



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday June 3, 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. June 3, 2021, PDC agenda, minutes, and directions
- H. STAFF ANNOUNCEMENTS
- I. EX PARTE COMMUNICATION - COUNTY ATTORNEY
- J. APPLICATIONS
 - 1. CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC

Conduct a public hearing on June 3, 2021 to review and consider CPA/AA/PUD-21-07 - Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC.
- 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, AICP Growth Management Director
SUBJECT:	June 3, 2021 PDC agenda, minutes, and directions
AGENDA DATE:	June 03, 2021
<u>BRIEF OVERVIEW:</u>	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	

**CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION**



Thursday, June 3, 2021 at 9:00 AM
Lecanto Government Building
3600 West Sovereign Path, Room 166
Lecanto, Florida 34461

MICHAEL FACEMYER, CHAIR	KURT STONE
DAVID BRAMBLETT, 1st VICE CHAIR	STACEY WORTHINGTON
ROBERT BASS, 2nd 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. COMPREHENSIVE PLAN AMENDMENT

- a. CPA/AA/PUD-21-07 Clark A. Stillwell, Esq. for Affordable Secure Storage – Inverness, FL

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from CLC (Coastal Lakes Commercial District) to GNC (General Commercial District) and to amend the Land Use Atlas Map (LUAM) of the Land Development Code from CLC (Coastal Lakes Commercial District with a Planned Unit Development) to

GNC (General Commercial District with a Planned Unit Development) on approximately .50 acres.

LOCATION: Section 3, Township 20 South, Range 20 East; more specifically, Parcel 41230, of an unrecorded subdivision; also known as Alternate Key Number 1960428, in Floral City, 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

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

DRAFT

**PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
April 15, 2021**

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

Staff Present: Joe Hochadel, Principal Planner; Miranda Anaya, Senior 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

Absent: James Roys

A. CALL TO ORDER

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

B. INVOCATION

The Invocation was given by Mr. Bass.

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. STAFF ANNOUNCEMENTS:

Mr. Sherman stated that the Comprehensive Plan Amendment for the Cardinal Interchange area was approved by the Board of County Commissioners earlier in the week with minor revisions. The minimum acreage of the development sites in the EDTA area was reduced from ten acres to eight acres. The minimum acreage of the development sites in the Mixed-Use area was reduced from 20 acres to 18 acres.

Attachment: Agenda, PDC minutes, map, and directions (12914 : June 3, 2021 PDC agenda, minutes, and directions)

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H. 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 applications CU-21-02 and CU-21-03. Ms. Worthington advised that she had a site visit on application CU-21-02.

I. APPLICATIONS

1. LAND USE APPLICATION

a. CU-21-02 AVID Group for Storeright (Lecanto I), LLC

REQUEST: This request is for a conditional use to allow for RV and/or boat trailer parking in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

LOCATION: Section 9, Township 19 South, Range 20 East; more specifically, Parcel 11200, of an unrecorded tract, also known as Alternate Key Number 1505887, which addresses are 1209 and 1227 S. Lecanto Hwy, Lecanto, 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: Peter Pensa, AICP, with the AVID Group represented the applicant. The proposed site is .85-acre portion of the 4.7-acre property. It is an existing self-storage facility covering most of the property. The front of the property contains a restaurant building that has been vacant for some time. The owners seek to demolish the restaurant building and replace it with boat and RV storage. Pursuant to the Land Development Code, the proposed site will be fenced for security purposes and landscape buffers will be added. The applicant agreed with staff's proposed conditions.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS:

Mr. Burda stated that he had concerns with the impediment of the traffic flow due to the proposed closure of one of the entrances/exits. Mr. Pensa provided clarification by advising that the applicant's proposal does intend to close the

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northern entrance. The main entrance that would remain open is currently used by the storage facility and the professional office to the south. The circulation for the storage facility would be internal with a significant setback from the right-of-way. The proposal provides adequate room for queuing for exiting the storage facility. The northern driveway was to support the restaurant which has a much higher usage than a storage facility.

STAFF: The applicant requested a conditional use to allow for RV and/or boat trailer parking in the General Commercial District (GNC). Mr. Hochadel's presentation included an aerial view of the subject property, photos of the subject property and surrounding area, a survey and a proposed site plan as submitted by the applicant. The surrounding area is predominantly commercial uses. The northern driveway access will be closed, and the site will take access from the existing shared access from CR-491. The applicant's proposal consists of approximately 29 RV/boat parking spaces which will be enclosed with security fencing. Their proposal included utilizing the existing office and they propose to update the parking for that area. There are no new structures proposed for the site. The applicant requested a waiver for cross-access to the north since the site will be fenced and secured. The property to the north is zoned PSO; however, it is currently used as agricultural. Since the site is located on CR-491, a minor arterial roadway, the Land Development Code requires cross-access when abutting commercial property. The waiver was approved via the redevelopment incentives with a condition that the applicant provide the cross-access, but it does not have to be utilized until the site redevelops or changes use.

The proposed use does appear to be compatible with the commercial uses adjacent to it as well as the existing mini warehouse that is developed on this site. The findings of fact are all positive. Mr. Hochadel suggested five conditions if the Board approved the application.

COMMISSION QUESTIONS:

Mr. Bramblett requested clarification regarding the requested waiver for cross-access. Mr. Hochadel explained that the redevelopment incentives are in the Land Development Code (some of the incentives are reductions or waivers). The Land Development Director can approve or deny the waivers. For the proposed site, the applicant stated that if they were required to have an open cross-access to the property to the north, they would lose approximately half of the parking area; hence, the reason for the request for the waiver for the cross-access to the north. In the future, since this is a conditional use, it will run with the property as long as it is in operation. If the site is redeveloped or changes use, the cross-access must be provided. Ms. Lyn requested Mr. Hochadel explain the LDC provision that grants the Land Development Director the authority to waive the requirements of cross-access. Mr. Hochadel advised that he was not certain of the Section in the Code, but it is on the

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Redevelopment Incentive Form. Mr. Bramblett inquired if the applicant would be required to install the cross-access, but not required to use it. Mr. Hochadel stated that was correct.

Mr. Bass commented that the Redevelopment Incentives Form states that only non-residential structures/developments permitted and functional prior to January 1, 2010 may qualify for this program. He inquired as to when the restaurant was permitted. Mr. Hochadel stated the restaurant was permitted in 1998. Discussion continued with Ms. Lyn regarding waiving cross-access to the vacant parcel to the north.

Mr. Facemyer asked if the cross-access could be relocated to the rear of the property. Mr. Hochadel stated that it could be relocated, but would be difficult with the existing structures.

Mr. Bramblett asked Ms. Lyn to read the language in the Land Development Code about redevelopment incentives. Ms. Lyn read the redevelopment incentives and stated that it is Section 4101(D) of the Land Development Code.

Ms. Lyn inquired about the location of where the cross-access should be located. Mr. Hochadel stated that it is not shown on the proposed site plan that was submitted, but one of the conditions of approving the redevelopment incentive is that the applicant will have to provide the access point to be open and available to use. Ms. Lyn asked if the applicant would be required to have the access stubbed out at the time of permitting or will the applicant have the use of the parking spaces until the time the use is changed. Mr. Sherman stated that the location of the cross-access will have to be shown on the site plan at the time of permitting.

Mr. Pensa addressed the Board. He stated that the applicant agrees with staff's condition that when the site redevelops or there is a change of use in the future that the applicant would be required to provide the cross-access. He also stated that the ability to provide the cross-access and have a viable parking facility cannot occur at the same time. If it is the Board's desire for the applicant to pave the 24-foot cross-access to the property to the north, the applicant would be willing to provide that to address the Board's concerns.

PROPONENT: None.

OPPONENT: None.

COMMISSION COMMENTS:

Ms. Worthington shared her comment that the second entrance into the storage facility that the applicant proposed to eliminate is extremely dangerous and, in her opinion, the proposed plan makes sense. She also commented that the

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Redevelopment Incentives Waiver is supported in the Land Development Code and that she supports the application.

Mr. Facemyer stated that he was inclined to support the application for the same reasons stated by Ms. Worthington.

MOTION: The Planning and Development Commission finds application number **CU-21-02 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 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 Ms. Worthington

Mr. Bass requested clarification to #3 of the proposed conditions.

Mr. Hochadel inquired if the Board would like for him to amend the proposed condition #3 to require the connection to be placed at the time of permitting and that the connection be open and clear when the RV/boat parking facility use redevelops or changes use.

Messrs. Facemyer and Bass advised yes.

Mr. Hochadel read the amendment to the proposed condition #3.

3. The cross-access to the north must be placed at the time of permitting and must be open and clear when the RV/boat parking facility use redevelops or changes use.

Mr. Pensa advised that the applicant agrees with the amendment to the proposed conditions.

VOTE: 7 - 0, Motion Carried

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b. CU-21-03 Jon Groves for Victory Baptist Church

REQUEST: This request is for a conditional use to allow for an accessory structure to an existing House of Worship, pursuant to Section 2403, Coastal and Lakes Residential District, as specified in the LDC.

LOCATION: Section 6, Township 19 South, Range 20 East; more specifically, Lot 16 of the Sportsmens Acres Subdivision, Plat Book 2, Page 90, also known as Alternate Key Number 1728975, which address is 5040 E. Shady Acres Dr., Inverness, Florida.

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

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

APPLICANT: Mr. Groves stated that he is the pastor at Victory Baptist Church. The house of worship was constructed in 1991. From research of the historical minutes from the church's records, the original site plan included an additional building for classrooms; however, the additional building was not built. Attendance at the church has grown and they need additional classroom space to accommodate the growth. The applicant requested the conditional use to allow the placement of a modular/accessory structure on the property to be used for classrooms.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bramblett commented that he appreciated Mr. Groves commitment to the community and expressed his support for the application as it is consistent with the Land Development Code and the Comprehensive Plan.

STAFF: The applicant requested a conditional use to allow for an accessory structure to an existing House of Worship in the Coastal and Lakes Residential District (CLR). Ms. Anaya's presentation included an aerial view of the subject properties, photos of the subject properties and the proposed site plan as submitted by the applicant. The site is approximately five acres and is adjacent to residential and commercial land uses.

The site plan shows the placement of the modular structure is 58.4 feet from the rear property line. Ms. Anaya noted that the properties to the rear of the house of worship are all general commercial. There were no public comments

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received on this application. The application is consistent with the Comprehensive Plan and the Land Development Code.

PROPONENT: None.

OPPONENT: None.

COMMISSION COMMENTS: None.

MOTION: The Planning and Development Commission finds application number **CU-21-03 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 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. **COMPREHENSIVE PLAN AMENDMENT**

a. **CPA-21-05 Evaluation and Appraisal Report (EAR) Amendments**

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

In accordance with the requirements of Florida Statutes, Citrus County must review the Comprehensive Plan at least every seven years and determine if the need exists to amend the Comprehensive Plan to reflect changes in State requirements. The last evaluation and amendment were conducted in 2014. The Comprehensive Plan was evaluated in 2020 and was determined that amendments were necessary to reflect changes in State requirements.

The Department of Economic Opportunity (DEO) was notified of this determination in June 2020. Pursuant to Florida Statutes, amendments are to be prepared and transmitted no later than one year from the date of notification. The EAR based amendments must be transmitted no later than July 1, 2021.

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The review of the Comprehensive Plan indicated amendments was required to Chapter Three, Conservation Element, and Chapter Four, Coastal, Lakes and Rivers Management Element, to reflect current Statutes and guidelines. Chapter Three required a reference to the water supply plan. Chapter Four required updating of the Coastal High Hazard Area (CHHA) maps and definition; addressing sea level rise; updating the shoreline use component; addressing working waterfronts; and updating evacuation data.

Ms. Bidwell explained that Chapter Three required a reference to the Regional Water Supply Plan (RWSP) that is conducted by the Southwest Florida Water Management District (SWFWMD). Currently the Comprehensive Plan cites the Withlacoochee Regional Water Supply Authority (WRWSA). The amendment to Chapter Three is to incorporate language to reflect the inclusion in and cooperation with the RWSP. The most recent 10-year update to the SWFWMD NW Region RWSP was approved in November 2020. The new study will be reviewed and incorporated into the Citrus County Water Master Plan for Citrus County Utilities. Ms. Bidwell also explained the amendments to the Objectives for Chapter Three regarding deleting WRWSA and replacing it with RWSP.

Ms. Bidwell explained the required amendments to Chapter Four. One of the amendments was to update the Coastal High Hazard Area (CHHA) maps and definition. The definition used in the Comprehensive Plan of a coastal high hazard area is also defined in the Florida Statutes. It has been determined to further describe and identify the Coastal High Hazard Area. The Special Flood Hazard Areas (SFHAs) along the coasts have additional hazards due to wind and wave action. These areas are identified on Flood Insurance Rate Maps (FIRMs) as zones V and VE. In 2021, Citrus County Coastal FIRM flood maps were updated to include a line called the Limit of Moderate Wave Action (LiMWA). The LiMWA is a generalized line that further delineates the CHHA and impacts the development and redevelopment of the current CHHA. Ms. Bidwell's presentation included the updated CHHA map that reflects the Coastal FIRM updates and the LiMWA line. The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Another update to Chapter Four was to address sea level rise. The amendment included providing a definition of Sea Level Rise as it is defined in the FEMA Coastal Flood Risk Study. Ms. Bidwell further explained the addition to the Policies for Chapter Four to include the LiMWA be shown on the Land Development Code Atlas and that new development, redevelopment and infrastructure in vulnerable areas shall use best practices to address sea level rise.

Attachment: Agenda, PDC minutes, map, and directions (12914 : June 3, 2021 PDC agenda, minutes, and directions)

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Chapter Four was also updated to include the shoreline use and working waterfront language to include working waterfronts and marinas. This relates to recreational and commercial, water-dependent and water-related land uses.

Evacuation data in Chapter Four was updated to reflect the removal of the Withlacoochee Regional Planning Council (WRPC) data from 2004. The current maps and tables are in the Comprehensive Plan, but the source was updated to reflect the sources as they were created inhouse by the Citrus County Office of Emergency Management and the Geographic Information Systems (GIS) department. In late 2020, the GIS department received the updated SLOSH data and models from the Tampa Bay Regional Planning Council. GIS conducted a quick analysis of the current evacuation zones and the new data. They noted that there will be approximately 350 parcels affected (parcels moved from an evacuation zone level B to an evacuation zone level A).

COMMISSION QUESTIONS:

Ms. Worthington inquired if the Comprehensive Plan is amended every time the FIRM maps are updated. Ms. Bidwell stated that the FIRM maps are not in the Comprehensive Plan.

Mr. Bass asked about who would be notifying the owners of the parcels that are being affected by the changing of the evacuation zones. Ms. Bidwell stated that Emergency Management would notify the owners. Mr. Bass offered the suggestion of stating the current FIRM maps instead of stating a specific year so amendments would not have to be made often in the Comprehensive Plan.

Mr. Barmes requested clarification of the timeline for GIS to prepare the evacuation maps. Ms. Bidwell explained that GIS was preparing the maps as quickly as possible with the current data that they received and that the maps would be provided to Emergency Management for their analysis.

Ms. Bidwell added that she had provided a copy of the proposed amendments to DEO for a preview/technical assistance review. She stated that she had not received their comments yet.

COMMISSION COMMENTS:

Mr. Facemyer stated that the Board requested minor amendments to the language in Chapter Three. Mr. Bramblett noted that the revision was to the language in Objective 3.7.

Ms. Worthington noted the change to the FIRM maps not being dated; to use the wording "current FIRM maps".

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MOTION: The Planning and Development Commission finds application number **CPA-21-05 CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Stone 2nd Mr. Barnes

VOTE: 7 - 0, Motion Carried

J. ADDITIONAL ITEMS:

There is no meeting on May 6, 2021. The next PDC meeting is May 20, 2021.

K. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS: None.

L. ADJOURN

The Planning and Development Commission adjourned at 10:45 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

Attachment: Agenda, PDC minutes, map, and directions (12914 : June 3, 2021 PDC agenda, minutes, and directions)



Planning and Development Commission

Directions for meeting on June 3, 2021

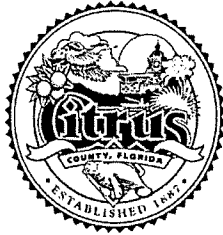
CPA/AA/PUD-21-07 - From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **1.99 miles** and turn right onto W. Gulf to Lake Hwy. Go **9.82 miles** on SR-44 becomes Main St. Go **1.16 miles** as W. Main St. becomes US Hwy 41. Go **4.35 miles** to site on the left on US 41, but access to property is from E Gobbler Dr.



AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC
AGENDA DATE:	June 03, 2021
<u>BRIEF OVERVIEW:</u> This application is a request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from the CLC, Coastal Lakes Commercial District to the GNC, General Commercial District, and to amend the Land Use Atlas Map (LUAM) of the Land Development Code from the CLC/PUD, Coastal Lakes Commercial District with a Planned Unit Development to the GNC/PUD, General Commercial District with a Planned Unit Development.	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on June 3, 2021 to review and consider CPA/AA/PUD-21-07 - Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC.	

PM2-21-29



**DEPARTMENT OF GROWTH MANAGEMENT
2021 SMALL SCALE
COMPREHENSIVE PLAN AMENDMENT/ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

APPLICATION NUMBER CPA/AA/PUD-21-07

Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC

DATE: May 6, 2021

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

Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, to amend the Land Development Code Atlas Map, and to amend an established Planned Unit Development.

FUTURE LAND USE MAP REQUEST:	From: CLC, Coastal and Lakes Commercial District To: GNC, General Commercial District
LAND USE ATLAS MAP REQUEST:	From: CLC/PUD, Coastal and Lakes Commercial District with a Planned Unit Development To: GNC/PUD, General Commercial District with a Planned Unit Development
LOCATION:	Section 3, Township 20 South, Range 20 East, more specifically, Parcel 41230, of an unrecorded subdivision; also known as Alternate Key Number 1960428, in Floral City, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE:	Approximately 0.50 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – GNC, General Commercial District South – LDR, Low Density Commercial District; TCU, Transportation/Communication/Utilities District East – GNC, General Commercial District West – S. Florida Avenue; GNC, General Commercial District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – GNC, General Commercial District South – LDR, Low Density Commercial District; TCU, Transportation/Communication/Utilities District East – GNC, General Commercial District West – GNC, General Commercial District
SURROUNDING EXISTING LAND USES:	North – Circle K Gas station South – Floral City Water Association East – Existing mini-warehouses (same ownership) West – S. Florida Avenue; seafood sales

Attachment: PDC Staff Report (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

SOIL INFORMATION:	According to the <i>Soil Survey of Citrus County</i> (1988), the soil type in the area is primarily Orsino fine sand, 0 to 5 percent slopes. Limitations to building development are slight.
FLOOD ZONE:	The subject property appears to be located in Flood Zone X as found on the current Flood Insurance Rate Map 12017C0366D.

BACKGROUND

The subject property under application totals approximately 0.5 acres and is part of an unrecorded tract which accesses E. Gobbler Dr., a paved, public, minor collector roadway. The site is currently developed as self-storage. The property is a part of a larger mini-warehouse business/ facility located from the gated entrance on E. Gobbler Drive. The existing mini-warehouses and subject property are under common ownership. There are six parcels in total for the Affordable Secure Storage business – all incorporating mini-warehouse buildings. The business started in 1980 according to the Citrus County Property Appraiser. Four of those parcels having permits before 1997 and designated GNC. The parcel abutting the subject property (a part of the facility) was approved to change from LDR to GNC (NO. 97-A14) to expand the business.

In 2004, CPA/AA/04-04 was submitted for the subject property to change the FLUM/ Atlas from LDR to GNC to allow for the expansion of an existing mini-storage facility. That application was withdrawn by the applicant.

In 2015, CPA/AA/PUD-15-06 was approved to change the subject property from LDR to CLC with a PUD for the expansion of the mini-warehouse facility. In 2015, the staff report revealed the property had been in use since 2004 without building permits. Permits were issued in 2016 for the existing 6,750 square-foot self-storage building.

ANALYSIS

The request is to redesignate the subject property from the Coastal Lakes Commercial (CLC) to the General Commercial District (GNC). The applicant wishes to continue with the PUD “as-is” in CPA/AA/PUD-15-06. The CPA/AA/PUD-15-06 ordinance is attached to this staff report which includes the conditions and the Master Plan.

The surrounding area is predominantly a mix of commercial and residential uses. GNC is a common commercial land use along U.S. 41. A request to change the land use from CLC to GNC on less than 10 acres is considered a small-scale amendment and will not require a review from the Florida Department of Economic Opportunity (DEO) or other appropriate state agencies.

The subject property is located within the Planned Service Area (PSA). The PSA represents an area where regional services, such as water and sewer, are or are expected to be available. Development is encouraged in the PSA because of available or future infrastructure.

CLC and GNC are similar because they allow for a range of different non-residential uses; however, they differ because CLC designates those areas suitable for commercial development within the coastal, lakes, and river regions and the commercial uses allowed in this category are water-related,

water-dependent, or necessary for the support of the immediate population. This CLC designation does not seem applicable to the subject property. Although nearby, the subject property is not located in the coastal, lakes, and river region. Mini-warehouses are not directly water related, water dependent or necessary for the support of the immediate population. The GNC District is limited to commercial activity and activities of similar impact or consistent with commercial activity. GNC allows for a wider range of commercial allowable uses than the CLC district. The land use change would be compatible with the surrounding area. The safeguards of a Planned Unit Development (PUD) have already been established and the associated conditions are already in place.

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

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

REQUEST FOR LAND USE CHANGE

1. Concurrency

- a. Sanitary Sewer – The subject property has onsite septic for existing mini-warehouse use.
- b. Potable Water – The applicant has stated the site has potable water from Floral City Water Association.
- c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill and has provided a letter from Citrus County Solid Waste Management Division.
- d. Drainage – The applicant has stated the existing SWFWMD permit includes onsite stormwater for mini-warehouse facilities.

2. **Consistency with the Land Development Code** –The safeguards from a PUD to further mitigate or reduce impacts from the provision of potential specific commercial uses have been provided. The site is already developed, and any possible redevelopment would have to comply with the PUD conditions and the Land Development Code.

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

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

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

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

Staff comment – This site does not lie in the Coastal, Lakes and Rivers Region. This application would not result in an increase in residential density and is bound by the PUD conditions.

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

Staff comment – The site has been operating as a mini-warehouse facility for many years and does not have any apparent environmental limitations. If there are any protected wildlife found, they must obtain a permit with FWC. There does not appear to be any wetlands present. The subject property is within Flood Zone X.

4. **Impacts on Affordable Housing** – The proposal does not appear to have any impacts on affordable housing.
5. **Compatibility with Adjacent Land Uses** – The subject property is a part of a larger development, all designated GNC. There is GNC to the west, the general areas and along U.S. 41. The site has a PUD to limit development.
6. **Environmental** – There does not appear to be any environmental concerns. If any gopher tortoises or other protected species are found onsite, the applicant will need to coordinate with Florida Fish and Wildlife Conservation Commission (FWC).
7. **Transportation** – The subject property currently takes access from E. Gobbler Dr., a paved, public, minor collector roadway. A condition per FDOT was added in CPA/AA/PUD-15-06 to prevent direct access from S. Florida Ave.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 0.5 acres from CLC to GNC on the Future Land Use Map, and from CLC/PUD to GNC/PUD on the LDC Atlas Map.
2. The PUD conditions and Master Plan from CPA/AA/PUD-15-06 will remain in effect.
3. The subject property is located within the adopted PSA for Citrus County.
4. Concurrency has been addressed for water, sewer, solid waste, and drainage.
5. The site takes access from a public, minor collector roadway, and there does not appear to be any environmental limitations that would be impacted by non-residential use on the site.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD), of the LDC. The PDC may recommend 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 recommend approval, approval with modifications and/or conditions, or disapproval of the Planned Unit Development. 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.** *Mini-warehouses are allowed with a conditional use or PUD in the GNC district and the proposed plan is consistent with the Comprehensive Plan.*
- 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 surrounding area is a mixture of residential and commercial uses. U.S. 41 has several commercial uses and the ongoing use is compatible with the conditions as proposed.*
- 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 and PUD Conditions.*
- 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 will 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 meets the general requirements of the Comprehensive Plan. The parcel can accommodate the existing mini-warehouse with the PUD and also maintain access to the existing facility.*
- 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 maintain this standard.*

- 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 subject property is a part of a larger mini-warehouse facility that has been operating in continuous operation. Buffering and open space requirements are minimal, but are addressed in the existing PUD conditions.*
- 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. *The use is already established on site for the mini-warehouse and was permitted in 2016.*
- 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 April 30, 2021, for this application and was based off the CPA/AA/PUD-15-06 Master Plan submitted August 14, 2015.*
- 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. *A site development plan was filed in 2016. The applicant wishes to continue the PUD.*

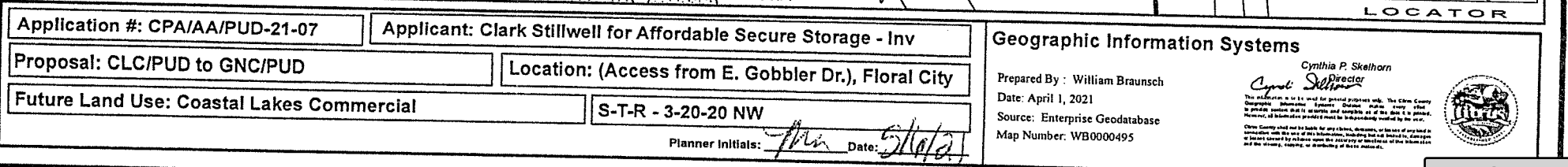
SUGGESTED CONDITIONS – PLANNED UNIT DEVELOPMENT:

The suggested conditions are based off the CPA/AA/PUD-15-06 Conditions. Strikethrough is provided for the items that would no longer apply and underlined is new verbiage.

1. The Planned Unit Development (PUD) shall allow for the ~~development of a~~ continuance of mini-warehouse use expansion as outlined on the Master Plan date-stamped received April 30, 2021, based off the Master Plan date-stamped August 14, 2015, by the Land Development Division unless otherwise specified in these conditions. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code (LDC), or as specifically outlined within these conditions or the Final Development Plan.
2. Access to the mini-warehouse facility shall be from E. Gobbler Dr. (CR-39A) and the access from S. Florida Ave U.S. 41 remains ~~will be eliminated~~ as requested by the Florida Department of Transportation.
3. The project shall maintain ~~will provide~~ a minimum 5-foot wide Type "A" Buffer along the north and south property boundaries containing two (2) trees, and 20 shrubs, per 100 linear feet.
4. The project shall maintain ~~will provide~~ a minimum 10-foot wide Type Buffer along the west property boundary containing two (2) trees, and 20 shrubs, per 100 linear feet.
5. The five replacement trees installed as mitigation for after-the-fact tree removal (Permit 200410572) shall either remain in place or be mitigated elsewhere onsite.
6. ~~The site and stormwater management design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting. (Condition has been met)~~

7. ~~A Tree Preservation Plan must be submitted and approved at the time of permitting of the site.~~
(Condition has been met)
8. All site lighting shall meet the requirements of the LDC, and be positioned and shielded so as not to illuminate adjacent properties.
9. Landscaping, 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.
10. Development on site cannot exceed a 60 percent Impervious Surface Ratio (ISR).
11. Development on site cannot exceed a 0.3 Floor Area Ratio (FAR).
12. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
13. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within Section 4304 of the LDC.

MA/SW/cb





Board of County Commissioners Department of Growth Management

Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070

Telephone (352) 527-5239 TTY Dial 711

Web Address: www.citrusbocc.com

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: CPA-AA-21-07 Date: March 11, 2021

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

Applicant*

Name: Law Office of Clark A. Stillwell

Address: PO Box 250

City: Inverness

State: Florida Zip: 34451

Home No.: _____ Cell No.: _____

Work No.: 726-6767 Fax No.: 726-8283

Email: caslaw@tampabay.rr.com

Property Owner

Name: Affordable Secure Storage - Inverness, I

Address: 470 Atlantic Avenue, FL 4

City: Boston

State: Massachusetts Zip: 02210

Home No.: _____ Cell No.: _____

Work No.: _____ Fax No.: _____

Email: _____

Property Description: Section: 3 Township: 20 South Range: 20 East

Legal Description: See Exhibit "A"

Subdivision: 001129 Unrec tracts 3-20-20

Lot(s): _____ Block/Parcel: _____

Alternate Key #: 1960428

Parcel ID: _____

Acreage: .50 acres (MOL)

N/A New Planned Unit Development (PUD)

N/A Amendment to Previously Approved PUD/PD

Land Development Code Atlas Designation

Previous Application No.: _____

Generalized Future Land Use Map Designation

From: C/L/C

To: GNC

From: C/L/C

To: GNC

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

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

Applicant Request(s): Correct land use district - GNC for existing use - Mini-warehouse

Directions to Property: See Exhibit "A"

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

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting. I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property. I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application. I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: Clark A. Stillwell

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared Clark A. Stillwell, who is personally known to me or provided _____ as identification and who did not take an oath. WITNESS my hand and official seal this 18 day of February

Carla Venard

Printed Name

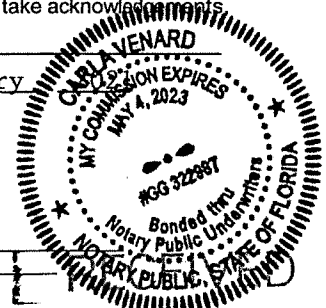
Notary Public - State of Florida

Seal

Date: _____
Time: _____
Initials: _____

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

GFLUM Des: _____
FZ: _____



MAR 11 2021
CPA/AA-21-07

Land Development Division

Packet Pg. 27

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

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

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

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

March 8, 2021

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

Mr. Michael Sherman, Director
Citrus County Development Services
3600 W Sovereign Path, Suite #109
Lecanto, Florida 34461

Re: Affordable Secure Storage – Inverness, LLC
Land Use Plan Map and LDC Atlas Map Amendments – .50 Acres (MOL)
Alt. Key #1960428
Sect. 3, Township 20, Range 20

Dear Mr. Sherman:

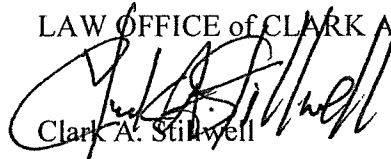
On behalf of our client, Affordable Secure Storage – Inverness, LLC we enclose the noted Land Use Plan Map and LDC Atlas Amendment for .50 Acres (MOL) from C/L/C to GNC. As application text points out, the parcel has no physical characteristics of the C/L area or the C/L/C land use district.

The subject property is located on US 41 in Floral City, Florida area; total size is .50 acres and has existing mini-warehouses per an approved PUD (No. 15-06); parent parcel for mini-warehouse is Alternate Key #1845561 and 2748966. The Plan/LDC map amendment does not modify the PUD – which will remain. There are no concurrency or environmental issues. This is a minor map correction.

Please have your staff review the attached for completeness and sufficiency. The application corrects a historically bad planning policy of split zoning on the parcel. The filing fee of \$1,670.00 is enclosed. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC



Clark A. Stillwell

CAS/cv
Enclosure

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CPA/AA-21-07
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Packet Pg. 28

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)



**Board of County Commissioners
Department of Growth Management**

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

INSTRUCTIONS FOR COMPLETING THE REQUIRED INFORMATION PAGES

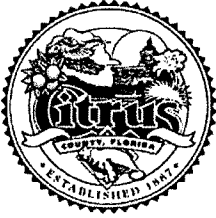
The following are the descriptions for the respectively numbered items from the pages titled "Required Information for a Comprehensive Plan Amendment."

1. The application form is provided as part of this packet. Complete all areas before submitting back to the County. The signature must be notarized and this can be done in the offices of the Department of Growth Management. Attached
2. Legal descriptions are necessary to locate the property on the County's maps. This information is contained within property deeds and surveys. Either can be used to satisfy other information requirements to follow. See Exhibit "A" and "B"
3. Proof of ownership is necessary to insure that the correct property is being changed and that the person requesting the change is authorized to submit the application. This can be a deed, copy of tax bill, or other document that legally identifies the owner of the property. See Exhibit "A"
4. A survey will provide an accurate legal description to locate the property on the maps, plus, it provides the dimensions to calculate and confirm the total acreage under application. Wetlands and other special features are affected by specific Federal, State, and local regulations and are therefore needed on the survey to insure that all of these regulations are met. See Exhibit "B"
5. Text amendments are generally proposed due to changes in other laws or individual circumstances that result in a possible conflict with the existing text of the Comprehensive Plan. New draft language must be provided. N/A
6. The comprehensive plan and state regulations require that changes to the County's map(s) must be reviewed to determine what method will be used to provide the services (i.e., water, sewer, roads, etc.) necessary to develop or use the property under application. Provide discussion for each of these facilities listed on how this property will be serviced. If these facilities exist and are proposed to be utilized by the property, discuss all impacts on the capacity of each facility type. Exhibit "F" - Text
7. The County has guidelines that were set up to insure that there would be no negative impacts on affordable housing within the County. The impacts would include additions to, or the removal from, the total amount of dwelling units that are used for affordable housing. Check the appropriate space and describe the impacts in the space provided if 'YES' is checked.
8. The objectives and policies of the Comprehensive Plan provide the guidelines for growth and development within the County. All amendments must be compatible with these objectives and policies. Check the space that fits this application. In the spaces provided, fill in the number of the objective(s) and policy(ies) that apply to the proposed amendment. Then describe how this change will or will not affect each objective and policy that was listed. Exhibit "F" - Text
9. There are times when certain changes and projects are required to satisfy special regulations and rules (i.e. landfills must satisfy special environmental rules.) In the space provided, describe any special rules that apply to the request and where possible, attach copies of that information.

NOTE: More detailed and technical descriptions of these guidelines can be found in Chapter 163, Florida Statutes, the Florida Administrative Codes and the Citrus County Comprehensive Plan.

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CPA/AA-21-07
Land Development



**Board of County Commissioners
Department of Growth Management**

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

**REQUIRED
INFORMATION
FOR A COMPREHENSIVE PLAN
AMENDMENT**

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

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

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

Designation: GNC

7. A map shall be submitted that shows all of the following: See Exhibits "B", "D" and "E"
 - a. The boundary of the property plus all surrounding streets and roads.
 - b. The existing use of the property and the surround properties.
 - c. The designation of the existing property and the surrounding properties as it appears on the Future Land Use Map (FLUM).
 - d. The designation of the existing property and the surrounding properties as it appears on the Land Development Code Atlas.
8. Letters from public facilities to the property and how much of a demand on those facilities this proposed change would create shall be submitted. Provide letters from the following public facilities:

Sanitary Sewer: The site has existing onsite septic permit for mini-warehouse use.

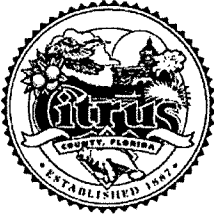
Potable Water: The site has potable water from Floral City Water Association for existing use.

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Land Development

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Board of County Commissioners
Department of Growth Management

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

Drainage: The site has existing SWFWMD permit for onsite, stormwater from mini-warehouse facilities.

Solid Waste: See Exhibit "G"

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

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

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

Objective: See Exhibit "F" application text

Policy:

Policy:

Objective:

Policy:

Policy:

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

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MAR 11 2021



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.citrusboce.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

☐ Variance ☐ Conditional Use ☐ Minor Subdivision ☐ Lot Reconfiguration

☐ Plat Vacation ☐ Street Vacation ☒ Comprehensive Plan Amendment

☒ Atlas Amendment ☐ Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 3 Township 20 Range 20 Alternate Key # 1960428

Lot/Parcel _____ Block _____

Subdivision 001129 Unrec Tracts 3-20-20

I, Affordable Secure Storage - Inverness, LLC, owner of the above described property,
(Name of Owner)

authorize Clark A. Stillwell of Clark A. Stillwell to
(Name of Representative) (Name of Business)

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

SIGNATURE: [Signature]
Timothy Sheehan, MBR (Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS

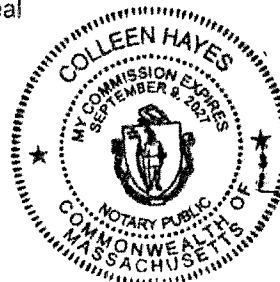
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared before me, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 26th day of January, 2021

Colleen Hayes
Printed Name

Seal

[Signature]
Notary Public - State of Florida Massachusetts



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CPA/AA-21-07
Land Development

Exhibit List
Affordable Secure Storage – Inverness, LLC
Alternate Key No.: 1960428
Section 3, Township 20, Range 20

Exhibit “A” – PA printout – Deed - Directions

Exhibit “B” – Legal Description - Survey (total site)

Exhibit “C” – Aerial

Exhibit “D” – Land Use Maps

“D-1” – GFLUM - A. Existing B. Proposed

“D-2” - LDC Atlas – A. Existing B. Proposed

Exhibit “E” – Abutter Map

Exhibit “F” – Application Text

Exhibit “G” – Solid Waste Letter

Exhibit “H” – Applications

“H-1” – CPA-AA-04-04

“H-2” – CPA-AA-PUD-15-06

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

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CPA/AA-04-04
Land Dev
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Altkey: 1960428
BORGESON SCOTT

Exhibit "A"

Parcel ID: 20E20S03 41230
5603 S FLORIDA AVE , FLORAL CITY

Citrus County Property Appraiser, Gregg E. Dalton

PC Code 4800 - WAREH/DIST TERM
Bldg Counts Res 0 / MH 0 / Comm 1
Nbhd 0541 - HWY 41 S CASTLE LAKE DR SOUTH TO MAGNOLI
Tax District 000X - WITHLACOOCHIEE RIVER BASIN
Subdivision 001129 - UNREC TRACTS IN 03-20S-20E
Short Legal PT OF SEC 3-20-20 KNOWN AS PCL 41230 ON CITRUS
COASSESSMENT MAP 617D: COM AT INT OF S'LY R/W
LN OF SR NS-39A AND E'LY R/W LN OF US HWY NO 41,
TN S 26 DEG 59M 40S
Est. Parcel Sqft 21,859
Est. Parcel Acres .50
Map SC-TW-RG 03-20S-20E

Mailing Address

Name BORGESON SCOTT
Mailing Address 8410 E GOBBLER DR
FLORAL CITY FL 34436

All Owners

Name	Owner Type
BORGESON SCOTT	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	\$39,310	\$157,700	\$197,010	\$197,010	\$0	\$197,010	\$0	\$2,998.23	Link
2019	\$39,310	\$157,130	\$196,440	\$196,440	\$0	\$196,440	\$0	\$3,030.85	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$135.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/01/2004	\$90,000	1707/1510	14-SALE / MORE THAN 1 PARCEL	V
02/01/2003	\$28,000	1570/1605	00-WARRANTY DEED	V
02/01/1980	\$25,000	0553/2066	00-WARRANTY DEED	V

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
04/06/2016	201601524	BUILDING PERMIT FOR A 6750 SQ FT MINI	\$6,750	

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STORAGE BUILDING--NOC
REQ!!**NONRESIDENTIA

04/01/2016 201601143 SITE DEVELOPMENT PERMIT FOR A NEW
BUILDING TO AN EXISTING MINI STORAGE
FACILITY-

\$100,000 10/05/2016

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	4041- INDUSTRIAL USE HWY 41	S-SQUARE FOOT	21,859.00	90.0	200				CLC

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CHAIN LINK FENCE-[1-SF]	2016	6	480	1	2,880	
1	2	PAVING ASPHALT-[1-SF]	2016			1	6,800	

Total Misc Value

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

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C PA/AA-21-07
Land Development Division

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
 #2021003954 BK: 3127 PG: 1826 1/21/2021 11:47 AM 1 Receipt: 2021003440
 RECORDING \$18.50 D DOCTAX PD \$18,200.00

Prepared By and Return To:
 LISA STRICKLAND of
 FIDELITY TITLE SERVICES, LLC
 217 N. Apopka Ave.
 Inverness, Florida 34450

File No. 20-124881
 Consideration : \$2,600,000.00
 Parcel ID No. 20E20S03 14315

Warranty Deed

Made this 19 day of **JANUARY, 2021** A.D. by **SCOTT BORGESON**, whose post office address is: **8934 E. Hampton Pt. Rd., Inverness, Florida 34450**, hereinafter called the Grantor, to **AFFORDABLE SECURE STORAGE - INVERNESS LLC**, whose post office address is: **470 Atlantic Ave. FL4, Boston, Massachusetts 02210**, hereinafter called the Grantee:

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

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

Commence at the intersection of the Southerly right-of-way line of State Road No. S-39A and the Easterly right-of-way line of U.S. Highway No. 41, thence S. 26° 59' 40" E. along the Easterly right-of-way line of U.S. Highway No. 41 a distance of 109.59 feet to the point of beginning, thence continue S. 26° 59' 40" E. along said right-of-way a distance of 90.41 feet, thence N. 74° 10' 40" E. leaving said right-of-way line a distance of 203.86 feet, thence N. 26° 59' 40" W. parallel to said Easterly right-of-way line a distance of 129.14 feet, thence S. 63° 13' 34" W. 200.00 feet to the point of beginning, lying and being situate in Section 3, Township 20 South, Range 20 East, CITRUS County, Florida.

And

Commence at the intersection on the Southerly right-of-way line of State Road No. S-39A and the Easterly right-of-way line of U.S. Highway No. 41, thence S. 26° 59' 40" E. along said Easterly right-of-way line a distance of 200 feet, thence N. 74° 10' 40" E. a distance of 203.86 feet to the point of beginning, thence continue N. 74° 10' 40" E. a distance of 168.25 feet, thence N. 15° 49' 20" W. a distance of 241.51 feet to a point on the Southerly right-of-way line of said State Road No. S-39A, said point being on the arc of a curve concaved Southeasterly having a central angle of 20° 33' 10" and a radius of 1482.96 feet, thence Southwesterly along the arc of said curve a distance of 214.41 feet to a point on the arc of said curve (chord bearing and distance between said points being S. 71° 27' 31" W. 214.22 feet), thence S. 26° 59' 40" E. 235.82 feet to the point of beginning, lying and being situate in Section 3, Township 20 South, Range 20 East, CITRUS County, Florida.

AND

Parcel B: Lots 1B, 2B, 3B, 4B, located in Section 3, Township 20 South, Range 20 East, being more particularly described as follows:

Commence at the intersection of the Southerly right-of-way line of State Road NO. S-39A and the Easterly right-of-way line of U.S. Highway No. 41, thence S. 26° 59' 40" E. along said Easterly right-of-way line a distance of 200 feet, thence N. 74° 10' 40" E. a distance of 372.11 feet to the Point of Beginning, thence continue N. 74° 10' 40" E. a distance of 338.51 feet to the Westerly right-of-way line of the A.C.L. Railroad, thence N. 0° 25' 50" W. along said Westerly right-of-way line a distance of 200 feet to the aforementioned Southerly right-of-way line of State Road No. S-39A, thence S. 83° 12' 10" W. along said Southerly right-of-way line a distance of 196.23 feet to the P.C. of a curve concaved Southeasterly having a central angle of 20° 33' 10" and a radius of 1482.95 feet, thence Southwesterly along the arc of said curve a distance of 196.76 feet to a point on the arc of said curve (chord bearing and distance between said points being S. 79° 24' 07" W. 196.61 feet), thence S. 15° 49' 20" E. 241.51 feet to the Point of Beginning. Lying and being situate in CITRUS County, Florida.

SUBJECT TO covenants, restrictions and easements of record.

GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED PROPERTY IS NOT, NOR IS CONTIGUOUS TO, THE HOMESTEAD OF GRANTOR OR HIS/HER SPOUSE, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.

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CPA/AA-21-07
 Land Development Division

FTS- WARRANTY DEED

Packet Pg. 36

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
 #2021003954 BK: 3127 PG: 1827 1/21/2021 11:47 AM 2 Receipt: 2021003440
 RECORDING \$18.50 D DOCTAX PD \$18,200.00

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

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

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


 Witness Signature

Witness Printed Name Lisa Strickland


 Witness Signature

Witness Printed Name Tracy Kjaer

State of FLORIDA
 County of CITRUS


SCOTT BORGESON

Address: 8934 E. Hampton Pt. Rd., Inverness, Florida 34450

Address:

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 19 day of January, 2021, by **SCOTT BORGESON**, who is/are personally known to me or who has/have produced DL as Identification.

{SEAL}

My Commission Expires:



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

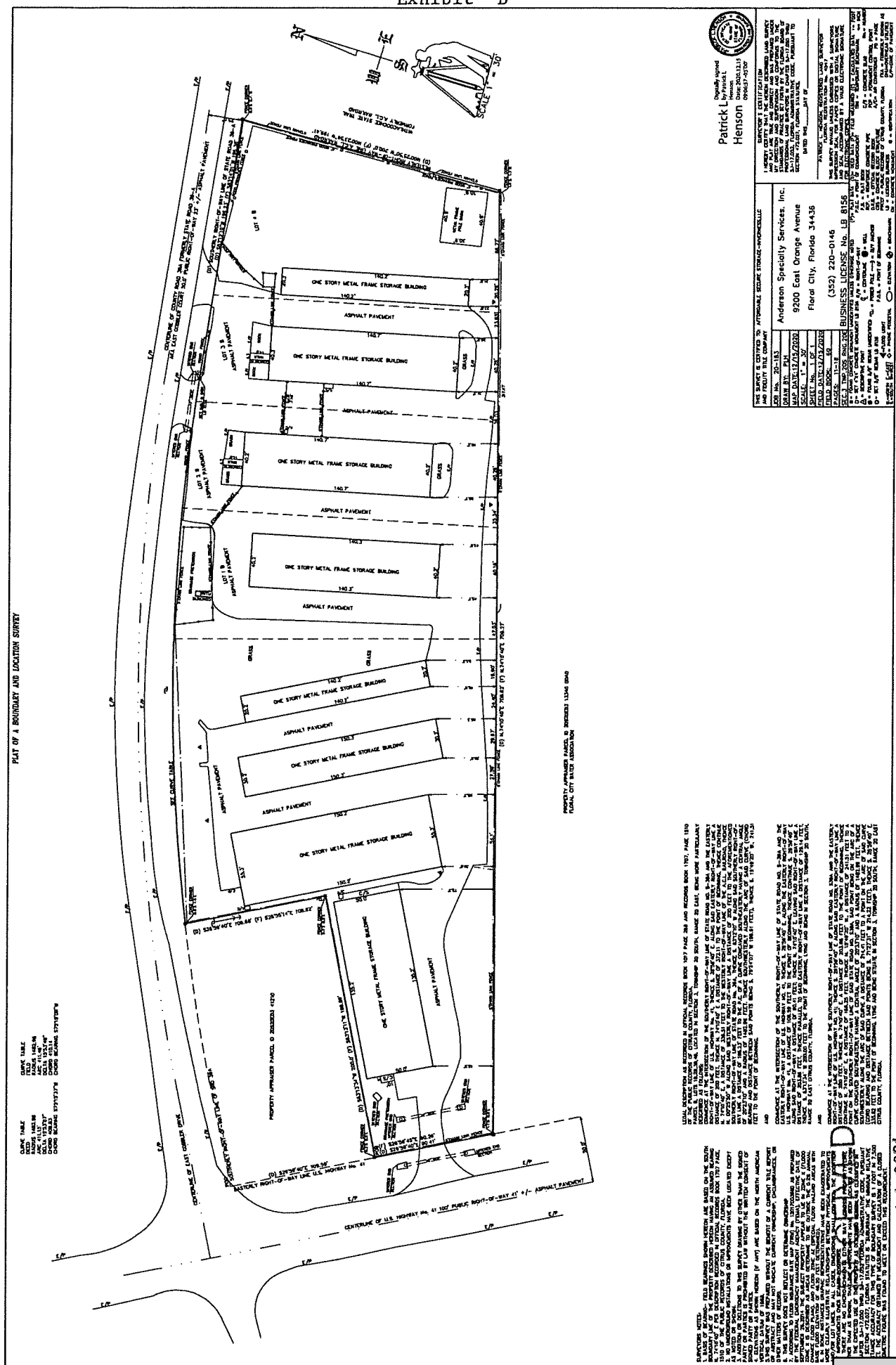

NOTARY PUBLIC
Lisa Strickland
 Print Notary Public Name:

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

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 CPA/AA-21-07
 Land Development
 Packet Pg. 37

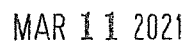
Exhibit "B"



MAR 11 2021

Land Development Division

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)





MAR 11 2021

CPA/AA-21-07
Land Development Division

Affordable Secure Storage - Inverness, LLC

Geographic Information SystemsCynthia Skelton
Director

Prepared By : Web User

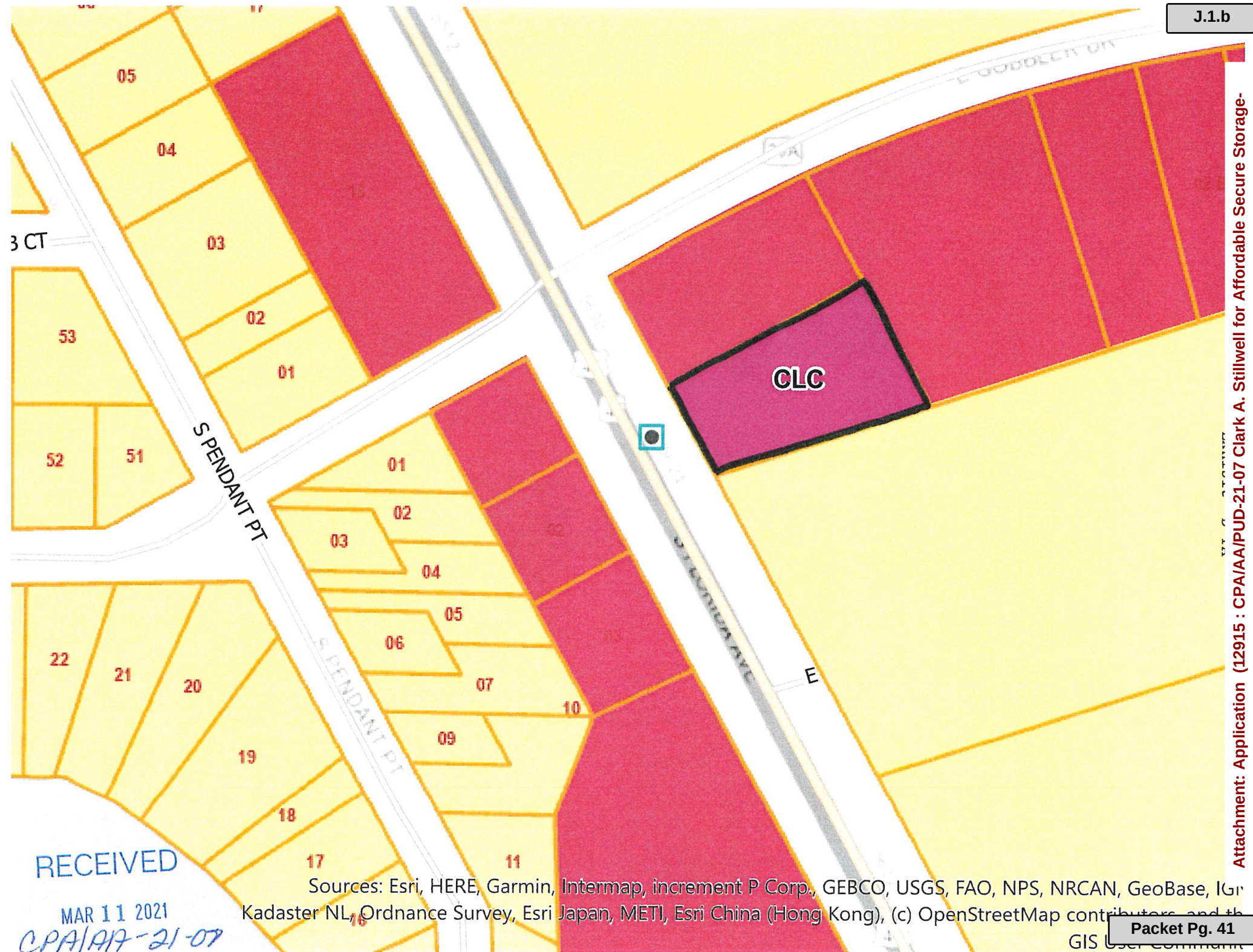
Date: 2/17/2021

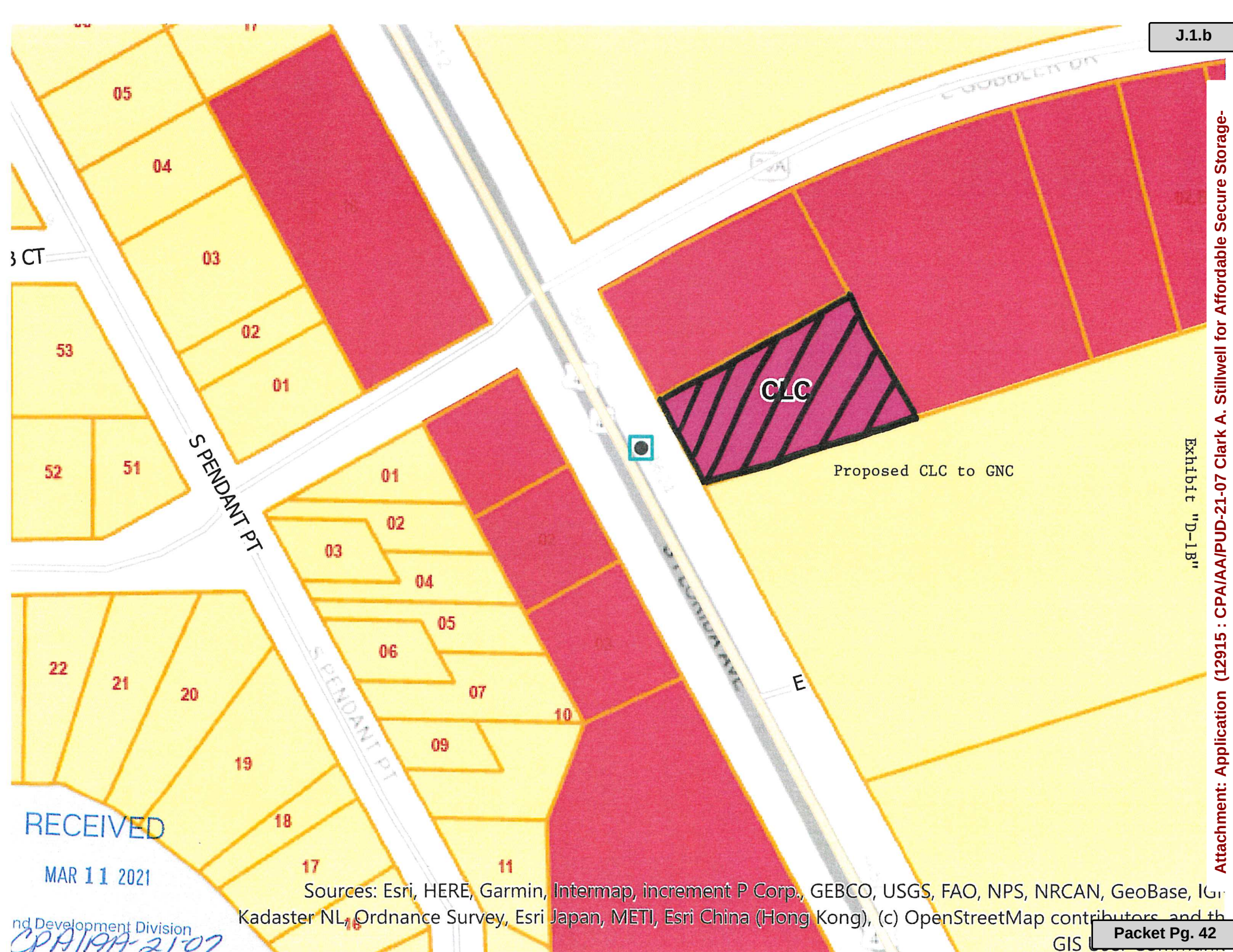
Source: Enterprise Geodatabase

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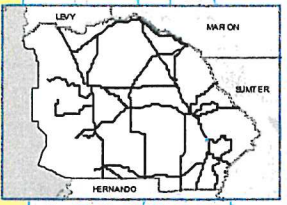
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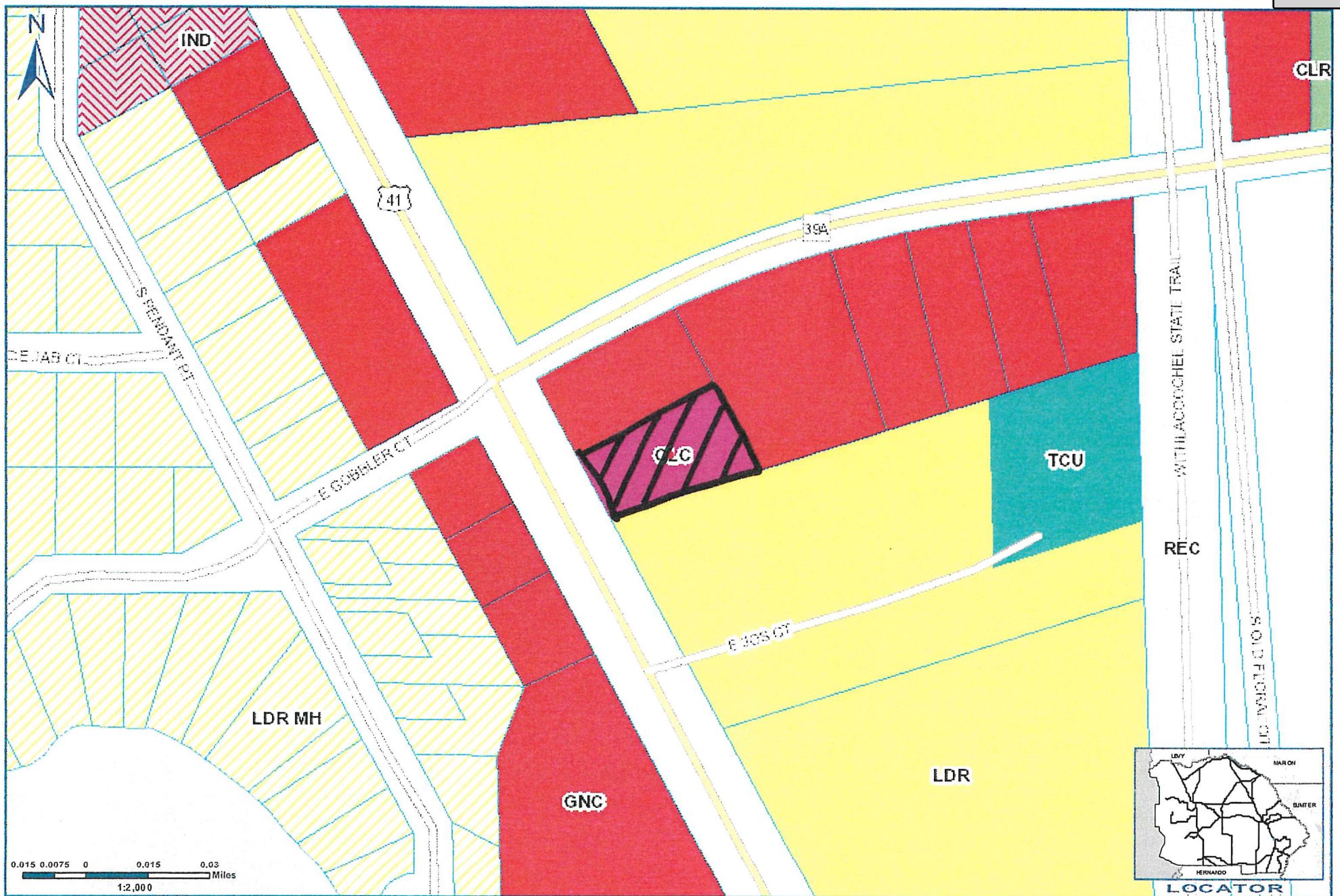
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MAR 11 2021



MAR 11 2021
CPA/PA-21-07
Land Development Division

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Proposed CLC to GNC

MAR 11 2021
CPA/AA 21-07

Land Development

Affordable Secure Storage - Inverness, LLC - LDC Atlas
Proposed

Geographic Information Systems

Cynthia Skelton
Director

Prepared By: Web User

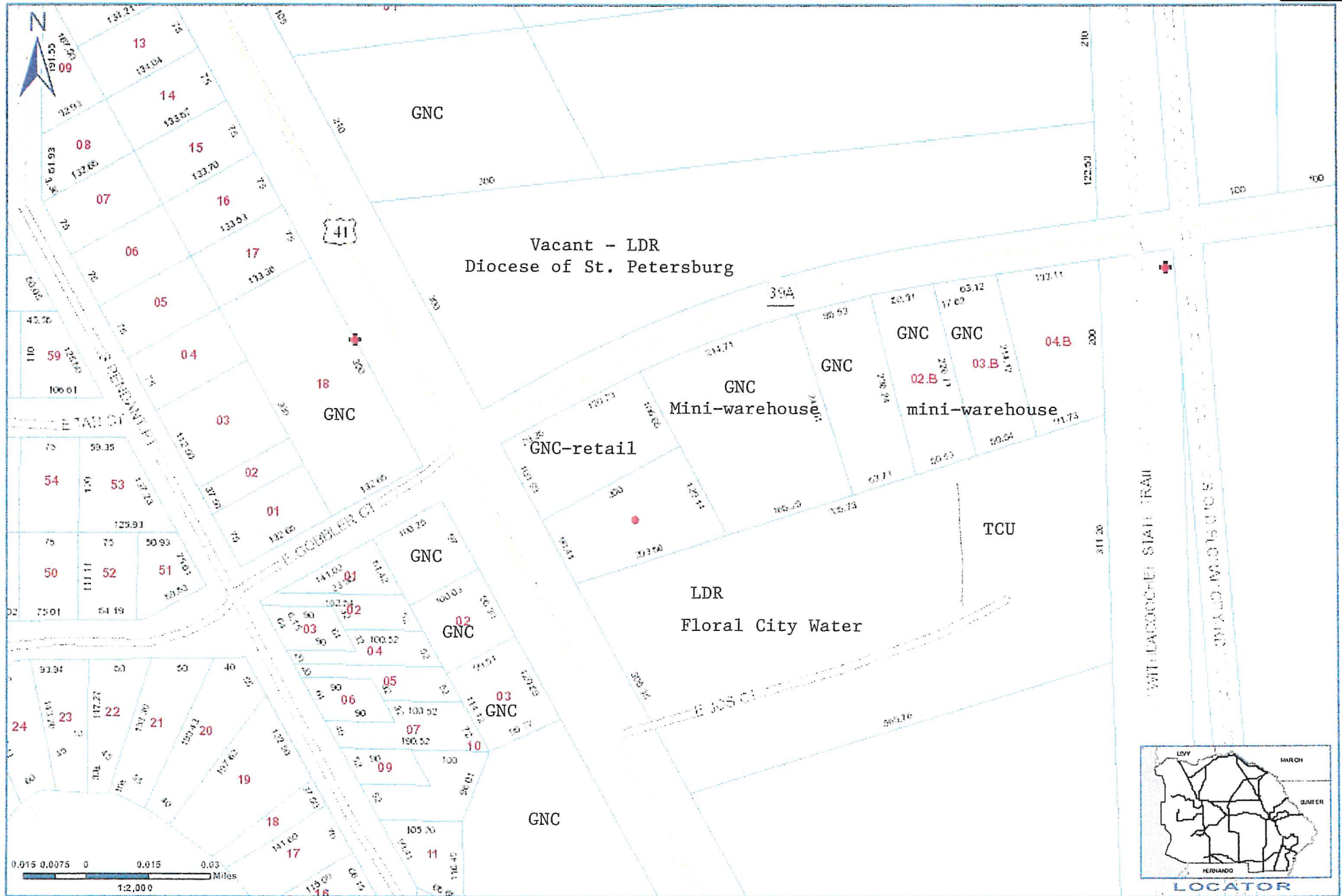
Date: 2/17/2021

Source: Enterprise Geodatabase

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CPA/AA-21-07

Land Development Division

Affordable Secure Storage - Inverness, LLC
Abutter Map

Geographic Information Systems

Prepared By : Web User

Date: 2/17/2021

Source: Enterprise Geodatabase

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Cynthia Skelhorn
Director

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Exhibit "F"
Application Text
Affordable Secure Storage – Inverness, LLC
Alternate Key 1960428
Section 3, Township 20S, Range 20E

- I. General Facts/Site Characteristics: The subject parcel is .50 acres (MOL) in size. It is improved with one (1) mini warehouse structure which is one part of larger mini-warehouse project on alternate key #1845661 and 2748966. The original mini-warehouses were constructed in the year 1996-97 for AK 2748966, 2004 for AK 1845661 and 2016 for this parcel. The site has central water service and onsite septic service. There is no direct access to US 41. No vegetation of significance. There are no environmental constraints. The parcel has an existing SWFWMD permit for stormwater. The PUD of site is not being modified.

The following land uses surround the subject site and parent parcel:

- (1) North – GNC – convenience store
- (2) East- GNC – mini-warehouse
- (3) South – PSI – Floral City Water Association
- (4) West- GNC – US 41 corridor

In 1990, the parcel was designated as Coastal/Lakes. In the year 2004, the parcel was re-designated to Coastal/Lakes/Commercial with a subsequent PUD. See applications #CPA/AA-04-04 and PUD-15-06.

- II. Concurrency: There are no concurrency issues for existing PUD use which will continue "AS IS".
- III. Plan Consistency: The subject site and its existing uses do not meet the definition of C/L/C. The parcel is located in Plan Service Area. The parcel does not abut the C/L district and is located the traditional 400 feet commercial corridor for US 41. See 1990 LDC atlas mapping standards and FLUE at page 10-3. Finally, this small parcel is classic "spot zoning" which subject to correction as a matter of law. See: Bird-Kendall Homeowners Association et al vs. Metropolitan Dade County Board of County Commissioners; 695 So. 2d 908 (Fla. 3rd DCA 1997).

The site meets FLUE test for new commercial – FLUE Page 129-134 and Policy 17.6.4:

CRITERIA	SITE COMPLIANCE
Protect the development form natural hazards	There are no known natural hazards with this

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CPA/AA-21-07
Land Development
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	site.
Ensure adequate service from public utilities and other urban services	Site has collector road access/central water is available.
Minimize environmental impacts	No environmental issues exists.
Serve its intended market area	Serves US 41 corridor market for Inverness/Floral City area and is within PSA and Central Ridge.
Provides buffering from other land uses to minimize conflicts	Site is capable of meeting LDC standards for open space and buffering.
Provide adequate landscaping utilizing native plants and preserving existing on-site vegetation	Standard is inapplicable given existing use.

Finally, Table 10-13 of FLUE documents the need for additional commercial land, acres (2,349 acres) through Plan's planning period of 2020.

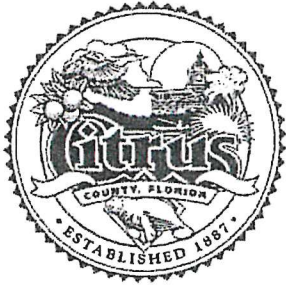
- IV. Compatibility: The site use is consistent with abutting parcels. It fronts on US 41. It is in the defined commercial corridor for US 41. See Policy 17.11.1 of Plan FLUE. Commercial uses to the east, west and north. This long-term mini-warehouse use has not impacted neighbors.
- V. Conclusion: The applicant requests a simple map correction to reflect the long time actual use and correct split zoning. Split zoning represents "bad" land use planning. Highest use of site is GNC. Historical GNC land uses in the area support the consolidation of uses. Application meets statutory test of consistency (F.S. 163.3184(1)(b)) and compatibility (F.S. 163.3164(a)). Finally, this is a map amendment only; the PUD for mini-warehouses remains unchanged and controls.

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CPA/AA/PUD-21-07
Land Development
Packet Pg. 47

Exhibit "G"

**Board of County Commissioners**DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

February 8, 2021

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

Re: Affordable Secure Storage – Inverness, LLC
Plan/LDC Map Amendment
.50 acres (MOL) CLC to GNC
Alternate Key No. : 1960428
Section 3, Township 20, Range 20

Dear Mr. Stillwell,

This letter is in response to your request of February 4, 2021, for a determination of whether sufficient landfill capacity exists for the above referenced Alternate Key Number.

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

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

Sincerely,

Henry C. Norris, Jr.

Citrus County Solid Waste Management Director

HCN:iag

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

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Land Development Division

Packet Pg. 48

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

Exhibit "H-1"

DATE: 10/1/03APPLICATION NO.: CPA/AA-04-04APPLICATION FOR AMENDMENT TO THE
CITRUS COUNTY COMPREHENSIVE PLAN

RECEIVED

OCT -2 2003

And
AMENDMENT TO THE LAND DEVELOPMENT CODE ATLAS LAND DEVELOPMENT
DIVISIONAPPLICANT NAME: Scott Borgeson
ADDRESS: 9310 E. Gobbler Dr.
CITY: Floral City
STATE: FL ZIP: 34436
TELEPHONE NO.
HOME: 344-2997 WORK: 302-5656PROPERTY OWNER NAME: Ann M. White
ADDRESS: P.O. Box 832
CITY: Floral City
STATE: FL ZIP: 34436
TELEPHONE NO.
HOME: 726-5674 WORK: —

Proposed Amendment to the Comprehensive Plan:

☐ Text only, narrative attached☐ Map only☐ Both Text and MapFor Map Amendments: Request is for a change
FROM: LDRTO: GNC

Proposed Amendment to LDC Atlas:

Request is for change

FROM: LDRTO: GNC

APPLICANT(S) REQUEST:

Change lot 41230 from LDR to GNC ACREAGE: .45 +/-Specific Location of Property: SECTION: 03
Legal Description: lot 41230TOWNSHIP: 20 RANGE: 20

The Applicant states that he is:

- ☐
- Owner of Tract
-
- ☐
- One Owner Among Several
-
- ☒
- Agent for Property Owner
-
- ☐
- Other (specify) _____

In the case of corporate ownership, the authorized signature(s) shall be accompanied by notation of the signer(s) position in the corporation and embossed with the corporate seal.

I understand that the burden of proof, that my proposed application is consistent with the Citrus County Comprehensive Plan and/or Land Development Code, lies with me.

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

10/2/03 11:50 DB

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CPA/AA-21-07
Land Development Division

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OCT - 2 2003
CPA/AA-04-04
COMMUNITY DEVELOPMENT
DIVISION

I hereby authorize Citrus County and/or its agents to enter upon property, which is the subject of this application, between the date of the 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 germane to this application.

SIGNATURE:

Scott Bergeson

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Scott Bergeson, who is personally known to me or provided Black-786-55-290-0 as identification and who did not take an oath.

WITNESS my hand and official seal this 2 day of October 2003

Deborah L. McElhane
Printed Name Seal
Deborah L. McElhane
Notary Public - State of Florida



Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

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CPA/AA-21-02
Land Development

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OCT - 2 2003
CPA/AA-04-04
COMMUNITY DEVELOPMENT
DIVISION

October 2, 2003

Dear Mr. Smith,

I would like to use the proposed property to expand A-Mini Storage, an existing business since 1979. My intentions are to add additional storage warehouses that are needed, and in doing so provide a site that is clean, well engineered, and compliant with all Citrus County codes.

The proposed property is located such that the Circle K store borders on the north side, the existing A-Mini Storage on the east side, and Floral City Water is on it's south side. The subject property is a small lot with only 90 feet on the highway. This project will not adversely affect the level of service on Gobbler Drive or Highway 41. Traffic impact for storage warehouses is extremely low and some days it is nonexistent.

If you have any questions, please don't hesitate to call me (352)302-5656 or (352)344-1114.

Sincerely,



Scott Borgeson

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CPA/AA-21-07
Land Development Division

CPA/AA-04-04

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CPA/AA-04-05
COMMUNITY DEVELOPMENT
DIVISION

AUTHORIZATION

APPLICATION REQUEST: (check one)

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

LEGAL DESCRIPTION OF PROPERTY:

Section 03 Township 20 Range 20 Alternate Key # 1960428Lot/Parcel 41230 Block _____Subdivision N/AI, Ann M. White, owner of the above described property,
(Name of Owner)authorize Scott Borgeson ^{or} Brenda McKenzie to
(Name of Representative) (Name of Business)

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

SIGNATURE: [Signature]

(Signature of Owner)

TEXAS
 STATE OF FLORIDA
 COUNTY OF CITRUS

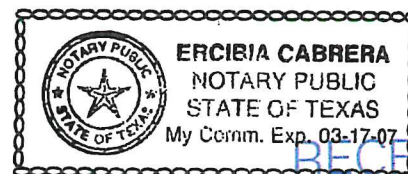
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State
 and County aforesaid to take acknowledgements, personally appeared ANN M. WHITE,
 who is personally known to me or provided Florida drivers license 11300 053 18 518 0
 as identification and who did not take an oath. Exp. 1-18-04

WITNESS my hand and official seal this 14th day of October 2003.

ERCIBIA CABRERA
 Printed Name

[Signature]
 Notary Public - State of ~~Florida~~ TEXAS

Seal



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**Ronald J. Schultz**

Citrus County Property Appraiser

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 OCT - 2 2003
 CPA/AA-04-04
 COMMUNITY DEVELOPMENT
 DIVISION
**Name, Address, and Legal as of: 30-SEP-03**

Selected Record 1 of Search on PARCELID Value 20E20S03 41230 In PARCELID Order

Next Record->

Owners Name and Address				
Alternate Key	Owners Name	Owners Address	City State	Zip
1960428	WHITE ANN M	PO BOX 832	FLORAL CITY FL	344360832

Property Identification Information												
Key	RG	TW	SC	SUB	BLK	LOT	Millage	Neighborhood Code	PC	Map Sec.	Map Twp.	Map Rng.
1960428	20	20	03		41230		000X	4831	00	03	20	20

Property Transfer History							
Key	Year	Month	Book	Page	Inst Code	Vacant/Impr	Price
1960428	2003	02	1570	1605	00	V	28000
1960428	1980	02	0553	2066	00	V	25000

Parcel Genealogy			
Subject Altkey	Transaction	Related Altkey	Effective Date
1960428	2	1846749	28-JUL-80

Parcel Genealogy 2			
Related Altkey	Transaction	Subject Altkey	Effective Date
No data found			

Property Legal Description	
AltKey	Legal Description
1960428	PT OF SEC 3-20-20 KNOWN AS PCL 41230 ON CITRUS CO ASSESSMENT MAP 617D: COM AT INT OF S'LY R/W LN OF SR N S-39A AND E'LY R/W LN OF US HWY NO 41, TN S 26 DEG 59M 40S E AL E'LY R/W LN OF US HWY NO 41 10 9.59 FT TO POB, TN S 26 DEG 59M 40S E AL R/W 90.4 1 FT, TN N 74 DEG 10M 40S E 203.86 FT, TN N 26 DEG 59M 40S W PARALLEL TO E'LY R/W LN 129.14 FT, TN S 63 DEG 13M 34S W 200.00 FT TO POB. SUBJ TO EASM OF REC FURTHER DESC IN OR BK 553 PG 2 066 & DC IN OR BK 772 PG 1328 & OR BK 1570 PG 1605

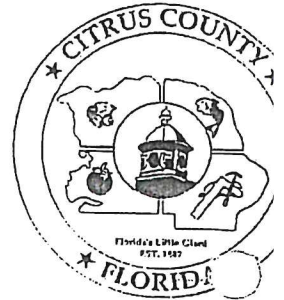
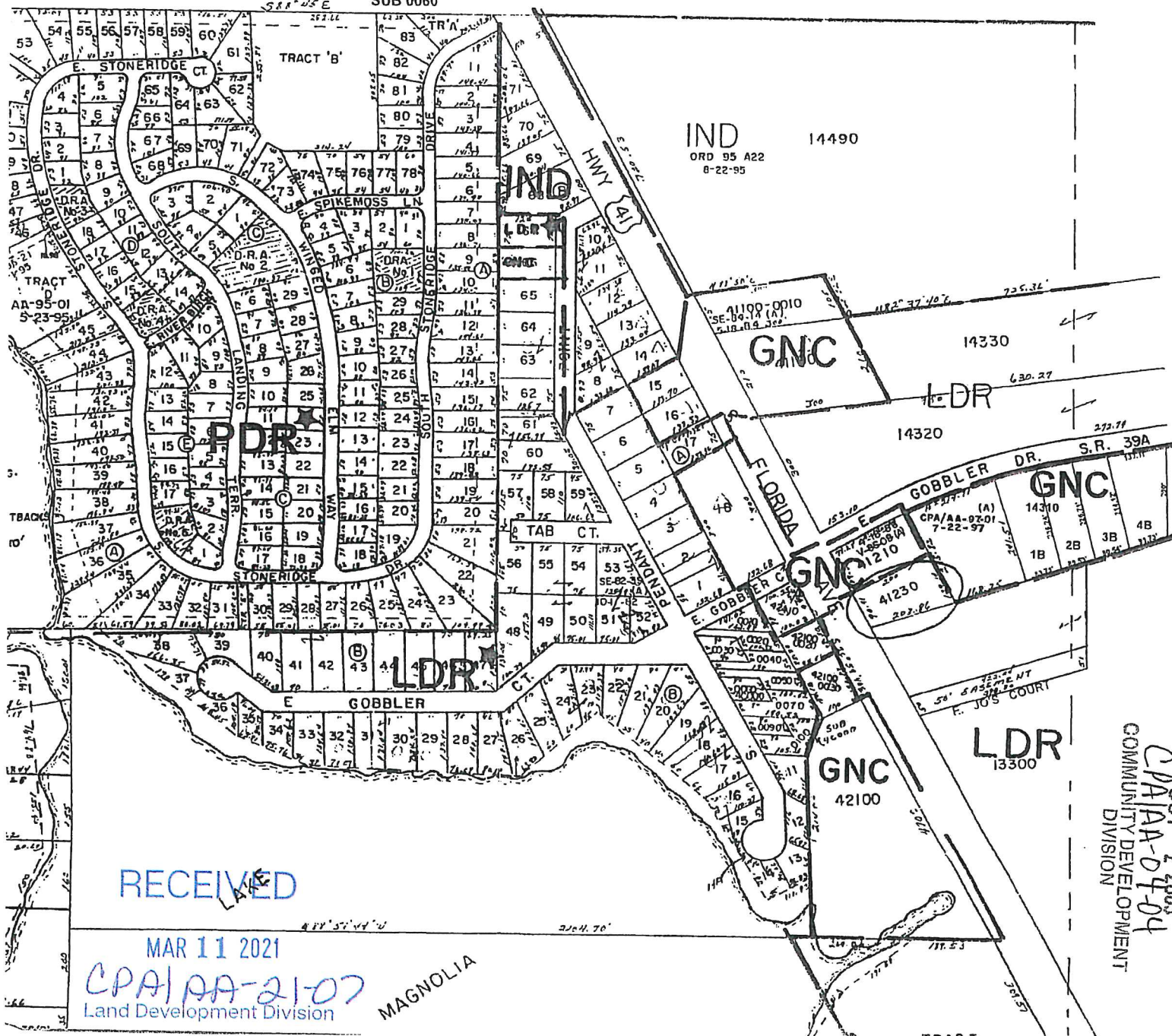
Next Record->

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CPA/AA-21-07

WITH-LA-POPKA ISLAND
UNIT 6 PB 5/64
SUB 0060



LAND DEVELOPMENT CODE ATLAS

SECTION	03
TOWNSHIP	20
RANGE	20
QUARTER	NW

AERIAL NO.	152
MAP NO.	617

NORTH

GRAPHIC SCALE



RECEIVED

This map was prepared by the Department Services, Community Development Division using maps from the Citrus County Property Appraiser to create a base map. The use and zoning information is provided for informational purposes only.

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CPA/AA-04-04
COMMUNITY DEVELOPMENT
DIVISION

DEPARTMENT OF DEVELOPMENT SERVICES
COMMUNITY DEVELOPMENT DIVISION

MEMORANDUM

TO: Applicants for Land Use Amendments
FROM: Chuck Dixon, AICP, Director, Community Development Division *CM*
DATE: September 27, 2000
SUBJ: APPLICATION FOR CHANGE OF LAND USE DISTRICT

Attached is an application form and information packet for amendments to the Citrus County Comprehensive Plan/Generalized Future Land Use Map (Ord. No. 89-04 as amended) and Citrus County Land Development Code (Ord. No. 90-14 as amended).

PRE-APPLICATION PROCESS

Applicants are urged to schedule a pre-application conference with county staff to acquaint you with the Comprehensive Plan regulations, provide information, and answer questions (optional). Contact the Community Development Division at (352)527-5239.

REVIEW PROCESS

All amendments are reviewed by staff and presented at several public meetings before the Planning and Development Review Board and the Board of County Commissioners. The total review time period is approximately nine (9) months (Small Scale amendments are significantly less). Refer to attached flow chart.

Unless specifically requested by the applicant, all applications for Comprehensive Plan Amendments and LDC Atlas Amendments will be processed simultaneously. Large Scale amendments and text amendments are limited to two review cycles per calendar year, except for certain exemptions as identified in Ch. 163, Florida Statutes.

REVIEW

The review depends on the type of amendment and the size of the subject property: cpa Text amendment; Small Scale CPA-GFLUM (less than 10 acres); Large Scale CPA-GFLUM; and LDC Atlas Amendment.

PUBLIC NOTICE COSTS

Florida Statutes require adequate public notice be provided for all proposed amendments to the Citrus County Comprehensive Plan and Land Development Code.

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Land Devel

Packet Pg. 55

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

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CPA/AA-04-04
COMMUNITY DEVELOPMENT
DIVISION

In accordance with the requirements of the Citrus County Land Development Code (Ord. 90-14 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail, and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification.

No application shall be processed for final adoption until all fees are paid.

INFORMATION REQUIRED BY APPLICANT

Please complete the attached CPA/AA application and include all requested information. Submit to the Department of Development Services at the address shown below.

FURTHER INFORMATION

If you have any questions or require further information, contact:

**Department of Development Services
Community Development Division
Lecanto Government Building
3600 West Sovereign Path, Suite 140
Lecanto, Florida 34461-8070
(352) 527-5239**

CSD/sl

Attachments

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

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**INSTRUCTIONS FOR COMPLETING
THE
REQUIRED INFORMATION PAGES**

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The following are the descriptions for the respectively numbered items from the pages titled "Required Information for a Comprehensive Plan Amendment".

1. The application form is provided as part of this packet. Complete all areas before submitting back to the County. The signature must be notarized and this can be done in the offices for the Department of Development Services.
2. Each Comprehensive Plan within the State of Florida is limited to **TWO** major submittals for amendments within a year; January 1st through December 31st. These are referred to as cycles. The exemptions from being included in a major cycle include:
 - A. The property under application cannot exceed 10 acres in total area, and
 - B. The total acres that can be exempted in a year is 80 acres for **ALL** applications combined.

Other exemptions may apply and are described in more detail in Chapter 163.3187, Florida Statutes. Copies can be provided from the Department of Development Services.

Check the appropriate space if this application qualifies for the above exemption and indicate the total acres of this property.

3. Legal descriptions are necessary to locate the property on the County's maps. The "legals" come in different forms; lot number and block number of a particular subdivision, a tract number of a subdivision, as well as metes and bounds descriptions to name three types. Metes and bounds descriptions use feet and fractions of feet to measure and compass bearings in degrees and minutes (fractions of degrees) to set the direction in which to measure. This information is contained within property deeds and surveys. Both can be used to satisfy other information requirements to follow.
4. Proof of ownership is necessary to insure that the correct property is being changed and that the person requesting the change is authorized to submit the application. This can be a deed, copy of tax bill, or other document that legally identifies the owner of the property.
5. As stated in number 3 above, the survey will provide an accurate legal description to locate the property on the maps. Plus, it provides the dimensions to calculate and confirm the total acreage under application.

Wetlands and other special features are affected by specific Federal, State, and local regulations and are therefore needed on the survey to insure that all of these regulations are met. Locally, the US Army Corp of Engineers will assist in identifying those wetland areas that would apply to their agency and the Southwest Florida Management District (SWFWMD) is a State agency.

A list of agency phone numbers and addresses can be obtained during the pre-submittal conference.

6. Text amendments are generally proposed due to changes in other laws or individual circumstances that result in a possible conflict with the existing text of the Comprehensive Plan. Since only the applicant can determine where the conflict is and what adjustments will eliminate the conflict, draft new text must be submitted to make sure no misunderstandings occur.
7. Stating exactly what new land use designation is being requested is simple but often overlooked when completing the application.

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8. Maps provide quick and easily understood information that describes what is being requested. Copies of the LDC atlas, with land use designations, can be requested from the Department. This will show the property boundaries as well as the surrounding roadways.

It will then be a matter of the applicant marking how the surrounding properties are being used (i.e. commercial, vacant, single family residential, etc.) Similarly, a copy can be marked to reflect the designation on the Generalized future Land Use map, especially when it differs from the Atlas.

9. The comprehensive plan and state regulations require that changes to the County's map(s) must be reviewed to determine what method will be used to provide the services (i.e., water, sewer, roads, etc.) necessary to develop or use the property under application. Provide discussion for each of these facilities listed on how this property will be serviced. If these facilities exist and are proposed to be utilized by the property, discuss all impacts on the capacity of each facility type.

Example: An applicant proposed to change the maps so that the property can be developed with a small office complex. Water lines run by the property but no sewer is available. The applicant would describe the use of the water and include a statement from the owner of the lines that it's okay to connect and that adequate capacity exists to handle the extra connection. The applicant would likewise state that sewer was not available and describe what type of system would be used to handle the project. This would be done for each facility listed.

A list of people to contact to obtain information on each facility type can be obtained during the pre-submittal conference.

10. The County has guidelines that were set up to insure that there would be no negative impacts on affordable housing within the County. The impacts would include additions to, or the removal from, the total amount of dwelling units that are used for affordable housing. Check the appropriate space and describe the impacts in the space provided if 'YES' is checked.
11. The objectives and policies of the Comprehensive Plan provide the guidelines for growth and development within the County. All amendments must be compatible with these objectives and policies. Check the space that fits this application.

In the spaces provided, fill in the number of the objective(s) and policy(ies) that apply to the proposed amendment. Then describe how this change will or will not affect each objective and policy that was listed. Copies of the County's Comprehensive Plan are available at each branch of the County library System; Crystal River, Homosassa, Hernando, Floral City, and Beverly Hills.

Assistance to identify these objectives and policies that may be affected by this proposal can be obtained during the pre-submittal conference.

12. There are times when certain changes and projects are required to satisfy special regulations and rules (i.e. landfills must satisfy special environmental rules.) In the space provided, describe any special rules that apply to the request and where possible, attach copies of that information.

NOTE: More detailed and technical descriptions of these guidelines can be found in Chapter 163, Florida Statutes, the Florida Administrative Codes, the Citrus County Comprehensive Plan, and Citrus County Administrative Regulation 13.8-1.

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**REQUIRED INFORMATION
FOR A
COMPREHENSIVE PLAN AMENDMENT**

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

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

1. A completed Comprehensive Plan application form. (Included in this packet.)
2. Does this application qualify as an exemption from the two times per year limitation on Comprehensive Plan Amendments? Yes No
3. If this application is for an amendment to the County's GFLUM map(s), a complete legal description must be attached.
4. If this application is for an amendment to the County's map(s), proof of ownership shall be provided.
5. If this application is for an amendment to the County's map(s), a certified boundary survey must be submitted. The survey must show all areas that have been identified as wetlands by Southwest Florida Water Management District (SWFWMD), Department of Environmental Protection (DEP), or US Army Corp of Engineers.
6. If this application is for an amendment to the text of the County's Comprehensive Plan, the proposed new text must be submitted.

ATTACH THE PROPOSED TEXT ON A SEPARATE PAGE(S)

7. If this application is for an amendment to the County's map(s), what is the proposed new land use designation for the property? (i.e. GNC, MDR, IND, etc.).

New designation: _____

8. A map shall be submitted that shows all of the following:
 - a. The boundary of the property plus all surrounding streets and roads.
 - b. The existing use of the property and the surround properties.
 - c. The designation of the existing property and the surrounding properties as it appears on the Generalized Future Land Use Map (GFLUM).
 - d. The designation of the existing property and the surrounding properties as it appears on the Atlas of the Land Development Code (LDC).
9. A brief discussion on the availability of public facilities to the property and how much of a demand on those facilities this proposed change would create shall be submitted. Discuss the following public facilities:

Sanitary Sewer:

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Potable Water:

Drainage:

Solid Waste:

Recreation Facilities:

Traffic Circulation:

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

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

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

Objective:

Policy:

Policy:

Objective:

Policy

Policy:

12. Any additional information that may apply to this application.

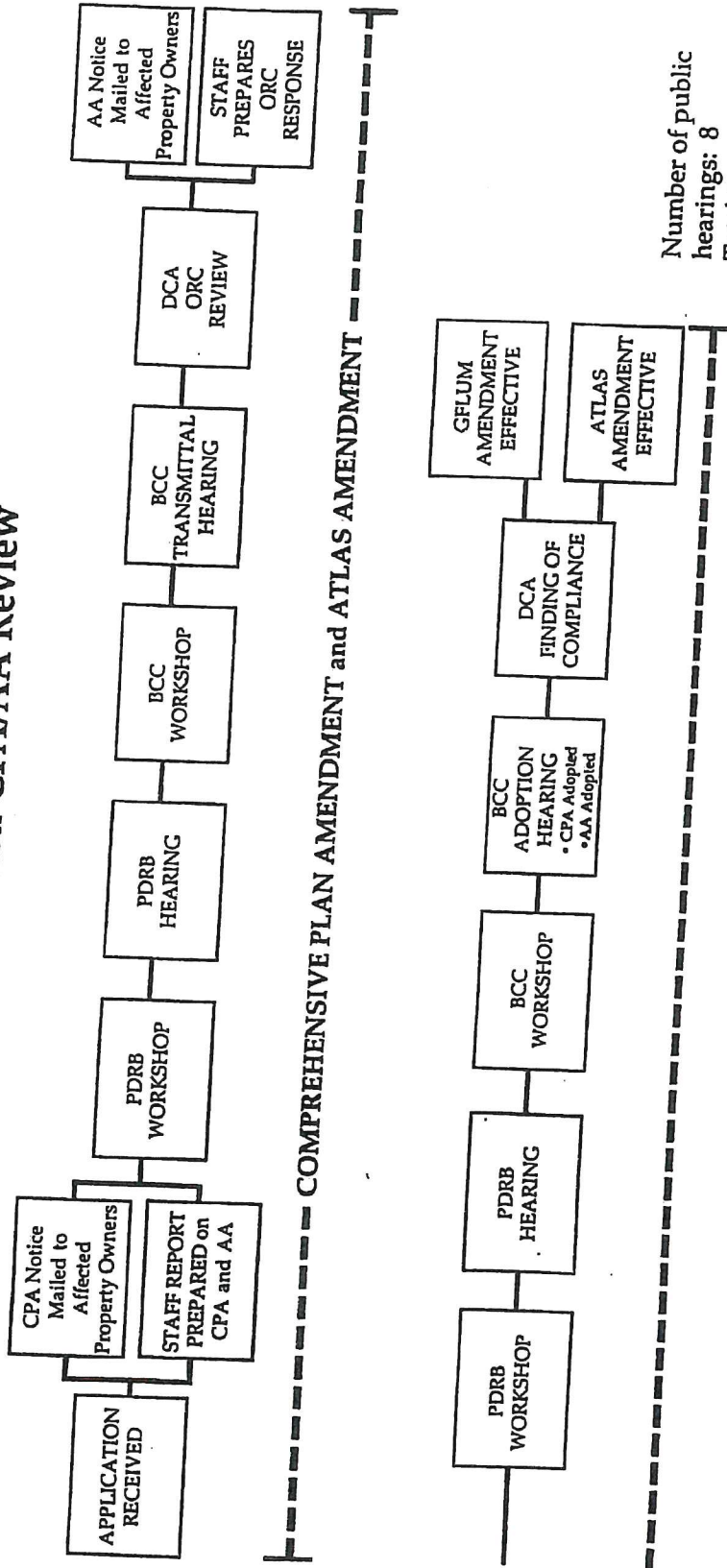
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Number of public
hearings: 8
Total time required:
9 months

Attachment A LAND USE AMENDMENT PROCESS Combined CPA/AA Review



COMPREHENSIVE PLAN AMENDMENT and ATLAS AMENDMENT

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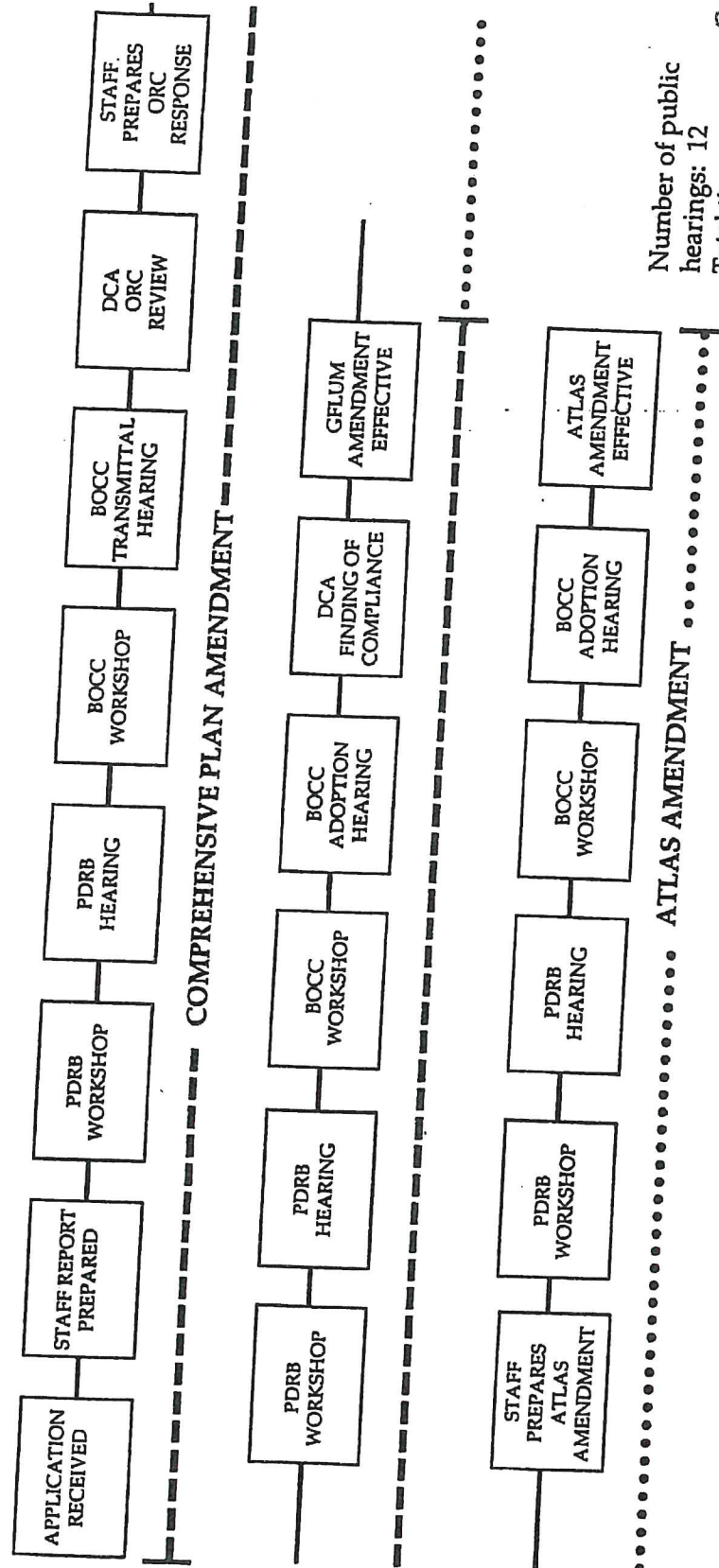
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CPA-AA-Attach A

Land Development Division
12/19/19 12:21-07

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

Figure 1
LAND USE AMENDMENT PROCESS
GFLUM Amendment Followed by Atlas Amendment



Number of public hearings: 12
 Total time required: 12 - 13 months

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Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)



Exhibit "H-2"

Board of County Commissioners
 Department of Planning and Development
 Geographic Resources and Community Planning Division
 3600 W. Sovereign Path, Lecanto, FL 34461-8070
 Toll Free (352) 489-2120 TTY (352) 527-5312
 Web Address: www.bocc.citrus.fl.us

CITRUS COUNTY COMPREHENSIVE PLAN AND
 LAND DEVELOPMENT CODE AMENDMENT APPLICATION /

Application No.: CPA/AA/PUD-1506 Date: 6-9-2015
 * Written Authorization is required if Applicant is different than Owner.
Applicant: Scott Borgeson **Property Owner:** Scott Borgeson
 Name: Scott Borgeson Name: Scott Borgeson
 Address: P.O. Box 910 Address: P.O. Box 910
 City: Florida City City: Florida City
 State: Florida Zip: 33436 State: Florida Zip: 33436
 Home No.: 302-5656 Cell No.: 302-5656 Home No.: 302-5656 Cell No.: 302-5656
 Work No.: 344-1114 Fax No.: 860-0918 Work No.: 344-1114 Fax No.: 860-0918
 Email: jbmckenz@tampabay.rr.com Email: jbmckenz@tampabay.rr.com
Property Description: Section: 3 Township: 20 South Range: 20 East
 Legal Description: Meters and Bounds Attached
 Subdivision: Acreage Lot(s): N/A Block/Parcel:
 Alternate Key #: 1960428 Parcel ID:
 Acreage: 5
☐ New Planned Unit Development (PUD)
☐ Amendment to Previously Approved PUD/PD
 Land Development Code Atlas Designation From: LDR To: CLC-PUD
 Generalized Future Land Use Map Designation From: LDR To: CLC

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(s): To Change land designation from LDR to GNC
 Directions to Property: 491 N to 44th Tr to 41 Tr to South of Inverness past Grodder on L next to Circle K
 The Applicant is: ☒ Owner of Tract ☒ Agent for Property Owner
☐ One-Owner Among Several ☐ Other (specify)

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Geographic Resources and Community Planning 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.

STATE OF FLORIDA
 COUNTY OF CITRUS

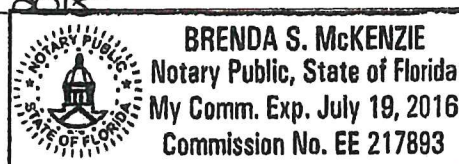
Signature: Scott Borgeson

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

WITNESS my hand and official seal this 14 day of June, 2015

Brenda McKenzie
 Printed Name
Brenda McKenzie
 Notary Public - State of Florida

Seal



For Staff Use Only
 ATF: N6
 QTR: 3-20-20 NW
 LUD: LDR

GFLUM Des:
 FZ:

Date: 6/12/15
 Time: 3:14
 Initials: Lam
 Revised: June 2013
 Page 1 of 9

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Department of Planning and Development
 Geographic Resources and Community Planning Division
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 Toll Free (352) 489-2120 TTY (352) 527-5312
 Web Address: www.bocc.citrus.fl.us

AUTHORIZATION

APPLICATION REQUEST: (check one)

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

LEGAL DESCRIPTION OF PROPERTY:

Section 3 Township 2 Range 20 Alternate Key # 1960428

Lot/Parcel _____ Block _____

Subdivision _____

I, Scott Borgeson, owner of the above described property,
 (Name of Owner)

authorize Jessica Borjes + Julie of McKenzie Permitting to
 (Name of Representative) (Name of Business)

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

SIGNATURE: Scott Borgeson

(Signature of Owner)

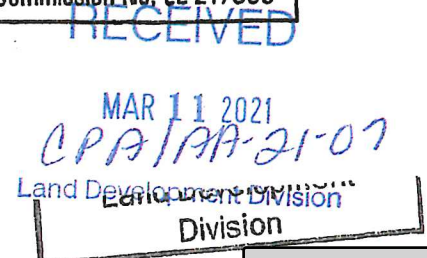
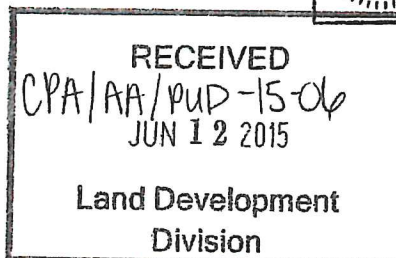
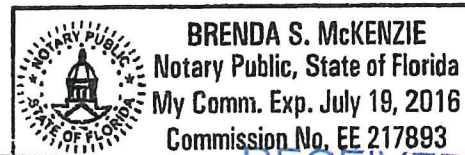
STATE OF FLORIDA
 COUNTY OF CITRUS

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

WITNESS my hand and official seal this 11th day of June, 2015

Brenda McKenzie
 Printed Name
Brenda McKenzie
 Notary Public - State of Florida

Seal



Home Parcel Search

Summary

Altkey: 1960428
BORGESON SCOTTParcel ID: 20E20S03 41230
5603 S FLORIDA AVE, FLORAL CITY

7 of 7

Return to Search Results
My Tax Year: 2015

Legal

Land & Agriculture

Residential

Commercial

Misc Improvements

Values

Sketch

Photos

Permits

Quick Links

Map

Pictometry

Parcel

PC Code 1000 - VACANT COMM
Bldg Count 0
Nbhd 0541 - HWY 41 S CASTLE LAKE DR SOUTH TO MAGNOLIActions
Neighborhood Sales
Printable Summary
Printable Version

Mailing Address

Owner BORGESON SCOTT
Mailing Address PO BOX 910
FLORAL CITY FL 34436 0910Reports
Attribute Export
Mailing List
Property Record Card

Go

Owners

Name
BORGESON SCOTT

External Links

Values

Year	PC Code	Land Value	Impr Value	Just Value	Assessed	Exemptions	Taxable	HX Savings
2014	1000	\$52,024	\$0	\$52,024	\$52,024	\$0	\$52,024	\$0
2013	1000	\$51,095	\$0	\$51,095	\$51,095	\$0	\$51,095	\$0
2012	1000	\$51,095	\$0	\$51,095	\$51,095	\$0	\$51,095	\$0
2011	1000	\$48,153	\$0	\$48,153	\$48,153	\$0	\$48,153	\$0
2010	1000	\$49,904	\$0	\$49,904	\$49,904	\$0	\$49,904	\$0

Legal Data

Tax District 000X
Subdivision Number -
Short Legal PT OF SEC 3-20-20 KNOWN AS PCL 41230 ON CITRUS CO
ASSESSMENT MAP 617D: COM AT INT OF S'LY R/W LN OF SR N
S-39A AND E'LY R/W LN OF US HWY NO 41, TN S 25 DEG 59M 40S
GIS Est Sq Ft 21,859
Map SC-TW-RG 03-20S-20E

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/01/2004	\$90,000	1707/1510	14-SALE / MORE THAN 1 PARCEL	V
02/01/2003	\$28,000	1570/1605	00-WARRANTY DEED	V
02/01/1980	\$25,000	0553/2066	00-WARRANTY DEED	V

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$2.78

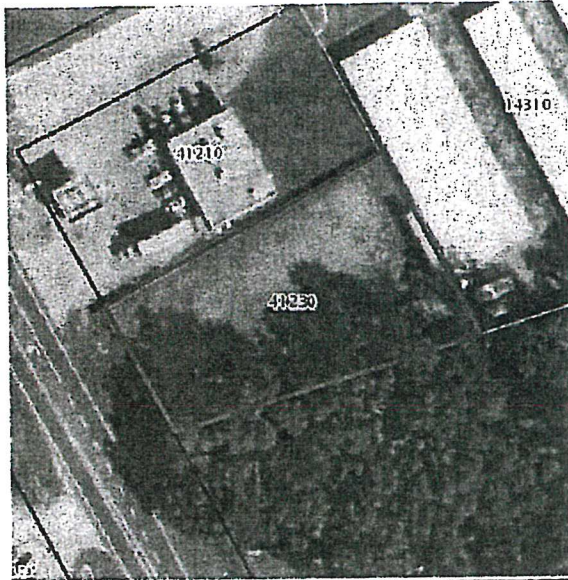
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Sorry, no sketch available
for this record



Sorry, no photo available
for this record

Date Copyright Citrus County Florida
Last Updated: 26/May/2015
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Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)



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

APPEAL NOTICE

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

Signature: _____

Date: _____

6/11/15

Talk with Joanne
 any. When we turn in paper
 work. They will fill it out

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 Geographic Resources and Community Planning Division
 3600 W. Sovereign Path, Lecanto, FL 34461-8070
 Toll Free (352) 489-2120 TTY (352) 527-5312
 Web Address: www.bocc.citrus.fl.us

**REQUIRED INFORMATION
 FOR A
 COMPREHENSIVE PLAN AMENDMENT**

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

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

1. A completed Comprehensive Plan application form. (Included in this packet.)
2. If this application is for an amendment to the County's GFLUM map(s), a complete legal description must be attached.
3. If this application is for an amendment to the County's map(s), proof of ownership shall be provided.
4. If this application is for an amendment to the County's map(s), a certified boundary survey must be submitted. The survey must show all areas that have been identified as wetlands by Southwest Florida Water Management District (SWFWMD), Department of Environmental Protection (DEP), or US Army Corp of Engineers.
5. If this application is for an amendment to the text of the County's Comprehensive Plan, the proposed new text must be submitted.

ATTACH THE PROPOSED TEXT ON A SEPARATE PAGE(S)

6. If this application is for an amendment to the County's maps(s), what is the proposed new land use designation for the property? (i.e. GNC, MDR, IND, etc.).

New designation: GNC CLC

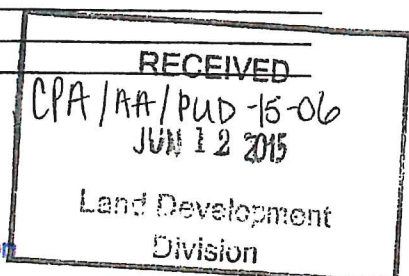
7. A map shall be submitted that shows all of the following:
 - a. The boundary of the property plus all surrounding streets and roads.
 - b. The existing use of the property and the surround properties.
 - c. The designation of the existing property and the surrounding properties as it appears on the Generalized Future Land Use Map (GFLUM).
 - d. The designation of the existing property and the surrounding properties as it appears on the Atlas of the Land Development Code (LDC).
8. A brief discussion on the availability of public facilities to the property and how much of a demand on those facilities this proposed change would create shall be submitted. Discuss the following public facilities:

Sanitary Sewer: Septic

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

Potable Water: _____

Floral City water Association

Drainage: _____

Per Furman & Hilpert Engineering
engineered site plan.

Solid Waste: _____

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

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

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

* Objective: Proper zoning to expand

* Policy: 1.

+ Policy: _____

+ Objective: _____

Policy: _____

Policy: _____

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

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Department of Planning and Development
Geographic Resources and Community Planning Division
3600 W. Sovereign Path, Suite 140
Toll Free (352) 489-2120
Web Address: www.citruscountyfla.gov

J.1.1.b

PUBLIC NOTICE COSTS

Florida Statutes require adequate public notice be provided for all proposed amendments to the Citrus County Comprehensive Plan and Land Development Code.

In accordance with the requirements of the Citrus County Land Development Code, the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification.

NO APPLICATION SHALL BE PROCESSED FOR FINAL ADOPTION UNTIL ALL FEES ARE PAID.

Fees for a Comprehensive Plan/Atlas Amendment include the following:

✓ Application Fee

- Small Scale (up to 10 acres) - \$1,650.00 plus \$10.00 per acre or fraction thereof.
- Large Scale (10 acres or greater) - \$3,150.00 plus \$10.00 per acre or fraction thereof.

Plus Related Agenda, Postage and Advertising Fees

Fees for a Comprehensive Plan Amendment include the following:

✓ Application Fee

- Small Scale (up to 10 acres) - \$1,000.00
- Large Scale (10 acres or greater) - \$2,500.00
- Text - \$1,500.00

Plus Related Agenda, Postage and Advertising Fees

FURTHER INFORMATION

If you have any questions or require further information, contact:

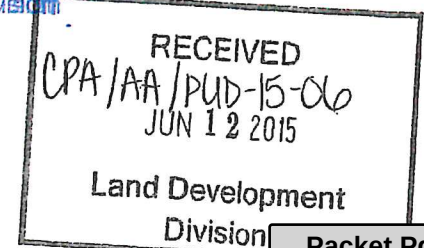
Department of Planning and Development
Geographic Resources and Community Planning Division
Lecanto Government Building
3600 W. Sovereign Path, Suite #140
Lecanto, FL 34461-8070
(352) 527-5544

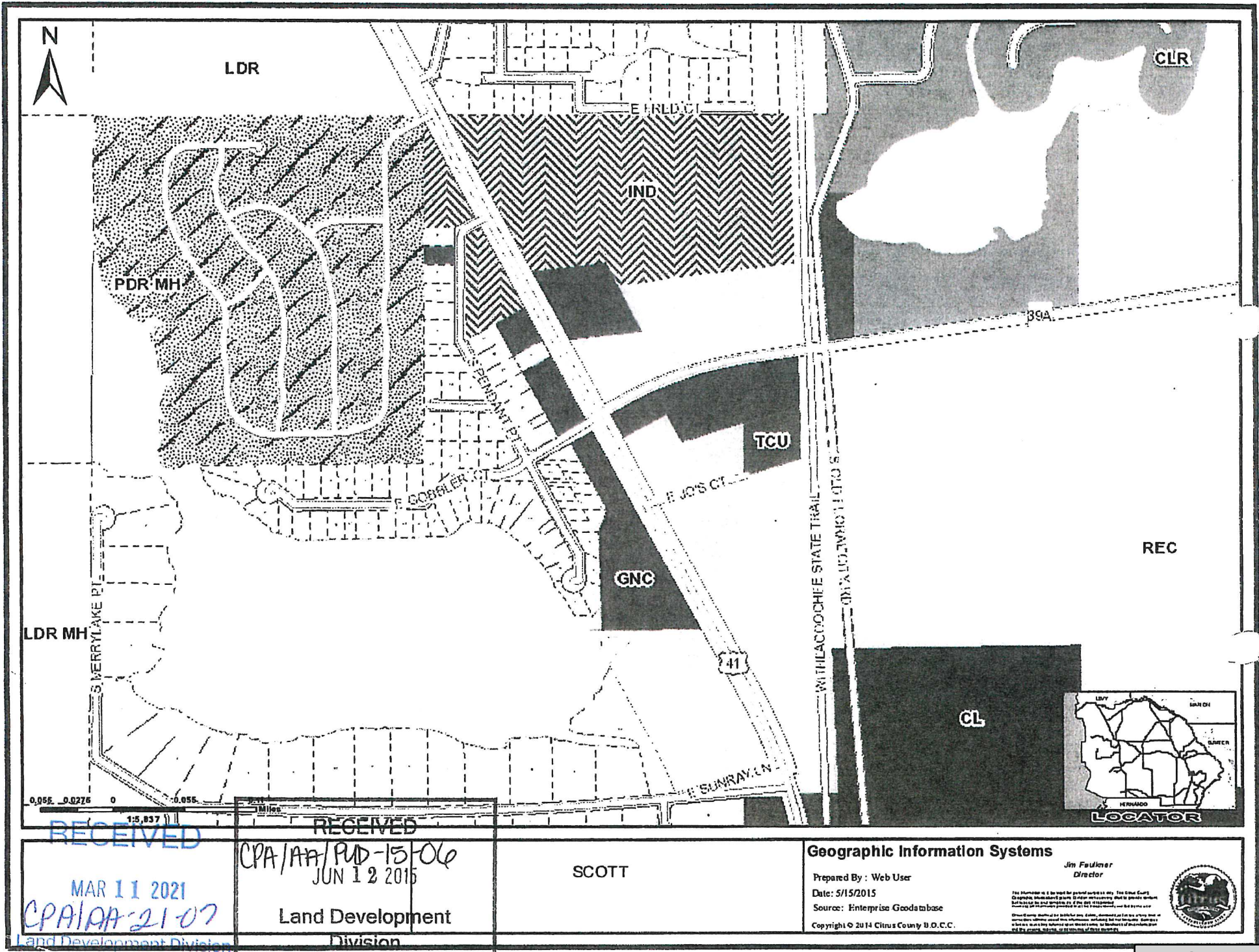
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Land Development
Division

SCOTT

Geographic Information Systems

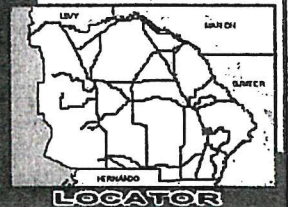
Prepared By: Web User

Date: 5/15/2015

Source: Enterprise Geodatabase

Copyright © 2014 Citrus County B.O.C.C.

Jin Faulmer
Director



Future Land Use Element

access, environmental and water resource protection, preservation of wetlands, open spaces, and convenient on-site traffic flow.

Policy 17.1.7

Citrus County will review the LDC Atlas and adjust residential land use district boundaries when possible to coincide with existing parcel boundaries during the atlas readoption process.

Objective 17.2

In order to promote the efficient use of resources and discourage scattered development and sprawl, the County shall encourage development in Planned Service Areas (PSA) and commercial infill areas as identified in the Plan and through the following mechanisms:

- County LDC - specific standards which allow higher intensities of land use in areas where adequate services are available and where specific design criteria are met, and future land uses are coordinated with appropriate topography conditions and soil types; and
- GFLUM - by designating an appropriate amount of acreage in each land use category that reflects projected growth, demonstrated needs, existing development patterns, environmental suitability, availability of infrastructure, and community values

Policy 17.2.1

Residential uses adjacent to the municipalities of Inverness and Crystal River shall be served with utilities from those municipalities where that service will ensure the least expensive service, the best environmental protection, and where the municipality and County have entered into an interlocal agreement.

Policy 17.2.2

The County will initiate the creation of suburban service areas around the municipalities and seek to develop interlocal agreements for the provision of urban utility services to these areas.

Policy 17.2.3

The County will develop PSAs within portions of the County designated for suburban development and establish priorities and provisions for the extension of services to each area.

Policy 17.2.4

Areas experiencing rapid development not properly served by utilities or other needed services may have further development postponed through legislation until the health, safety, and welfare of the public is ensured through the provision of services.

Policy 17.2.5

New development locating in the PSA shall be allowed only when central water and sewer are provided. For new residential land

10-154

MAR 11 2021

Land Development Division

CPA/AA-21-07

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JUN 12 2015
Land Development Division

Future Land Use Element

uses, this shall apply to developments of four units or greater per acre. Existing development must connect to central water and sewer systems when the services become available. Within the Planned Service Area, all new subdivision plats of 500 or more dwellings shall be required to connect to regional central water and regional central sewer.

Policy 17.2.6

The County will ensure that the future land use plan provides for sufficient potable water supply and service as detailed in the 10 year Water Supply Facilities Work Plan.

Policy 17.2.7

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

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 17.2.9

The County LDC shall contain standards which will protect potable water wellfields and prime recharge areas within the County from the encroachment of incompatible land uses.

Policy 17.2.10

Land uses adjacent to conservation areas shall, where possible, only allow for low density residential development or agricultural use.

Policy 17.2.11

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

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

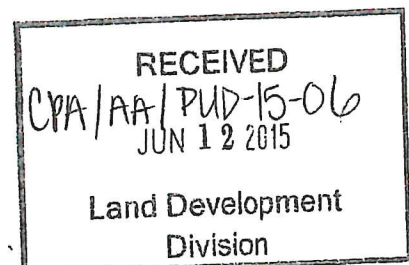
Policy 17.2.12

The County shall include in the County LDC requirements for nonconforming land uses to be buffered and meet performance criteria in accordance with a schedule which relates to redevelopment of a specific time frame, or require the amortization or phasing out over a specified period of time, nonconforming land uses. Where new development occurs making another use

10-155

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CPA/AA-21-07
Land Development Division

Future Land Use Element

by the Planning and Development Review Board (PDRB) or its predecessor in function.

Policy 17.5.6

The LDC shall contain standards for PDs including provisions for residential clustering to preserve wetlands or other natural features. Such provisions may include density bonuses and/or allowance for additional land uses on non-environmentally sensitive portions of the project, such as neighborhood commercial centers.

Standards for PDs shall address the following:

- Minimum lot size allowed when the project is platted or otherwise subdivided
- Open space requirements when the project is platted or otherwise subdivided
- Maximum impervious surface area allowed on a per lot basis
- Front, side, and rear yard building setbacks if different from LDC standards
- Building height restrictions if different from LDC standards

Policy 17.5.7

The LDC shall be revised to include provisions for permitting later phases of a PD if the project is vested and continuing in good faith, and provided the construction standards sought are substantially the same as construction standards previously approved for earlier phases of the development.

Commercial

Objective 17.6

The County shall provide for a range of commercial densities and uses in the Future Land Use Plan and County LDC.

Policy 17.6.1

The Future Land Use Plan and County LDC shall provide for efficient and reasonable commercial development standards, including provisions for off-street parking and loading facilities, to serve neighborhood, community, and regional commercial needs.

Policy 17.6.2

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

Policy 17.6.3

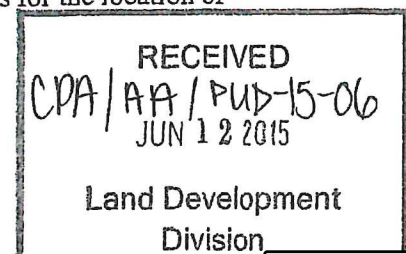
The County LDC shall contain standards for development which will encourage the development of commercial nodes while discouraging strip commercial development.

Policy 17.6.4

The County LDC shall contain standards for the location of commercial development which:

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10-163

MAR 11 2021
CPA/AA-21-07
Land Development Division



REVISED: August 6, 2015

July 14, 2015

Citrus County Land Development Services
3600 Sovereign Path
Lecanto, FL 34461

RE: CPA – AA – PUD #1506/A-1 Mini Storage

To Whom It May Concern:

We are requesting to modify our application request from LDR to GNC
"TO" LDR to CLC, in regards to the above referenced application.

Please be advised that we are requesting the following three
considerations/conditions for our application.

1. Request the GNC standard ISR of 70% needed for mini warehouse addition project. We are asking that the 70% ISR be granted for the CLC Land Use Designation. We also have included a modified "proposed" site plan.
2. Waive the buffer requirement on the south side of property line due to the fact it is heavily wooded, vacant, and owned by a utility company that has no plans for developing it. If at any time a buffer is needed I will comply with requirements.
3. Both drives/entry ways on Gobbler Drive, the main entrance driveway and the secondary driveway, are needed. The secondary drive is pre-existing for over 25 years. It is needed for staging area for dumpster truck service once a week. It is also the only entranceway to enter the outdoor storage area, which is typically only 2-3 times a month. This is a very low impact use. It is critical that I maintain both pre-existing driveways.

I respectfully request these 3 above conditions/considerations and also respectfully request the land use change to CLC.

Please let me know if you have any questions or concerns.

Respectfully,



Scott Borgeson
Owner

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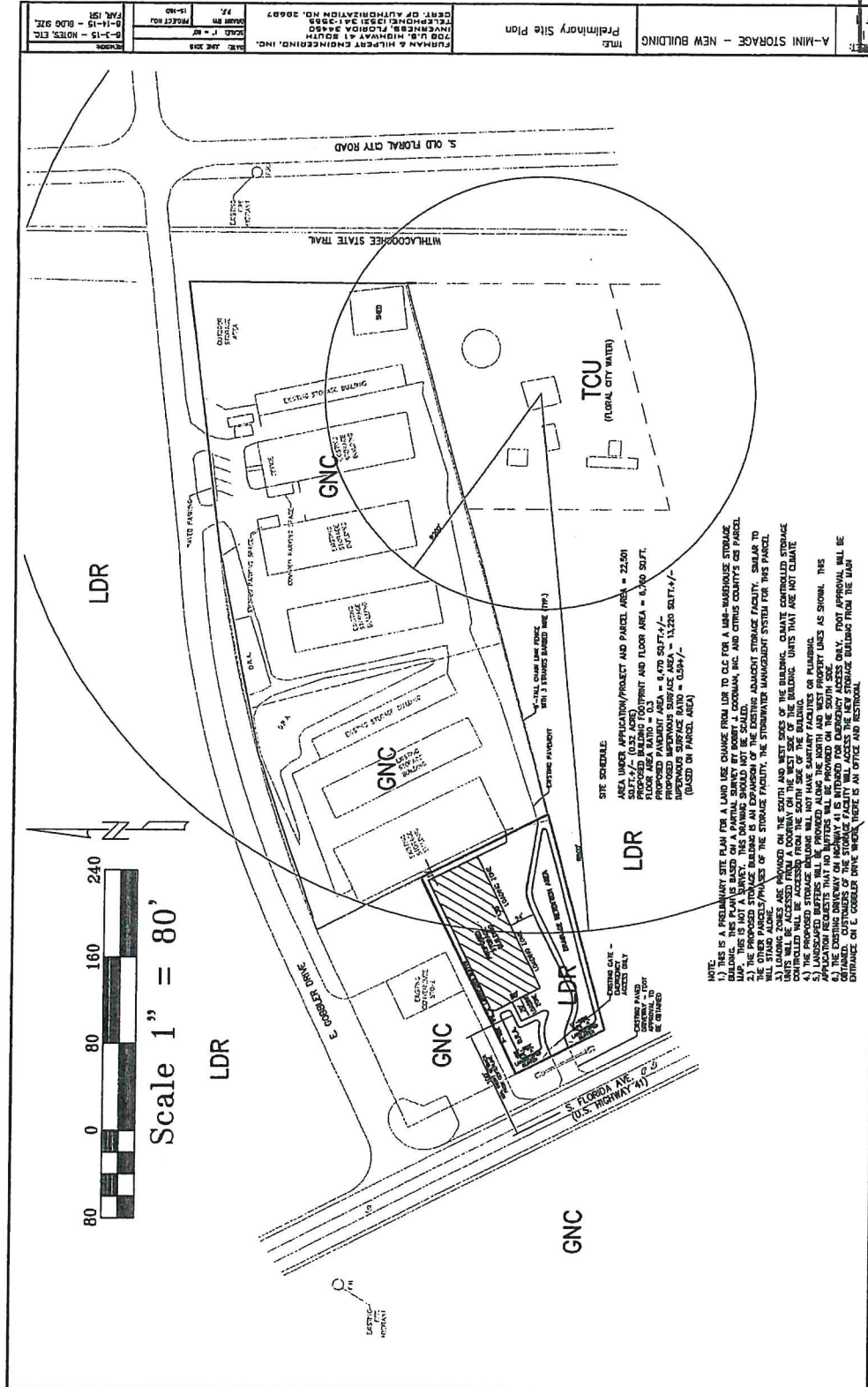
MAR 11 2021

CPA/AA-21-07
Land Development Division

Packet Pg. 75

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

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AUG 14 2021
Land Development
Division



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MAR 11 2021
CPA/AA/PUD-21-07
Land Development
Division



2004023561 2 PGS

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Shirley McCarthy
CITRUS LAND TITLE LLC
1904 WEST MAIN STREET
INVERNESS, FLORIDA 34452

Property Appraisers Parcel Identification (Folio) Number: 03 20S20E 14310 and 41230

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.50
DOCUMENTARY TAX: \$338.00
\$ 2004023561 BK:1707 PG:1510-1511
04/19/2004 09:50 AM 2 PGS
JRICCT, DC Receipt #014081

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 8 day of April, 2004 by Ann M. White, individually and as Trustee of the Ann M. White Trust Agreement dated April 19, 1989, herein called the grantor, to Scott Borgeson whose post office address is P.O. Box 910, Floral City, FL, 34436-0910, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

FOR DESCRIPTION OF LANDS, SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to covenants, restrictions and easements of record.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida, in that neither the Grantor(s) nor any members of the household of the Grantor(s) reside thereon, nor is said lands contiguous to lands owned or maintained as their homestead.

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

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

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Kim L. Bianca
Witness #1 Signature
Kim L. Bianca
Witness #1 Printed Name
Shirley McCarthy
Witness #2 Signature
Shirley McCarthy
Witness #2 Printed Name

Ann M. White
Ann M. White, individually and as Trustee of the
Ann M. White Trust Agreement dated April 19,
1989
PO Box 832, Floral City, FL, 34436

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 8 day of April 2004 by Ann M. White, individually and as Trustee of the Ann M. White Trust Agreement dated April 19, 1989, who is personally known to me or has produced _____ as identification.

SEAL



File No.: 04-2148
Poor Quality Notary Seal

File No.: 04-2148

Kim L. Bianca
Notary Public
Kim L. Bianca
Printed Notary Name

My commission expires:

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MAR 11 2021

Land Development Division

CPA/AA-2

Packet Pg. 77

Return to Citrus Land

Title, Inc.

File # 04-2148

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

Schedule A

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-39A AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, THENCE S. $26^{\circ} 59' 40''$ E. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 A DISTANCE OF 109.59 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. $26^{\circ} 59' 40''$ E. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 90.41 FEET, THENCE N. $74^{\circ} 10' 40''$ E. LEAVING SAID RIGHT-OF-WAY LINE A DISTANCE OF 203.86 FEET, THENCE N. $26^{\circ} 59' 40''$ W. PARALLEL TO SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 129.14 FEET, THENCE S. $63^{\circ} 13' 34''$ W. 200.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING SITUATE IN SECTION 3, TOWNSHIP 20 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA.

AND

COMMENCE AT THE INTERSECTION ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-39A AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, THENCE S. $26^{\circ} 59' 40''$ E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 200 FEET, THENCE N. $74^{\circ} 10' 40''$ E. A DISTANCE OF 203.86 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N. $74^{\circ} 10' 40''$ E. A DISTANCE OF 168.25 FEET, THENCE N. $15^{\circ} 49' 20''$ W. A DISTANCE OF 241.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. S-39A, SAID POINT BEING ON THE ARC OF A CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF $20^{\circ} 33' 10''$ AND A RADIUS OF 1482.96 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 214.41 FEET TO A POINT ON THE ARC OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S. $71^{\circ} 27' 31''$ W. 214.22 FEET), THENCE S. $26^{\circ} 59' 40''$ E. 235.82 FEET TO THE POINT OF BEGINNING, LYING AND BEING SITUATE IN SECTION 3, TOWNSHIP 20 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA.

✓ File No: 04-2148

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MAR 11 2021

Land Development Division

CPA/AA

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Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

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

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

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

April 28, 2021

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

HAND DELIVERY

Mr. Michael Sherman, Director
Citrus County Development Services
3600 W Sovereign Path, Suite #109
Lecanto, Florida 34461

Re: Affordable Secure Storage – Inverness, LLC
PUD application/CPA/AA-21-07
Alt. Key #1960428, 2748966 and 1845661 – 3.50 Acres (MOL)
Sect. 3, Township 20, Range 20

Dear Mr. Sherman:

On behalf of our client, Affordable Secure Storage – Inverness, LLC, and at the County's request, we enclose the noted PUD application to run concurrently with the noted CPA/AA-21-07.

The subject property is located on US 41 in Floral City, Florida area; total size is 3.50 acres and has existing mini-warehouses per an approved PUD (No. 15-06); parent parcels for mini-warehouse use are Alternate Key #1845561 and 2748966. The PUD map amendment does not modify the PUD – other than the additional GNC area of CPA/AA-21-07. There are no concurrency or environmental issues.

Please have your staff review the attached for completeness and sufficiency. The filing fee of \$640.00 is enclosed. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure

CPA/AA/PUD-21-07



DEPARTMENT OF GROWTH MANAGEMENT LAND
DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 771
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE PLANNED UNIT DEVELOPMENT APPLICATION

Application No.:

Date:

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

Applicant*

Name: Law Office of Clark A. Stillwell
Address: PO Box 250
City: Inverness
State: Florida Zip: 34451
Phone: 726-6767
Email: caslaw@tampabay.rr.com

Property Owner

Name: Affordable Secure Storage - Inverness, LLC
Address: 470 Atlantic Ave, Floor Four
City: Boston
State: MA Zip: 02210
Phone: _____
Email: _____

Property Description: Section: 3 Township: 20 South Range: 20 East
Legal Description: See Exhibit "A"
Subdivision: 001129 Unrec Tracts 3-20-20 Lot(s): _____ Block/Parcel: _____
Alternate Key #: 1960428, 2748966, 1845661 Parcel ID: _____
Acreage: 3.50 (MOL)

 New Planned Unit Development

X Amendment to a Previously Approved Planned Development Previous Application No.: _____

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

Applicant Request(s): Concurrent with CPA/AA-21-07 unifying land use district; readoption of existing PUD Map including land use change.

Directions to Property: See Exhibit "B"

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

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

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

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

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

Signature: _____

STATE OF FLORIDA
COUNTY OF CITRUS

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

WITNESS my hand and official seal this 28 day of April, 2021

Signature
Carla Venard

Printed Name

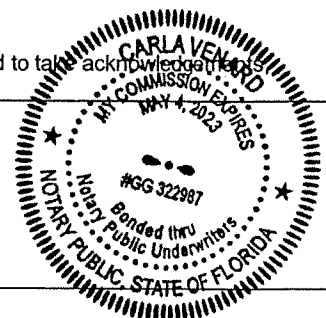
Seal

For Staff Use Only

CPA/AA/PUD-21-07

Date: _____

Time: _____ Initials: _____



FILING REQUIREMENTS

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

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

Return this application to:

CITRUS COUNTY LAND DEVELOPMENT DIVISION

3600 W Sovereign Path, Suite 140

Lecanto, FL 34461

Signature:

Date:

Packet Pg. 81



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239

TTY Dial 711

Web Address: www.citrusbocc.com

APPEAL NOTICE

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

Signature: _____

Clark A. Stillwell

Date: 04/30/21

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

CPA/AA/PUD-21-07



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

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

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

Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

☐ Variance ☐ Conditional Use ☐ Minor Subdivision ☐ Lot Reconfiguration

☐ Plat Vacation ☐ Street Vacation ☐ Comprehensive Plan Amendment

☐ Atlas Amendment ☒ Other (specify): PUD

LEGAL DESCRIPTION OF PROPERTY:

Section 3 Township 20 Range 20 Alternate Key # 1960428, 2748966 and 1845661

Lot/Parcel _____ Block _____

Subdivision 001129 Unrec Tracts 3-20-20

LLC

I, Affordable Secure Storage - Inverness, owner of the above described property,
(Name of Owner)

authorize Clark A. Stillwell of Law Office of Clark A. Stillwell to
(Name of Representative) (Name of Business)

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

SIGNATURE _____

(Signature of Owner)

STATE OF Fla
COUNTY OF Monroe

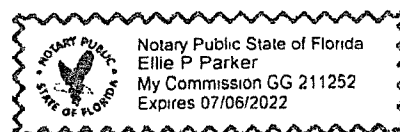
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Timothy Shackelford, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 28 day of April, _____.

ELLIE P PARKER
Printed Name

Ellie P Parker
Notary Public - State of Florida

Seal



CPA/AA/PUD-21-07

Exhibit List
Affordable Secure Storage – Inverness, LLC
Alternate Key No.: 1960428, 2748966 and 1845661
Section 3, Township 20, Range 20

Exhibit “A” – Deed

Exhibit “B” – Directions

Exhibit “C” – Survey

Exhibit “D” – Prior PUD Site Plan

Attachment: Application (12915 : CPA/AA/PUD-21-07 Clark A. Stillwell for Affordable Secure Storage- Inverness, LLC)

CPA/AA/PUD-21-07

Exhibit "A"

Prepared By and Return To:
 LISA STRICKLAND of
 FIDELITY TITLE SERVICES, LLC
 217 N. Apopka Ave.
 Inverness, Florida 34450

File No. 20-124881
 Consideration : \$2,600,000.00
 Parcel ID No. 20E20S03 14315

Warranty Deed

Made this 19 day of **JANUARY, 2021** A.D. by **SCOTT BORGESON**, whose post office address is: **8934 E. Hampton Pt. Rd., Inverness, Florida 34450**, hereinafter called the Grantor, to **AFFORDABLE SECURE STORAGE - INVERNESS LLC**, whose post office address is: **470 Atlantic Ave. FL4, Boston, Massachusetts 02210**, hereinafter called the Grantee:

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

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

Commence at the intersection of the Southerly right-of-way line of State Road No. S-39A and the Easterly right-of-way line of U.S. Highway No. 41, thence S. 26° 59' 40" E. along the Easterly right-of-way line of U.S. Highway No. 41 a distance of 109.59 feet to the point of beginning, thence continue S. 26° 59' 40" E. along said right-of-way a distance of 90.41 feet, thence N. 74° 10' 40" E. leaving said right-of-way line a distance of 203.86 feet, thence N. 26° 59' 40" W. parallel to said Easterly right-of-way line a distance of 129.14 feet, thence S. 63° 13' 34" W. 200.00 feet to the point of beginning, lying and being situate in Section 3, Township 20 South, Range 20 East, CITRUS County, Florida.

And

Commence at the intersection on the Southerly right-of-way line of State Road No. S-39A and the Easterly right-of-way line of U.S. Highway No. 41, thence S. 26° 59' 40" E. along said Easterly right-of-way line a distance of 200 feet, thence N. 74° 10' 40" E. a distance of 203.86 feet to the point of beginning, thence continue N. 74° 10' 40" E. a distance of 168.25 feet, thence N. 15° 49' 20" W. a distance of 241.51 feet to a point on the Southerly right-of-way line of said State Road No. S-39A, said point being on the arc of a curve concaved Southeasterly having a central angle of 20° 33' 10" and a radius of 1482.96 feet, thence Southwesterly along the arc of said curve a distance of 214.41 feet to a point on the arc of said curve (chord bearing and distance between said points being S. 71° 27' 31" W. 214.22 feet), thence S. 26° 59' 40" E. 235.82 feet to the point of beginning, lying and being situate in Section 3, Township 20 South, Range 20 East, CITRUS County, Florida.

AND

Parcel B: Lots 1B, 2B, 3B, 4B, located in Section 3, Township 20 South, Range 20 East, being more particularly described as follows:

Commence at the intersection of the Southerly right-of-way line of State Road NO. S-39A and the Easterly right-of-way line of U.S. Highway No. 41, thence S. 26° 59' 40" E. along said Easterly right-of-way line a distance of 200 feet, thence N. 74° 10' 40" E. a distance of 372.11 feet to the Point of Beginning, thence continue N. 74° 10' 40" E. a distance of 338.51 feet to the Westerly right-of-way line of the A.C.L. Railroad, thence N. 0° 25' 50" W. along said Westerly right-of-way line a distance of 200 feet to the aforementioned Southerly right-of-way line of State Road No. S-39A, thence S. 83° 12' 10" W. along said Southerly right-of-way line a distance of 196.23 feet to the P.C. of a curve concaved Southeasterly having a central angle of 20° 33' 10" and a radius of 1482.95 feet, thence Southwesterly along the arc of said curve a distance of 196.76 feet to a point on the arc of said curve (chord bearing and distance between said points being S. 79° 24' 07" W. 196.61 feet), thence S. 15° 49' 20" E. 241.51 feet to the Point of Beginning. Lying and being situate in CITRUS County, Florida.

SUBJECT TO covenants, restrictions and easements of record.

GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED PROPERTY IS NOT, NOR IS CONTIGUOUS TO, THE HOMESTEAD OF GRANTOR OR HIS/HER SPOUSE, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.

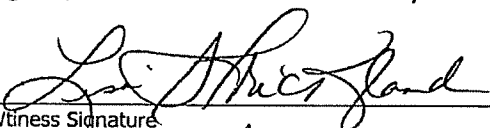
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

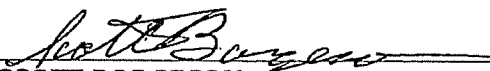

Witness Signature

Witness Printed Name Lisa Strickland


Witness Signature

Witness Printed Name Tracy Kiser

State of FLORIDA
County of CITRUS


SCOTT BORGESON
Address: 8934 E. Hampton Pt. Rd., Inverness, Florida 34450

Address:

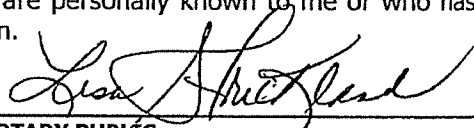
The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 19 day of January, 2021, by **SCOTT BORGESON**, who is/are personally known to me or who has/have produced 91 DIL as identification.

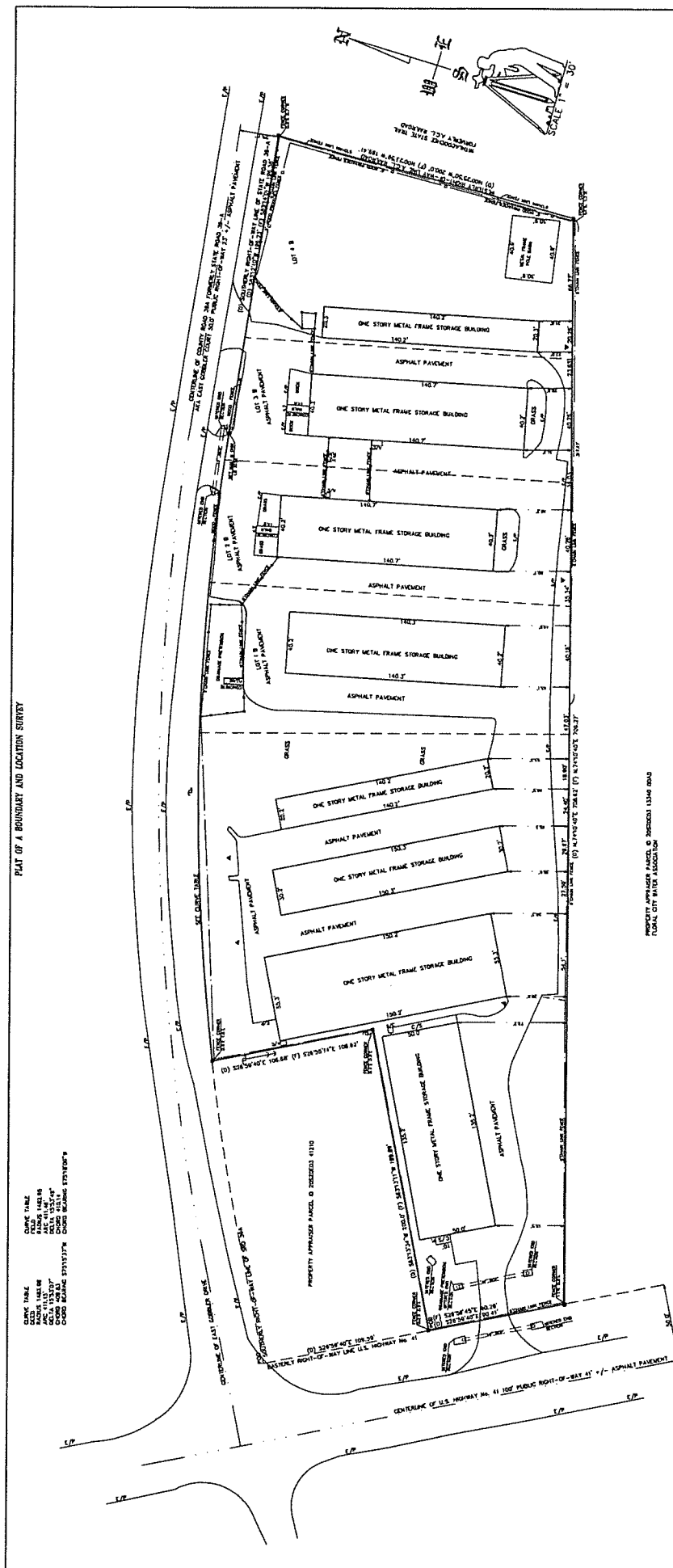
{SEAL}

My Commission Expires:



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


NOTARY PUBLIC
Lisa Strickland
Print Notary Public Name:



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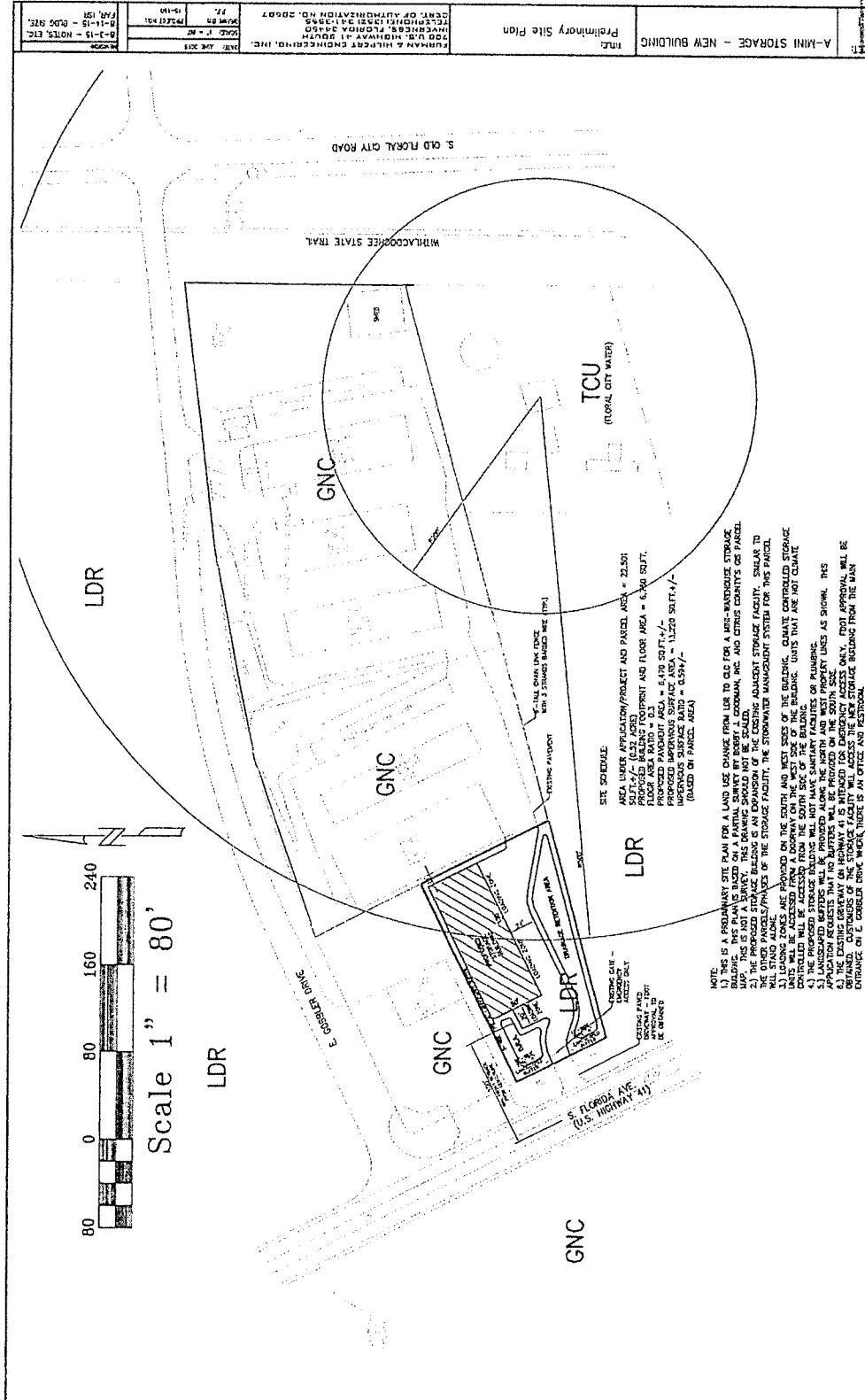
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Copyright Approved
by Patrick L.
Henson
Date: 2020.12.15
09:06:57 -0700

ANDERSON SPECIALTY SERVICES, INC.
9200 East Orange Avenue
Ft. Lauderdale, Florida 33308
(305) 555-1111

CDA/AA/PUB-21-07

Exhibit "D"



RECEIVED
 CPA/AA/PUD-15-06
 AUG 14 2015
 Land Development
 Division

CPA/AA/PUD-21-c7

COPY**ORDINANCE NO. 2015- A18**

AN ORDINANCE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY LAND USE ATLAS MAP BY REDESIGNATING APPROXIMATELY 0.52 ACRES FROM LOW DENSITY RESIDENTIAL DISTRICT TO COASTAL AND LAKES COMMERCIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT FOR A MINI-WAREHOUSE USE AND TO EXCEED THE ALLOWABLE IMPERVIOUS SURFACE RATIO COVERAGE IN THE COASTAL LAKES COMMERCIAL DISTRICT; PROVIDING FOR APPLICABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, certain Atlas Amendments are necessary to maintain consistency with the Citrus County Comprehensive Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS FOLLOWS:

1. The following described lands are hereby redesignated on the Citrus County Land Development Code Land Use Atlas Map:

CPA/AA/PUD-15-06, Scott Borgeson

Re-designation from LDR, Low Density Residential District to CLC, Coastal and Lakes Commercial District with a Planned Unit Development on the Land Use Atlas Map as presented in CPA/AA/PUD-15-06 and as further described in Exhibits "A", "B", and "C" attached hereto and incorporated herein by reference.

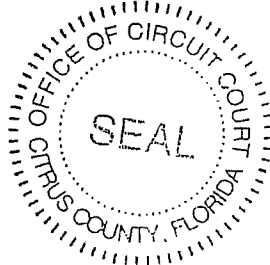
2. The Atlas of the Land Development Code of Citrus County, Florida is hereby amended to reflect the changes described in Sections 1 of this Ordinance.
3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances

and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

5. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board pursuant to number six (6).
6. This ordinance shall become effective simultaneous with the effective date of the associated Comprehensive Plan Amendment.

DONE AND ADOPTED at a duly called session of the Board of County Commissioners of Citrus County, Florida, this 3rd day of November 2015.

ATTEST:



CITRUS COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF
FLORIDA

for
Tyanni L. White, DC
ANGELA VICK,
CLERK OF COURT

BY:

[Signature]
SCOTT ADAMS, CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY

[Signature]
DENISE A. DYMOND LYN,
COUNTY ATTORNEY

Exhibit A – Legal Description

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-39A AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, THENCE S. 26° 59' 40" E. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 A DISTANCE OF 109.59 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. 26° 59' 40" E. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 90.41 FEET, THENCE N. 74° 10' 40" E. LEAVING SAID RIGHT-OF-WAY LINE A DISTANCE OF 203.86 FEET, THENCE N. 26° 59' 40" W. PARALLEL TO SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 129.14 FEET, THENCE S. 63° 13' 34" W. 200.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING SITUATE IN SECTION 3, TOWNSHIP 20 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA.

Exhibit B – Conditions of Approval

1. The Planned Unit Development (PUD) shall allow for the development of a mini warehouse expansion as outlined on the Master Plan date-stamped received August 14, 2015 by the Land Development Division unless otherwise specified in these conditions. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code (LDC), or as specifically outlined within these conditions or the Final Development Plan.
2. Access to the mini-warehouse facility shall continue to be from E. Gobbler Dr. (CR-39A) and the access from S. Florida Ave. (US-41) will be eliminated as requested by the Florida Department of Transportation.
3. The project will provide a minimum 5-foot wide Type "A" Buffer along the north and south property boundaries containing two (2) trees, and 20 shrubs, per 100 linear feet.
4. The project will provide a minimum 10-foot wide Type "A" Buffer along the west property boundary containing two (2) trees, and 20 shrubs, per 100 linear feet.
5. The five replacement trees installed as mitigation for after-the-fact tree removal (Permit 200410572) shall either remain in place or be mitigated elsewhere onsite.
6. The site and stormwater management design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.
7. A Tree Preservation Plan must be submitted and approved at the time of permitting of the site.
8. All site lighting shall meet the requirements of the LDC, and be positioned and shielded so as not to illuminate adjacent properties.
9. Landscaping, 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.
10. Development on site cannot exceed a 60 Impervious Surface Ratio (ISR).
11. Development on site cannot exceed a 0.3 Floor Area Ratio (FAR).
12. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
13. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within Section 4304 of the LDC.

[illegible]

COPYORDINANCE NO. 2015- **A19**

AN ORDINANCE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY FUTURE LAND USE MAP BY REDESIGNATING APPROXIMATELY 0.52 ACRES FROM LOW DENSITY RESIDENTIAL DISTRICT TO COASTAL AND LAKES COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, INCLUSION AND SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of County Commissioners adopted the Citrus County Comprehensive Plan, Ordinance No. 89-04 on April 18, 1989, and subsequent amendments, and

WHEREAS, Chapter 163, Florida Statutes provide for the amendment of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS FOLLOWS:

SECTION 1. SHORT TITLE

THIS ORDINANCE shall be known as, cited as, and referred to as the Citrus County Comprehensive Plan Amendment CPA/AA/PUD-15-06, Scott Borgeson, and shall be effective within the unincorporated areas of Citrus County, Florida.

SECTION 2. AUTHORITY

This Citrus County Comprehensive Plan Amendment, CPA/AA/PUD-15-06, Scott Borgeson, is adopted pursuant to Chapter 163, Florida Statutes.

SECTION 3. REVISIONS AND ADDITIONS TO THE GENERALIZED FUTURE LAND USE MAP (GFLUM)

CPA/AA/PUD-15-06 - Scott Borgeson

Re-designation from LDR, Low Density Residential District to CLC, Coastal and Lakes Commercial District modifying the Generalized Future Land Use Map as presented in CPA/AA/PUD-15-06 and as further described in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 4. SEVERABILITY

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

SECTION 5. CODIFICATION, INCLUSION AND SCRIVENER'S ERRORS

It is the intention of the Board of County Commissioners of Citrus County, Florida, and it is hereby provided that the provisions of this Ordinance shall become and be made a part of the Citrus County Comprehensive Plan (Citrus County Ordinance No. 89-04). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section" "article" "policy" or other appropriate designation.

SECTION 6. MODIFICATIONS

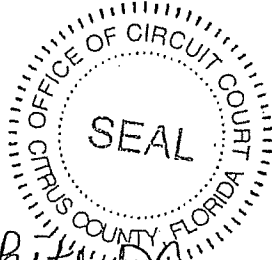
It is the intention of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and Filed by the Clerk to the Board pursuant to Section 7.

SECTION 7. EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

DONE AND ADOPTED in regular meeting of the Board of County Commissioners of Citrus County, Florida, this 3rd day of November 2015.

ATTEST:



for Tifani White, DC
ANGELA VICK, CLERK OF COURT

BOARD OF COUNTY
COMMISSIONERS
OF CITRUS COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF
FLORIDA

BY: 

SCOTT ADAMS, CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY

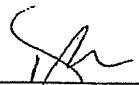

DENISE A. DYMOND LYN,
COUNTY ATTORNEY

Exhibit A – Legal Description

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-39A AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, THENCE S. $26^{\circ} 59' 40''$ E. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 A DISTANCE OF 109.59 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. $26^{\circ} 59' 40''$ E. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 90.41 FEET, THENCE N. $74^{\circ} 10' 40''$ E. LEAVING SAID RIGHT-OF-WAY LINE A DISTANCE OF 203.86 FEET, THENCE N. $26^{\circ} 59' 40''$ W. PARALLEL TO SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 129.14 FEET, THENCE S. $63^{\circ} 13' 34''$ W. 200.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING SITUATE IN SECTION 3, TOWNSHIP 20 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA.

CPA/AA/PUD-21-07
Clark A. Stillwell for
Affordable Secure
Storage- Inverness, Fl
Alternate Key
1960428, Floral City,
Fl





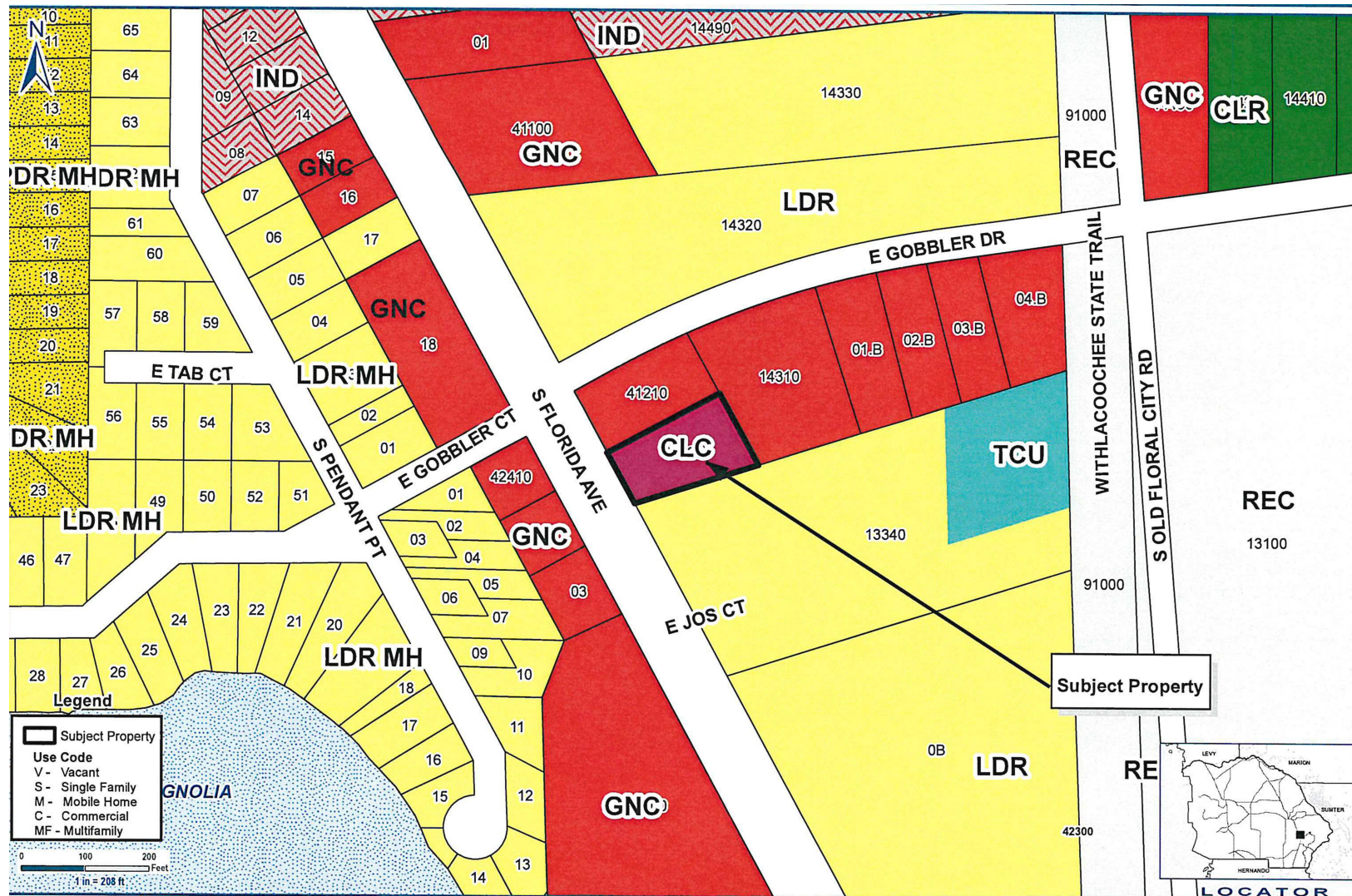






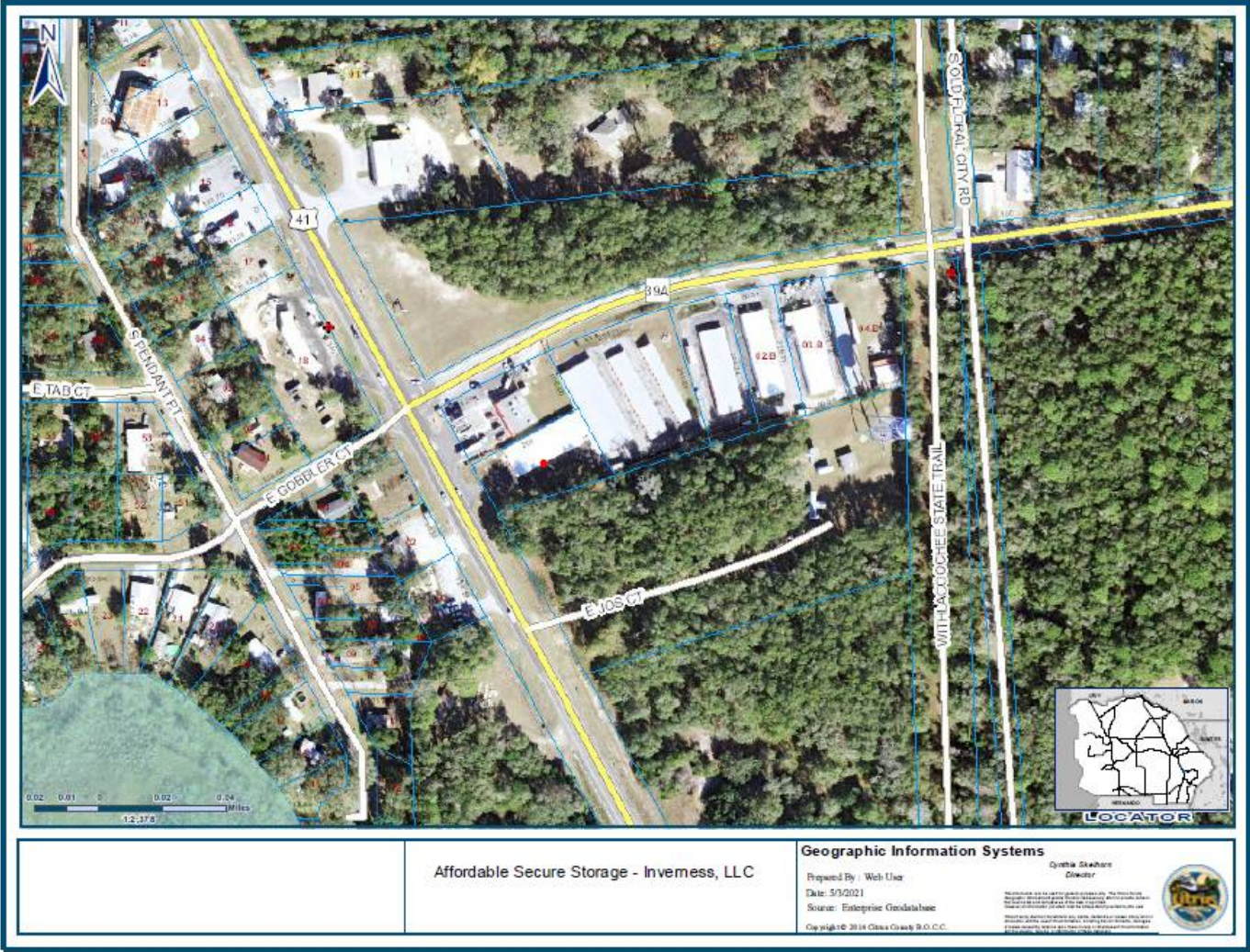


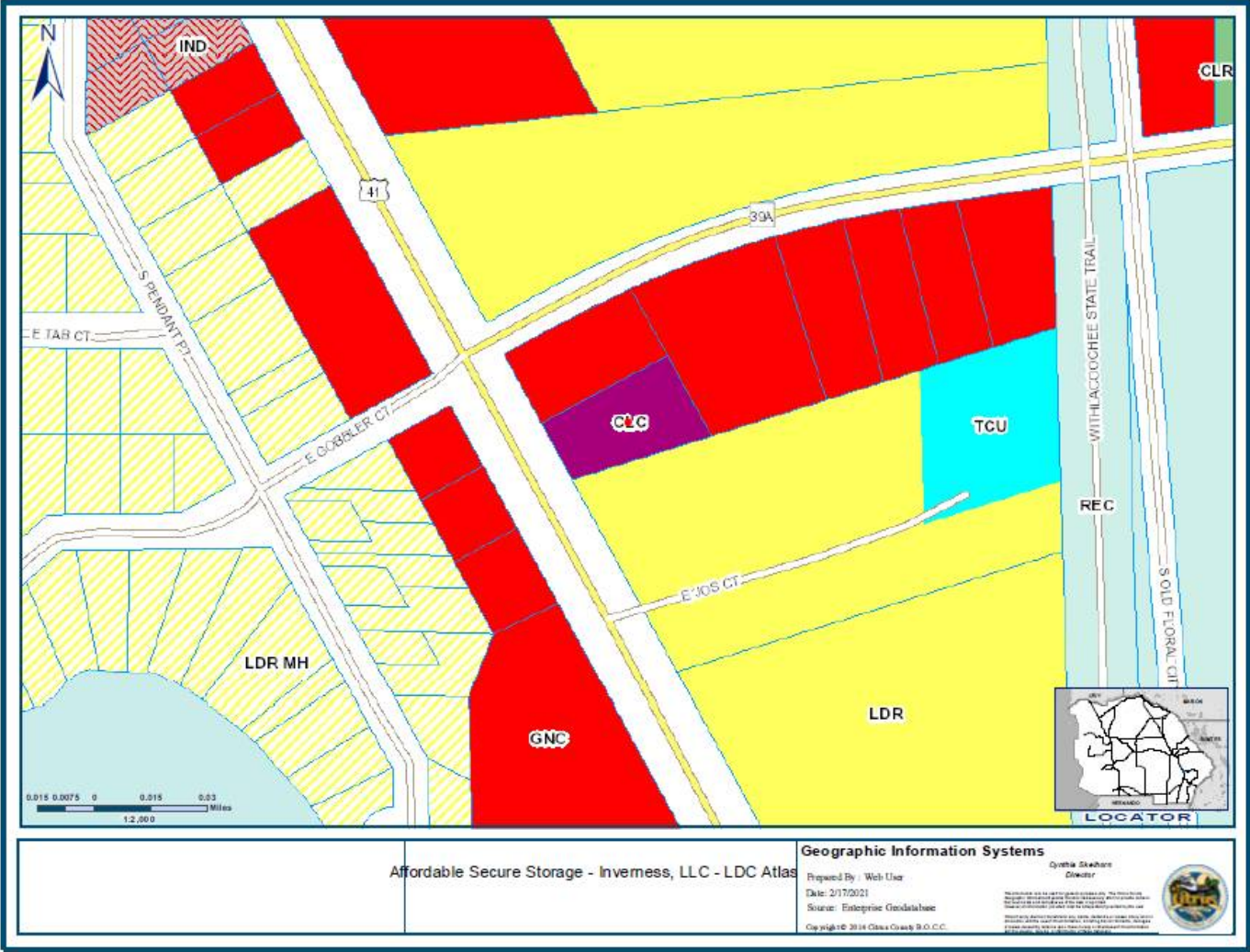
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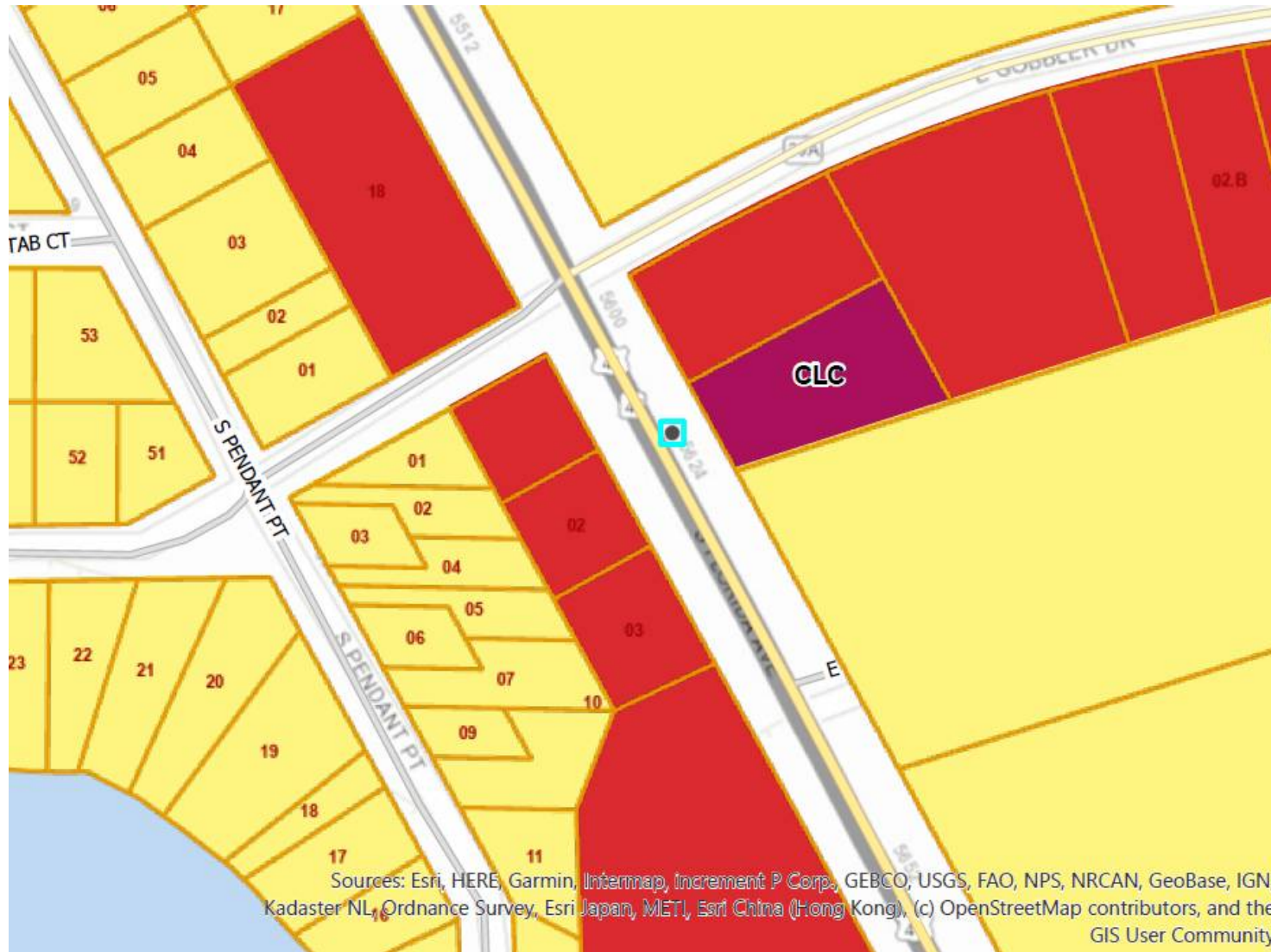


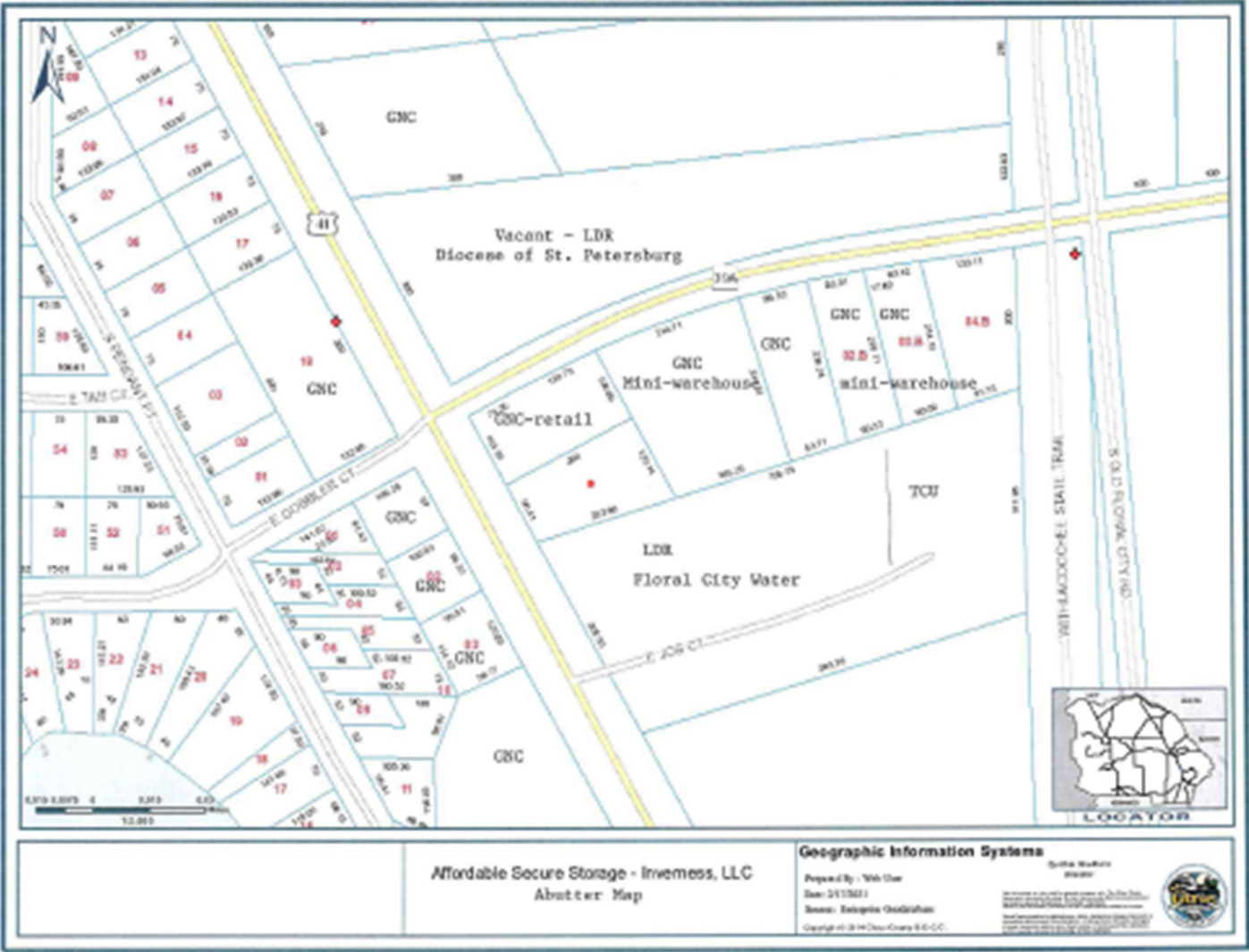


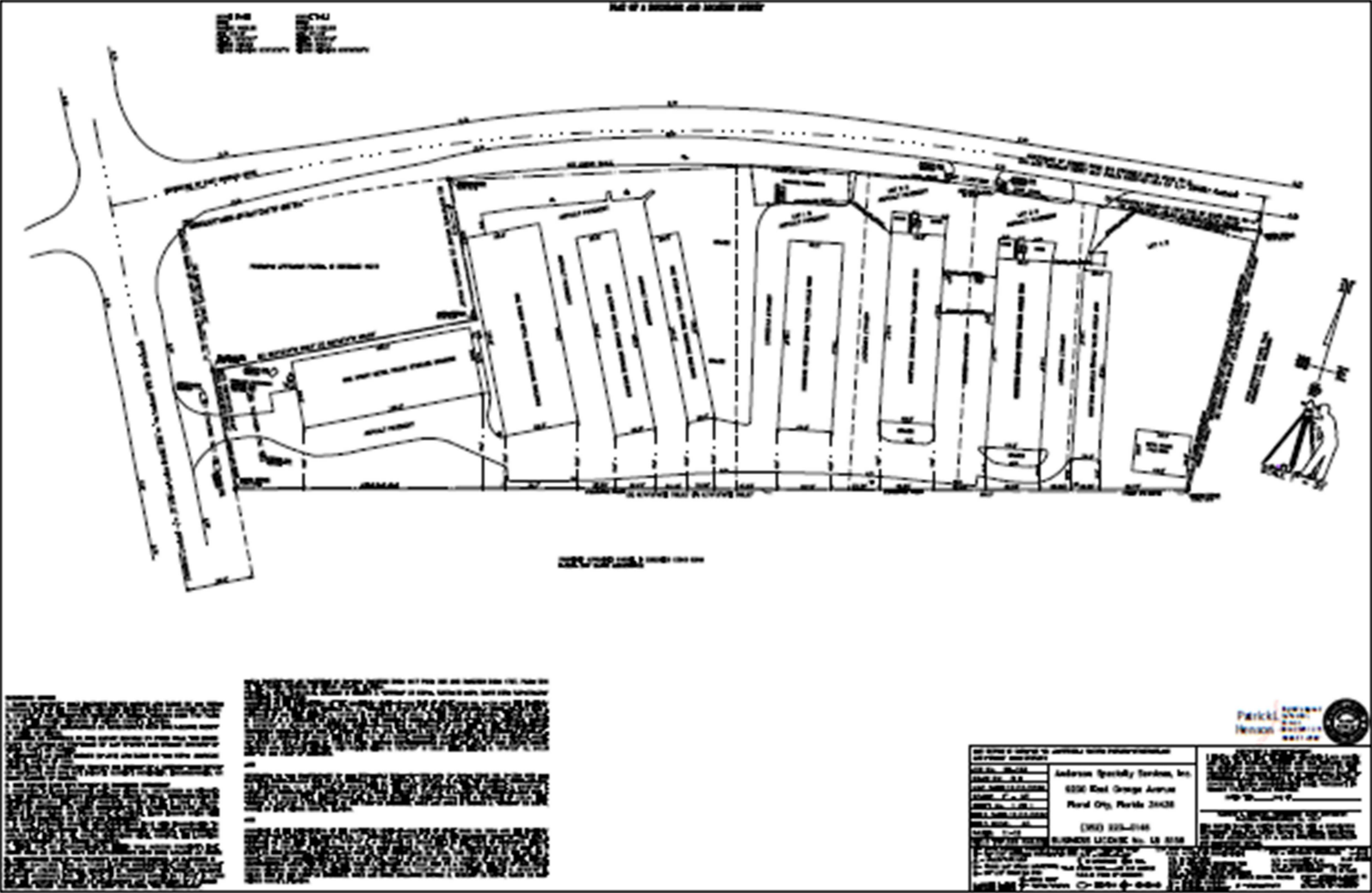
CPA/AA/PUD-21-07 Affordable Secure
Storage – Inverness, LLC
Clark A. Stillwell
Law Office of Clark A. Stillwell
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com







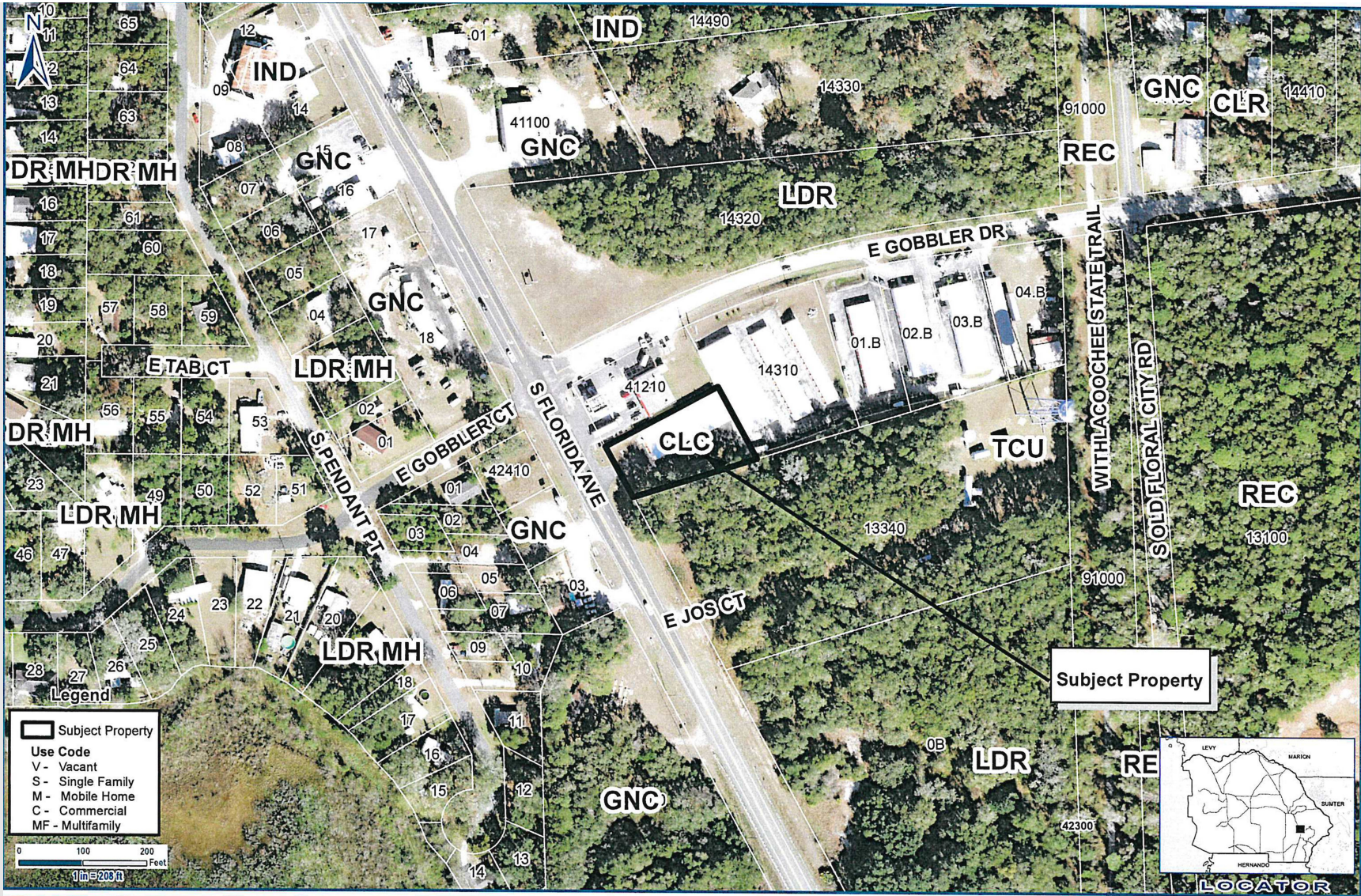




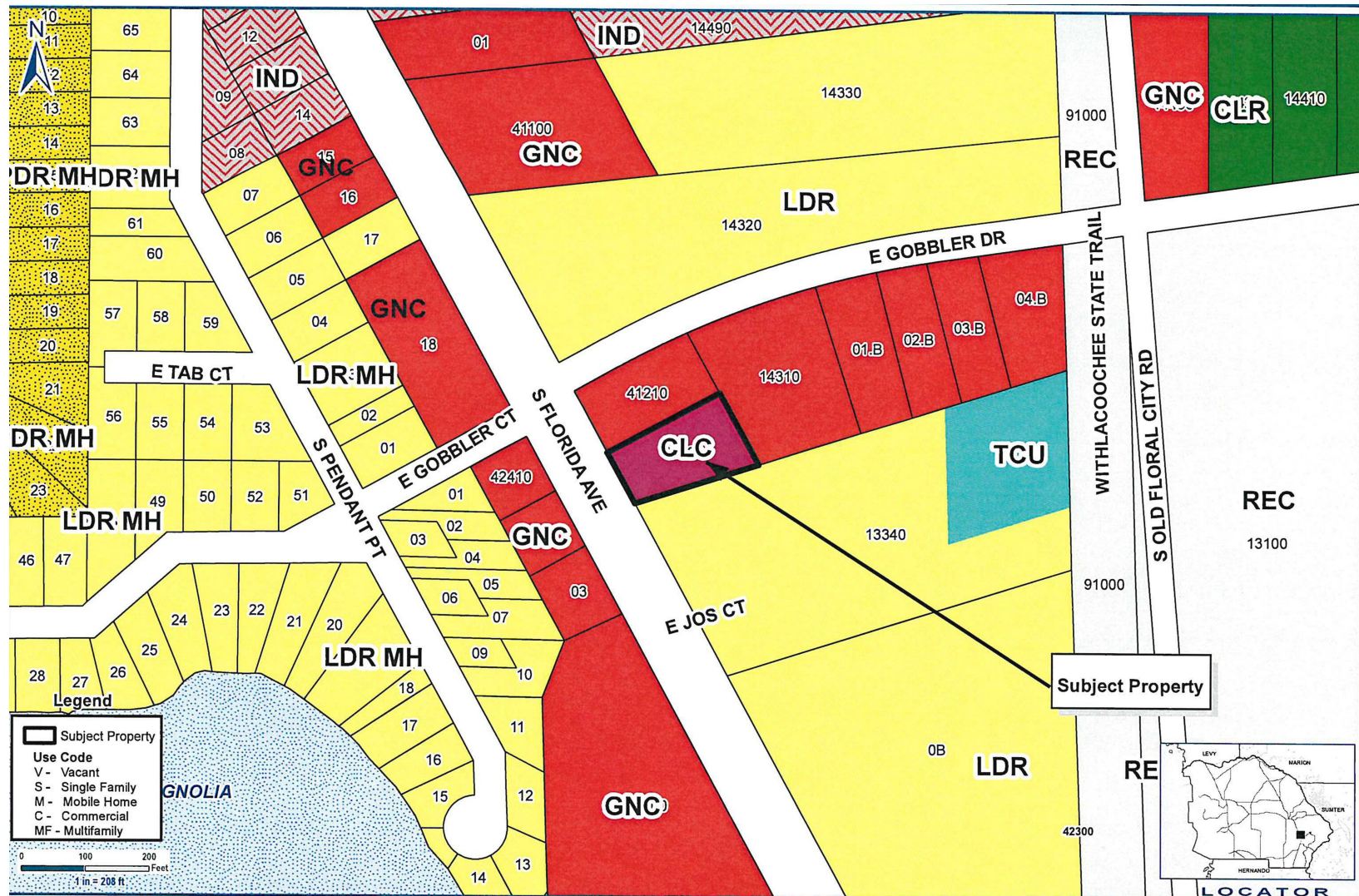


CPA/AA/PUD-21-07
Clark A. Stillwell for
Affordable Secure
Storage- Inverness, FL
Alternate Key 1960428
Floral City, FL

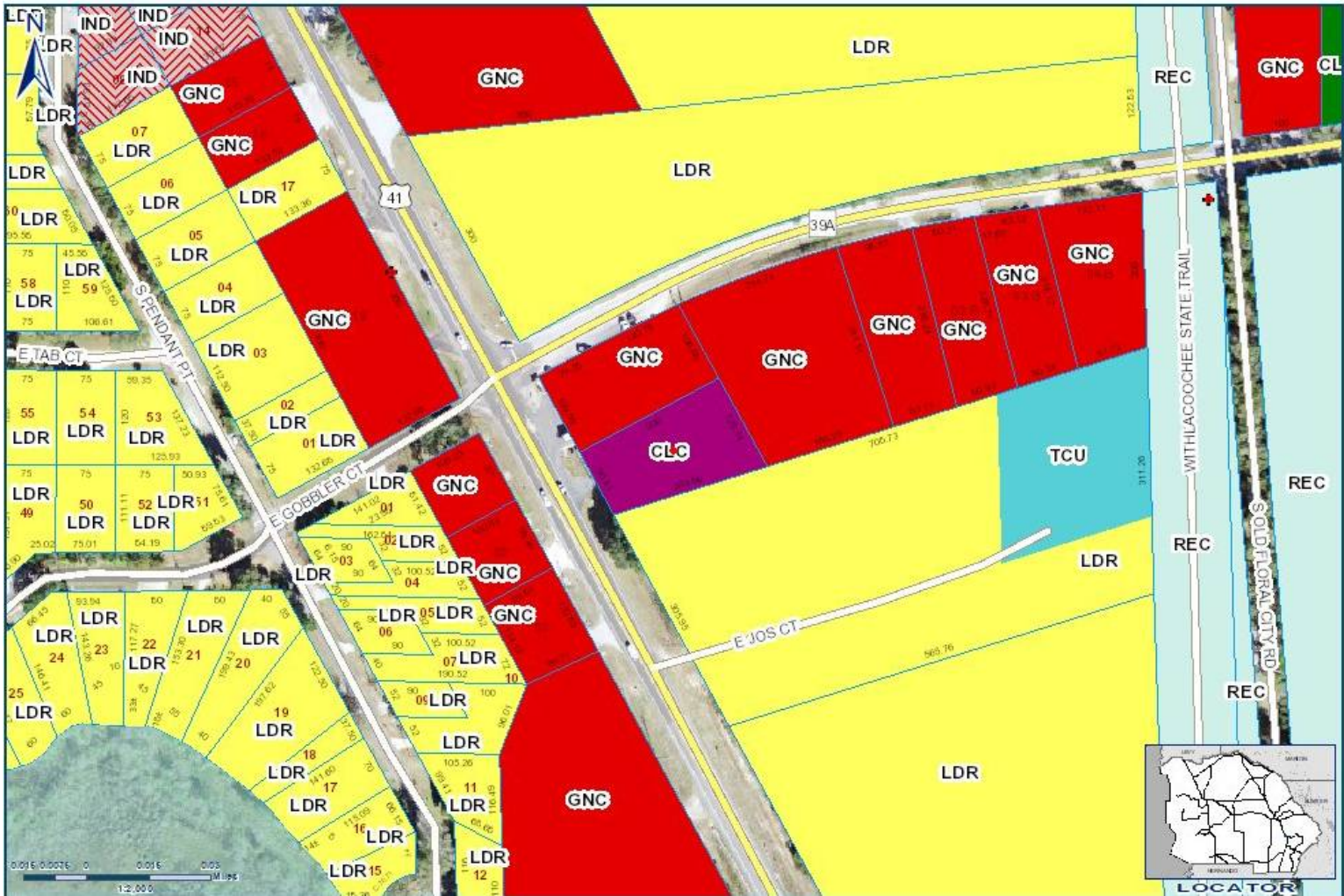




Zoning



FLUM











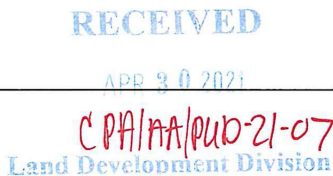


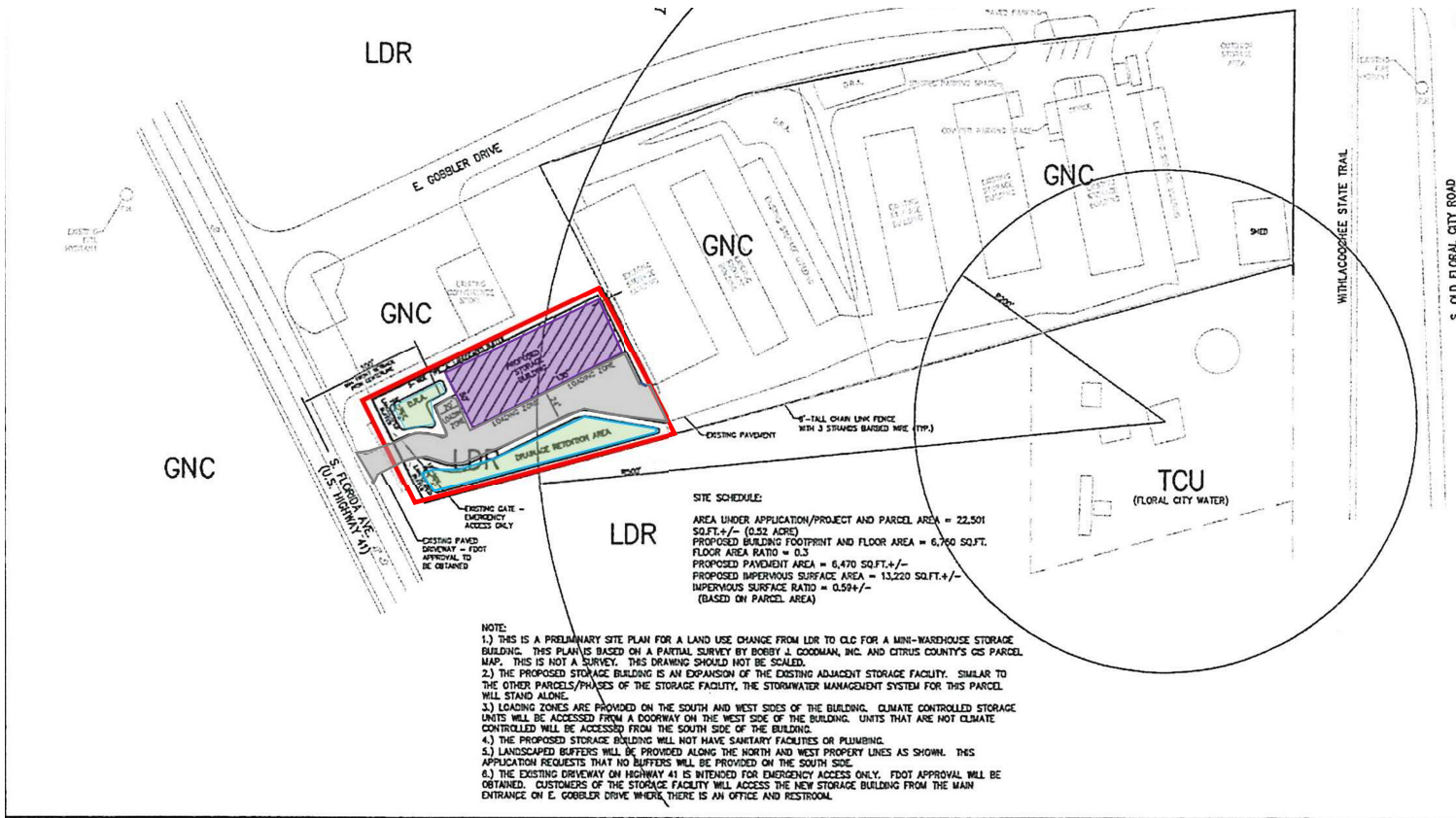












SHEET 11 OF	A-MINI STORAGE - NEW BUILDING	T.M.C. Preliminary Site Plan	FURNAN & HILPERT ENGINEERING, INC. 10000 W. FLORAL CITY ROAD INVERNESS, FLORIDA 33450 DATE: 08/11/15 CERT. OF AUTHORIZATION NO. 28687	DATE: JAN 2015 SCALE: 1" = 40' DRAWN BY: JLS

Exhibit "D"

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 APR 30 2021
 CPA/AA/PUD-21-c7
 Land Development Division

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 CPA/AA-PUD-15-06
 AUG 14 2015
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