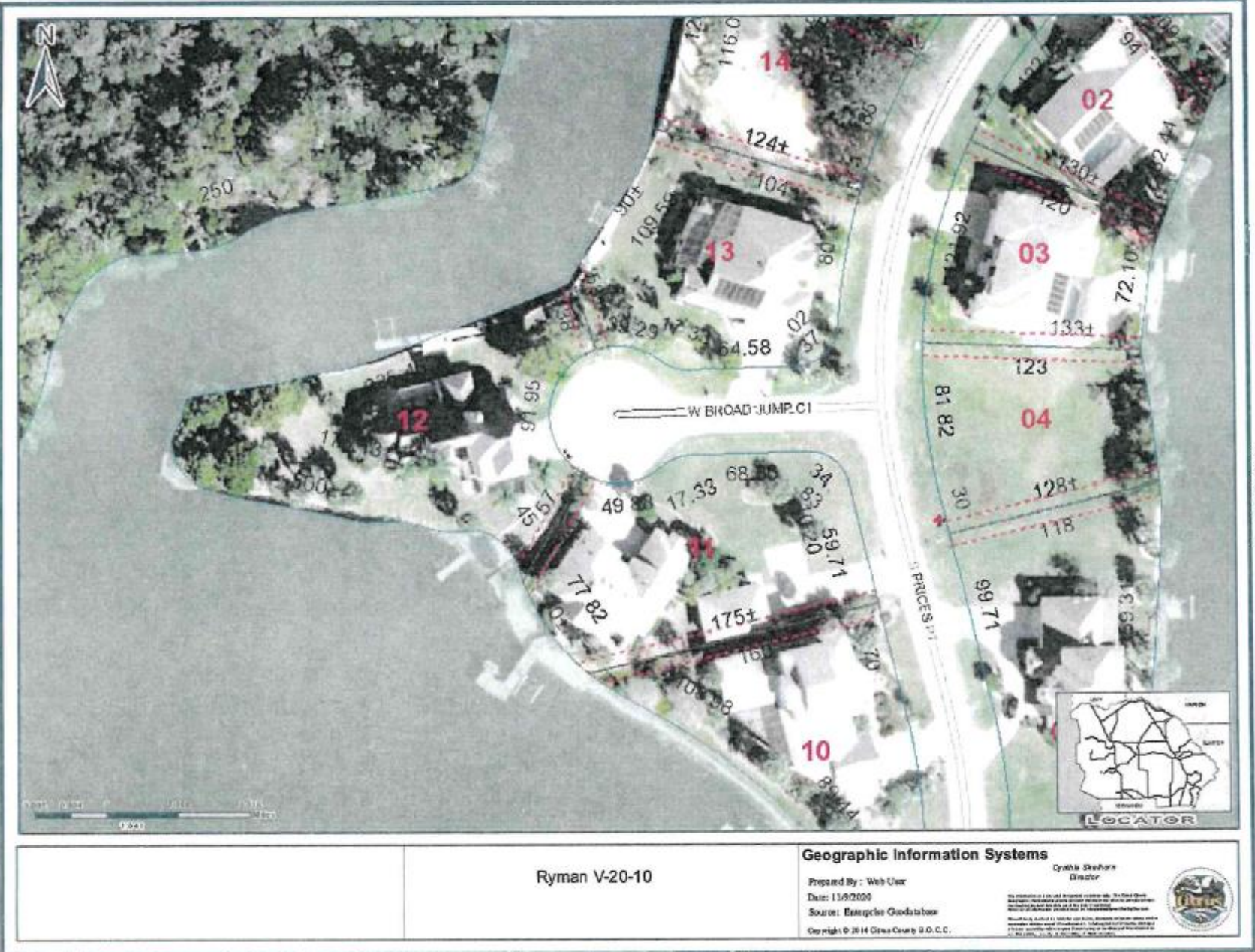
JAN 20 2021

Packet Pg. 137

Attachment: Public Input (12553 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

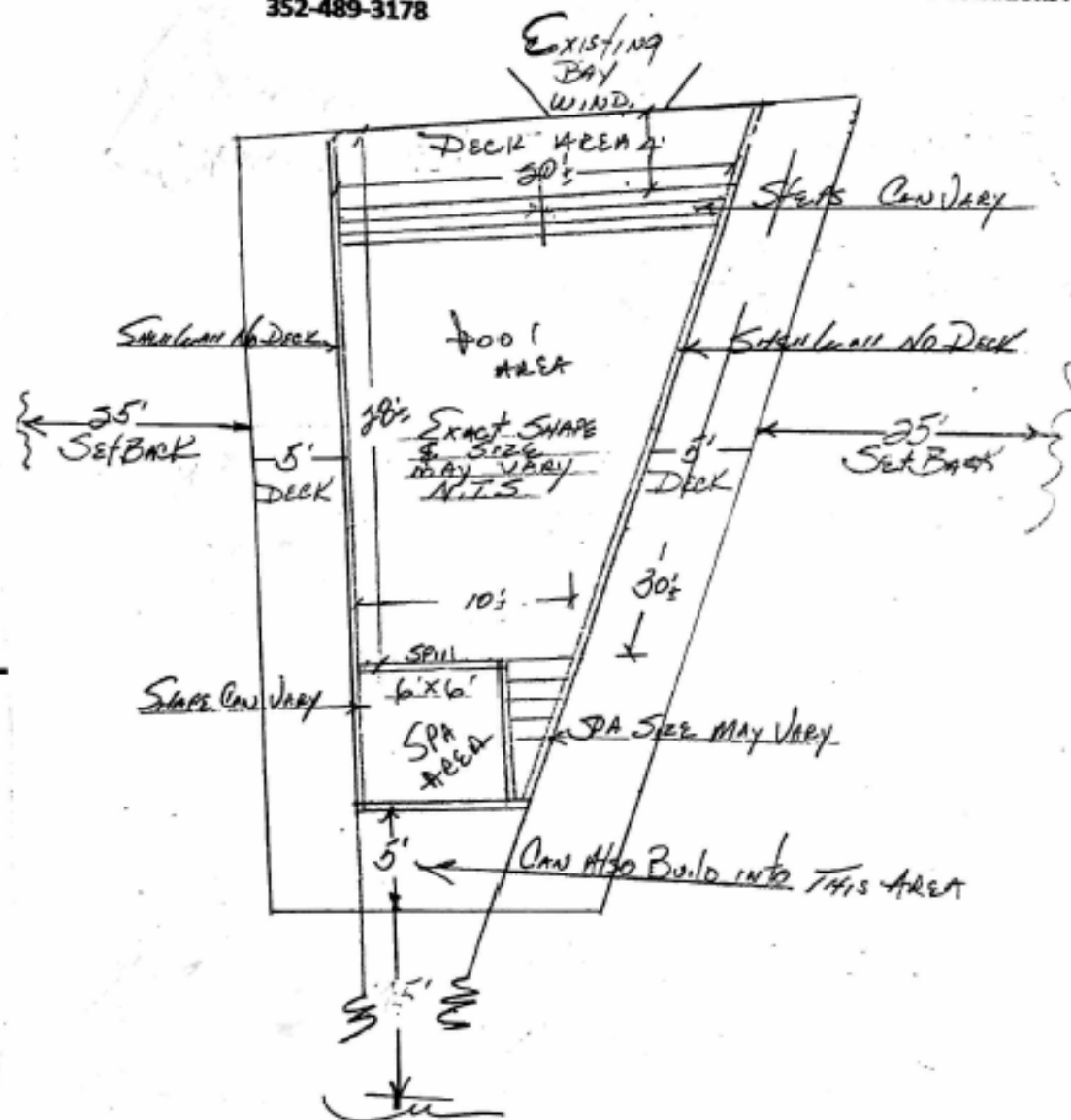








Customer Approval
N.T.S.



Abutter Buildout/Setback Data – Riverhaven Village

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

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

Ryman Variance Standards V-20-10

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Response:

As to conditions, applicant proposes the following:

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

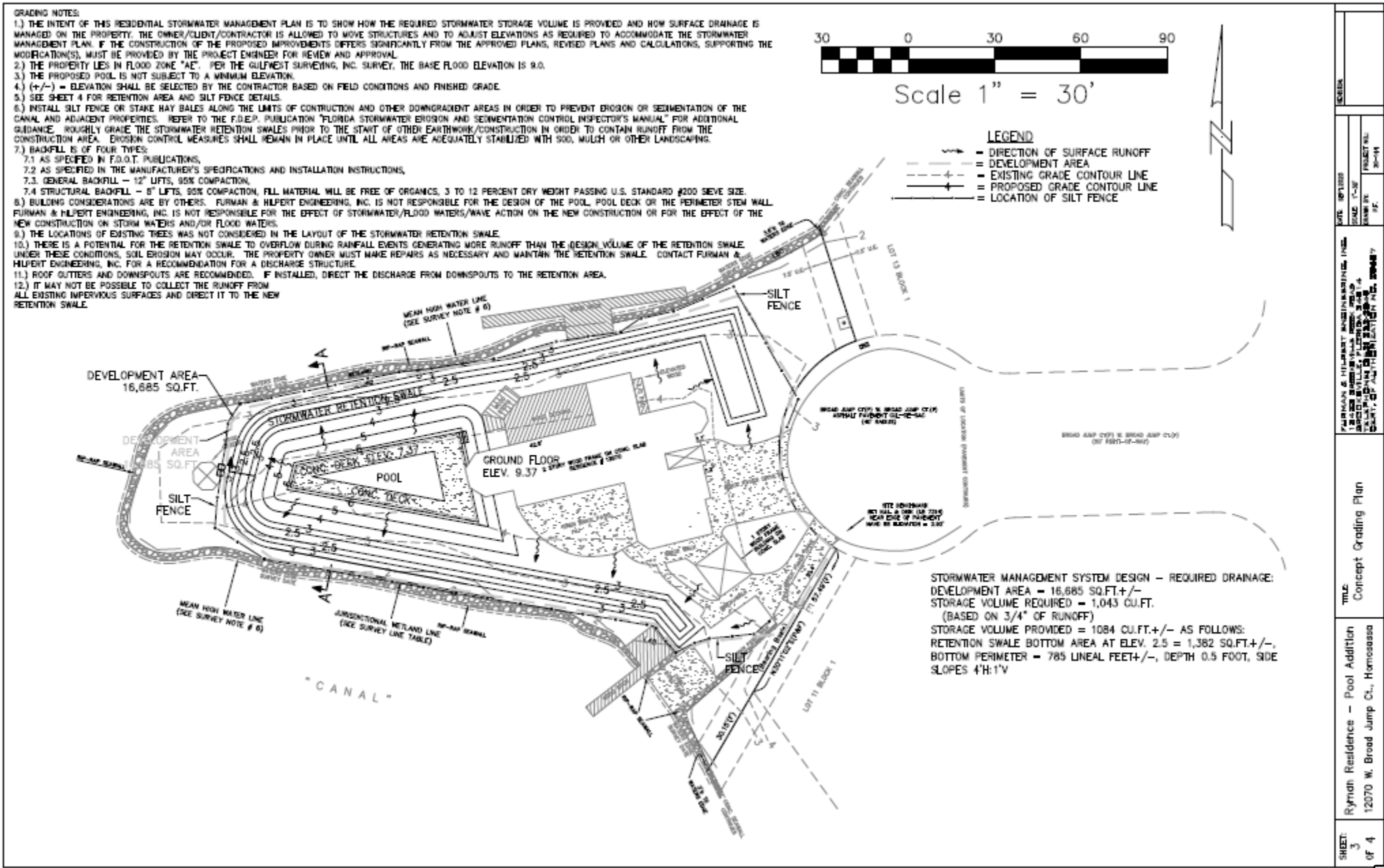
8. Granting of the variance will not deviate from the clear intent of the adopted Comprehensive Plan.

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

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

The engineered stormwater system will meet Policy 3.1.9 and 3.1.10.





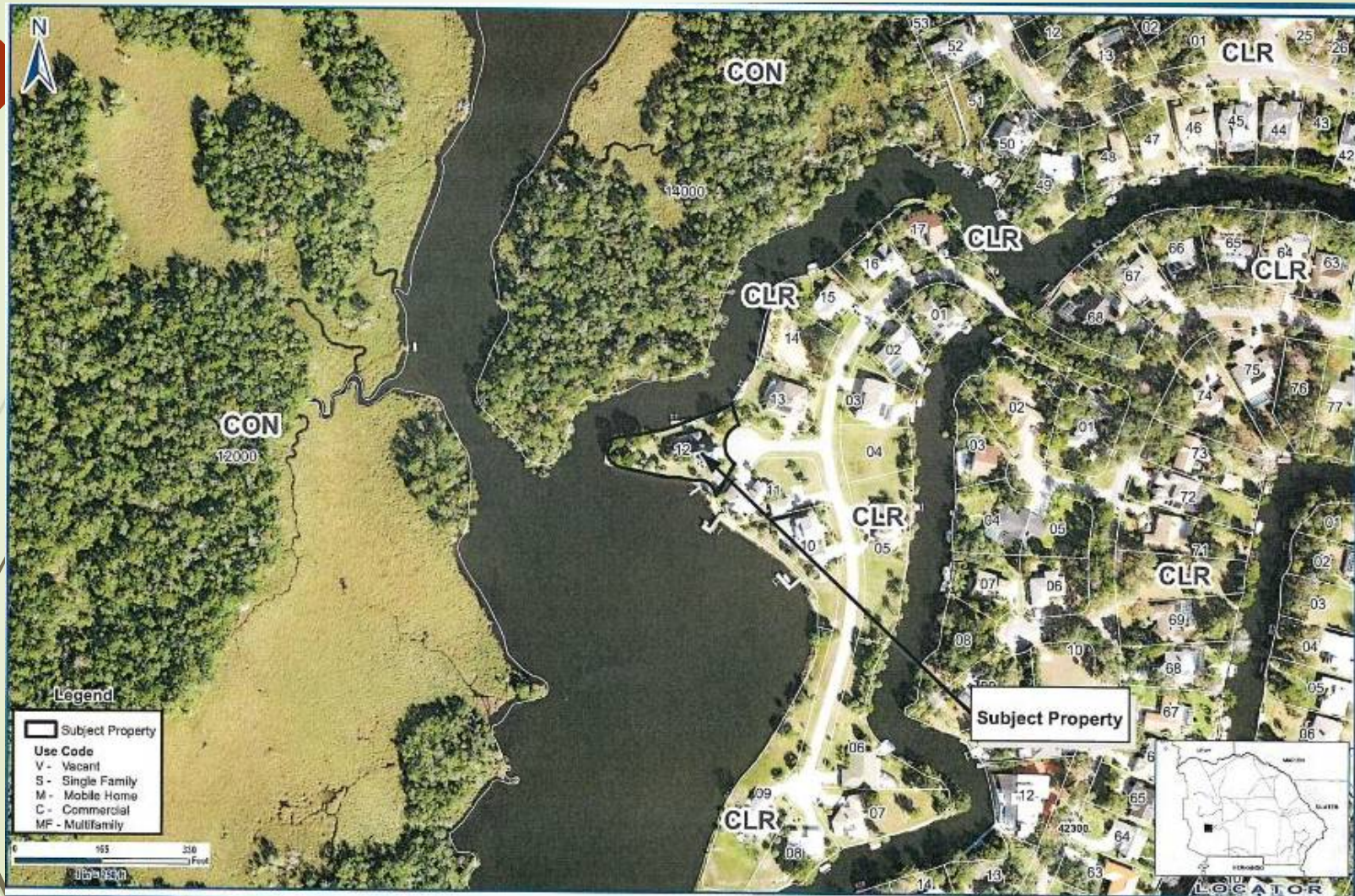
V-20-10

Maureen and Christina Ryman

12070 W. Broad Jump Ct. Homosassa, Fl



Aerial View

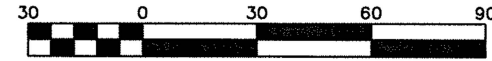




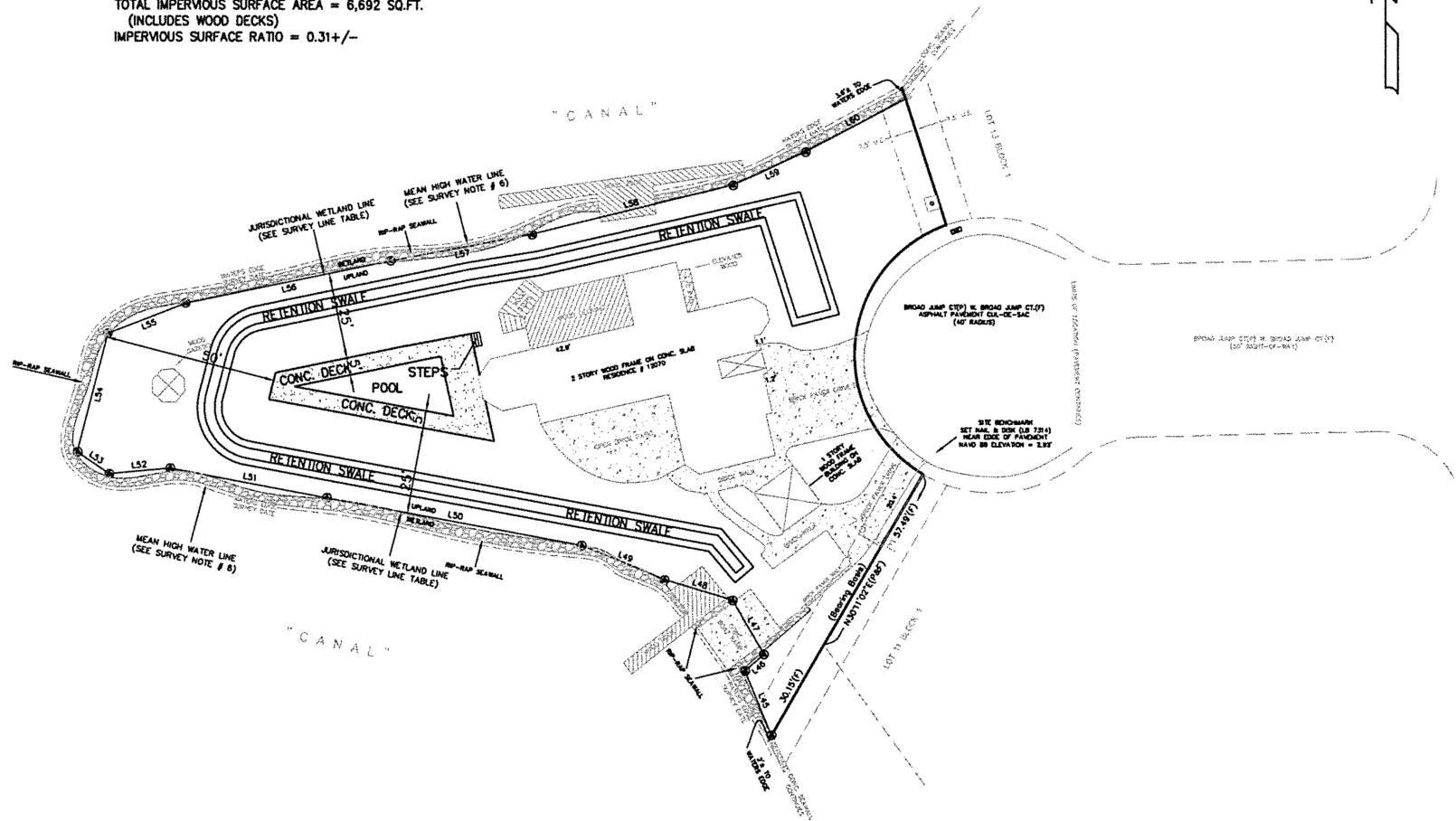




SITE SCHEDULE:
 TOTAL LAND AREA = 21,560 SQ.FT. (0.494 AC.)+/-
 EXISTING IMPERVIOUS SURFACE AREA = 4,816 SQ.FT.+/-
 PROPOSED IMPERVIOUS SURFACE AREA = 1,185 SQ.FT.
 (POOL AND POOL DECK)
 EXISTING WOOD DECKS (N.I.C. OVER WATER) = 691
 TOTAL IMPERVIOUS SURFACE AREA = 6,692 SQ.FT.
 (INCLUDES WOOD DECKS)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



Scale 1" = 30'



SHEET: 2 OF 4	PROJECT: Rymon Residence - Pool Addition 12070 W. Broad Jump Ct., Homosassa	TITLE: Concept Site Plan	FIRM: J. M. HARTMAN & ASSOCIATES, INC. 13423 BROADVILLE ROAD BROOKSVILLE, FLORIDA 34614 PHONE: 352-771-1111 FAX: 352-771-1114 E-MAIL: JMH@JMH-INC.COM CERT. OF AUTHORIZATION NO. 28087	DATE: 06/22/2010 SCALE: 1"=30' DRAWN BY: JMH CHECKED BY: JMH PROJECT NO.: 20-114	SHEET NO.: J.3.e

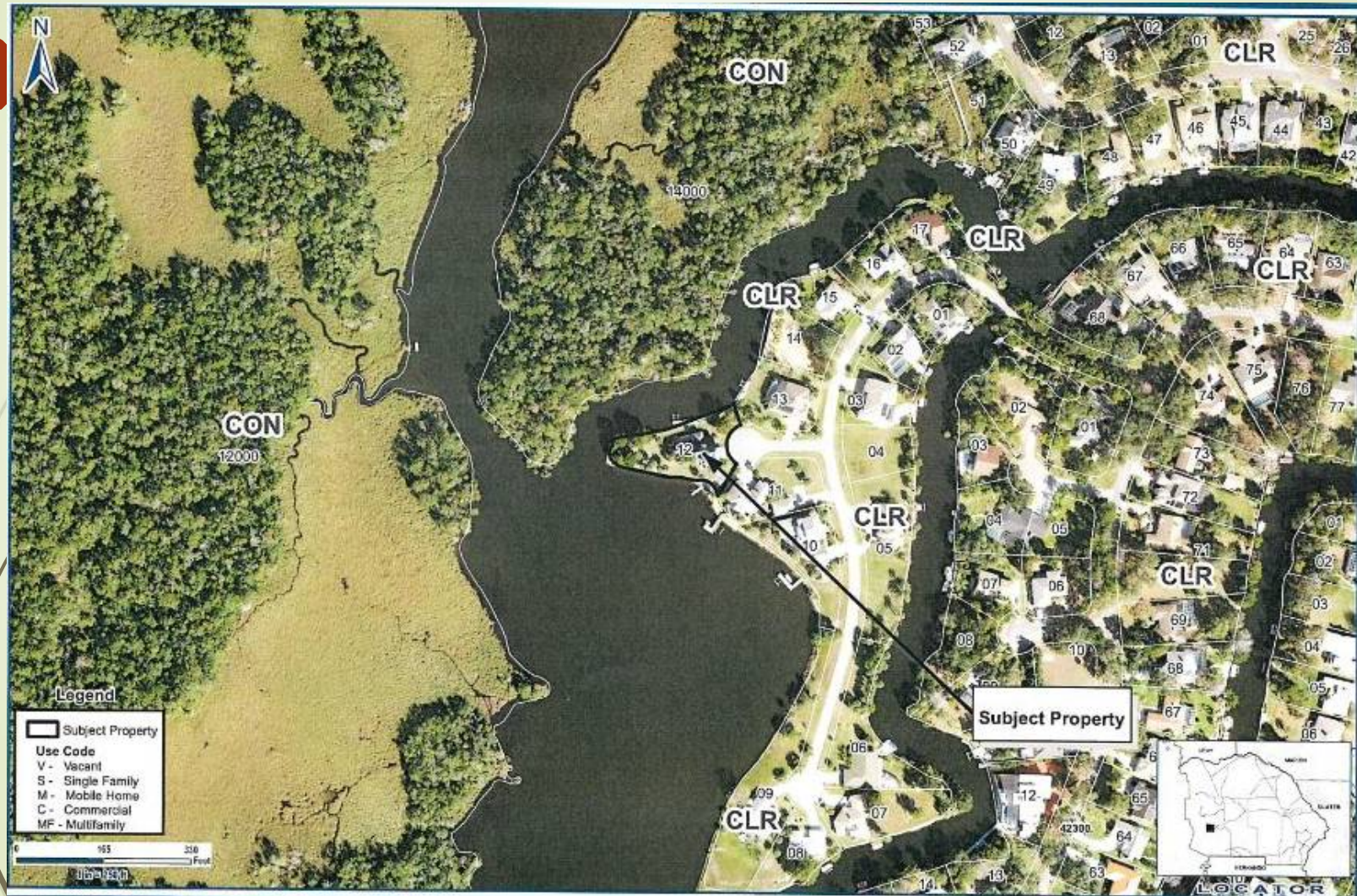
V-20-10

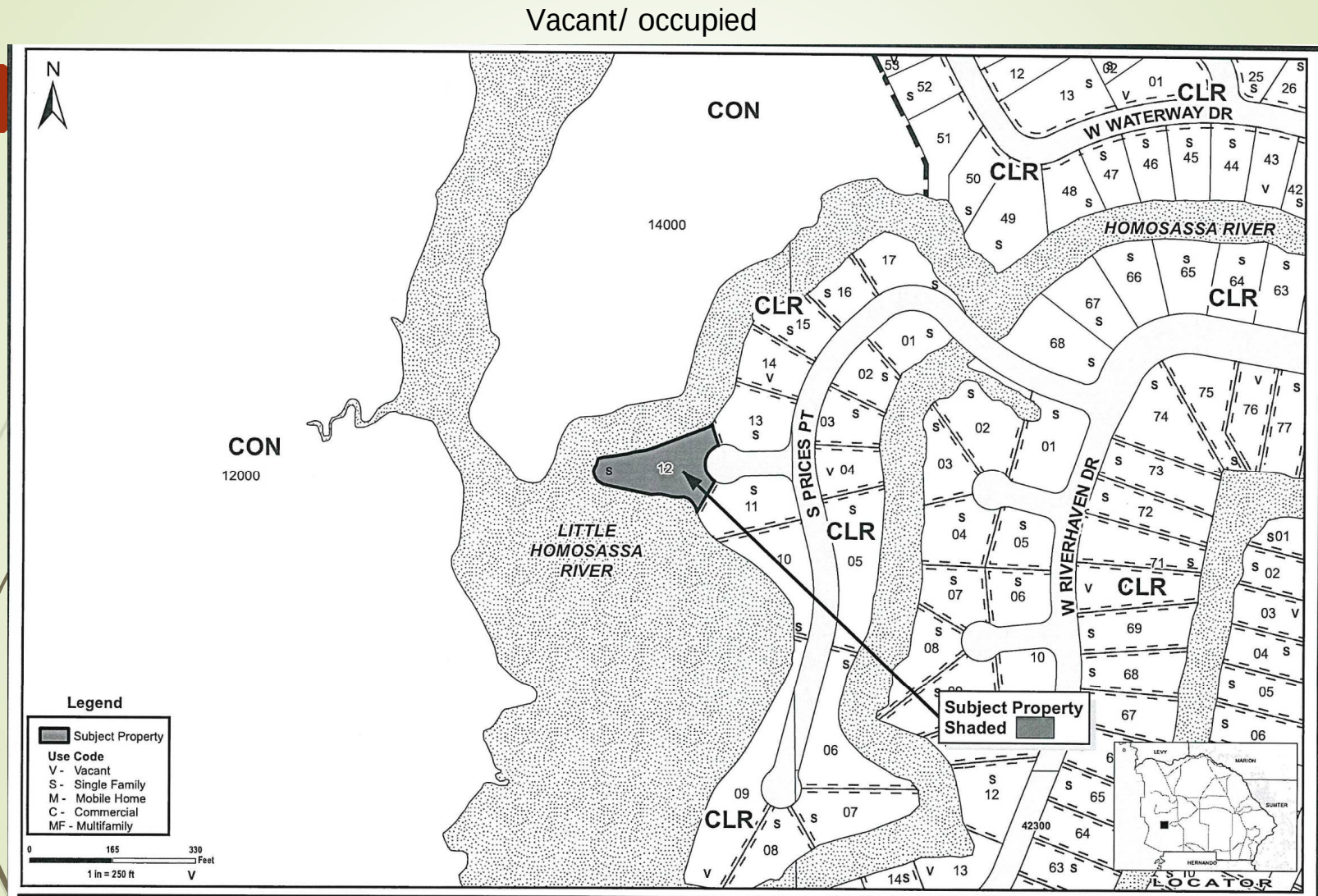
Clark A. Stillwell for Ryman

12070 W. Broad Jump Ct. Homosassa, Fl



Aerial View



















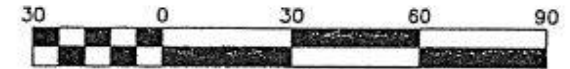






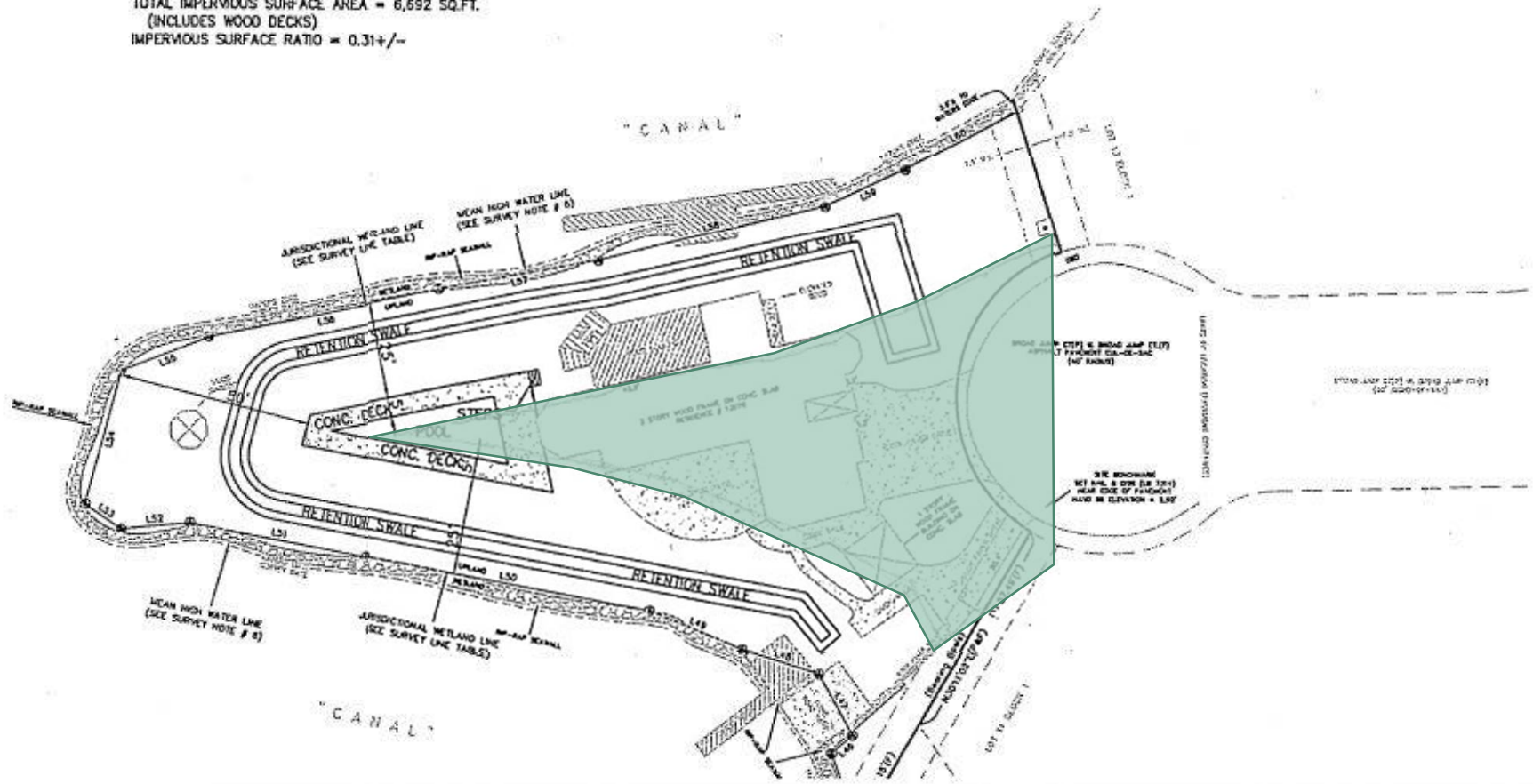


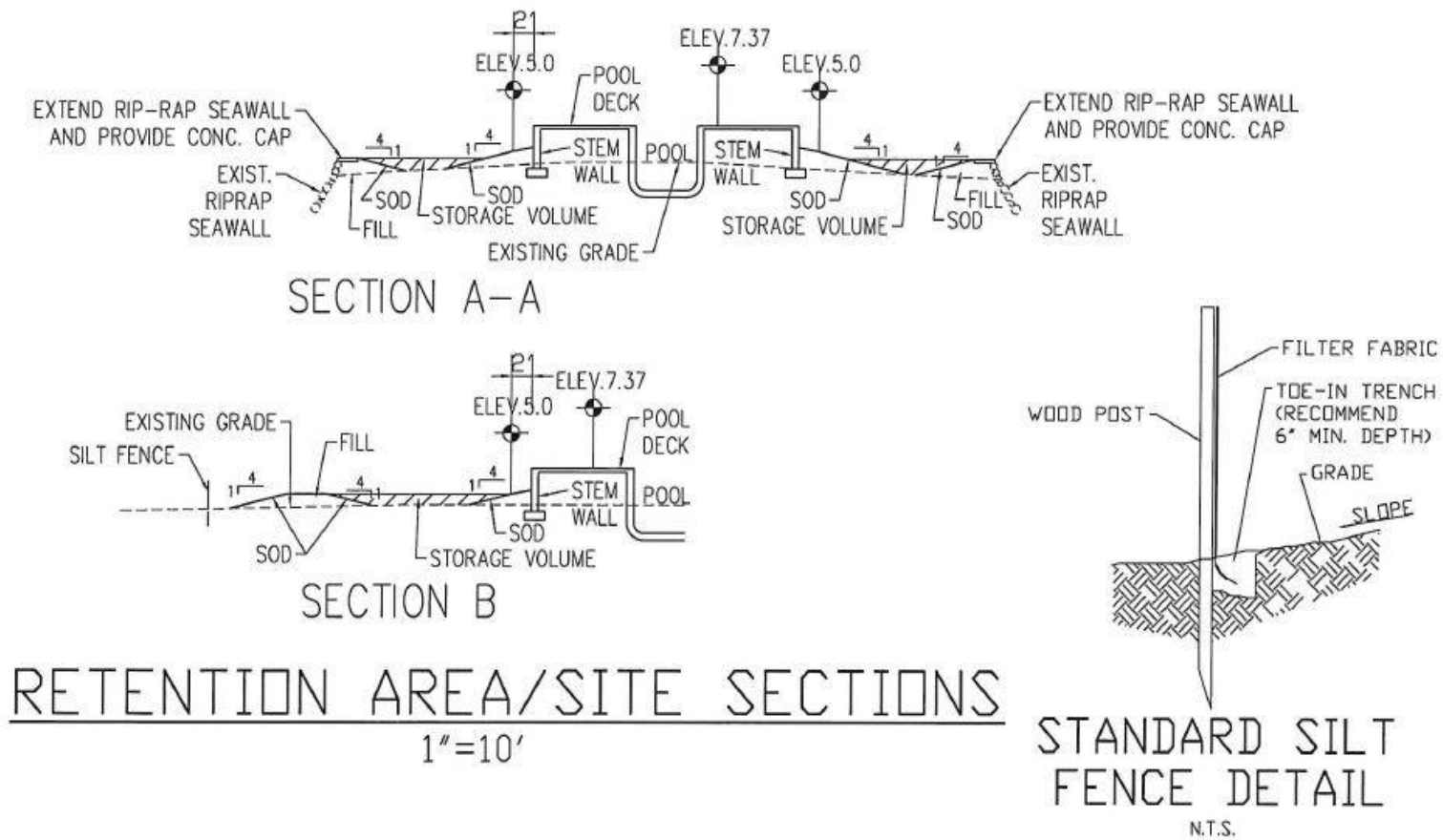
35' setback



Scale 1" = 30'

SITE SCHEDULE:
 TOTAL LAND AREA = 21,560 SQ.FT. (0.494 AC.) +/-
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 (POOL AND POOL DECK)
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 TOTAL IMPERVIOUS SURFACE AREA = 6,692 SQ.FT.
 (INCLUDES WOOD DECKS)
 IMPERVIOUS SURFACE RATIO = 0.31 +/-





RECEIVED

SHEET: 4 OF 4	PROJECT: Ryman Residence - Pool Addition 12870 V. Broad Jump Ct., Homosassa	TITLE: Alternate Retention Swale Detail	DESIGNER: J. J. HILBERT ENGINEERING, INC. 12870 V. BROAD JUMP CT., HOMOSSASSA, FL 34430 PHONE: (888) 888-8888 FAX: (888) 888-8888 E-MAIL: JHILBERT@JHILBERTENGINEERING.COM CERT. OF AUTHORIZATION NO. 20887	DATE: 11/11	SCALE: N.T.S.	REVISION:

