



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday April 1, 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. April 1, 2021 PDC Agenda,, Minutes, Directions
- H. STAFF ANNOUNCEMENTS
- I. EX PARTE COMMUNICATION - COUNTY ATTORNEY
- J. APPLICATIONS

- 1. PV-21-02 Robert O'Hara

Conduct a public hearing on April 1, 2021 to review and consider PV-21-02 Robert O'Hara, to make a recommendation to the Board of County Commissioners.

- 2. PUD-21-01 – Eileen Prive

c hearing on April 1, 2021 to review and consider PUD-21-01 - Eileen Prive.

- 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.

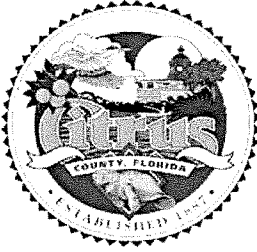
Si necesita un traductor de español por favor haga arreglos con el Condado dentro de dos días de la notificación de la publicación (352-527-5370).



AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	April 1, 2021 PDC Agenda, Minutes, Directions
AGENDA DATE:	April 01, 2021
<u>BRIEF OVERVIEW:</u>	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	

**CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION**



Thursday, April 1, 2021 at 9:00 AM
Lecanto Government Building
3600 West Sovereign Path, Room 166
Lecanto, Florida 34461

MICHAEL FACEMYER, CHAIR	KURT STONE
DAVID BRAMBLETT, 1 st VICE CHAIR	STACEY WORTHINGTON
ROBERT BASS, 2 nd VICE CHAIR	WILLIAM BURDA (Alternate)
RICHARD BARMES	CAROLE SCRAGG (Alternate)
JAMES ROYS	CHUCK DIXON (School Board)

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

1. PLAT VACATE

a. PV-21-02 Robert O'Hara

REQUEST: This request is to vacate a portion of the platted drainage and utility easements lying in Lots 6 and 7, Block 60, Crystal Manor Unit 2.

LOCATION: Section 24, Township 17 South, Range 16 East; more specifically, Lots 6 and 7, Block 60, Crystal Manor Unit 2, as recorded in

Plat Book 8, Page 112, public records of Citrus County, Florida, which address is 12572 W. Snowdrop Pl., Crystal River, 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. PLANNED UNIT DEVELOPMENT

a. PUD-21-01 Eileen Prive

REQUEST: This request is to amend the Land Use Atlas Map (LUAM) of the Land Development Code to establish a Planned Unit Development for two, five-acre parcels in RUR (Rural Residential District).

LOCATION: Section 4, Township 20 South, Range 18 East; Lots 40 of Gulf Highway Land Unit 8, PB 4, PG 113, (AK 1159164), which address is 6089 S. Pine Meadow Ave., Homosassa, Florida. A complete legal description of the property is on file with the Land Development Division.

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

K. ADDITIONAL ITEMS:

Member Training – County Attorney

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.

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DRAFT

**PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
February 4, 2021**

Members Present: Richard Barmes, Robert Bass, David Bramblett, Michael Facemyer, James Roys, Kurt Stone, Stacey Worthington, William Burda (alternate), Carole Scragg (alternate) and School Board Representative, Chuck Dixon

Staff Present: Amy Bidwell, Senior Planner; Susan Wright, Planning Coordinator, and Cheryl Burton, Senior Secretary

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

A. CALL TO ORDER

Mr. Facemyer called the meeting to order at 9:00 a.m.

B. INVOCATION

The Invocation was given by Mr. Bramblett.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Facemyer.

D. SWEAR IN NEW MEMBERS

Ms. Burton read the Oath of Office and the following new and alternate Commission members were sworn into office: Richard Barmes, Stacey Worthington, William Burda and Carole Scragg

E. ELECTION OF OFFICERS

Mr. Facemyer opened the nominations for Chair.

Nomination for Chair:

Mr. Bramblett nominated Michael Facemyer for Chair. Mr. Bass seconded the nomination. No further nominations were submitted.

VOTE: 7 – 0.

Attachment: Agenda, minutes, map, and directions (12677 : April 1, 2021 PDC Agenda, Minutes, Directions)

Planning and Development Commission**February 4, 2021**

Chairman Facemyer opened the nominations for 1st Vice Chair.

Nomination for 1st Vice Chair

Mr. Facemyer nominated David Bramblett for 1st Vice Chair. Ms. Worthington seconded the nomination. No further nominations were submitted.

VOTE: 7 – 0.

Chairman Facemyer opened the nominations for 2nd Vice Chair.

Nomination for 2nd Vice Chair

Mr. Bramblett nominated Robert Bass for 2nd Vice Chair. Mr. Roys seconded the nomination. No further nominations were submitted.

VOTE: 7 – 0.

F. ROLL CALL

Recording Secretary proceeded with roll call.

G. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

H. OPEN TO THE PUBLIC: None.

I. STAFF ANNOUNCEMENTS:

Mr. Sherman advised that on February 9, the County Commission will hold a workshop to discuss strategic planning and comprehensive planning. The Commission also plans to discuss some minor changes to the Land Development Code that relate to process and making it more clear. Mr. Sherman stated that the Land Development Director position is still vacant and two applicants have interviewed recently. The Cardinal Interchange Comprehensive Plan Amendment has been submitted to DEO and agency comments are being received. Mr. Sherman suggested a webinar on February 17 presented by 1000 Friends of Florida.

J. 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. Mr. Facemyer and Ms. Worthington stated that they had site visits for application V-20-17.

Planning and Development Commission

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K. APPLICATIONS

1. LAND USE APPLICATION

a. V-20-17 Jo Hickey for Ruth Kinsman

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

LOCATION: Section 20, Township 26 South, Range 17 East; specifically, Lot 8, Block G, of Chassahowitzka Village Unit 3 unrecorded subdivision (AK 1183146), which address is 8492 W. Peacock Ct., Homosassa, FL.

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

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

APPLICANT: Jo Hickey represented the applicant. The applicant's request is a reduction in the waterfront setbacks in order to replace the current mobile home on the property with a larger single-family dwelling.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bramblett requested clarification from Ms. Hickey about the proposed waterfront and front setbacks. Ms. Hickey explained the applicant's proposed site plan.

STAFF: The applicant requested a waterfront setback of 22 feet to replace an existing mobile home on the subject property. Ms. Bidwell's presentation included an aerial view of the subject property, photos of the subject property and surrounding area and a proposed site plan. The subject property is approximately .19 acre in size and is developed with a 552 square foot mobile home. The surrounding area contains single-family residences and a series of canals. Variances have been granted for two of the six closest lots to the subject property since the adoption of the current LDC. The variances on those properties were similar to this application due to the lot size.

Planning and Development Commission

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COMMISSION QUESTIONS:

Mr. Bramblett inquired if there was a photo or slide showing the available building envelope for the property. Mr. Bramblett requested clarification about the required waterfront and front setbacks. Ms. Bidwell stated that the 33 feet is to the concrete slab; the 38 feet is to the mobile home itself. It appears that the applicant does have room to move the placement of the mobile home to the 25-foot front setback.

Mr. Stone inquired about the variances on two of the six closest lots if they were similar due to the actual size of existing mobile home or proposed mobile home. Ms. Bidwell advised both. Both of the lots that were granted variances were similar in size and shape of subject property.

Ms. Worthington asked when the applicant purchased the property and if the 50-foot waterfront setback requirement was in place at that time. Ms. Bidwell stated that she did not know when the applicant purchased the property. Ms. Worthington asked if the stipulation of the 50-foot waterfront setback had been present in the LDC since 2018. Ms. Bidwell answered yes.

Mr. Stone requested clarification if the dimension at the north end was 36.9 feet from the corner of the building to the property line. Ms. Bidwell stated that the property line is not exactly the centerline of the right-of-way.

Mr. Stone commented that it appears that minimal effort was used in putting together the proposed site plan. The site plan is difficult to understand, confusing and shows multiple dimensions.

PROPONENT: None.

OPPONENT: None.

APPLICANT'S COMMENTS:

Ms. Hickey explained that a survey was performed showing the existing items on the subject parcel. She explained that the proposed site plan showed the existing mobile home along with the placement of the new mobile home.

COMMISSION COMMENTS:

Mr. Facemyer asked Ms. Hickey if she was interested in requesting a continuance so that she and the applicant could provide a site plan that was easier to understand. Mr. Facemyer advised Ms. Hickey that if the Board denied the application, it could not be heard again by the PDC Board for one year.

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Mr. Facemyer stated that this application lacks clarity and that he could not support the application at this time.

Mr. Roys stated that the proposed site plan and survey contradict each other and he could not support at this time.

Mr. Bramblett advised that he needs clarity on this application in order to support it. He also indicated that it would be beneficial for staff to prepare an available building envelope for this property for the next presentation.

Mr. Bass's comment was that he could not support the application at this time due to there being no stormwater management and the deficiencies within the application.

Ms. Worthington stated that she agreed with the previous comments and that she believes the applicant did not do her due diligence in providing a hardship for this variance. At this time, she could not support the variance, but would support a continuance.

Mr. Barmes advised that he felt that the applicant and staff were not adequately prepared and that the information provided was difficult to understand and follow.

Ms. Hickey informed the Board that she would like to request a continuance.

MOTION: The Planning and Development Commission finds to **CONTINUE** application **V-20-17**.

MOTION:

1st Mr. Bramblett 2nd Mr. Bass

VOTE: 7 - 0, Motion Carried

L. ADDITIONAL ITEMS:

The next meeting is scheduled for February 18.

M. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS:

Mr. Bramblett inquired if there would be a training session in the future for the new PDC members. Ms. Lyn stated that she would schedule a training session in the near future.

Planning and Development Commission**February 4, 2021****N. ADJOURN**

The Planning and Development Commission adjourned at 9:50 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

Attachment: Agenda, minutes, map, and directions (12677 : April 1, 2021 PDC Agenda, Minutes, Directions)

DRAFT

**PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
February 18, 2021**

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

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

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

A. CALL TO ORDER

Mr. Facemyer called the meeting to order at 9:00 a.m.

B. INVOCATION

The Invocation was given by Mr. Bramblett.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Facemyer.

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC: None.

G. APPROVE MINUTES –

MOTION: Approve minutes of December 3, 2020, December 17, 2020 and January 7, 2021.

1st Mr. Bramblett

2nd Mr. Barmes

Mr. Bass advised of a revision to the December 3, 2020 minutes. The suggested revision was on page 8 changing the word “minimal” to “minimum”.

Approve minutes of December 3, 2020, as amended.

VOTE: 7 - 0, Motion Carried.

Attachment: Agenda, minutes, map, and directions (12677 : April 1, 2021 PDC Agenda, Minutes, Directions)

Planning and Development Commission

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H. STAFF ANNOUNCEMENTS:

Mr. Sherman stated that the application process for the Land Development Division Director has been reopened. The Cardinal amendments have been submitted to the State and there have been some comments received from Florida Department of Transportation and Florida Fish and Wildlife Commission. On February 23, the County Commission will have a public hearing with regard to revisions to the impact fees.

I. 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. Mr. Barmes advised that he had site visits on all of the applications. Mr. Facemyer advised that he had site visits on the following applications: V-21-01, CU-20-10 and V-20-14.

J. APPLICATIONS

1. LAND USE APPLICATION

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

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

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

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

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

APPLICANT: Clark Stillwell represented the applicant. The applicant requested a conditional use to allow for light manufacturing for stone cutting and preparation of countertops and cabinets. The proposed site plan showed two buildings, one where the stone would be cut and one for the office and sales area. The driveway cut on the proposed site plan has been approved. The applicant accepts the suggested conditions that are listed in the Staff Report.

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At the previous hearing on application CPA/AA-20-19, a question was raised about the water capacity and use of water. Mr. Stillwell advised that he spoke with his client and was told that the stone cutting machines use a fixed amount of water and that the water is recycled. The site will be serviced by a private well and septic. The conditional use is compatible with the surrounding area.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: The applicant requested a conditional use to allow for light manufacturing in the General Commercial District (GNC). Mr. Hochadel's presentation included an aerial view of the subject property and photos of the subject property and surrounding area along with a proposed site plan. This application is directly related to application CPA/AA-20-19 which changed the zoning from Low Density Residential (LDR) to General Commercial District (GNC) to pursue the conditional use for light manufacturing on the property which is 6.25 acres in size. The proposed site plan illustrated an 8,400 sq. ft. building with a future 6,000 sq. ft. building and two approximately 12,000 sq. ft. display areas. The applicant did not request any deviations from the LDC requirements. The buildings as proposed appear to meet all of the setback requirements; however, the display areas appear to be close to the road so they may have to be relocated to meet the setback requirements. The use appears to be compatible with the adjacent areas. All of the findings of fact are positive for this application and staff has four suggested conditions.

COMMISSION QUESTIONS:

Mr. Bass asked for clarification about the cross-access. Mr. Hochadel stated that the cross-access requirement will be required per the LDC. The applicant may have to relocate the buildings on the subject property to accommodate the cross-access points. Mr. Bass also inquired about the parking requirements for the proposed additional building. Mr. Hochadel stated that the subject property has sufficient area to accommodate the additional parking needed for the additional building.

PROPONENT: None.

OPPONENT: None.

COMMISSION COMMENTS: None.

MOTION: The Planning and Development Commission finds application number **CU-20-10 CONSISTENT** with the Citrus County Comprehensive Plan and the Citrus County Land Development Code and that Board **APPROVES WITH CONDITIONS** the application based upon the evidence and testimony

Planning and Development Commission

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presented, and the staff report and conclusions regarding this petition. It has been determined that **APPROVING** the proposed Conditional Use will not adversely affect the public interest; that there is compliance with special rules governing individual conditional uses of the type involved; that the proposed development, with conditions and safeguards attached, would be generally compatible with adjacent properties and other property in the district; and that the PDC is empowered under the section of the LDC described in the application to grant this Conditional Use.

MOTION:

1st Mr. Bramblett 2nd Mr. Bass

VOTE: 7 - 0, Motion Carried

2. **ATLAS AMENDMENT APPLICATION**

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

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

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

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

INTRODUCTION: Ms. Pace's overview included an aerial view of the subject property, photos of the subject property and surrounding area, a map showing the land use designations for the subject property and surrounding properties and a proposed site plan as submitted by the applicant.

APPLICANT: Brenda McKenzie represented the applicant. Ms. McKenzie applied for a permit for the applicant and was told that all of the property was not zoned the same and she was not able to move forward with the permit application. The applicant requested that all of the property be zoned GNC (General Commercial District) so that they could continue with their expansion project.

QUESTIONS FROM STAFF: None.

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COMMISSION QUESTIONS/COMMENTS: None.

STAFF: Mr. Hochadel advised that the applicant requested to change that a portion of the subject properties from CLRMH (Coastal Lakes and Residential District, mobile homes allowed) to GNC (General Commercial District) on the Land Use Atlas Map. The portion of the property contained in this application is approximately .4 acres with the total of the two lots being approximately .6 acres. The site contains an existing restaurant that was built in 1978. The request would change all of the property to GNC and would allow continued development of the existing restaurant. The subject property is located within a Rural Activity Center (RAC). A Rural Activity Center encourages in-filling of existing commercial uses to serve rural populations. This node specifically has a number of commercial activities located within it. The proposed use appears to be compatible with the adjacent area. Mr. Hochadel stated that there was one suggested condition.

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

COMMISSION QUESTIONS:

Mr. Bass inquired if there are any setback issues with the bandstand structure. Mr. Hochadel stated that the LDC requirement for a side setback is a minimum of five feet.

OPPONENT: None.

PROPONENT: Morgan Cook, owner of The Loft Bar and Grill, thanked the Board for allowing them to present their request. She explained that the expansion of the outdoor seating/bandstand area would be appreciated, especially post-Covid.

COMMISSION COMMENTS: None.

MOTION: The Planning and Development Commission finds application number **AA-20-04 CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL WITH THE CONDITION** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bramblett 2nd Ms. Worthington

VOTE: 7 - 0, Motion Carried

Planning and Development Commission

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3. LAND USE APPLICATION

a. V-21-01 James Adams

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

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

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

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

APPLICANT: James Adams stated that he and his wife have owned this property since 2002. The cabin was used primarily for short stays; however, now, they use it as a second home. The existing single-family dwelling is 16' X 20'. The main reason for the proposed screened porch (16' X 14') is to add additional space to the dwelling. The cabin is two feet above grade with a crawl space underneath which is important due to the flood plain impacts and stormwater.

The subdivision was developed in 1978. Many of the surrounding residences and accessory structures were built prior to the current LDC standards. The applicant's proposal of the location of the screen porch is on the east side (canal side) of the cabin for a convenience to the kitchen and the view to the water. Mr. Adams explained the layout of the cabin and the importance of the entrance on the east side of the cabin. The proposed location of the screened porch and entrance also works best due to the roof ridge.

Mr. Adams stated that he understood from the Staff Report that it was suggested that the location of the proposed screened porch be relocated so a variance would not be needed. Mr. Adams explained in detail that the location of the existing septic system, the boat ramp and the existing single-family dwelling present difficulties with the location of the screened porch without the need for a variance. Mr. Adams stated that staff indicated that research was done on the six closest lots on both sides of the subject property and found that

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only two of the 12 lots had been granted variances (one variance was for 22 feet from the water and the other variance was for 23 feet from the water).

Mr. Adams discussed the flood plain and stormwater management. Mr. Adams stated that the subject property does not slope towards the canal. He also understood that a berm or swale would be required between the addition and the canal and that was acceptable to Mr. Adams.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS:

Mr. Barmes inquired about the roof construction on the screened patio. Mr. Adams explained the proposed roof construction and the removal of the drainage from the roof of the cabin on the canal side.

Mr. Facemyer asked the applicant if he was familiar with the waterfront setbacks in the Citrus County Land Development Code. Mr. Adams advised that he was aware of the setbacks and understood that is the reason for the request for the variance. Mr. Facemyer inquired if the applicant was willing to create a berm or swale and maintain it. Mr. Adams stated that he is willing to establish a berm and maintain it.

STAFF: Mr. Hochadel stated that the applicant requested a variance for a 25-foot waterfront setback for a proposed screened patio addition on the subject property. Mr. Hochadel's presentation included photos of the subject property, photos of the surrounding area and a proposed site plan as submitted by the applicant. The existing single-family dwelling is approximately 330 square feet. The proposed screened addition would be 224 square feet. The proposed screened addition would be approximately 25 feet from the inside edge of the riprap seawall. The dwelling as it exists is approximately 43 feet from the inside edge of the riprap seawall.

Mr. Hochadel stated that he did a comparison on the six closest lots on both sides of the subject property. The average footprint is approximately 1,572 square feet and an average setback from the water is 17 feet. There have been two variances granted within the area (one variance was for 22-foot waterfront setback and the other variance was for 23 feet right-of-way setback for a detached garage).

Mr. Hochadel advised that when the applicant submitted his variance application, the subject property was in Flood Zone AE. Since that time, the flood zone maps changed in mid-January and the subject property is now in a Coastal A Flood Zone. The Coastal A Flood Zone in the Land Development Code requires a 50 feet setback. Since the applicant submitted his application

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before the change in the flood maps, he can continue under the previous flood zone requirements.

COMMISSION QUESTIONS:

Mr. Facemyer requested an explanation regarding the requirements prior to and after the changes to the flood zone maps. Mr. Hochadel explained the requirements for the Board.

OPPONENT: None.

PROPONENT: None.

COMMISSION COMMENTS:

Mr. Bramblett stated that he did not support this request due to seven of the eight findings of fact being negative.

Mr. Facemyer stated that he could not support this request due to the negative findings of fact.

Mr. Bass advised that he would not be able to support this application.

MOTION: The Planning and Development Commission finds application number **V-21-01 INCONSISTENT** with the Citrus County Land Development Code and **IS NOT** in keeping with the intent of the Policies of the Citrus County Comprehensive Plan and that this Board **DENIES** the application based upon the evidence and testimony presented and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bramblett 2nd Mr. Barmes

Mr. Facemyer asked Ms. Lyn to explain the applicant's options if the application is denied. Ms. Lyn stated that at this point the applicant could not come before the Board for one year with the same application; the application would have to be substantially different.

Mr. Stone stated that he would consider a continuance as the applicant could reconfigure the screened addition to alleviate the need for a variance. Mr. Facemyer stated that if the addition was reconfigured and a variance was not needed, it would not come before the Board.

Ms. Worthington inquired about if the application was denied today, would the application be reviewed by the Permitting Department under the new flood

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zoning classification. Mr. Hochadel stated that if the application was denied, the applicant would be required to meet the 50-foot setback based on the Coastal A Zone flood designation. Ms. Worthington stated that she would support the continuance as well.

Mr. Roys stated that he would support the continuance also.

Mr. Bramblett stated that he would withdraw the motion and allow for the continuance for a substantial change and redesign. Mr. Barmes withdrew his second.

MOTION: The Planning and Development Commission finds to **CONTINUE** application **V-21-01**.

MOTION:

1st Mr. Stone 2nd Mr. Roys

VOTE: 6 - 1, Motion Carried

Yays: Facemyer, Bramblett, Bass, Roys, Stone & Worthington

Nays: Barmes

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

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

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

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

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

APPLICANT: Lisa Wilson represented the applicant. Ms. Wilson explained that the application was heard previously by the Board and that the placement of the detached garage along the rear property line was bothersome to the Board. The applicant redesigned the placement of the detached 24' X 30' garage and the proposed location was brought forward in line with the home.

Planning and Development Commission**February 18, 2021**

Due to the new proposed location, the applicant's current request is for a reduction in the front setback requirements and the side setback requirements along West Mink Lane. The existing shed on the property will be removed. The applicant's request for a detached garage is to accommodate storing his entertainment equipment and vehicle in the building.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bramblett requested clarification with regard to why the detached garage cannot be placed behind the home. Ms. Wilson explained that the septic tank and drain fields are located in the middle of the rear of the home. The placement of the proposed detached garage in the rear of the home would encroach onto the septic tank and drain fields. She further explained the location of the septic tank and drain fields.

Mr. Barmes inquired about the previous location of the proposed garage. Ms. Wilson stated that the previous proposed location was the rear right corner of the subject property. Mr. Barmes inquired about the location of the septic tank. Ms. Wilson stated that she was not certain of the exact location without requesting information from the Health Department; however, she knew that the location of the drain fields is toward West Mink Lane.

Mr. Facemyer provided a comment that the previous location of the proposed garage would have encroached upon the septic tank and drain fields as well. Ms. Wilson stated that it would not have encroached upon them because the approximate location of the septic tank and drain fields are in the middle of the rear of the home.

Mr. Bass suggested that if the applicant is so desirous to have the detached garage, maybe he could relocate the septic tank and drain fields.

STAFF: Ms. Bidwell stated that the application was previously heard by the PDC on December 3, 2020 and was continued. The applicant has revised the request by relocating the proposed garage. The applicant requested to reduce the setbacks from the required 50-foot setback from the centerline of West Mink Lane to a 37-foot setback from the centerline. The applicant also requested to reduce the setback from the required 25-foot from the property line along West Mink Lane to 12-foot from the property line to allow for the construction of a 24' X 30' detached garage. Ms. Bidwell's presentation included an aerial view of the subject property, photos of the subject property and surrounding area along with a revised site plan.

The subject property is .28 acres and is developed with a single-family residence that includes a rear screened porch and wood deck.

Planning and Development Commission

February 18, 2021

The revised placement of the proposed accessory structure is such that the runoff will not spill into the adjacent right-of-way and there is available area between the proposed accessory structure and the property line to mitigate runoff. If the application is approved, the Engineering Division recommends the following: runoff and erosion be controlled to protect the adjacent properties and rights-of-way; install any measures necessary to prevent sediment transport; and protective measures shall be installed before starting land disturbance activities.

COMMISSION QUESTIONS:

Mr. Barmes inquired about the location of the septic tank and drain fields. Ms. Bidwell stated that her recollection of the previous site plan was that the septic tank is located approximately in the middle of the backyard and the drain fields run towards West Mink Lane. The exact location would have to be determined by the Health Department.

Mr. Stone asked if there are any other buildings in the neighborhood that are close to the roadway. Ms. Bidwell stated that it appeared that accessory structures in the neighborhood were in the rear of the residences.

Mr. Facemyer inquired if the application was a minimal request. Ms. Bidwell answered no.

Mr. Roys asked about the distance between the proposed structure and the existing residence. Ms. Bidwell stated it was 6 feet.

OPPONENT: None.

PROPONENT: Scott Siewert explained the necessity of the proposed detached garage for the safety of his entertainment equipment and vehicle.

COMMISSION COMMENTS:

Mr. Bramblett commented that he was not in favor of this application as it is not consistent with the LDC and Comprehensive Plan and seven of the eight findings of fact are negative. His comment also included that the application has other options for the placement of the proposed detached garage that would not require a variance.

Mr. Stone stated that it seems that the location of the septic tank and drain fields are the hindrance for the location of the proposed structure and that the septic system may need to be relocated and that he was not in favor of the application.

Planning and Development Commission

February 18, 2021

Mr. Bass advised that he felt that there are other options available and that he cannot support this application as presented.

Ms. Worthington commented that there is reasonable use of the property and that there are other options available and that she would not support this application.

MOTION: The Planning and Development Commission finds application number **V-20-14 INCONSISTENT** with the Citrus County Land Development Code and **IS NOT** in keeping with the intent of the Policies of the Citrus County Comprehensive Plan and that this Board **DENIES** the application based upon the evidence and testimony presented and the staff report and conclusions regarding this petition.

MOTION:

1st Ms. Worthington 2nd Mr. Roys

VOTE: 7 - 0, Motion Carried

K. ADDITIONAL ITEMS:

The next PDC meeting is scheduled for March 4, 2021.

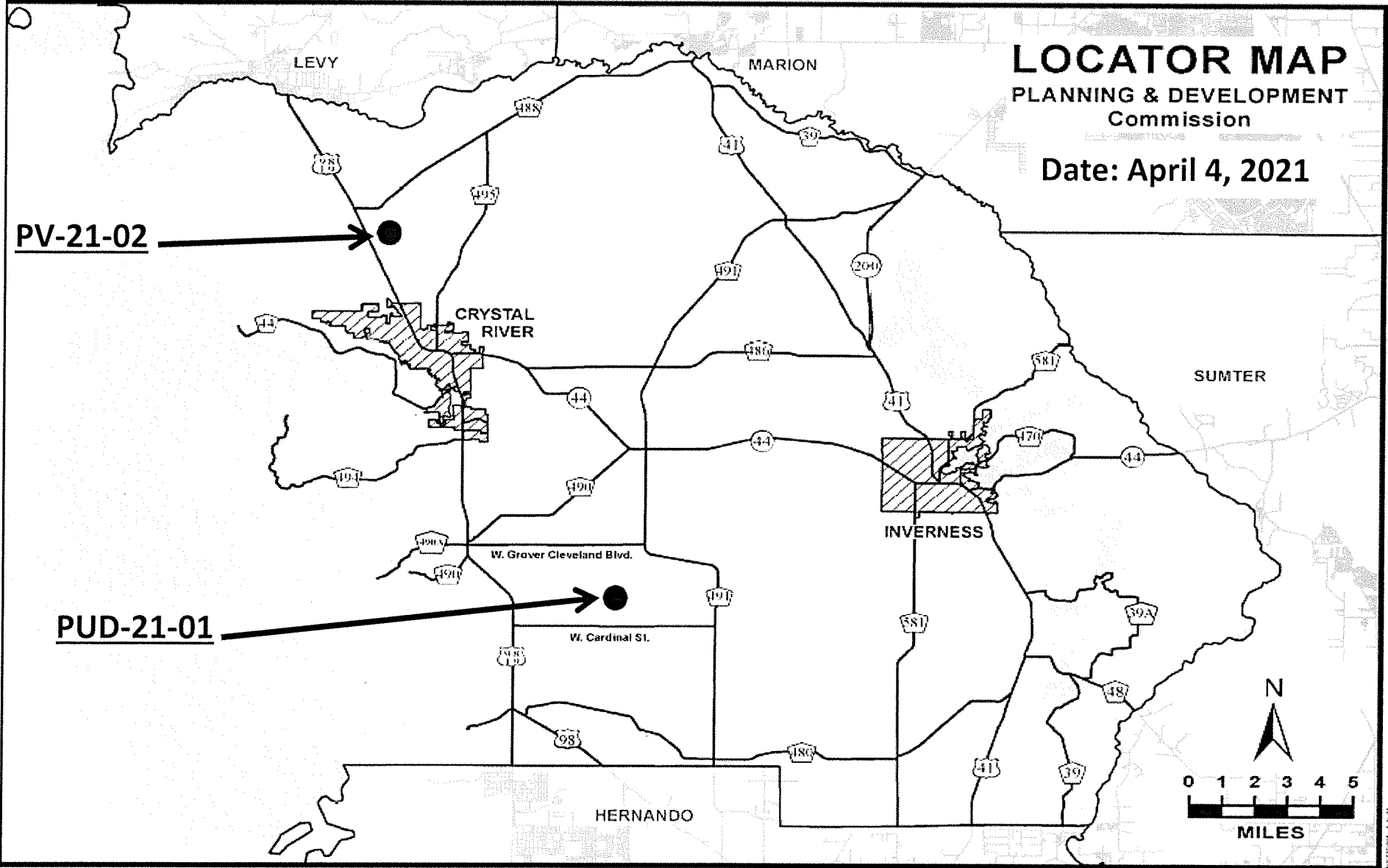
L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS: None.

M. ADJOURN

The Planning and Development Commission adjourned at 10:44 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary



Attachment: Agenda, minutes, map, and directions (12677 : April 1, 2021 PDC Agenda, Minutes,

Planning and Development Commission

Directions for meeting on April 1, 2021

PV-21-02 - From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn left onto W. Gulf to Lake Hwy. Go **7.31 miles** and turn right onto US-19. Go **7.29 miles** and turn right onto W. Riverwood Dr. Go **0.21 miles** and take the second left onto N. Buttercup Way. Go **0.20 miles** and take the first right onto W. Snowdrop Pl. Go 0.09 miles and the site is on the right at **12550 W. Snowdrop Pl.** Crystal River.

PUD-21-01- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **5.56 miles** and turn right onto W. Cardinal St. Go **3.15 miles** and turn right onto S. Pine Meadow Ave. Go **0.63 miles** and the site is on the right at **6089 S. Pine Meadow Ave.** Homosassa.



AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	PV-21-02 Robert O'Hara
AGENDA DATE:	April 01, 2021

BRIEF OVERVIEW:

To vacate a portion of the platted drainage and utility easements lying in Lots 6 and 7, Block 60, Crystal Manor Unit 2, as recorded in Plat Book 8, Page 112, public records of Citrus County, Florida (Section 24, Township 17 South, Range 16 East), which address is 12572 W. Snowdrop Pl., Crystal River, Florida.

BUDGET IMPACT/FUNDING SOURCE:

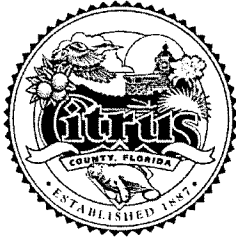
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0

Applicant Responsibility

RECOMMENDED ACTION:

Conduct a public hearing on April 1, 2021 to review and consider PV-21-02 Robert O'Hara, to make a recommendation to the Board of County Commissioners.

PM2-21-13



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

PLAT VACATION APPLICATION NO.: PV-21-02 Robert O'Hara

DATE: February 22, 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 6 and 7, Block 60, Crystal Manor Unit 2, as recorded in Plat Book 8, Page 112, public records of Citrus County, Florida (Section 24, Township 17 South, Range 16 East), which address is 12572 W. Snowdrop Pl., Crystal River, Florida.
SURROUNDING LAND USE	CLR, Coastal and Lakes Residential District, on the Land Development Code (LDC) Atlas; and CL, Low Intensity Coastal and Lakes District, 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 6 and the north line of Lot 7 in the Crystal Manor Unit 2 subdivision. The applicant owns both lots and intends to develop both lots as one homesite.

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.

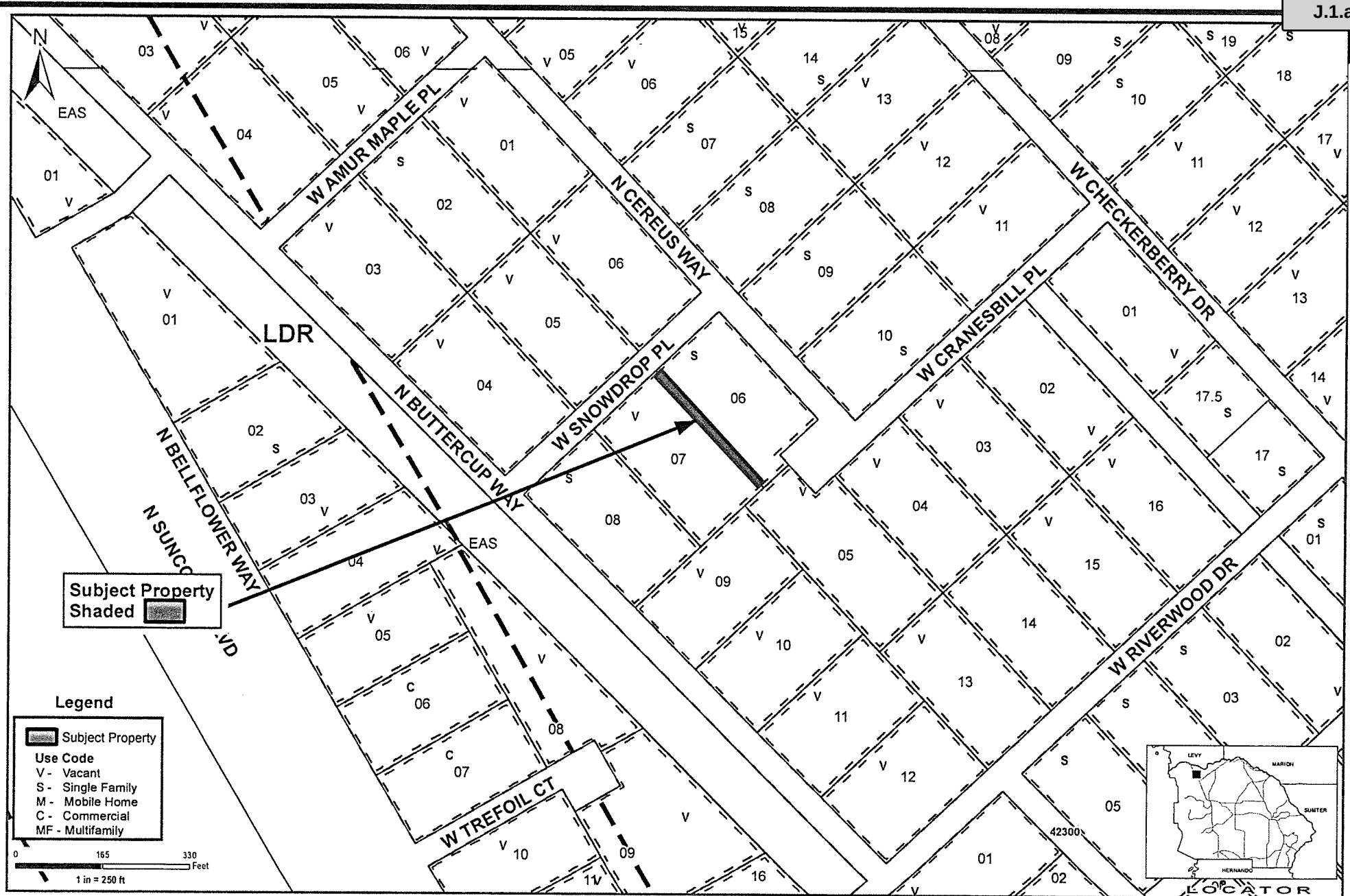
Utility companies that service the area had no concerns. The utility company comments are provided with this application.

Attachment: PDC staff report and locator map (12678 : PV-21-02 Robert O'Hara)

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

Attachment: PDC staff report and locator map (12678 : PV-21-02 Robert O'Hara)



Application #: PV-21-02

Applicant: Robert OHara

Proposal: Vacate Utility Easement

Location: Between lots 6 & 7 12550 & 12572
W Snowdrop Pl Crystal River

Land Use Atlas: Coastal Lakes Residential

S-T-R - 32-17-19 NW

Planner Initials: *Q/H* Date: 2/17/21

Geographic Information Systems

Prepared By : William Braunsch

Date: February 05, 2021

Source: Enterprise Geodatabase

Map Number: WB0000471

Cynthia P. Skehron

The information on this map is for general reference only. The County Geographic Information Systems Division makes every effort to provide accurate data to its customers and users at all times. However, all information provided must be independently verified by the user. The County shall not be liable for any claims, demands, or losses of any kind or consequences with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the timing, timing, or frequency of these updates.





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.: PV-21-02 Date: 1/19/21

* Agent for Petitioner.

Applicant*
 Name: ROBERT O'HARA
 Address: 679 CLARE LN
 City: HARTFORD
 State: WI Zip: 53027
 Home No.: _____ Cell No.: 262-370-4106
 Work No.: _____ Fax No.: _____
 Email: RHOHARA1@GMAIL.COM
Petitioner(s)
 Name: ROBERT O'HARA
 Address: 679 CLARE LN
 City: HARTFORD
 State: WI Zip: 53027
 Home No.: _____ Cell No.: 262-370-4106
 Work No.: _____ Fax No.: _____
 Email: RHOHARA1@GMAIL.COM

 Property Description: Section: 24 Township: 17S South Range: 16 East
 Legal Description: CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 6 & 7 BLK 60
 Subdivision: CRYSTAL MANOR Lot(s): 6 & 7 Block/Parcel: 600
 Alternate Key #: 209674 Parcel ID: 17E17520020 0060 0060
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.

 Applicant Request (purpose of vacation): TAKE HWY 19 NORTH FROM CRYSTAL RIVER TO BUTTERCUP WAY THEN RIGHT ON W SNOWDROP PL TO LOCATE HOME IN MIDDLE OF PROPERTY FOR PRIVACY

 Directions to the Property from Lecanto: TAKE HWY 19 NORTH FROM CRYSTAL RIVER TO W RIVERWOOD OR EXIT W RIVERWOOD GOING WEST TO BUTTERCUP WAY TURN LEFT ON BUTTERCUP WAY THEN RIGHT ON W SNOWDROP PL

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

 STATE OF FLORIDA State of Wisconsin
 COUNTY OF CITRUS County of Washington
Signature: Robert O'Hara
 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 O'Hara, who is personally known to me or provided Drivers License as identification and who did not take an oath.
WITNESS my hand and official seal this 5 day of November 2021
 Margaret Yearling
 Printed Name

Seal

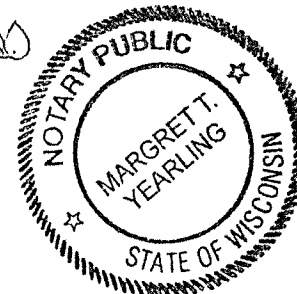
 Margaret Yearling
 Notary Public State of Wisconsin

For Staff Use Only

 Date: _____
 Time: _____
 Initials: _____

 Phone Company: _____
 Water Provider: _____
 Gas Provider: _____
 Required for Plat Vacations: _____

 Cable TV: _____
 Sewer Provider: _____
 Ownership and Encumbrance Report: _____
 Proof of Publication: _____

 Electric Service: _____
 Mosquito Control: _____
 Proof of Paid Taxes: _____


600/27/60

AN 19 2021

PV-21-02

* PURPOSE OF VACATION: TO VACATE LOT LINE PLATTED SIDE LOT LINE EASEMENTS BETWEEN SAID LOTS TO ALLOW USING BOTH LOTS AS A SINGLE HOMESITE.



Board of County Commissioners
 DEPARTMENT OF GROWTH MANAGEMENT
 LAND DEVELOPMENT DIVISION
 3600 W. Sovereign Path, Suite 140
 Lecanto, FL 34461
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 Toll Free (352) 489-2120 TTY (352) 527-5312
 Web Address: www.citrusbocc.com

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) ~~*EASEMENT~~
CRYSTAL MANOR, recorded in Plat Book 8, Page 112, 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.

Robert O'Hara

Petitioner



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: February 12, 2021

SUBJECT: Plat Vacation Application Number PV-21-02, Robert Ohara – vacate drainage and utility easements lying in Lots 6 and 7, Block 60, Crystal Manor Unit 2 (Section 24, Township 17 South, Range 16 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: Application and agencies comments (12678 : PV-21-02 Robert O'Hara)

RECEIVED

FEB 12 2021

Land Development Division

Mission:

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

**Ron DeSantis**

Governor

Scott A. Rivkees, MD

State Surgeon General

Vision: To be the Healthiest State in the Nation

MEMORANDUM

DATE: 01/26/2021

TO: Interim Land Development Director

THROUGH: Planning Coordinator(s)

FROM: Environmental Health Director, Glenn "Will" Bryant

SUBJECT: No Objection to PV-21-02

Environmental Health has no objection to PV-21-02, 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

Attachment: Application and agencies comments (12678 : PV-21-02 Robert O'Hara)

**Florida Department of Health
in Citrus County**

3700 West Sovereign Path • Lecanto, FL 34461-8071
PHONE: 352/527-0068 • FAX: 352/527-0629

FloridaHealth.gov



Accredited Health Department
Public Health Accreditation Board



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: PL4-21-7

February 8, 2021

Robert OHara
 679 Clare Ln
 Hartford, WI 53027

RE: PV-21-02- PLAT VACATION BY ROBERT OHARA

Dear Mr. Ohara:

The County Staff made the following recommendations on pending application PV-21-02:

Environmental Health has no objection to PV-21-02; 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. Citrus County Utilities has no utilities in this area.

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: Application and agencies comments (12678 : PV-21-02 Robert O'Hara)



3300 Exchange Place, NP4C
Lake Mary, Florida 32746

Phillip.Simmons@duke-energy.com
407.942.9514

October 7, 2020

Bob O'Hara
679 Clare Ln
Hartford, WI 53027

Email: rmoharal@gmail.com

**RE: Vacate request dated September 27, 2020 concerning:
12550 W. Snowdrop Place, Crystal River, Florida 34428
Section 24, Township 17S, Range 16E
Lots 6 and 7, Block 60, Crystal Manor, Unit 2, Plat Book 8, Page 112 through 134**

Mr. O'Hara,

Duke Energy's Distribution and Transmission Departments have "**NO OBJECTION**" to the request to vacate the Platted Utility Easement lying between lots 6 and 7, Block 60, Crystal Manor, Unit 2, according to the plat thereof as recorded in Plat Book 8, Page 112 through 134 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: 17E17S200220 00600 0060

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

Sincerely,

Phillip Simmons

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

Attachment: Application and agencies comments (12678 : PV-21-02 Robert O'Hara)

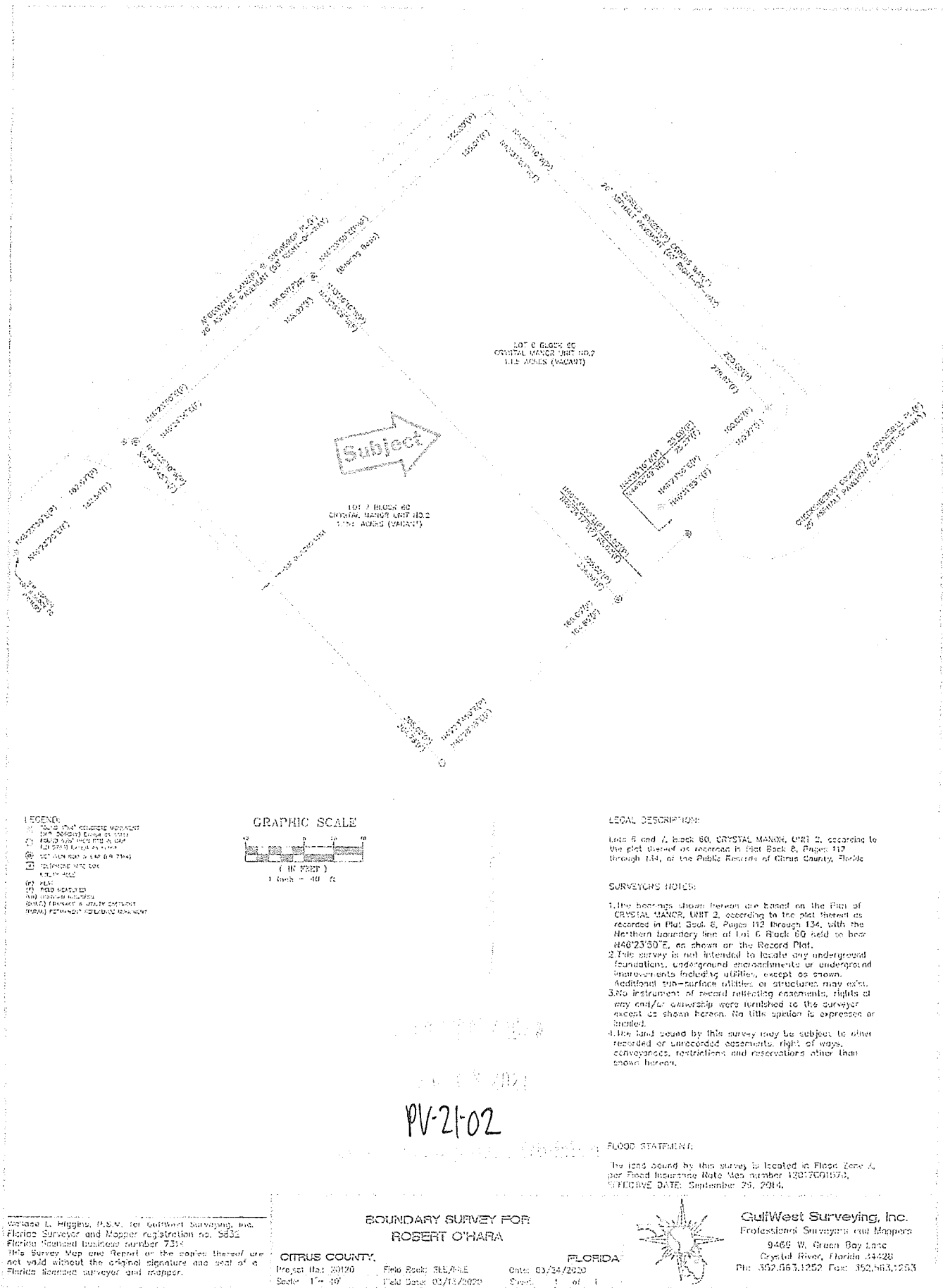
10/13/2020

10/13/2020

PV-21-02

10/13/2020 11:11:11 AM

EXHIBIT "A"





CenturyLink

9/22/2020

Bob O'Hara
679 Clare Lane
Hartford, WI 53027

No Reservations/No Objection

SUBJECT: Crystal River – 12550 Snowdrop Place.
Vacate the 7.5' side lot drainage and utility easements between Lots 6 & 7, Block 60, Crystal Manor Unit No. 2, according to Plat Book 8 Page 112, Public Records of Citrus County, Florida.

To Whom It May Concern:

Embarq Florida, Inc., d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Bill Paul at 727-449-3544 / william.d.paul@centurylink.com

Sincerely yours,

Mike Pietlukiewicz
Contract Manager III
CenturyLink
P832093

9/22/2020

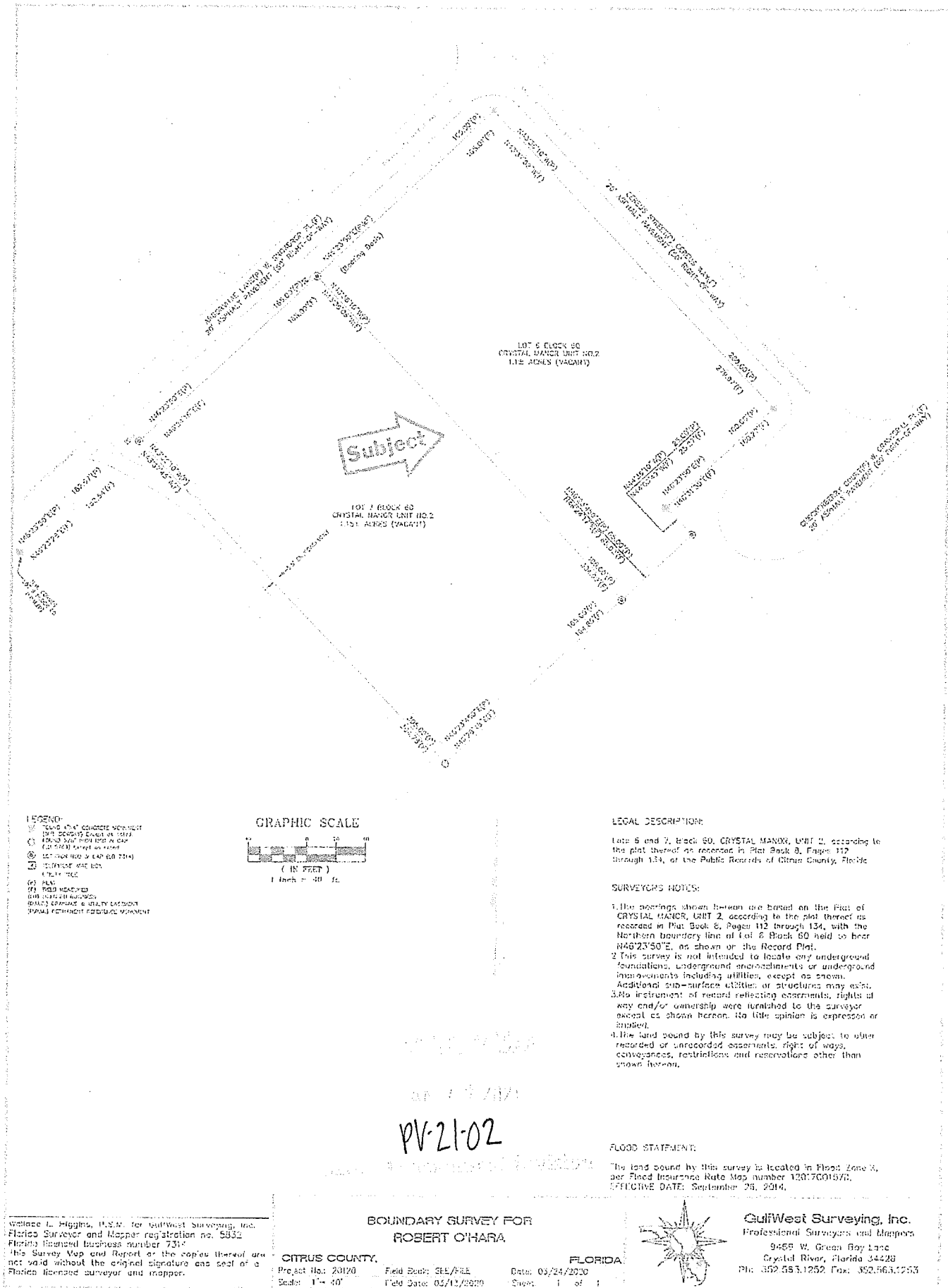
9/22/2020

PV-21-02

CenturyLink

Attachment: Application and agencies comments (12678 : PV-21-02 Robert O'Hara)

EXHIBIT "A"



Charter

September 23 2020

Bob O'Hara
rmohara1@gmail.com

Re: Easement Use: 12550 W Snowdrop Pl, Crystal River FL

Please be advised that Charter Communications has no objection to the easement use proposed on your request, as we have no facilities within the area. I have enclosed your original request for your reference. Please let me know if I can be of further assistance.

Sincerely,

Joe Goddard
Construction Coordinator
Charter Spectrum

Attachment: Application and agencies comments (12678 : PV-21-02 Robert O'Hara)

PV-21-02



22Sep2020

Florida Public Utilities
3050 N Florida Ave
Hernando FL 34442

To Whom It May Concern,

Florida Public Utilities (FPU) has no objection to the proposed easement vacate for the requested site at 12550 W Snowdrop PL, Crystal River FL. FPU has no facilities in the proposed area and releases any future access for the proposed vacate site.

Thank you,

Philip Zimmer
Gas Operations Supervisor

Florida Public Utilities Company
3050 N Florida Ave
Hernando FL 34442
352-447-2790
352-398-5663 Mobile
352-447-2780 Fax
www.FPUC.com

Attachment: Application and agencies comments (12678 : PV-21-02 Robert O'Hara)

10/19/2020
10/19/2020
PV-21-02
Robert O'Hara





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.citrusbocc.com

September 17, 2020

Robert O'Hara
679 Clare Ln
Hartford, WI 53027

Subject: Street Vacation of lots 12572 and 12550 W Snowdrop Pl

This letter will confirm that the Citrus County Water Resources Department has no objection to the property owner's request to vacate the utility easements contained within the referenced parcels.

Sincerely,

Ken Cheek – Director, Citrus County Department of Water Resources

cc: File

APPROVED
DATE 10/1/20
PV-21-02
CITRUS COUNTY BOARD OF COUNTY COMMISSIONERS

Attachment: Application and agencies comments (12678 : PV-21-02 Robert O'Hara)



132 Commerce Way, Sanford, FL 32771
 Off Ph: 407.321.6906 Email: sp761p@att.com

Date: **September 21, 2020**

To: Robert O'Hara
 mailto:rmohara1@gmail.com

RE: **Easement vacate at 12550 W Snowdrop Pl, Crystal River, FL. Parcel ID:
 17E17S200220 00600 0060**

This is to advise that AT&T Florida has no objection to the vacation of easement and that no current utilities that require relocation and no future plans to construct utilities or utilize the right-of-way at issue, lying next to or within 12550 W Snowdrop Pl, Crystal River, FL.
 Description: Crystal Manor, Unit 2, Lots 6 & 7, Block 60, according to Plat Book 8, Pages 112 through 134 of the Citrus County Property Appraisers Map.

For additional information you may contact **the undersigned** at **407.321.6906**.

Sincerely,

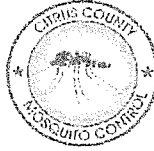
Shaun Purvis
 Mgr, OSP Plng & Eng Design/ROW
 Wireline Access – Southeast, Florida Engineering

Attachment: Application and agencies comments (12678 : PV-21-02 Robert O'Hara)

17E17S200220
 00600 0060
 PV-21-02
 09/21/2020 10:00:00 AM

CITRUS COUNTY MOSQUITO CONTROL DISTRICT

Commissioners:
Leon McClellan
AJ Green
Joe Adams



Director:
George Deskins

April 9, 2020

Bob O'Hara
Rmohara1@gmail.com

RE: Easement vacate at 12550 W Snowdrop Pl. Crystal River, FL. Parcel ID:
17E17S200220 00600 0060.

Dear Mr. O'Hara:

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,

A handwritten signature in dark ink, appearing to read "George Deskins".

George Deskins
Director

APR 14 2020

APR 14 2020

PV-21-02

Handwritten note: [illegible]

OWNER'S POLICY OF TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company:
WESTCOR LAND TITLE INSURANCE COMPANY
 2240 Belleair Road #115, Clearwater, 33764

File No.: T20193957

Policy No.: OP-25-FL1392-8684999

Address Reference: 12550 W. Snowdrop Place, Crystal River, FL 34428

Amount of Insurance: \$17,900.00

Premium: \$102.93

Date of Policy: January 14, 2020, at 8:00am (being the closing date or the date and time of recording of the owners' instrument of conveyance, which ever is later.)

1. Name of Insured:

Robert O'Hara

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

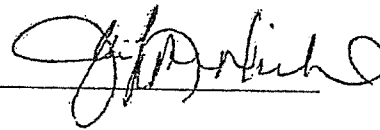
Robert O'Hara

4. The Land referred to in this policy is described as follows:

Lots 6 and 7, Block 60, Crystal Manor, Unit 2, according to the plat thereof as recorded in Plat Book 8, Pages 112 through 134, of the Public Records of Citrus County, Florida.

Countersigned
 Title USA, LLC

By



OWNER'S POLICY OF TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

SCHEDULE B

File No.: T20193957

Policy No.: OP-25-FL1392-8684999

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
2. Any lien or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of parties in actual possession of all or any part of the premises.
5. Easements or claims of easements, not shown by the public records, and all subsequent years, which taxes are not yet due and payable

Items Numbered above are hereby deleted.

7. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
8. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 8, at Page(s) 112 through 134, of the Public Records of Citrus County, Florida.
9. Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Official Records Book 313, Page 798, of the Public Records of Citrus County, Florida.
10. Easement(s) in favor of Withlacoochee River Electric Cooperative, Inc. recorded in Official Records Book 399, Page 116, of the Public Records of Citrus County, Florida.

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2019 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

J.1.b

ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
2099674		000X

OHARA ROBERT
679 CLARE LN
HARTFORD, WI 53027

INSTALLMENT 4 (MAR) 2020
12550 W SNOWDROP PL
CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 6 & 7 BLK 60

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	10,747	0	10,747	6.2142	66.78
Transportation Trust	10,747	0	10,747	0.6019	6.47
Health Department	10,747	0	10,747	0.0654	0.70
Library	10,747	0	10,747	0.3217	3.46
Fire District	10,747	0	10,747	0.0000	0.00
Stormwater	10,747	0	10,747	0.0974	1.05
Fire Rescue EMS	10,747	0	10,747	0.5881	6.32
Schools Local Req'd Effort	12,400	0	12,400	3.8770	48.07
Schools Capital Outlay	12,400	0	12,400	1.5000	18.60
Schools Discretionary	12,400	0	12,400	0.7480	9.28
SWFWMD General	10,747	0	10,747	0.2801	3.01
Mosquito Control	10,747	0	10,747	0.4478	4.81
TOTAL				14.7416	\$168.55

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
131 Fire Services		4.07
NON-AD VALOREM ASSESSMENTS		\$4.07

COMBINED TAXES AND ASSESSMENTS \$172.62

See reverse side for important information.

If Paid By	Mar 31, 2020				
Please Pay	\$0.00				

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2019 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
2099674		000X

OHARA ROBERT
679 CLARE LN
HARTFORD, WI 53027

INSTALLMENT 4 (MAR) 2020
12550 W SNOWDROP PL

CRYSTAL MANOR UNIT 2 PB 8 PG
112 LOTS 6 & 7 BLK 60

PV-21-02

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

If Paid By	Mar 31, 2020				
Please Pay	\$0.00				

Packet Pg. 47

Paid 01/02/2020 Receipt # 019-19-00000547

\$48.77 12/31/2019 Effective Date

Attachment: Application and agencies comments (12678 : PV-21-02 Robert O'Hara)

DO NOT WRITE ON BOTTOM PORTION

RETAIN THIS PORTION FOR YOUR RECORDS.

WALK-IN CUSTOMERS,

PLEASE BRING FOR RECEIPT.

RETURN WITH PAYMENT.

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2020 Paid Real Estate

J.1.b

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2099674		000X

OHARA ROBERT
679 CLARE LN
HARTFORD, WI 53027

12550 W SNOWDROP PL

CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 6 & 7 BLK 60

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	14,400	0	14,400	6.2176	89.53
Transportation Trust	14,400	0	14,400	0.5988	8.62
Health Department	14,400	0	14,400	0.0651	0.94
Library	14,400	0	14,400	0.3217	4.63
Fire District	14,400	0	14,400	0.0000	0.00
Stormwater	14,400	0	14,400	0.0974	1.40
Fire Rescue EMS	14,400	0	14,400	0.5881	8.47
Schools Local Req'd Effort	14,400	0	14,400	3.6820	53.02
Schools Capital Outlay	14,400	0	14,400	1.5000	21.60
Schools Discretionary	14,400	0	14,400	0.7480	10.77
SWFWMD General	14,400	0	14,400	0.2669	3.84
Mosquito Control	14,400	0	14,400	0.4478	6.45
TOTAL				14.5334	\$209.27

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
131 Fire Services		4.07
NON-AD VALOREM ASSESSMENTS		\$4.07

COMBINED TAXES AND ASSESSMENTS	\$213.34	See reverse side for important information.
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If Paid By	Nov 30, 2020				
Please Pay	\$0.00				

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2020 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2099674		000X

OHARA ROBERT
679 CLARE LN
HARTFORD, WI 53027

12550 W SNOWDROP PL

CRYSTAL MANOR UNIT 2 PB 8 PG
112 LOTS 6 & 7 BLK 60

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

If Paid By	Nov 30, 2020				
Please Pay	\$0.00				

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.
Attachment: Application and agencies comments (12678 : PV-21-02 Robert O'Hara)

DO NOT WRITE ON BOTTOM PORTION

RETURN WITH PAYMENT.

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,

1321-0124 SUCRN Legal Notice Notice of Petition to
 vacate utility easement, 12550 W. Snowdrop Pl. Crvstal
 Manor Unit 2 PB 8 PG 112 Lots 6 & 7 BLK 60 Petition is
 to vacate utility easements between lots 6 & 7 Published
 January 17 & 24, 2021

was published in said newspaper in the issues of
January 17th, 2021, January 24th, 2021.

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 25th day of January 2021
 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

Shana R. Park

1321-0124 SUCRN
 Legal Notice

Notice of Petition to vacate utility easement, 12550 W. Snow-
 drop Pl, Crystal Manor Unit 2 PB 8 PG 112 Lots 6 & 7 BLK 60
 Petition is to vacate utility easements between lots 6 & 7

Published January 17 & 24, 2021

RECEIVED

FEB 9 - 2021

PV-21-02

Notary Public, Florida



MARIA A PARKS
 MY COMMISSION # GG096356
 EXPIRES April 20, 2021

Attachment: Application and agencies comments (12678 : PV-21-02 Robert O'Hara)

PV-21-02

Robert O'Hara



Attachment: Coordinator PowerPoint (12678 : PV-21-02 Robert O'Hara)



Attachment: Coordinator PowerPoint (12678 : PV-21-02 Robert O'Hara)



Attachment: Coordinator PowerPoint (12678 : PV-21-02 Robert O'Hara)



Attachment: Coordinator PowerPoint (12678 : PV-21-02 Robert O'Hara)

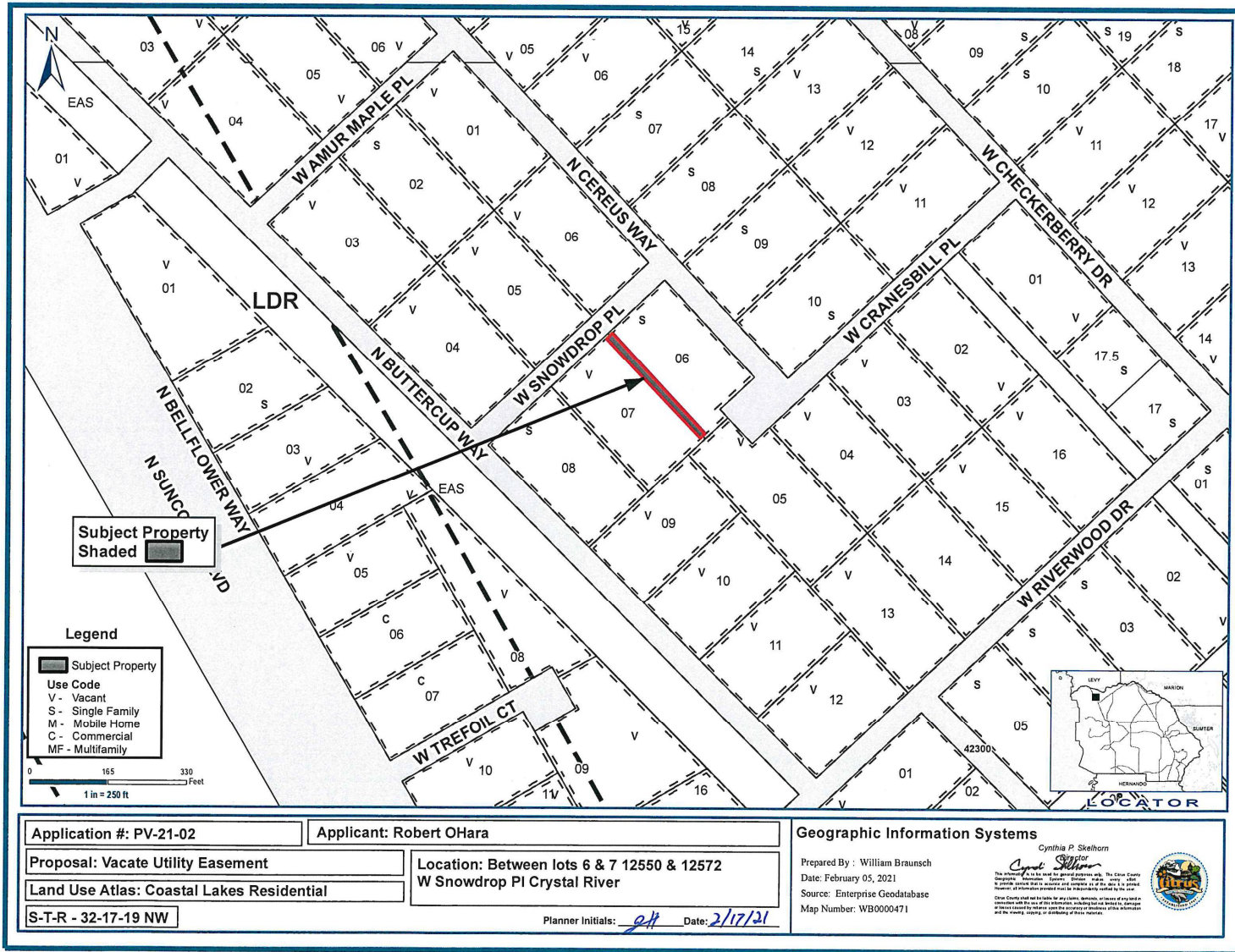


Attachment: Coordinator PowerPoint (12678 : PV-21-02 Robert O'Hara)



Attachment: Coordinator PowerPoint (12678 : PV-21-02 Robert O'Hara)





PV-21-02

Robert O'Hara



Attachment: Planner PowerPoint (12678 : PV-21-02 Robert O'Hara)

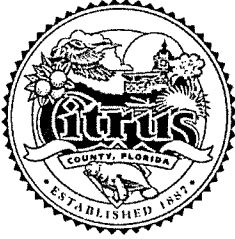


Attachment: Planner PowerPoint (12678 : PV-21-02 Robert O'Hara)



AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	PUD-21-01 – Eileen Prive
AGENDA DATE:	April 01, 2021
<u>BRIEF OVERVIEW:</u> A request to establish a Planned Unit Development for two, five-acre parcels in RUR (Rural Residential District), pursuant to Section 2402, <u>Rural Residential District (RUR)</u> , as specified in the LDC.	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on April 1, 2021 to review and consider PUD-21-01 - Eileen Prive.	



PM2-21-14

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

APPLICATION NUMBER: PUD-21-01 – Eileen Prive**DATE:** March 5, 2021**PREPARED BY:** Miranda Anaya, Senior Planner, Land Development Division

MA

This application is a request to amend the Land Use Atlas Map (LUAM) of the Land Development Code to establish a Planned Unit Development.

REQUEST:	A request to establish a Planned Unit Development for two, five-acre parcels in RUR (Rural Residential District), pursuant to Section 2402, Rural Residential District (RUR), as specified in the LDC.
LOCATION:	Section 4, Township 20 South, Range 18 East; Lot 40 of Gulf Highway Land Unit 8, PB 4, PG 113, (AK 1159164), which address is 6089 S. Pine Meadow Ave., Homosassa, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE:	10.0 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North, South, West – RUR-, Rural Residential District East – TCU, Transportation/Communication/Utilities District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North, South, West – RUR-MH-, Rural Residential District with Mobile Homes allowed East – TCU, Transportation/Communication/Utilities District
SURROUNDING EXISTING LAND USES:	North – S. Power Ter., Mobile Home, Single Family South – S. Pine Meadow Ave., Mobile Home East – Duke Energy Power Lines; then Suncoast Parkway West – W. Mockingbird St., Mobile Home
SOIL INFORMATION:	According to the <i>Soil Survey of Citrus County</i> (1988), the soil type in the area is primarily Candler Fine Sand, 5 to 8 percent slopes, and Candler Fine Sand, 0 to 5 percent slopes. Limitations to building development are slight.
FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is located in Flood Zone X and AE with a Base Flood Elevation of 39.20 feet in the AE portion.

BACKGROUND AND ANALYSIS:

The subject property consists of lot 40 and is part of Gulf Highway Land Unit 8, which was platted in 1965. The applicant's request and survey indicate 10.0 acres be split into two, 5.0 acres parcels. The site is on the corner of S. Pine Meadow Avenue and W. Mockingbird Street. The property also has access from S. Power Terrace. All three streets are 50-foot wide, local public right-of-ways. The site

Attachment: PDC staff report and locator map (12679 : PUD-21-01 – Eileen Prive)

is mostly wooded with some improvements. The property is on septic and well and is currently outside of the Public Service Area (PSA). If central services become available, the property owner will be required to connect to central services.

The property is surrounded by mostly mobile homes and a few single-family residences. The replat into two, five-acre parcels is consistent with the Land Development Code and Comprehensive Plan. PLT-21-04 (replat) approval is contingent on this application approval and the application is attached to this staff report.

According to the Citrus County Property Appraiser, a detached garage (22 X 25) was built in 1990. In 2002, a mobile home permit (2002-04650) was issued for a 1,520 square foot home (28 X 56) and then the subsequent house deck approximately 1,100 feet. In 2020, a permit was issued for a swimming pool and deck totaling approximately 1,068 square feet. Pictometry images indicate an approximate 406 square-foot pole barn was erected sometime between 2017 and 2019. Staff cannot find building permits for the garage or pole barn.

Consistency with the Comprehensive Plan and Land Development Code: All development applications shall demonstrate complete compliance with the Land Development Code and the Comprehensive Plan. The establishment of a PUD would allow for the replat of the 10-acre property in the Rural Residential District. The Planned Unit Development will be heard by the Board of County Commissioners. The subject property and request are compatible with the surrounding area. The replat does have text to ensure that 50 percent open space is kept; however, it is not delineated on the replat. The application appears to be consistent with the following policies of the Comprehensive Plan:

- 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.
- Policy 17.5.4** All Planned Developments shall be approved by the Board of County Commissioners (BCC) through the LDC Atlas Amendment process.
- Policy 17.15.11** The following open space standards shall apply to all new residential development:

Outside the PSA – In order to encourage conservation design in the transitioning rural areas of the County, Planned Development shall be allowed as follows:

Land Use District	Maximum Residential Density	
	Use by Right Du/ac	Planned Development (50% open space required) Du/ac
RUR	1/10	1/5
AGR	1/10	1/5

Consistency with the Land Development Code (LDC) – The proposed five acre lots were reviewed by the standards of LDC Section 2402, Rural Residential District, as well as the standards of LDC Section 4300, Planned Unit Developments. This application is consistent with the following provisions of the LDC.

Section 2402. 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. In addition to residential development, the following is a list of land uses with notations as to whether they are permitted.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

The applicant requests to replat a 10-acre property into two, five-acres lots for a density of one unit per five acres.

Access Management/Transportation: The proposal indicates one of the lots will be accessed from S. Power Terrace and the other from the corner of S. Pine Meadow Avenue and W. Mockingbird Street.

Density: The Rural Residential District allows for one unit per 10 acres. With a Planned Unit Development, the density could be one unit per 5 acres. There is an existing mobile home in the southern lot and if approved, would allow for the northern proposed lot to contain a home.

Setbacks: The minimum building setbacks for structures is 50 feet from the centerline of a local road and five feet away from an adjacent lot (without a maintenance agreement). The current home is well outside the required setback from the right-of-way and will have to maintain at least a five-foot setback from adjacent lots.

Impervious Surface: According to the boundary survey, the property has a current Impervious Surface Ratio (ISR) of 1 percent. This complies with the current maximum 20 percent ISR for the RUR District.

Stormwater Management: The flood zone is mostly X with a small portion of AE. The applicant is not required to have a stormwater management system.

Environmental/Tree Preservation: The site is vastly wooded and contains some native vegetation and tree cover. The requirement of this PUD is the property will have to maintain 50 percent open space for each lot. As part of the building permit, the applicant will have to demonstrate that she complies with the open space condition and will have to maintain minimum the tree count for residential lots as outlined in the LDC. If there are any protected species on the site, the applicant will be required to coordinate with the Fish and Wildlife Conservation Commission (FWC) to obtain applicable permits.

SUMMARY OF AGENCY COMMENTS: None received as of the writing of this staff report.

SUMMARY OF PUBLIC COMMENTS: No public comment has been received as of the writing of this staff report.

Compatibility with Adjacent Land Uses- The site is located along local streets. It has residential on three sides and non-residential to the east. The further subdivision size would be consistent with the surrounding area.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

The Board of County Commissioners (BCC) may adopt, and the Planning and Development Commission (PDC) may recommend approval of, modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the PUD. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

- A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The replat of a 10-acre parcel into two, five-acre parcels at a density of one unit per five acres on the Master Plan date-stamped January 25, 2021, is consistent with the Comprehensive Plan as discussed above, provided the LDC standards and proposed conditions are adhered to.*
- B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The applicant will be developing the sites as the Rural Residential District allows.*
- C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *Any future accessory uses would be subject to standards as outlined in the LDC.*
- D. **Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *This site may require an amendment to this PUD for future uses.*
- E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *The land area proposed for the use meets the standards outlined within the Comprehensive Plan. Replatting the property into two parcels will still allow for appropriate residential use.*
- F. **Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.**
 - 1. **Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**

2. Turf grasses and landscape vegetation shall be common to the area and drought tolerant. *The applicant will be required to meet this standard as applicable at the time of permitting.*

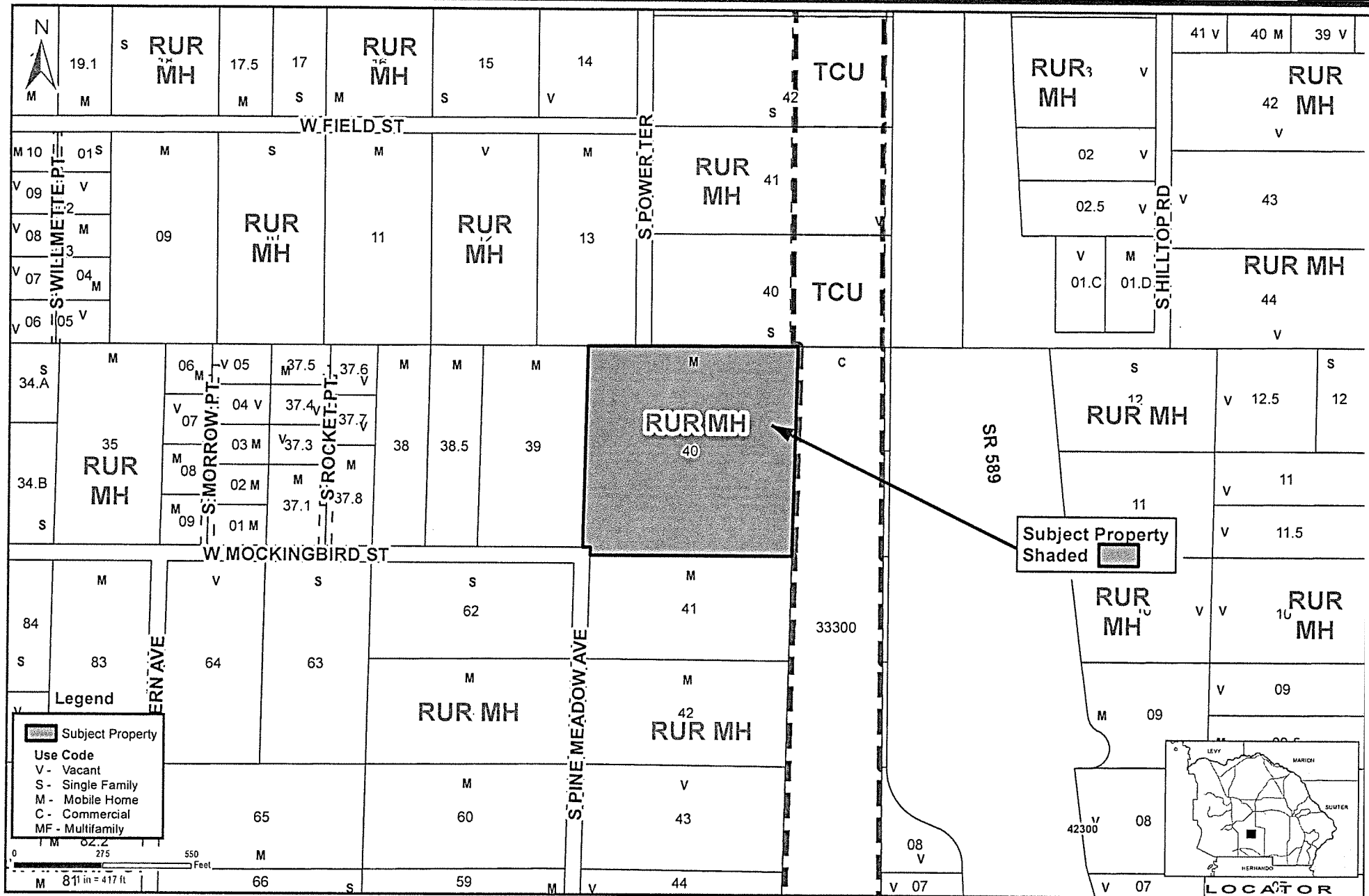
- G. There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *The replat has a 50% open space as required by the Comprehensive Plan.*
- H. The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.** *Setbacks and density will occur as permitted by the Land Development Code and height has not been addressed.*
- I. Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Master Plan date-stamped January 25, 2021, for this application. Subsequent to this application approval, the replat can be approved.*
- J. A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void.** *The applicant has not requested a deviation from this requirement.*

SUGGESTED CONDITIONS – PLANNED UNIT DEVELOPMENT:

- 1. The Planned Unit Development (PUD) shall allow for a density of one unit per five acres in the Rural Residential District as outlined on the Master Plan date-stamped received January 25, 2021, by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as otherwise outlined within these conditions.
- 2. The two parcels must maintain 50% open space.
- 3. The site can be developed as allowable in the Rural Residential District.
- 4. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

MA/SW/cb

Attachment: PDC staff report and locator map (12679 : PUD-21-01 – Eileen Prive)



Application #: PUD-21-01

Applicant: Eileen Prive

Proposal: PUD for two 5 acre lots in RUR MH

Location: 6089 S. Pine Meadow Ave, Homosassa FL 34446

Land Use Atlas: RUR MH, Rural Residential Mobile Homes Allowed

S-T-R - 04-20-18 E

Planner Initials: *the* Date: 2/16/21

Geographic Information Systems

Prepared By: William Braunsch

Date: February 05, 2021

Source: Enterprise Geodatabase

Map Number: WB0000474

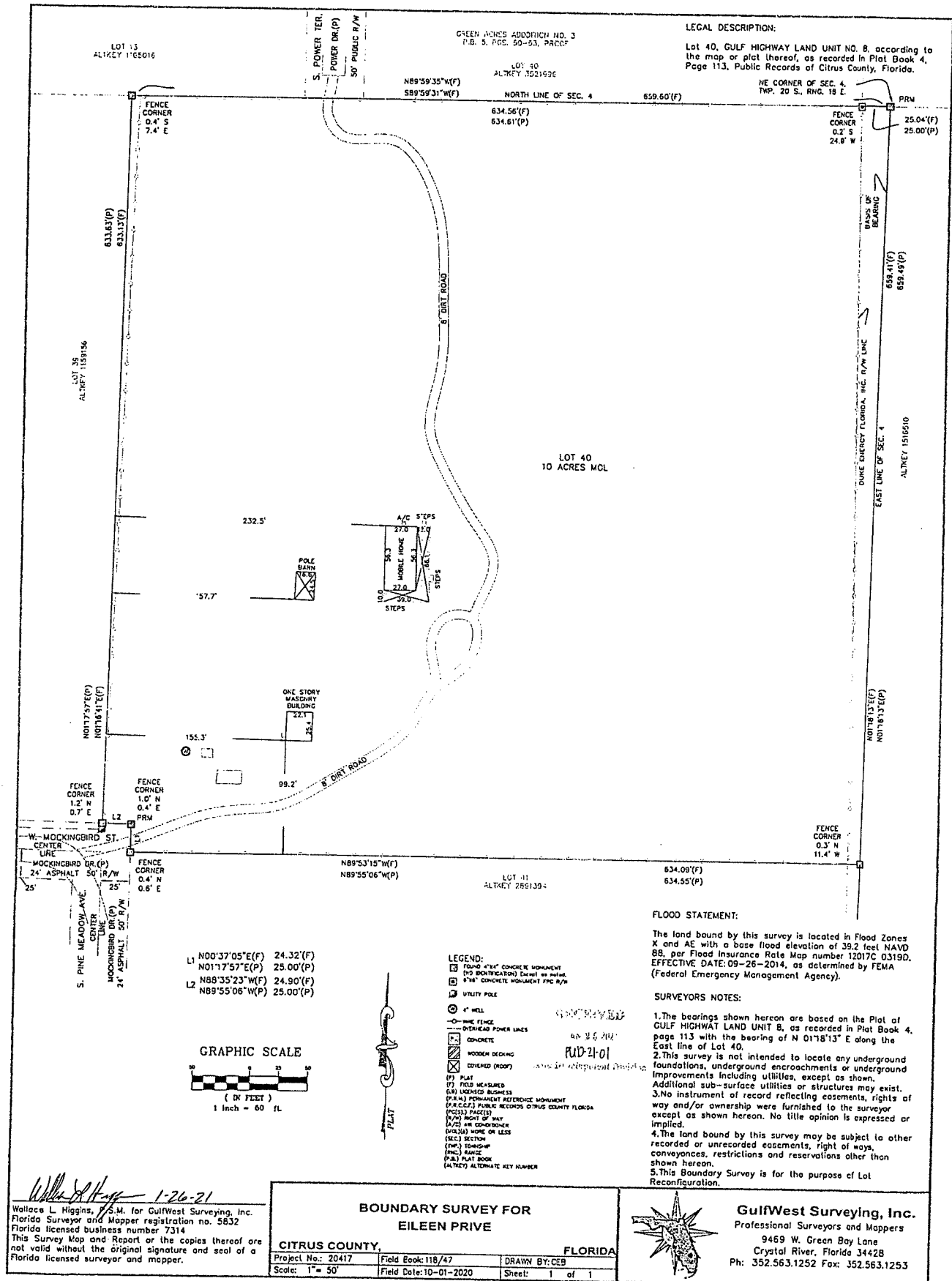
Cynthia P. Skelhorn

Director

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

County shall not be liable for any claims, damages, or losses of any kind in connection with the use of this information, including but not limited to, damages, all losses, and/or costs incurred by the user in reliance on the information and the resulting copying or distribution of these materials.





LEGAL DESCRIPTION:

Lot 40, GULF HIGHWAY LAND UNIT NO. 8, according to the map or plat thereof, as recorded in Plat Book 4, Page 113, Public Records of Citrus County, Florida. Being further described as follows: Begin at the NE corner of Section 4, Township 20 South, Range 18 East, Citrus County, Florida; thence N 89° 59' 35" W along the North line of said Section 4, 659.61 feet to the NW corner of Lot 40 of Lot 40, GULF HIGHWAY LAND UNIT NO. 8, according to the map or plat thereof, as recorded in Plat Book 4, Page 113, Public Records of Citrus County, Florida; thence departing said North line S 01° 17' 57" W along the West line of said Lot 40, 633.63 feet to the North right-of-way line at W. MOCKINGBIRD ST. a 50 foot wide public road per said plat; thence S 89° 55' 06" E along said North right-of-way line, 25.00 feet to the intersection of the East right-of-way line of S. PINE MEADOW AVE. (MOCKINGBIRD DR. a 50 foot wide public road per said plat); thence S 01° 17' 57" W along said East right-of-way line, 25.00 feet to the South line of said Lot 40; thence departing said East right-of-way line, S 89° 55' 06" E along said South line of said Lot 40, 634.55 feet to the SE corner of said Lot 40 and the East line of the aforementioned Section 4; thence N 01° 18' 13" E along the East line of said Lot 40 and said Section 4, 659.49 feet to the POINT OF BEGINNING. Containing 10.0 acres.

SURVEYOR'S NOTES:

1. BENCHMARKS SHOWN ARE BASED ON THE PLAT OF GULF HIGHWAY LAND UNIT NO. 8, PLAT BOOK 4, PAGE 113, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA WITH THE NORTH LINE OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA BEING N 89°59'31" W.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12001C CITRUS, DATED SEPTEMBER 26, 2014, THIS PROPERTY LIES IN FLOOD ZONE X (FLOOD ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY) AND AS WITH A BASE FLOOD ELEVATION OF 39.20 FEET NAVD 83 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. THIS PROJECT WILL BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS, IF FUTURE CENTRAL WATER AND/OR SEWER BECOME AVAILABLE THIS PROJECT IS REQUIRED TO CONNECT WITHIN 365 DAYS OF NOTIFICATION.
4. HORIZONTAL COORDINATE VALUES SHOWN HEREON REFLECT FLORIDA STATE PLANT OF 1983 (FAD83), ADJUSTMENT OF 1998.
5. ALL DISTANCES SHOWN HEREON ARE SHOWN DISTANCES.
6. HIS NEW SURVEY OR WATER RETENTION AREAS MAY BE CREATED BY THIS PLAT.
7. APPROXIMATE LOCATION OF FLOOD ZONES SHOWN HEREON WERE SCALED FROM FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) RATE MAP AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS.
8. EACH LOT SHALL RETAIN 50% OPEN SPACE PER CITRUS COUNTY.

NOTES:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DELINCTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT SAID PLAT HAS BEEN FILED IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AT _____ ON _____ 2020, FILE NO. _____

BY: _____
CLERK OF THE CIRCUIT COURT

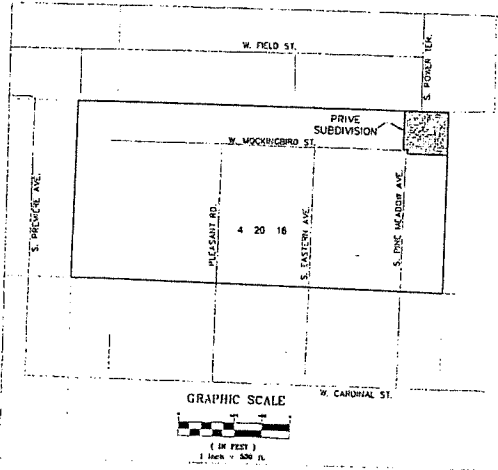
CERTIFICATE OF SURVEYOR AND MAPPER:

I HEREBY CERTIFY THAT THIS PLAT OF "PRIVE SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE AS OF THE _____ DAY OF _____ 2020, AND THAT THIS PLAT COMPLETES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THE CITRUS COUNTY LAND DEVELOPMENT CODE, CHAPTER 11-035.

BY: _____ DATE: _____
WALLACE L. MOGGS, P.S.M. FOR GULFWEST SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5832
LICENSED BUSINESS NO. 7514

PRIVE
SUBDIVISION

A subdivision of Lot 40, GULF HIGHWAY LAND UNIT NO. 8, according to the map or plat thereof, as recorded in Plat Book 4, Page 113, Public Records of Citrus County, Florida.



GRAPHIC SCALE

1" = 800'

1 inch = 800 ft.

SECTION 4, TOWNSHIP 20 SOUTH, RANGE 18 EAST
CITRUS COUNTY, FLORIDA

STATE PLANE COORDINATE VALUES		
NO.	NORTH	EAST
1	1,614,793.85	495,497.68
2	1,614,793.00	494,836.08
3	1,614,162.01	494,824.71
4	1,614,154.62	495,483.46



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

SHEET 1 OF 2 SHEETS

OWNERS DEDICATION:
KNOWN ALL MEN BY THESE PRESENTS, EILEEN M. PRIVE, THE OWNER IN FEE SIMPLE OF THE LANDS LOCATED IN CITRUS COUNTY, FLORIDA, HEREOF DESCRIBED, HAVE CAUSED TO BE MADE THIS PLAT TITLED "PRIVE SUBDIVISION" AND THAT NO NEW ROADS ARE BEING DEDICATED OR CREATED AS PART OF THIS PLAT.

SIGNED AND ATTESTED TO BY THE PERSONS NAMED BELOW HERETO ON THIS _____ DAY OF _____ 2020

BY: _____ EILEEN M. PRIVE
PRINTED NAME
ATTEST: _____
PRINTED NAME

NOTARY ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2020, BY EILEEN M. PRIVE, OWNER OF SAID LANDS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND DID NOT TAKE AN OATH.
DATE: _____ SIGNED: _____
NOTARY PUBLIC, STATE OF _____
MY COMMISSION EXPIRES _____

ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT EILEEN M. PRIVE, OWNER OF RECORD OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DEPENDENT TAXES ON SAID LANDS, AND THAT THERE ARE NO MORTGAGE HOLDERS OF RECORD OTHER THAN AS SHOWN AND THAT THERE ARE NO ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING SAID LANDS.

BY: _____ DATE: _____
PRINTED NAME COMPANY:

STATEMENT OF OFFICIALS:

BY: _____ COUNTY ENGINEER
BY: _____ DIRECTOR OF PUBLIC WORKS
BY: _____ DIRECTOR OF ENVIRONMENTAL HEALTH
BY: _____ LAND DEVELOPMENT DIRECTOR

APPROVED AS TO FORM AND SUBSTANCE:

BY: _____ DATE: _____
DORSEY A. DIXON, CLERK OF THE CIRCUIT COURT

COUNTY COMMISSION'S APPROVAL:

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION.

BY: _____ FOR ANGELA BECK
CLERK OF THE CIRCUIT COURT
BY: _____ SCOTT L. CARMANAN
CHAIRMAN OF THE BOARD

COUNTY SURVEYOR'S APPROVAL:

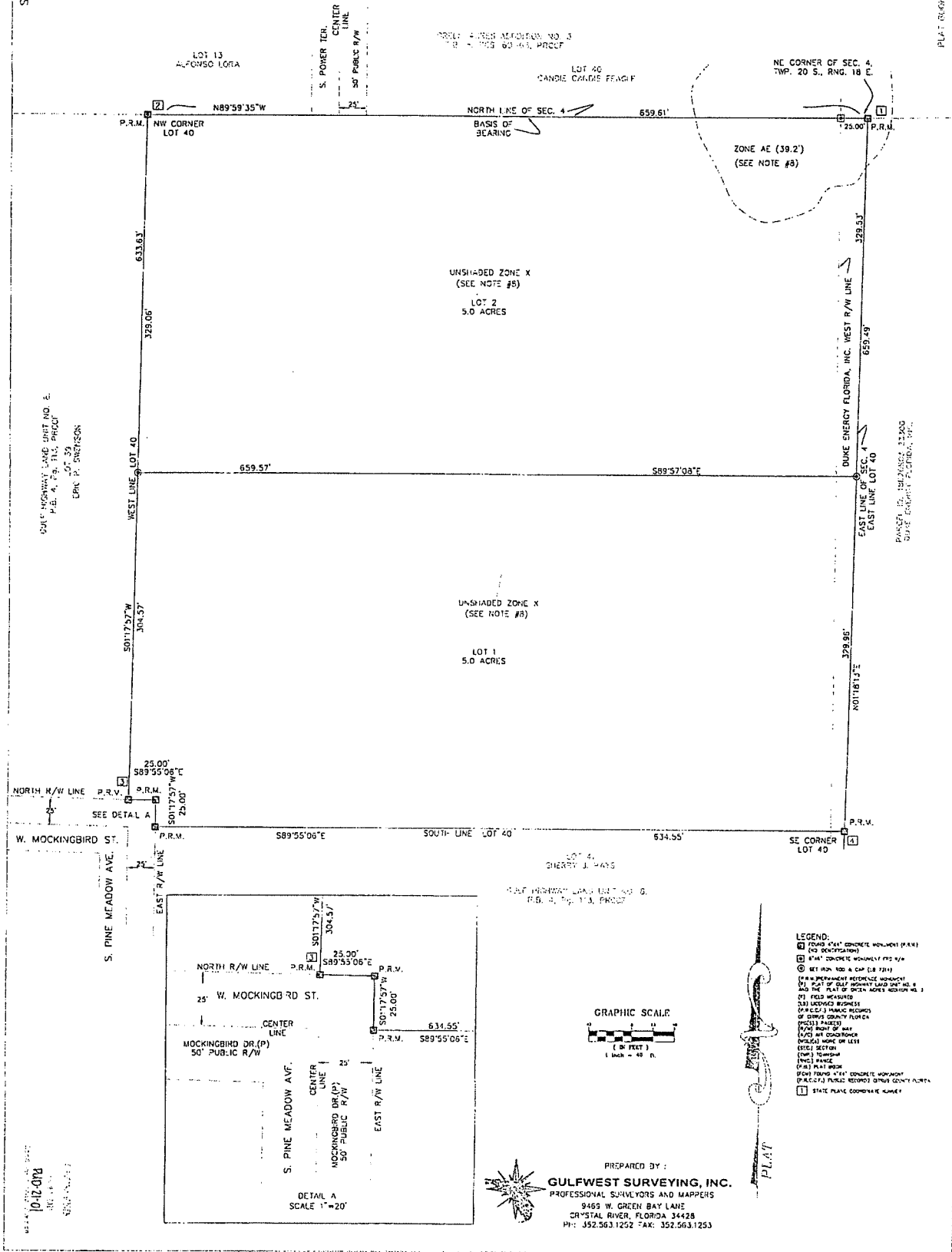
I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER, EMPLOYED BY CITRUS COUNTY, FLORIDA, AND I HAVE REVIEWED THE SURVEY AND PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND I HEREBY CERTIFY THAT SAID SURVEY AND PLAT COMPLY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE CITRUS COUNTY LAND DEVELOPMENT CODE, CHAPTER 11-035.

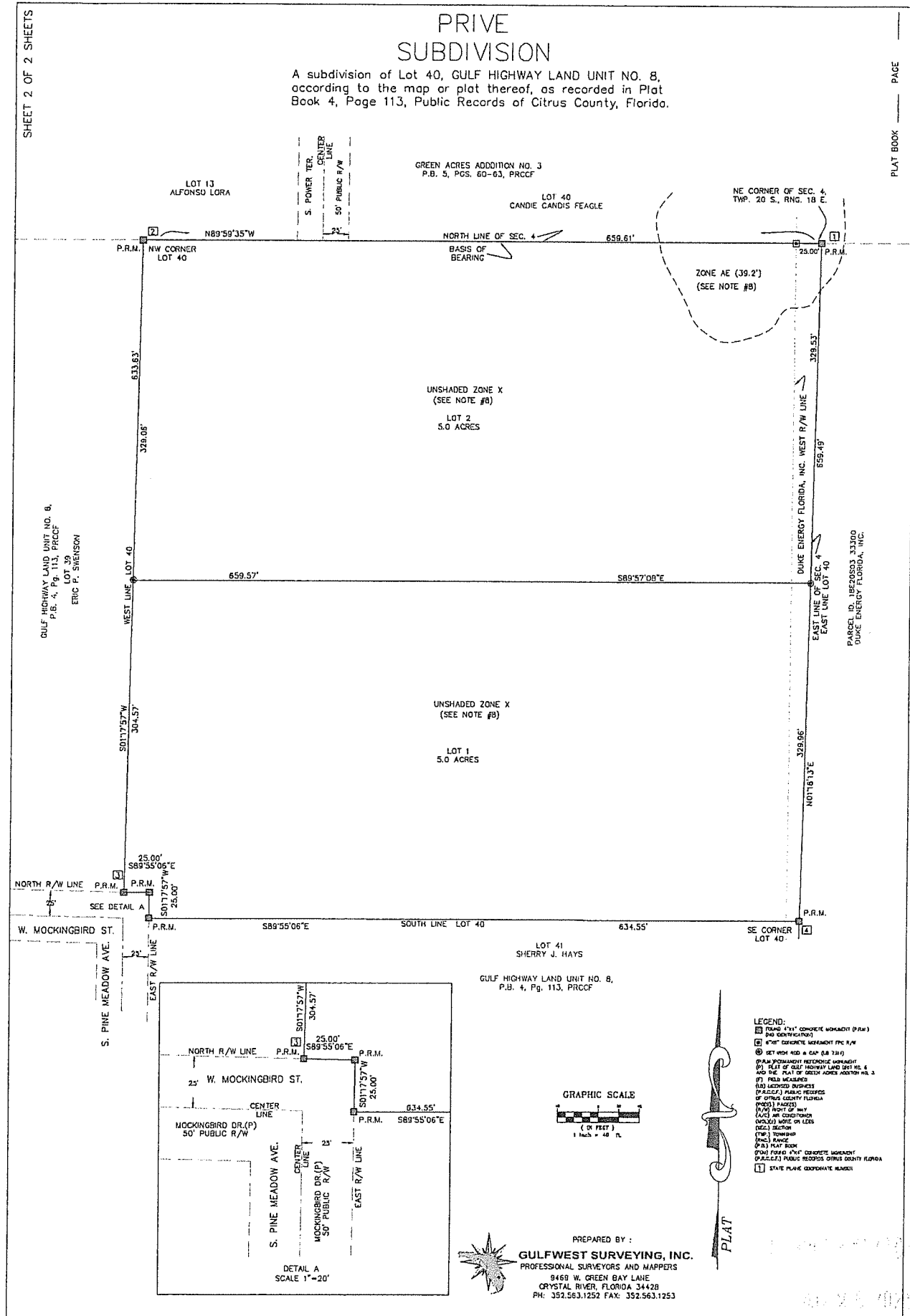
WARR T. THOMAS, P.S.M. NO. 5151
CITRUS COUNTY SURVEY SECTION CHIEF

DATE SIGNED: _____

PLAT BOOK _____ PAGE _____

A subdivision of Lot 40, GULF HIGHWAY LAND UNIT NO. 8, according to the map or plat thereof, as recorded in Plat Book 4, Page 113, Public Records of Citrus County, Florida.





PUD-21-01

LEGAL DESCRIPTION:

Lot 40, GULF HIGHWAY LAND UNIT NO. 8, according to the map or plot thereof, as recorded in Plat Book 4, Page 113, Public Records of Citrus County, Florida. Being further described as follows: Begin at the NE corner of Section 4, Township 20 South, Range 18 East, Citrus County, Florida; thence N 89° 59' 53" W along the North line of said Section 4, 659.61 feet to the NW corner of Lot 40 of Lot 40, GULF HIGHWAY LAND UNIT NO. 8, according to the map or plot thereof, as recorded in Plat Book 4, Page 113, Public Records of Citrus County, Florida; thence departing said North line S 01° 17' 57" W along the West line of said Lot 40, 633.63 feet to the North right-of-way line of W. MOCKINGBIRD ST. (MOCKINGBIRD DR. a 50 foot wide public road per said plat); thence S 89° 55' 06" E along said North right-of-way line, 25.00 feet to the intersection of the East right-of-way line of S. PINE MEADOW AVE. (MOCKINGBIRD DR. a 50 foot wide public road per said plat); thence S 01° 17' 57" W along said East right-of-way line, 25.00 feet to the South line of said Lot 40; thence departing said East right-of-way line, S 89° 55' 06" E along said South line of said Lot 40, 634.55 feet to the SE corner of said Lot 40 and the East line of the aforementioned Section 4; thence N 01° 18' 13" E along the East line of said Lot 40 and said Section 4, 659.49 feet to the POINT OF BEGINNING. Containing 10.0 acres.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE PLAT OF GULF HIGHWAY LAND UNIT NO. 8, PLAT BOOK 4, PAGE 113, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA WITH THE NORTH LINE OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA BEING N 89° 59' 53" W.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12077C 01700, DATED SEPTEMBER 28, 2014, THIS PROPERTY LIES IN FLOOD ZONE X (FLOOD ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY) AND AE (WITH A BASE FLOOD ELEVATION OF 30.20 FOOT NAVD 88 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY).
3. THIS PROJECT WILL BE SERVICED BY PRIVATE WELL AND SEPTIC SYSTEMS. IF FUTURE CENTRAL WATER AND/OR SEWER BECOME AVAILABLE THIS PROJECT IS REQUIRED TO CONNECT WITHIN 365 DAYS OF NOTIFICATION.
4. HORIZONTAL COORDINATE VALUES SHOWN HEREON REFLECT FLORIDA STATE PLANE COORDINATES WEST ZONE AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 1999.
5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
6. NO NEW STREETS OR WATER RETENTION AREAS HAVE BEEN CREATED BY THIS PLAT.
7. APPROXIMATE LOCATION OF FLOOD ZONES SHOWN HEREON WERE SCALED FROM FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) RATE MAP AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS.
8. EACH LOT SHALL RETAIN 50% OPEN SPACE PER CITRUS COUNTY.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT SAID PLAT HAS BEEN FILED IN PLAT BOOK _____ PAGE _____ AND _____ OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AT _____ ON _____, 2020, FILE NO. _____

BY: _____
FOR ANGELA VICK
CLERK OF THE CIRCUIT COURT

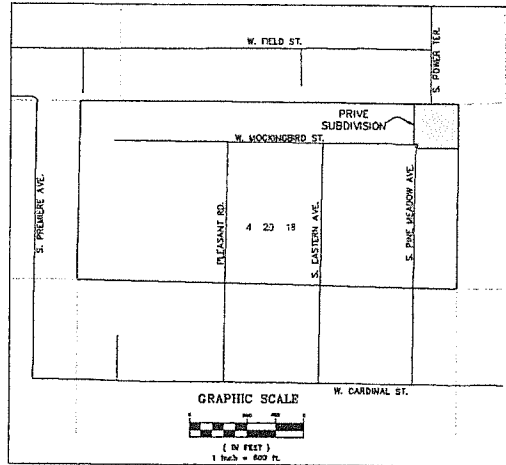
CERTIFICATE OF SURVEYOR AND MAPPER:

I HEREBY CERTIFY THAT THIS PLAT OF "PRIVE SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE AS OF THE _____ DAY OF _____, 2020, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE CITRUS COUNTY LAND DEVELOPMENT CODE, CHAPTER 11-035.

BY: _____ DATE: _____
WALLACE L. HOGGINS, P.S.M. FOR GULFWEST SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 2832
LICENSED BUSINESS NO. 7314

PRIVE
SUBDIVISION

A subdivision of Lot 40, GULF HIGHWAY LAND UNIT NO. 8, according to the map or plot thereof, as recorded in Plat Book 4, Page 113, Public Records of Citrus County, Florida.



LOCATION MAP
SCALE: 1" = 800'
SECTION 4, TOWNSHIP 20 SOUTH, RANGE 18 EAST
CITRUS COUNTY, FLORIDA

STATE PLANE COORDINATE VALUES		
NO.	NORTH	EAST
1	1,814,793.68	495,487.88
2	1,814,793.00	494,838.08
3	1,814,180.01	494,824.71
4	1,814,134.62	495,483.46



PREPARED BY:
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9469 W. GREEN BAY LAKE
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PH: 352.563.1252 FAX: 352.563.1253

SHEET 1 OF 2 SHEETS

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, EILEEN M. PRIVE, THE OWNER IN FEE SIMPLE OF THE LANDS LOCATED IN CITRUS COUNTY, FLORIDA HEREON DESCRIBED, HAVE CAUSED TO BE MADE THIS PLAT TITLED "PRIVE SUBDIVISION" AND THAT NO NEW ROADS ARE BEING DEDICATED OR CREATED AS PART OF THIS PLAT.

SIGNED AND ATTESTED TO BY THE PERSONS NAMED BELOW HERETO ON THIS _____ DAY OF _____, 2020

BY: _____ EILEEN M. PRIVE

PRINTED NAME
ATTEST: _____

PRINTED NAME

NOTARY ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY EILEEN M. PRIVE, OWNER OF SAID LANDS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH.

DATE: _____ SIGNED: _____
NOTARY PUBLIC, STATE OF _____
MY COMMISSION EXPIRES _____
COMMISSION NO. _____

ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT EILEEN M. PRIVE, OWNER OF RECORD OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DEBENTURE TAXES ON SAID LANDS, AND THAT THERE ARE NO MORTGAGE HOLDERS OF RECORD OTHER THAN AS SHOWN AND THAT THERE ARE NO ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING SAID LANDS.

BY: _____ DATE: _____

PRINTED NAME COMPANY:

APPROVAL OF OFFICIALS:

BY: _____ COUNTY ENGINEER
BY: _____ DIRECTOR OF PUBLIC WORKS
BY: _____ DIRECTOR OF ENVIRONMENTAL HEALTH
BY: _____ LAND DEVELOPMENT DIRECTOR

APPROVED AS TO FORM AND SUBSTANCE:

BY: _____ DATE: _____
DENISE A. DYNDEN LYN, COUNTY ATTORNEY

COUNTY COMMISSION'S APPROVAL:

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION.

BY: _____ FOR ANGELA VICK
CLERK OF THE CIRCUIT COURT
BY: _____ SCOTT E. CARNAHAN
CHAIRMAN OF THE BOARD

COUNTY SURVEYOR'S APPROVAL:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER, EMPLOYED BY CITRUS COUNTY, FLORIDA, AND I HAVE REVIEWED THE SURVEY AND PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND I HEREBY CERTIFY THAT SAID SURVEY AND PLAT COMPLY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE CITRUS COUNTY LAND DEVELOPMENT CODE, CHAPTER 11-035.

MARK T. THOMAS, P.S.M. NO. 5151
CITRUS COUNTY SURVEY SECTION CHIEF

DATE SIGNED: _____

PLAT BOOK _____ PAGE _____

PUD-21-01



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.comCITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATIONApplication No.: PUD-21-01Date: 1/25/2021

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

Applicant*Name: Eileen PriveAddress: 6089 South Pine Meadow AveCity: HomosassaState: Florida Zip: 34446Home No.: _____ Cell No.: 352-586-6471

Work No.: _____ Fax No.: _____

Email: Eileen249@gmail.com**Property Owner**Name: Same As applicant

Address: _____

City: _____

State: _____ Zip: _____

Home No.: _____ Cell No.: _____

Work No.: _____ Fax No.: _____

Email: _____

Property Description: Section: 17 Township: 19 South Range: 35 EastLegal Description: Gulf Hwy land unit 8 PB 4 PG 113 Lot 40Subdivision: 000841- Gulf Highway Land Unit 8 Lot(s): _____ Block/Parcel: _____Alternate Key #: 1159164 Parcel ID: 17E19S350080 0400Acreage: 10☒ Yes New Planned Unit Development☐ Amendment to a Previously Approved Planned Development Previous Application No.: NoneIs this hearing being requested as a result of a Code Violation Notice? Yes ☐ No ☒ NO

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

Applicant Request(s): Divide 10 acres to TWO 5 Acre LotsDirections to Property: 491 South to Cardinal West to South Pine Meadow Ave on North side of CardinalThe Applicant is: ☒ Yes Owner of Tract ☐ Agent for Property Owner☐ One-Owner Among Several ☐ Other (specify)

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

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

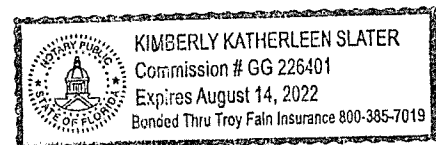
I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

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

Signature: Eileen M PriveSTATE 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 Eileen M Prive, who is personally known to me or provided none as identification and who did not take an oath.WITNESS my hand and official seal this 25 day of January 21.Printed Name: Kimberly Katherleen Slater

Seal

Notary Public - State of Florida



For Staff Use Only

ATF: _____

QTR: _____

LUD: _____

FLUM Des: _____

FZ: 21-01

Date: _____

Time: _____

Initials: _____

PUD-21-01

Land Development Division

3600 West Sovereign Path, Suite 140

Lecanto, FL 34461

Reference Application PUD-21-01

March 3, 2021

Dear Board Members,

My name is Ann E Griskus and I am the owner of 4274 W. Field St Green Acres Lot 12.

PC Code	9900 - NON AG
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	5605 - GREEN ACRES CARDINAL STREET AREA
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000800 - GREEN ACRES UNIT 3
Short Legal	GREEN ACRES ADD 3 PB 5 PG 60 LOT 12
Est. Parcel Sqft	226,254
Est. Parcel Acres	5.17
Map SC-TW-RG	32-19S-18E

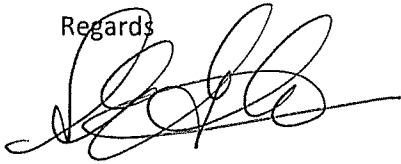
This property is within the 500 feet the requested application PUD-21-01 and I wish to object to the application.

I am NOT in favor of subdividing Lot 40 of Gulf Highway Land Unit 8, PB 4, PG 113 Address 6089 S. Pine Meadow Ave Homosassa Fl. Since I purchased lot on 4274 W. Field St in 1999 it has always been my plan to retire to this area. My retirement is approaching (within the next 5 years) I do not wish to see the area grow with more houses and loose its rural charm.

I ask that my remarks be read into the minutes of the meeting discussion for PUD-21-01 application.

I Thank you for your time.

Regards



Ann E Griskus

6 Second St

Southwick, MA 01077

RECEIVED
MAR 08 2021
PUD-21-01
Land Development Division

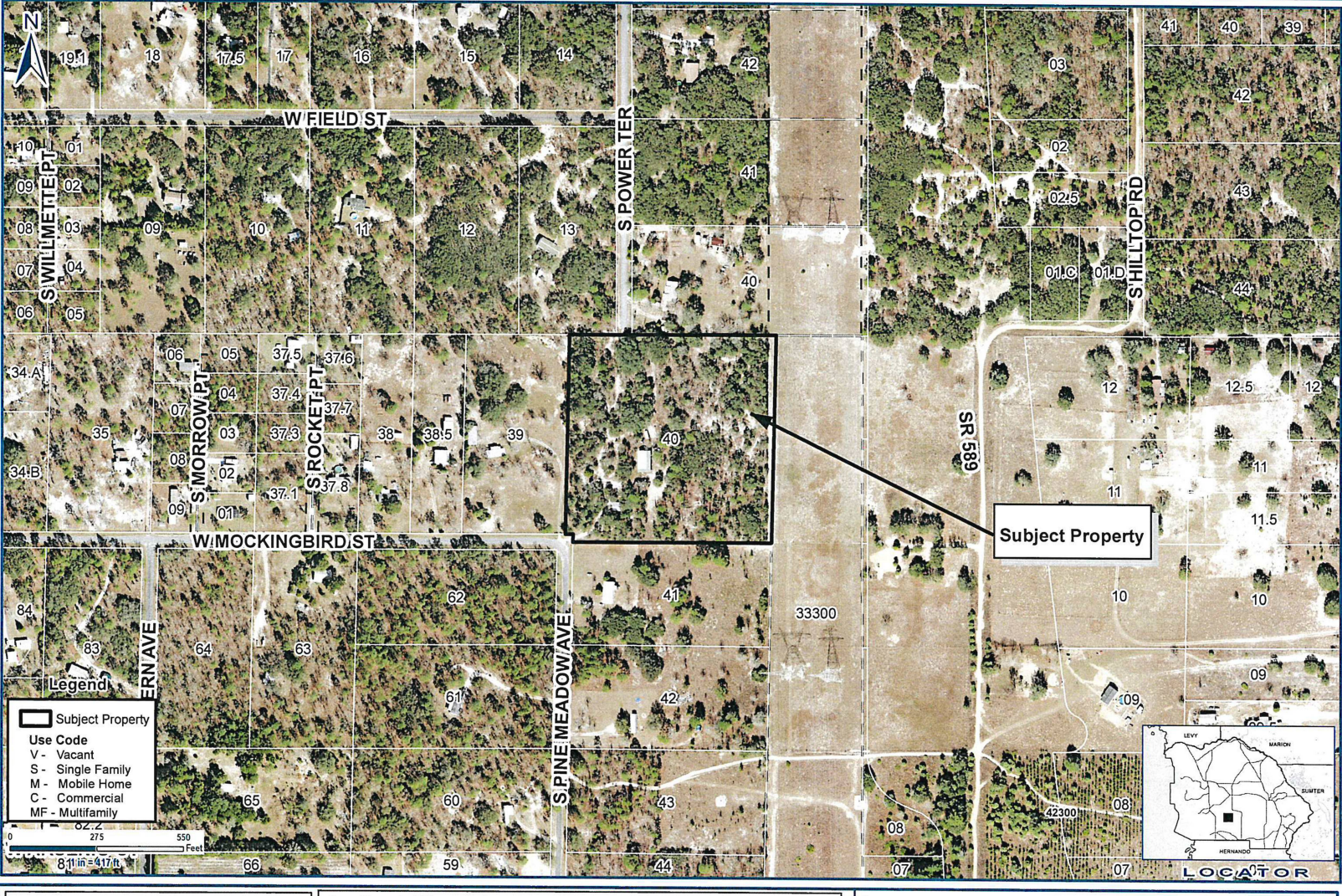
PUD-21-01 Eileen Prive

6089 S. Pine Meadow Ave., Homosassa, Florida



Attachment: Coordinator PowerPoint (12679 : PUD-21-01 – Eileen Prive)

Aerial











Attachment: Coordinator PowerPoint (12679 : PUD-21-01 – Eileen Prive)



Attachment: Coordinator PowerPoint (12679 : PUD-21-01 – Eileen Prive)



PUD-21-01 Eileen Prive

6089 S. Pine Meadow Ave., Homosassa, Florida



Aerial

