



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday June 17, 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 17, 2021, PDC agenda, minutes, and directions
 - June 17, 2021, PDC agenda, minutes, and directions
- H. STAFF ANNOUNCEMENTS
- I. EX PARTE COMMUNICATION - COUNTY ATTORNEY
- J. APPLICATIONS
 - 1. V-20-11 Jennifer and Anthony Ardolino
 - Conduct a public hearing on June 17, 2021 to review and consider V-20-11 Jennifer and Anthony Ardolino.
 - 2. CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton
 - Conduct a public hearing on June 17, 2021 to review and consider CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton.
- 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.

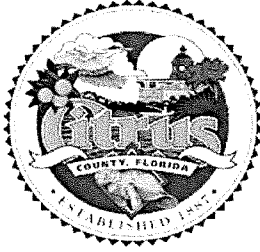
Si necesita un traductor de español por favor haga arreglos con el Condado dentro de dos días de la notificación de la publicación (352-527-5370).



AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	June 17, 2021 PDC agenda, minutes, and directions
AGENDA DATE:	June 17, 2021
<u>BRIEF OVERVIEW:</u>	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	
June 17, 2021, PDC agenda, minutes, and directions	

**CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION**



Thursday, June 17, 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. LAND USE APPLICATION

a. V-20-11 Jennifer and Anthony Ardolino

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

LOCATION: Section 10, Township 19 South, Range 16 East; specifically, Lots 3 and 4, Block A, of St. Martin's Estuary Retreats Unit 1, PB 4, PG 27, (AK 3270175 and 3270187), which addresses are 1310 and 1312 S. Estuary Dr., Crystal River, FL. A complete legal description of the property is on file with the Land Development Division.

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

2. COMPREHENSIVE PLAN AMENDMENT

a. AA-21-03 Dennis and Elizabeth Blauer

REQUEST: This request is to amend the Land Use Atlas Map (LUAM) of the Land Development Code from REC/PUD (Recreation District with an expired Planned Unit Development) to REC (Recreation District).

LOCATION: Section 26, Township 20 South, Range 17 East; Parcel 21300 an Unrecorded Tract (AK 1183634), which address is 10191 S. McClung Loop, Homosassa, Florida. A complete legal description of the property is on file with the Land Development Division.

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

b. CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Kapton

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from LDR (Low Density Residential District) to RVP (Recreational Vehicle Park/Campground District) and to amend the Land Use Atlas Map (LUAM) of the Land Development Code from LDR (Low Density Residential District) to RVP (Recreational Vehicle Park/Campground District) on approximately 60.65 acres.

LOCATION: Section 9, Township 18 South, Range 17 East; more specifically, a portion of Parcel 14200; also known as Alternate Key Number 1052742, which address is 9300 W. Tom Mason Dr., Crystal River, Florida. A complete legal description of the property is on file with the Land Development Division.

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

K. ADDITIONAL ITEMS

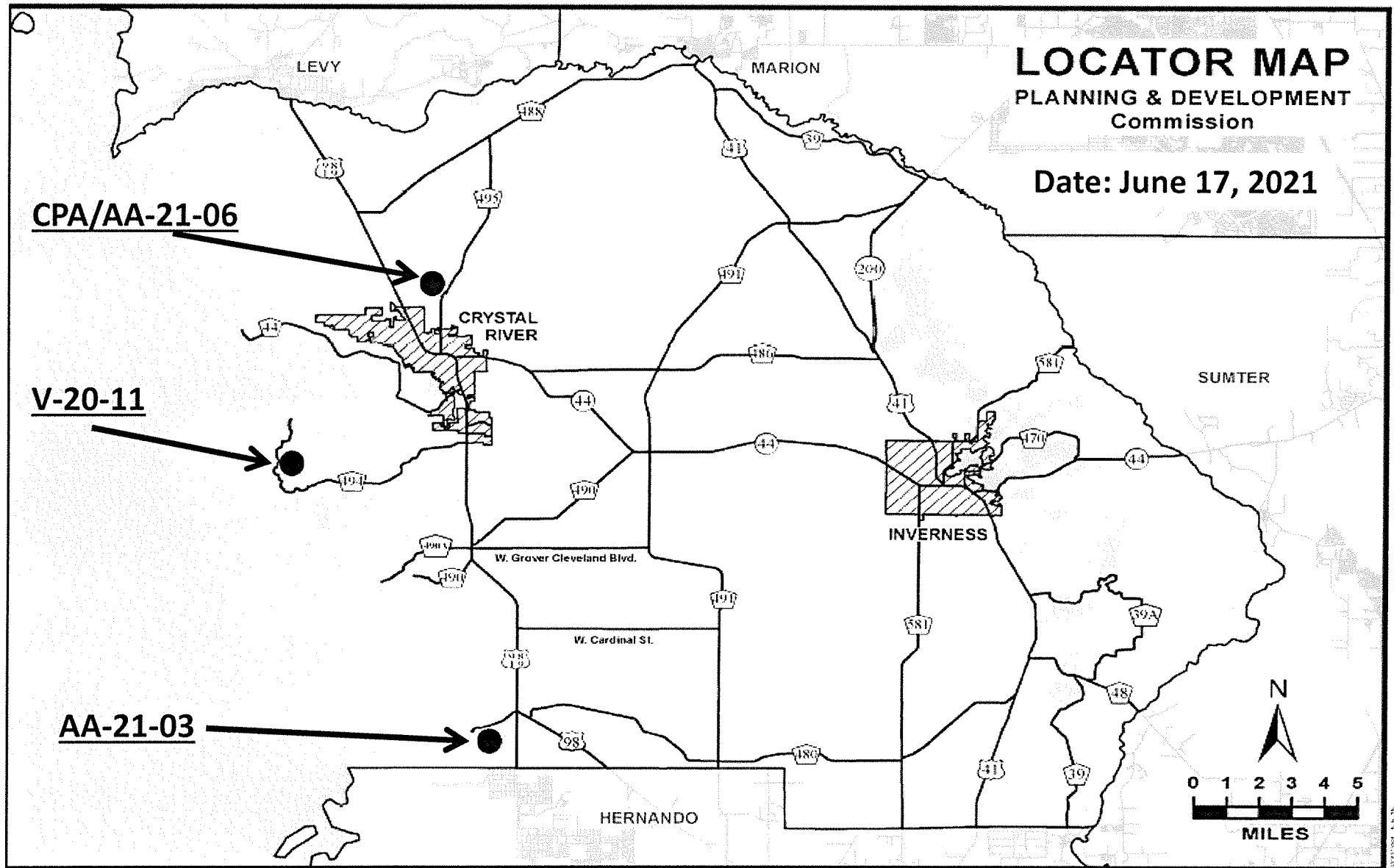
L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

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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Planning and Development Commission

Directions for meeting on June 17, 2021

V-20-11 - From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn left onto W. Gulf to Lake Hwy. Go **1.84 miles** and turn left onto W. Crystal Oaks Dr. Go **1.77 miles** and continue straight as W. Crystal Oaks Dr becomes W. Venable St. Go **2.61 miles** and turn left onto S. Suncoast Blvd. Go **0.58 miles** and turn right onto W. Ozello Trl. Go **7.29 miles** and turn left onto S. Estuary Dr. Go **0.05 miles** and the site is on the right at **1310 S. Estuary Dr.** Crystal River.

AA-21-03- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **5.56 miles** and turn right onto W. Cardinal St. Go **6.16 miles** and turn left onto S. Suncoast Blvd. Go **2.81 miles** and turn right onto W. Miss Maggie Dr. Go **1.30 miles** and turn left onto S. McClung Lp. Go **0.03 miles** and the site is on the left at **10191 S. McClung Lp.** Homosassa.

CPA/AA-21-06- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn left onto W. Gulf to Lake Hwy. Go **6.31 miles** and turn right onto N. Turkey Oak Dr. Go **2.40 miles** and turn right onto N. Citrus Ave. Go **1.47 miles** and turn left onto W. Tom Mason Dr. Go **0.31 miles** and the site is on the left at **9300 W. Tom Mason Dr.** Crystal River.

DRAFT

**PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
May 20, 2021**

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

Staff Present: Joanna Coutu, Director, Land Development Division (LDD); Joe Hochadel, Principal Planner; Susan Wright, Senior Planning Coordinator, Kevin O'Brien, Planning Coordinator, and Cheryl Burton, Senior Secretary

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

Absent: School Board Representative, Chuck Dixon

A. CALL TO ORDER

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

B. INVOCATION

The Invocation was given by Mr. Bramblett.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Facemyer.

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC: None.

G. APPROVE MINUTES –

Approve minutes of March 4, 2021 and April 1, 2021.

1st Mr. Bass 2nd Ms. Worthington

Mr. Bass suggested a minor correction to the minutes for March 4, 2021.

The minutes of March 4, 2021 were approved, as amended.

VOTE: 7 - 0, Motion Carried.

Attachment: minutes - May 2021 (12958 : June 17, 2021 PDC agenda, minutes, and directions)

Planning and Development Commission

May 20, 2021

H. STAFF ANNOUNCEMENTS:

Ms. Coutu welcomed new staff member, Kevin O'Brien as the Planning Coordinator for the Land Development Division.

I. EX PARTE COMMUNICATIONS:

Denise Lyn polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. All PDC members stated they had no ex parte communications. Messrs. Barnes and Facemyer advised of site visits on application CU-21-04.

J. APPLICATIONS

1. LAND USE APPLICATION

a. CU-21-04 McKenzie Permitting for Grace Bible Fellowship of Citrus County, Inc.

REQUEST: This request is for a conditional use to allow for an expansion to an existing House of Worship, pursuant to Section 2406, Medium Density Residential District, as specified in the LDC.

LOCATION: Section 31, Township 19 South, Range 20 East; more specifically, Lot 49, Block 359, of the Inverness Highlands West First Addition Subdivision, Plat Book 5, Page 44, also known as Alternate Key Number 1834929, which address is 4979 E. Arbor St., Inverness, Florida.

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

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

APPLICANT: Brenda McKenzie represented the applicant. The applicant would like to place a modular classroom at the rear of the building.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: The applicant requested a conditional use to allow for an accessory structure to an existing House of Worship in the Medium Density Residential District (MDR). The parcel is approximately two acres in size. The existing House of Worship was constructed in 2003 and the surrounding area is

Attachment: minutes - May 2021 (12958 : June 17, 2021 PDC agenda, minutes, and directions)

Planning and Development Commission

May 20, 2021

residential and commercial. 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 applicant proposed the installation of a modular classroom on the rear of the building. There is well-established landscape buffering to all of the abutting properties. There appears to be adequate space available for the placement of the modular classroom and minimal increase to the ISR. It appears that the proposed modular is compatible with the surrounding area. All of the findings of fact have been found to be positive and there are two proposed conditions.

COMMISSION QUESTIONS/COMMENTS:

Mr. Facemyer inquired if there were any plans for additional parking or vehicular access to the new classroom. Mr. Hochadel stated that he understood that the addition was for existing parishioners and suggested the applicant approach the podium to explain. Walter Shipp explained that the church was growing and needed the modular structure for classrooms for the youth.

Mr. Bass asked if the existing well is sufficient for the increased use. Mr. Hochadel stated that he did not have sufficient information to answer that question. Mr. Bass also inquired if the applicant would be installing a grease trap for their septic system. Mr. Hochadel stated that if Environmental Health required the installation of a grease trap, it would be necessary at the time of permitting.

Ms. Worthington commented that the materials provided by the applicant stated that the kitchen area in the modular classroom would be used for heating foods, not preparing or cooking foods.

PROPONENT: None.

OPPONENT: None.

MOTION: The Planning and Development Commission finds application number **CU-21-04 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.

Planning and Development Commission

May 20, 2021

1. This Conditional Use is to allow for a modular classroom as an expansion to a House of Worship in the MDR District as proposed on the site plan submitted with this application date-stamped received by the Land Development Division on February 18, 2021. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.
2. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

MOTION:

1st Mr. Barmes 2nd Mr. Facemyer

VOTE: 7 - 0, Motion Carried

2. ORDINANCE AMENDMENT

a. OA-21-02 Land Development Division – Amendments to multiple Sections of the Land Development Code

REQUEST: This request is to amend Section 1500. Definitions (setback) of the Land Development Code. The remaining amendments initially proposed are being reviewed and will be brought back to the PDC at a later date.

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

Mr. Sherman stated that the amendment would be to change the definition of setback. A setback would be measured from the property line to a wall. This amendment would state that the setback would not be measured from the overhangs. In many of the counties in the State of Florida, a setback is measured from the property line to the wall.

COMMISSION QUESTIONS:

Mr. Bramblett inquired if air conditioners/compressors, etc. are included within the setback. Mr. Sherman stated that the Code allows air conditioners, etc. to be included within the side setback. Mr. Bramblett also inquired about landings and stairs. Mr. Sherman advised that landings and stairwells must be located outside of the setback area. Ms. Coutu commented that the amendment would allow awnings and eaves to the rear and side setbacks up to three feet where they are currently allowed to encroach only into the front setback.

Planning and Development Commission**May 20, 2021**

Ms. Lyn asked for clarification on #3 of the permitted encroachments. Mr. Sherman explained the purpose. Discussion ensued regarding rewording the permitted encumbrances to make it easier to understand.

Mr. Bass stated that he was not in favor of this amendment to accommodate a single development.

Ms. Coutu commented that a frequent complaint received from developers outside of the county is that measuring to the eaves is unusual; it is not a common practice in the State of Florida.

Ms. Worthington stated that this is a building trend, and the Board would be revising the Code for an upcoming trend in Citrus County. There is a need for housing in Citrus County.

Mr. Barmes advised of his concern about the runoff due to the reduced setbacks. Ms. Coutu stated that the runoff will still need to be compensated for and designed so that the runoff stays on their property.

Mr. Bass commented that he could support that awnings may encroach up to three feet into the front and rear yard setbacks but cannot support the encroachment into side yard.

Mr. Stone commented about the need for a more concise definition of measurement of the side setbacks whether it be from the eaves or a wall.

Discussion continued regarding revising the language for the permitted encroachments.

PROPONENT: Gaston Hall spoke on behalf of the Citrus County Building Alliance. He stated that he is a State Certified Class A Contractor and has built in 33 counties in the State of Florida. The setback encroachments are becoming more prevalent especially in workforce and low-income housing. This trend is becoming more common due to the smaller lot sizes and the land costs. Mr. Hall stated that the Building Alliance is in support of this amendment except they suggest removing the word "perimeter" in #3 of the permitted encroachments.

OPPONENT: None.

COUNTY ATTORNEY COMMENTS:

Ms. Lyn stated that she had suggested revisions to the Permitted Encroachments based on the discussions.

Planning and Development Commission

May 20, 2021

COMMISSION COMMENTS:

Ms. Worthington stated that she agreed with the suggested revisions. Messrs. Bramblett, Facemyer and Barmes stated that they agreed also.

Mr. Facemyer requested clarification on the amendment to Section 1500. Definitions (setback).

Ms. Lyn read the proposed revisions for the record.

The setback distance between a natural or man-made feature (such as a road, lot line, a body of water, or a jurisdictional boundary) and the closest wall or portion of a building.

Permitted Encroachments. Encroachments into required setbacks are permitted as follows in residential districts up to three feet into required setbacks for the following items:

1. Awnings may encroach up to three feet into front and rear yard setbacks.
2. Architectural projections, such as cornices, eaves, and other similar elements, may encroach up to three feet into front and rear yard setbacks.
3. Eave encroachments are permitted up to three feet into side yard setbacks.
4. All of the preceding setback encroachments are also permitted into setbacks in multifamily projects.

For the purpose of mining, setbacks shall refer to property boundaries.

MOTION: The Planning and Development Commission finds application number **OA-21-02 – CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL WITH AMENDED CONDITIONS** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bass 2nd Mr. Barmes

VOTE: 7 - 0, Motion Carried

Planning and Development Commission**May 20, 2021****K. ADDITIONAL ITEMS:**

Ms. Coutu stated that there is one application on the agenda for the PDC meeting scheduled for June 3 and three applications on the agenda for June 17.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS: None.**M. ADJOURN**

The Planning and Development Commission adjourned at 10:00 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

Attachment: minutes - May 2021 (12958 : June 17, 2021 PDC agenda, minutes, and directions)



AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-20-11 Jennifer and Anthony Ardolino
AGENDA DATE:	June 17, 2021
<u>BRIEF OVERVIEW:</u>	
This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of two single-family residences having less than the required 50-foot setback from the jurisdictional wetland line (35-foot with a berm or swale), pursuant to Section 3501, <u>Surface Water Protection Standards</u>, as specified in the LDC.	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	
Conduct a public hearing on June 17, 2021 to review and consider V-20-11 Jennifer and Anthony Ardolino.	



PM2-21-31

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

VARIANCE APPLICATION NO. V-20-11 Jennifer and Anthony Ardolino

DATE: May 17, 2021

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

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of single-family residences having less than the required 50-foot setback from the jurisdictional wetland line (35-foot with a berm or swale), pursuant to Section 3501, <u>Surface Water Protection Standards</u>, as specified in the LDC. The applicant is requesting two single-family residences, each with a 15-foot setback from the jurisdictional wetland line.
SUBJECT PROPERTY	<u>Section 10, Township 19 South, Range 16 East</u>; specifically, Lots 3 and 4, Block A, of St. Martin's Estuary Retreats Unit 1, PB 4, PG 27, (AK 3270175 and 3270187), which addresses are 1310 and 1312 S. Estuary Dr., Crystal River, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 28,693 square feet (0.66 acres).
LAND USE	CLRMH, Coastal and Lakes Residential District, mobile homes allowed on the LDC Atlas; CL, Low Intensity Coastal and Lakes District on the Future Land Use Map.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in Zone CAZ with a Base Flood Elevation of 13 feet, as found on Community-Panel Number 12017C0 285E.
SURROUNDING AREA	North – Canal, Vacant residential South – S. Estuary Dr., Vacant residential East – Vacant residential West – Vacant residential The site is located in the St. Martin's Estuary Retreats Unit 1 subdivision, where there are single-family dwellings predominantly along canals. The lots in the subdivision vary in size.

Attachment: Staff Report and Map (12959 : V-20-11 Jennifer and Anthony Ardolino)

BACKGROUND

The subject property consists of vacant waterfront lots in the St. Martin's Estuary Retreats Unit 1 subdivision. The lots are approximately 60 feet wide and have a depth varying from approximately 230 to 280 feet deep. There is a wetland that completely bisects Lot 3 and partially bisects Lot 4. This site is located in the Coastal High Hazard Area (CHHA) and the CAZ Flood Zone. The lots gain access from E. Estuary Dr., a 50-foot, paved, public, local street. Due to the location of the wetland, the driveway access for both lots will be located on Lot 4.

ANALYSIS

The applicant is requesting the wetland setback be reduced from 50 feet (or 35 feet with a berm/swale system) to 15 feet from the jurisdictional wetland line to construct a two-story single-family dwelling with a 1,506 square-foot footprint on Lot 3 and a single-story single-family dwelling with a 915 square-foot footprint on Lot 4. The applicant has indicated that the overhangs, eaves, stairs, and A/C unit will all be within the proposed footprints. The proposed septic system has been located near the right-of-way of E. Estuary Dr. The applicant has indicated that the wetland and waterfront setbacks are justification for this variance request.

When this application was submitted, these lots were located with an AE flood zone, in which structures may have a 35-foot setback from a mean high-water line with a berm/swale system. The flood designation changed in January of 2021 to the Coastal A Zone (CAZ). The LDC requires a 50-foot setback from a mean high-water line when located within a Velocity or CAZ flood zone. Since the application was submitted prior to the flood designation update, the 35-foot setback requirement applies. The proposed single-family dwellings have a setback to the mean high-water line of 36 feet but need a variance due to the reduced wetland setback. The available building envelope without the need for a variance is approximately 830 square feet, outside of the 35-foot waterfront setback, 35-foot wetland setback, and five-foot side yard setbacks, and has an irregular shape. If the 50-foot setback from a mean high-water line, as required within the CAZ, was applied, these lots would have a negative building envelope. This variance does appear to be a minimal request as it does not appear the applicant could construct reasonable single-family residences within the available building envelope for either lot.

The applicant has not requested an Impervious Surface Ratio (ISR) variance on the subject property. The proposed ISR for both Lot 3 and Lot 4 is approximately 16 percent, which is less than the maximum allowable ISR of 40 percent in the CLR District.

The six closest developed lots criterion is based in LDC Section 10620, Development Standards, and it is intended to assure compatibility of construction between new units and existing development. This criterion was used to determine the size of the sample for average and comparison with surrounding properties, specifically six closest developed lots to the west along E. Estuary Dr., for a sample size of 6 developed lots. The lots in this area vary in width and depth, but are generally similar; however, these existing developed sites do not appear to contain internal wetlands, were constructed prior to LDC standards, and some utilize more than one lot as a homesite. The average building footprint is 960 square feet, with the largest being 1,525 square feet. The average waterfront setback is 46.5 feet. Three of the developed sites have a waterfront setback that is less than the minimum required while three have a waterfront setback greater than the minimum required, one home being approximately 110 feet from the water, although it is roughly 20 feet from the edge of the right-of-way. Many of the surrounding dwellings predate current adopted Surface Water Quality

Protection Standards as well as Floodplain Protection. There have been no variances approved in this area. Based upon the observed average building footprint and average waterfront setback, this proposal does appear to be compatible with the surrounding properties.

<u>Building envelope and setback analysis</u>			
Available Building envelope (without the need for a variance)	830 sf <i>(None available with the 50-foot setback)</i>		
Proposed building footprint 1	915 sf	Proposed building footprint 2	1,506 sf.
Proposed waterfront setback	36 ft.	Proposed wetland setback	15 ft.

SUMMARY OF AGENCY COMMENTS:

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

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

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

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

Staff comment: *The site is vacant and heavily wooded with a natural shoreline and a wetland that bisects the property. The site does have natural vegetation to meet the required 15-foot buffer adjacent to a water body and a wetland.*

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

Staff comment: *Stormwater has not been addressed in this application. The applicant will have to provide a stormwater management system as well as meet ISR requirements, with the proposed improvements being well within the allowable lot coverage.*

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

§3501. A.1 Structures shall be set back a minimum of 50 feet, or 35 feet from the mean high-water line, ordinary high-water line, and/or jurisdictional wetland line, if swales or berms are provided.

Staff comment: *Since the subject property has an irregularly shaped available building envelope consisting of 830 square feet to place a single-family dwelling without the need of a variance, the request is a minimal request.*

PROPOSED FINDINGS OF FACT

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

1. ***Special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The subject property appears to be similarly sized in comparison with other lots that have been developed with single-family dwellings, most of which have been developed prior to current waterfront setback requirements. However, the location of the wetland interior of the lots hinders development and reduces the available building envelope.
2. ***The special conditions and circumstances do not result from the actions of the applicants.*** The encroachment into the required waterfront setback is not the result of the applicant/property owner. The applicant has made an effort to design the proposed single-family dwellings in such a way as to meet the 35-foot setback from a mean high-water line and reduce the impact to the wetland.
3. ***A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** While some single-family dwellings in the area encroach within the required waterfront setback, most were constructed prior to current adopted Surface Water Quality Protection Standards. The proposal is for new construction of single-family dwellings. The available building envelope is 830 square feet and is irregularly shaped. The proposed footprints are within the average for the area.

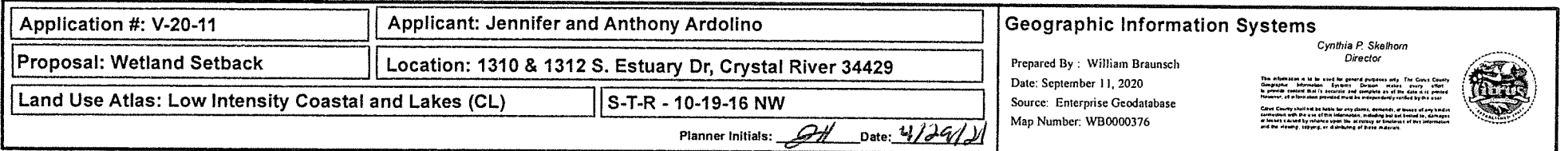
4. ***Literal interpretation of the provisions of this code which would deprive the applicant of rights commonly enjoyed by other similarly situated properties and would work unnecessary and undue hardship on the applicant.*** The applicant is proposing two single-family dwellings, one with a 915 square-foot footprint and the other with a 1,506 square-foot footprint. The proposed building footprints include the eaves, overhangs, stairs, A/C pads, etc. Due to the location of the wetland and the waterfront, it would be difficult for the applicant to locate single-family dwellings so as not to require a variance.
5. ***The variance granted is the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** Due to the size and shape of the available building envelope, it would be difficult for the applicant to reasonably place a single-family dwelling on either lot which would eliminate or reduce the need for a variance.
6. ***The granting of the variance will be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.*** Although the proposed single-family dwellings do not meet setback standards for wetlands, they would be consistent with many of the existing single-family dwellings in the area, which were placed prior to the existing requirements or received variances.
7. ***There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.*** Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply. In addition, noncompliance with or any violation of the above referenced conditions, as may be determined by Citrus County Compliance may, in addition to any penalty imposed by Code Compliance and subsequent to the procedural requirements set forth in Section 1800 of the Citrus County Land Development Code being satisfied, render this Variance null, void, and of no force or effect.
8. ***Granting of the variance will not deviate from the clear intent of the adopted Comprehensive Plan.*** The application is consistent with the Comprehensive Plan, as discussed in this staff report.

SUGGESTED CONDITIONS:

1. The single-family dwellings must maintain a 15-foot setback from the jurisdictional wetland line and 35 feet from the mean high-water line as outlined on the site plan received by the Land Development Division date-stamped March 31, 2021.
2. A berm/swale system and/or other appropriate stormwater management system acceptable to the County Engineering Division is required to be installed at time of permitting.
3. Erosion control measures shall be installed to protect waterbodies, wetlands and/or adjacent properties before starting land disturbance activities, as per Citrus County Code Section 42-172 (c).

4. A tie-in survey demonstrating the maintenance of the required minimum 15-foot setback to the jurisdictional wetland line and minimum 35-foot setback to the mean high-water line must be submitted to and approved by the Land Development Division within 30 calendar days of establishing the lowest habitable floor levels.

JH/SW/cb





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.citrusboc.com

CITRUS COUNTY LAND DEVELOPMENT CODE

VARIANCE APPLICATION

Application No.: V-20-11 Date: 8/13/20

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

Applicant*

Name: Jennifer and Anthony Ardolino

Address: 39 Daisy Street

City: Homosassa

State: Florida Zip: 34446

Home No.: 352-563-5300 Cell No.: 352-563-5300

Work No.: Fax No.:

Email: tonyardolino9@gmail.com

Property Owner

Name: Same

Address:

City:

State: Zip:

Home No.: Cell No.:

Work No.: Fax No.:

Email:

Property Description: Section: 10 Township: 19 South Range: 16 East

Legal Description: St Martins Estuary Rets Unit 1 PB 4 PG 27 LOTS 3 & 4 Block A

Subdivision: St Martins Estuary Rets. Unit 1

Lot(s): 3 & 4

Block/Parcel: A

Alternate Key #: 3270187 & 3270175

Parcel ID: 16E19S100010 000A0 0040 & 16E19S100010 000A0 0030

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

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

Variance Request: Less than 50' or 35' if swales or berm are provided, set back from jurisdiction wetland line.

Approximately 20' set back can be provided with a swale or berm. Driveway access across through wetland.

State hardship that justifies the granting of the variance: Lots were platted in 1962, due to their size and wetlands the lots will not be buildable without the variance, causing a great financial hardship (\$100,000 + 15+ years of taxes) for the owners. The lots are to be the owners retirement home.

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 acknowledgements, personally appeared X, who is personally known to me or provided FLORIDA DRIVERS LICENSE as identification and who did not take an oath.

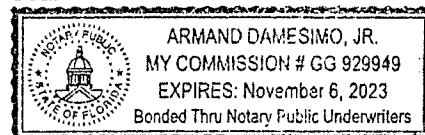
WITNESS my hand and official seal this 13th day of AUGUST, 2020.

ARMAND DAMESIMO JR

Printed Name

Notary Public - State of Florida

Seal



For Staff Use Only

Date: 8/13/20Time: 2Initials: g

ATF: _____

QTR: _____

LUD: _____

FZ: _____

setback to wetlands. Appl states rfd water and not paved

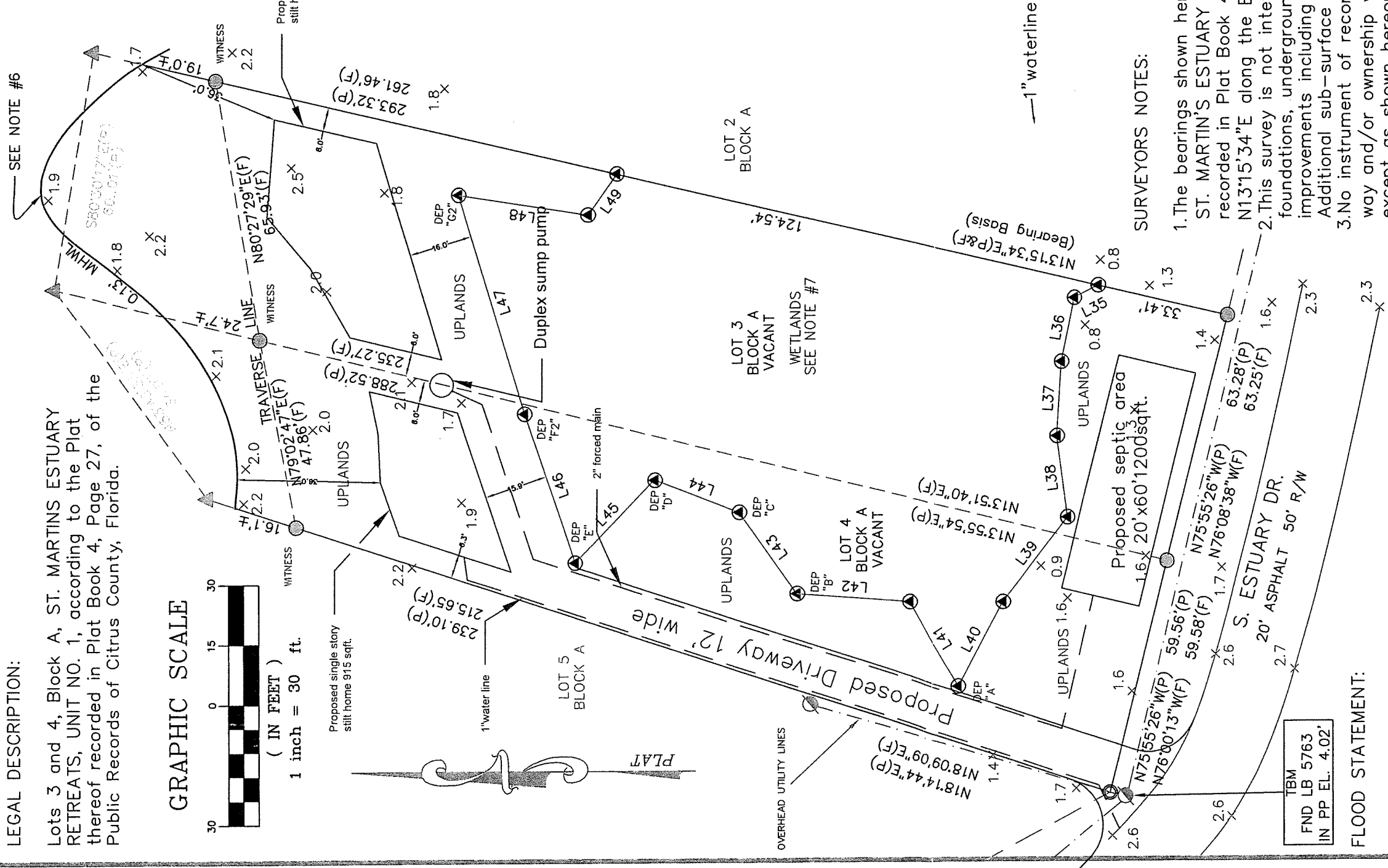
LEGAL DESCRIPTION:

Lots 3 and 4, Block A, ST. MARTINS ESTUARY RETREATS, UNIT NO. 1, according to the Plat thereof recorded in Plat Book 4, Page 27, of the Public Records of Citrus County, Florida.

GRAPHIC SCALE



Wetland Line Table		
Line #	Length	Direction
L35	6.74'	N27°09'23"W
L36	16.39'	N78°18'53"W
L37	18.63'	N86°38'17"W
L38	20.50'	S82°36'00"W
L39	26.73'	N52°33'34"W
L40	23.79'	N62°08'54"W
L41	24.71'	N59°06'22"E
L42	28.19'	N04°28'18"E
L43	24.99'	N54°44'33"E
L44	22.85'	N21°17'18"E
L45	28.88'	N45°43'51"W
L46	39.35'	N71°10'02"E
L47	57.51'	N73°19'28"E
L48	32.92'	S08°57'20"W
L49	12.57'	S54°37'44"E



- LEGEND:
- FOUND 5/8" IRON ROD & CAP ILLEGIBLE
 - FOUND 1/2" IRON PIPE
 - SET NAIL
 - DESCRIPTIVE POINT (NOT FOUND, NOT SET)
 - UTILITY POLE
 - PLAT
 - FIELD MEASURED
 - LICENSED BUSINESS
 - FOUND NAIL AND DISK
 - FOUND NAIL AND DISK
 - ELEVATION
 - SPOT ELEVATION
 - MEAN HIGH WATER LINE
 - RIGHT OF WAY

SURVEYORS NOTES:

- The bearings shown hereon are based on the Plat of ST. MARTIN'S ESTUARY RETREATS UNIT NO. 1, as recorded in Plat Book 4, page 27 with the bearing of N13°15'34"E along the Easterly line of Lot 3, Block A.
- This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
- No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
- The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
- The elevations shown hereon are based on NAVD 88 and referenced to NGS benchmark CIT 8 with an elevation of 1.73 feet.
- The boundary between sovereign (state) lands and private ownership for the property shown hereon is the mean high water line which is elevation 0.13 NAVD per Florida Department of Environmental Protection and falls along the natural bank of Black Creek.
- Wetland delineation lines shown hereon were established on December 2, 2020, by the Department of Environmental Protection, and are shown as directed by the client, and have not been verified by this surveyor.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone AE (Base Flood Elevation 13.0 feet) NAVD 88, per Flood Insurance Rate Map number 12017C0285E, EFFECTIVE DATE: January 15, 2021.

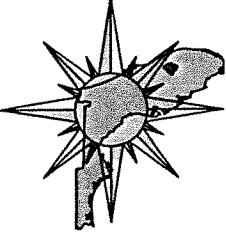
Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
This Survey Map and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
Jennifer and Anthony Ardolino

Citrus County, Florida

Project No.: 20460 Field Book: See/File Drawn By: JWS

Attachment: Applicant Submittal (12959 : V-20-11 Jennifer and Anthony Ardolino)



GulfWest Surveying, Inc.
Professional Surveyors and Mappers

9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253

Jennifer and Anthony Ardolino
39 Daisy Street
Homosassa, Florida 34446
(352)563-5300

Joe Hochadel
Board of County Commissioners
Department of Growth Management
3600 W. Sovereign Path
Lecanto, Florida 34461-5317

Subject: Application V-20-11 Jennifer and Anthony Ardolino

Dear Joe,

This letter is to confirm our telephone conversation of March 29, 2021, where all construction overhangs, eaves, stairs, A/C unit ect. will be contained within the footprints shown on the site plan/survey.

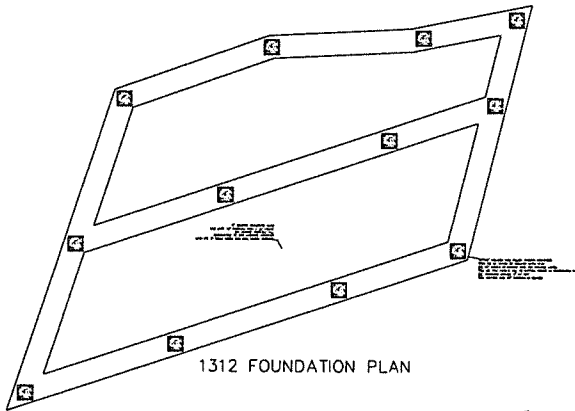
Sincerely

Jennifer Ardolino
Anthony Ardolino

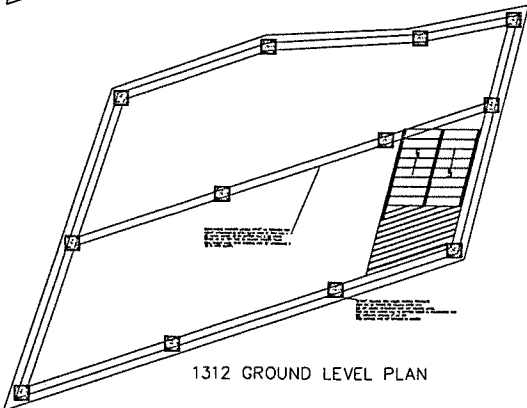
Attachment: Applicant Submittal (12959 : V-20-11 Jennifer and Anthony Ardolino)

RECEIVED
MAR 31 2021
V-20-11
Land Development

905sqft.

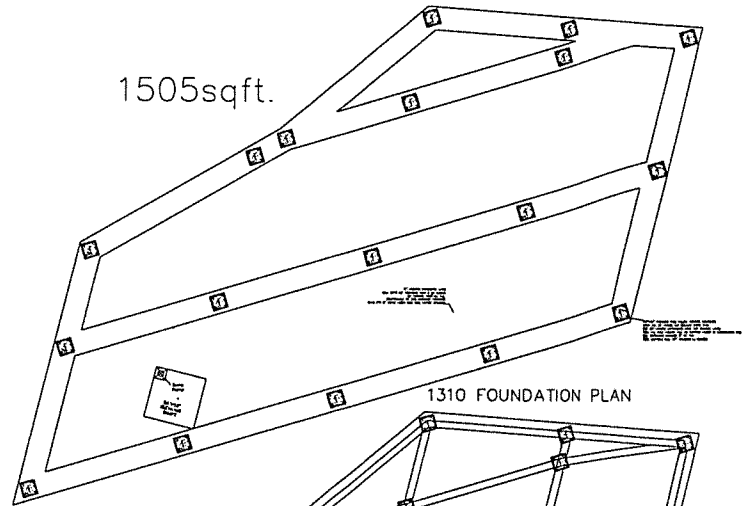


1312 FOUNDATION PLAN

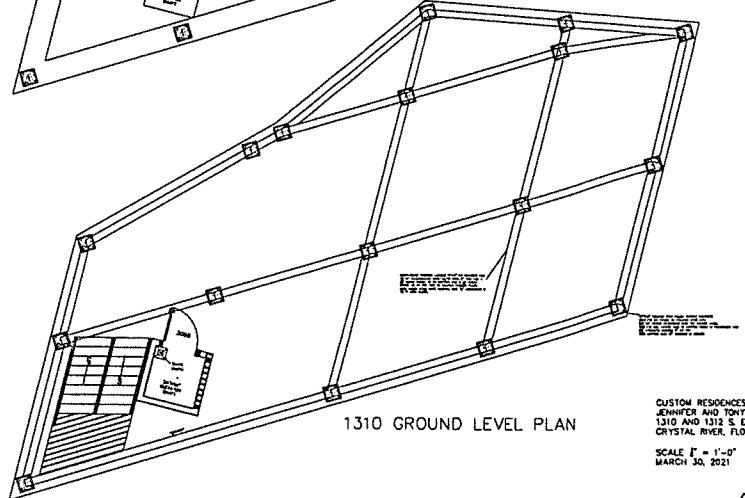


1312 GROUND LEVEL PLAN

1505sqft.



1310 FOUNDATION PLAN



1310 GROUND LEVEL PLAN

CUSTOM RESOURCES FOR:
JENNIFER AND TONY ARDOLINO
1310 AND 1312 S. ESTUARY DR.
CRYSTAL RIVER, FLORIDA 34429
SCALE: 1" = 1'-0"
MARCH 30, 2021

A-2

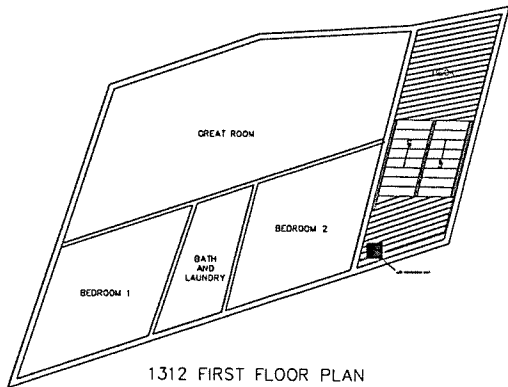
Attachment: Applicant Submittal (12959 : V-20-11 Jennifer and Anthony Ardolino)

1310-1312

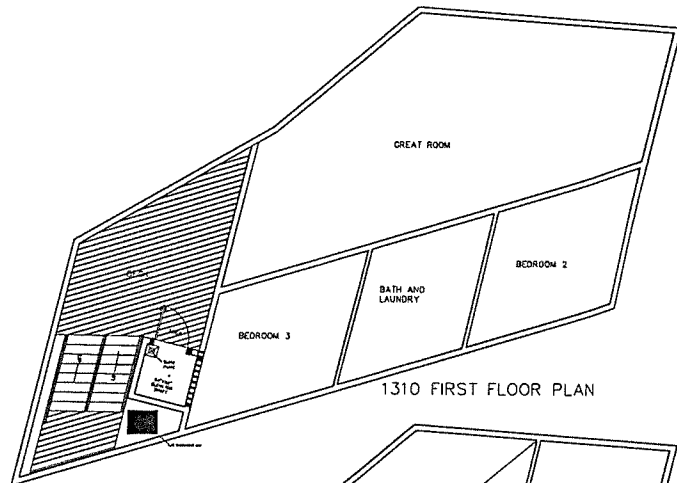
MAK 3/1/21

V-20-11

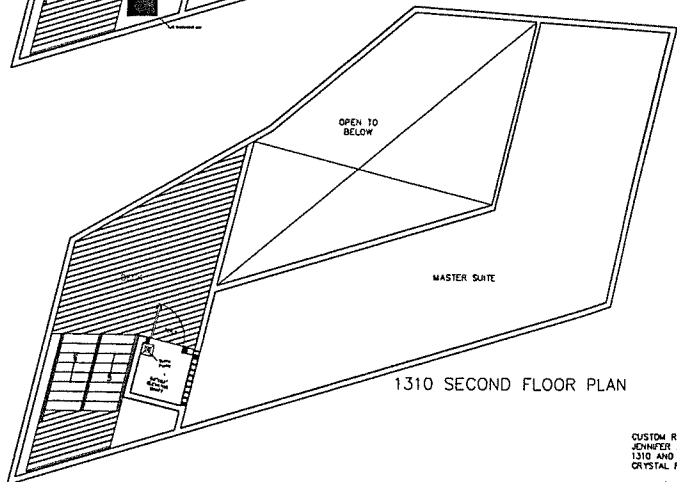
Custom Resources



1312 FIRST FLOOR PLAN



1310 FIRST FLOOR PLAN



1310 SECOND FLOOR PLAN

CUSTOM RESIDENCES FOR:
JENNIFER AND TONY ARDOLINO
1310 AND 1312 S. ESTUARY DR.
CRYSTAL RIVER, FLORIDA 34429
SCALE 1" = 1'-0"
MARCH 30, 2021

A-1

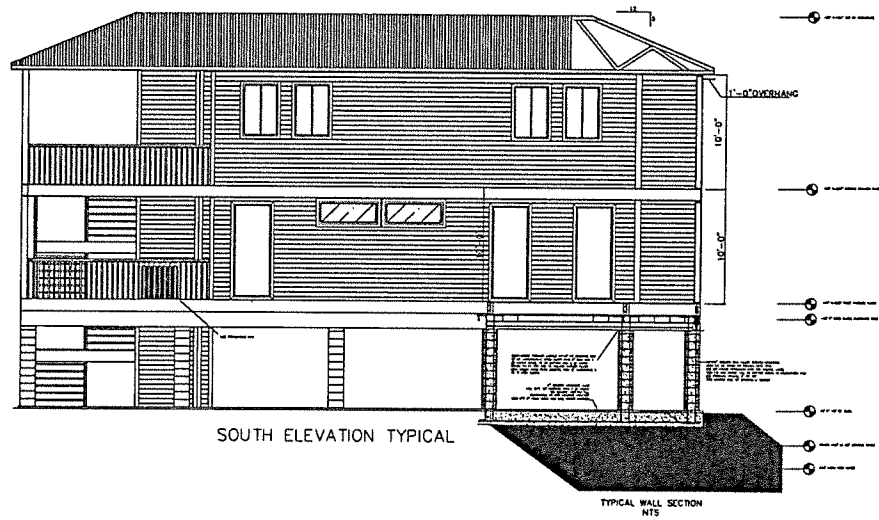
Attachment: Applicant Submittal (12959 : V-20-11 Jennifer and Anthony Ardolino)

1310 AND 1312

MAY 6 1 2021

V-20-11

CRISTAL RIVER, FLORIDA 34429



CUSTOM RESIDENCES FOR:
JENNIFER AND TONY ARDOLINO
1310 AND 1312 S. ESTUARY DR.
CRYSTAL RIVER, FLORIDA 34429

SCALE 1" = 1'-0"
MARCH 30, 2021

A-3

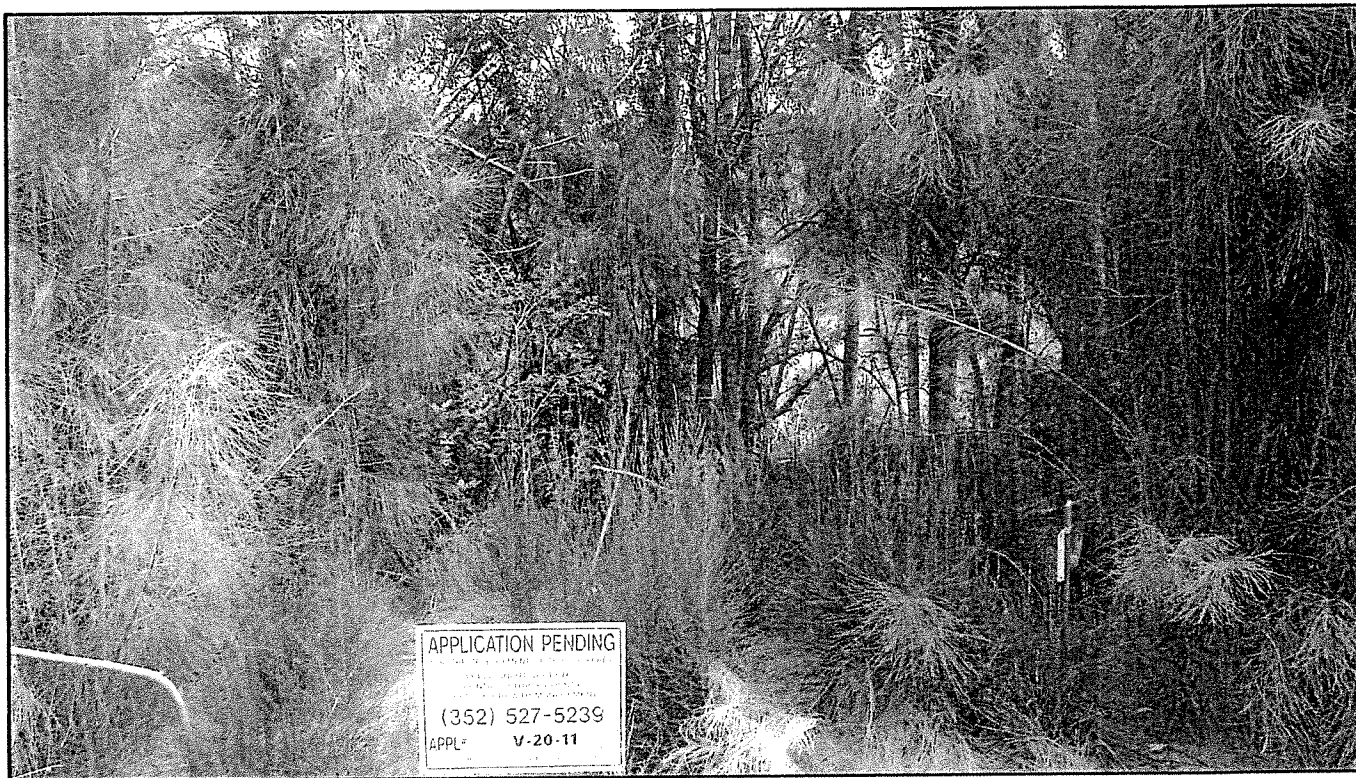
V-20-11

Jennifer and Anthony Ardolino

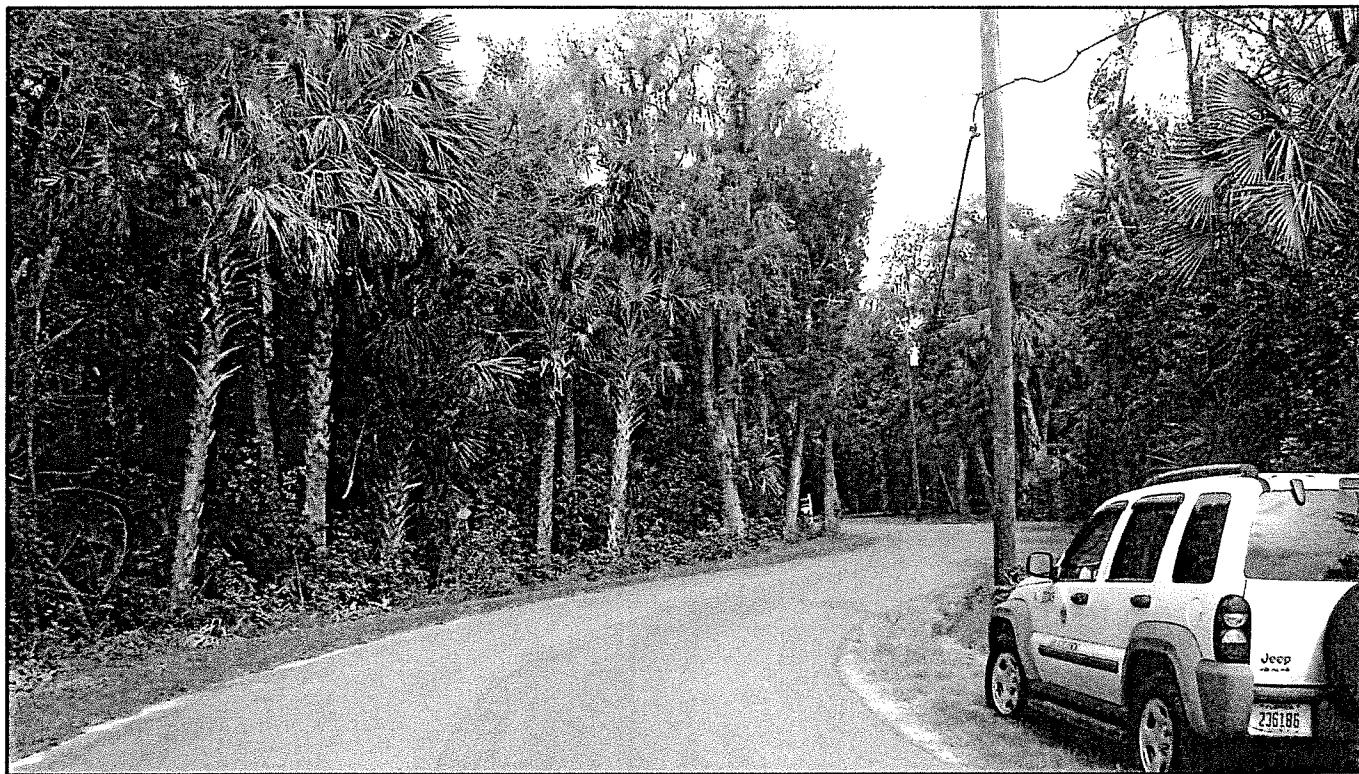
The applicant is requesting single-family residences having a 15-foot setback from the jurisdictional wetland line.



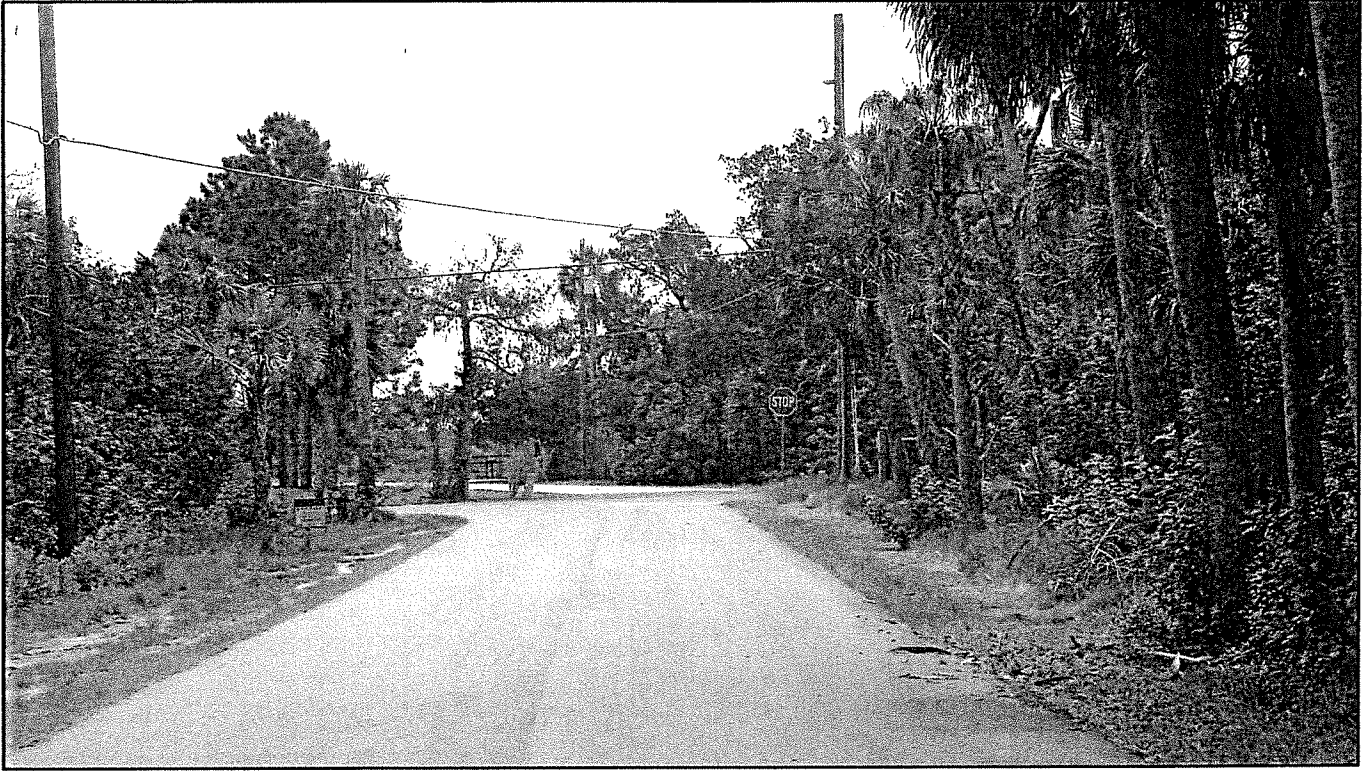
Aerial view of the subject property.



View of the subject property from S. Estuary Dr.



Looking west on S. Estuary Dr.



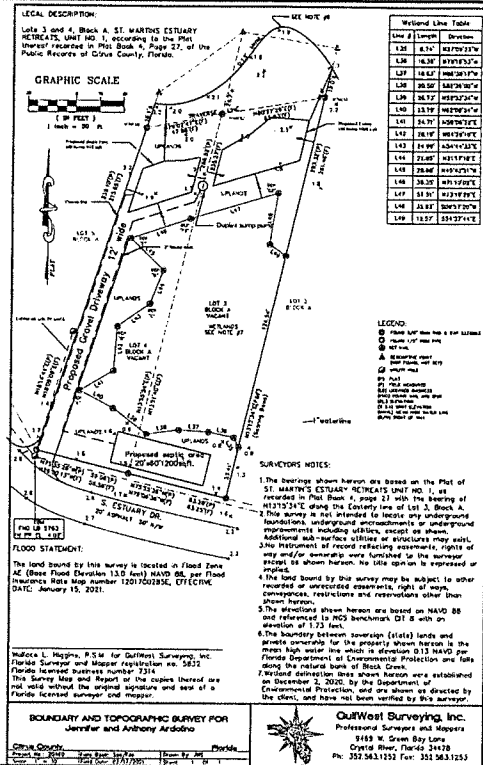
Looking east on S. Estuary Dr.



Looking across S. Estuary Dr.



View of the wetland



Site plan as submitted by the applicant.

V-20-11

Jennifer and Anthony Ardolino



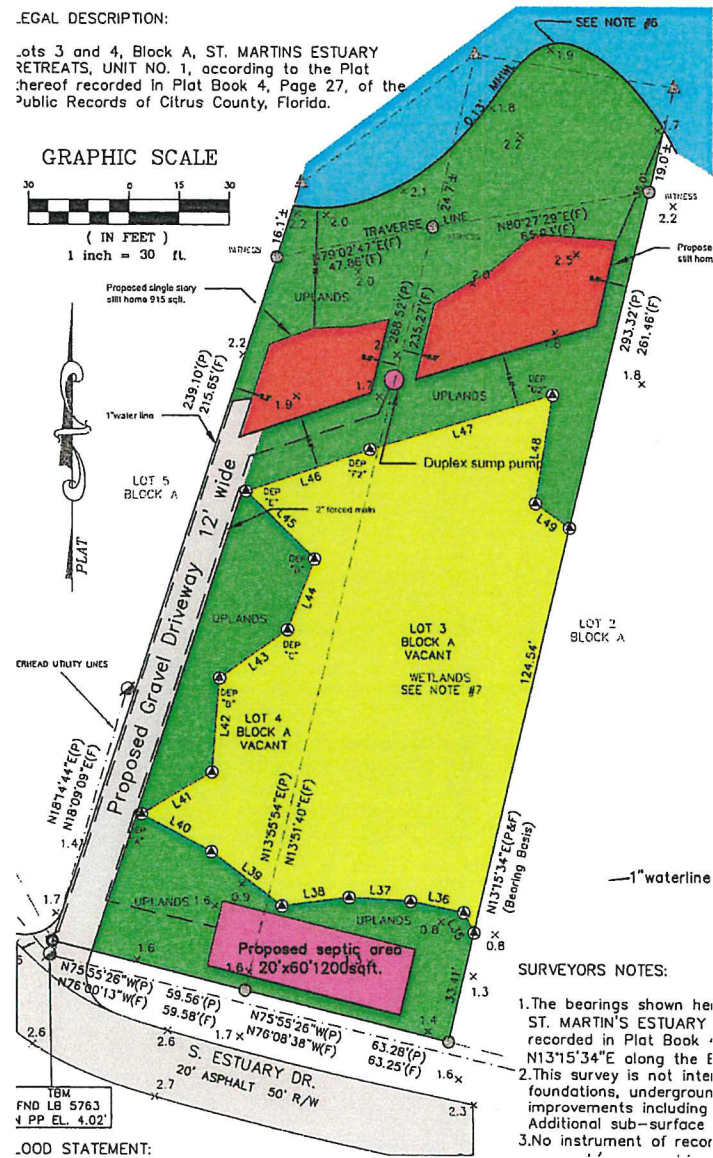
Attachment: Planner Power Point (12959 : V-20-11 Jennifer and Anthony Ardolino)

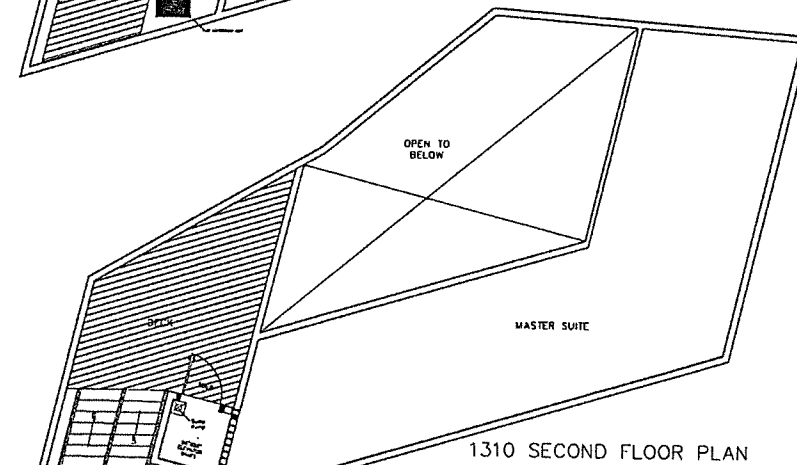
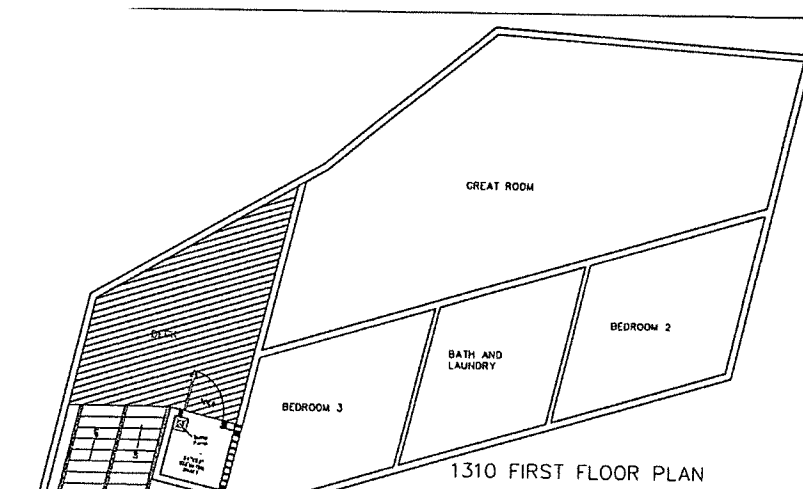
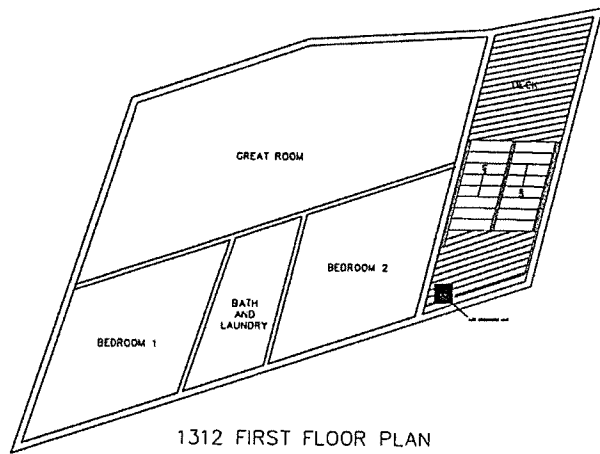


LEGAL DESCRIPTION:

lots 3 and 4, Block A, ST. MARTIN'S ESTUARY
RETREATS, UNIT NO. 1, according to the Plat
thereof recorded in Plat Book 4, Page 27, of the
Public Records of Citrus County, Florida.

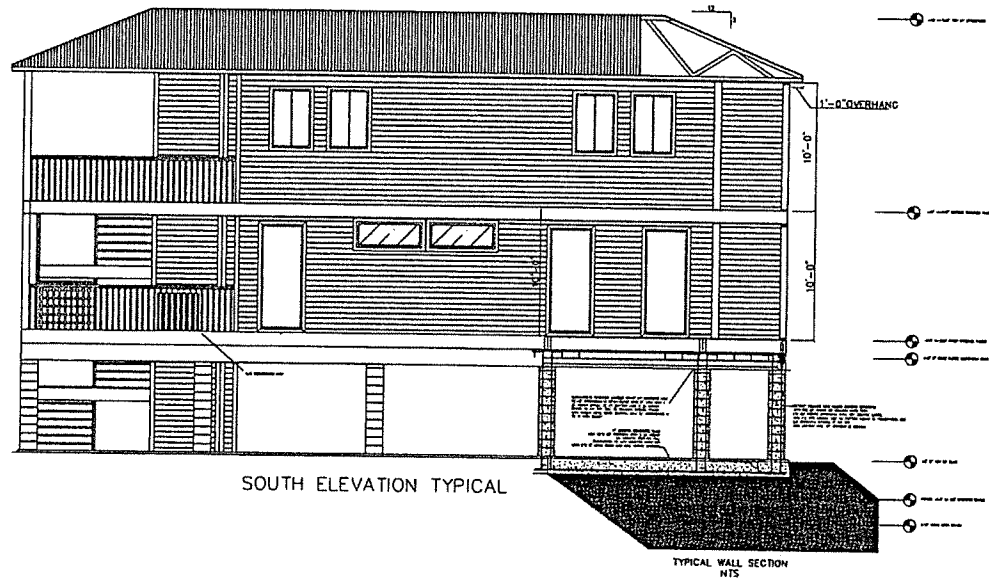
GRAPHIC SCALE





CUSTOM RESIDENCES FOR:
JENNIFER AND TONY ARDOLINO
1310 AND 1312 S. ESTUARY DR.
CRYSTAL RIVER, FLORIDA 34429
SCALE 1/2" = 1'-0"
MARCH 30, 2021

A-1



CUSTOM RESIDENCES FOR:
JENNIFER AND TONY ARDOLINO
1310 AND 1312 S. ESTUARY DR.
CRYSTAL RIVER, FLORIDA 34429
SCALE 1" = 1'-0"
MARCH 30, 2021

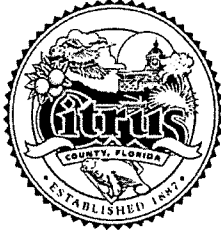
A-3



AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton
AGENDA DATE:	June 17, 2021
<u>BRIEF OVERVIEW:</u> This application is a request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan and the Land Use Atlas Map (LUAM) of the Land Development Code from LDR, Low Density Residential District to RVP, Recreational Vehicle Park/Campground District to establish a new RV park on approximately 60.6 acres.	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on June 17, 2021 to review and consider CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton.	

PM2-21-34



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

APPLICATION NUMBER CPA/AA-21-06 – Joe Cubas for Gerald and Tsuneyo Knapton

DATE: May 20, 2021

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

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

FUTURE LAND USE MAP REQUEST:	From: LDR, Low Density Residential District To: RVP, Recreational Vehicle Park/Campground District
LAND USE ATLAS MAP REQUEST:	From: LDR, Low Density Residential District To: RVP, Recreational Vehicle Park/Campground District
LOCATION:	<u>Section 9, Township 18 South, Range 17 East</u> , more specifically, a portion of Parcel 14200; also known as Alternate Key Number 1052742, which address is 9300 W. Tom Mason Dr., Crystal River, Florida.
ACREAGE:	Approximately 60.65 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – LDR, Low Density Residential District South – PSO, Professional Services/Office District; LDR, Low Density Residential District East – PSO, Professional Services/Office District; N. Citrus Ave. West – LDR, Low Density Residential District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – LDR, Low Density Residential District South – PSO, Professional Services/Office District; LDR, Low Density Residential District East – PSO, Professional Services/Office District; N. Citrus Ave. West – LDR, Low Density Residential District
SURROUNDING EXISTING LAND USES:	North – W. Tom Mason Dr., Single-family residences, Vacant residential South – Single-family residences East – N. Citrus Ave., Vacant commercial, House of Worship West – N. Ladybug Dr., Single-family residences

Attachment: Staff Report (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

SOIL INFORMATION:	According to the <i>Soil Survey of Citrus County</i> (1988), the soil types in the area consist primarily of Redlevel fine sand, as well as Kanapaha-Kanapaha, wet, fine sand, 0 to 5 percent slopes. Limitations to building development are slight.
FLOOD ZONE:	The subject property appears to be primarily located in Flood Zone AE with a Base Flood Elevation of 10.2 feet and 11 feet, as found on the current Flood Insurance Rate Map 12017C0186E.

BACKGROUND

The subject property under application totals approximately 60.65 acres of an 84.53 acre unrecorded tract. The property as a whole fronts along N. Citrus Ave. (CR-495), a major collector roadway, as well as W. Tom Mason Dr. and N. Ladybug Dr.; 50-foot wide, paved, public, local roadways. The parcel has both the Low Density Residential (LDR) and the Professional Services/Office (PSO) land use; however, the applicant is only proposing to amend a portion of the LDR designation. The PSO portion has a depth of approximately 400 feet from the right-of-way of N. Citrus Ave. and consists of approximately 16.7 acres. The site is currently vacant and is heavily wooded with possible wetlands.

ANALYSIS

The request is to redesignate the subject property from the Low Density Residential District (LDR) to the Recreational Vehicle Park/Campground District (RVP) to establish an RV park with up to 600 RV sites, a bar and grill, a gym, golf cart rental and storage, and recreational amenities. The recreational amenities include an adult pool, a kid pool, pickleball courts, basketball courts, volleyball courts, shuffleboard courts, tennis courts, a playground, a dog park, and a bike/walking path. There are also two emergency accesses; one to W. Tom Mason Dr. and one to N. Ladybug Dr., that are proposed as part of this request. While the applicant has indicated the request is for up to 600 RV spaces, the master plan shows 587 spaces and the site schedule indicates there are 591 proposed spaces. Since the total acreage of the proposed RV park is 60.65 acres, the maximum number of RV spaces is 606. The applicant is also proposing an Advanced Wastewater Treatment Plant (AWTP) to be within the PSO portion of the property to meet the sanitary sewer requirements for RV parks.

The applicant has indicated that there are multiple uses proposed in the PSO portion that will serve both the general public as well as the proposed RV park. The applicant has located those uses within the PSO District as Section 3310 requires that those uses within the RV park may only serve those staying within the RV park and may not attract patronage from outside the park. The applicant has also indicated that a portion of the property along W. Tom Mason Dr. is to be developed as single-family residences in an effort to separate the proposed RV park from the residential uses across W. Tom Mason Dr. Although not part of this proposal, these residential lots will be required to meet the LDC standards for new residential lots and must be platted prior to development.

The property is comprised primarily of uplands and is heavily wooded. Based upon the Property Appraiser's map and the U.S. Fish and Wildlife Service National Wetland Inventory map provided by the applicant, it appears that there is possibly a wetland located in the vicinity of RV spaces 432 to 439, across the access drive to the east, and possibly where a portion of the Advanced Wastewater Treatment Plant (AWTP) is proposed. There also appears to be a portion of a wetland located along the boundary with Lot 4 to the south near RV spaces 45 and 46. The applicant has not provided a legal description for the area under application or a survey with a jurisdictional wetland delineation, so

it is unclear if there will be wetland impacts, and if so, to what extent. The LDC and Comprehensive Plan have wetland protections, such as setbacks, that may significantly alter the layout of the proposed RV park if those wetlands are present.

The property currently has an LDR designation, which district may allow for less intense residential density, as well as a few low intensity non-residential uses with a Conditional Use. The site is located across N. Citrus Ave. from the Crystal River United Methodist Church and vacant commercial to the east, across W. Tom Mason Dr. from single-family residences and vacant residential to the north, and across N. Ladybug Dr. from, as well as adjacent to, single-family residences to the west and to the south. The RVP district only allows certain non-residential uses to serve the needs of those staying at the RV park, such as groceries, ice, sundries, equipment, laundry, and other similar items.

The density comparison between the proposed RV park and the existing land uses are as follows: The RVP District allows up to 10 RV spaces per acre. The LDR District allows for two dwelling units per acre, or up to 6 dwelling units per acre with a PUD. The PSO District allows for single-family, if accessed from a local roadway, and multi-family up to four units per acre, or up to 10 units per acre with a PUD; therefore, the density/intensity for the 60.65 acres under application, as well as the property as a whole, can be compared as follows:

Density by Acreage			
	Max Residential Density without PUD (Dwelling Units)	Max Residential Density with PUD (Dwelling Units)	Maximum RV sites
60.65 acres LDR under application	121	363	606
7.17 acres LDR not under application	14	43	71
16.7 acres PSO not under application	66	167	167
84.53 acres Total Site	201	573	844

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. The LDC requires all RV parks having more than 20 or more sites or that are located within the Coastal High Hazard Area (CHHA) must have central water and central sewer hookups. The Citrus County Utilities Division has indicated that central water is available for the site and that there is available capacity to serve the proposed development. Central sewer service is not available. The applicant is proposing an Advanced Wastewater Treatment Plant as part of this request to meet the requirement for central sewer services. The applicant has not provided details as to the design or construction of the proposed AWTP and how the plant will operate to meet the need of the RV park. Since the proposed AWTP is only to serve the RV park, it is not considered a regional sewer system and may be located within the Coastal High Hazard Area.

A request to change the land use from LDR to RVP on greater than 10 acres is considered a large-scale amendment and will require a review from the Florida Department of Economic Opportunity (DEO) and other appropriate state agencies.

The proposed RV park is required to meet the standards in LDC Section 3310, Recreational Vehicle Parks, and other applicable LDC standards.

The Engineering Division has provided the following comments/conditions:

- The proposed project will need to meet the requirements of Chapters 6 and 7 of the LDC. Specifically, the applicant will need to provide trip generation rates for throat distance (Section 7140) and auxiliary lanes (Section 7190).
- Based on the number of proposed RV sites, it is very likely that acceleration and deceleration lanes will be required. These lanes will need to be designed meeting the requirements of the Florida Green Book and any applicable FDOT standards. The addition of turn lanes will require that the roadway be milled, re-surfaced, and restriped for the new lane configuration areas.
- The project entrance will need to be located to meet the requirements of the Florida Department of Transportation (FDOT) Driveway Information Guide, 2007. Driveways on opposite sides of the roadway (project entrance vs. church entrance/W. Sleepy Oak Ct.) shall be aligned to avoid a jog maneuver. The driveway would need to line up with driveway/road across the street or be separated by approximately 750 ft.

REQUEST FOR LAND USE CHANGE

1. Concurrency

- a. Sanitary Sewer – The subject property is within the Citrus County Utilities Division service territory; although, central sewer services are not available. The applicant is proposing an Advanced Wastewater Treatment Plant to meet central sewer requirements for the proposed RV park.
- b. Potable Water – The subject property is in the Citrus County Utilities Division service territory and will be required to connect to potable water services.
- c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill and has provided a letter from Citrus County Solid Waste Management Division.
- d. Drainage – The site will be required to be designed to meet all applicable stormwater design standards at the time of permitting.

2. **Consistency with the Land Development Code** – The current land use of LDR primarily allows for single-family residential up to two dwelling units per acre. An increase in density between two dwelling units per acre, not to exceed six dwelling units per acre can be achieved through the PUD process with access to both central water and central sewer service. The LDR District also allows for limited non-residential uses with a Conditional Use, such as day care centers, houses of worship, educational facilities, and assisted living facilities. The applicant has

indicated the purpose of this application is to create an RV park with up to 600 RV spaces and associated amenities. A Master Plan is a requirement to establish an RV park and one has been submitted with this request. The difference in intensity between the LDR District and the RVP District is considerable, since the LDR District allows for two dwelling units per acre and an RV park can have up to 10 RV spaces per acre with certain non-residential uses to serve the RV park. The safeguards from the Master Plan will help to mitigate or reduce impacts from the RV park; however, the intensity of the proposed RV park may not be compatible with the surrounding residential uses. This RV park will need to comply with Land Development Code standards in place at the time of permitting unless otherwise conditioned as part of this application.

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

Staff comment – The site is located within the Central Ridge portion of the County; however, the site is entirely in the AE flood zone with a base flood elevation of 10.2 and 11 feet. The elevations on site vary between four and 11 feet, averaging around 8 feet. If there are any protected wildlife found, they must obtain a permit with FWC. There appears to be a wetland(s) present on the property. The applicant has not provided a survey with a jurisdictional wetland line, so the wetland impacts, if any, are unknown at this time.

Policy 17.6.14 Recreational vehicle (RV) parks and campgrounds shall be designed according to a detailed master plan, shall preserve a minimum of 30 percent of the property in open space, shall provide a minimum of an additional 10 percent of the property as recreation areas, and generally shall conform to the commercial development standards in the Land Development Code. The number of RV units or campsites approved in a park does not confer any vested residential development rights. In order to minimize the adverse impact of development on the resources and natural features of the Coastal, Lakes, and Rivers Region, the LDC shall be amended to include additional review criteria for all new RVP projects located in this region. Such criteria may include:

- Restrictions on density
- Enhanced open space requirements
- Wetland protection
- Upland preservation
- Clustering
- Connection to regional central water and sewer services

Staff comment – This site lies outside of the Coastal, Lakes and Rivers Region and is requesting the RVP Designation. This application would not result in an increase in residential density, but could provide a higher intensity non-residential component that may be incompatible with the surrounding land

use districts. The majority of the proposed recreational and non-residential components are located interior of the proposed RV park, which should help to mitigate impacts to the surrounding residences.

4. **Impacts on Affordable Housing** – The proposal does not appear to have any impacts on affordable housing as RV parks are transient in nature.
5. **Compatibility with Adjacent Land Uses** – The site is a large parcel that is currently designated as LDR. The proposed park is located across N. Citrus Ave. from the Crystal River United Methodist Church and vacant commercial to the east, across W. Tom Mason Dr. from single-family residences and vacant residential to the north, and across N. Ladybug Dr. from, as well as adjacent to, single-family residences to the west and to the south. The proposed RV park does not appear to be compatible with the residential nature of the surrounding area. While there are some vacant non-residential lots located across N. Citrus Ave., those lots are less than two acres in size and would not appear to be able to accommodate commercial uses with an intensity comparable to the subject property.
6. **Environmental** – A biological study is required for lots greater than five acres at the time of permitting. The applicant has indicated that a biological study will be provided at time of permitting. If a protected species is found onsite, the applicant will need to coordinate with Citrus County and the Florida Fish and Wildlife Conservation Commission (FWC). In addition, a tree preservation plan will also be required at the time of development that includes analysis of any specimen trees that may be located on the site. The applicant has not provided a survey showing the delineation of possible wetlands; therefore, it is unknown at this time what impacts this proposal will have on wetlands, if any are present.
7. **Transportation** – The subject property currently fronts along N. Citrus Ave. (CR-495), a major collector roadway. The project entrance will need to be located to meet the requirements of the FDOT. The driveway will need to line up with driveway/road across the street or be separated by approximately 750 feet. The property also fronts along W. Tom Mason Dr. and N. Ladybug Dr., 50-foot wide, paved, public, local roadways; however, the applicant is not proposing to provide a full access from W. Tom Mason Dr. and N. Ladybug Dr. The applicant has proposed emergency accesses to both W. Tom Mason Dr. and N. Ladybug Dr. The RV park would be served by access through PSO lands, which does not allow for RVP uses.

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

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 60.65 acres from LDR to RVP on the Future Land Use Map and on the LDC Land Use Atlas Map.
2. The subject property is located within the adopted PSA for Citrus County.
3. The site must meet concurrency requirements for central water, central sewer, solid waste, and drainage.

4. The site takes access from a major collector roadway via a land use that does not allow for RVP uses.
5. There could be environmental limitations such as wetlands that would be impacted by non-residential use on the site.
6. The proposed land use may be incompatible with the surrounding area.

MASTER PLAN OF DEVELOPMENT

The applicant is also requesting to establish a Master Plan of development for the RV park with associated uses.

Consistency with the Land Development Code (LDC): The proposed RV park was reviewed by the standards of LDC Section 2422, Recreational Vehicle Park/Campground District, as well as the standards of LDC Section 3310, Recreational Vehicle Parks. The Master Plan shows a total of 587 RV sites, a bar and grill, a gym, golf cart rental and storage, and recreational amenities that include an adult pool, a kid pool, pickleball courts, basketball courts, volleyball courts, shuffleboard courts, tennis courts, a playground, a dog park, and a bike/walking path. The applicant has not designated any RV spaces for park models at this time.

RV Spaces: The LDC states that an RV park outside of the Coastal, Lakes, and River Region and outside the Recreation District shall have a maximum density of 10 spaces per gross acre. The subject property under application is 60.65 acres in size and the applicant is requesting up to 600 RV spaces, which equates to 10 spaces per acre. It is noted, however, that the master plan shows 587 RV spaces. Section 3310 also limits the number of park model spaces allowed within an RV park to 15 percent of the total sites. The applicant has not proposed any park model spaces at this time. The LDC also states that RV sites must be at least 1,500 square feet in size with a minimum width of 30 feet. The applicant has provided typical RV site layouts showing compliance with the minimum size requirements.

Access Management/Transportation: The development is proposed to take access from N. Citrus Ave. (CR-495), a major collector roadway. The proposed Master Plan shows the main access aisle traversing through the PSO portion to the area under application. The applicant has also provided two emergency accesses from both W. Tom Mason Dr. and N. Ladybug Dr., which are paved, local roadways. The PSO District does not allow for RVP uses. In order to utilize this area, it should be added to the overall PUD designation.

Landscaping/Buffers: The proposed RV project requires a minimum 10-foot wide Type "A" landscape buffer along the right-of-way of N. Ladybug Dr., and a minimum 10-foot wide Type "A" landscape buffer along the adjacent residential parcels. A minimum 10-foot wide Type "B" landscape buffer is required where abutting the PSO District. The applicant is proposing a 10-foot wide landscape buffer along the entire perimeter of the RV park. The required Type "B" buffer must be provided at time of permitting of the overall RV park.

Open Space: The LDC states that RV parks must have at least 30 percent open space. As such, the RV park requires 18.2 acres of open space. The applicant has indicated the amount of open space provided is 22.2 acres, which meets the LDC requirement.

Passive/Active Recreation: The applicant is proposing various recreational amenities as part of this request. The recreational uses listed are the adult pool, a kid pool, pickleball courts, basketball courts, volleyball courts, shuffleboard courts, tennis courts, a playground, a dog park, and a bike/walking path. LDC Section 3310 states that RV parks shall provide ten percent of the property as recreation area, with at least half the required area being for active recreation. Since the RV park is 60.65 acres in size, six acres of recreation is required, with at least three acres being active recreation. The applicant has indicated that eight acres of recreation is being provided with the active recreation described above.

Amenities: The LDC Section 3310 states that RV parks must have a toilet, washroom, or bath facilities within 300 feet of any RV space. The applicant is proposing to meet the requirement for toilet, washroom, or bath facilities and has identified them on the master plan.

Parking Standards: The Master Plan does not identify parking areas within the site. The applicant is proposing to place the office and other non-residential uses within the PSO portion of the property as a separate development since the RVP standards do not allow for RV park amenities to be open to the public. Any non-residential use located within the PSO portion must meet all applicable LDC requirements, including parking. The amenities identified within the master plan do not require typical vehicle parking as they are for the sole use of the campers within the RV park. The applicant has indicated that golf cart rental is part of the proposal; however, there are no golf cart paths or lanes indicated. The applicant has also not shown any interior trails/sidewalks to connect the amenities to the RV sites.

LDC Section 7280, Bicycle Parking, requires all commercial and recreation uses to provide bicycle parking, of at least one bicycle parking space for every ten required vehicle spaces. Since the proposed office will be located within the PSO portion and is not part of this request, bicycle parking will be addressed at that time. The applicant has not indicated if bicycle parking will be provided within the master plan for the amenity areas.

Setbacks: The minimum building setbacks for structures is 75 feet from the centerline of a major collector roadway, 50 feet from the centerline of a local roadway, and at least 25 feet from an existing right-of-way line. The proposed RV park will only abut the right-of-way of N. Ladybug Dr., a local roadway. The north, east, and south property lines will not directly abut a right-of-way as proposed. While the applicant has not indicated setbacks on the Master Plan, the applicant is proposing a minimum 10-foot wide landscape buffer and a 20-foot wide trail along the perimeter of the RV park along N. Ladybug Dr., which would meet the 25-foot setback requirement from a local roadway. The applicant has also located the amenities to the interior of the park. Any future structures or uses within the PSO portion must meet setbacks as required by the LDC, but are not part of this application.

Impervious Surface: The Master Plan has not identified an impervious surface ratio (ISR) for the proposed RV park. The maximum allowable ISR for the RVP District is 40 percent. The applicant must demonstrate at time of permitting that the RV park meets ISR requirements.

Floor Area Ratio: The Floor Area Ratio (FAR) is determined by dividing the gross floor area of proposed buildings by the area of the lot in which the buildings are located. The maximum allowable FAR for the RVP District is 0.2. The applicant has not proposed an FAR at this time and must demonstrate at time of permitting that the RV park meets FAR requirements.

Stormwater Management: The applicant has provided proposed drainage retention areas on the master plan and has indicated that they will coordinate with the Engineering Division to ensure

stormwater management requirements are met. The proposed RV park will need to be designed to meet the requirements of Chapter 6, Stormwater Management, at the time of permitting.

Tree Preservation: The site is vastly wooded and contains some native vegetation tree cover. As part of the site development plan process, the applicant will need to submit a Tree Preservation Plan that meets the requirements of the Land Development Code at time of permitting.

PROPOSED FINDINGS OF FACT – MASTER PLAN OF DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD); Section 2422, Recreational Vehicle Park/Campground District, as well as the standards of LDC Section 3310, Recreational Vehicle Parks, as specified in the LDC. The Board of County Commissioners (BCC) may adopt modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the Master Plan. 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 Master Plan.** *The proposed RV park has various recreational amenities and uses for the sole use of the campers that are allowed in the LDC. The applicant has indicated that there will also be other uses located outside the RV park in the PSO portion of the property that are not part of this master plan.*
- B. **Any development approved through the Master Plan application process, which is not designated a use in the respective land use district for the subject Master Plan parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The surrounding area is primarily residential in nature, with a house of worship and vacant commercial across N. Citrus Ave. The applicant has indicated there will be non-residential uses located in the PSO portion of the property and that the north portion will be subdivided into residential lots, neither of which are part of the subject master plan. The proposed RV park will be screened with Type "A" landscape buffers where abutting residential and a Type "B" buffer will be required where abutting non-residential; however, a 600-site RV park within a predominantly low density residential area may not be compatible with the surrounding residences.*
- 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.** *The Master Plan includes amenities such as a bar and grill, a gym, golf cart rental and storage, an adult pool, a kid pool, pickleball courts, basketball courts, volleyball courts, shuffleboard courts, tennis courts, a playground, a dog park, and a bike/walking path. Any future accessory uses would be subject to standards as outlined in the LDC.*
- D. **Subsequent to the approval of a Master Plan, uses not enumerated may be permitted through amendment of the Master Plan and approved by the Board of County Commissioners.** *The applicant is aware that any future uses may require an amendment to this Master Plan. The location of the wetland could also require an amendment to this Master Plan.*

- E. The land area included within the Master Plan 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 project will be required to meet standards for impervious surface and floor area ratio as outlined in the Comprehensive Plan and Land Development Code.*
- F. 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. *Landscape buffers will be required to meet LDC standards.*
- G. The maximum height of structures, setbacks, and density within a Master Plan development shall be as specifically established by the Board of County Commissioners in its approval action. *The applicant has not requested a deviation from setbacks, maximum height or density requirements.*
- H. Approval of the proposed Master Plan development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant. *The applicant has submitted a Master Plan date-stamped received April 6, 2021, for this application.*
- I. A Master Plan 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 Master Plan shall be null and void. *The applicant has not requested a deviation from the three-year termination date for the proposed RV park.*

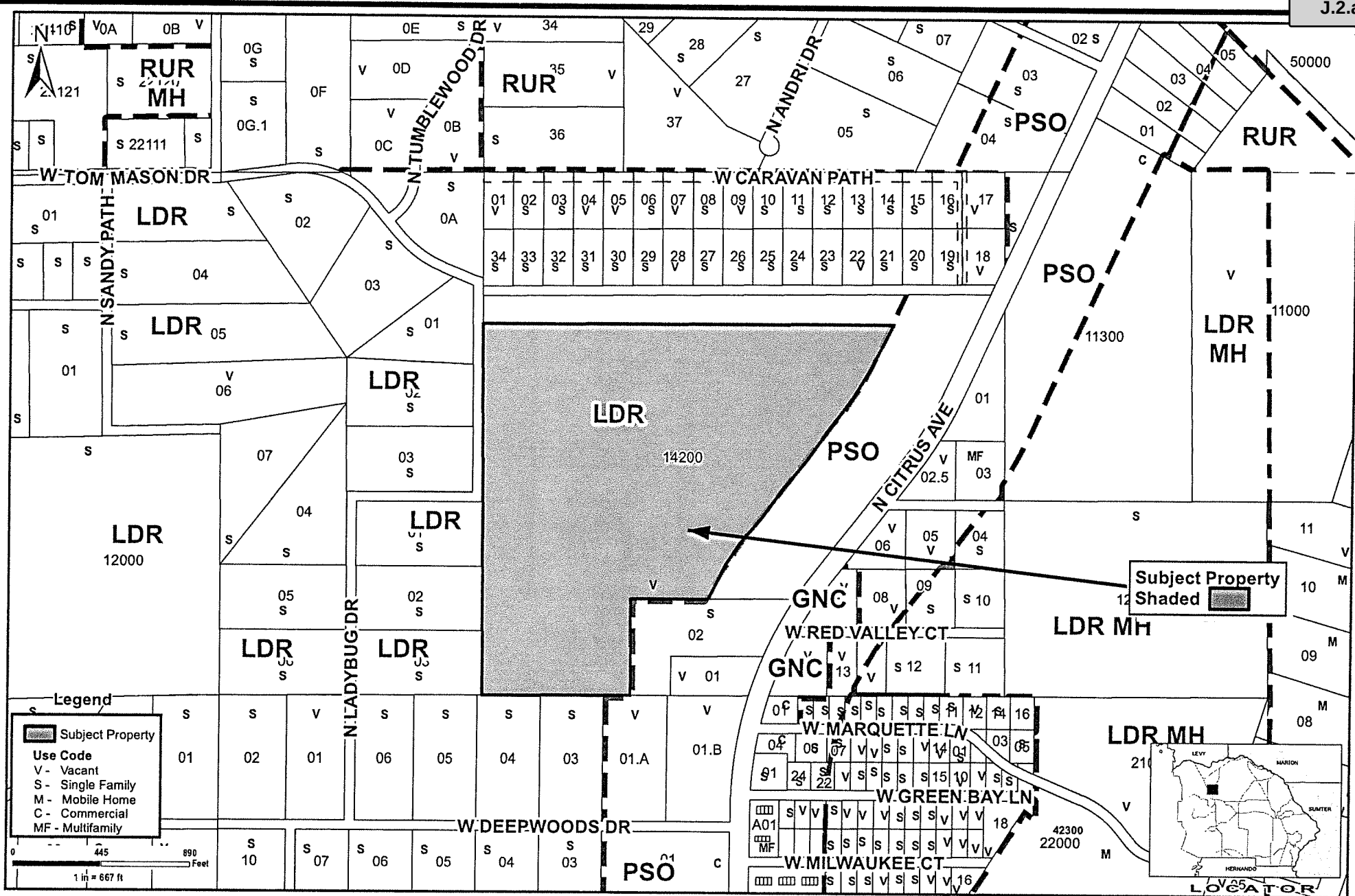
SUGGESTED CONDITIONS – MASTER PLAN OF DEVELOPMENT:

- 1. The RV park for up to 600 RV sites, as outlined on the Master Plan date-stamped received April 6, 2021, by the Land Development Division, must meet the criteria and requirements of the Citrus County Land Development Code, unless as otherwise outlined within these conditions.
- 2. The site must connect to central water and central sewer to provide appropriate sanitary services to the RV park.
- 3. Stormwater management design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.
- 4. A Tree Preservation Plan must be submitted and approved at the time of permitting that meets the requirements of the LDC.
- 5. A boundary survey showing the jurisdictional wetland line must be submitted and approved at time of permitting. If modifications are required due to the wetland location, a major modification to the master plan may be required.
- 6. Pedestrian walkways and/or golf cart paths or lanes connecting RV areas to the amenities must be provided.

7. Access from N. Citrus Ave. (CR-495) as outlined on the Master Plan date-stamped received April 6, 2021, by the Land Development Division, must be included as part of the Master Plan and can be utilized as a shared access with the future uses located in the adjacent PSO District.
8. The access drive will need to meet access management standards and line up with driveway/road across N. Citrus Ave. or be separated by approximately 750 feet.
9. A legal description must be provided for the RV park area under application and must be received by the Land Development Division prior to placement of this application on the BCC agenda.
10. 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. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.
11. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
12. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

JH/SW/cb

Attachment: Staff Report (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)



Application #: CPA/AA-21-06

Applicant: Joe Cubas for Gerald and Tsuneyo Knapton

Proposal: Amend FLUM and LUAM from LDR to RVP

Location: A portion of 9300 W Tom Mason Dr Crystal River
FL 34428

Future Land Use: Various

S-T-R - 9-18-17 NE

Planner Initials: *GH*

Date: 4/16/21

Geographic Information Systems

Prepared By: William Braunsch

Date: April 1, 2021

Source: Enterprise Geodatabase

Map Number: WB0000489

Cynthia P. Skelhorn

Director

The information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide current and accurate information. However, all information presented must be independently verified by the user.

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





**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.: _____ Date: 3/1/21

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

Applicant*	Property Owner
Name: <u>JOE CUBAS</u>	Name: <u>GERALD G. Knapton and Tsuneyo A.</u>
Address: <u>13830 SW 28 ST.</u>	Address: <u>TOURNAI ROSEBURY AVE</u>
City: <u>MIAMI</u>	City: <u>PASADENA, CA</u>
State: <u>FLORIDA</u> Zip: <u>33175</u>	State: <u>CA</u> Zip: <u>91103-3253</u>
Home No.: <u>305 219 2558</u> Cell No.: <u>SAME</u>	Home No.: <u>213 808-2019</u> Cell No.: <u>SAME</u>
Work No.: <u>SAME</u> Fax No.: <u>NONE</u>	Work No.: <u>213 312-2016</u> Fax No.: <u>213 808</u>
Email: <u>JCUBASHOLDINGS@AOL.COM</u>	Email: <u>GKNAPTON@SBCGLOBAL.NET</u>

Property Description: Section: 09 Township: 18 South Range: 17 East
 Legal Description: SEE ATTACHED SPECIAL WARRANTY DEED
 Subdivision: DO3448 - (IN REC TRACT) Block/Parcel:
 Alternate Key #: 1052742 Parcel ID: 17E18509 14200
 Acreage: 84.53

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

Previous Application No.: _____

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): _____

Directions to Property: _____

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

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

STATE OF FLORIDA
 COUNTY OF CITRUS
MIAMI DDC

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JOSE J CUBAS, who is personally known to me or provided FL-DL
 as identification and who did not take an oath. WITNESS my hand and official seal this 2ND day of MARCH, 2021

Niliana Etienne
 Printed Name

Colore
 Notary Public - State of Florida

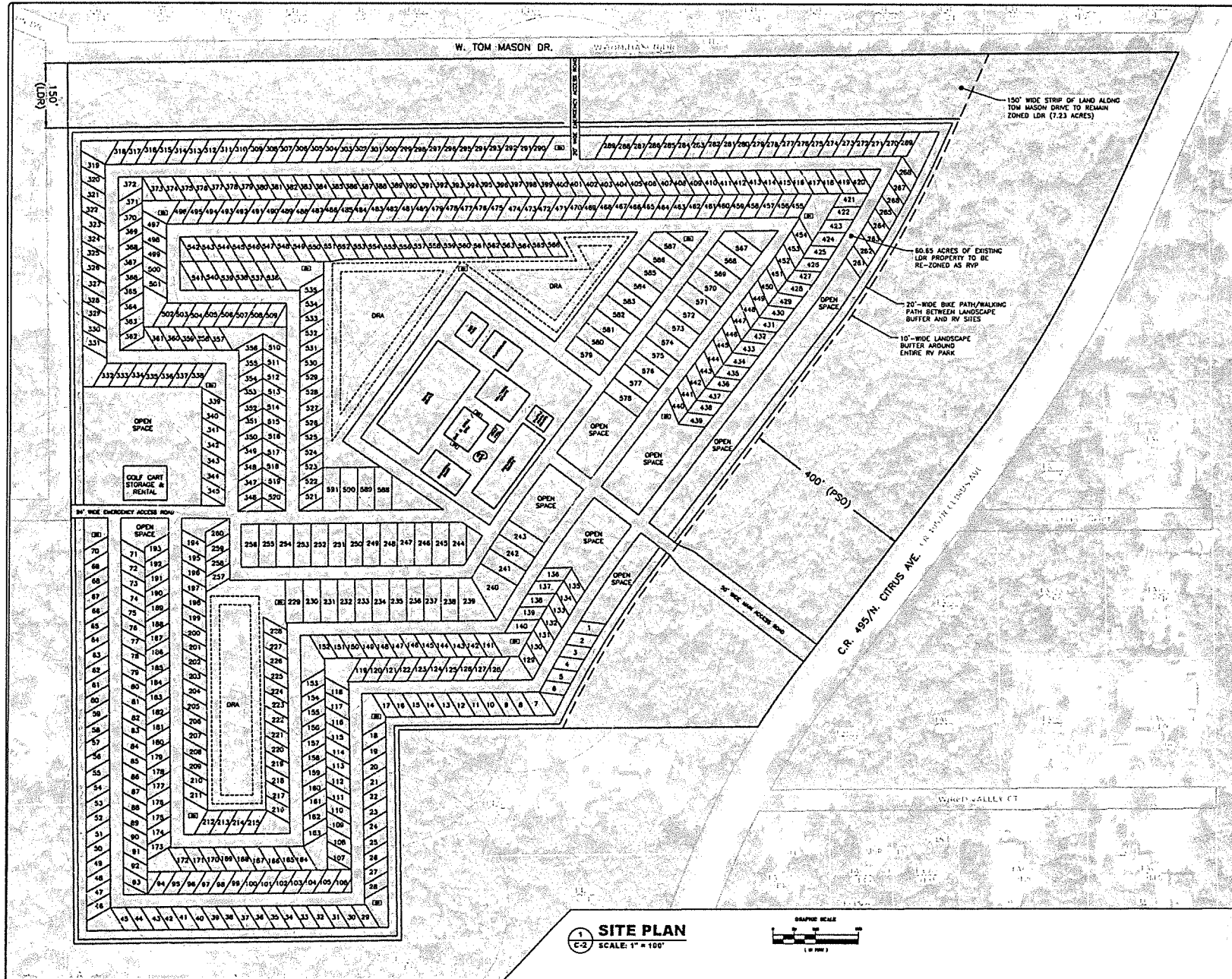


Niliana Etienne
 Comm. # GG926203
 Expires: October 27, 2023
 Bonded Thru Aaron Notary

Date: _____
 Time: _____
 Initials: _____

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

GFLUM Des: _____
 FZ: _____



NO.	DATE	DESCRIPTION
1	12/21/06	PRELIMINARY
2	12/21/06	REVISED
3	12/21/06	REVISED
4	12/21/06	REVISED
5	12/21/06	REVISED
6	12/21/06	REVISED
7	12/21/06	REVISED
8	12/21/06	REVISED
9	12/21/06	REVISED
10	12/21/06	REVISED

PREPARED FOR:
CITRUS SUNRISE
PROPERTIES, LLC
19 W. FLORIAN ST.
DADE, FL 33130

PREPARED BY:
MARK P. WACK, P.E.
FLORIDA LICENSE #72513
1033 S. GULF BLVD., SUITE 100
MIAMI, FL 33130
(305) 544-1843

PRELIMINARY
NOT FOR CONSTRUCTION

MARK P. WACK, P.E.
A PROFESSIONAL ENGINEER (P.E.)

LUXURY
RV RESORT
6300 N. TOM MASON DR.
CRYSTAL RIVER, FL 34428
DATE: 12/21/06

SITE PLAN
C-2

CPA/AA-21-06

Jaymelday Holdings, LLC

Crystal River Luxury RV Resort

13830 SW 28 Street
Miami, Florida 33175
(305) 219-2558
Jcubasholdings@aol.com

April 5th, 2021
Via Email Correspondence

Mr. Joe Hochadel, Principal Planner
Citrus County Land Development Division
3600 W. Sovereign Path
Lecanto, Florida 34461

Re: Application CPA/AA-21-06,
Property Address: 9300 W. Tom Mason Drive – Alt. Key 1052742, Section 09,
Township 18 South, Range 17 East

Dear Mr. Hochadel,

Please be advised that earlier today, I received from your office via email, the attached Letter of Sufficiency Determination dated April 1st, 2021. In said Letter, you indicated that our application was deemed insufficient for final review and determination as "additional information is required for this application".

In response to your request for additional information, please note the following:

- Please provide an Application sheet that includes the name of the property owner as well as the existing and proposed Atlas and FLUM designations.

After reviewing the application, I realized that although I provided you with the property owner's information, the recorded Special Warrantee Deed, Owner's Authorization Forms and a copy of the Citrus County Property Appraiser's Office summary sheet, I did not "write-in" the property owners name in the space provided on the 1st page of the application, therefore, attached please find said page with the owner(s) names. Furthermore, attached please find the existing and proposed Atlas and FLUM designations

APR 26 2021
CPA/AA-21-06
Land Development Division

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

- Please provide base flood data per the January 2021 update.

The County's GIS FIRM mapping system shows that the subject property sits on the center line of FIRM Panel 12017C0186E and FIRM Panel 12017C0187E with an updated January 2021 BFE of 10.00 as per the enclosed GIS FRIM Maps.

- There appears to be wetlands on the site. Please provide a boundary survey with established jurisdictional wetland lines or a statement from an environmental professional attesting to the absence of wetlands.

Per the Citrus County Land Development Code (LDC), an environmental survey, biological studies and a tree preservation survey, are all required for lots greater than 5 acres like the subject property at time of permitting and prior to the issuance of a development order regardless of the FLUM designation. We will certainly provide the County with all remaining requirements at the appropriate time prior to the issuance of a development order as per the LDC. However, the US Department of Fish and Wildlife Service indicates on their updated National Wetlands Inventory, that the subject property contains 1.04 ac of Freshwater Forested/Shrub Wetlands as shown on their Parcel Map attached hereto.

- A legal description for that portion under application changing to RVP.

Although I have provided you with a complete legal description of the property as it stands today (85 acres), "a legal description of that portion under the application changing to RVP" cannot be made until the CPA/AA Land Use Change is completed, approved and adopted and the entire property can be re-platted to show the 60.65 acres of RVP, 17 acres of PSO and 14 residential lots along Tom Mason Drive.

- There appears to be undesignated/unlabeled areas on the master plan. Please identify the use of these areas.

After reviewing the Master Site Plan, there does not appear to be any undesignated/unlabeled areas within the proposed RVP. If you are referring to those areas along the entrance of the RVP prior to reaching the amenities, they are to remain "as is", dense green areas. However, if you are referring to the areas outside of the proposed RVP located within the PSO portion of the property, said areas are not part of this application as indicated throughout our Comprehensive Land Use Change package submittal.

- Please remove the adjacent subdivision from the Master Plan as it is not part of this application.

My apologies if showing the 14 residential lots along Tom Mason Drive and the potential future development on the PSO portion of the property caused any confusion on the Master Site Plan as they are not part of this application. Its only purpose was to show

continuity with adjacent land uses and compliance with the County's Goals, Objectives & Policies and the LDC. We will have our engineer make the recommended changes to the Master Site Plan.

- Per Sect 3310, RV parks shall be developed as a whole, in a single-development operation. Any portion of the RV park located within the PSO District must be incorporated as part of the RV park. The proposed establishments may only serve the campers in the park and shall not attract patronage from outside the grounds. The proposed offices/restaurant/banquet hall/laundry service building does not meet this requirement. Please advise so that these uses are for the sole use of the RV park, as a whole, or remove. Any use allowed within the PSO District intended to attract patronage from outside the park must be separate from this application.

For purposes of clarity, Section 3310 also states that: "The land on which it is developed shall be under unified control and shall be planned and developed as a whole in a single development operation or programmed series of development operations for recreational vehicles and related uses and facilities within the RVP land use district or designated in conjunction with a valid recreational land use. The principal and accessory uses and structures shall be substantially related to the character of the development.

As such, all of the amenities shown on the Master Site Plan within the RVP shall only serve the patrons of the RVP and not patronage from outside grounds as per the LDC. Furthermore, we will move the Golf Cart Storage & Rental Building from the PSO portion of the property to the vacant area shown as DRA next to the 24-foot Emergency Access Road.

However, the remaining proposed establishments on the PSO portion of the Master Site Plan, shown as offices/restaurant/banquet hall/laundry service, are not included in this application as indicated throughout our Comprehensive Land Use Change application package. As such, since they are shown on PSO designation, they do not need to meet the requirements of 3310 and will function as independent businesses from the RVP. As such and per Sect. 2409, Professional Services/Office District (PSO) of the LDC, these are all permitted uses that can accept patronage from within the RVP, as well as, from outside the RVP grounds.

In an effort to further illustrate this, throughout our application package, more specifically, in my cover letter, responses to Policies, Goals & Objectives found on pages 2 through 11, Comprehensive Plan Amendment/Atlas Amendment labeled Background on page 4, Request For Land Use-Sect 2 Consistency With Land Development Code P.8, Sect 3. Consistency with the Comprehensive Plan, Policy Subsection Economic Development, Policy 10 A.3.1 on pages 15 & 16, Sect 5 Compatibility with Adjacent Land Uses on page 21 and section labeled Master Plan Development on page 22, our application package clearly indicates that the buildings shown on the PSO portion of the property and 14 residential lots along Tom Mason Drive **ARE NOT** to be considered or

included in this application. However, to further clarify any confusion caused by the inclusion of the PSO portion on the Master Site Plan, we will remove the PSO portion in its entirety and send you an amended Master Site Plan.

In conclusion, an amended Master Site Plan showing the information requested and responses outlined above will be forthcoming shortly therefore, upon review of this additional information, please provide me with the date in which this application will be placed on the agenda for a hearing in front of the Planning & Development Board so that we can plan accordingly.

Thank you for your time and efforts in the handling of this matter.

Sincerely,

Joe Cubas

President

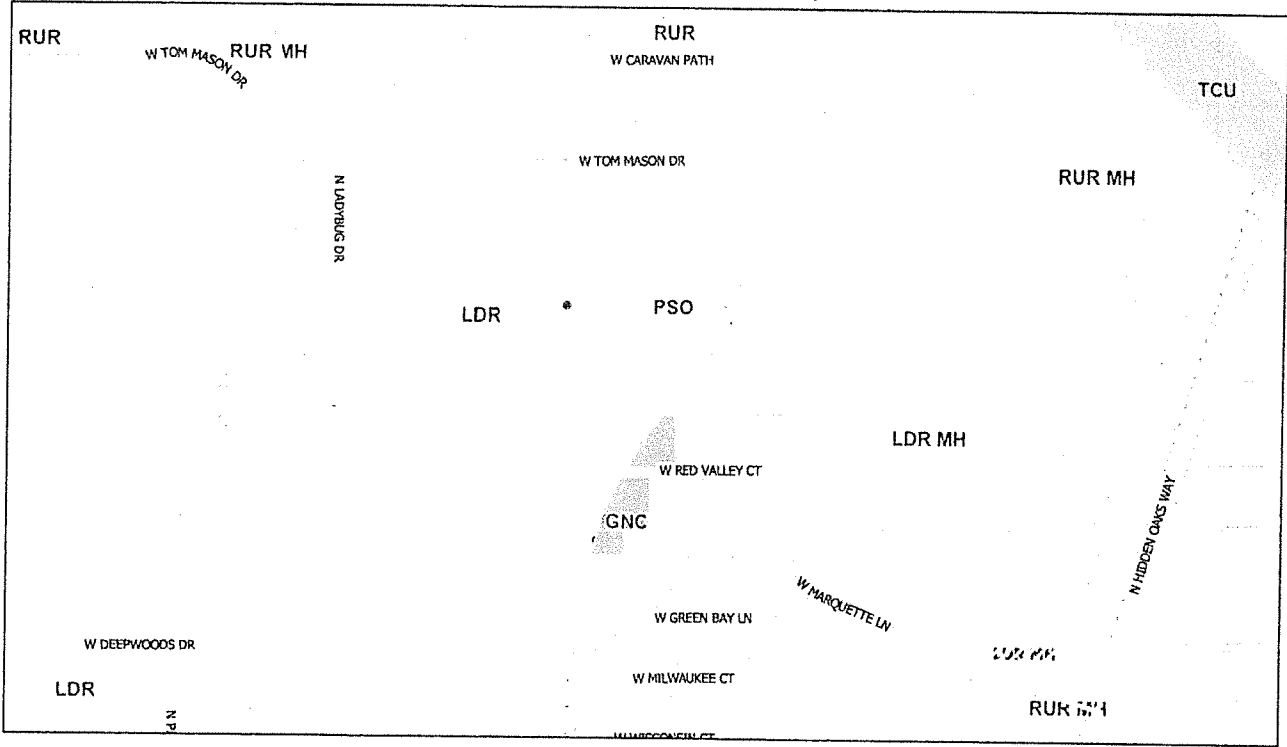
Encl:

cc: Mr. Michael Sherman, Director
Mr. Mark Maier, P.E.

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

Existing Atlas FLURY Designations

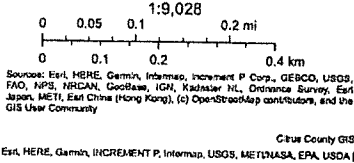
Citrus County GIS Web Map



4/5/2021, 9:20:40 PM

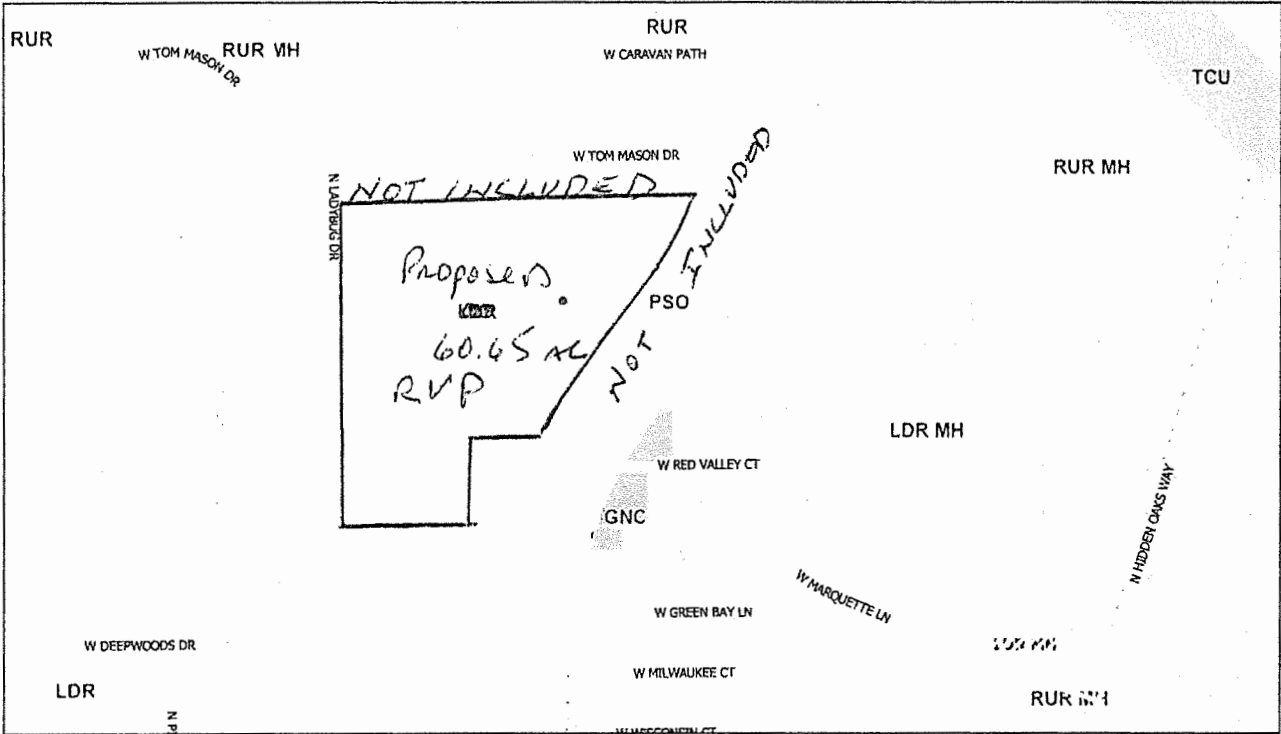
- Easements
- Zoning
 - GENERAL COMMERCIAL
 - LOW DENSITY RESIDENTIAL

- LOW DENSITY RES - MH ALLOWED
- PROFESSIONAL/SERVICE/OFFICE
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- TRANSPORT/COMMUNICATIONS/UTILITIES
- Lots



Proposed Atlas Entry Designations

Citrus County GIS Web Map



4/5/2021, 9:20:40 PM

Easements

Zoning

GENERAL COMMERCIAL

LOW DENSITY RESIDENTIAL

LOW DENSITY RES - MH ALLOWED

PROFESSIONAL/SERVICE/OFFICE

RURAL RESIDENTIAL

RURAL RESIDENTIAL - MH ALLOWED

TRANSPORT/COMMUNIC/UTILITIES

Lots

1:9,028

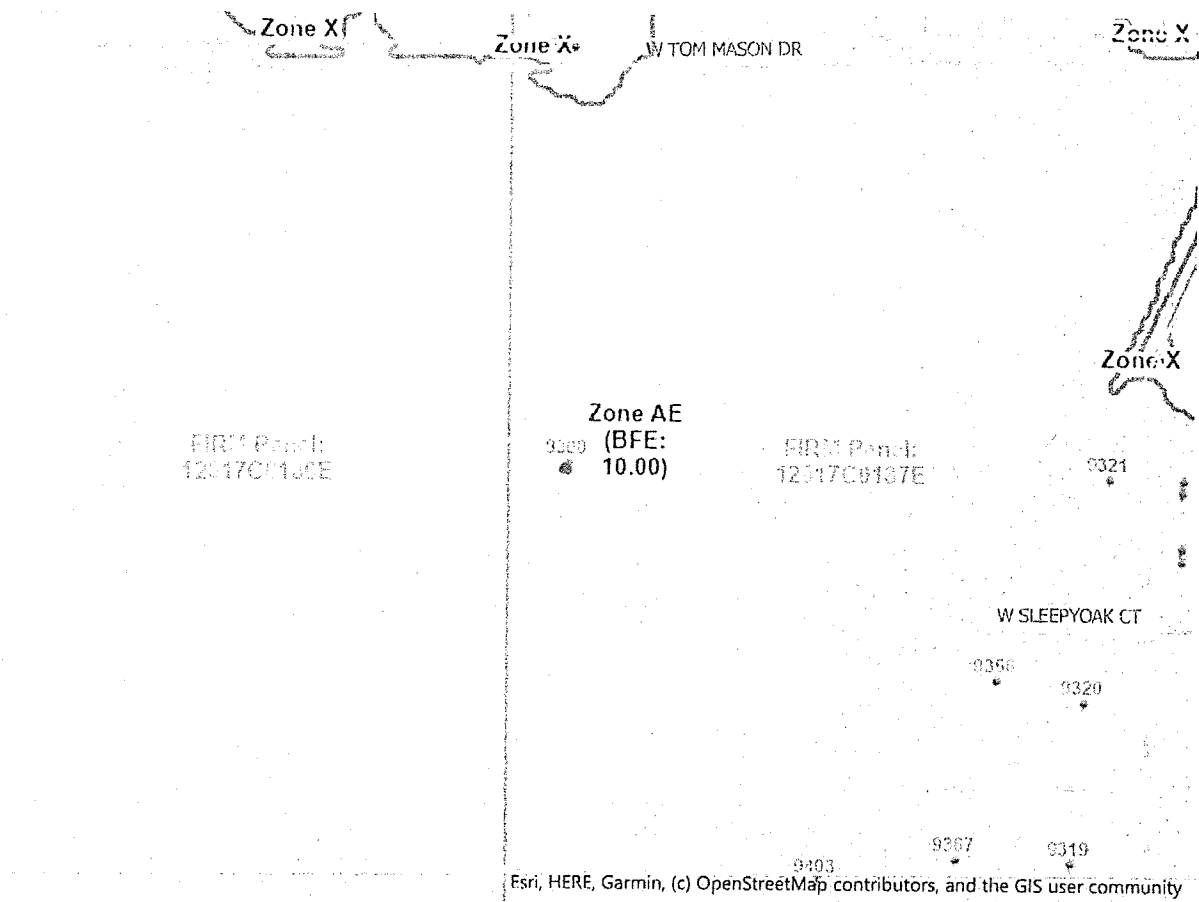
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

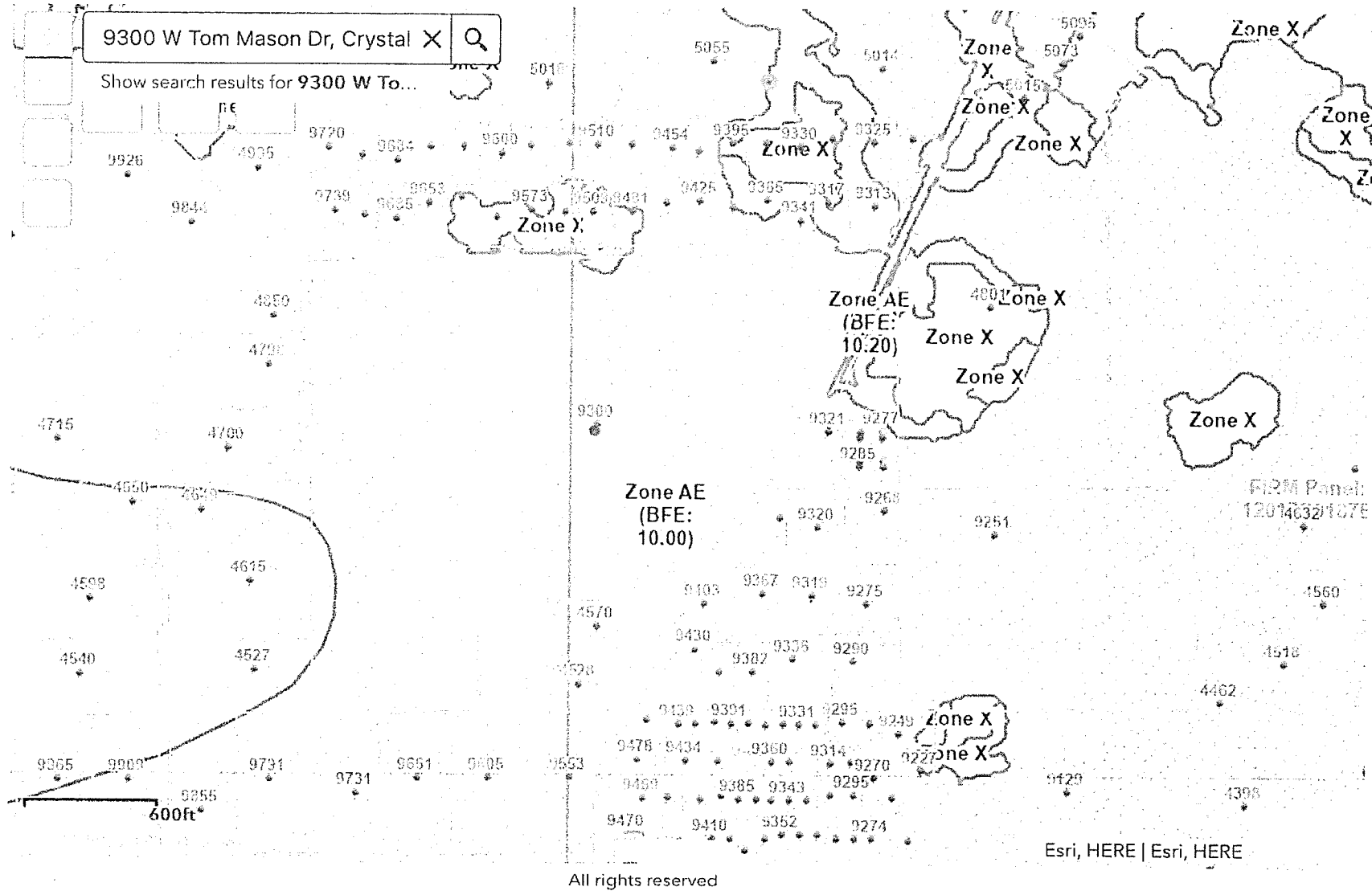
Citrus County GIS

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/ANSA, EPA, USDA



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Tom Mason Drive Wetland Map

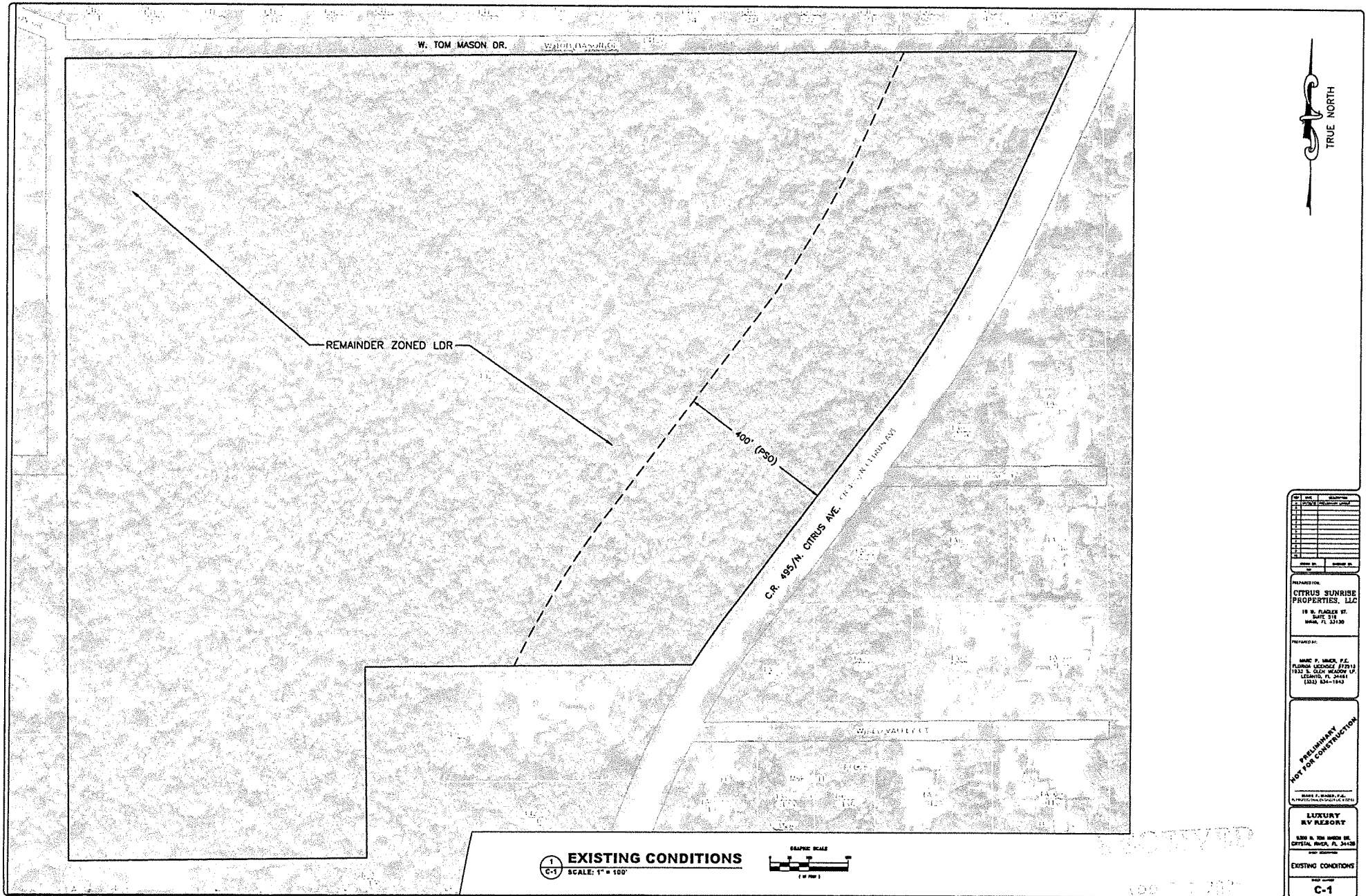


April 6, 2021

Wetlands

- | | | |
|--------------------------------|-----------------------------------|-------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| Freshwater Pond | Riverine | |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



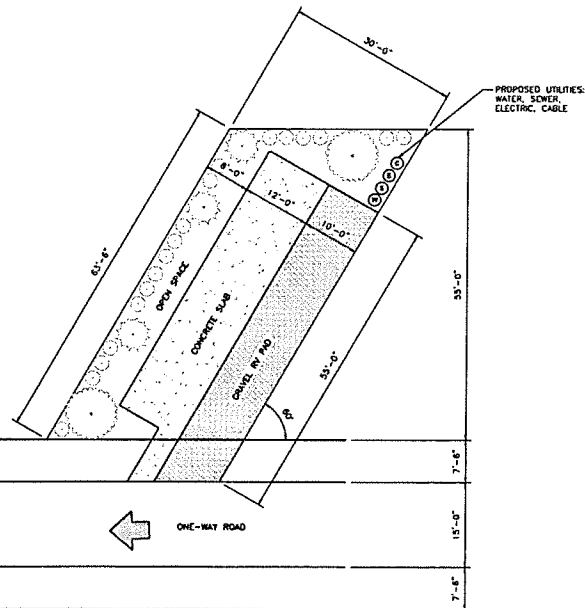
CPA/AA-21-06

NOTES:

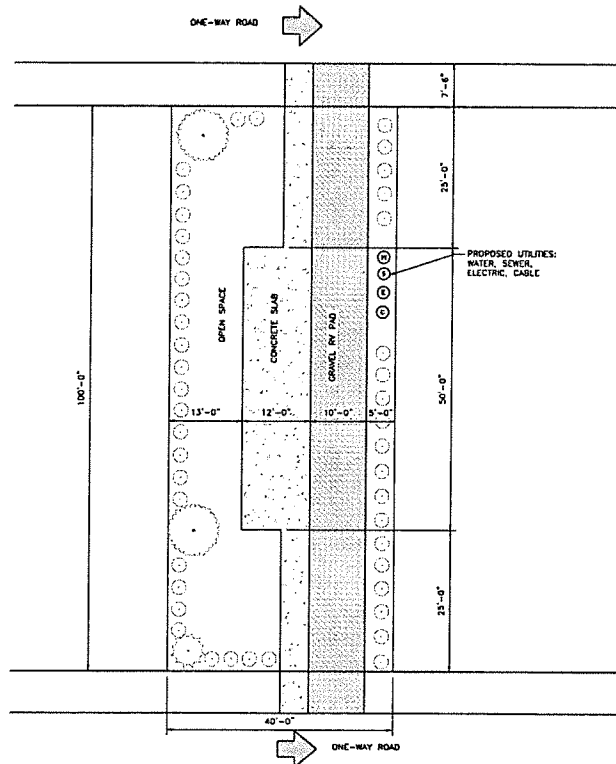
- 1.) THE PROPOSED PROJECT IS A 606 SITE RV PARK.
 2.) THIS PROJECT WILL MEET OR EXCEED ALL SITE REQUIREMENTS IN SECTION 3310 OF THE CITRUS COUNTY LAND DEVELOPMENT CODE:
 A. MINIMUM LAND AREA SHALL BE 10 ACRES.
 B. A MINIMUM OF 30% OF THE PROPERTY SHALL BE RETAINED AS OPEN SPACE.
 C. THE MAXIMUM DENSITY FOR THIS RV PARK IS 10 SPACES PER GROSS ACRE.
 D. INDIVIDUAL SITES SHALL HAVE ACCESS FROM INTERNAL DRIVES AND SHALL NOT HAVE DIRECT ACCESS FROM ADJOINING PUBLIC RIGHTS OF WAY.
 E. A MINIMUM OF 10% OF THE RV PARK SHALL BE DEVOTED TO RECREATION, AT LEAST HALF OF THE TOTAL REQUIRED RECREATION AREA SHALL BE COMPRISSED OF FACILITIES FOR ACTIVE RECREATION SUCH AS SWIMMING POOLS, BALL FIELDS, SHUFFLEBOARD COURTS, OR PLAY LOTS FOR SMALL CHILDREN. THESE FACILITIES SHALL BE LOCATED AS TO BE READILY AVAILABLE FROM ALL SPACES AND FREE FROM TRAFFIC HAZARDS.
 F. THIS RV PARK WILL BE EQUIPPED WITH CENTRAL WATER AND SEWER HOOKUPS.
 G. INDIVIDUAL RV SITES SHALL HAVE A MINIMUM AREA OF 1,500 SQUARE FEET AND A MINIMUM WIDTH OF 30 FEET. FOR "PARK MODELS", THE MINIMUM AREA SHALL BE 3,200 SQUARE FEET AND THE MINIMUM WIDTH SHALL BE 40 FEET. PARK MODELS MUST BE LOCATED IN A DESIGNATED "PARK MODEL AREA" SHOWN ON THE MASTER PLAN. THE TOTAL PARK MODELS ALLOWED SHALL NOT EXCEED 15% OF THE TOTAL RV SITES LOCATED WITHIN THE PARK.
 H. A STORAGE SHED SHALL BE PERMITTED WITHIN A RV SPACE, PROVIDED IT DOES NOT EXCEED 60 SQUARE FEET IN AREA.
 I. TEMPORARY STRUCTURES SUCH AS CANVAS AWNINGS, SCREENED ENCLOSURES, OR PLATFORMS, WHICH ARE NORMAL CAMPING EQUIPMENT, MAY BE ERECTED BUT MUST BE REMOVED WHEN THE RV SPACE IS VACATED. NO OTHER STRUCTURAL ADDITIONS SHALL BE BUILT ONTO OR BECOME A PART OF ANY RV.

SITE SCHEDULE

TOTAL APPLICANT OWNED LAND AREA	84.58 ACRES
TOTAL LAND AREA ZONED PSD	16.70 ACRES
TOTAL LAND AREA ZONED LDR	7.23 ACRES
TOTAL LAND AREA ZONED RV PARK	60.65
TOTAL SITES ALLOWED	606
TOTAL SITES PROPOSED	591
TOTAL OPEN SPACE REQUIRED (30%)	18.20 ACRES
TOTAL OPEN SPACE PROVIDED	22.21 ACRES
TOTAL RECREATION AREA REQUIRED (10%)	6.06 ACRES
TOTAL RECREATION AREA PROVIDED	7.99 ACRES



1 TYPICAL RV SITE (1,905 SQ. FT.)
 C-3 SCALE: 1" = 10'



2 TYPICAL PULL THROUGH SITE (4,000 SQ. FT.)
 C-3 SCALE: 1" = 10'

- Buffer A:
 1. Minimum width: five feet minimum; 10 feet preferred (if available)
 2. Minimum number of trees: two
 3. Minimum number of shrubs: 20

WIDTH



Type A Buffer

- Buffer B:
 1. Minimum width: 10 feet minimum; 15 feet preferred (if available)
 2. Minimum number of trees: four
 3. Minimum number of shrubs: 20

WIDTH



Type B Buffer

- Buffer C:
 1. Minimum width: 15 feet minimum; 20 feet preferred (if available)
 2. Minimum number of trees: six
 3. Minimum number of shrubs: 24

WIDTH



Type C Buffer

- Buffer D:
 1. Minimum width: 20 feet minimum; 25 feet preferred (if available)
 2. Minimum number of trees: six with a wall
 3. Minimum number of shrubs: 24
 4. Minimum number of conifers: 12



Type D Buffer

For projects that propose to retain 150-foot undisturbed area between the extent of the development and the property line, the TRF may grant an exemption from buffering requirements of this section. This exemption does not apply to industrial, extractive, or outdoor recreation uses. Additionally, the site plan must show the undisturbed area has an existing mature of grass, trees, and shrubs, and other vegetation that would serve in the same capacity as the required buffer.

3 LANDSCAPE BUFFERS
 C-3 SCALE: N.T.S.

DATE	BY	REVISION

PREPARED BY:
 CITRUS SUNRISE
 PROPERTIES, LLC
 10 N. FLORISS ST.
 SUITE 310
 MIAMI, FL 33130

PREPARED BY:
 MARK P. HARR, P.E.
 FLORIDA LICENSE #72133
 1015 S. OLIVE AVENUE, 1ST
 LEONARD, FL 33441
 (352) 634-1042

PRELIMINARY
 NOT FOR CONSTRUCTION

MARK P. HARR, P.E.
 1015 S. OLIVE AVENUE, 1ST
 LEONARD, FL 33441
 (352) 634-1042

NOTES/DETAILS
 C-3

WPR 1 & 2 / 2021
 CPA/AA-21-06

Walden Holdings, LLC
Crystal River Luxury RV Resort

13830 SW 28 Street
Miami, Florida 33175
(305) 219-2558
Jcubasholdings@aol.com

March 6th, 2021
Via US Priority Mail

Mr. Michael Sherman, AICP
Citrus County Growth Management Director
3600 W. Sovereign Path
Lecanto, Florida 34461

**Re: Property Address: 9300 W. Tom Mason Drive – Alt. Key 1052742
Section 09, Township 18 South, Range 17 East**

Dear Mr. Sherman,

Hope this letter finds you and your family well.

Enclosed please find our application package, 7 copies of the site plans & submittal, requesting to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan and the Land Use Atlas Map (LUAM) of the Land Development Code for 60.65 acres of the subject property from Low Density Residential (LDR) to Recreational Vehicle Park (RVP). Please note that according to County records, the overall subject property consists of 84.53 acres of which 16.70 acres are zoned PSO and the remaining 67.83 acres are zoned LDR.

As per the enclosed Master Site Plan, the 16.70 acres of PSO shall not be included or considered in this application as they will remain zoned PSO and will be developed in accordance with the LDC's specifications for PSO under a separate permit(s). Furthermore, the same applies to the remaining 7.23 acres of LDR shown as 14 residential lots along Tom Mason Drive as they will be platted and recorded separately at a future date.

This request is to redesignate a portion of the subject property, more specifically, 60.65 acres, from Low Density Residential (LDR) to Recreational Vehicle Park (RVP) in order to establish an RV resort with approximately 600 sites, a bar & grill, bath facilities, a mile and a half bike/walk path along the perimeter of the proposed RV resort and other recreational amenities. A Planned Unit Development was not submitted for this request as RV resorts are required to establish a Master

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MAR 10 2002

CFA/AA-21-06

Land Conservation Society

Packet Pg. 74

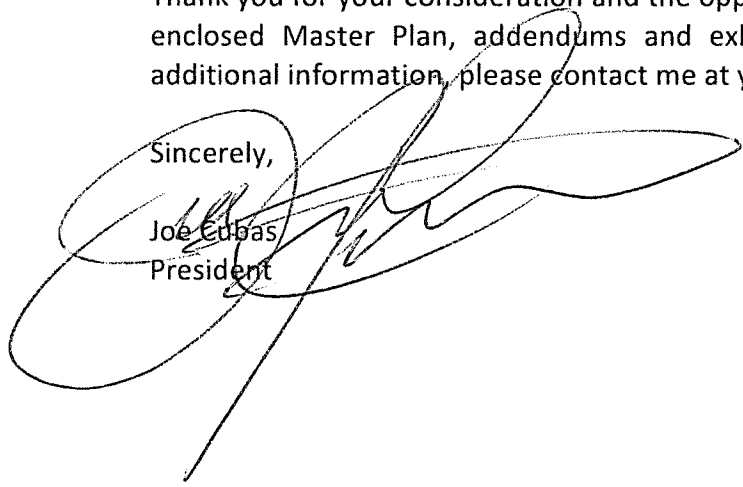
Mr. Michael Sherman, Director
Citrus County Growth Management
March 6th, 2021
Page Two

Plan as part of this amendment. Therefore, in addition to this cover letter, enclosed please find the Citrus County Comprehensive Plan and Land Development Code Amendment Application & required documents, fees, Recorded Special Warrantee Deed as proof of ownership and the Owner's Authorization Forms.

Thank you for your consideration and the opportunity to submit our application packet with the enclosed Master Plan, addendums and exhibits. Should you have any questions or need additional information, please contact me at your earliest convenience.

Sincerely,

Joe Cubas
President



Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

RECEIVED
MAR 16 2021
CPA/AA-21-06
Land Development Division

**COMPREHENSIVE PLAN AMENDMENT
&
ATLAS AMENDMENT**

**LARGE SCALE AMENDMENT
60.65 ACRES**

SUBJECT PROPERTY

**9300 W TOM MASON DRIVE
CRYSTAL RIVER, FLORIDA
ALT - KEY# 1052742
SECTION 09, TOWNSHIP 18 SOUTH, RANGE 17 EAST**

**APPLICANT
JAYMELDAY HOLDINGS, LLC
JOE CUBAS**

**FOR
CRYSTAL RIVER LUXURY RV RESORT**

**PREPARED BY
JOE CUBAS
March 6, 2021**

RECEIVED
MAR 10 2021
CPA/AA-21-06
Local Development Division

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

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Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

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MAR 12 2021

CPA/AA 21-06

Land Development Division

(RVIA) RV INDUSTRY ASSOCIATION 2019 US FACT SHEET
BY JOHN DURHAM & ASSOCIATES PUBLISHED IN JUNE 201

(RVIA) RV INDUSTRY ASSOCIATION 2019 FLORIDA FACT SHEET
BY JOHN DURHAM & ASSOCIATES PUBLISHED IN JUNE 2019

FLORIDA ASSOCIATION OF RV PARK & CAMPGROUNDS
ECONOMIC IMPACT REPORT

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CITRUS COUNTY GEODATABASE PROPERTY SUMMARY.

CITRUS COUNTY GIS MAPS OF THE SUBJECT PROPERTY.

BOUNDARY MAP WITH SURROUNDING STREETS AND ROADS.
EXISTING USE OF THE PROPERTY.
FUTURE LAND USE MAP (FLUM) OF THE SUBJECT PROPERTY.
LAND DEVELOPMENT CODE ATLAS MAP OF SUBJECT PROPERTY .
PLANNED SERVICES AREA MAP OF THE SUBJECT PROPERTY.
COUNTY FLOOD ZONE MAP OF THE SUBJECT PROPERTY.
COASTAL LAKES AND RIVER AREA BOUNDARY MAP.
CITRUS COUNTY GIS TRAFFIC COUNT BY STATION
CR 495 (200' N TURKEY OAK DR.)
CR 495 (700' S OF CR 488)

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)



**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-21-06 Date: 3/2/21
 * Written Authorization is required if Applicant is different than Owner.
Applicant* **Property Owner**
 Name: JOE CUBAS Name: _____
 Address: 13830 SW 28 ST. Address: 100 ROSEMONT AVE
 City: MIAMI City: PASADENA, CA
 State: FLORIDA Zip: 33175 State: CA Zip: 91103-3253
 Home No.: 305 219 2558 Cell No.: SAME Home No.: 213 808-2019 Cell No.: SAME
 Work No.: SAME Fax No.: NONE Work No.: 213 312-2016 Fax No.: 213 808-
 Email: JCUBAS@HOLDINGS@AOL.COM Email: GKNAPTON@SBCGLOBAL.NET

Property Description: Section: 09 Township: 18 South Range: 17 East
 Legal Description: SEE ATTACHED SPECIAL WARRANTY DEED
 Subdivision: 003448 - IN DEC TRACT Block/Parcel: _____
 Alternate Key #: 1052742 Parcel ID: 17E18509 14200
 Acreage: 84.53

_____ New Planned Unit Development (PUD)

_____ Amendment to Previously Approved PUD/PD

Previous Application No.: _____

_____ Land Development Code Atlas Designation

From: _____

To: _____

_____ Generalized Future Land Use Map Designation

From: _____

To: _____

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): _____

Directions to Property: _____

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

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

STATE OF FLORIDA
COUNTY OF CITRUS

MIAMI DSDC

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JOSE J CUBAS, who is personally known to me or provided FL-DL

as identification and who did not take an oath. WITNESS my hand and official seal this 2ND day of MARCH, 2021

Niliana Etienne
Printed Name

Notary Public - State of Florida



Niliana Etienne
Comm. # 66926203
Expires: October 27, 2023
Bonded Thru Aaron Notary

Date: 3/10/2021
Time: mailed in
Initials: _____

For Staff Use Only

ATF: _____
QTR: _____
LUD: _____

GFLUM Des: _____

FZ: _____

MAR 2 2021

CPA/AA-21-06



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

FILING REQUIREMENTS

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

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

Return this application to:
CITRUS COUNTY LAND DEVELOPMENT DIVISION
3600 W Sovereign Path, Suite 140
Lecanto, FL 34461

Signature: _____

Date: _____



Board of County Commissioners
Department of Growth Management

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

**REQUIRED INFORMATION
 FOR A COMPREHENSIVE PLAN
 AMENDMENT**

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

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

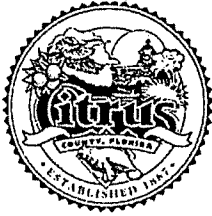
1. A completed Comprehensive Plan application form. (Included in this packet.)
2. If this application is for an amendment to the County's FLUM map(s), a complete legal description must be attached.
3. If this application is for an amendment to the County's map(s), proof of ownership shall be provided.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

Designation: 12VP

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 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, or other explanation provided: .

Sanitary Sewer: SEE ATTACHED

Potable Water: SEE ATTACHED



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: SEE ATTACHED

Solid Waste: SEE ATTACHED

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: SEE ATTACHED

Policy: See ATTACHED

Policy: 11

Objective: 11

Policy: 11

Policy: 11

11. Any additional information that may apply to this application. No

07/10/2021

MAY 10 2021

CPA/AA-21-06

2021-05-10 10:00:00

ATTACHMENT

8. Sanitary Sewer

The subject property is within the Citrus County Utilities Division service territory however, they have indicated that they can not service the property at this time. The nearest possible connection point to central sewer will be located at the intersection of Hwy.495/Citrus Avenue and Turkey Oak Lane sometime in mid to late 2021. This intersection is more than 6,000 lineal feet away from the nearest point of the subject property.

As such, Citrus County Utilities, Citrus County Health Department, Growth Management and the Florida Department of Environmental Protection have all agreed, advised and concur with the Applicant that an Advanced Wastewater Treatment Plant (AWTP) is allowed and required to service the subject property exclusively, in order to provide concurrency to the parcel.

Potable Water

The subject property is in the Citrus County Utilities Division service territory and will connect to the potable water services. Furthermore, the Applicant has been advised by Citrus County Utilities that they have water along two sides of the subject property; an 18" water line along Hwy 495/Citrus Avenue and an 8" line along Tom Mason Drive. As such, the subject property will connect to central water to meet the LDC requirements.

Solid Waste

The subject property will utilize commercial solid waste collection with disposal in the Citrus county landfill.

Drainage

The Master Plan provides for stormwater retention on site however, we will coordinate with the County Engineering Division to design and meet the requirements of the Stormwater Management Section of the LDC, at time of permitting.

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

GOALS, OBJECTIVES AND POLICIES

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

Objective 3.9

The natural balance of ecological communities becomes altered as development increases. To arrest and reverse this trend, the County shall implement measures to identify and protect ecological communities and threatened wildlife. The destruction of endangered and threatened species and species of special concern shall be prohibited unless mitigated pursuant to US Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FWC) regulations. The alteration of areas for which the presence on-site of such species has been documented or confirmed shall also be prohibited unless the alteration of habitat may be permitted where project alternatives that would comply with the prohibition are impracticable and mitigation measures that will ensure the survival of a viable population of the affected species can be successfully implemented. The County requires biological sites surveys and shall require the developer to provide assurances that the proposed development is consistent with this policy and the standards and criteria adopted by the FWC. Additionally, the County shall maintain written criteria through Land Development Regulations for protection of all listed species.

Policy 3.9.8 All nonresidential development in excess of five (5) acres and new residential development via the platting process shall be required to have a biological survey conducted when native vegetative or ecological communities are present. The survey will utilize FWC recommended methodology. If listed species are determined to be present, preservation and/or impact mitigation shall be required native vegetative or ecological communities are present. The mitigation for listed species or their habitat shall be determined by the FWC, Florida Department of Environmental Protection (FDEP), or USFWS.

Consistent with the Comprehensive Plan, the proposed subject property of new RVP development is greater than 5 acres. As required under policy 3.9.8, the applicant will conduct an environmental biological survey to identify any native vegetative or ecological communities present within the development at time of permitting and prior to the issuance of a development order.

Policy 3.9.10 The County shall continue measures to preserve and protect the native tree canopy and offset the loss of trees due to development and construction activities.

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

Consistent with the Comprehensive Plan and Policy 3.9.10, the entire 85 acres of the subject parcel are vastly wooded and contain substantial tree cover. The Master Plan shows for maximum tree preservation as it is our intent to create a "heavily wooded" luxury RV resort. As such, we will submit a Tree Preservation Plan that meets or exceeds the requirements of the LDC at time of permitting.

Wastewater disposal in high aquifer recharge areas

Objective 3.20

Citrus County shall protect ground water quality within high aquifer recharge areas by encouraging use of reclaimed water and provision of central sanitary sewer for new development.

Policy 3.20.1

All development where service is available, shall connect to systems designed to achieve Advanced Wastewater Treatment (AWT) standards. All development shall be served by a regional wastewater treatment facility as soon as the service is available as stated in Policy 7.3.5.

Consistent with the Comprehensive Plan and Policy 3.20.1, Citrus County Utilities has advised the applicant that central sewer is not available to service the subject property at this time as their closest main sewer lines will be located more than 6500 lineal feet away from the nearest point of the subject property at the intersection of Citrus Avenue and Turkey Oak Lane. This infrastructure project is not projected to take place until mid to late 2021. The City of Crystal River has also advised the applicant that their main sewer lines are also located more than 6000 lineal feet away from the subject property.

As such, the Florida Department of Environmental Protection (DEP), Citrus County Utilities Department, Citrus County Health Department, Growth Management and the applicant have all agreed that in order to meet concurrency requirements of the LDC and FAC and due to the lack of available service to the subject property the installation of an advanced wastewater treatment plant would be installed in accordance with (AWT) standards, Florida Statutes, the Florida Administrative Code, the DEP and the LDC to service the RV resort and associated buildings, exclusively.

Goal #7 -

Needed public wastewater collection and treatment facilities shall be provided in a manner, which protects investments in existing facilities and promotes orderly, compact urban growth.

Objective 7.1

The County shall ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to service the proposed development.

Policy 7.3.7

Use of on-site wastewater treatment systems shall be limited to the following:

Septic system should be located only on parcels that contain sufficient land area to properly develop the required drain fields or contain soils that are suitable for proper percolation and effluent treatment; and

Existing septic system and package treatment plants may remain in service until such time as centralized service is made available.

Consistent with the Comprehensive Plan and Policy 7.3.7 and due to the lack of sewer service to the subject property outlined in response to Policy 3.20.1, the applicant proposed an "on-site" wastewater treatment plant to service the subject property. As shown on the Master Plan, the AWTP is located on the PSO portion of the subject property. It contains sufficient land area to properly develop the required drain fields that are suitable for proper percolation and effluent treatment as per the required specifications and setbacks of the Florida Administrative Code.

Policy 7.3.16

All new central wastewater treatment systems shall be designed to achieve AWT treatment standards and include reuse capabilities.

Consistent with the Comprehensive Plan and Policy 7.3.16, the new central wastewater treatment plant to service the subject property will be designed to achieve AWT treatment standards and in accordance with Florida statues and the Florida Administrative Code.

Goal 10A: Develop and promote diverse supportive land use patterns, and manage growth through the development of financially-feasible multimodal facilities and services to support future economic investment into Citrus County.

Objective 10A-1

Complete planning studies, develop innovative planning techniques and implement land development regulations to reduce urban sprawl and leverage public investment in multimodal facilities by encouraging developments with a mix of land uses that use alternative transportation modes

Policy 10A. 1.4

The County shall require that all multi-family residential, commercial, office, or industrial developments submit a circulation, parking, bicycle/pedestrian, and access plan prior to the issuance of any development order.

Consistent with the Comprehensive Plan and Policy 10A.1.4 and in addition to the Master Plan, the applicant will submit a circulation, parking, bicycle/pedestrian and access plan at time of permitting and prior to the issuance of any development order.

Economic Development

Objective 10A.3

Develop and promote a diverse mix of appropriate sites and buildings available for private sector capital investment and job creation to support multimodal facilities.

Policy 10A.3.1

Work with owners/developers to compile required information and visuals, such as master plans, access plans and infrastructure requirements for potential economic development sites as identified in 10A.3.2

Consistent with the Comprehensive Plan and Policy 10A.3.1, the applicant is requesting to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan and the Land Use Atlas Map (LUAM) of the Land Development Code for 60.65 acres of the subject property from Low Density Residential (LDR) to Recreational Vehicle Park (RVP). The overall subject property consists of 84.53 acres of which 16.70 acres are zoned PSO and the remaining 67.83 acres are zoned LDR.

This request is to redesignate a portion of the subject property, more specifically, 60.65 acres in order to establish an RV resort with approximately 600 sites, a bar & grill, bath

facilities, a mile and a half bike/walk path along the perimeter of the proposed RV resort and other recreational amenities.

As such, the economic impact this resort will have on Citrus County more specifically, Crystal River and Homosassa is of enormous proportions as outlined in the summary report prepared by the Florida Association of RV Parks and Campgrounds in 2015 and attached hereto as EXHIBIT B. In 2015, the RV industry had a \$50 billion economic impact in Florida according to the research commissioned by the RV Industry Association (RVIA). RV camping had the largest economic impact of all out door activities. Camping expenditures exceed fishing, hunting, motorcycling and wildlife viewing combined. Camping and outdoor activities nationwide generated \$646 billion in direct spending, \$39 billion in federal taxes and another \$39 billion in state and local revenues. Florida RV parks and campgrounds provide over 4,000 direct jobs and \$165 million in wages.

Additionally, it is estimated that 20% of all Florida visitors are Rv'er. More than 600,000 Florida residents stay at camping resorts at least, six time per year, vacationing all over the state. Moreover, 93% of all camping visitors return to Florida to camp as repeat visitors. "Campers" come from every state in the country, as well as, numerous international countries. However, the number one source comes from Canada. During the winter months, Florida sees an influx of Canadian and Northeast campers who visit central and south Florida. During the summer months, the influx of campers comes from the sun belt states. The two most popular destinations in Florida for RV'ers are the panhandle and central Florida.

Objective 10B.2

Citrus County shall be served by a comprehensive street network designed to separate traffic by its major function or purpose such as through traffic versus local traffic and local residential access versus movement between two areas. This network shall be documented "Federal Functionally Classified Roadways" and shall include existing and planned roadways.

Policy 10B.3.14

All new private streets shall be constructed in accordance with County Transportation Design Standards (see Land Development Code Chapter 7, Transportation System Standards).

Consistent with the Comprehensive Plan and Policy 10B.3.14, the Master Plan shows interior private street throughout the resort. All interior roads will be constructed in accordance with Chapter 7 of the LDC.

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Policy 10B.3.16 Transportation facilities, bicycle trails and pedestrian ways shall be designed to assure compliance with the American Disabilities Act (ADA).

Consistent with the Comprehensive Plan and Policy 10B.3.16, the Master Plan shows a 20-foot wide walk/bike path along the perimeter of the subject property. All pedestrian ways and bike path will be constructed in accordance to the American Disabilities Act.

GOAL #17 - The Future Land Use Plan is intended to enhance the quality of life of the citizens of Citrus County through: provisions for adequate housing, services, and facilities; protection of the environment; creation of favorable economic conditions; and the elimination of incompatible land uses, hazards, and nuisances.

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

Consistent with the Comprehensive Plan and Policy 3.20.1, Citrus County Utilities has advised the applicant that central sewer is not available to service the subject property at this time as their closest main sewer lines will be located more than 6000 lineal feet away from the nearest point of the subject property at the intersection of Citrus Avenue and Turkey Oak Lane. This infrastructure project is not projected to take place until mid to late 2021. The City of Crystal River has also advised the applicant that their main sewer lines are also located more than 6500 lineal feet away from the subject property.

As such, the Florida Department of Environmental Protection (DEP), Citrus County Utilities Department, Citrus County Health Department, Growth Management and the applicant have all agreed that in order to meet concurrency requirements of the LDC and FAC and due to the lack of available service to the subject property, the installation of an advanced wastewater treatment plant would be installed in accordance with (AWT) standards, Florida Statutes, the Florida Administrative Code, the DEP and the LDC to service the RV resort and associated buildings, exclusively.

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.

Consistent with the Comprehensive Plan and Policy 17.2.8, as well as, sections 2422 and 3310 of the LDC, the Master Plan shows the platting of 14 residential lots along Tom Mason Drive in order to achieve functional & compatible land uses. Additionally, a 10 foot landscaping buffer plus a 20 foot bike/walk path along the perimeter of the subject property.

Policy 17.3.11

New developments shall be required to provide buffering from existing conflicting land uses as specified in the County LDC.

Consistent with the Comprehensive Plan, Policy 17.3.11, as well as, sections 2422 and 3310 of the LDC, the Master Plan calls for the required 10 foot buffer plus and a contiguous 20 foot bike/walk path along the perimeter of the subject property.

Policy 17.3.13

Recreational vehicles, tent campsites, and recreational resort cabins shall not be used as permanent or long-term residences. Recreational vehicles and park trailers shall not be occupied for more than 180 consecutive days; or for more than 45 consecutive days in areas of special flood hazard unless they comply with FEMA regulations and standards in the County LDC.

Consistent with the Comprehensive Plan, Policy 17.3.13, as well as sections 2422 and 3310 of the LDC, the proposed RV resort is designed and intended specifically to allow temporary living accommodation for recreation, camping, or travel use.

Policy 17.3.15

Where conflicting uses exist, buffering performance criteria shall be met as specified within the County LDC if any new development order is issued for work on the land containing the most intense use.

Consistent with the Comprehensive Plan, Policy 17.3.15, as well as, sections 2422 and 3310 of the LDC, the Master Plan calls for the required 10 foot buffer plus and a contiguous 20 foot bike/walk path along the perimeter of the subject property.

Policy 17.3.16

Special buffering and/or spatial separations shall be incorporated into the County LDC to buffer between residential areas and agricultural activities, mining, industrial, or commercial operations having noise, dust, glare, odor, traffic, or other problems incompatible with residential uses.

Consistent with the Comprehensive Plan, Policy 17.3.16, as well as, sections 2422 and 3310 of the LDC, the Master Plan calls for the required 10 foot buffer plus and a contiguous 20 foot bike/walk path along the perimeter of the subject property between the RVP and residential, as well as, the RVP and PSO portions of the subject property. Furthermore, the separation between the nearest RV site to the PSO portion of the property is approximately 150 feet.

Policy 17.3.17

Multifamily residential development, up to a maximum of 10 units per acre, shall be allowed in the Professional Services/Office land use district subject to criteria within the LDC. Such development shall be associated with nonresidential development, shall be buffered internally and externally by an appropriate buffer, and shall adhere to the residential development guidelines for the development within the High Density Residential District.

In an effort to mitigate any potential increase in density for the RVP portion of the subject property, the applicant will not develop a multifamily residential development on the 17 acres of Professional Services/Office as shown on the Master Plan.

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 17.6.2

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

Although the 17 acres of PSO shown on the Master Plan are outside of the RV resort and not part of this application for RVP, it is Consistent and compatible with the Comprehensive Plan, Policy 17.6.2, as well as, section 2409 of the LDC. The Master Plan

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CPA / AA-21-06

County of San Diego

shows a professional services building consisting of offices, banquet hall, bar & restaurant with no drive through services, an laundromat and the golf cart rental office.

Policy 17.6.12

Recreational vehicle (RV) parks and campgrounds shall be designed according to a detailed master plan, shall preserve a minimum of 30 percent of the property in open space, shall provide a minimum of an additional 10 percent of the property as recreation areas, and generally shall conform to the commercial development standards in the Land Development Code. The number of RV units or campsites approved in a park does not confer any vested residential development rights. In order to minimize the adverse impact of development on the resources and natural features of the Coastal, Lakes, and Rivers Region, the LDC shall be amended to include additional review criteria for all new RVP projects located in this region. Such criteria may include:

- Restrictions on density
- Enhanced open space requirements
- Wetland protection
- Upland preservation
- Clustering
- Connection to regional central water and sewer service

Consistent and compatible with the Comprehensive Plan, Policy 17.6.12, as well as, sections 2422 and 3310 of the LDC, 30 % of the property or 18.20 acres are required to remain as open space. The Master Plan shows that 22.31 acres of the property is dedicated to open space far exceeding the 30% requirement. Additionally, Section 3310 requires that RV resorts provide ten percent of the property as recreation area with at least half of the required area for active recreation. Since the proposed RV resort is 60.65 acres, 6.06 acres of recreation is required with at least 3.03 acres being active recreation. The Master Plan shows an excess of 8 acres of recreation with 3.30 acres provided for active plus 3.45 acres provided as the walk/bike path along the perimeter of the RV resort thereby exceeding the LDC requirement.

Policy 17.6.13

Any RV occupied for temporary residency must be located in an approved RV park/campground or a mobile home park equipped with central water and sewer hookups if 20 or more RV sites are approved. RV Parks/campgrounds and mobile home parks with less than 20 RV sites may use approved pump-out stations. All RV parks/campgrounds within the Coastal High Hazard Area are required to have central water and sewer facilities.

Consistent and compatible with the Comprehensive Plan, Policy 17.6.13, as well as, sections 2422 and 3310 of the LDC, the Master Plan shows that every RV site provides for central water & sewer hookups. The Citrus County GIS mapping system shows that a portion of the subject

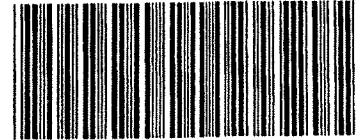
property is within the Coastal High Hazard Area. The Master Plan shows that the Advanced Water Treatment Plant, whose purpose and reason for existence are outlined in responses to Policies 3.20.1, 7.3.7, 7.3.16 is located outside of the CHHA and in accordance with the Florida Administrative Code for properties lying within the CHHA.

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

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MAR 13 2021

CPA/AA-21-06



2006062175 3 PGS

This instrument prepared by and
after recording return to:
James W. Shindell, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
200 South Biscayne Blvd., Suite 2500
Miami, FL 33131-5340

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$0.70
2006062175 BK:2047 PG:882
09/07/2006 02:25 PM 3 PGS
JPARRISH, DC Receipt #037135

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated as of the 31 day of JULY, 2006,
between **KAY I. TOUPARD**, an unmarried widow, with a mailing address at
500 ROSEMONT AVE., PASADENA, CALIFORNIA 91103 ("Grantor") and
GERALD GOULD KNAPTON, SR. and TSUNEYO ANNETTE TOUPARD KNAPTON,
husband and wife, with a mailing address at 500 Rosemont Avenue, Pasadena, California 91103
("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable
consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys
to Grantee the land situate, lying and being in Citrus County, Florida, more particularly described on
Exhibit "A" ("Property"). The Property Appraiser's Parcel Identification (Folio) Number for the
Property is 1052742.

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all
right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway,
opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way,
privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner
of, or in any way related to the Property.

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

SUBJECT TO: real estate taxes and assessments for the year 2006 and subsequent years,
zoning ordinances, codes, rules and regulations and other restrictions, regulations and prohibitions
imposed by governmental authorities, conditions, restrictions, limitations, reservations, declarations,
easements, dedications and agreements of record without intent to reimpose the same.

AND Grantor warrants the title to the Property as to Grantee; and will defend the same
against the lawful claims of all persons claiming by, through or under the Grantor.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OR CONTIGUOUS TO
THE HOMESTEAD OF GRANTOR. GRANTOR RESIDES AT 500 ROSEMONT
AVE., PASADENA, CALIFORNIA 91103.

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD
CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST
INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON
DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY

Grantor has executed this Deed as of the date indicated above.

Signed, sealed and delivered
in the presence of:

Signature: Kirsten Cone
Print Name: KIRSTEN CONE

Signature: David S. Cone
Print Name: DAVID S. CONE

Kay I. Toupard
Kay I. Toupard

STATE OF CALIFORNIA)
) SS:
COUNTY OF LOS ANGELES)

The foregoing instrument was acknowledged before me this 31 day of JULY,
2006 by Kay I. Toupard, who is personally known to me or produced _____
as identification.

Sign Name: Victoria B. Mendoza
Print Name: VICTORIA B. MENDOZA
NOTARY PUBLIC

My Commission Expires:

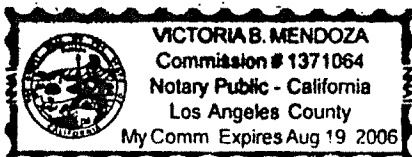


EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the E 1/2 of NW 1/4 and W 1/2 of NE 1/4 of Section 9, Township 18 South, Range 17 East, that lies West of the Westerly right-of-way line of State Road #S-495, less and except the North 625.25 feet thereof and less and except a tract of land described as follows:

Begin at a point on the South line of the W 1/2 of NE 1/4 of Section 9, Township 18 South, Range 17 East, said point being on the Westerly right-of-way line of State Road #S-495, thence South 89°24'15" West, along the South line of the W 1/2 of NE 1/4 and the E 1/2 of NW 1/4 396 feet, thence North 0°39'47" West, parallel to the West line of said E 1/2 of NW 1/4 200 feet, thence North 89°24'15" East, parallel to the South line of said E 1/2 of NW 1/4 to an intersection with the aforementioned right of way line, thence Southwesterly along said right of way line to the Point of Beginning, all being in Citrus County, Florida.

AND

LESS AND EXCEPT the following parcel as described in Book 255, page 435, Citrus County, Florida.

Beginning at a point in the South line of the N 1/2 of Section 9, Township 18 South, Range 17 East, found by measuring from the point of intersection of the South line of said N 1/2 of Section 9, Township 18 south, Range 17 East, and the Northwesterly line of SR #495, South 89°25'40" West 396.0 feet to the above mentioned beginning point; thence continuing along the said South line of the said N 1/2 Section, South 89°25'40" West 206.19 feet; thence North 1°02'05" West 490.85 feet; thence parallel to the South line of the said N 1/2 of Section 9, Township 18 South, Range 17 East, North 89°25'40" East 835.95 feet to the Northwesterly right of way line of said SR #495, thence along the said right of way line of SR # 495, on a curve concaved Southeasterly with a radius of 1960.08 feet, chord bearing of South 27°37'25" West and a chord distance of 330.0 feet; thence South 89°25'40" West 471.51 feet; thence South 1°02'05" East 200.0 feet to the aforementioned beginning point.

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)



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

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 09 Township 18S Range 17E Alternate Key # 1052742

Lot/Parcel 14200 Block _____

Subdivision DEER PARK / GREENWOOD ACRES / AD WILLIAMS EST.

W.F. GERALD B. KNAPTON, Sr. and TSUNEYO KAPNETE ^{TOU PARO KNAPTON} owners of the above described property,
(Name of Owner)

authorize JOE CUBAS of J CUBAS HOLDINGS 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: Gerald Knapton, Sr. (Signature of Owner)
Tsuneyo Knapton

STATE OF ~~FLORIDA~~ CALIFORNIA
COUNTY OF ~~CITRUS~~ LOS ANGELES

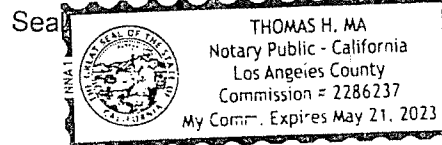
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Gerald Knapton Sr & Tsuneyo who is Knapton personally known to me or provided a Drivers Licenses as identification and who did not take an oath.

WITNESS my hand and official seal this 3RD day of February, 2021

Thomas H. Ma, Notary Public

Printed Name

Notary Public - State of Florida CALIFORNIA



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



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.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 09 Township 18 S Range 17 E Alternate Key # 1052742

Lot/Parcel 14200 Block _____

Subdivision DEER PARK / GREENWOOD ACRES / A.D. Williams Estate

W E. GERALD G. KNAPTON, Sr. and TSUNEYO RINNETTE ^{TO GERALD KNAPTON} owner of the above described property,
 (Name of Owner)

authorize MARC MAIR of MARC MAIR, P.E. 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: _____

Gerald Knapp (Signature of Owner)
Tsuneyo Rinnet

STATE OF FLORIDA CALIFORNIA
 COUNTY OF CITRUS LOS ANGELES

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

WITNESS my hand and official seal this 3RD day of Feb, 2021

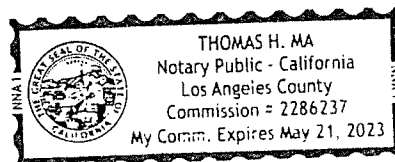
Thomas H. Ma, Notary Public

Printed Name

Thomas H. Ma

Notary Public - State of Florida CALIFORNIA

Seal A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



COMPREHENSIVE PLAN AMENDMENT / ATLAS AMENDMENTLARGE SCALE AMENDMENT

JAYMELDAY HOLDINGS, LLC
CRYSTAL RIVER LUXURY RV RESORT
MARCH 6TH, 2021

Future Land Use Map Request: From: LDR, Low Density Residential
To: RVP, Recreational Vehicle Park

Land Use Atlas Map Request: From: LDR, Low Density Residential
To: RVP, Recreational Vehicle Park

Location: Section 09, Township 18 South, Range 17 East, more specifically, Parcel No. 14200, 3350 W Tom Mason Drive, Crystal River Florida, also known as Alt Key # 1052742. A complete legal description of the property can be found on the Special Warrantee Deed attached hereto.

Acreage: Approximately 60.65 acres

Surrounding Future Land Designations: North – Tom Mason Drive; Applicant owned LDR
South – Deepwood Drive; LDR
East – Hwy. 495 / Citrus Avenue; PSO and GNC
West – Ladybug Drive; LDR

Surrounding Land Development Code Atlas Designations: North – Tom Mason Drive, Applicant owned LDR
South – Deepwood Drive; LDR
East – Hwy. 495 / Citrus Avenue; PSO, GNC
West – Ladybug Drive, LDR

Soil Information: According to the Soil Survey of Citrus County (1988), the soil types in the area consists primarily of Kanapaha – Kanapaha, wet, fine sand, 0 to 5 percent slopes, Adamsville Fine Sand, 0 to 2 percent slopes, Boca Fine Sand, Depressional, Red Level Fine Sand

Flood Zone: The subject property appears to be primarily in Zone X and AE as found in the current Flood Insurance Rate Map 12017C0186D

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

BACKGROUND

The subject property for consideration totals 84.53 acres consisting of two land use designations and is part of an unrecorded tract which accesses Hwy. 495 / Citrus Avenue, a minor arterial roadway, Tom Mason Drive and Lady Bug Drive, two local roadways. Of the 84.53 acres, 16.70 acres are zoned Professional Services / Offices (PSO) and the balance of the property or 67.83 acres, Low Density Residential (LDR). The subject property is currently vacant and heavily wooded.

This request and application is to redesignate a portion of the subject property, more specifically, 60.65 acres, from Low Density Residential (LDR) to Recreational Vehicle Park (RVP) in order to establish an RV resort with approximately 600 sites, a bar & grill, bath facilities, a mile and a half bike/walk path along the perimeter of the proposed RV resort and other recreational amenities. A Planned Unit Development was not submitted for this request as RV resorts are required to establish a Master Plan as part of this amendment.

The 16.70 acres of PSO shall not be included or considered in this application as they will remain zoned PSO and will be developed in accordance with the LDC's specifications for PSO under separate permit(s). Furthermore, the same applies to the remaining 7.23 acres of LDR shown on the Master Plan as 14 residential lots along Tom Mason Drive as they will be platted and recorded separately at a future date.

ANALYSIS

This request is to redesignate a portion of the subject property, more specifically, 60.65 acres, from Low Density Residential (LDR) to Recreational Vehicle Park (RVP) in order to establish an RV resort with approximately 600 sites, a bar & grill, bath facilities, a mile and a half bike/walk path along the perimeter of the proposed RV resort and other recreational amenities. A Planned Unit Development was not submitted for this request as RV resorts are required to establish a Master Plan as part of this amendment.

The subject property currently has an LDR designation which allows for residential development at a maximum of up to 2.0 dwelling units per acre. Higher density developments may be allowed from 2.1 to 6.0 units per acre if additional standards are met, including a PUD. The site is located adjacent to Hwy 495 / Citrus Avenue with multiple PSO and GNC commercial uses, 7.23 acres of LDR shown as 14 residential parcels owned by the applicant along Tom Mason Drive, Ladybug Drive with residential across the street and residential along Deepwood Drive. The RVP district allows for convenience retail and personal services to serve park residents up to 5,000 square feet, located within the development and not accessible from any county arterial or collector road. The Master plan shows a building identified as Bar Grille & Gym with approximately 5000 inside the RV resort.

The subject property is located within the Planned Services Area (PSA) as shown on the Citrus County GIS mapping system attached hereto. The PSA represents an area where regional services, such as water & sewer, exist or are expected to be available. The LDC requires RV parks to having 20 or more RV sites to have central water & sewer hook-ups. The Master Plan shows for 600 sites, each to have water & sewer connections.

A request to change the land use from LDR to RVP on parcel greater than 10 acres, is considered a large scale amendment and is required by statute, to be reviewed by the Florida Department of Economic Development or (DEO) other appropriate state agencies.

In addition to the Citrus County Comprehensive Plan, the attached Master Plan has been designed in accordance with the standards of the LDC, Section 2422, Recreational Vehicle Park / Campground District (RVP) and Section 3310 Recreational Vehicle Parks.

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

CITRUS COUNTY DEPARTMENT COMMENTS

Fire Department has provided the following comments:

- Fire hydrants within 400' of buildings
- Hydrant distance between 2 hydrants not to exceed 500'
- All emergency vehicle access roads to be 20' minimum in width
- No roads longer than 150' without turn around
- Private gates must open with a siren and must contain a KNOX box
- Fire Extinguishers required in all buildings
- Fire Flow calculations required for all buildings

Utilities Department has provided the following comments:

- County Utilities has water along two side of subject property (18" water line along Hwy. 495 / Citrus Avenue and an 8" line along Tom Mason Drive.
- No central sewer in the area. The sewer force main will possibly start at Powerline Rd & 19 and go south to Turkey Oak and then down Turkey Oak.
-

Florida Department of Health, Citrus County

- Options exist for the treatment of the wastewater;
 - Apply for septic systems permit for the RV park.
 - Build wastewater treatment plant
- Permitting the RV park. The permit will require the submission of a site plan that meets the requirements of the Florida Administrative Code 64 E-15, a complete application, as well as, an annual operating permit fee.

As per Chapter 7 of the LDC, Transportations & System Standards, all proposed development shall provide an access and circulation plan with the application for development approval. *As such, the applicant will need to provide trip generation rates for the proposed development for throat distance per LDC 7140 and auxiliary lane per LDC 7190 at time of development.*

From: bernadine.flood@citrusbocc.com,
To: jcubasholdings@aol.com,
Cc: KEN.CHEEK@citrusbocc.com, DEBBIE.CRIBBS@citrusbocc.com,
Subject: FW: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742
Date: Thu, Sep 24, 2020 7:21 am

Good morning Mr. Cubas,

Citrus County Utilities does have water along two sides of this property (an 18" water line along Hwy 495 and an 8" along Tom Mason). You would be responsible for designing and installing the infrastructure within the community. Typically, with a project this side, at the end of construction the developer turns the infrastructure over to the county to operate and maintain. Assuming that you plan to individually meter each property, you would want to grant the county utility easements to read the meters. Unfortunately we do not have central sewer in the area so you would want to contact Environmental Health regarding septic systems.

If you would like to discuss further details of your plans, I would be happy to coordinate a web meeting with you and key Utility staff to review utility scenarios in greater detail.

Thank you,

Bernadine Flood-Nichols, MBA

Utility Business Services Director

Department of Water Resources

3600 W Sovereign Path, Suite 292

Lecanto, FL 34461

352-527-7648

From: Debbie L. Cribbs <DEBBIE.CRIBBS@citrusbocc.com>
Sent: Wednesday, September 23, 2020 4:57 PM
To: Bernadine D. Flood-Nichols <bernadine.flood@citrusbocc.com>; Ken K. Cheek <KEN.CHEEK@citrusbocc.com>
Subject: FW: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

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To: jcubasholdings@aol.com,
Cc: DEBBIE.CRIBBS@citrusbocc.com,
Subject: RE: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742
Date: Thu, Sep 24, 2020 10:10 am

Mr. Cubas, Upon further review of county sewer plans, in 2021 we will be adding a forced sewer main line along W Deepwoods Dr, turning south along Hwy 495 to Turkey Oak. So depending up timing of your development, you could add a lift station on your property and extend a force main approximately 900' to tie into our new line.

Bernadine Flood-Nichols, MBA

Utility Business Services Director

Department of Water Resources

3600 W Sovereign Path, Suite 292

Lecanto, FL 34461

352-527-7648

From: Bernadine D. Flood-Nichols
Sent: Thursday, September 24, 2020 7:22 AM
To: 'jcubasholdings@aol.com' <jcubasholdings@aol.com>
Cc: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>; Debbie L. Cribbs <DEBBIE.CRIBBS@citrusbocc.com>
Subject: FW: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

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MAR 2 0 2021

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Utility Business Services Director

Department of Water Resources

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Lecanto, FL 34461

352-527-7648

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Sent: Wednesday, September 23, 2020 4:57 PM

To: Bernadine D. Flood-Nichols <bernadine.flood@citrusbocc.com>; Ken K. Cheek <KEN.CHEEK@citrusbocc.com>

Subject: FW: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

Please see question below regarding utility connection.

I will let Mr. Cubas know that I have an inquiry in to utilities for this project.

Thank you,

Debbie Cribbs

Senior Nonresidential Review Coordinator

Citrus County Building Division

Department of Growth Management

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

From: Teresa.Anton@flhealth.gov,
To: jcubasholdings@aol.co.
Cc: Glenn.Bryant@flhealth.gov, DEBBIE.CRIBBS@citrusbocc.com,
Subject: FW: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742
Date: Thu, Sep 24, 2020 2:14 pm
Attachments: 64E-15.doc (70K), Septic App.pdf (30K), mhp app.pdf (45K),

The County has said that there is no central sewer available to this property.

Options exist for the treatment of the wastewater.

You could apply for septic system permits for the park and I have attached a septic system application for your convenience.

You may also build your own wastewater treatment plant.

If you decide to do that, please contact the Department of Environmental Protection (813) 470-5700.

We will be permitting the RV park, so I have attached a copy of the Florida Administrative Code that regulates RV Parks for your review.

The RV park permit will require the submission of a site plan that meets the requirements of Florida Administrative Code 64E-15, a completed application (attached) , as well as an annual operating permit fee.

Please contact me as indicated below, should you have any questions.

Teresa Anton

Florida Department of Health, Citrus County

Environmental Supervisor I

RECEIVED

MAY 10 2021

2021 May 10 10:00 AM

3600 West Sovereign Path, Room 194

Lecanto, Florida 34461

Phone (352) 513-6101

Fax (352) 339-7054

Mission

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

Values

Innovation: We search for creative solutions and manage resources wisely.

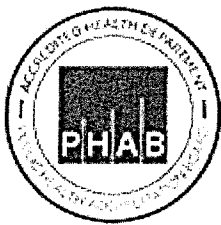
Collaboration: We use teamwork to achieve common goals & resolve problems.

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Let us know how we are doing!  bitly.com/CitrusFeedback

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Sent: Thursday, September 24, 2020 10:46 AM
To: Anton, Teresa <Teresa.Anton@flhealth.gov>; Bryant, Glenn W <Glenn.Bryant@flhealth.gov>
Cc: 'Jcubasholdings' <jcubasholdings@aol.com>
Subject: FW: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

Good Morning,

Please see below Mr. Cubas is going to need some assistance septic for this project.

Thank you,

Debbie

From: Jcubasholdings <jcubasholdings@aol.com>
Sent: Thursday, September 24, 2020 10:33 AM
To: Bernadine D. Flood-Nichols <bernadine.flood@citrusbocc.com>
Cc: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>; Debbie L. Cribbs <DEBBIE.CRIBBS@citrusbocc.com>; mpm1732@hotmail.com; grannan@tampabay.rr.com
Subject: Re: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

Good morning Mrs. Flood-Nichols,

Thank you for your email, suggestions and assistance as we move forward with this project.

I will proceed to immediately contact the Environmental Health Department however, should I reach out to someone specifically ?

Furthermore, I would greatly appreciate a web meeting, at your earliest convenience, with you and key Utility staff, as well as, our engineer and my rep in Citrus County to review utility scenarios in greater detail. They are Marc Maier, PE (352) 634-1643 and Paul Grannan (352) 422-7450. I have also added their email addresses to be cc'd on this email.

Kindest regards,

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

-----Original Message-----

From: Bernadine D. Flood-Nichols <bernadine.flood@citrusbocc.com>
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Utility Business Services Director
Department of Water Resources
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Lecanto, FL 34461
352-527-7648

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Thank you,

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Senior Nonresidential Review Coordinator
Citrus County Building Division
Department of Growth Management
3600 W. Sovereign Path
Lecanto, FL 34461
Debbie.Cribbs@citrusbocc.com
www.citrusbocc.com

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From: Teresa.Anton@flhealth.gov,

To: jcubasholdings@aol.co.

Subject: RE: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

Date: Thu, Sep 24, 2020 2:32 pm

Attachments:

Thank you.

We look forward to your submittal.

Teresa Anton

Florida Department of Health, Citrus County

Environmental Supervisor I

3600 West Sovereign Path, Room 194

Lecanto, Florida 34461

Phone (352) 513-6101

Fax (352) 339-7054

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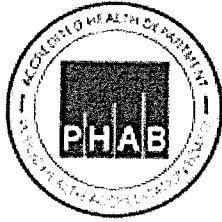
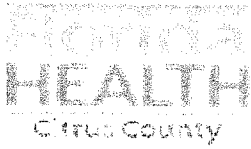
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Sent: Thursday, September 24, 2020 2:30 PM
To: Anton, Teresa <Teresa.Anton@flhealth.gov>
Cc: Bryant, Glenn W <Glenn.Bryant@flhealth.gov>; DEBBIE.CRIBBS@citrusbocc.com
Subject: Re: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

Dear Ms. Anton,

Thank you for your email and information provided. We will review, discuss these options and respond with any questions that may arise.

Once again, thank you and to Debbie Cribbs, as well as, all of your colleagues working at the County for all of your help.

Kindest regards,

Joe Cubas

-----Original Message-----

From: Anton, Teresa <Teresa.Anton@flhealth.gov>
 To: jcubasholdings@aol.com <jcubasholdings@aol.com>

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You could apply for septic system permits for the park and I have attached a septic system application for your convenience.

You may also build your own wastewater treatment plant.

If you decide to do that, please contact the Department of Environmental Protection (813) 470-5700.

We will be permitting the RV park, so I have attached a copy of the Florida Administrative Code that regulates RV Parks for your review.

The RV park permit will require the submission of a site plan that meets the requirements of Florida Administrative Code 64E-15, a completed application (attached), as well as an annual operating permit fee.

Please contact me as indicated below, should you have any questions.

Teresa Anton

Florida Department of Health, Citrus County

Environmental Supervisor I

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Phone (352) 513-6101

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Cc: 'Jcubasholdings' <jcubasholdings@aol.com>
Subject: FW: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

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Thank you,
 Debbie

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Cc: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>; Debbie L. Cribbs <DEBBIE.CRIBBS@citrusbocc.com>; mpm1732@hotmail.com; grannan@tampabay.rr.com
Subject: Re: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

Good morning Mrs. Flood-Nichols,

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I will proceed to immediately contact the Environmental Health Department however, should I reach out to someone specifically ?

Furthermore, I would greatly appreciate a web meeting, at your earliest convenience, with you and key Utility staff, as well as, our engineer and my rep in Citrus County to review utility scenarios in greater detail. They are Marc Maier, PE (352) 634-1643 and Paul Grannan (352) 422-7450. I have also added their email addresses to be cc'd on this email.

Kindest regards,
 Joe Cubas

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From: bernadine.flood@citrusbocc.com,
To: jcubasholdings@aol.com,
Subject: RE: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742
Date: Tue, Sep 29, 2020 10:50 am

Good morning Mr. Cubas,

We should still plan to all talk on Thursday, but I want to make you aware of a change in our plans regarding the route of the force main planned for next year. According to the Project Manager, instead of it routing along Deepwoods, the sewer force main will possibly start at Powerline Rd & 19 and go south to Turkey Oak and then down Turkey Oak. This will have a much different impact on your decisions with regards to sewer on the property.

Bernadine Flood-Nichols, MBA

Utility Business Services Director

Department of Water Resources

3600 W Sovereign Path, Suite 292

Lecanto, FL 34461

352-527-7648

From: Bernadine D. Flood-Nichols
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To: 'jcubasholdings@aol.com' <jcubasholdings@aol.com>
Cc: Debbie L. Cribbs <DEBBIE.CRIBBS@citrusbocc.com>
Subject: RE: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

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Bernadine Flood-Nichols, MBA

Utility Business Services Director

Department of Water Resources

3600 W Sovereign Path, Suite 292

Lecanto, FL 34461

352-527-7648

From: Bernadine D. Flood-Nichols

Sent: Thursday, September 24, 2020 7:22 AM

To: 'jcubasholdings@aol.com' <jcubasholdings@aol.com>

Cc: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>; Debbie L. Cribbs
<DEBBIE.CRIBBS@citrusbocc.com>

Subject: FW: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

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Utility Business Services Director

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

Department of Water Resources

J.2.b

3600 W Sovereign Path, Suite 292

Lecanto, FL 34461

352-527-7648

From: Debbie L. Cribbs <DEBBIE.CRIBBS@citrusbocc.com>

Sent: Wednesday, September 23, 2020 4:57 PM

To: Bernadine D. Flood-Nichols <bernadine.flood@citrusbocc.com>; Ken K. Cheek <KEN.CHEEK@citrusbocc.com>

Subject: FW: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

Please see question below regarding utility connection.

I will let Mr. Cubas know that I have an inquiry in to utilities for this project.

Thank you,

Debbie Cribbs

Senior Nonresidential Review Coordinator

Citrus County Building Division

Department of Growth Management

3600 W. Sovereign Path

Lecanto, FL 34461

Debbie.Cribbs@citrusbocc.com

www.citrusbocc.com

Direct - Office (352) 527-5359

Building Division (352) 527-5310

Fax Number (352) 527-5317

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

From: Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Sent: Wednesday, September 23, 2020 4:22 PM
To: jcubasholdings@aol.com
Cc: Debbie L. Cribbs <DEBBIE.CRIBBS@citrusbocc.com>; Amy L. Bidwell <Amy.Bidwell@citrusbocc.com>
Subject: RE: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

Good afternoon Mr. Cubas,

The property in question would have to go through the Comprehensive Plan Amendment and Atlas Amendment process to change the portion for the RV park to RVP, just like the other application you have with us. The issue I see regarding this property is that RV parks must have access to central sewer and central water systems. These systems can be provided on site if there are no utilities in the area. However, a majority of this property is within our Coastal High Hazard Area, which does not allow for new regional potable water and sewer systems. Therefore, I would recommend contacting Citrus County Utilities to see if they have water and sewer available, and if not, contact possibly the South West Florida Water Management District or the Florida Department of Environmental Protection to see if an on-site package treatment system would be considered a regional system.

As for creating the residential lots, that could be done through the platting process. The LDR district has a maximum density of two dwelling units per acre if on individual wells and septic systems, so creating one acre lots shouldn't be a problem. I would recommend contacting Environmental Health about the well and septic requirements if you wish to plat those lots.

I hope this answers your questions regarding this property. If you have any further questions or if there is anything else I can help you with, just let me know.

Joe Hochadel

Principal Planner

Land Development Division

Citrus County BOCC

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

From: KEN.CHEEK@citrusbocc.com

To: jcubasholdings@aol.com,

Cc: joe.hochadel@citrusbocc.com, Glenn.Bryant@flhealth.gov, bernadine.flood@citrusbocc.com,
GARY.LOGGINS@citrusbocc.com, Christina.Malmberg@citrusbocc.com,

Subject: RE: [EXTERNAL]Re: Tom Mason RV Park

Date: Tue, Oct 13, 2020 8:50 am

Good morning Mr. Cubas,

Just to confirm, there are water lines available to the subject site on both Tom Mason Drive and CR 495. The nearest central sewer is that the intersection of Turkey Oak Drive and CR 495.

As far as the septic tank situation goes, we don't provide advice on that as we are not in that side of the business. However, I will clarify that the systems that we were referring to are generally called enhanced systems, which means that they are designed to provide nutrient removal to a higher degree than standard onsite septic systems. If you want to get more specifics on the onsite systems, you will need to get the requirements from the State Environmental Health Department (352-527-0068).

I trust that this information will be helpful to you,

Regards,

Ken Cheek, PE

Director, Department of Water Resources

Citrus County Board of County Commissioners

3600 West Sovereign Path , Suite 291

Lecanto, FL 34461

Office: 352-527-7647

Email: ken.cheek@citrusbocc.com

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

From: Jcubasholdings <jcubasholdings@aol.com>
Sent: Friday, October 9, 2020 3:53 PM
To: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>
Subject: Re: [EXTERNAL]Re: Tom Mason RV Park

Hi Ken,

Hope this note finds you well. My apologies for bothering you with this matter again.

After we spoke yesterday regarding our change of plans to develop the subject property from an RV Park to a 9-hole golf course with increased density to 6 units per acre within its present LDR designation, my understanding is that as you and Ms. Flood-Nickols previously indicated, there are central water lines that run in front of the property along Hwy. 495 and along Tom Mason Drive as well. Furthermore, regarding the sewer, you indicated that if I increased the density from 2 to 6 per acre through a PUD, I would have to install a "specialized septic tank" that costs between \$13-15,000 however, I just can't seem to remember what you called it.

Also, after reaching out to Joe Hochadel for guidance on the process, he indicated that we do not have central water or central sewer accessible to the property. Obviously, I am aware of the sewer situation but need some clarity on the central water lines. Please advise as well.

Kindest regards,

Joe Cubas

-----Original Message-----

From: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>
To: Jcubasholdings <jcubasholdings@aol.com>
Sent: Tue, Sep 29, 2020 11:34 am
Subject: RE: [EXTERNAL]Re: Tom Mason RV Park

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

Yes. You can forward to them or provide me with their email addresses and I can add them in.

From: Jcubasholdings <jcubasholdings@aol.com>
Sent: Tuesday, September 29, 2020 10:25 AM
To: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>
Subject: Re: [EXTERNAL]Re: Tom Mason RV Park

Thank you. I would like for Paul Grannan and my engineer Marc Maier to also be allowed to participate and join the meeting. Should I forward this email to them so they can do the same or would you need to send them a link as well ?

Regards,
 Joe

-----Original Message-----

From: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>
To: Jcubasholdings <jcubasholdings@aol.com>
Sent: Tue, Sep 29, 2020 10:12 am
Subject: RE: [EXTERNAL]Re: Tom Mason RV Park

Good morning Mr. Cubas.

I just added you to the meeting, so you should see a banner to click on to join the meeting. If you don't please let me know.

Regards,

Ken Cheek, PE
 Director, Department of Water Resources
 Citrus County Board of County Commissioners
 3600 West Sovereign Path , Suite 291
 Lecanto, FL 34461
 Office: 352-527-7647
 Email: ken.cheek@citrusbocc.com

From: Jcubasholdings <jcubasholdings@aol.com>
Sent: Tuesday, September 29, 2020 10:09 AM
To: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>
Subject: [EXTERNAL]Re: Tom Mason RV Park

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

Good morning Mr. Cheek,

Hope this brief note finds you well.

We have downloaded the Microsoft Team Meeting application in preparation for our web meeting on Thursday, October 1st however, when I log in, it tells me that I must have an invitation. Will we be receiving an invitation or meeting number to

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

join in the web meeting ? Please advise.

Kindest regards,
Joe Cubas

-----Original Message-----

From: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>
To: 'Jcubasholdings' <jcubasholdings@aol.com>
Sent: Thu, Sep 24, 2020 2:29 pm
Subject: FW: Tom Mason RV Park

-----Original Appointment-----

From: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>
Sent: Thursday, September 24, 2020 1:32 PM
To: Ken K. Cheek; Bernadine D. Flood-Nichols; Gary S. Loggins; Layne C. Cady; Christina L. Malmberg
Subject: Tom Mason RV Park
When: Thursday, October 1, 2020 10:30 AM-11:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Owner/Developer and his Engineer/Contractor want to discuss plans to provide water & sewer service at 9300 W Mason Dr .

It is an 84.53 (MOL) acre parcel on CR 495 / N. Citrus Avenue with dual zoning.

Adding 17 (one acre) residential lots along the perimeter of the property in order to have continuity with the neighborhood, leave the 17 acres of PSO untouched and request a Land Use Change for the remaining 50 acres to build an RV Resort.

[Join Microsoft Teams Meeting](#)

[Learn more about Teams](#) | [Meeting options](#)

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

From: bernadine.flood@citrusbocc.com,
To: jcubasholdings@aol.com,
Subject: RE: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742
Date: Tue, Sep 29, 2020 10:50 am

Good morning Mr. Cubas,

We should still plan to all talk on Thursday, but I want to make you aware of a change in our plans regarding the route of the force main planned for next year. According to the Project Manager, instead of it routing along Deepwoods, the sewer force main will possibly start at Powerline Rd & 19 and go south to Turkey Oak and then down Turkey Oak. This will have a much different impact on your decisions with regards to sewer on the property.

Bernadine Flood-Nichols, MBA

Utility Business Services Director

Department of Water Resources

3600 W Sovereign Path, Suite 292

Lecanto, FL 34461

352-527-7648

From: Bernadine D. Flood-Nichols
Sent: Thursday, September 24, 2020 10:10 AM
To: 'jcubasholdings@aol.com' <jcubasholdings@aol.com>
Cc: Debbie L. Cribbs <DEBBIE.CRIBBS@citrusbocc.com>
Subject: RE: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

Mr. Cubas, Upon further review of county sewer plans, in 2021 we will be adding a forced sewer main line along W Deepwoods Dr, turning south along Hwy 495 to Turkey Oak. So depending up timing of your development, you could add a lift station on your property and extend a force main approximately 900' to tie into our new line.

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Bernadine Flood-Nichols, MBA

Utility Business Services Director

Department of Water Resources

3600 W Sovereign Path, Suite 292

Lecanto, FL 34461

352-527-7648

From: Bernadine D. Flood-Nichols

Sent: Thursday, September 24, 2020 7:22 AM

To: 'jcubasholdings@aol.com' <jcubasholdings@aol.com>

Cc: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>; Debbie L. Cribbs
<DEBBIE.CRIBBS@citrusbocc.com>

Subject: FW: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

Good morning Mr. Cubas,

Citrus County Utilities does have water along two sides of this property (an 18" water line along Hwy 495 and an 8" along Tom Mason). You would be responsible for designing and installing the infrastructure within the community. Typically, with a project this side, at the end of construction the developer turns the infrastructure over to the county to operate and maintain. Assuming that you plan to individually meter each property, you would want to grant the county utility easements to read the meters. Unfortunately we do not have central sewer in the area so you would want to contact Environmental Health regarding septic systems.

If you would like to discuss further details of your plans, I would be happy to coordinate a web meeting with you and key Utility staff to review utility scenarios in greater detail.

Thank you,

Bernadine Flood-Nichols, MBA

Utility Business Services Director

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Department of Water Resources
3600 W Sovereign Path, Suite 292
Lecanto, FL 34461
352-527-7648

From: Debbie L. Cribbs <DEBBIE.CRIBBS@citrusbocc.com>
Sent: Wednesday, September 23, 2020 4:57 PM
To: Bernadine D. Flood-Nichols <bernadine.flood@citrusbocc.com>; Ken K. Cheek <KEN.CHEEK@citrusbocc.com>
Subject: FW: [EXTERNAL]Re: 9300 W. Mason Drive Alt. Key 1052742

Please see question below regarding utility connection.

I will let Mr. Cubas know that I have an inquiry in to utilities for this project.

Thank you,

Debbie Cribbs
Senior Nonresidential Review Coordinator
Citrus County Building Division
Department of Growth Management
3600 W. Sovereign Path
Lecanto, FL 34461
Debbie.Cribbs@citrusbocc.com
www.citrusbocc.com

Direct - Office (352) 527-5359
Building Division (352) 527-5310
Fax Number (352) 527-5317

REQUEST FOR LAND USE CHANGE

1. Concurrency

- a) **Sanitary Sewer-** The subject property is within the Citrus County Utilities Division and within the Planned Service Area. However, County Utilities has indicated that it can-not provide sewer to the subject property. The closest main sewer line is forecast to be constructed in mid to late 2021 and will be located at the intersection of Turkey Oak Lane and Hwy. 495, some 6500 feet from the subject property. After consultation with County Utilities, County Health, Florida Department of Environmental Protection and Growth Management, the applicant has consulted with US Water & Sewer for the installation of an Advanced Wastewater Treatment Plant to service the RV resort and associated buildings in order to achieve concurrency in accordance with the Florida Administrative Code and the LDC.
- b.) **Potable Water** – The subject property lies within the Citrus County Utilities Division and the Planned Service Area. Citrus County Utilities has confirmed that two main water lines are available to the subject property, an 18” main line along Hwy 495 / Citrus Avenue and an 8” line along Tom Mason Drive. As such, the subject property will connect to the potable water services in accordance with the LDC.
- c.) **Solid Waste** – The subject property will use commercial solid waste collection with disposal in the Citrus County landfill.
- d.) **Drainage** – The Master Plan provides for stormwater retention on site however, the applicant will coordinate with the County Engineering Division to design and meet the requirements of the Stormwater Management Section of the LDC, at time of permitting.

2. Consistency with the Land Development Code

The current land uses of the overall subject property are Low Density Residential and Professional Services / Offices.

Section 2405 (LDR) of the Land Development Code allows for residential development at a maximum of up to 2.0 dwelling units per acre. Higher density developments, 2.1 to 6.0 units per acre, may be allowed provided additional standards are met.

Section 2409 (PSO) of the Land Development Code is a designation that is representative of a buffer area between commercial and residential development. Single family residential development may be allowed provided the structure has access to a local residential roadway and is in residentially committed areas, or is associated with a business owned and operated by the homeowner.

Multifamily residential development over four units per acre, not to exceed 10 units per acre, may be allowed subject to density limitations. However, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space as required by this LDC. Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section. Permitted uses under the PSO designation are: single family homes, multi-family development, model homes, day care centers, houses of worship, playgrounds, emergency service facilities, communication & transmission towers, utility facilities, professional business offices, medical/dental offices, clinics, financial institutions, group homes, home occupancy, accessory structures, wellfields, government facilities, personal services businesses, photography studios and barbershops/beauty parlors. Additionally, the PSO portion of the subject property may be permitted conditional uses if certain criteria is/are met such as: educational facilities, nursing homes, cemeteries, assisted living facilities and telephone/cable facilities.

The purpose of this application is to redesignate a portion of the subject property, more specifically, 60.65 acres, from Low Density Residential (LDR) to Recreational Vehicle Park (RVP) in order to establish an RV resort with approximately 600 sites, a bar & grill, bath facilities, a mile and a half bike/walk path along the perimeter of the proposed RV resort and other recreational amenities. A Master Plan is being submitted for the proposed RV resort as part of this amendment.

The 16.70 acres of PSO shall not be included or considered in this application as it will remain zoned PSO and will be developed in accordance with the LDC's specifications for PSO under separate permit(s). Furthermore, the same applies to the remaining 7.23 acres of LDR shown on the Master Plan as 14 residential lots along Tom Mason Drive as they will be platted and recorded separately at a future date.

Section 2422, Recreational Vehicle Park/Campground District (RVP) of the Land Development Code is intended to recognize existing Recreational Vehicle (RV) Parks and Campgrounds, as well as to provide for the location and development of new parks for recreational vehicles. Such parks are intended specifically to allow temporary living accommodation for recreation, camping, or travel use. Convenience retail and personal services to serve park residents may be allowed up to 5,000 square feet, located within the development and not accessible from any county arterial or collector road. Permitted uses under this section are: ballfields & ball courts, swimming pools/bathing areas, fishing docks & piers, emergency service facilities, communications & transmission towers, utility facilities, community centers, fraternal organization & lodge, small retail shops, specialty food store, service businesses, preserves & reserves, recreational resort, maintenance facilities, telephone & cable facilities, restaurants with no drive-up facilities, open air cafes, tackle & bait shops, convenience stores and laundry & dry cleaners.

Section 3310, Recreational Vehicle Parks of the Land Development Code establishes that a recreational vehicle park shall be exclusively for recreational use by persons with transportable recreational housing, with appropriate accessory uses and structures, and shall be designed according to a detailed master plan. The land on which it is developed shall be under unified control and shall be planned and developed as a whole in a single development operation or programmed series of development operations for recreational vehicles and related uses and facilities within the RVP land use district or designated in conjunction with a valid recreational land use. The Board of County Commissioners may permit convenience establishments for the sale or rental of supplies or for provision of services for the satisfaction of daily or frequent needs of campers within a recreational vehicle park as identified in the RVP land use district as listed in Section 2422 of the LDC. These establishments may provide groceries, ice, sundries, bait, fishing equipment, self-service laundry equipment, bottled gas, and other similar items needed by users of the park. These establishments shall be designed to serve only the needs of the campers within the park and shall not, including their parking areas, occupy more than five percent of the area of the park, and shall not be so located as to attract patronage from outside the grounds, nor have adverse effects on surrounding land uses.

The minimum land area required for an RVP is 10 acres with a minimum of 30% of the property retained as open space. The maximum density for an RV park outside the Coastal, Lakes and River Region and outside of the Recreation District is 10 spaces per acre. Individual spaces shall have access from internal drives and shall not have direct access from adjoining public rights-of-way.

Individual spaces shall have access from internal drives and shall not have direct access from adjoining public rights-of-way.

A minimum of 10 percent of the area of the recreational vehicle park shall be devoted to recreation. The recreation area may include space for common walkways and related landscaping in block interiors. At least half of the total required recreation area shall be comprised of facilities for active recreation, such as swimming pools or beaches, ball fields, shuffleboard courts, or play lots for small children. These facilities shall be located as to be readily available from all spaces and free from traffic hazards.

Recreational vehicle parks having 20 or more recreational vehicle sites must be equipped with central water and sewer hookups. All recreational vehicle parks and campgrounds within the Coastal High Hazard Area are required to have central water and sewer facilities.

Recreational vehicle spaces shall be located within 300 feet by normal pedestrian routes of toilet, washroom, and bath facilities.

Individual recreational vehicle sites shall have a minimum area of 1,500 square feet and a minimum width of 30 feet. For "park models," the minimum area shall be 3,200 square feet and the minimum width shall be 40 feet. Park models must be located in a designated "Park Model Area" shown on the master plan. The total park models allowed shall not exceed 15% of the total recreational vehicle sites located within the park. Park models are expressly limited to RV Parks located outside of the Coastal, Lakes, and River Region.

A storage shed shall be permitted within a recreational vehicle space, provided it does not exceed 60 square feet in area.

Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the recreational vehicle space is vacated. No other structural additions shall be built onto or become a part of any RV.

The owner and/or developer of an RV park which is fully or partially within a designated flood hazard area shall provide the county with base flood information as may be specified, and which includes the design criteria of this LDC. When said park, or portion of said park, is within a designated flood hazard area, the site plan shall include a statement attesting that the elevation has been established and certified by a licensed professional engineer registered in the state, and that the calculations are based on the 100-year flood level. In the event that the Southwest Florida Water Management District has reviewed and approved the base flood elevation data for the property, or if the base flood information has been provided by any other state or federal agency, such information shall be sufficient to satisfy this requirement provided that the study has been approved by FEMA.

The Citrus County GIS mapping system shows that the subject property is located outside of the Coastal, Lakes and River Region and outside the Recreation District. The amount of the subject property being proposed for RVP is 60.65 acres.

In accordance with Sections 2422 and 3310 of the LDC, the Master Plan shows that the RV resort has a maximum density of 10 sites per gross acre for a total of 600 sites. Furthermore, the proposed Master Plans calls for 14 new residential parcels along Tom Mason Drive, a 10-foot wide landscaping buffer and a 20 foot wide bike/walk path along the perimeter of the proposed RV resort which exceeds the LDC requirements.

Additionally, Sections 2422 and 3310 the LDC state that RV resorts must have, at least, 30% of open space or 18.20 acres of the proposed RV resort. The Master Plan exceeds this LDC requirement as it shows 22.21 acres of open space. The same applies to Passive/Active Recreation. Section 3310 requires that RV resorts provide ten percent of the property as recreation area with at least half of the required area for active recreation. Since the proposed RV resort is 60.65 acres, 6.06 acres of recreation is required with at least 3.03 acres being active recreation. The Master Plan shows an excess of 8 acres of recreation with 3.30 acres provided for active plus 3.45 acres provided as the walk/bike path along the perimeter of the RV resort thereby exceeding the LDC requirement.

Additionally, the Master Plan shows a toilet, washroom or bath facility within 300 feet of any RV site meeting or exceeding the requirement of Section 3310 of the LDC.

Furthermore, the Master Plan shows the RV resort behind the PSO portion of the property or 400 feet from the property line along Hwy. 495/Citrus Avenue exceeding the setback requirements of the LDC. The Master Plan shows the RV resort offices and other amenities in the building at the entrance of the resort on the PSO portion of the property. The building is located 200 feet from the property line well within the required setbacks of 100 feet from the centerline of a minor arterial roadway and 50 feet from the centerline of a local roadway.

At this time, the Master Plan does not show the Impervious Surface Ratio (ISR) or Floor Area Ratio (FAR) as they will be provided in accordance with Citrus County Comprehensive Plan and the Land Development Code at time of permitting.

Furthermore, the Master Plan provides for stormwater retention on site however, the applicant will coordinate with the County Engineering Division to design and meet the requirements of the Stormwater Management Section of the LDC, at time of permitting.

The entire 85 acres of the subject parcel are vastly wooded and contain substantial tree cover. The Master Plan shows for maximum tree preservation as it is the applicant's intent to create a "heavily wooded" luxury RV resort. As such, the

applicant will submit a Tree Preservation Plan that meets or exceeds the requirements of the Citrus County Comprehensive Plan and LDC, at time of permitting.

Although the entire 85 acre parcel is located within the Planned Service Area (PSA), Citrus County Utilities and the Citrus County Department of Health have informed the applicant that, at this time or in the foreseeable future, the County cannot provide sewer service to the subject property. As such and in consultation with the Florida Department of Environmental Protection (DEP), County Utilities Department, County Health Department, Growth Management and the applicant, the parties have agreed to allow the applicant to install an advanced wastewater treatment plant to service the RV resort and associated buildings exclusively. The AWWTP shall be designed in accordance with the Florida Administrative Code, Florida Statutes, Citrus County Comprehensive Plan and the LDC in order to meet the concurrency requirements of the LDC and FAC.

Furthermore, Citrus County Utilities has informed the applicant that water is available along two sides of the subject property; an 18" water line along Hwy 495 and an 8" line along Tom Mason Drive. As such, the subject property will connect to central water to meet the LDC requirements.

<u>CRR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Residential			
Single Family	P	Home Occupation	P
Attached Housing	P	Accessory Structure	P
Model Homes (no sales office)	P	Group Home ¹	C
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Stables	C
Golf Course	C	Preserves/Reserves	C
Playgrounds	C	Hunting/Fishing Preserves	C
Summer Camps/Retreats	C		
Agricultural			
Silviculture	C	Plant Nurseries – wholesale	C
Aquaculture	C	Sod Farm	C
Viticulture	C		
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	C	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use limited within Coastal High Hazard Area to those areas with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 35%

Floor Area Ratio (non-residential uses only) – 0.2

2405. LOW DENSITY RESIDENTIAL DISTRICT (LDR)

This category allows for residential development at a maximum of up to 2.0 dwelling units per acre. Higher density developments, 2.1 to 6.0 units per acre, may be allowed provided additional standards are met, including a PUD as outlined in Chapter Four.

<u>LDR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Residential			
Single Family	P	Group Home ¹	C
Attached Housing	C	Home Occupation	P
Duplex	C	Accessory Structure	P
Model Homes (no sales office)	P		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 35%

Floor Area Ratio (non-residential uses only) – 0.2

2406. MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

This category is representative of an urbanizing area. The category allows for single family residential development at a maximum density of 4.0 units per acre. Higher density developments, 4.1 to 8.0 units per acre, may be permitted, provided additional standards are met including a PUD as outlined in Chapter Four of this LDC.

<u>PDR District/MPD District</u>		<u>Key – Level of Review</u> MPD = Subject to approved Master Plan of Development P = Permitted	
Uses			
General Commercial			
Sales, Rental, Service, Repair – motorized vehicles	MPD	Lawn Care Operations	MPD
Truck Stops	MPD	Funeral Home/Mortuary (with Crematorium)	MPD
Car Wash Facilities	MPD	Hotel/Motel	MPD
Gasoline Sales & Service	MPD	Hospital/Sanitarium ¹	MPD
Mobile Home Sales and Service	MPD	Theater/Auditorium	MPD
Mobile Home/Manufactured Home Park ¹	MPD	Golf Driving Range/Miniature Golf	MPD
Tavern, Bar, Lounge, Night Club, Dance Hall	MPD	Retail Plan Nurseries	MPD
Financial Institution (with drive-up facilities)	MPD	Commercial/Trade Schools	MPD
ATM	MPD	Retail Sales	MPD
Research Lab	MPD	Shopping Center	MPD
Restaurants with Drive-up Facilities	MPD	Grocery Store/Supermarket	MPD
Race Track/Outdoor Arena	MPD	Mini Warehouses	MPD
Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)	MPD	Distribution Center	MPD
Kennels	MPD	Building/Trades Contractors (with outside storage)	MPD
Medical Marijuana Treatment Center	MPD	Pharmacy/Drug Store	MPD

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – per Master Plan of Development

Floor Area Ratio (non-residential uses only) – per Master Plan of Development

2409. PROFESSIONAL SERVICES/OFFICE DISTRICT (PSO)

This category represents a limited range of uses. This district contains those areas where professional office development is appropriate as the primary use. This category is representative of a buffer area between commercial and residential development.

Single family residential development may be allowed provided the structure has access to a local residential roadway and is in residentially committed areas, or is associated with a business owned and operated by the homeowner.

Multifamily residential development over four units per acre, not to exceed 10 units per acre, may be allowed subject to density limitations as outlined below. However, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space as required by this LDC. Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

<u>PSO District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
		PUD = Planned Unit Development	
Uses			
Residential			
Single Family (as outlined above)	P	Group Home ¹	P
Multifamily ^{1X} (up to four units per acre)	P	Home Occupation	P
Multifamily ^{1X} (over four units, not to exceed ten units per acre)	PUD	Accessory Structure	P
Model Homes (no sales office)	P		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	P	Cemeteries (without funeral home/crematory)	C
Houses of Worship	P	Assisted Living Facilities ¹	C
Recreational			
Playgrounds	P		
Public Service/Utility			
Emergency Service Facilities	P	Telephone/Cable Facilities	C
Communication/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office			
Professional Business Office	P	Government Facility	P
Medical/Dental Office	P	Personal Service Businesses	P
Clinic	P	Photography Studios	P
Financial Institution (without drive-up facilities)	P	Barbershop/Beauty Parlor	P

<u>PSO District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
		PUD = Planned Unit Development	
Uses			
Financial Institution (with drive-up facilities)	C	Dispatch/Communication Office (excludes warehousing/distribution of goods)	P
Model Home Center	P	Model Home (with sales office)	P
Neighborhood Commercial			
Health Club/Spa	P	Light Mechanical Repair Shop	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Restaurants with drive-up facilities	C
Dance/Martial Arts/Instructional Studio	P	Open Air Café	P
Grocery/Discount Retail Store (Less than 7,000 sq. ft.)	P	Bed & Breakfast	P
Small Retail Shops	P	Pharmacy/Drugstore (Less than 7,000 sq. ft.)	P
Strip Center – multi-use	P	Art Gallery/Museum	P
Funeral Home/Mortuaries (no crematorium)	C	Library	P
Specialty Food Store	P	Tackle/Bait Shop	P
Services Businesses	C	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	P
Laundries/Dry Cleaners (No drive-up facilities)	P	Convenience Store with or without gas pumps	C
Laundries/Dry Cleaners with drive-up facilities.	C	Medical Marijuana Treatment Center (less than 7,000 square feet)	P

¹Use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.

¹ Use limited within Coastal High Hazard Area to sites that have direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

<u>MHP District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Public Service/Utility			
Emergency Service Facilities	P	Maintenance Facilities (private)	P
Communications/Transmission Towers (limitations apply)	P	Telephone/Cable Facilities	P
Utility Facilities (Water & Wastewater) ²	P		
Limited Commercial To Serve Park Residents (not more than 5,000 square feet cumulative)			
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Small Retail Shops	P	Tackle/Bait Shop	P
Specialty Food Store	P	Convenience Store	P
Service Businesses	P	Laundries/Dry Cleaners	P

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

Area Requirements:

Maximum Lot Coverage – 40%

Floor Area Ratio (non-residential uses only) – 0.2

2422. RECREATIONAL VEHICLE PARK/CAMPGROUND DISTRICT (RVP)

This category is intended to recognize existing Recreational Vehicle (RV) Parks and Campgrounds, as well as to provide for the location and development of new parks for recreational vehicles. Such parks are intended specifically to allow temporary living accommodation for recreation, camping, or travel use. Convenience retail and personal services to serve park residents may be allowed up to 5,000 square feet, located within the development and not accessible from any county arterial or collector road.

<u>RVP District</u>	<u>Key – Level of Review</u> P = Permitted C = Conditional Use		
Uses			
Residential			
Caretaker's Residence	P		
Outdoor Recreational			
Passive Recreation	P	Boat Ramps (Excluding marina facilities)	P
Golf Course	P	Summer Camps/Retreats	P
Playgrounds	P	Stables	P

<u>RVP District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Outdoor Recreational (cont'd)			
Ballfields/Ball Courts	P	Preserves/Reserves	P
Swimming Pools/Bathing Areas	P	Recreational Resort	P
Fishing Docks/Piers	P		
Public Service/Utility			
Emergency Service Facilities	P	Maintenance Facilities (private)	P
Communications/Transmission Towers	P	Telephone/Cable Facilities	P
Utility Facilities (Water & Wastewater) ²	P		
Limited Commercial to Serve Campers (no more than 5,000 square feet cumulative)			
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Small Retail Shops	P	Tackle/Bait Shop	P
Specialty Food Store	P	Convenience Store	P
Service Businesses	P	Laundries/Dry Cleaners	P

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

Area Requirements:

Maximum Lot Coverage – 40%,

Floor Area Ratio (non-residential uses only) – 0.2

2423. PORT DISTRICT (PORT)

The purpose of the Port District is to promote a waterfront community in Citrus County. This district recognizes those areas suitable for integrating residential, commercial, industrial, and supporting utility uses with water related and water dependent uses. Port Districts require a Subarea Plan Text and Map Amendment to the Comprehensive Plan. The specific uses are outlined in the Subarea Plan.

Prohibited uses include junkyards/salvage yards, commercial recycling centers, slaughterhouse, cemeteries, landfills, hazardous materials facilities, commercial incinerators, confinement feeding, and C&D facilities.

Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

3310. RECREATIONAL VEHICLE PARKS

- A. A recreational vehicle park shall be exclusively for recreational use by persons with transportable recreational housing, with appropriate accessory uses and structures, and shall be designed according to a detailed master plan. The land on which it is developed shall be under unified control and shall be planned and developed as a whole in a single development operation or programmed series of development operations for recreational vehicles and related uses and facilities within the RVP land use district or designated in conjunction with a valid recreational land use. The principal and accessory uses and structures shall be substantially related to the character of the development.
- B. The Board of County Commissioners may permit convenience establishments for the sale or rental of supplies or for provision of services for the satisfaction of daily or frequent needs of campers within a recreational vehicle park as identified in the RVP land use district as listed in Chapter Two of this LDC. These establishments may provide groceries, ice, sundries, bait, fishing equipment, self-service laundry equipment, bottled gas, and other similar items needed by users of the park. These establishments shall be designed to serve only the needs of the campers within the park and shall not, including their parking areas, occupy more than five percent of the area of the park, and shall not be so located as to attract patronage from outside the grounds, nor have adverse effects on surrounding land uses.



- C. Following are site requirements for a recreational vehicle park:
1. The minimum land area for a recreational vehicle park shall be 10 acres.
 2. A minimum 30% of the property shall be retained as open space.

3. The maximum density for an RV park shall be defined as follows:
 - a. Recreational vehicle parks proposed within the Coastal, Lakes, and River Region shall have a maximum density of seven spaces per gross acre, while maximum density for a tent campground or tent only area will be no more than 10 spaces per gross acre. The number of RV units or campsites allowed does not confer any vested residential development rights whatsoever.
 - b. Recreational vehicle parks proposed outside of the Coastal, Lakes, and River Region but within the Recreation District shall have a maximum density of seven spaces per gross acre, with a maximum density of 10 spaces per gross acre outside of the Recreation District. Up to 14 spaces per acre may be provided if at least 50% of the property is maintained as permanent open space. The maximum density for a tent campground or tent only area is 15 spaces per acre and up to 20 spaces per acre if at least 50% of the property is maintained as permanent open space. The number of RV units or campsites allowed does not confer any vested residential development rights whatsoever.
4. Individual spaces shall have access from internal drives and shall not have direct access from adjoining public rights-of-way.
5. A minimum of 10 percent of the area of the recreational vehicle park shall be devoted to recreation. The recreation area may include space for common walkways and related landscaping in block interiors. At least half of the total required recreation area shall be comprised of facilities for active recreation, such as swimming pools or beaches, ball fields, shuffleboard courts, or play lots for small children. These facilities shall be located as to be readily available from all spaces and free from traffic hazards.
6. Recreational vehicle parks having 20 or more recreational vehicle sites must be equipped with central water and sewer hookups. All recreational vehicle parks and campgrounds within the Coastal High Hazard Area are required to have central water and sewer facilities.
7. Recreational vehicle spaces shall be located within 300 feet by normal pedestrian routes of toilet, washroom, and bath facilities.
8. Individual recreational vehicle sites shall have a minimum area of 1,500 square feet and a minimum width of 30 feet. For "park models," the minimum area shall be 3,200 square feet and the minimum width shall be 40 feet. Park models must be located in a designated "Park Model Area" shown on the master plan. The total park models allowed shall not

exceed 15% of the total recreational vehicle sites located within the park. Park models are expressly limited to RV Parks located outside of the Coastal, Lakes, and River Region.

9. A storage shed shall be permitted within a recreational vehicle space, provided it does not exceed 60 square feet in area.
10. Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the recreational vehicle space is vacated. No other structural additions shall be built onto or become a part of any RV.
11. The owner and/or developer of an RV park which is fully or partially within a designated flood hazard area shall provide the county with base flood information as may be specified, and which includes the design criteria of this LDC. When said park, or portion of said park, is within a designated flood hazard area, the site plan shall include a statement attesting that the elevation has been established and certified by a licensed professional engineer registered in the state, and that the calculations are based on the 100-year flood level. In the event that the Southwest Florida Water Management District has reviewed and approved the base flood elevation data for the property, or if the base flood information has been provided by any other state or federal agency, such information shall be sufficient to satisfy this requirement provided that the study has been approved by FEMA.

3320. TRUCKS PARKED IN SELECTED LAND USE DISTRICTS

- A Trucks, as defined by this LDC, shall not be parked, stopped, or allowed to stand in any CLR, Coastal and Lakes Residential; HDR, High Density Residential; PUD, Planned Unit Development (except PUD –Industrial, or where otherwise authorized by ordinance); MHP, Mobile Home Park and RVP, Recreational Vehicle Park, land use districts other than to load or unload building materials, merchandise, or household goods or while performing maintenance or repair services to or upon real property or improvements thereon during daylight; nor may any vehicle of any size, which has operating motorized cooling units, be parked, stopped or stored in such districts. This section shall not be construed to prohibit trucks upon lands so designated as described above provided said lands are being utilized to conduct a lawful nonconforming or approved Conditional Use as defined by this LDC. Nor shall this section be construed to prohibit trucks upon lands so designated, as described above, when said lands are the subject to an active Citrus County development order, from the date of issuance of said development order until either its expiration or issuance of a certificate of compliance, nor during the harvesting of crops in a land use district when such a use is permitted.

3. Consistency with Comprehensive Plan

Policy 3.9.8 All nonresidential development in excess of five (5) acres and new residential development via the platting process shall be required to have a biological survey conducted when native vegetative or ecological communities are present. The survey will utilize FWC recommended methodology. If listed species are determined to be present, preservation and/or impact mitigation shall be required native vegetative or ecological communities are present. The mitigation for listed species or their habitat shall be determined by the FWC, Florida Department of Environmental Protection (FDEP), or USFWS.

Consistent with the County's Comprehensive Plan, the proposed subject property of new RVP development is greater than 5 acres. As required under policy 3.9.8, the applicant will conduct an environmental biological survey to identify any native vegetative or ecological communities present within the development at time of permitting and prior to the issuance of a development order.

Policy 3.9.10 The County shall continue measures to preserve and protect the native tree canopy and offset the loss of trees due to development and construction activities.

Consistent and compatible with the County's Comprehensive Plan and Policy 3.9.10, the entire 85 acres of the subject parcel are vastly wooded and contain substantial tree cover. The Master Plan shows for maximum tree preservation as it is our intent to create a "heavily wooded" luxury RV resort. As such, we will submit a Tree Preservation Plan that meets or exceeds the requirements of the LDC at time of permitting.

Wastewater disposal in high aquifer recharge areas

Policy 3.20.1

All development where service is available, shall connect to systems designed to achieve Advanced Wastewater Treatment (AWT) standards. All development shall be served by a regional wastewater treatment facility as soon as the service is available as stated in Policy 7.3.5.

Consistent and compatible with the County's Comprehensive Plan and Policy 3.20.1, Citrus County Utilities has advised the applicant that central sewer is not available to service the subject property at this time as their closest main sewer lines will be located more than 6500 lineal feet away from the nearest point of the subject property at the intersection of Citrus Avenue and Turkey Oak Lane. This infrastructure project is not projected to take place until mid to late 2021. The City of Crystal River has also advised the applicant that their main sewer lines are also located more than 6000 lineal feet away from the subject property.

As such, the Florida Department of Environmental Protection (DEP), Citrus County Utilities Department, Citrus County Health Department, Growth Management and the applicant have all agreed that in order to meet concurrency requirements of the LDC and FAC and due to the lack of available service to the subject property the installation of an advanced wastewater treatment plant would be installed in accordance with (AWT) standards, Florida Statutes, the Florida Administrative Code, the DEP and the LDC to service the RV resort and associated buildings, exclusively.

Policy 7.3.7

Use of on-site wastewater treatment systems shall be limited to the following:

Septic system should be located only on parcels that contain sufficient land area to properly develop the required drain fields or contain soils that are suitable for proper percolation and effluent treatment; and

Existing septic system and package treatment plants may remain in service until such time as centralized service is made available.

Consistent and compatible with the County's Comprehensive Plan and Policy 7.3.7 and due to the lack of sewer service to the subject property outlined in response to Policy 3.20.1, the applicant proposed an "on-site" wastewater treatment plant to service the subject property. As shown on the Master Plan, the AWTP is located on the PSO portion of the subject property. It contains sufficient land area to properly develop the required drain fields that are suitable for proper percolation and effluent treatment as per the required specifications and setbacks of the Florida Administrative Code.

Policy 7.3.16

All new central wastewater treatment systems shall be designed to achieve AWT treatment standards and include reuse capabilities.

Consistent and compatible with the County's Comprehensive Plan and Policy 7.3.16, the new central wastewater treatment plant to service the subject property will be designed to achieve AWT treatment standards and in accordance with Florida statutes and the Florida Administrative Code.

Policy 10A. 1.4

The County shall require that all multi-family residential, commercial, office, or industrial developments submit a circulation, parking, bicycle/pedestrian, and access plan prior to the issuance of any development order.

Consistent and compatible with the County's Comprehensive Plan and Policy 10A.1.4 and in addition to the Master Plan, the applicant will submit a circulation, parking, bicycle/pedestrian and access plan at time of permitting and prior to the issuance of any development order.

Economic Development

Policy 10A.3.1

Work with owners/developers to compile required information and visuals, such as master plans, access plans and infrastructure requirements for potential economic development sites as identified in 10A.3.2

In 2018, Citrus County was awarded a grant from the Department of Economic Opportunity (DEO), to conduct a target study for a SWOT analysis and a report establishing goals, with the assistance of the Tampa Bay Regional Planning Council. The primary purpose was to develop an agreement among the communities for identifying the highest priority industries (target industries) that the County should pursue in developing its economy. The attached report is a culmination of these efforts, resulting in the Strategy Towards Economic Progress (STEP), which synthesizes the economic base analysis, citizen input and SWOT assessment regarding the economic characteristics of the community, into a consensus of strategically guided economic development forward in Citrus County.

The report indicates that Citrus County does not have a strong manufacturing base and its economic strengths are orientated towards serving the residential and recreational needs. Given these factors, the analysis and report shows that Citrus County's best economic development strategies will be to focus on healthcare and tourism.

RV resorts are considered "accommodations" and a driving force of economic development. To further demonstrate the effects of the "Accommodation Industry", section 4.2 of the report illustrates the employment multipliers. When a new hotel or RV resort is established, Figure 6 of the report illustrates the impact and economic development a resort has on tourism, local businesses, job creation and tax revenue.

The analysis conducted by Tampa Bay Regional Planning Council for Citrus County concludes that the County's best economic development strategies will be to focus on the addition of employment in healthcare and tourism.

Consistent and compatible with the County's Comprehensive Plan and Policy 10A.3.1, the Citrus County Strategy Toward Economic Progress (STEP) Target Industries Analysis report dated June 6, 2018, the applicant is requesting to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan and the Land Use Atlas Map (LUAM) of the Land Development Code for 60.65 acres of the subject property from Low Density Residential (LDR) to Recreational

Vehicle Park (RVP). The overall subject property consists of 84.53 acres of which 16.70 acres are zoned PSO and the remaining 67.83 acres are zoned LDR.

This request is to redesignate a portion of the subject property, more specifically, 60.65 acres in order to establish an RV resort with approximately 600 sites, a bar & grill, bath facilities, a mile and a half bike/walk path along the perimeter of the proposed RV resort and other recreational amenities.

As such, the economic impact this resort will have on Citrus County more specifically, Crystal River, Homossasa and surrounding areas is of enormous proportions as outlined in the aforementioned report and the summary report prepared by the Florida Association of RV Parks and Campgrounds in 2015 and attached hereto as EXHIBIT B. In 2015, the RV industry had a \$50 billion economic impact in Florida according to the research commissioned by the RV Industry Association (RVIA). RV camping had the largest economic impact of all outdoor activities. Camping expenditures exceed fishing, hunting, motorcycling and wildlife viewing combined. Camping and outdoor activities nationwide generated \$646 billion in direct spending, \$39 billion in federal taxes and another \$39 billion in state and local revenues. Florida RV parks and campgrounds provide over 4,000 direct jobs and \$165 million in wages.

Additionally, it is estimated that 20% of all Florida visitors are Rv'er. More than 600,000 Florida residents stay at camping resorts at least, six time per year, vacationing all over the state. Moreover, 93% of all camping visitors return to Florida to camp as repeat visitors. "Campers" come from every state in the country, as well as, numerous international countries. However, the number one source comes from Canada. During the winter months, Florida sees an influx of Canadian and Northeast campers who visit central and south Florida. During the summer months, the influx of campers comes from the sun belt states. The two most popular destinations in Florida for RV'ers are the panhandle and central Florida.

Policy 10B.3.14

All new private streets shall be constructed in accordance with County Transportation Design Standards (see Land Development Code Chapter 7, Transportation System Standards).

Consistent and compatible with the County's Comprehensive Plan and Policy 10B.3.14, the Master Plan shows interior private street throughout the resort. All interior roads will be constructed in accordance with Chapter 7 of the LDC.

Policy 10B.3.16 Transportation facilities, bicycle trails and pedestrian ways shall be designed to assure compliance with the American Disabilities Act (ADA).

Consistent and compatible with the County's Comprehensive Plan and Policy 10B.3.16, the Master Plan shows a 20-foot wide walk/bike path along the perimeter

of the subject property. All pedestrian ways and bike path will be constructed in accordance to the American Disabilities Act.

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 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.

Consistent and compatible with the County's Comprehensive Plan and Policy 3.20.1, Citrus County Utilities has advised the applicant that central sewer is not available to service the subject property at this time as their closest main sewer lines will be located more than 6000 lineal feet away from the nearest point of the subject property at the intersection of Citrus Avenue and Turkey Oak Lane. This infrastructure project is not projected to take place until mid to late 2021. The City of Crystal River has also advised the applicant that their main sewer lines are also located more than 6500 lineal feet away from the subject property.

As such, the Florida Department of Environmental Protection (DEP), Citrus County Utilities Department, Citrus County Health Department, Growth Management and the applicant have all agreed that in order to meet concurrency requirements of the LDC and FAC and due to the lack of available service to the subject property, the applicant is permitted to install an advanced wastewater treatment plant in accordance with (AWT) standards, Florida Statutes, the Florida Administrative Code, the DEP and the LDC to service the RV resort and associated buildings, exclusively.

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.

Consistent and compatible with the County's Comprehensive Plan and Policy 17.2.8, as well as, sections 2422 and 3310 of the LDC, the Master Plan shows the platting of 14 applicant owned residential lots along Tom Mason Drive in order to achieve functional & compatible land uses. Additionally, the Master Plan provides for a 10 foot landscaping buffer plus a 20 foot bike/walk path along the perimeter of the subject property.

Policy 17.3.11

New developments shall be required to provide buffering from existing conflicting land uses as specified in the County LDC.

Consistent and compatible with the County's Comprehensive Plan, Policy 17.3.11, as well as, sections 2422 and 3310 of the LDC, the Master Plan calls for the required 10 foot buffer plus and a contiguous 20 foot bike/walk path along the perimeter of the subject property.

Policy 17.3.13

Recreational vehicles, tent campsites, and recreational resort cabins shall not be used as permanent or long-term residences. Recreational vehicles and park trailers shall not be occupied for more than 180 consecutive days; or for more than 45 consecutive days in areas of special flood hazard unless they comply with FEMA regulations and standards in the County LDC.

Consistent and compatible with the County's Comprehensive Plan, Policy 17.3.13, as well as sections 2422 and 3310 of the LDC, the proposed RV resort is designed and intended specifically to allow temporary living accommodation for recreation, camping, or travel use.

Policy 17.3.15

Where conflicting uses exist, buffering performance criteria shall be met as specified within the County LDC if any new development order is issued for work on the land containing the most intense use.

Consistent and compatible with the County's Comprehensive Plan, Policy 17.3.15, as well as, sections 2422 and 3310 of the LDC, the Master Plan calls for the required 10 foot buffer plus and a contiguous 20 foot bike/walk path along the perimeter of the subject property.

Policy 17.3.16

Special buffering and/or spatial separations shall be incorporated into the County LDC to buffer between residential areas and agricultural activities, mining, industrial, or commercial operations having noise, dust, glare, odor, traffic, or other problems incompatible with residential uses.

Consistent and compatible with the County's Comprehensive Plan, Policy 17.3.16, as well as, sections 2422 and 3310 of the LDC, the Master Plan calls for 14 applicant owned residential lots along Tom Mason Drive that are 150 feet deep from the road plus, the required 10 foot landscaping buffer plus and a contiguous 20 foot bike/walk path along the perimeter of the subject property between the RVP portion of the subject property and residential, as well as, the RVP and the applicant owned PSO portion of the subject property. The separation between the nearest RV site to the PSO portion of the property is approximately 150 feet. Additionally, due to the intense amount of vegetation and tree coverage on the overall property (85 acres) and as shown on the Master Plan, the subject property of RVP will be fully

enclosed by tree coverage and not visible from any residential areas or the PSO portion of the property except, the main entrance corridor.

Policy 17.3.17

Multifamily residential development, up to a maximum of 10 units per acre, shall be allowed in the Professional Services/Office land use district subject to criteria within the LDC. Such development shall be associated with nonresidential development, shall be buffered internally and externally by an appropriate buffer, and shall adhere to the residential development guidelines for the development within the High Density Residential District.

In an effort to mitigate any potential increase in density the RVP portion of the subject property may create, the Master Plan shows that the applicant will not develop a multifamily residential development on the 17 acres of Professional Services/Office as permitted under policy 17.3.17 and the LDC.

Policy 17.6.12

Recreational vehicle (RV) parks and campgrounds shall be designed according to a detailed master plan, shall preserve a minimum of 30 percent of the property in open space, shall provide a minimum of an additional 10 percent of the property as recreation areas, and generally shall conform to the commercial development standards in the Land Development Code. The number of RV units or campsites approved in a park does not confer any vested residential development rights. In order to minimize the adverse impact of development on the resources and natural features of the Coastal, Lakes, and Rivers Region, the LDC shall be amended to include additional review criteria for all new RVP projects located in this region. Such criteria may include:

- Restrictions on density
- Enhanced open space requirements
- Wetland protection
- Upland preservation
- Clustering
- Connection to regional central water and sewer service

Consistent and compatible with the County's Comprehensive Plan, Policy 17.6.12, as well as, sections 2422 and 3310 of the LDC, 30 % of the property or 18.20 acres are required to remain as open space. The Master Plan shows that 22.31 acres of the property is dedicated to open space far exceeding the 30% requirement. Additionally, Section 3310 requires that RV resorts provide ten percent of the property as recreation area with at least half of the required area for active recreation. Since the proposed RV resort is 60.65 acres, 6.06 acres of recreation is required with at least 3.03 acres being active recreation. The Master Plan shows an excess of 8 acres of recreation with 3.30 acres provided for active plus 3.45

acres provided as the walk/bike path along the perimeter of the RV resort thereby exceeding the LDC requirement.

Policy 17.6.13

Any RV occupied for temporary residency must be located in an approved RV park/campground or a mobile home park equipped with central water and sewer hookups if 20 or more RV sites are approved. RV Parks/campgrounds and mobile home parks with less than 20 RV sites may use approved pump-out stations. All RV parks/campgrounds within the Coastal High Hazard Area are required to have central water and sewer facilities.

Consistent and compatible with the County's Comprehensive Plan, Policy 17.6.13, as well as, sections 2422 and 3310 of the LDC, the Master Plan shows that every RV site provides for central water & sewer hookups. The Citrus County GIS mapping system shows that a portion of the subject property is within the Coastal High Hazard Area. The Master Plan shows that the Advanced Water Treatment Plant, whose purpose and reason for existence are outlined in responses to Policies 3.20.1, 7.3.7, 7.3.16 is located outside of the CHHA and in accordance with the Florida Administrative Code for properties lying within the CHHA.



Citrus County Strategy Toward Economic Progress (STEP) Target Industries Analysis

June 6, 2018

Deliverable 1: Target Industry Analysis

Deliverable 2: Public Input

Deliverable 3: SWOT and Revised Complete Document

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The Tampa Bay Regional Planning Council is an association of local governments from Citrus, Hernando, Hillsborough, Manatee, Pasco and Pinellas Counties.

About the Economic Analysis Program

Since 1999, the Tampa Bay Regional Planning Council has been producing economic impact studies for a variety of public and private sector clients.

Using the most powerful analytical tools, including IMPLAN and REMI PI+, the Council's Economic Analysis Program has produced hundreds of reports covering topics such as job creation, land use, natural resources and energy, as well as a variety of public policy questions.

Acknowledgements

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Bruce C. Register
Citrus County Economic Development Director

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EXECUTIVE SUMMARY OF THE CITRUS COUNTY STRATEGY TOWARD ECONOMIC PROGRESS

In 2013, Duke Energy closed CR-3, its nuclear power plant at the Crystal River Energy Complex. In a follow-up economic development plan, Citrus County identified a list of target industries, generic policies, and industrial sites.

In 2018, Citrus County was awarded a grant from the state Department of Economic Opportunity (DEO), to conduct a target industry analysis, including citizen input for a SWOT analysis and a report establishing goals, with the assistance of the Tampa Bay Regional Planning Council. A primary purpose was to develop agreement among the community for identifying the highest priority industries ("target industries") that the County should pursue in developing its economy. This report is the culmination of those efforts, resulting in the Strategy Toward Economic Progress (STEP), which synthesizes the economic base analysis, citizen input and SWOT assessment regarding the economic characteristics of the community, into a consensus to strategically guide economic development forward in Citrus County.

Like many rural and ex-urban counties, Citrus does not have a strong manufacturing base and its economic strengths are oriented toward serving residential and recreational needs. Those are not necessarily weaknesses, as the County has a strongly developed healthcare industry that draws patients from other areas and a thriving tourism economy.

Looking toward the future, however, the County must face certain realities. Its labor force is small compared to its population, even accounting for its larger than average share of residents over the age of 65. Wages are low, out-commuting is high, and the few existing industries are concentrated in a small number of sectors.

Given these factors, TBRPC's analysis shows that Citrus County's best economic development strategies will be to focus on healthcare and tourism; expand its business support cluster including administrative services and management of companies and diversify into; light manufacturing; wholesale trade and transportation logistics; as well as information, professional and technical services.

This analysis was designed as an iterative process, to be progressively developed with citizen feedback, vetted and incorporated at critical junctures before moving forward to next steps. As such, following the kick off presentation of an economic base analysis at a community workshop held on April 3, 2018, citizen input was incorporated into the study to create the April 13, 2018 draft of a preliminary assessment. That preliminary assessment was presented at a subsequent follow up community meeting held on May 1, 2018, to gather additional perspectives and suggestions which have now been included in this report for the Board of County Commissioners' consideration.

Despite all the issues identified in this complete report, the public workshops hosted by Citrus County have shown that there is a strong public interest in meeting these challenges. Working

together, Citrus County staff and workshop participants identified a list of target industries as well as concepts to support a vision statement and associated Goals that will be important as the County moves forward on its Economic Development efforts.

1. INTRODUCTION

1.1 About the Tampa Bay Regional Planning Council



Established as Florida's first regional planning council in 1962, the Tampa Bay Regional Planning Council (TBRPC) provides a forum to foster communication, coordination and collaboration among its member governments. Serving six counties (Citrus, Hernando, Hillsborough, Manatee, Pasco and Pinellas) and twenty-one municipalities therein, the Council provides a wide range of services, including:

- Economic Modeling and Analysis
- Economic Development District
- Community Visioning and Planning
- Spatial Growth Modeling
- Hurricane and Hazard Preparedness Planning
- The Official Disaster Planning Guide
- GIS Mapping Services
- LEPC: Hazardous Materials
- Technical Assistance to Local Governments
- Agency on Bay Management
- Bay Soundings Quarterly Environmental Journal
- Future of the Region Awards
- Regional Information Center

As one of the first Regional Economic Models (REMII) users in Florida, TBRPC has been providing economic analysis services to government agencies, non-profits and the private sector. Since 1999, TBRPC has conducted over 400 economic impact studies, covering topics such as transportation, environmental and natural resources management, land use decisions, business investment incentives, taxation, sports and other events and festivals. Many of these reports are available from the TBRPC website, http://www.tbrpc.org/eap/eap_projects.shtml.

1.2 About the Citrus County Strategy Toward Economic Progress

In February 2013, Duke Energy announced that it would decommission the nuclear power plant at the Crystal River Energy Complex, laying off about 600 workers. Not long after, Citrus County began work on "A Five Year Plan for Economic Development in Citrus County." Completed in December 2013, the plan conducted a site inventory, identified target industries, and suggested planning activities around analyzing workforce readiness and a marketing plan.

The plan identified the following as target industries:

- Agriculture/Aquaculture
- Energy Generation
- Environmental/Marine Sciences
- Light Manufacturing
- Marine Trades
- Outdoor Recreational Equipment

Challenges to economic progress that predated the nuclear plant closing included the lack of interstate access, low labor participation rates and an undiversified economic base have been exacerbated by the immediate and lingering effects of the national recession. As the impacts of the recession fade and the economy in Citrus improves, it is important to refresh the target industry list and underlying strategy.

Working with the Tampa Bay Regional Planning Council, Citrus County submitted a grant application to the Department of Economic Opportunity to fund a follow-up target industry study. This study, the Strategy Toward Economic Progress (STEP), is the follow-up study, taking a closer look at potential target industries, with public input added to the process.

2. Citrus County in a Changing Global Economy

Located on the west coast of Florida at the northern end of the Tampa Bay Area, Citrus is a small residentially-focused exurban community. Exurban areas are communities on the urban fringe, close enough to commute, to shop and to take advantage of a wide range of services in a metropolitan setting, but far enough away that residents can also enjoy a rural lifestyle with all of the recreational assets that follows. As such, Citrus County has a lot to offer its residents.

Even with such positive attributes, challenges are evident to the long term economic prosperity for Citrus County. Data suggests, there are not enough well-paying jobs for county residents and it is difficult for the local economy to thrive when many vital services are already available to anyone capable of driving out of the County to access services.

As a result, Citrus County has many jobs in retail, food service and accommodation that typically have high turn-over rates. Many retail businesses are also struggling in an environment where online retailers are increasingly dominant. Moreover, County employment is concentrated in just a few industry sectors, making the entire community vulnerable to industry-specific problems. For Citrus County these characteristics add up to a high unemployment rate, perennially one of the highest in Florida, as shown in Table 1.

Table 1: Five Highest Unemployment Counties in Florida

County	2018 Rate	County	2015 Rate	County	2012 Rate	County	2010 Rate
Citrus County	6.0	Hendry County	9.5	Putnam County	12.5	Citrus County	14.8
Sumter County	5.9	Citrus County	8.5	Citrus County	11.8	Sumter County	14.5
Hendry County	5.6	Putnam County	8.5	Hernando County	11.7	Hernando County	14.4
Highlands County	5.6	Sumter County	8.4	Sumter County	11.7	Marion County	14.4
Putnam County	5.5	Gadsden County	8.0	Marion County	11.3	Saint Lucie County	14.0

Source: Department of Economic Opportunity, 2018

Citrus County faces significant challenges in lowering its unemployment and increasing the County's prosperity. While there are many potential routes to developing its economy, Citrus is looking to broaden its economic base through targeting industry sectors with sufficient prospect for future growth and matched with community aspirations.

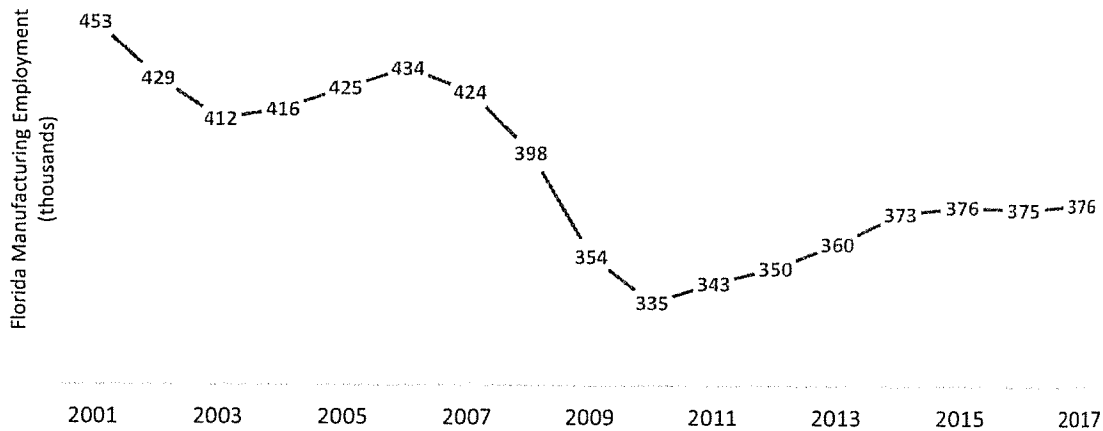
2.1 The Changing Landscape of Manufacturing

Selecting target industries is no easy task, especially when the community must balance job growth among other priorities, such as environmental concerns. Many community efforts target the most productive source of well-paying jobs with high economic multipliers (the ratio of one job to the other jobs created by economic activity). In many cases, that is manufacturing.

Besides the direct effects of high wage jobs, manufacturing firms often form economic clusters. Clusters, as discussed in Section 4.3, are geographic concentrations of related industrial sectors that share similar supply chains, workers or customers, and often attract new investment because there are locational advantages for firms to be near other firms in the same industry. If a manufacturing firm succeeds in Citrus County, others will eventually follow.

However, the manufacturing sector has undergone vast changes in recent decades. Manufacturing employment, for example, has been on the decline in the United States since the 1980s. In fact, since manufacturing's employment peak of 1979, at 7.2 million jobs nationwide, manufacturing employment has fallen more than 37 percent¹. As Figure 1 depicts, manufacturing in Florida dropped in the aftermath of the 2008 recession and its short-term recovery appears to have leveled off in recent years.

Figure 1: Change in Florida Manufacturing Employment 2001-2017 (in thousands)

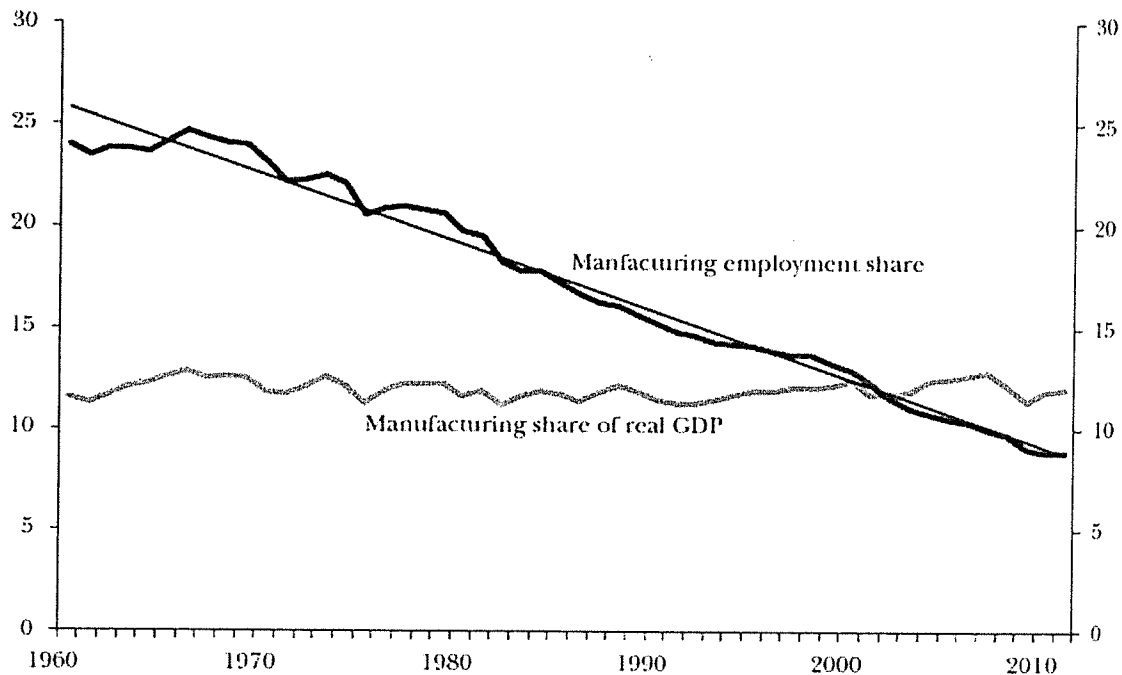


Source: Bureau of Labor Statistics; REMI PI+

Despite those recent trends, manufacturing employment is just one aspect of a complex industrial sector. Manufacturing productivity, for example, has not declined. As Figure 2 shows, even as manufacturing employment has declined steadily in recent decades, manufacturing's share of real Gross Domestic Product (GDP) has remained relatively steady over the years, floating between 12 and 13 percent.

¹ <https://www.cnsnews.com/news/article/terence-p-jeffrey/7231000-lost-jobs-manufacturing-employment-down-37-1979-peak>

Figure 2: Manufacturing Value Added and Employment as Share of the Total US Economy (1960-2011)



Source: Martin Baily and Barry Bosworth, US Manufacturing: Understanding Its Past and Its Potential Future, *Journal of Economic Perspectives*—Volume 28, Number 1—Winter 2014—Pages 3–26

Rising productivity offsets the contemporaneous loss of manufacturing employment while manufacturing's share of the economy remains steady. Increased worker productivity, automation and technological advances mean that manufacturing firms need fewer workers, but it also means that capital equipment can be more compact, and firms more mobile in their location decisions.

The combination of smaller manufacturing footprints: building, land, employees, and Citrus County's lifestyle offerings may be appealing to private investors who choose where they want to live and play, and bring their investments with them. Bringing manufacturers to the region may attract jobs in wholesale and transportation.

Major shifts in how manufacturing products are delivered to customers are indicators of change across the economic landscape. Logistics industries such as wholesale trade and transportation of goods continue to be important but are also evolving into new patterns as more purchasing migrates to Web based platforms, local storefronts close or shift their emphasis to catering to tourism needs.

Some communities are maximizing probabilities of success by leveraging the industries they already have to further diversify their economies. As such, communities need to understand their strengths and weaknesses. There are many different ways of understanding a community's strengths and weaknesses. A clear starting point is understanding the key drivers of the local economy: demographics and employment.

3. Citrus County Demographics and Economy

The Citrus County economy is predominantly driven by consumer demand for goods and services. Building a picture of the County's economic development potential can be supported by a profile of the market demographics, in particular population characteristics and economic indicators.

As shown in Table 1, Citrus County is ranked in among the highest unemployment counties in Florida every year. Table 2 provides some context for comparing Citrus to those counties as well as to all of its immediately neighboring counties.

Table 2 Comparing Citrus to the other high unemployment counties in Florida

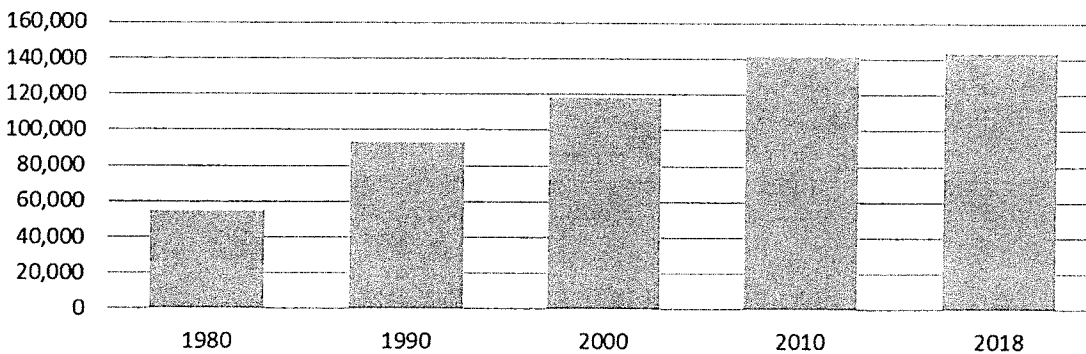
	Population	Labor Force	Employment	Average wage	Gross County Product (Billions of 2016 Dollars)
Citrus County	141,453	47,363	49,252	\$27,833	3.57
Hernando County	180,069	67,081	60,106	\$26,165	3.47
Highlands County	101,114	35,759	40,201	\$24,899	2.26
Indian River County	150,965	62,287	78,346	\$29,457	6.01
Levy County	40,406	14,411	14,468	\$20,504	0.76
Marion County	348,357	132,000	147,137	\$27,894	9.41
Putnam County	71,690	28,260	23,283	\$26,789	1.76
Sumter County	122,196	28,876	41,690	\$26,617	2.72

REMI PI+ v.2.1

With the exception of Levy County and Putnam County, most of the counties in Table 2 are mid-sized in population. Labor force sizes across most of the counties are also similar.

As shown in Figure 3, between 1980 and 2010 Citrus's population grew rapidly. However the combined impacts of the recession and layoffs at Duke Energy's nuclear power plant have played a role in slowing recent population growth.

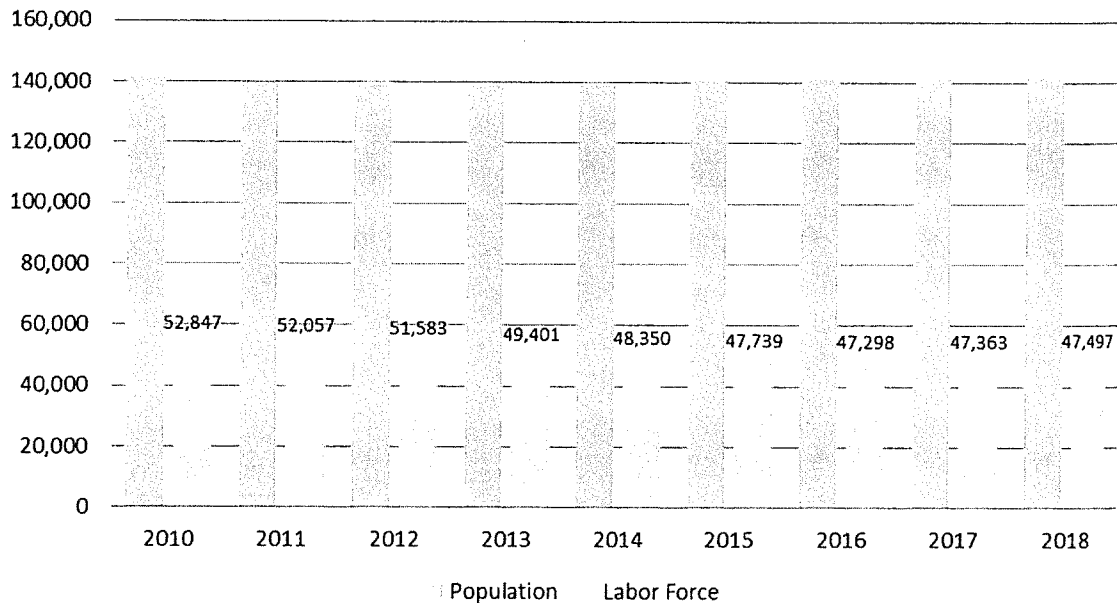
Figure 3: Citrus County Historical population and trend



Source: US Census

Just as population has remained steady in Citrus, so has its labor force. Declining after the sub-prime mortgage crisis of 2008, the labor force has steadied since 2015, at about 47 thousand.

Figure 4: Citrus County Labor Force Compared to Population (2010-2018)



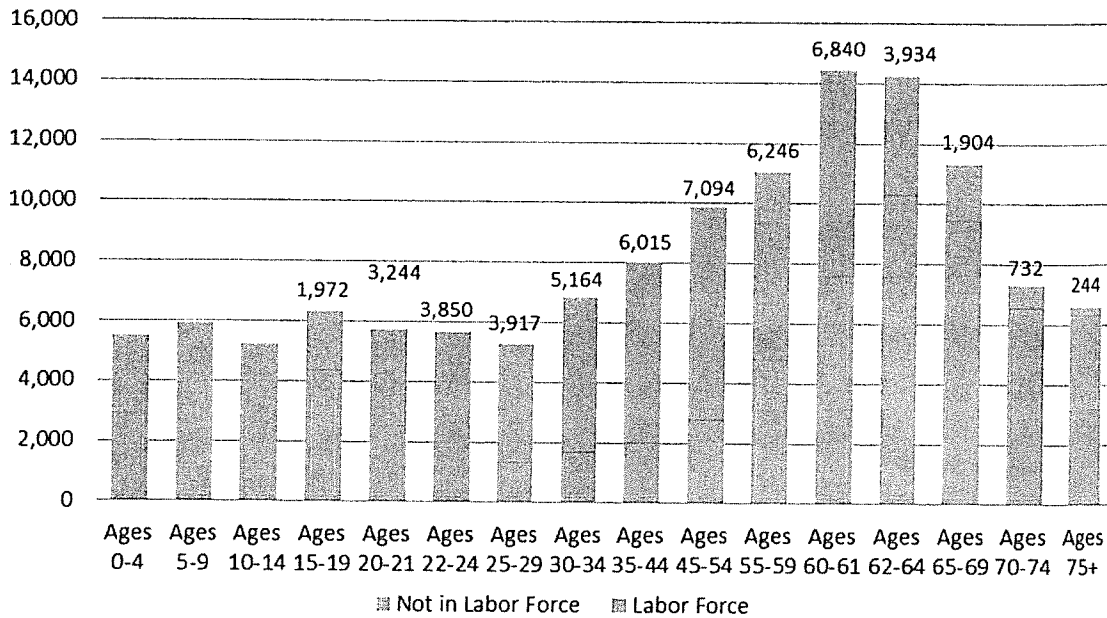
Source: REMI PI+

The substantial gap between the size of the population and the labor force points to one of the underlying characteristics of the Citrus County population, its age distribution. In the 2010 Census, the median age of the County population was 54, by 2012 it was already 55.2. In 2018, TBRPC's estimate is the median age has risen to 57.

A study by the Pew Research Center found that Citrus County has the fourth largest share of residents over the age of 65 among counties in the United States². Figure 5 depicts the age distribution of the population with the shaded area showing the share of each group that is participating in the labor force.

² http://www.pewresearch.org/fact-tank/2015/07/09/where-do-the-oldest-americans-live/ft_15-07-06_65plus_table/

Figure 5: Size of Citrus County Labor Force by Age Cohort



Source: REMI PI+

Grouping labor participation by broader age groups demonstrates that approximately 11,000 members of the labor force are in their twenties, 8,000 are in their thirties, 6,500 are in their forties, and 9,000 are in their fifties. The age distribution partly explains why the labor force is small in Citrus, compared to the rest of the county population.

In fact, labor force participation is low compared to the rest of the state. If the County's labor force rate was the same as the rest of Florida, Citrus' labor force under 65 would be about 54,000—almost 6,000 more people in the labor force than currently exists, even with the County's high age profile. For example, Table 3 compares the Florida-wide labor participation rate by age group to the Citrus participation rate. If labor force trends in Citrus were more like the rest of the state in terms of participation, there would be 9 to 10% more workers between 20 and 24 engaged in the labor force.

Table 3: Citrus and Florida Labor Participation Rates

Age Cohort	Florida Participation rate	Citrus Participation rate	"Potential" Citrus labor force	Current Citrus Labor Force	Difference
Ages 16-19	0.319	0.315	1,277	1,261	16
Ages 20-21	0.625	0.568	1,158	1,053	106
Ages 22-24	0.749	0.688	2,052	1,884	167

Source: REMI PI+

Given that Citrus relies largely on a consumption driven economy and so much of the labor force is concentrated in younger age brackets, it is not surprising that retail sales and food serving occupations are a relatively high proportion of the work force, as shown in Table 4.

Distinguishing Occupations from Industry Employment

Table 4: Employment by Occupation

Citrus Top Occupations	2016 Jobs	Rank
Retail sales workers	4,052	1
Food and beverage serving workers	2,433	2
Construction trades workers	2,153	3
Information and record clerks	1,975	4
Health diagnosing and treating practitioners	1,799	5
Other personal care and service workers	1,761	6
Building cleaning and pest control workers	1,492	7
Secretaries and administrative assistants	1,384	8
Other office and administrative support workers	1,359	9
Other installation, maintenance, and repair	1,338	10
Motor vehicle operators	1,279	11
Financial clerks	1,257	12
Health technologists and technicians	1,225	13
Nursing, psychiatric, and home health aides	1,224	14
Business operations specialists	1,165	15
Material recording, scheduling, dispatching, and distributing workers	1,127	16
Cooks and food preparation workers	1,107	17
Material moving workers	1,069	18
Other management occupations	1,000	19
Preschool, primary, teachers	945	20

Source: REMI PI+

Table 5: Citrus Private and Non-Farm Employment by Industry

Industry	2010	2011	2012	2013	2014	2015	2016	2017
Forestry, Fishing	321	289	304	315	341	354	358	369
Mining	171	162	192	175	153	148	145	143
Utilities	1,214	1,369	1,398	1,165	1,057	937	935	922
Construction	3,450	3,354	3,312	3,138	3,277	3,638	3,681	3,646
Manufacturing	672	632	561	581	608	685	688	698
Wholesale Trade	900	713	676	673	660	662	675	691
Retail Trade	6,350	6,644	6,579	6,598	6,950	7,086	7,281	7,362
Transportation/Warehousing	974	715	764	877	908	1,007	1,013	1,027
Information	623	602	629	597	553	563	555	544
Finance and Insurance	1,962	2,074	2,015	2,025	1,883	1,823	1,832	1,818
Real Estate	2,222	2,252	2,191	2,194	2,279	2,380	2,415	2,420
Professional, and Technical Services	2,235	2,186	2,310	2,169	2,209	2,152	2,177	2,221
Admin & Business Services	3,184	3,214	3,336	3,338	3,247	3,448	3,529	3,585
Educational services;	336	332	297	320	320	335	343	347
Health Care/Social Assistance	8,572	8,747	8,736	8,866	8,753	8,588	8,943	9,181
Arts, Entertainment, and Recreation	1,177	1,193	1,128	1,182	1,205	1,290	1,321	1,335
Accommodation and Food Services	3,039	2,852	3,287	3,604	3,674	3,925	4,006	4,031
Other Services	3,477	3,553	3,612	3,579	3,641	3,727	3,837	3,888
Total	40,879	40,883	41,327	41,396	41,718	42,748	43,734	44,228

Source: REMI PI+

Occupations describe what people do within an industry; industry classifications may combine several kinds of occupations in delivering final demand goods and services. For example, in Table 4, retail sales workers accounted for only 4,052 employees in retail employment total of 7281 in 2016, as shown in Table 5. The rest of retail employment is comprised of workers involved in

transporting goods, warehousing those goods and managing the flow of goods and spending between consumers, wages, rent, future purchases and profit. As Table 5 indicates, Health Care and Social Assistance (9,181), retail (7,362), and accommodation (4,031) are the largest industries by employment as of 2017.

4. Economic Base Studies in Strategic Planning

Economic Base Studies are tools used for strategic planning for economic development. They provide data for setting the economy in both its local context and in its regional or metropolitan setting. They also provide information, baseline data and can be rigorous analytical tools. In this case, the base studies are instrumental to identifying target industries. Target industries are those priority industries that economic developers focus effort toward recruiting and retaining in the local economy.

Economic Base Studies have been evolving as a concept since the early 20th century. An essential common theme of these studies is that communities can better manage and then plan for future economic growth by understanding how employment and income divide into two camps: non-basic activities and basic activities. Non-basic jobs and income are those that are derived from local spending. A corner store whose clientele come exclusively from a nearby neighborhood provides non-basic employment. Basic employment, on the other hand, is based on money spent by visitors or by products made in the community and sold outside of it. Either way, *basic employment* is jobs that are sustained by customers from outside the community.

Non-basic income essentially circulates within a community. The total amount of wealth in the community can be redistributed, but it cannot grow according to economic base theory. Instead, basic income adds wealth to a community. As such, the pioneers of economic base studies believed, working to bring basic jobs into a community will raise the community's aggregate income. Economic Base Studies can be useful as roadmaps to plan economic development strategies.

Although informative, the base study approach is not entirely comprehensive and should be complemented with tools to broaden the analysis to include a regional context and other factors beyond consumption or demand.

TBRPC offers an Economic Analysis Program to its member governments to help economic developers think with greater depth about how Citrus County's economy interacts with neighboring county economies, including supply factors and addressing different investment scenarios. With these caveats in mind, TBRPC will use analysis tools for:

- Identifying location-quotients
- Identifying employment multipliers
- Identifying clusters

4.1 Identifying Location-Quotients

Location Quotients (LQ) are a fundamental tool of economic base studies. Developed for the Regional Plan of New York (1928), location quotients are simple ratios that describe the relative concentration of an industry by employment in a locality compared to the nation's concentration.

As such, location quotients tell analysts whether the locality specializes in some industry or group of industries. An example would be that one out of ten employees in County X works in manufacturing widgets. Nationwide, only one out of twenty employees manufactures widgets. County X has a twice the concentration of employees manufacturing widgets that the nation has, and so its location quotient is 2.0.

Location Quotient Formula

$$LQ = \frac{e_i/e}{E_i/E}$$

Where e_i is local employment in industry i and e is total employment; and where E_i is national employment in industry i and E is total employment

Location-Quotients are generally used with employment data, but they may also be used to calculate local concentrations of higher wages in an industry, or firm concentration, or employment by occupation, depending on the need.

A related use of Location Quotients is the identification of Basic employment (employment driven by spending originating outside of Citrus County). That calculation is provided by the following formula:

$$\text{Basic Sector Employment} = ((\text{Citrus Employment in Industry } i) / \text{National Employment in Industry } i) - ((\text{Total Citrus Employment} / \text{Total National Employment}) \times \text{National Employment Industry } i)$$

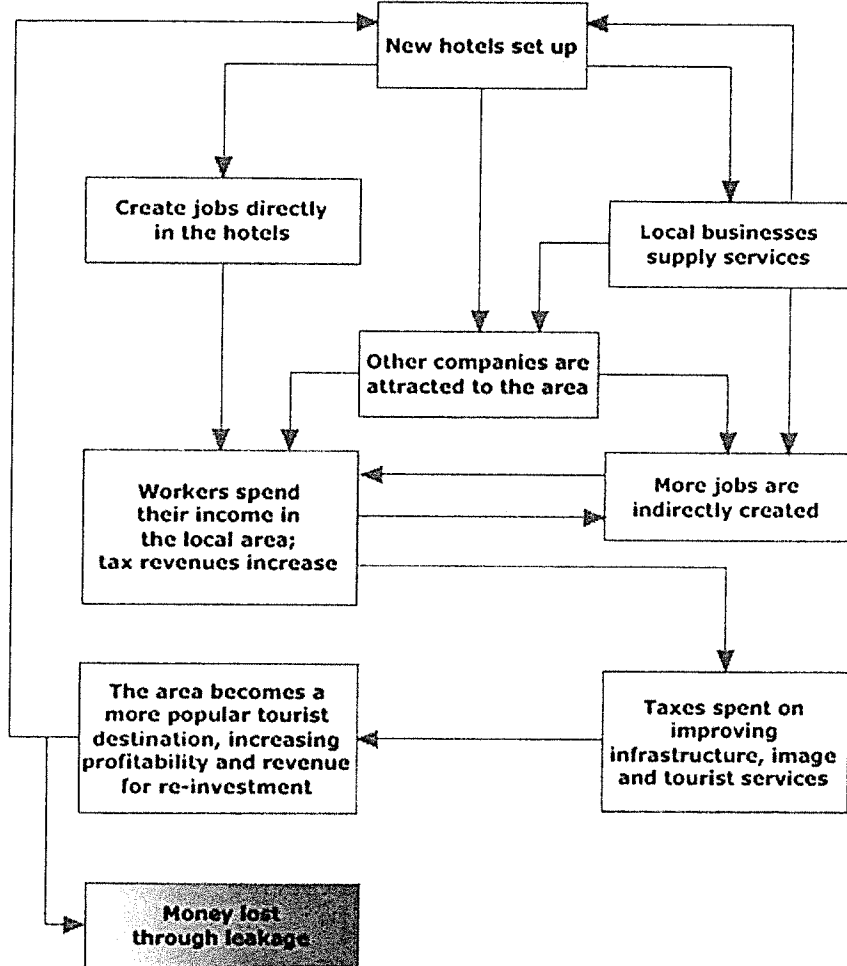
Location quotients and basic employment for Citrus County are provided in Section 5 of this report.

4.2 Identifying employment multipliers

An output multiplier for a given industrial sector is the total value of sales by all sectors of the regional economy necessary to satisfy a dollar's worth of final demand for that sector's output³. An output multiplier of 1.66, for example, indicates that if a firm's sales in one region to buyers in another region increase by \$100 million, total sales throughout the region are expected to ultimately increase by \$166 million. That additional \$66 million in activity is generated by the initial sale, stimulating further sales. Employment multipliers are the employment consequences of that change in output (Coughlin and Mandelbaum, 1991).

³ Coughlin and Mandelbaum, 1991. "A Consumer's Guide to Regional Economic Multipliers." St Louis Fed. https://files.stlouisfed.org/files/htdocs/publications/review/91/01/Consumer_Jan_Feb1991.pdf

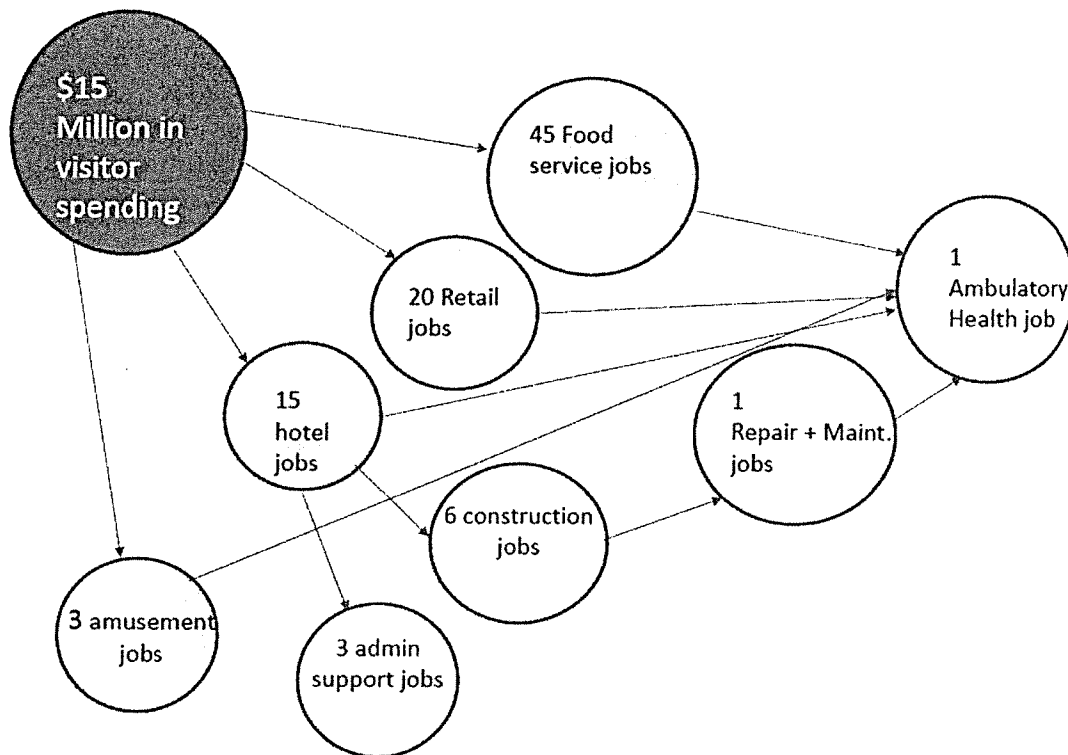
Figure 6: Multiplier Effects in the Accommodation Industry



Source: <https://geographyfieldwork.com/images/tmstatic.gif>

As an example of how multipliers work in Citrus County, let us say that in 2018 \$15 million are spent by visitors from outside the County. They stay in area hotels, they buy their meals at Citrus restaurants, see the sights and buy souvenirs from local retailers. Using REMI PI+, TBRPC traced the spending typically associated with overnight visitors to calculate how many jobs are created in a year due to tourism. Each bubble in Figure 7 shows how many jobs are created in each industry as the result of visitor spending.

Figure 7: Citrus County Job Creation as the Result of \$15 Million in Visitor Spending



Source: REMI PI+, TBRPC, 2018

4.3 Identifying clusters

Not all inter-industry relationships are driven by a chain of purchases from buyers to suppliers. Instead, some industries form clusters—economies of agglomeration, where firms related by similar production characteristics or shared workforce needs co-locate because they access the same markets. Unlike supply chain driven multipliers, which vertically organize economic relationships, some clusters are 'horizontal'—they do not rely upon each other for inputs, necessarily, but their co-location with similar firms can drive sales.

There are many examples of this kind of agglomeration. For example, the clustering of gas stations or antique or fine arts dealers happens because customers will patronize the business because of small fluctuations in price or quality. Sometimes these concentrations take over entire urban districts, such as the specialization of Chicago's jewelry district or furniture stores along Magazine Street in New Orleans.

A common theme among industry clusters is that the workforce in different firms and across the industries within the cluster is comparable in terms of training, education and experience. When such clusters form, Silicon Valley is perhaps the best known example, economies of scale in workforce size emerge, making the entire valley workforce competitive for jobs in the high-tech cluster.

Using Input-Output matrices, industry groupings and industry-to-industry sales, TBRPC identifies industry clusters. In Citrus, there is evidence to support four such kinds of economic clusters. These are:

- Business Services (advertising, marketing, printing, sales, computer support)
- Tourism
- Environmental Services
- Utilities

5. Public Input into the Target Industry Study

Citrus County hosted two Community Workshops to gather public input on the Target Industry Study in April and May, 2018. While public input is summarized in Appendix 2, the results of these two vibrant discussions inform Section 6, the Target Industry Analysis, and Section 7, the Strengths, Weaknesses, Opportunities and Threats.

At the April 3rd meeting, the participants considered a number of questions, including what desired business features and characteristics would best serve Citrus County, which business classifications would serve that purpose and what policies or activities would help ensure those desired characteristics would materialize. The consolidated comments and ideas are represented below.

Desired Business Features & Characteristics

Desirable business characteristics include protecting the natural environment, providing for intergeneration retention—career longevity and activities that retain youth within the County. Jobs should come with high paying wages with benefits but respondents also wanted customer focused businesses, such as shopping and restaurants and niche businesses.

Desirable Business Classifications

Participants wanted businesses that would support overall desirable characteristics, such as environmental services and information technology, health and fitness. Marine services and tourism were also important, as well as more traditional light manufacturing jobs.

What Policies would improve Economic Development in Citrus County?

Improved physical and broadband infrastructure, site readiness, reduce brain drain, business incentives, marketing, environmental stewardship, public messaging, economic development organizational focus, corridor aesthetic requirements, high quality education, and workforce housing.

Confirming the Strengths, Weaknesses, Opportunities, and Threats (SWOT) and Target Industry List

At the May 1st meeting, participants considered the Economic Base Analysis, draft SWOT Analysis and confirmed the Target Industry list. The SWOT analysis discussion confirmed those items on the SWOT list with several additions relating to agriculture, labor force and other opportunities. TBRPC has added those as additional considerations.

6. Target Industry Analysis: An Extension of Economic Base Theory

Target Industries are the preferred industries a community chooses to cultivate in developing the local economy. Since there are many potential criteria for selecting target industries, economic base studies are useful road maps to sorting those criteria. TBRPC has selected criteria that can be best described as a basket of public benefits, which can be repurposed as objectives.

In this section, TBRPC considers criteria for target industries that benefit Citrus County by:

- Providing Greatest Services to all Residents
- Minimizing Unemployment Rate
- Raising Median Income
- Increasing Basic-Sector Jobs
- Balancing Tax Impact

Using the tools identified in Section 4 and citizen input from Section 5, TBRPC has analyzed which industries and occupations best match the criteria above.

6.1 Providing Greatest Services to all Residents

“Provides greatest services to all residents” is a frequently articulated if vague desire to ensure that the quality of life of the county is maximized by having the most services available locally. This is not always possible in a semi-rural or exurban environment, when more specialized services are only available in other places. For example, certain kinds of medical treatment may not be available in Citrus but are available in Tampa or St. Petersburg. Table 6 lists the most demanded services in Citrus County in declining order of sales.

Table 6: Most Demanded Services in Citrus by Total Sales

Most Demanded Services	2016 Sales (\$ Millions)
Health Services	\$654.4
Retail	\$536.3
Food services	\$226.1
Residential services	\$146.4
Insurance	\$143.7

Source: REMI PI+

Advantages

As the result of increasing consumer demand, the variety and specializations of services is likely to expand with rising income and increasing population.

Disadvantages

With the exceptions of health and insurance industries, wages in these industries are generally low.

Take Away

Because growth and the specialization of these kinds of jobs are dependent on growing income and population, Citrus County may prefer to see these services grow as the result of the pursuit of more impactful industries.

6.2 Minimizing Unemployment Rate

There are several approaches to minimizing the unemployment rate. One such approach is to focus on companies that employ people with the greatest match to the local skill set. Another is to focus on employers industries with the greatest employment multipliers. Table 7 lists the top five occupations in order of number of Citrus County jobs.

Table 7 Citrus Occupations by Total Jobs

Citrus Top Occupations	2016 Jobs	Rank
Retail sales workers	4,052	1
Food and beverage serving workers	2,433	2
Construction trades workers	2,153	3
Information and record clerks	1,975	4
Health diagnosing and treating practitioners	1,799	5

Source: REMI PI+

Advantages

When the economy is strong, unemployment in these occupations is likely to drop if new firms enter the market or if existing firms expand services.

Disadvantages

Except for health diagnosing and treating practitioners, educational and experience barriers to entry in most of these occupations are fairly low. That means that as job opportunities increase, new workers will enter the labor force in these fields, reinforcing the low wages that are usually paid in those occupations.

Take Away

When the economy is weak or if “store-front” retail shops continue to lose sales to internet retailers, unemployment rates will remain high. Moreover, since these jobs are driven by household demand for services in the marketplace, these jobs may not necessarily be useful as target industries; they will come as demand rises for them.

Moreover, retail activities (as well as utilities, mining and activities regulated by the division of hotels and restaurants) are statutorily excluded from consideration in the state's Qualified Target Industry tax refund program. As such, they make poor target industry candidates.

6.2.1 Greatest Employment Multipliers

While it is intuitive that an industry that has multiple supply chain relationships with other firms is likely to have higher employment multipliers than an industry that does not have those relationships, multipliers also vary across geographic areas and across time. This is because some areas have different resources available to provide products and those endowments change over time. TBRPC analyzed the industries with the highest employment multipliers in 2017. The results are presented in Table 8.

Table 8: Citrus Industries with the Highest Employment Multipliers

Highest Employment Multipliers	Multiplier	2017 Jobs	2017 Avg Wage
Utilities	5.5	918	\$121,926**
Primary Metal Manufacturing	2.2	*	\$52,092
Chemical Manufacturing	2.0	46	\$60,183
Wood Product Manufacturing	1.9	*	\$37,452
Computer Equipment Mfg	1.9	*	\$88,603
Non-metallic mineral Mfg	1.8	33	\$54,686
Machinery Mfg	1.7	54	\$60,817
Hospitals	1.7	967	\$59,541
Food Manufacturing	1.6	*	\$36,809
Insurance	1.6	220	\$60,713

*Less than 20 employees; REMI PI+, **Believed to reflect ongoing nuclear decommissioning

Multipliers are not difficult to interpret. For example with a multiplier of 5.5, we can say that for every 100 jobs in utilities, 450 additional jobs are created. For every 100 jobs in Machinery manufacturing with a multiplier of 1.7, 70 additional jobs are created.

Advantages

Manufacturing creates indirect jobs through demand for products. As demand for goods increases, manufacturers increase production and hire more employees. While this is true for many industries, that effect is most intense for manufacturing because there are significant increases to employment in other employment sectors as demand for inputs rise.

Disadvantages

There are disadvantages to pursuing these manufacturing industries. Manufacturers are often geographically concentrated (economies of agglomeration), the relatively few manufacturers who are looking to relocate will do because of improved access to markets, labor or an advantage in technology or the supply chain and those factors will be balanced against the high costs of new capital investment.

Take Away

Given the absence of a robust manufacturing industry in Citrus now, the opportunity for manufacturing will most likely to be limited to smaller but technologically advanced production operations or non-durable goods production.

6.3 Raising Median Income

Raising median income has several impacts. First, it is a measurable benchmark for comparing economic impacts and second, higher income occupations spend more money across the economy and tend to create more “induced” jobs (related to household consumption) than occupations with lower wages.

Table 9: Highest Income Occupations in Citrus County

Highest Income Occupations	Location Quotient	2017 Jobs	2017 Avg Wage
Physicians and Surgeons	1.49	110	245,680
Pharmacists	0.96	70	113,140
Nurse Practitioners Medical and Health Services Managers	**	**	96,720
Physical Therapists	0.72	50	89,070
Speech-Language Pathologists	2.83	140	85,720
Occupational Therapists	3.21	100	83,720
Financial Managers	4.17	110	83,070
Management Occupations	0.26	30	106,740
Architecture and Engineering	0.38	620	93,860
	0.24	140	83,300

Source: Bureau of Labor Statistics, 2018

Advantages

Jobs in the health industry, certain professional services and manufacturing will raise the average income of Citrus County workers. As a strategy, pursuing high paying jobs is a common

characteristic of all economic development plans and is consistent with many of the objectives identified by the citizen workshops. For some industry segments, such as therapists, Citrus County is already competitive among neighboring communities. Increasing healthcare employment may be of interest to existing providers if the market will support increasing medical specializations.

Disadvantages

Healthcare enjoys the distinction of not having perceivable disadvantages in the economic base of Citrus County.

Take Away

Healthcare has been and is likely to continue to be a strong contributor to growth in income for Citrus County.

6.4 Increasing Basic-Sector Jobs

Perhaps the most efficient concept is increasing basic sector employment which means attracting more employment that will be supported by spending from visitors and customers outside the County. The significance of economic benefit is directly related to the basic share of employment. In this case, the top industries with the strongest share of basic spending are:

Table 10: Citrus County Basic-Sector Jobs

Industry	Non-Basic Employment	Basic Employment	Total	Basic share of Total Emp.	Average Wages
Amusement	309	1,017	1,326	77%	\$12,085
Educational Services	179	278	457	61%	\$7,096
Hospitals	451	548	999	55%	\$59,090
Nursing/Residential Care	962	1,072	2,034	53%	\$30,307
Business Support Services	2,085	1,581	3,666	43%	\$25,002
Wholesale Trade	446	251	697	36%	\$32,431
Ambulatory Health Care	3,426	1,848	5,274	35%	\$46,546
Food Services	2,586	1,090	3,676	30%	\$16,436
Retail Trade	5,883	1,401	7,284	19%	\$24,605

Advantages

An economic development strategy based on increasing the share of basic employment can increase the total income of Citrus County. Clearly, Citrus County has recreational advantages that allow for growth in tourism related fields.

Disadvantages

With the exception of health care and business support businesses, wages are low and many jobs are part-time.

Take Away

The stability of tourism related spending helps support local services, such as retail and restaurants, enables Citrus with the opportunity to expand healthcare offerings and business support services., while pursuing efforts to diversify into higher wage basic sector industries.

6.5 Balance Tax Impact

While there are several potential goals in selecting target industries, one unavoidable consideration is the impact that the space allocated to different industries will have on the County's property tax revenue. For example, in a study of Fairfax County, Virginia, McKeeman found that a planned industrial park as well as different manufacturing uses generated about \$21,000 an acre in tax revenue, while department stores generated about \$26 thousand an acre (2012, 51). Low rise offices generated \$43,000 an acre in tax revenue while single family generated \$45,000 an acre⁴. Generally, residents are said to use \$1.39 in county services for every \$1.00 they generate in taxes while businesses use \$0.36 for every dollar they generate⁵.

Advantages

Economic Development means different things in different contexts. Considering the costs of development—the burden on sanitation services, emergency services, schools and other public sector outlays—against the revenues brought in by different development types, is a fiscally sound approach to economic development, especially when considering the balance between commercial and industrial uses.

Disadvantages

Land use decisions based on impacts on tax revenues and expenditures may help add nuance to any discussion of how Citrus County may pursue economic development, but it does not necessarily clarify difficult decisions. Generally, department stores may yield more in property taxes, but department stores are closing all over the country, and the wages they pay are generally low.

Take Away

Since most businesses pay for themselves, and even subsidize residents' use of county services, concern about fiscal impacts can be subordinated to more impactful decisions about which businesses contribute more growth for income, employment, economic diversity and quality of life in the community.

⁴ "Land Use, Municipal Revenue Impacts and Land Consumption, 2012. Alanna McKeeman.
<http://www.baconsrebellion.com/archive/pdfs/2013/02/McKeeman.pdf>

⁵ http://www.communitypreservation.org/community_services.pdf

7. Strengths, Weaknesses, Opportunities and Threats

Strengths, Weaknesses, Opportunities and Threats (SWOT) is an asset mapping planning process that combines data analysis with qualitative input from experts and the public to “answer the question, ‘Where are we now?’ by using the relevant data and background information to help identify the critical internal and external factors that speak to the region’s unique assets and competitive positioning”⁶.

The four components of SWOT are defined as:

- Strengths (Positive, Internal): Positive attributes or assets currently present particularly in comparison to the region;
- Weaknesses (Negative, Internal): Local issues or characteristics that limit the current or future growth opportunities for Citrus County;
- Opportunities (Positive, Internal and External): Areas where the County can remedy its weaknesses (e.g. learning from others, strategic initiatives, aggressive marketing or promotion, targeted investment, etc.; and
- Threats (Negative, Internal and External): trends that threaten Citrus County’s future and attractiveness to new industry, from local weaknesses, global changes or shifts in consumer demand.

The following list is drawn from the Target Industry analysis and the first public STEP meeting on April 3, and was refined at the STEP meeting in Citrus County on May 1, 2018.

Strengths

- Strong tourism and healthcare sectors
- Developing business services cluster
- High quality of life
- Quality education system and technical college
- Water resources and marine activities

Weaknesses

- Relatively low labor force participation rate
- Lack of trained workforce
- Minimal manufacturing base
- Indirect interstate connectivity
- Closest Interstate is in Sumter County
- Lack of shovel ready sites with infrastructure
- Continued focus to speed up permitting

⁶ <https://eda.gov/ceds/content/swot-analysis.htm>

Opportunities

- Un-tapped labor force potential in seniors
- Active training programs at Withlacoochee Technical College
- Potential for growth in healthcare and business services
- Potential for developing “clean” industries
- Existing land for industrial sites
- Opportunity to expand agriculture/aquaculture
- Unified economic development effort with partners
- Nurture small businesses and retain existing businesses
- Leverage Airport Assets

Threats

- Aging population, loss of young residents and shrinking labor force
- International competition for production industries
- Employment base is very narrow, lack of diverse industry base
- High cost of infrastructure in geographically large county

7.1 SWOT Synthesis and Potential Target Industries for Marketing Efforts

TBRPC sees value in Citrus casting a “wide net” when it comes to marketing for economic development, but given the County’s limited resources, it is important to prioritize its efforts into two categories: Primary and Secondary Targets. The County clearly benefits from an active recreational and tourism sector, its future economy may be enhanced by focusing on Primary targets of back-office functions like those offered by Business Support services and by expanding the healthcare sector. An equally important strategy for long term prosperity, in effect leveraging current strengths toward diversifying the economy of Citrus County, will require attention and focus on the Secondary Targets listed here.

PRIMARY TARGETS

Business Support (a sub-group of administrative services)

Business Support Services are an existing industry cluster, the average pay is close to the County average wage (\$25,002 compared to \$27,522), there are relatively high multiplier effects (1.6 in insurance) and Business Support is already a basic industry sector, deriving 43% of its employment from Non-Citrus County customers. Some potential businesses that may be attractive to the County include:

- Management of companies

- Administrative services (e.g., tax accountants, preparers and bookkeeping)
- Advertising and marketing, and sales
- Printing services
- Computer support
- Document preparation services
- Telephone call centers
- Telemarketing bureaus
- Private mail and business centers
- Collection agencies and credit bureaus

Healthcare

Citrus is a regional center for healthcare and attracts patients from surrounding counties, making it a basic industry with 55% of employment generated by out-of-county patients. Wages are high (6 of the 9 highest wage occupations are in healthcare), it is the top ranked spending category in the County, there is a high multiplier effect with most health related businesses (1.7), and healthcare is likely to be a growing national industry.

- Offices of Physicians and Dentists
- Outpatient Care Centers
- Medical and Diagnostic Laboratories
- Home Health Care Services
- Other Ambulatory Health Care Services
- Medical research

With more than half of the industry's jobs generated by out-of-county demand, it may be feasible to attract an even higher share of basic industry employment if services continue to diversify. For this reason, building on existing industry strengths to attract secondary targets can become an important part of a strategy to further that diversification. By pursuing a multi-pronged but limited scope economic development strategy that include Secondary Targets, Citrus may experience greater gains to employment and economic progress than by limiting the County attention to its existing strengths.

SECONDARY TARGETS

Advanced Manufacturing, Food and Beverage Production

While manufacturing is not Citrus County's strongest industry sector, advanced manufacturing remains a highly desirable industry for communities with similar attributes to Citrus.

Businesses within this sector are involved in the fabrication, assembly, and production of devices using technologies and innovative materials to create products such as electronics, telecommunications products and construction materials. Citrus County manufacturing sector has seen changes over the last decade, particularly considering shifts in global trade and the recession, but nonetheless there is potential in future employment growth. Manufacturing opportunities provide highly compensated employment for workers with a high school education, enables growth in potential exports and diversifies the local economy.

Wholesale Trade and Logistics

The growth of superstores in metropolitan areas as well as the increasing prevalence of Web-based retail has led to strong growth in Distribution Centers as well as firms specializing in transportation logistics. While Citrus is not connected to the Interstate, there are major state roads and the Suncoast Parkway nearby that may support growth in wholesale trade.

Even though there are few employees (446) in this sector, there is potential for growth especially given the relatively high wages for wholesale trade workers. Logistics is also becoming increasingly specialized and it is feasible for Citrus to attract logistics firms, especially as information technology continues to decouple the need for proximity to urban areas in order to thrive in this sector.

Information and Professional/Technical Services

While it is a small sector, Citrus does have workforce in environmental services, in addition to architects, engineers and other design professionals. With increasing demand nationwide for both computer programming and professional/technical services there are ample opportunities for entrepreneurial skill building at Withlacoochee Technical College, along with technical training.

For more advanced skillsets, Citrus may attract business owners who prefer the rural setting of the County, even as they can take advantage of the 'footloose' characteristics of business that can be conducted over the Web.

Example subsectors include:

- Telecommunications
- Data processing, hosting and related services
- Legal Services
- Computer Systems design
- Technical consulting services

Summary

These are the recommended potential target industries presented to the public for feedback at two meetings at the Withlacoochee Technical College on April 3, 2018 and May 1, 2018, with the results integrated into this report.

8. Goals and Summary

The workshops conducted by Citrus County were successful in framing the public consensus about the County's economic development path going forward. This proposed path is supported by the data driven economic base study crafted with citizen input that forms the target industry strategy set forth in this report. Recommendations for establishing a guiding vision, along with goals and objectives to implement this strategy are essential.

Based on concepts and language derived from public input, the SWOT analysis and the underlying economic base study, TBRPC proposes Citrus County adopt the following Vision Statement.

"To nurture a desirable community that balances a welcoming business and job creating climate with environmentally sustainable growth and prosperity while preserving its core values, traditions of family stability, and stewardship of the natural habitat, for the benefit of Citrus County citizens of all ages."

In Support of this Vision Statement TBRPC recommends the following Goals, which are realistic aspirations that can be achieved through focused strategy and objectives.

- Goal 1: Nurture a welcoming business and job creating environment
- Goal 2: Balance a job creating environment with sustainable growth and prosperity
- Goal 3: Pursue growth that preserves the County's core values and stewardship of the natural habitat
- Goal 4: Build economic development policies that benefit Citrus County citizens of all ages

While these Goals are broad, it is important that they reflect the values that informed the target industry selection. As is necessary when planning to achieve broad aspirational goals, strategic objectives are required to be established to track and measure progress. Both strategic objectives and the target industries can be aligned with the various indicators that are useful to benchmarking the County's success in pursuing economic development. Table 11 aligns the target industries with strategic objectives and specific indicators that could be useful to the County in achieving the recommended goals.

Table 11: Strategic Targets and Indicators

<i>Strategic Objective</i>	<i>Indicator</i>	<i>Target Industries</i>
<i>Greatest Services to All Residents</i>	Sales Tax Revenue Change	Retail, Accommodations, Restaurants
<i>Minimize Unemployment Rate</i>	Improve labor force and lower unemployment rate by 3 places in state rankings	All industries, especially business services
<i>Raise Median Income</i>	Increase 2% over previous year	Health, research and professional services; advanced manufacturing and food and beverage manufacturing
<i>Increase Basic Sector Employment</i>	Gross County Product, increases 2% above state average	Health and business services, wholesale, logistics
<i>Balance Tax Impact</i>	Real Property Tax Assessment (valuation) Change	Professional and information technology

TBRPC's analysis shows that Citrus County's best economic development strategies will be to focus on the addition of employment in healthcare and tourism, expand its business support cluster including administrative services, management of companies; light manufacturing; wholesale trade and transportation logistics; as well as information, professional and technical services.

Despite all the issues identified in this complete report, the public workshops hosted by Citrus County have shown that there is a strong public interest in meeting these challenges. Working together, Citrus County staff and workshop participants identified a list of target industries as well as features to drive development of a vision statement and associated Goals that will be important as the County moves forward on Economic Development.

Appendix 1: Employment in Comparison Counties (All Tables Sources: REMI PI+)

- a. *Employment in construction 2010-2017*
- b. *Employment in manufacturing 2010-2017*
- c. *Employment in retail trade 2010-2017*
- d. *Employment in financial services 2010-2017*
- e. *Employment in professional services 2010-2017*

Table A1: Employment in construction 2010-2017

County	Industry	2010	2011	2012	2013	2014	2015	2016	2017
Citrus County	Construction	3,450	3,354	3,312	3,138	3,277	3,638	3,681	3,646
Hernando County	Construction	2,993	3,017	3,280	3,428	3,617	3,825	3,950	3,977
Highlands County	Construction	1,547	1,442	1,434	1,438	1,439	1,623	1,669	1,685
Indian River County	Construction	3,866	3,939	4,081	4,168	4,389	4,572	4,697	4,853
Levy County	Construction	1,109	1,120	1,113	1,160	1,170	1,332	1,367	1,380
Marion County	Construction	8,567	7,881	7,575	8,121	8,719	8,939	9,267	9,431
Putnam County	Construction	1,326	1,269	1,202	1,170	1,196	1,244	1,234	1,198
Sumter County	Construction	2,747	3,119	3,124	3,719	3,730	3,363	3,544	3,683

Table A2: Employment in manufacturing 2010-2017

County	Industry	2010	2011	2012	2013	2014	2015	2016	2017
Citrus County	Manufacturing	672	632	561	581	608	685	688	698
Hernando County	Manufacturing	1,428	1,557	1,659	1,702	1,929	2,247	2,254	2,262
Highlands County	Manufacturing	657	775	784	775	778	791	791	794
Indian River County	Manufacturing	1,960	2,050	1,964	2,061	2,393	2,242	2,186	2,215
Levy County	Manufacturing	464	481	580	672	720	747	750	762
Marion County	Manufacturing	6,800	6,855	7,209	7,504	7,796	8,165	8,181	8,258
Putnam County	Manufacturing	2,301	2,128	1,800	1,709	1,710	1,661	1,646	1,640
Sumter County	Manufacturing	1,026	1,014	1,044	1,201	1,233	1,299	1,304	1,312

Table A3: Employment in retail trade 2010-2017

County	Industry	2010	2011	2012	2013	2014	2015	2016	2017
Citrus County	Retail Trade	6,350	6,644	6,579	6,598	6,950	7,086	7,281	7,362
Hernando County	Retail Trade	7,885	8,082	8,131	8,397	8,626	8,956	9,267	9,408
Highlands County	Retail Trade	4,761	4,897	4,889	4,925	5,088	5,339	5,513	5,604
Indian River County	Retail Trade	8,852	9,037	9,149	9,454	9,768	10,070	10,297	10,502
Levy County	Retail Trade	1,756	1,764	1,707	1,696	1,765	1,886	1,964	1,996
Marion County	Retail Trade	16,846	17,421	17,533	18,108	18,717	19,280	20,020	20,383
Putnam County	Retail Trade	3,089	3,046	3,006	3,026	3,079	3,181	3,265	3,304
Sumter County	Retail Trade	3,811	4,030	4,253	4,541	4,842	5,092	5,270	5,360

Table A4: Employment in financial services 2010-2017

County	Industry	2010	2011	2012	2013	2014	2015	2016	2017
Citrus County	Finance and Insurance	1,962	2,074	2,015	2,025	1,883	1,823	1,832	1,818
Hernando County	Finance and Insurance	2,200	2,370	2,381	2,212	2,190	2,149	2,162	2,146
Highlands County	Finance and Insurance	1,283	1,289	1,299	1,287	1,320	1,301	1,301	1,287
Indian River County	Finance and Insurance	4,008	4,513	4,480	4,631	4,576	4,612	4,654	4,666
Levy County	Finance and Insurance	454	482	480	422	414	412	413	410
Marion County	Finance and Insurance	5,839	6,225	6,239	6,182	6,071	5,988	6,034	5,995
Putnam County	Finance and Insurance	906	906	655	578	599	582	584	580
Sumter County	Finance and Insurance	1,630	1,986	1,999	2,206	2,260	2,244	2,282	2,289

Table A5: Employment in professional services 2010-2017

County	Industry	2010	2011	2012	2013	2014	2015	2016	2017
Citrus County	Professional, Scientific, and Technical Services	2,150	2,106	2,215	2,071	2,129	2,066	2,089	2,132
Hernando County	Professional, Scientific, and Technical Services	2,424	2,352	2,291	2,336	2,395	2,791	2,875	2,934
Highlands County	Professional, Scientific, and Technical Services	1,324	1,296	1,267	1,273	1,433	1,355	1,399	1,428
Indian River County	Professional, Scientific, and Technical Services	4,365	4,366	4,493	4,661	4,933	4,913	5,005	5,117
Levy County	Professional, Scientific, and Technical Services	412	406	398	405	427	431	455	463
Marion County	Professional, Scientific, and Technical Services	5,487	5,536	5,647	5,945	6,518	6,505	6,757	6,935
Putnam County	Professional, Scientific, and Technical Services	601	681	693	595	677	698	708	719
Sumter County	Professional, Scientific, and Technical Services	1,423	1,579	1,476	1,237	1,704	2,173	2,195	2,244

Appendix 2: Public Input

Deliverable 2 of the Citrus County STEP (Strategy Toward Economic Progress) report is a file on public outreach efforts. Completion of the deliverable is evidenced by the submission of the following documentation: attendance records and invitations for meetings, as well as reported results from meetings and meeting minutes.

As such, Deliverable 2 is organized into the following sections.

1.0 Invitations and Attendance Records

1.1 Invitations

1.2 Attendance Records

2.0 Agendas

3.0 Citizen Input

3.1 April 3

3.1.1 Minutes

3.1.2 Actions

3.2 Online Survey

3.3 May 1

3.3.1 Minutes

3.3.2 Actions

1.0 Invitations and Attendance Records

1.1.1 Invitation to April 3 Meeting



Office of the County Administrator

Board of County Commissioners

Public Information Office

3600 W. Sovereign Path, Lecanto, FL 34461

Phone: 352-527-5484 Fax: 352-527-5204

"We are a user-friendly and common sense organization dedicated to responsive citizen services."

For immediate release

Wednesday, March 21, 2018
4:01pm

Contact: Cynthia Oswald, Public Information Officer
352-527-5484
cynthia.oswald@citrusboce.com

Economic Development Office to host two Community Workshops

The Citrus County Economic Development Office will be hosting two Community Workshops at Withlacoochee Technical College (WTC) on Tuesday, April 3, 2018 and Tuesday, May 1, 2018, both are from 9:30am – 11:00am. The public is invited and encouraged to attend both workshops and participate in the discussion.

April 3, 2018, Workshop 1, will be the initial public meeting to highlight data gathered in a draft community assessment to frame a discussion on economic development approaches and objectives.

May 1, 2018, Workshop 2, will be a presentation of the work product of the initial public meeting and incorporate additional perspectives and suggestions into a report for the Board of County Commissioners' review and consideration.

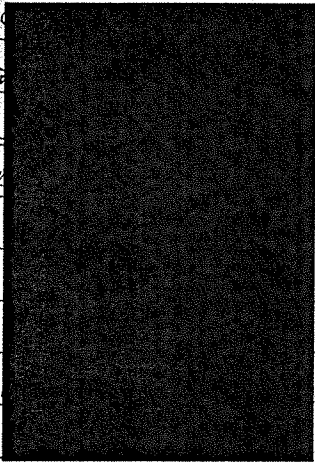
For more information on these two public workshops call Citrus County Economic Development Director Bruce Register at 352-527-5527.

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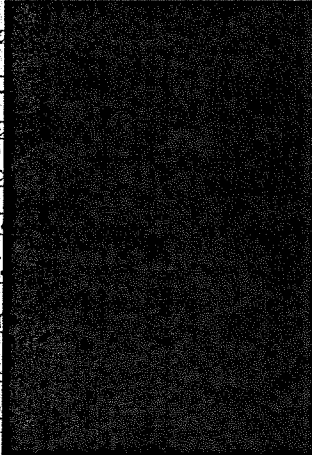
Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

1.1.2 Attendance Records for April 3 Meeting

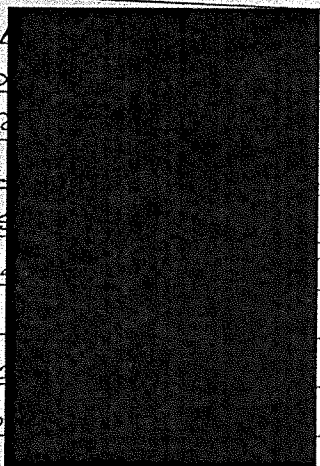
First page

NAME	EMAIL Please Print Clearly
GEORGE BENDTSEN	
DAN KILLIAN	
ED YOUNGBLOOD	
Sarah Ellis	
Maxine Connor	
Amy McLaughlin	
Brenda Chrisman	
Ardath Brendenst	
Feldin Rusnak	

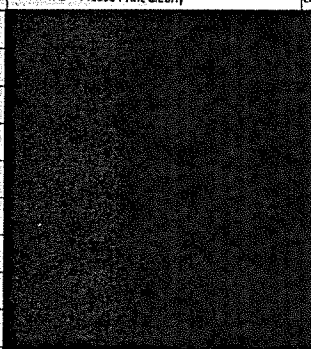
Second page

NAME	EMAIL Please Print Clearly
Randy Messer	
EARLE KIRCAFF	
Jeane DeFelice	
Gloria Bishop	
Rebecca Martin	
Pat Wade	
Ruthie Schlabach	
Donna Bidlack (CCBA)	
Collynn Rife	

Third page

NAME	EMAIL Please Print Clearly
Mark Green	
Bob Madeiros	
Ron Lundberg	
Jim Green	
Stephen Abrams	
Dave Powell	
Bob Oswald	
Bruce Day	
Bud Osborn	

Fourth page

NAME	EMAIL Please Print Clearly	Check to receive newsletter
Thomas Mullins		☒
		☐
		☐
		☐
		☐
		☐
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		☐

1.2.1 Invitation to May 1 Meeting



Office of the County Administrator
Board of County Commissioners
Public Information Office

3600 W. Sovereign Path, Lecanto, FL 34461

Phone: 352-527-5484 Fax: 352-527-5204

"We are a user-friendly and common sense organization dedicated to responsive citizen services."

For immediate release

 Tuesday, April 17, 2018
 4:56pm

 Contact: Cynthia Oswald, Public Information Officer
 352-527-5484
cynthia.oswald@citrusbocc.com

Economic Development Office to host second Community Workshop

The Citrus County Economic Development Office will be hosting their second Community Workshop at Withlacoochee Technical College (WTC) on Tuesday, May 1, 2018, from 9:30am – 11:00am. The public is invited and encouraged to attend the workshop and participate in the discussion.

May 1, 2018, Workshop, will be a presentation of the work product of the initial public meeting, which was held April 3, 2018, and incorporate additional perspectives and suggestions into a report for the Board of County Commissioners' review and consideration.

For more information on this public workshop, call Citrus County Economic Development Director Bruce Register at 352-527-5527.

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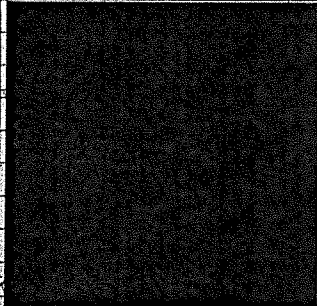
Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

1.2.2 Attendance Records for May 1 Meeting
First Page

NAME	EMAIL Please Print Clearly	Check to receive newsletter
Jack Warden		
Don Taylor		
Dorbie Selous		
Ed Varnhagen		
Dana Cottrell		
Bud Coburn		

05/01/2018 10:00

Second Page

NAME	EMAIL Please Print Clearly	Check to receive newsletter
CHUCK KIRCHOFF		
STEPHEN ADAMS		
Theresa C. Kinnel		
Elizabeth Martin		
Dennis Belsick		
Tex Kelly		
Rossy Sanchez		
Jeff Kinnel, Jr		
Pete Wada		

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Third Page

NAME	EMAIL Please Print Clearly	Check to receive no further
Dana Towall		☒
Bob Madenier		☒
Brian Ellis		☒
Sean Sullivan		☒
Kristin Dennis		☒
Randy Mosen		☒
Shelly Fortin		☒
Hyatt Foxe		☒
Mrs. Schulman		☒

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Fourth Page

NAME	EMAIL Please Print Clearly	Check to receive no further
Michael Rubin		☒
Adam Reinhardt		☒
Chris Lloyd		☒
Steve Bishop		☒
Chuck Dixon		☒
David Allard		☒
Jamie Ann		☒
Rod Seane		☒
Kevin Ray		☒

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2.0 Agendas

2.1 April 3, 2018 Meeting



**Citrus County Economic Development and
Tampa Bay Economic Development District
Present**

Citrus County Strategy Toward Economic Progress (STEP)
April 3, 2018

9:30-11:30 AM

Withlacoochee Technical College
1201 W Main St
Inverness FL 34450

Room 115

Drinks and snacks will be provided

Agenda

9:30	Welcome and Introductions
9:45-10:15	Presentation
10:15-10:30	Questions and short break
10:30-10:50	First Discussion Break Out Group
10:50-11:00	Report Back, Discuss Consensus
11:00-11:20	Second Discussion Break Out Group
11:20-11:30	Report Back, Discuss Consensus
11:30	Conclusion

2.2 May 1, 2018 Meeting



**Citrus County Economic Development
&
Tampa Bay Economic Development District**

Strategy Toward Economic Progress (STEP)

9:30-11:30 AM

Withlacoochee Technical College
1201 W Main St
Inverness FL 34450
Room 115

Agenda

9:30	Welcome and Introductions
9:40-10:15	Presentation
10:15-10:25	Questions and short break
10:25-11:30	Break Out Group & Report Discussion
	Concluding Remarks

Refreshments Courtesy of:



3.0 Citrus County Citizen Input

3.1 April 3, 2018 Workshop

On April 3, 2018, with assistance from the Tampa Bay Regional Planning Council staff, the Citrus County Economic Development Office hosted the first Community Workshop at Withlacoochee Technical College (WTC), from 9:30am – 11:00am.

Approximately 40 citizens participated in a presentation prepared by the TBRPC. TBRPC's presentation focused on existing demographic and economic factors prevalent in Citrus County, statistical analysis of Citrus County's employment profile and a summary of the County's Strengths, Weaknesses, Opportunities and Threats. That information is presented in Deliverable 1.

The attendees then separated into four small work groups, each with a community facilitator to record the discussion and ideas generated on the features, characteristics and policies associated with desirable economic development in Citrus County. The consolidated comments and ideas are represented below with editing for brevity and clarity.

3.1.1 April 3, 2018 Workshop Minutes

Citrus County Economic Development Director, Mr. Bruce Register, introduced Citrus County staff and Mr. Randy Deshazo, TBRPC Director of Research. Deshazo presented data on Citrus County demographics and economic conditions.

Members of the public posed several questions to staff. One question related to how accurate employment numbers were, as there was a belief that unemployment was undercounted. Deshazo replied that there were constraints on the data, and that unemployment statistics did not count the long-term unemployed or underemployed, but there were estimates of those figures.

After the presentation and a ten minute break, Mr. Register counted off groups of participants and assigned the groups to different parts of the workshop room. Each group responded to a set of questions. These questions were:

- 1) What business characteristics and features are desirable to Citrus County residents
- 2) What business classifications meet those same desired characteristics and are feasible for Citrus County?
- 3) If economic development is important to Citrus County, why?
- 4) Ranked 1 to 10 what degree of prioritization should economic development be in Citrus County?
- 5) To fit those priorities, what policies should Citrus County engage to fulfill economic development?

Since the prioritization questions tended to result in more qualitative responses—generally economic development should be either the highest priority or second only to environmental conditions—responses to that question are not summarized below. The others are, as follows:

Desired Business Features & Characteristics

- Clean and preserves the environment
- Intelligent growth with control standards
- Sustainability that conserves resources
- Forward thinking, attractive to youth
- Yields career longevity, multi-generational
- Jobs offering high wages and benefits
- Assurance of high level of quality
- Promotes high level of health care
- Good shopping/ restaurants
- Work/recreation balance
- Activities for young people
- Customer focused experience
- Value added activities
- Niche businesses

Desirable Business Classifications

- Environmental Sciences
- Information Technology
- Quality aging in place, end of life industry
- Geriatric, dementia medical research
- Health & Organic Farming
- Marine, tourism, research
- Fitness life style industries
- Medical Cannabis/Hemp Industry
- Health Care Industry in general & mental
- Big Box retail and rental real estate
- Light industrial & manufacturing
- Pharmaceutical preparation industry
- Call center back office (financial services)
- Sports Facilities

Why is Economic Development Important?

- Economy drives community identity
- Cultural opportunities are enhanced
- Construction jobs

- More affordable housing
- Better balance of the tax base
- Retention of workforce is supported
- Quality of life is supported
- Better recreation opportunities
- Enhanced school quality
- After hour entertainment

What Policies would improve Economic Development in Citrus County?

- Higher wage incentives for businesses
- Better access to broadband and fiber
- Support road and other infrastructure
- Ready & prepared to welcome businesses
- Keep expanding a good school system
- First responder enhancement, training
- Coordinating force/focus for econ. dev.
- Youth and adult education training
- Marketing enhancements
- High aesthetical standards in corridors
- Reduce drain of educated, qualified citizens
- Better infrastructure for land and sites
- Better workforce housing
- Expand business parks & airport site
- Hold environmental values high
- Keep public informed

These citizen comments have introduced a context for this economic base analysis and allowed for additional insight for drafting this preliminary discussion of industries to target and assuring those targets are aligned with citizen inspired economic development objectives.

3.1.2 April 3 Meeting Actions

Feedback from meeting participants elaborated on the various challenges facing Citrus County and supportive comments on the initial list of target industries.

Staff announced that a follow up community workshop would be held on May 1, 2108 to present these findings and gather additional perspectives and suggestions to be included in a report for the Board of County Commissioners in the near future.

3.2 Online Survey

Using the same questions posed by Citrus County staff at the April 3 meeting, the Citrus County Chronicle opened an online survey to the public, where the same questions were posed to the

general public. Submitted comments echoed the public sentiment expressed at the April 3 workshop. As such, generally there was support for:

- Smart Growth and Environmental Stewardship
- Encourage wealth building industries (as in Base industries) that contribute to career longevity and not a drain on dollars leaving the community
- Enhancing community amenities and convenience
- And a desire that Citrus should remain rural

3.3 May 1st, 2018 Workshop

Tampa Bay Regional Planning Council staff held the second of two public workshops with Citrus County residents and Citrus County staff to discuss potential target industries to spur economic development in the County. This workshop discussion focused on confirming identification of potential target industries as well as confirming that the SWOT analysis accurately represents the characteristics of Citrus County. Approximately 33 citizens actively participated in the discussion and input received has been incorporated into this report.

3.3.1 May 1st, 2018 Workshop Minutes

Once the meeting was called to order and introductions made, TBRPC and Citrus County staff re-capped points raised at the April 3 meeting, emphasizing the need for the county to identify industries that attract business, create jobs and meet community standards.

The presentation sparked several participants to comment on the need for younger residents of the County to remain local and contribute to vibrancy of the community opening a business or working at a local employer. Challenges discussed included the fact that the population of Citrus County is aging and economic development outreach is critical for the future success of the County. Comments were also raised about the current accuracy of location quotients, and Mr. Register explained that while data collection may lag, the trend information location quotients convey is important to thinking about existing conditions.

Meeting participants broke down into sub-groups to discuss three specific questions related to the draft document. The small groups reconvened into one large discussion group, and provided feedback to TBRPC staff and County Economic Development Director for consideration.

With regard to the economic analysis, there was a consensus that the report was 'data based' and helpful to identify trends. Others added that the report was accurate and combined citizen input with reliable data. Some felt that the report should emphasize the health industry, medical research, clinical trials and cannabis. Others felt that agriculture should be more represented.

The SWOT analysis discussion confirmed those items on the SWOT list with the addition of the need to list water and marine aquaculture as a strength with more emphasis needed on this component of the economy. Participants indicated that focus should include those industries that use water as resource since water is readily available in the County. Repeated discussion included the potential economic benefit of hemp as a potential economic resource since local, state and federal regulations are constantly changing on this topic.

With respect to the Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis: Strengths need to emphasize high quality of life. Opportunities needs to include unified economic development effort with partners, more attention should be paid to having land suitable for job creation. Opportunities should be more specific, including retaining existing businesses, nurturing small business and agriculture should be more prominent.

In terms of weaknesses—there should be more shovel ready sites, Inverness airport park needs to be readied, permitting needs to be smoother. The county needs to be unified and there are concerns about older residents rejecting growth. Threats need to include the risks of losing young people combined with slow population growth. Also, threats include the need for water infrastructure with new development.

In sum, by concurring with the refined elements of the economic base analysis and SWOT, participants confirmed that the target industries list does in fact accurately reflect a consensus to guide the economic development strategy of the County.

In terms of a path for economic development, medical tourism can be emphasized, as well as the need to look at tourists as future citizens and business owners. Some felt that all sectors are important while others felt that we should focus on value added sectors. Some called out specific areas, such as the medical field, eco-tourism, digital age telecommuting and enhancing the smart living ethos. Other more generally called for marketing, promotion, stress the low cost of Citrus as advantages, and focus on sectors that add value and wealth generation.

Other comments emphasized the importance of recruiting manufacturing and technical capabilities and enhancing vocational skills, linking education to target industries. High wage jobs are important. Agriculture and aquaculture are important, while balancing development with environmental protection.

In terms of infrastructure and development, there was repeated emphasis put on making industrial sites available, on broadband or fiber optic infrastructure, expedited permitting,

A third area of emphasis related to disseminating the overall message and county brand to potential business investment, while supporting 'entrepreneurship.

The meeting concluded at noon on May 1, 2018.

RVs Move America

AN AMERICAN INDUSTRY AND ECONOMIC ENGINE

UNITED STATES

ANNUAL ECONOMIC IMPACT

\$114 Billion



\$68.0 Billion
RV Manufacturers
& Suppliers

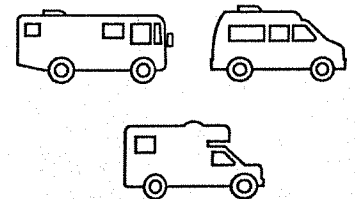
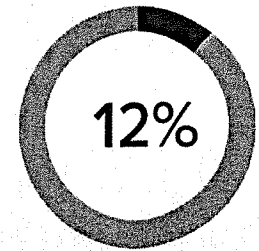


\$20.1 Billion
RV Sales &
Services



\$25.6 Billion
RV Campgrounds
& Travel

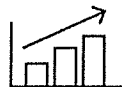
MOTORIZED



SUPPORTS



596,355
Total Jobs

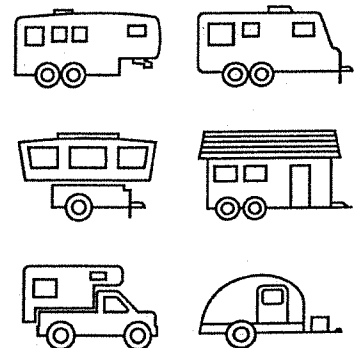
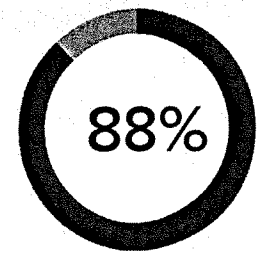


30,363
RV Businesses



\$32.2 Billion
Wages

TOWABLE



482,389
RVs Made in the
USA



98%
Of RVs Sold in the USA
are Made in the USA



\$12.2 Billion
Total Taxes Paid by the
RV Industry

25 MILLION

Americans who go RVing each year—camping, hiking, boating, fishing—are a critical part of the outdoor recreation economy.

OUTDOOR RECREATION IS
2.2%
OF THE US GDP

RVs Move America

AN AMERICAN INDUSTRY AND ECONOMIC ENGINE

UNITED STATES

Direct Economic Impact	Jobs	Wages	Output
RV Manufacturers & Suppliers	93,807	\$6,688,450,300	\$41,832,370,700
RV Sales & Service	59,026	\$3,626,212,800	\$8,811,852,300
RV Campgrounds & Travel	137,665	\$4,296,841,100	\$9,593,331,100
Total	290,498	\$14,611,504,200	\$60,237,554,100

Indirect Economic Impact	Jobs	Wages	Output
Agriculture	2,109	\$74,648,400	\$227,702,200
Mining	1,267	\$141,526,200	\$431,138,100
Construction	2,448	\$145,487,500	\$384,918,900
Manufacturing	3,904	\$267,939,400	\$1,650,372,200
Wholesale	12,503	\$1,064,731,600	\$3,069,738,300
Retail	2,168	\$85,794,400	\$193,041,000
Transportation & Communication	14,795	\$1,214,223,700	\$4,179,310,800
Finance, Insurance & Real Estate	18,843	\$1,108,425,900	\$4,690,011,300
Business & Personal Services	42,616	\$2,881,630,800	\$5,424,561,300
Travel & Entertainment	7,028	\$197,441,200	\$471,145,100
Government	2,676	\$240,147,400	\$597,202,500
Other	0	\$0	\$0
Total	110,357	\$7,421,996,500	\$21,319,141,700

Induced Economic Impact	Jobs	Wages	Output
Agriculture	3,745	\$126,095,500	\$437,138,100
Mining	812	\$93,625,800	\$252,315,400
Construction	2,206	\$131,202,100	\$354,175,100
Manufacturing	9,283	\$697,195,600	\$4,994,158,800
Wholesale	5,666	\$483,607,800	\$1,393,104,300
Retail	26,334	\$907,692,700	\$2,268,999,900
Transportation & Communication	10,549	\$872,705,400	\$3,624,475,000
Finance, Insurance & Real Estate	22,853	\$1,325,655,200	\$8,219,402,600
Business & Personal Services	77,837	\$4,329,134,100	\$7,829,252,500
Travel & Entertainment	28,770	\$764,967,600	\$2,086,987,900
Government	2,307	\$204,017,000	\$559,902,500
Other	5,138	\$185,390,700	\$136,432,000
Total	195,500	\$10,121,289,500	\$32,156,344,100

	Jobs	Wages	Output
Total Economic Impact	596,355	\$32,154,790,200	\$113,713,039,900

Tax Impact	Federal Taxes	State Taxes	Total Taxes
Business Taxes	\$7,496,587,700	\$4,715,737,100	\$12,212,324,800

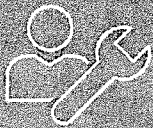
RVs Move America

AN AMERICAN INDUSTRY AND ECONOMIC ENGINE

FLORIDA

ANNUAL ECONOMIC IMPACT

\$3.7 Billion



\$1.1 Billion

RV Manufacturers
& Suppliers



\$1.5 Billion

RV Sales &
Services



\$1.1 Billion

RV Campgrounds
& Travel

SUPPORTS



25,736

Total Jobs



1,571

RV Businesses



\$1.2 Billion

Wages



\$520.0 Million

Total Taxes Paid
By RV Industry



\$1.4 Billion

Retail Value of RV
Shipments to State



27,966

RVs Shipped
to State

RVs Move America

AN AMERICAN INDUSTRY AND ECONOMIC ENGINE

FLORIDA

Direct Economic Impact	Jobs	Wages	Output
RV Manufacturers & Suppliers	1,489	\$90,926,100	\$616,349,500
RV Sales & Service	4,719	\$288,066,400	\$667,355,200
RV Campgrounds & Travel	6,588	\$166,452,900	\$395,305,300
Total	12,796	\$545,445,400	\$1,679,010,000

Indirect Economic Impact	Jobs	Wages	Output
Agriculture	76	\$2,891,100	\$5,806,900
Mining	31	\$231,900	\$6,008,600
Construction	113	\$5,432,900	\$17,377,200
Manufacturing	136	\$7,551,400	\$41,174,100
Wholesale	283	\$23,475,200	\$69,764,000
Retail	109	\$4,169,500	\$9,506,700
Transportation & Communication	552	\$44,401,600	\$164,266,900
Finance, Insurance & Real Estate	1,246	\$58,465,800	\$270,537,500
Business & Personal Services	1,805	\$105,338,300	\$207,328,200
Travel & Entertainment	310	\$9,015,900	\$21,344,500
Government	98	\$9,380,500	\$21,476,800
Other	0	\$0	\$0
Total	4,759	\$270,354,100	\$834,591,400

Induced Economic Impact	Jobs	Wages	Output
Agriculture	159	\$5,657,800	\$12,768,600
Mining	21	\$127,600	\$3,192,200
Construction	96	\$4,619,000	\$15,052,600
Manufacturing	301	\$17,953,900	\$122,058,900
Wholesale	241	\$19,436,800	\$58,208,700
Retail	1,085	\$36,279,400	\$92,475,300
Transportation & Communication	447	\$34,561,400	\$156,033,100
Finance, Insurance & Real Estate	1,107	\$50,192,800	\$331,439,300
Business & Personal Services	3,262	\$170,798,600	\$325,174,500
Travel & Entertainment	1,172	\$32,430,000	\$89,135,600
Government	90	\$8,359,200	\$23,846,900
Other	200	\$8,447,100	\$6,505,100
Total	8,181	\$388,863,600	\$1,235,890,800

	Jobs	Wages	Output
Total Economic Impact	25,736	\$1,204,663,100	\$3,749,492,200

Tax Impact	Federal Taxes	State Taxes	Total Taxes
Business Taxes	\$320,629,500	\$199,350,600	\$519,980,100

EXHIBIT B

Florida's RV Park and Camping Industry



A summary of RVing and Camping in Florida, prepared by the
Florida Association of RV Parks and Campgrounds

1340 Vickers Road
Tallahassee, FL 32303
Phone 850-562-7151 • Fax 850-562-7179
www.farvc.org www.campflorida.com
email: bcornwell@farvc.org



THE US RV INDUSTRY

The RV industry had a \$50 billion economic impact in 2015, according to research commissioned by RVIA. The industry provides more than 150,000 jobs and \$7.9 billion in wages. For additional information: [RVs Move America](#).

RV Sales and RV Camping is at record levels and demand for RV parks and Campgrounds is at an all-time high, camping publications and websites are more popular than ever, and RV Shows across Florida and the Nation are experience record breaking attendance - all pointing a growing market that has a tremendous economic impact.

Reasons for Industry Growth

- **RVs support a balanced and active lifestyle.** In a Harris Interactive survey, owners reported that RV travel enables them to experience nature and outdoor activities and enjoy quality family time. RVers reported stronger bonds with loved ones and benefits to children. RVers also cited healthier eating on the road, sleeping their own beds, and having their own bathroom facilities as advantages of RV travel.
- **RV ownership and travel is a great value.** A 2014 *Vacation Cost Comparison* prepared by PKF Consulting USA showed that a family of four can save 27-62% on vacation costs by traveling in an RV, even when factoring in ownership costs and fuel. For a two-person traveling party, savings are 11-48%. Even when fuel prices rise, more than 80% of RV owners say their RV vacations cost less than other forms of travel.
- **RVs have uses as diverse as the people who own them.** In addition to vacation travel, owners use RVs for tailgating, travel with pets, business, outdoor sports and other leisure activities.
- **Shorter trips closer to home.** Research shows that RVers spend more time enjoying campgrounds and less on the road to save fuel and time. More than 90% of RVers take three or more mini-vacations per year. With more than 16,000 campgrounds nationwide, it's easy for RVers to stay closer to home.

Other Factors Behind RV Industry Growth

- **IRS tax deduction.** For most RV buyers, interest on their loan is deductible as second home mortgage interest.
- **RV manufacturers are offering innovative new products** that offer an optimal mix of size, amenities and price for today's budget-conscious consumers. Manufacturers are producing lightweight trailers and smaller, fuel-efficient motorhomes. Green technologies such as solar panels and energy efficient components are appearing on an increasing number of RV models.
- **Lifestyle trends continue to spur demand for RVs.** RV owners overwhelmingly said in recent surveys that their RVs make it easier to take more frequent weekend getaways or mini-vacations that accommodate busy family schedules.
- **Media Attention, RVing and Camping Programs and TV Shows, and Go RVing ads have increased demand and helped fuel the industry.** The media and people all over the world are infatuated by RVing and Camping and the camping lifestyle. The industry's Go RVing advertising campaign continues to stoke consumer interest in RVs and the RVing lifestyle. The "AWAY" television and print ads are appearing on TV and in print, and Go RVing has partnering with music festivals and sports leagues and the consumer has responded.

Indicators for Future Growth

- **RV ownership has reached record levels.** More than nine million households now own an RV – the highest level ever recorded – a 16% increase since 2001 and a 64% gain since 1980.
- **Population and demographic trends favor long-term RV market growth.** Buyers aged 35-54 are the largest segment of RV owners, according to the 2011 University of Michigan study of RV consumers commissioned by RVIA.
- **Baby boomers entering retirement.** RV sales are expected to benefit as aging baby boomers continue to enter the age range in which RV ownership has been historically highest.



FLORIDA'S RV PARK AND CAMPGROUND INDUSTRY

The Economic Impact

- **RV Camping has the largest economic impact of all outdoor activities.** Camping expenditures exceed fishing, hunting, motorcycling & wildlife viewing combined!
- Camping and outdoor activities nationwide generate **\$646 billion** in direct spending, **\$39 billion** in federal taxes and another **\$39 billion** in state & local revenues
- Florida RV Parks and Campground provide over **4,000 direct jobs** and **165 million** in wages
- The Florida RV Industry as a whole (RV Parks, RV manufacturers and dealers) provide over **7,500 Direct Jobs** and **356.2 million** in wages
- **40 million** people stayed in an RV park or campground last year Nationwide
- Approximately **6 million** campers camp in Florida Annually
- **2 out of every 10** Florida tourists camp at least once a year
- Florida Campers spend over **5 billion** dollars annually on camping and related activities resulting in an economic impact of **15 billion** dollars for Florida
- Florida has **1,200** licensed RV parks and Campgrounds with over **125,000** RV sites.
- Campers contribute significantly to Florida's economy through tourism, sales taxes and in job creation

Florida's RV Park Industry and the Camper Market

- Florida has **1,200** licensed RV Parks. 900 with 25 or more licensed RV Sites.
- There are over **135,000** Licensed RV sites in Florida.
- For every two hotel/motel rooms in Florida, there is one campsite.
- **2 out of every 10** Florida visitors is a RVer or camper.
- Over **600,000** Florida residents camp in Florida at least six times a year – vacationing all over the State.
- Most camping trips in Florida are taken by people using RV's (Recreation Vehicles - Motorhomes, travel trailers, pop-ups, 5th wheels, and park models).
- **93% Of Camping Visitors intend to return to Florida to camp** and are repeat visitors

Demographics – RVers are affluent, enjoy experiences, spend money at restaurants and attractions, and enjoy shopping and are loyal to local businesses

- Campers are typically more affluent, enjoy being with family and friends, and enjoy experiences
- The Average RV camping family income is over **\$62,000 annually**
- Three out of four RV campers have a **college education**
- Nine of every ten recreational vehicle campers are **married**
- 39% of RV campers **have children under 18**
- The typical RVer is **48 years old**, with half of RVers being 55+
- The largest growing market segment of new RVers are **35-54 years old**

Where they Florida RVers and campers come from? Where they go? How long do they stay? And, How much they spend?

- **Campers Come from Every State in the US** and many International countries
- The number one source is Canada — primarily Quebec and Ontario. Then the neighboring states of Georgia, Alabama, Texas, and Tennessee. Followed by the northeast states (Michigan, Ohio, Pennsylvania, New York, Illinois).
- The winter months get Canadian and Northeast campers who go to central and south Florida. The summer months see sun belt campers who mostly visit the panhandle and central Florida attractions
- **Campers camp in every county and Region of Florida** - Northwest Florida and Central Florida are two of the Most Popular Regions. Other popular Florida destinations include the Florida Keys, Tampa/St. Pete, Ft. Myers, Daytona Beach and St. Augustine.



- The average size of a camping party is **2.5 people**.
- The average RV camping trip is approximately **14 days** (averaging winter and summer visits).
- **Winter Season visits are much longer** with many RVers staying in Florida for the winter up to 90 days. The peak Winter Snowbird Season is January – March, with most Central Florida parks and South Florida parks seeing FULL OCCUPANCY during this period.
- The average camping trip in the summer is approximately **7 days** with many being long 3 day weekends.
- Frequent "long weekend" trips of **3-4 nights** is becoming the norm and more popular among campers and all travelers.
- RV Campers spend on the average around **\$120 per day** per camping trip in the area they visit and stay – campers spend money on sightseeing, restaurants, groceries, fuel, accommodations, shopping, attractions, RV services and more – **The approximate spend is \$1,400 per trip going to the local economy.**

Why RVing and Camping is loved by so many and gaining in popularity

- RV camping provides **social opportunities** not found in other accommodations
- Traveling in and RV allows tourists/campers to enjoy the **comforts of home and the convenience of a community** while vacationing.
- Camping provides opportunities for **family interaction** and togetherness so often absent in today's society
- RVing and Camping is **safe** - there is less crime in campgrounds than what is found in other overnight accommodation or residential communities.
- RVing and camping is **fun** and offers unlimited opportunities to explore and discover **new experiences**
- RV Parks and campgrounds are **eco-friendly**. It's a "healthy" industry and business which attracts great people that typically care about the local area and community they are visiting
- **RV Park developments do not harm the environment** like other accommodations, housing communities, or commercial businesses. They have small "footprints" and can be built to co-exist with the natural environment and surroundings.

SUMMARY

THE FLORIDA CAMPING INDUSTRY

There are around 900 privately operated campgrounds in Florida (with 25 or more sites) providing quality accommodations for RV campers and Tent campers. These campgrounds are governed by the rules and regulations outlined in Florida Statutes 513 and Florida Administrative Code 64-E, and provide for eco-friendly, clean and safe accommodations for a very large market of Florida visitors who contribute to the local and state economies and help support local businesses.

The RV and Camping Industry should not be confused or lumped together with the Mobile Home Industry. Though sometimes an RV unit and an RV park may appear similar to a mobile home or a mobile park, the two have many differences, the main differences being size of the units and the ability of the units to be easily transported. RV parks and campgrounds cater to temporary/ seasonal visits, whereas mobile home parks are designed for permanent residences.

More campers camp in Florida than in any other state in the nation. It is estimated that over 6 million camping trips are taken in Florida every year, generating over 5 billion dollars for the Florida economy. Campers come to Florida from throughout the world but mainly from Canada and the Southeastern and Northeast United States. The Florida Panhandle and Central Florida are the most popular destinations. On the average Florida campers are married, college educated, are at least 45 years old and have an above average income of \$69,000. The vast majority of Florida campers camp and travel in an RV.



What is an RV?

FLORIDA STATUTES — 320.01 Definitions, general.—

RECREATIONAL VEHICLE - A Vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle... As defined below, the basic entities are:

1. The **"travel trailer,"** which is a vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle. It is primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use. It has a body width of no more than 8 1/2 feet and an overall body length of no more than 40 feet when factory-equipped for the road.
2. The **"camping trailer,"** which is a vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.
3. The **"truck camper,"** which is a truck equipped with a portable unit designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping, or travel use.
4. The **"motor home,"** which is a vehicular unit which does not exceed 40 feet in length and the height and the width limitations provided in s. 316.515, is a self-propelled motor vehicle, and is primarily designed to provide temporary living quarters for recreational, camping, or travel use.
5. The **"private motor coach,"** which is a vehicular unit which does not exceed the length, width, and height limitations provided in s. 316.515(9), is built on a self-propelled bus type chassis having no fewer than three load-bearing axles, and is primarily designed to provide temporary living quarters for recreational, camping, or travel use.
6. The **"van conversion,"** which is a vehicular unit which does not exceed the length and width limitations provided in s. 316.515, is built on a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.
7. The **"recreational park trailer,"** which is a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a setup mode, when measured from the exterior surface of the exterior stud walls at the level of maximum dimensions, not including any bay window, does not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to United States Department of Housing and Urban Development Standards. The length of a park trailer means the distance from the exterior of the front of the body (nearest to the drawbar and coupling mechanism) to the exterior of the rear of the body (at the opposite end of the body), including any protrusions.
8. The **"fifth-wheel trailer,"** which is a vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require a special highway movement permit, of gross trailer area not to exceed 400 square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

THE DIFFERENCE BETWEEN AN RV AND A MOBILE HOME

Recreational Vehicles

- Do not exceed 400 square feet (500 sq. ft. when built to HUD specifications).
- Are primarily designed as temporary living quarters
- Are easily movable
- Are seasonal (even though they may be on a camp site year around)
- Display the RVIA Seal

Mobile Homes

- Are normally larger than RVs
- Are designed for use as a permanent dwelling when connected with the required utilities
- Are not easily moveable



FLORIDA'S RV PARKS AND CAMPGROUNDS RULES AND REGULATIONS

GOVERNING AUTHORITY

Florida's RV Parks and Campgrounds are licensed and regulated by the Florida Department of Health Department - Mobile Homes and RV Parks Program and adhere to the following Florida Statutes and Administrative Codes:

- Florida Statute Chapter 513
- Florida Administrative Code Chapter 64E

DEFINITIONS

FLORIDA STATUTES — CHAPTER 513.01 Definitions, general —

"Recreational vehicle" has the same meaning as provided for the term "recreational vehicle-type unit" in s. 320.01. However, the terms "temporary living quarters" and "seasonal or temporary living quarters" as used in s. 320.01, in reference to recreational vehicles placed in recreational vehicle parks, relate to the period of time the recreational vehicle is occupied as living quarters during each year and not to the period of time it is located in the recreational vehicle park. During the time the recreational vehicle is not occupied as temporary or seasonal quarters, it may be stored and tied down on the recreational vehicle site. *The affixing of a recreational vehicle to the ground by way of tie-downs or other removable fasteners, and the attachment of carports, porches, screen rooms, and similar appurtenances by way of removable attaching devices, does not render the recreational vehicle a permanent part of the recreational vehicle site.*

"Recreational vehicle park" means a place set aside and offered by a person, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for the parking, accommodation, or rental of five or more recreational vehicles or tents; and the term also includes buildings and sites set aside for group camping and similar recreational facilities. For the purposes of this chapter, the terms "campground," "camping resort," "RV resort," "travel resort," and "travel park," or any variations of these terms, are synonymous with the term "recreational vehicle park."

"Occupancy" means the length of time that a recreational vehicle is occupied by a transient guest and not the length of time that such vehicle is located on the leased recreational vehicle site. A recreational vehicle may be stored and tied down on site when not in use to accommodate the needs of the guest. The attachment of a recreational vehicle to the ground with tie-downs or other removable fasteners, and the attachment of carports, porches, screen rooms, and similar appurtenances with removable attaching devices, do not render the recreational vehicle a permanent part of the recreational vehicle site.

"Transient guest" means any guest registered as provided in s. 513.112 for 6 months or less. When a guest is permitted with the knowledge of the park operator to continuously occupy a recreational vehicle in a recreational vehicle park for more than 6 months, there is a rebuttable presumption that the occupancy is non-transient, and the eviction procedures of part II of chapter 83 apply.

FLORIDA ADMINISTRATIVE CODE 64-E (Definitions)

"Recreational Vehicle Space" — means a parcel of land in a recreational vehicle park designated for the placement of one recreational vehicle, one park model recreational vehicle or one tent for the exclusive use of its occupants. A site may also contain such temporary structures as screened enclosures and storage sheds, or it may contain a combination of one recreational vehicle and tents for the exclusive use of a single family.

About The Florida Association of RV Parks and Campgrounds

The Florida Association of RV Parks and Campgrounds (Florida ARVC) is a non-profit trade association representing the owners and operators of campgrounds and RV Parks in the state of Florida. For over 50 years Florida ARVC has been dedicated to helping the industry provide a quality experience for everyone who enjoys RVing/camping as a lifestyle or as a vacation experience. This is done by promoting high standards of facilities and responsibility in the camping industry and promoting Florida as the number one camping and travel destination in the world.

4. Impacts on Affordable Housing

The proposal does not have any impacts on affordable housing as RV resorts are transient in nature.

5. Compatibility with Adjacent Land Uses

The portion of the subject property proposed for the RV resort is 60.65 acres. It is part of a larger parcel consisting of 85.53 acres. In an effort to maintain compatibility and provide continuity to the neighborhood and the surrounding adjacent properties, the applicant has maintained 7.23 acres in the form of (14) ¼ acre residential parcels along Tom Mason Drive as LDR. Furthermore, the RV resort will take access from the applicant's PSO portion of the subject property onto Hwy 495 / Citrus Avenue in order to maintain compatibility with the surrounding PSO and GNC adjacent properties along Hwy 495 / Citrus Avenue.

6. Environmental

An environmental survey, also referred to as a biological study, is required for parcels larger than 5 acres. As per the LDC, the applicant will provide, at time of permitting. If a protected species is found on site, the applicant will coordinate with Citrus County and the Florida Fish and Wildlife Conservation commission (FWC).

Additionally, the entire 85 acres of the subject parcel are vastly wooded and contain substantial tree cover. The Master Plan shows for maximum tree preservation as it is our intent to create a "heavily wooded" luxury RV resort. As such, we will submit a Tree Preservation Plan that meets or exceeds the requirements of the LDC at time of permitting.

7. Transportation

The Master Plan provides access to the subject property from Hwy 495 / Citrus Avenue, a minor arterial roadway. The subject property also fronts along Ladybug Drive. The Master plan provides for an emergency exit onto Ladybug Drive and a secondary emergency exit onto Tom Mason Drive.

MASTER PLAN OF DEVELOPMENT

The enclosed Master Site Plan has been designed in accordance and consistent with the Land Development Code (LDC). The proposed RV resort is consistent with the standards of the LDC's Section 2422, Recreational Vehicle Park/Campground District, as well as, the standards of Section 3310, Recreational Vehicle Parks. The Master Site Plan shows a total of 591-600 RV sites, a bar & grille, bath facilities and recreational amenities such as pools, basketball & volleyball courts, tennis courts, pickleball courts, dog park, playground, shuffleboard courts and approximately a mile and a half walk/bike path along the perimeter of the proposed RV resort.

This development is proposed to take access from Hwy. 495/Citrus Avenue, a minor arterial roadway. The Master Plan shows two emergency exits onto Tom Mason Drive and Ladybug Drive, respectively. As per Fire Department Review comments, all Fire Department access roads are required to be 20-foot minimum in width. The proposed emergency exit road onto Tom Mason Drive is 20-feet in width which meets this requirement while the proposed emergency exit road onto Ladybug is 24 feet wide thereby, exceeds this Fire Department requirement.

Section 3310 states that an RV park outside of the Coastal, Lakes and River Region and outside the Recreation District shall have a maximum density of 10 sites per gross acre. The amount of the subject property being proposed for RVP is 60.65 acres. The Master Site Plan shows 591-600 RV sites which equates to 10 per acre thereby, satisfying the requirement in Section 3310. Furthermore, the LDC requires the proposed RV resort a minimum of a 10-foot wide buffer along any adjacent property. The proposed Master Plans calls for 14 new residential parcels along Tom Mason Drive, a 10-foot wide landscaping buffer and a 20 foot wide bike/walk path along the perimeter of the proposed RV resort which exceeds the LDC requirements.

Additionally, the LDC states that RV resorts must have, at least, 30% of open space or 18.20 acres of the proposed RV resort. The Master Plan exceeds this LDC requirement as it shows 22.21 acres of open space. The same applies to Passive/Active Recreation. Section 3310 requires that RV resorts provide ten percent of the property as recreation area with at least half of the required area for active recreation. Since the proposed RV resort is 60.65 acres, 6.06 acres of recreation is required with at least 3.03 acres being active recreation. The Master Plan shows an excess of 8 acres of recreation with 3.30 acres provided for active plus 3.45 acres provided as the walk/bike path along the perimeter of the RV resort thereby exceeding the LDC requirement. Additionally, the Master Plan shows a toilet, washroom or bath facility within 300 feet of any RV site meeting or exceeding the requirement of Section 3310 of the LDC. Furthermore, the Master Plan shows the RV resort behind the PSO portion of the property or 400 feet from the property line along Hwy. 495/Citrus Avenue exceeding the setback requirements of the LDC. The Master Plan shows the RV resort offices and other amenities in the building at the entrance of the resort on the PSO portion of the property. The building is located 200 feet from the property line well within the required setbacks of 100 feet from the centerline of a minor arterial roadway and 50 feet from the centerline of a local roadway.

At this time, the Master Plan does not show the Impervious Surface Ratio (ISR) or Floor Area Ratio (FAR) as they will be provided at time of permitting. Furthermore, the Master Plan provides for stormwater retention on site however, we will coordinate with the County Engineering Division

to design and meet the requirements of the Stormwater Management Section of the LDC, at time of permitting.

The entire 85 acres of the subject parcel are vastly wooded and contain substantial tree cover. The Master Plan shows for maximum tree preservation as it is our intent to create a “heavily wooded” luxury RV resort. As such, we will submit a Tree Preservation Plan that meets or exceeds the requirements of the LDC at time of permitting.

Finally, after numerous meetings, conversations and emails with the Florida Department of Environmental Protection (DEP), County Utilities Department, County Health Department and Growth Management, regarding the County’s inability to provide sewer to the subject property, we have been advised that the County has agreed to allow the installation of an advanced wastewater treatment plant to service the RV resort and associated buildings, exclusively. Upon consultation with US Water & Sewer Corporation, the AWTP can either be located on the PSO portion of the property or at the rear of the property, hidden within trees from all sides and will be designed in accordance with the Florida Administrative Code and Florida Statutes in order to meet the concurrency requirements of the LDC and FAC. Furthermore, we have been informed by Citrus County Utilities that they have water along two sides of the subject property; an 18” water line along Hwy 495 and an 8” line along Tom Mason Drive. As such, we will connect to central water to meet the LDC requirements.



CITRUS COUNTY

PROPERTY TO INFORMATION

The data presented here was obtained from several sources, including, but, not limited to, the Citrus County Enterprise Geodatabase.

Address Lookup

Enter **your address** and we will locate all of the information we know about your address. As you start typing, suggestions will show up. When you locate your address, click it from the list of suggestions.

ADDRESS

9300 W TOM MASON DRIVE

Clear

PROPERTY SUMMARY

Primary Address:	9300 W TOM MASON DR
Street Maintained By:	CITRUS COUNTY BOCC
Road Rating:	9 - POOR (Rated On: 01/22/2021)
Resurfacing Budget Year:	NOT CURRENTLY BUDGETED
Parcel ID:	1718090000142000000
Subdivision:	UNREC TRACTS IN 09-18S-17E
Owner:	KNAPTON GERALD GOULD SR AND KNAPTON TSUNEYO ANNETTE TOUPAR
P.A. AltKey Ref:	1052742 (Click to go to the Property Appraiser's Site)
Tax Collector:	1052742 (Click to go to the Tax Collector's Site)
Commissioner District:	1 (Jeff Kinnard) Click to Send Email to Jeff.Kinnard@citrusbocc.com
Voting Precinct:	#104 (NW Crystal River) 1st Baptist Church of Crystal River 700 N CITRUS AVE, CRYSTAL RIVER, FL 34428 Click to go to the Supervisor of Election's Site
Jurisdiction:	UNINCORPORATED CITRUS COUNTY
Parcel/Lot Notes:	
Citrus County GIS:	Click to View Parcel / Lot in an Interactive GIS Map

SCHOOL ZONES (MUST BE VERIFIED BY THE SCHOOL BOARD)

Elementary School:	CRYSTAL RIVER PRIMARY SCHOOL
Middle School:	CRYSTAL RIVER MIDDLE SCHOOL
High School:	CRYSTAL RIVER HIGH SCHOOL
School Board:	Click to go to the School Board's Site

ADDRESSES

PRIMARY STREET NUMBER	STREET NAME	SUB CITY	STATE ZIP	DOCUMENTS
-----------------------	-------------	----------	-----------	-----------

Yes 9300 W TOM MASON C TAL FL 34428-
DR R...R

SETBACKS (IN FEET)

Front:	Front 2:	
Left:	Right:	
Rear:	Max Height:	50.00
Water:	Wetland:	

UTILITIES

Electric:	WITHLACOOCHEE RIVER ELEC COOP
Water Source:	ONSITE WELL-WATER SOURCE
Water District:	CRYSTAL RIVER UTILITIES DIST.
Sewer Source:	ONSITE SEPTIC SEWER SYSTEM
Sewer District:	CITRUS COUNTY WATER RESOURCES
Nearest Hydrant:	46.58 feet (Note: Straight line of sight distance)
Nearest Fire Station:	1.88 miles Fire Station 01 - Crystal River 123 NW Hwy 19 (Note: Straight line of sight distance)

EMERGENCY MANAGEMENT INFORMATION

Coastal High Hazard Area?: (CATEGORY 1 EVACUATION ZONE)	YES
Wind Borne Debris Zone?:	NO
Evacuation Zone:	Evacuation Zone A ** Click to Download Evacuation Zone Map (PDF format) **
Evacuation Re-Entry Zone:	6W
Flood Zone:	AE, X ** Click For Flood Zone Descriptions (FEMA Website) **
FIRM Panel:	FEMA PANEL 12017C0 186E
Special Flood Hazard Area?:	YES
Base Flood Elevation:	11.0 FEET

BASIN MANAGEMENT ACTION PLAN (BMAP)

Outstanding Florida Spring (OFS):	CRYSTAL RIVER -KINGS BAY GROUP
Priority Focus Area (PFA):	KINGS BAY

A PFA IS DEFINED AS THE AREA(S) OF A BASIN WHERE THE FLORIDAN AQUIFER IS GENERALLY MOST VULNERABLE TO POLLUTANT INPUTS AND WHERE THERE IS A KNOWN CONNECTIVITY BETWEEN GROUNDWATER PATHWAYS AND AN OUTSTANDING FLORIDA SPRING (OFS). THE PFA PROVIDES A GUIDE FOR FOCUSING STRATEGIES WHERE SCIENCE SUGGESTS THESE EFFORTS WILL BEST BENEFIT THE SPRING.

*** IF THE PROPERTY IS NOT ON PUBLIC SEWER YOU SHOULD CHECK SEPTIC REQUIREMENTS WITH THE HEALTH DEPARTMENT ***

TOPOGRAPHICAL INFORMATION

Soils Map KANAPAHA-KANAPAHA, WET, FINE SAND, 0 TO 5 PERCENT SLOPES, ADAMSVILLE FINE
Unit Name: SAND, 0 TO 2 PERCENT SLOPES, BOCA FINE SAND, DEPRESSIONAL, REDLEVEL FINE

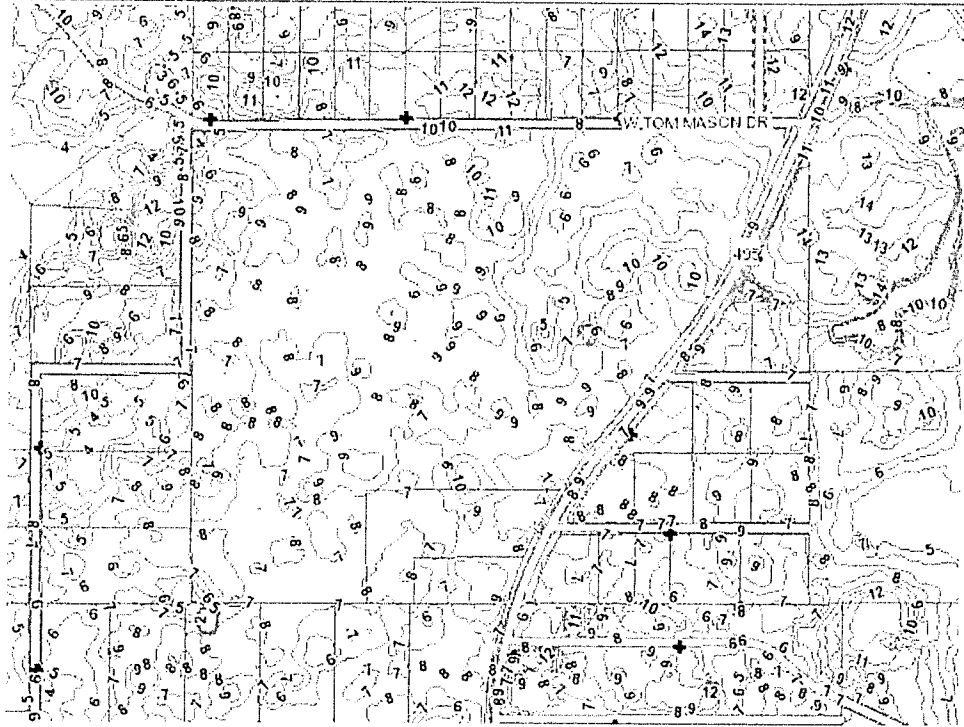
Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

SAND

Watershed: CRYSTAL RIVER

ELEVATION / SLOPE INFORMATION (APPROXIMATE)

Lowest Elevation:	4 ft.
Highest Elevation:	11 ft.
Run (distance from lowest to highest):	689.11 ft.
Rise (lowest to highest):	7.00 ft.
Slope Percentage:	1.02%
Slope Angle:	0.58 degrees



Citrus County GIS:

[Click to View Parcel / Lot in an Interactive GIS Map](#)

CENSUS DATA - TRACT 4503.03

-- Choose a Category --

SOURCE	DESCRIPTION	VALUE
--------	-------------	-------

FUTURE LAND USE

LAND USE	DESCRIPTION	COMMENTS
LDR	LOW DENSITY RESIDENTIAL	
PSO	PROFESSIONAL SERVICE & OFFICE	

** Click for Future Land Use Districts / Definitions **

CURRENT ZONING

ZONING DESCRIPTION	COMMENTS
LDR	LOW DENSITY RESIDENTIAL
PSO	PROFESSIONAL/SERVICE/OFFICE Portion of this parcel is PSO according to the LDC Atlas map.

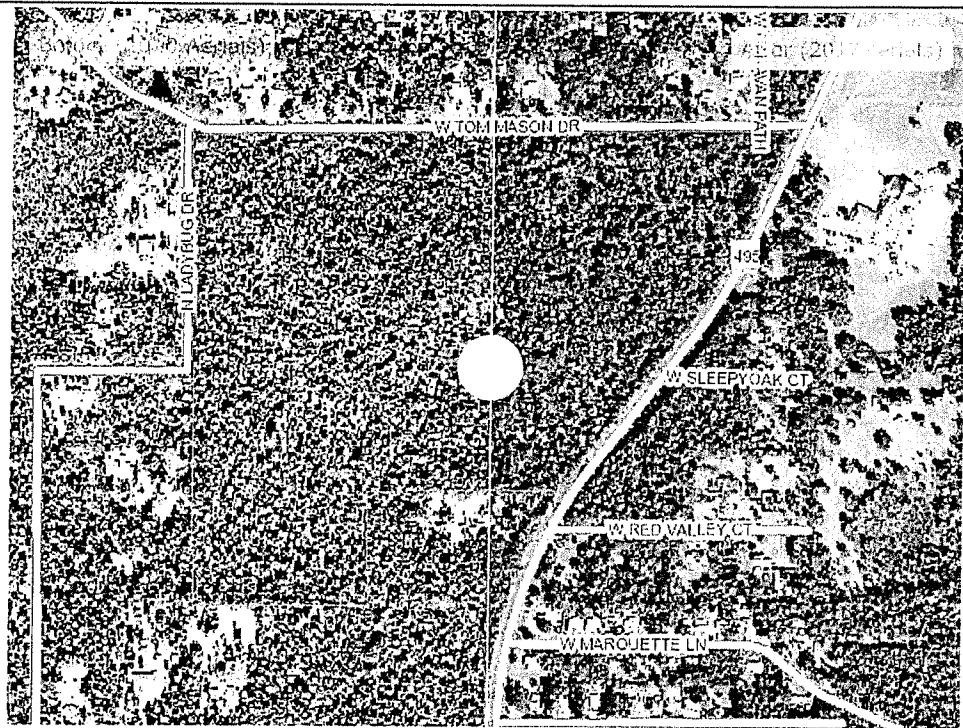
APP NO	PROJ. NAME	APP TYPE	ISSUE DATE	VALUE	STATUS	DOCUMENTS
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USE APPLICATIONS (LAND USE, ZONING)

No Use Applications Found

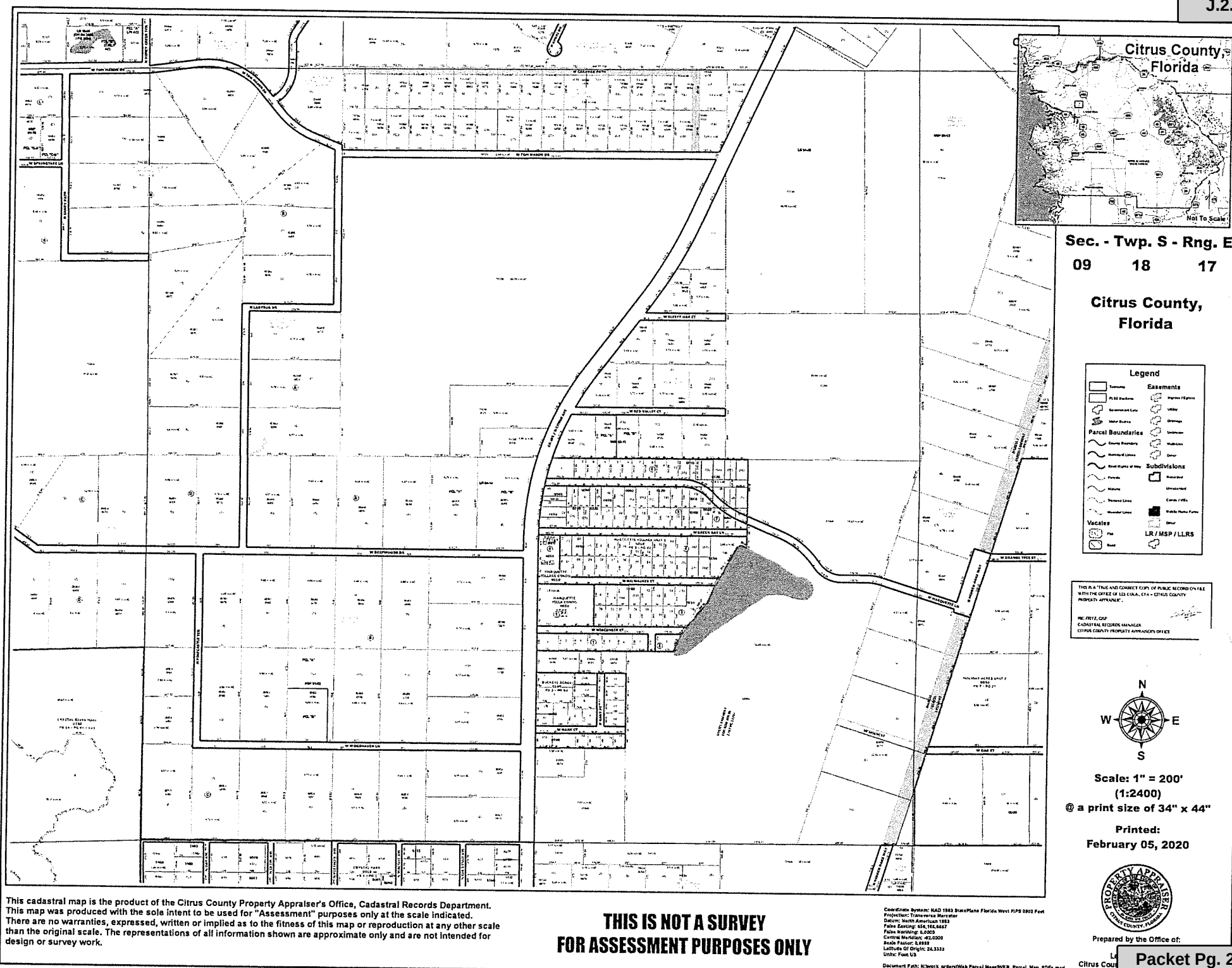
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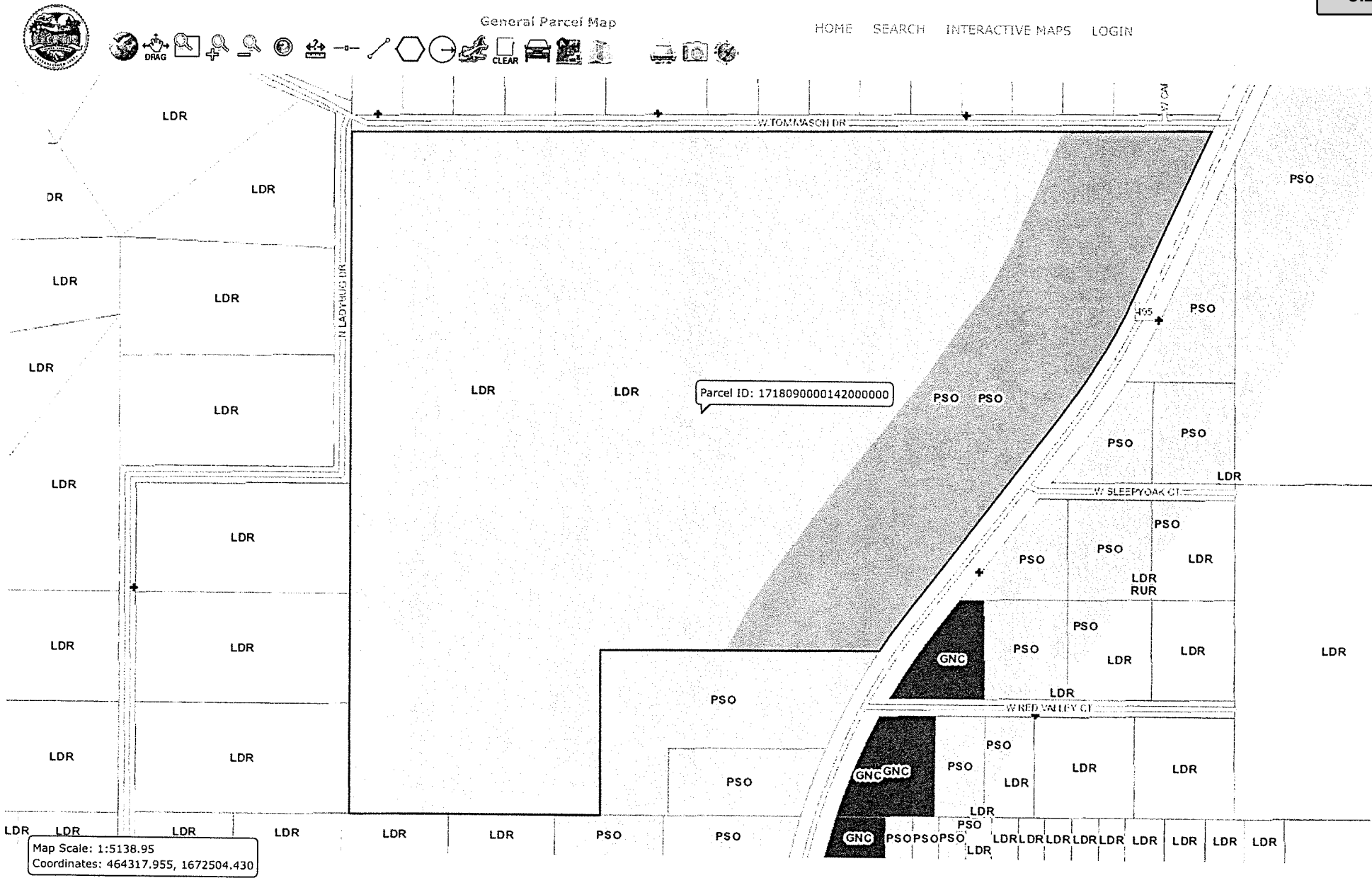
PARCEL / LOT IMAGE

[illegible]

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Board of County
Commissioners

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)



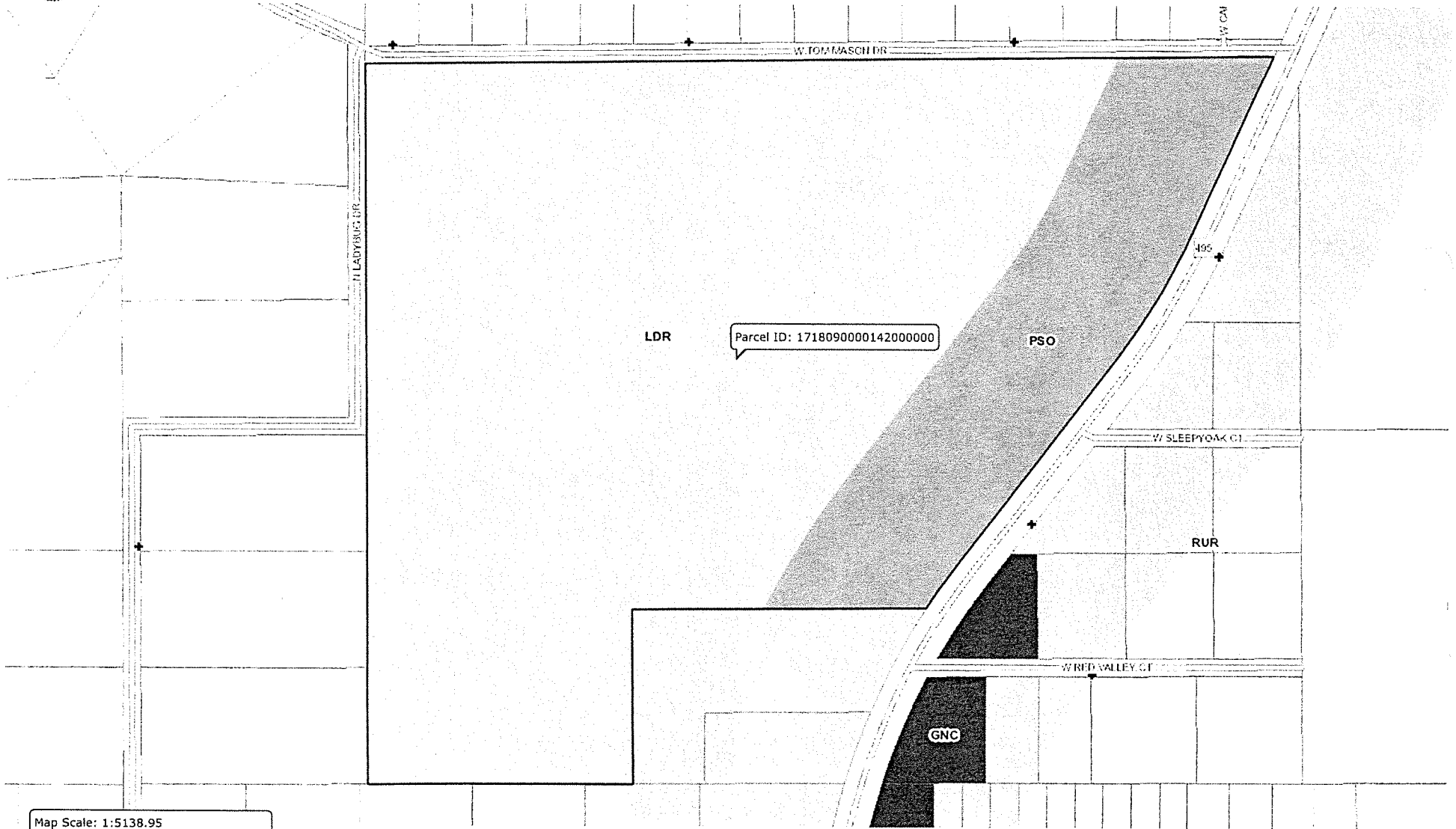


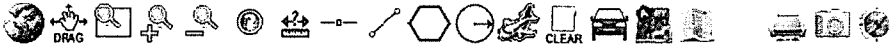
Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)



General Parcel Map

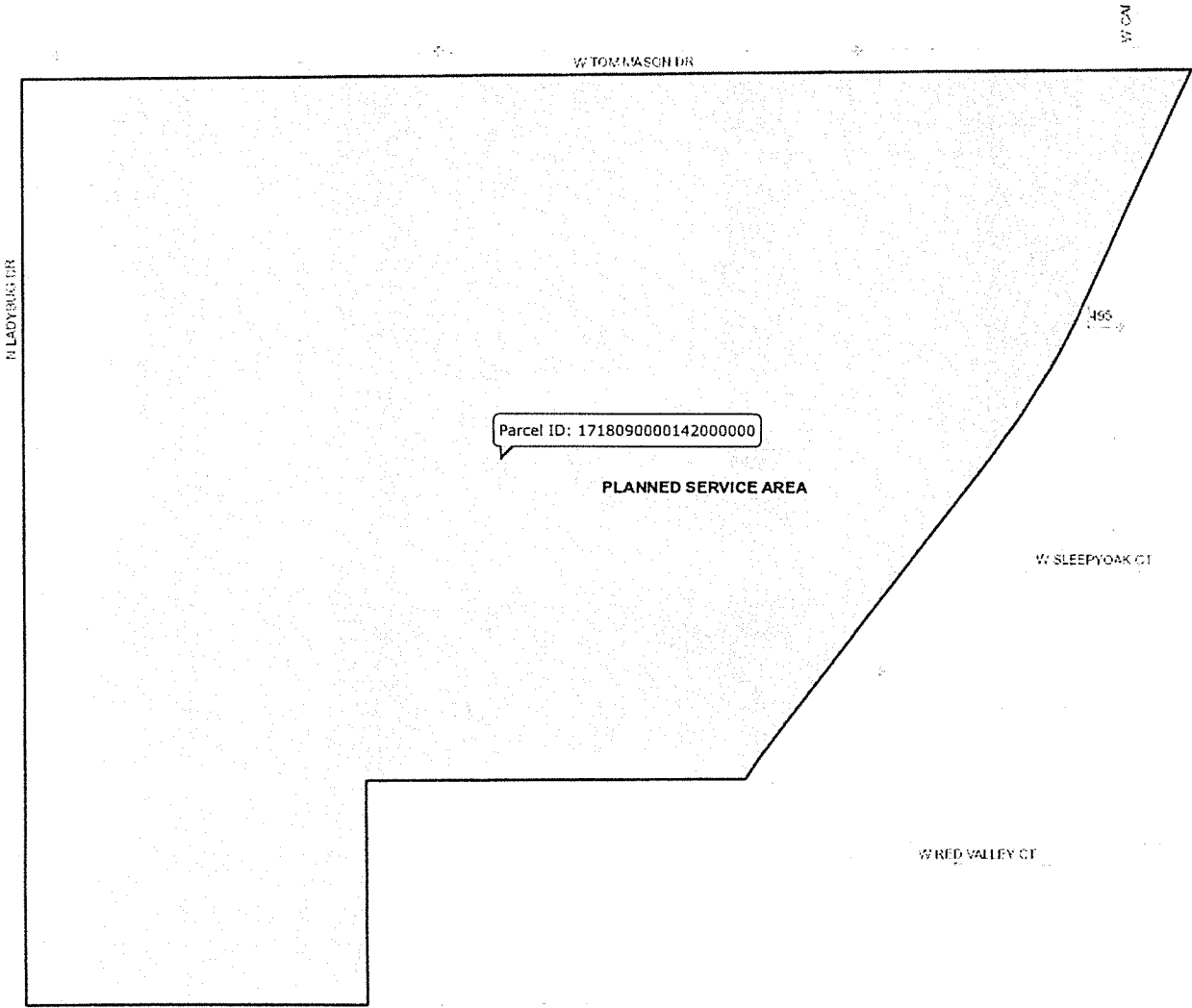
HOME SEARCH INTERACTIVE MAPS LOGIN





General Parcel Map

HOME SEARCH INTERACTIVE MAPS LOGIN

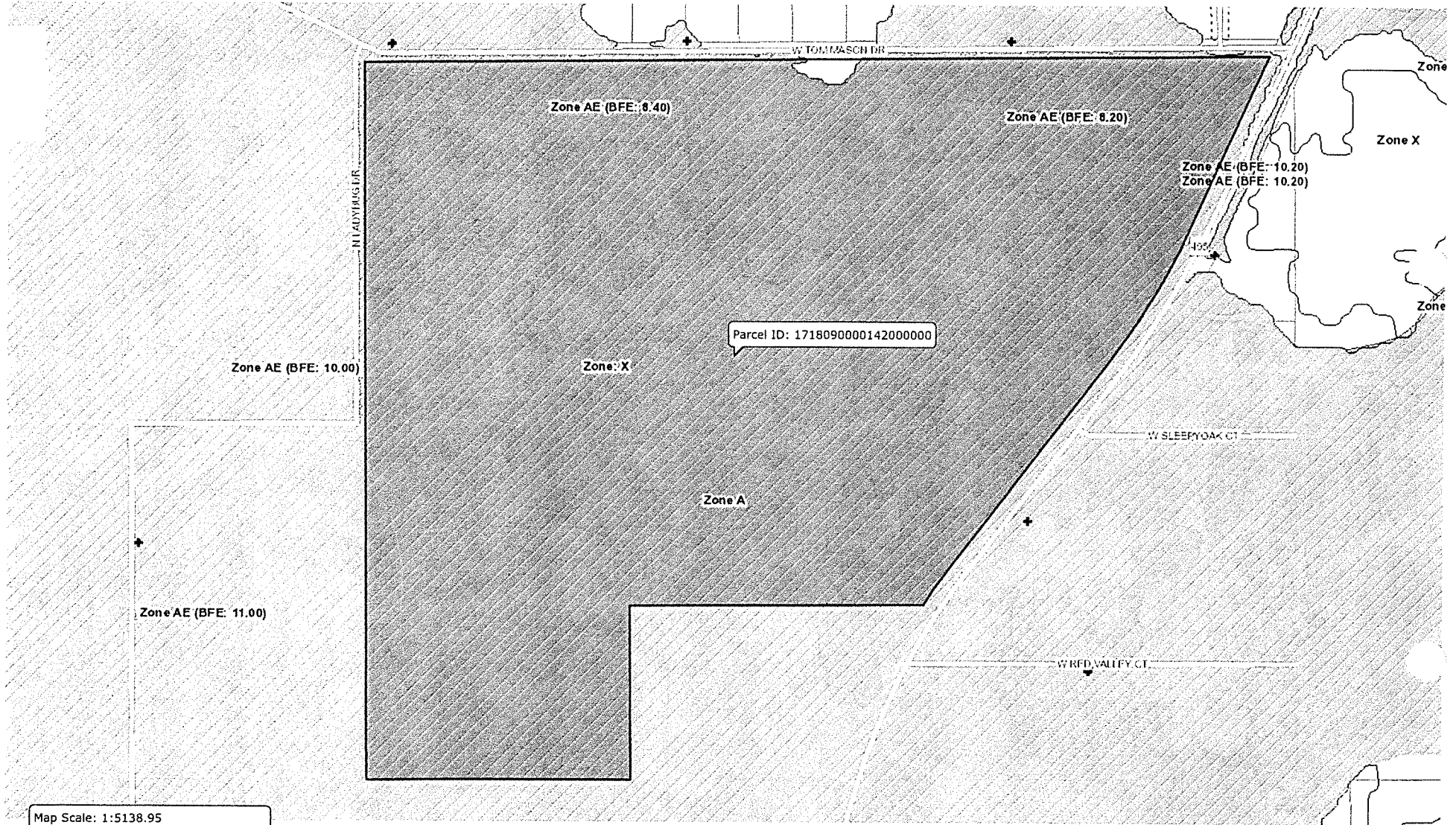


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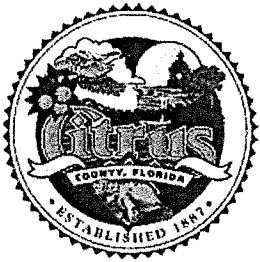


General Parcel Map

HOME SEARCH INTERACTIVE MAPS LOGIN



Map Scale: 1:5138.95
 Coordinates: 464645.397, 1672696.565



CITRUS COUNTY
GEOGRAPHIC INFORMATION
SYSTEMS

This search gets all of the traffic stations and allows you to see traffic counts by year for each station.

View Traffic Station Counts by Year

Choose a Traffic Station

CR 495 (200' N of Turkey Oak Dr)

2005

TRAFFIC COUNTS BY STATION - 0371 (CR 495 - 200' N OF TURKEY OAK DR)

2010	10647.00	0.00	94.70	4.35	0.95
2011	0.00	0.00	0.00	0.00	0.00
2012	9876.00	928.00	96.45	2.45	1.10
2013	9584.00	884.00	96.05	3.15	0.80
2016	10370.50	925.00	96.95	2.60	0.45
2017	11091.50	957.50	96.05	2.55	1.40
2018	10481.50	911.50	95.95	3.40	0.65
2019	10809.50	923.00	96.80	2.65	0.55
2020	11181.50	996.00	96.00	2.80	1.20

[illegible]

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Board of County
Commissioners

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)



CITRUS COUNTY
FLORIDA DEPARTMENT OF
TRANSPORTATION

This search gets all of the traffic stations and allows you to see traffic counts by year for each station.

View Traffic Station Counts by Year

Choose a Traffic Station

CR 495 (700' S of CR 488)

Search

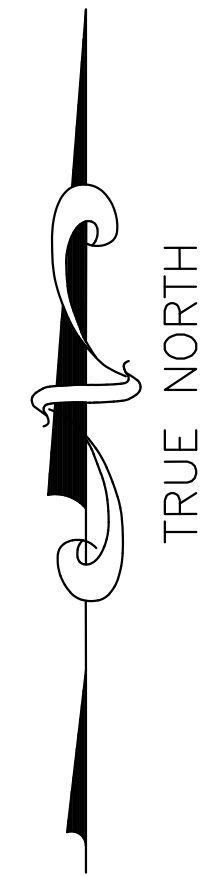
TRAFFIC COUNTS BY STATION - 0371 (CR 495 - 200' N OF TURKEY OAK DR)

2010	10647.00	0.00	94.70	4.35	0.95
2011	0.00	0.00	0.00	0.00	0.00
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Page 107

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Commissioners

Attachment: Applicant submittal (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)



REV	DATE	DESCRIPTION
A	07/22/20	PRELIMINARY LAYOUT
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWN BY:
MM

CHECKED BY:

PREPARED FOR:
CITRUS SUNRISE PROPERTIES, LLC
19 W. FLAGLER ST.
SUITE 516
MIAMI, FL 33130

PREPARED BY:
MARC P. MAIER, P.E.
FLORIDA LICENSE #72513
1033 S. GLEN MEADOW LP.
LECANTO, FL 34461
(352) 634-1643

**PRELIMINARY
NOT FOR CONSTRUCTION**

MARC P. MAIER, P.E.
FL PROFESSIONAL ENGINEER LIC. #72513

**LUXURY
RV RESORT**

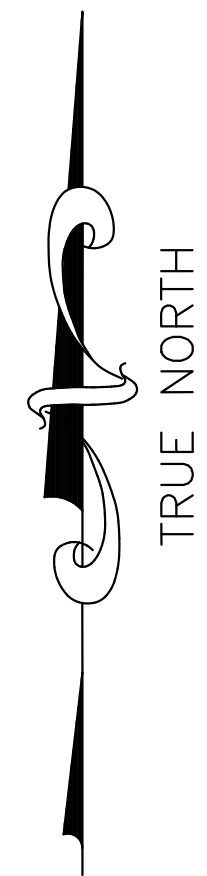
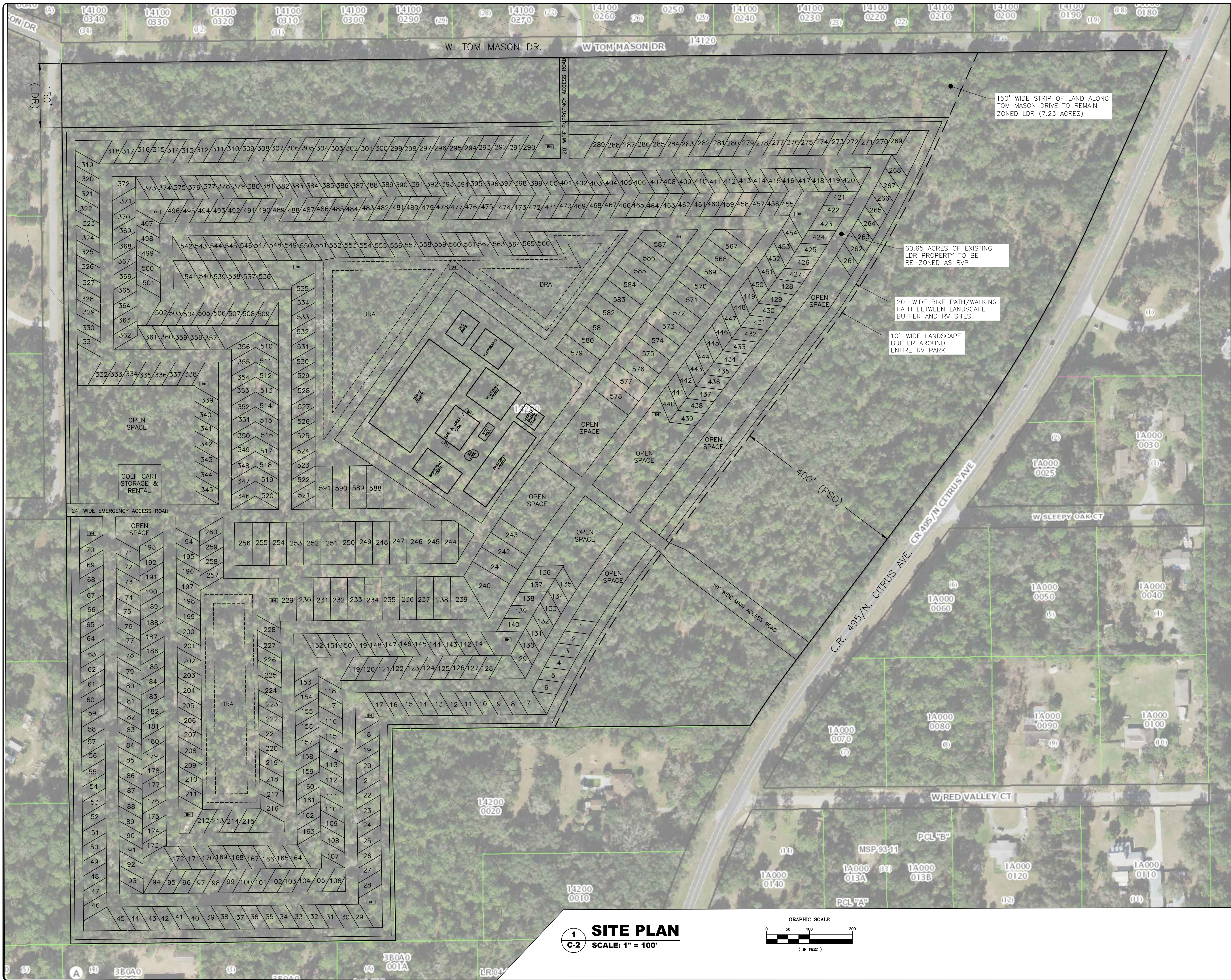
9300 W. TOM MASON DR.
CRYSTAL RIVER, FL 34428

SHEET DESCRIPTION

EXISTING CONDITIONS

SHEET NUMBER

C-1



REV	DATE	DESCRIPTION
A	07/22/20	PRELIMINARY LAYOUT
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWN BY: MM
CHECKED BY:

PREPARED FOR:
CITRUS SUNRISE PROPERTIES, LLC
19 W. FLAGLER ST.
SUITE 516
MIAMI, FL 33130

PREPARED BY:
MARC P. MAIER, P.E.
FLORIDA LICENSE #72513
1033 S. GLEN MEADOW LP.
LELAND, FL 34461
(352) 634-1643

**PRELIMINARY
NOT FOR CONSTRUCTION**

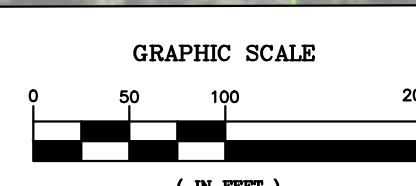
MARC P. MAIER, P.E.
FLORIDA LICENSE #72513
PROFESSIONAL ENGINEER L.C. #72513

**LUXURY
RV RESORT**
9300 W. TOM MASON DR.
CRYSTAL RIVER, FL 34428

SHEET DESCRIPTION
SITE PLAN

SHEET NUMBER
C-2

1 SITE PLAN
C-2 SCALE: 1" = 100'

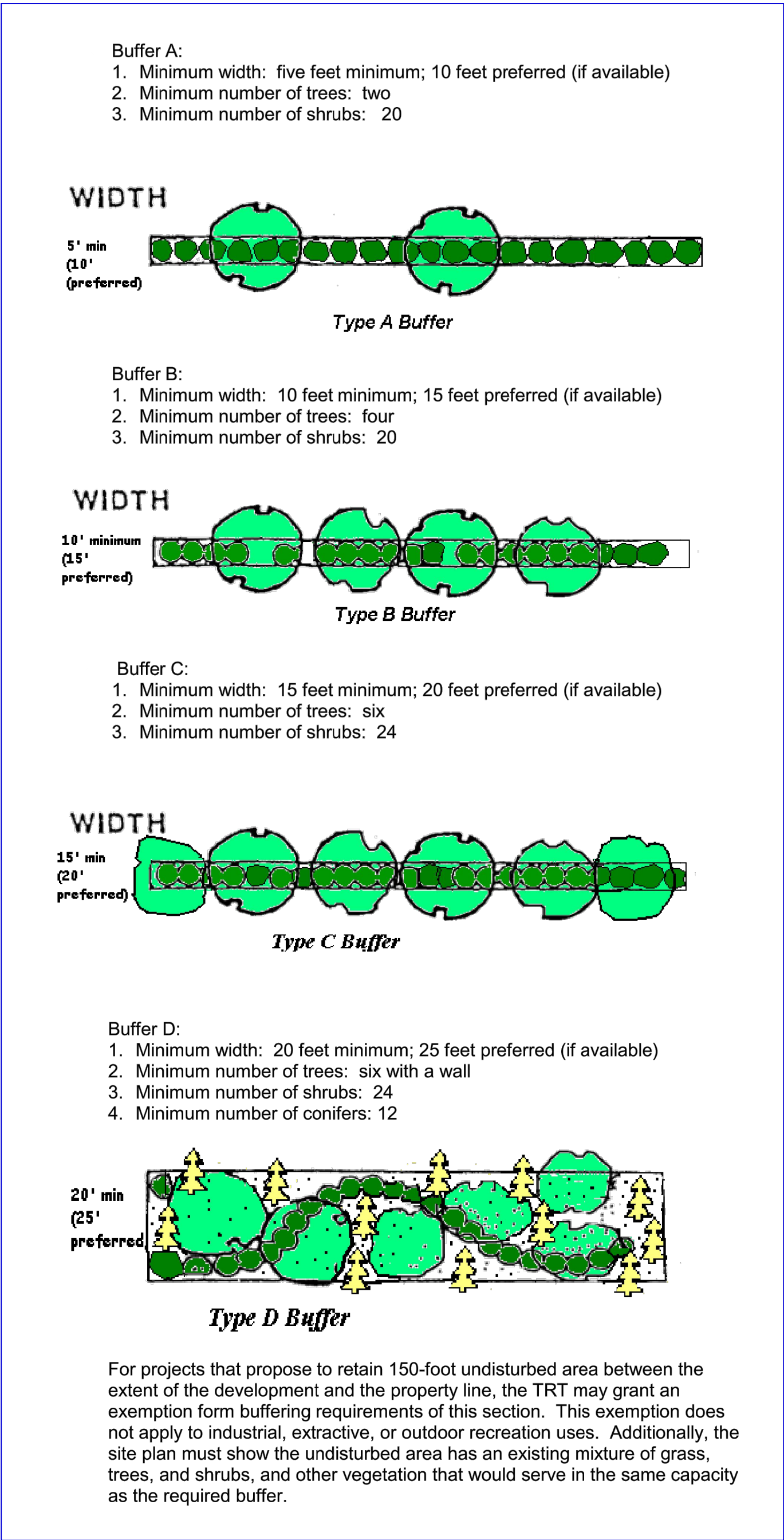
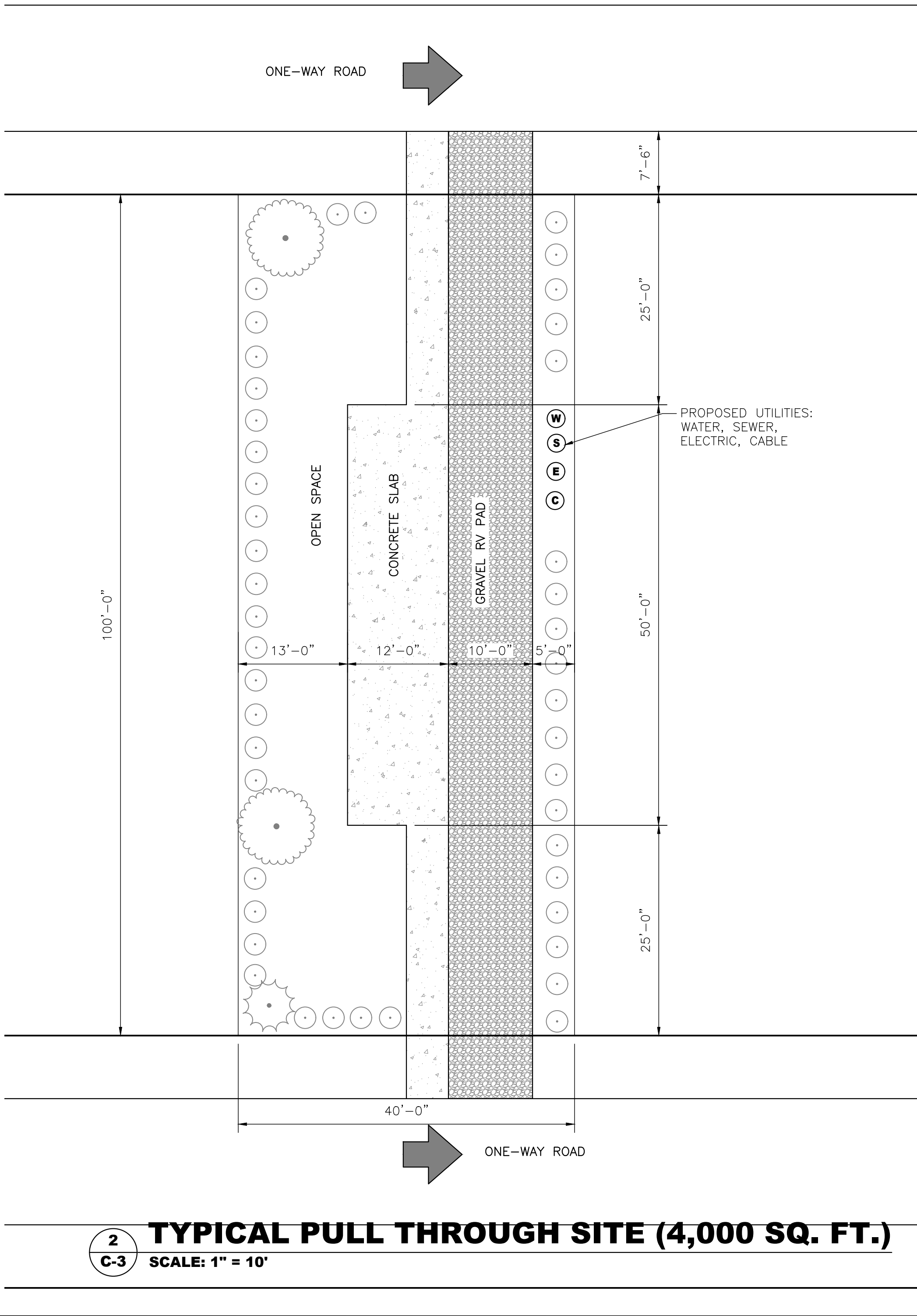
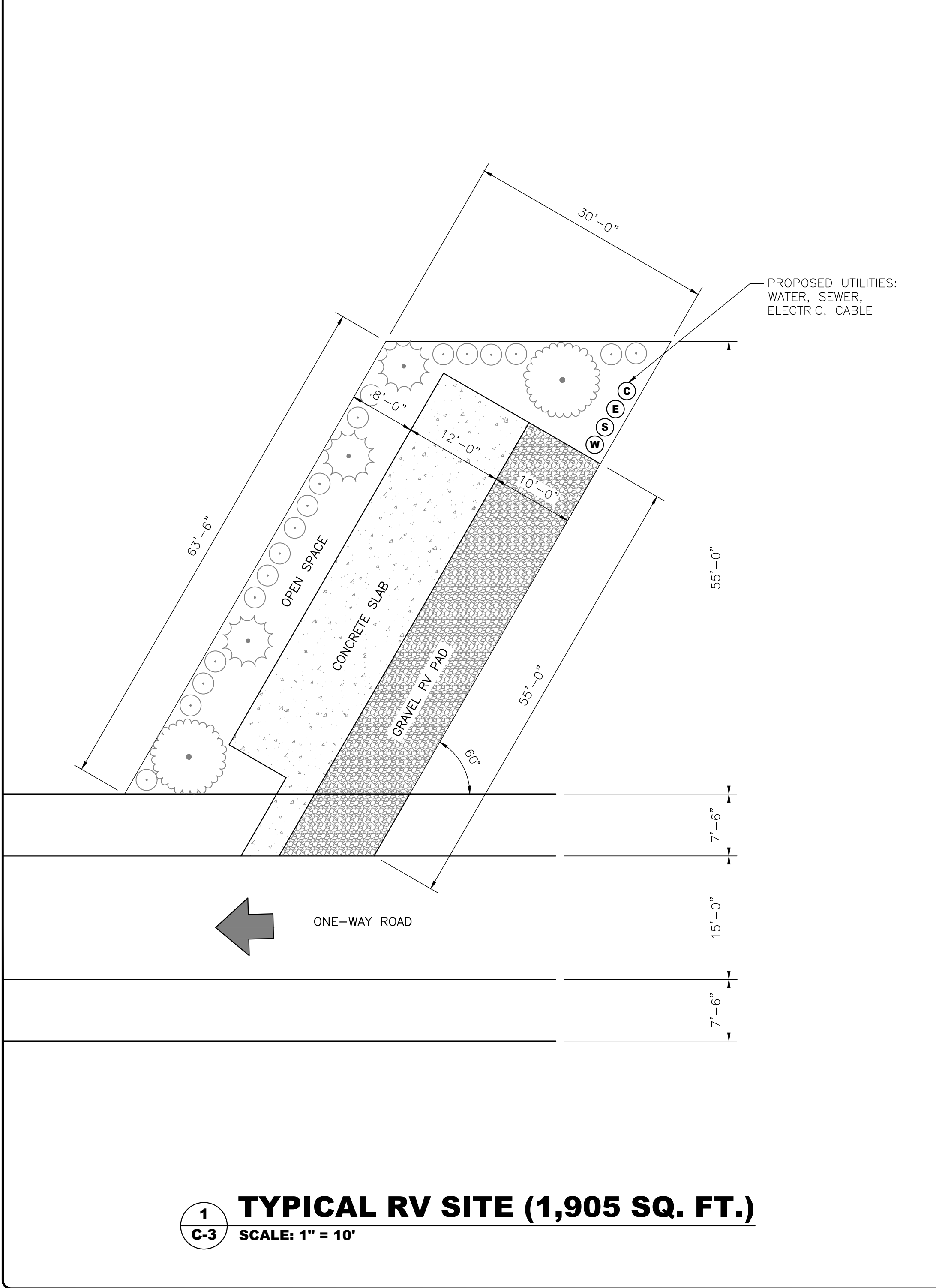


NOTES:

- 1.) THE PROPOSED PROJECT IS A 606 SITE RV PARK.
- 2.) THIS PROJECT WILL MEET OR EXCEED ALL SITE REQUIREMENTS IN SECTION 3310 OF THE CITRUS COUNTY LAND DEVELOPMENT CODE:
- A. MINIMUM LAND AREA SHALL BE 10 ACRES.
- B. A MINIMUM OF 30% OF THE PROPERTY SHALL BE RETAINED AS OPEN SPACE.
- C. THE MAXIMUM DENSITY FOR THIS RV PARK IS 10 SPACES PER GROSS ACRE.
- D. INDIVIDUAL SITES SHALL HAVE ACCESS FROM INTERNAL DRIVES AND SHALL NOT HAVE DIRECT ACCESS FROM ADJOINING PUBLIC RIGHTS OF WAY.
- E. A MINIMUM OF 10% OF THE RV PARK SHALL BE DEVOTED TO RECREATION. AT LEAST HALF OF THE TOTAL REQUIRED RECREATION AREA SHALL BE COMPRISED OF FACILITIES FOR ACTIVE RECREATION SUCH AS SWIMMING POOLS, BALL FIELDS, SHUFFLEBOARD COURTS, OR PLAY LOTS FOR SMALL CHILDREN. THESE FACILITIES SHALL BE LOCATED AS TO BE READILY AVAILABLE FROM ALL SPACES AND FREE FROM TRAFFIC HAZARDS.
- F. THIS RV PARK WILL BE EQUIPPED WITH CENTRAL WATER AND SEWER HOOKUPS.
- G. INDIVIDUAL RV SITES SHALL HAVE A MINIMUM AREA OF 1,500 SQUARE FEET AND A MINIMUM WIDTH OF 30 FEET. FOR "PARK MODELS", THE MINIMUM AREA SHALL BE 3,200 SQUARE FEET AND THE MINIMUM WIDTH SHALL BE 40 FEET. PARK MODELS MUST BE LOCATED IN A DESIGNATED "PARK MODEL AREA" SHOWN ON THE MASTER PLAN. THE TOTAL PARK MODELS ALLOWED SHALL NOT EXCEED 15% OF THE TOTAL RV SITES LOCATED WITHIN THE PARK.
- H. A STORAGE SHED SHALL BE PERMITTED WITHIN A RV SPACE, PROVIDED IT DOES NOT EXCEED 60 SQUARE FEET IN AREA.
- I. TEMPORARY STRUCTURES SUCH AS CANVAS AWNINGS, SCREENED ENCLOSURES, OR PLATFORMS, WHICH ARE NORMAL CAMPING EQUIPMENT, MAY BE ERECTED BUT MUST BE REMOVED WHEN THE RV SPACE IS VACATED. NO OTHER STRUCTURAL ADDITIONS SHALL BE BUILT ONTO OR BECOME A PART OF ANY RV.

SITE SCHEDULE

TOTAL APPLICANT OWNED LAND AREA	84.58 ACRES
TOTAL LAND AREA ZONED PSO	16.70 ACRES
TOTAL LAND AREA ZONED LDR	7.23 ACRES
TOTAL LAND AREA ZONED RV PARK	60.65
TOTAL SITES ALLOWED	606
TOTAL SITES PROPOSED	591
TOTAL OPEN SPACE REQUIRED (30%)	18.20 ACRES
TOTAL OPEN SPACE PROVIDED	22.21 ACRES
TOTAL RECREATION AREA REQUIRED (10%)	6.06 ACRES
TOTAL RECREATION AREA PROVIDED	7.99 ACRES



REV	DATE	DESCRIPTION
A	07/22/20	PRELIMINARY LAYOUT
1		
2		
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5		
6		
7		
8		
9		
10		

DRAWN BY: MM	CHECKED BY:
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PREPARED FOR:
CITRUS SUNRISE PROPERTIES, LLC
19 W. FLAGLER ST.
SUITE 516
MIAMI, FL 33130

PREPARED BY:
MARC P. MAIER, P.E.
FLORIDA LICENSE #72513
1033 S. GLEN MEADOW LP.
LECANTO, FL 34461
(352) 634-1643

**PRELIMINARY
NOT FOR CONSTRUCTION**

MARC P. MAIER, P.E.
FL PROFESSIONAL ENGINEER LIC. #72513

**LUXURY
RV RESORT**
9300 W. TOM MASON DR.
CRYSTAL RIVER, FL 34428

SHEET DESCRIPTION
NOTES/DETAILS

SHEET NUMBER
C-3

Susan K. Wright

From: rhathorn@tampabay.rr.com
Sent: Tuesday, April 6, 2021 4:25 PM
To: Susan K. Wright
Subject: [EXTERNAL]CPA/AA-21-06

Importance: High

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

Susan

My wife and I are adamantly **opposed** to a Recreational Vehicle Park proposed in the application CPA/AA-21-06. A Recreational Vehicle Park is entirely inconsistent with the single family, low density, developments of our neighborhood, Greenwood Estates, and the surrounding neighborhood of Greenwood Acres. We are opposed to any changes in the current land use code that would allow this develop to proceed.

Thank You

Robert and Venecia Hathorn
9621 W. Tom Mason Drive

Attachment: Public input (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

APR 10 2021
AIR 10210
CPA/AA-21-06
3/20/21

I am a concerned resident in Greenwood Estates Crystal River. A sign was just posted on a piece of property on Tom Mason Drive. The sign appears to be an application to change zoning or land use on this piece of property. This is a residential area with parcels of 1 acre and up. Looking at this application they are wanting to change it to put RV there. Is there a hearing or a way that the residents of Greenwood Estates can express our concerns against the zoning and land use of this property being changed. There are many of us residents who just saw this sign and are greatly disturbed by it. This area is one of the few areas close to Crystal River that has homes only and acreage lots. This is very disturbing and I would like to know how we as residents can show our disapproval of this.

Attachment: Public input (12961 : CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton)

12/10/2020
10:14 AM
CPA/AA/pub-21-07
Received 12/10/2020 10:14 AM

William L. Farrell
V. Gail Easley
4798 North Ladybug Drive
Crystal River, FL 34428
Mailing: P. O. Box 2137
Crystal River, FL 34423
Email: easley.gail@gmail.com
May 24, 2021

To: Members of the Citrus County Planning and Development Commission

My husband, William Farrell, and I, Gail Easley, own property and reside on North Ladybug Drive adjacent to the property proposed for a new land use designation of RVP. We have lived in this location for over 27 years, and are very familiar with the character of the neighborhood of Tom Mason, Deep Woods, and Ladybug Drive, adjacent to and surrounding the property proposed for a new designation.

In addition to my husband and me being property owners and residents, I am a retired City Planner. During my 37-year career I was a consultant specializing in land use, compatibility, and land development regulations. I was a Certified Planner and was admitted to the College of Fellows of the American Institute of Certified Planners in 2000. For many years I provided expert testimony on matters of land use and compatibility in court and administrative hearings throughout Florida. In addition, I provided training to planners in Florida and throughout the country on matters of land use, land development regulations, and compatibility, and taught for five years at the University of Florida in the planning program. When the Growth Management Act was passed in Florida in the late 80s, Citrus County was chosen to serve as the Model Land Development Code for the State. I was lead author for this effort, resulting in the first version of the LDC now in use.

Therefore, not only are my husband and I providing testimony and comments as property owners and residents, but also based on my expertise as a land use planner specializing in matters of land use compatibility.

Our neighborhood consists of single-family residential, on five-acre lots, or larger. It is a stable, very low density neighborhood. The intrusion of the proposed RVP is inconsistent with the character of the neighborhood and is not compatible with the neighborhood in several significant and substantial ways.

Planning and Development Commission
Page Two

1. Density. The land use designation for our neighborhood is LDR which allows a density of 2 units per acre. However, the platted lots and development pattern have an existing density which is predominately 1 unit per five acres. The proposed land use amendment provides a density of 10 units per acre, or an increase of 4,900 percent in the permissible density, as compared to the actual developed density of our neighborhood. The proposed designation is not compatible, based on density.
2. Permissible uses. The uses within the proposed RVP designation include recreation vehicles (towable campers, self-propelled motorhomes or camper vans) and park model units. Park model units, while classified as recreational vehicles, are permanent as they are not towable by passenger vehicles and are not towed from place to place as are other recreation vehicles. Other permissible uses include both passive and active outdoor recreation uses, such as ballfields, ball courts, playgrounds, swimming pools, playgrounds, or a golf course. Public service and utility uses include communication facilities, water and wastewater facilities, maintenance facility, and telephone or cable facilities. Commercial uses are also permissible up to a total of 5,000 square feet.

The LDR land use category has permissible uses of single-family dwellings together with accessory structures, such as sheds, passive recreation, home occupations, and public service. Several conditional uses may be permissible based on meeting additional development and use criteria, following additional review to ensure compatibility.

The proposed designation, which allows substantial and significant uses of higher impacts, is not compatible based on use.

3. Traffic. The PM peak hour trip generation for single-family dwellings is 0.99 per dwelling unit. The PM peak hour trip generation for recreational vehicle parks is 0.98 per acre. When calculating the percent change, the trip generation rate was converted to trips per acre to ensure comparability in the unit calculation. The change in trip generation, considering only the residential uses, is an increase of 395%. In addition to the residential uses, a number of uses, such as commercial, are permissible which have even higher trip generation rates. However, total trip generation for the entire site would be calculated based on actual proposed uses. Therefore, only the residential uses were considered for this discussion of compatibility. The proposed designation, which allows significant and substantial increases in trips is not compatible, based on traffic impacts.

Planning and Development Commission
Page Three

4. Lights. Lights are considered a nuisance according to the Citrus County Land Development Code. The proposed RVP designation has allowable uses of both passive and active outdoor recreation. Among the permissible outdoor recreation uses are ballfields, ball courts, playgrounds, swimming pools, playgrounds, or a golf course. Such uses require outdoor lighting for evening and nighttime use. Together with security lighting for the residential, public service, and commercial uses as well as the lighting for the uses themselves, the lighting impacts will be significant and substantial, far exceeding the lighting impacts of the surrounding neighborhood. The proposed designation is not compatible, based on lighting impacts.
5. Noise. Noise is considered a nuisance according to the Citrus County Land Development Code. There are several sources of noise from development within the RVP land use category. The density allows approximately 600 units, both transient and permanent. Trucks pulling camping trailers, including diesel trucks; motorhomes and other self-propelled recreation vehicles, including diesel motors; passenger vehicles; delivery trucks to provide goods and service to utility, public service, and commercial uses all provide significant and substantial noise from vehicular traffic. Outdoor recreation activities result in the congregation of people using sports fields and courts, pools, and other outdoor activities. The congregation of people in such a dense setting results in noise from users. Together these uses and activities result in significant and substantial noise impacts far exceeding the impacts associated with low density residential development. The proposed designation is not compatible, based on noise impacts.

One means of potentially mitigating, or partially mitigating, impacts from dissimilar uses is the use of a buffer. A buffer is land area, often including required landscaping, fencing, or berms, which serves to separate dissimilar uses. Because the existing neighborhood is residential and the proposed land use designation is considered residential, no buffer is required. Therefore, the proposed designation is not compatible, based on design requirements that do not require any land separation or mitigating conditions.

It should further be pointed out that any discussion of potential design and development characteristics should not affect the consideration of any appropriate land use category. Potential design and development characteristics suggested by the property owner are not binding at the point of deciding the land use category. Once the land use designation is made, the opportunity is lost to ensure compatibility through only assigning a land use category that is consistent with and compatible with the adjacent and surrounding neighborhood. The adjacent and surrounding neighborhood is characterized by low density – even very low density – residential development.

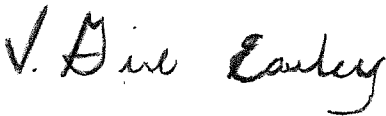
Planning and Development Commission
Page Four

A proposed land use designation which increases impacts up to 4,900 percent is inappropriate in every way.

We strenuously object to the proposed change in land use designation to RVP because of the significant and substantial incompatibilities described above. We are unable to present these findings and objections in person as we are currently providing volunteer services to the Kenai National Wildlife Refuge in Alaska, which is a considerable distance from Citrus County. It is prohibitive to travel to attend and provide comments and testimony at the hearing. We trust that you will carefully consider our objections in your review of this proposed land use change.

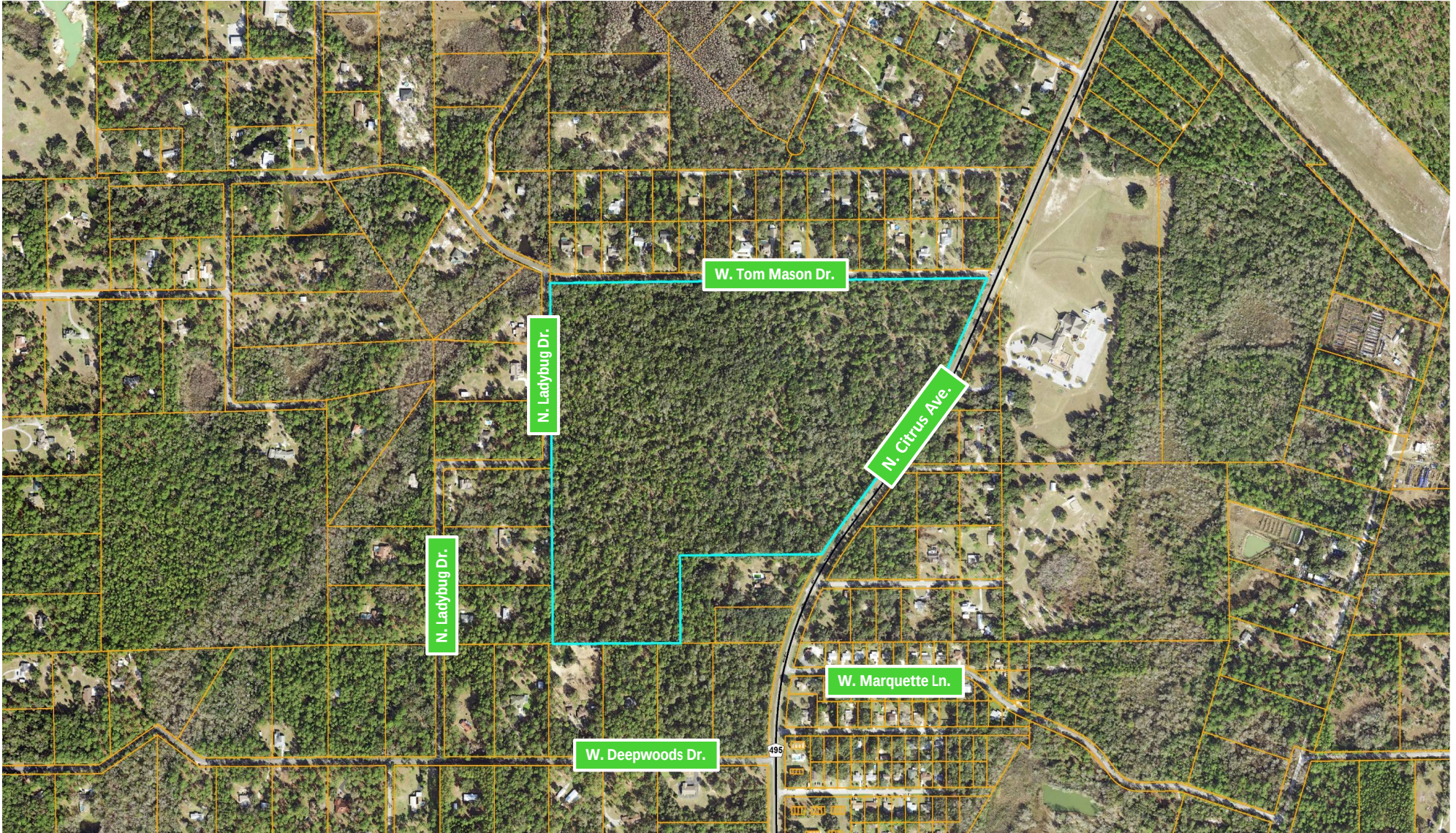
Sincerely,

William L. Farrell
V. Gail Easley

A handwritten signature in black ink that reads "V. Gail Easley". The signature is written in a cursive, flowing style.

CPA/AA-21-06

Joe Cubas for Gerald and Tsuneyo Knapton





















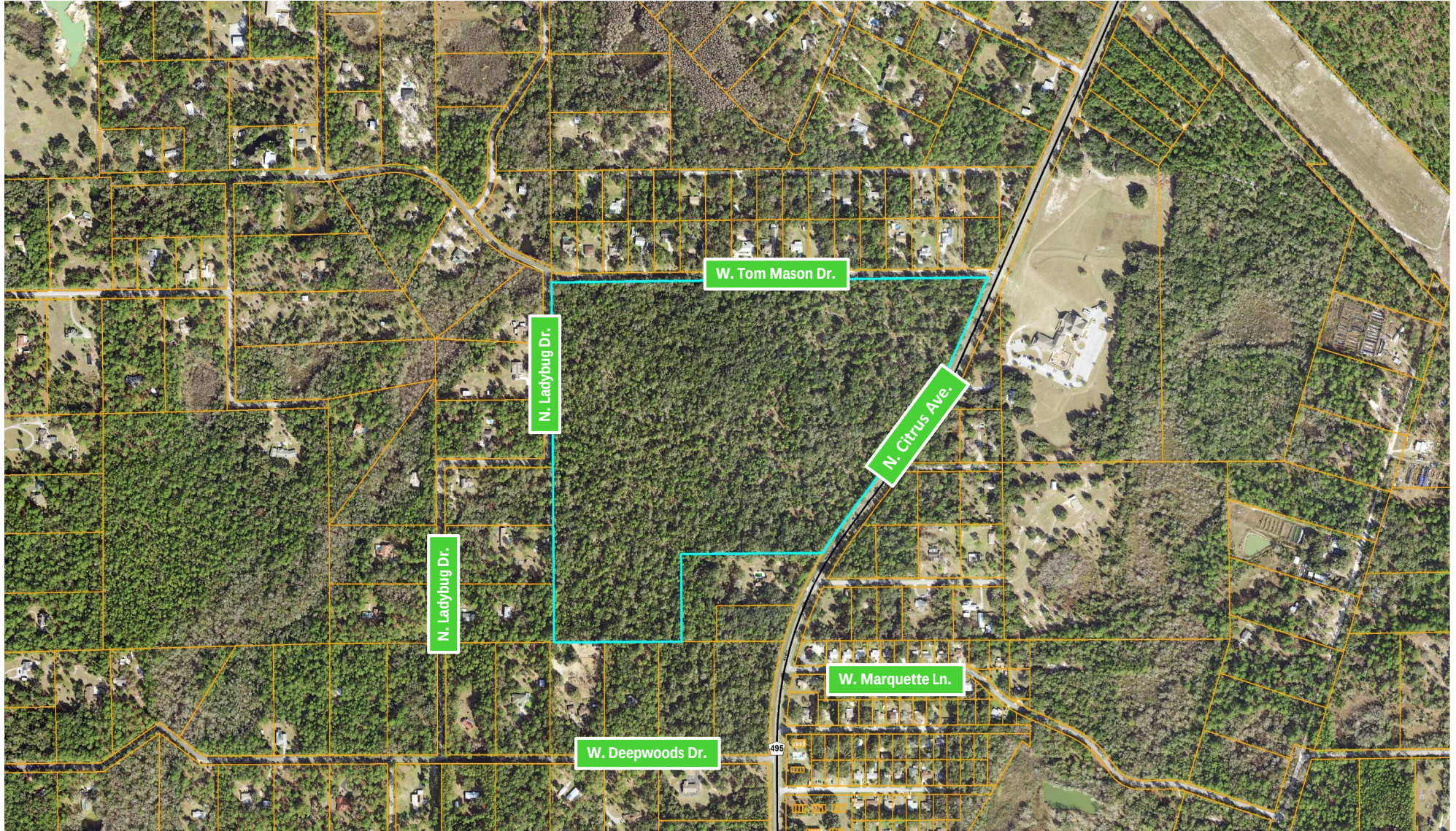


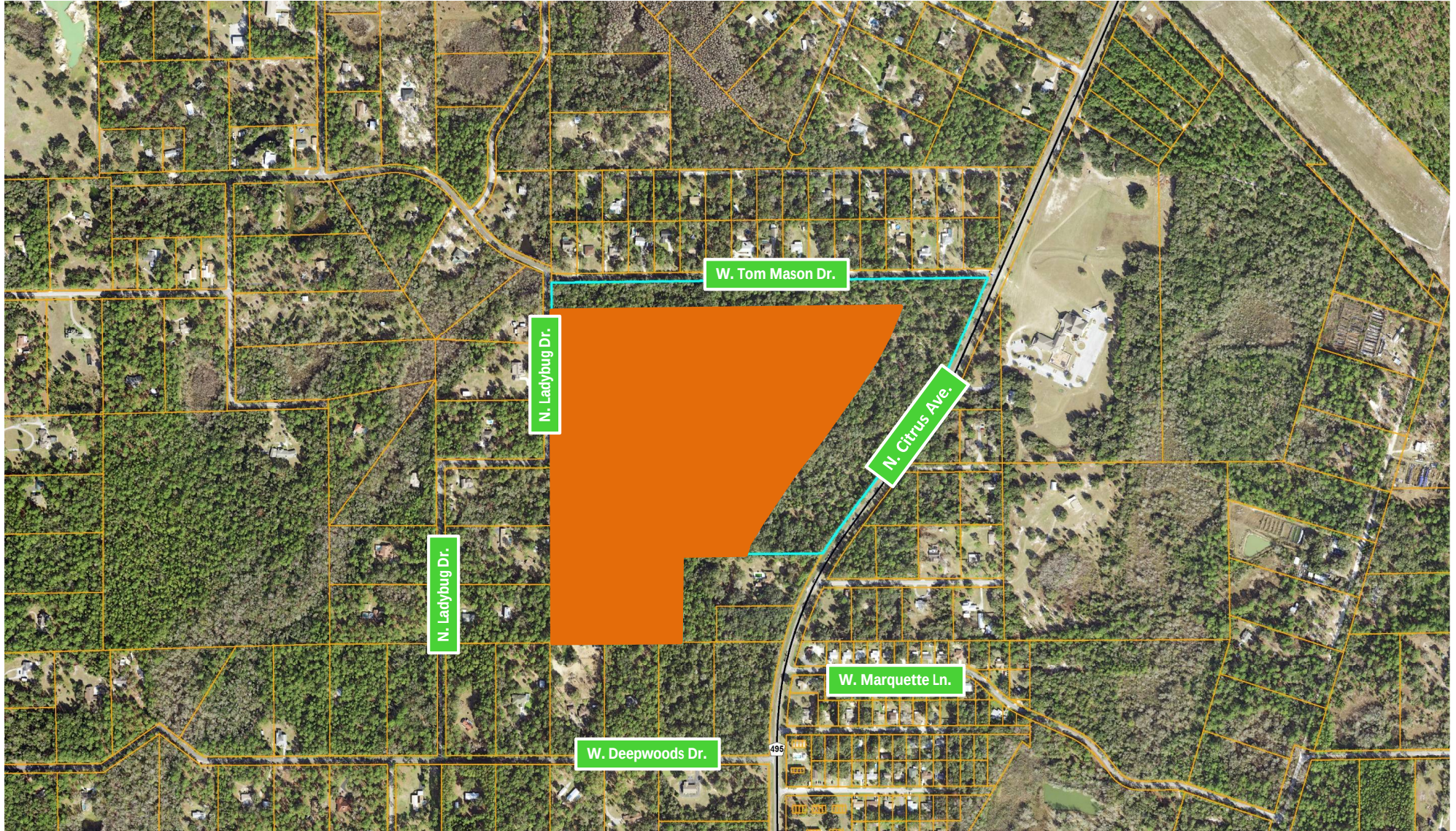


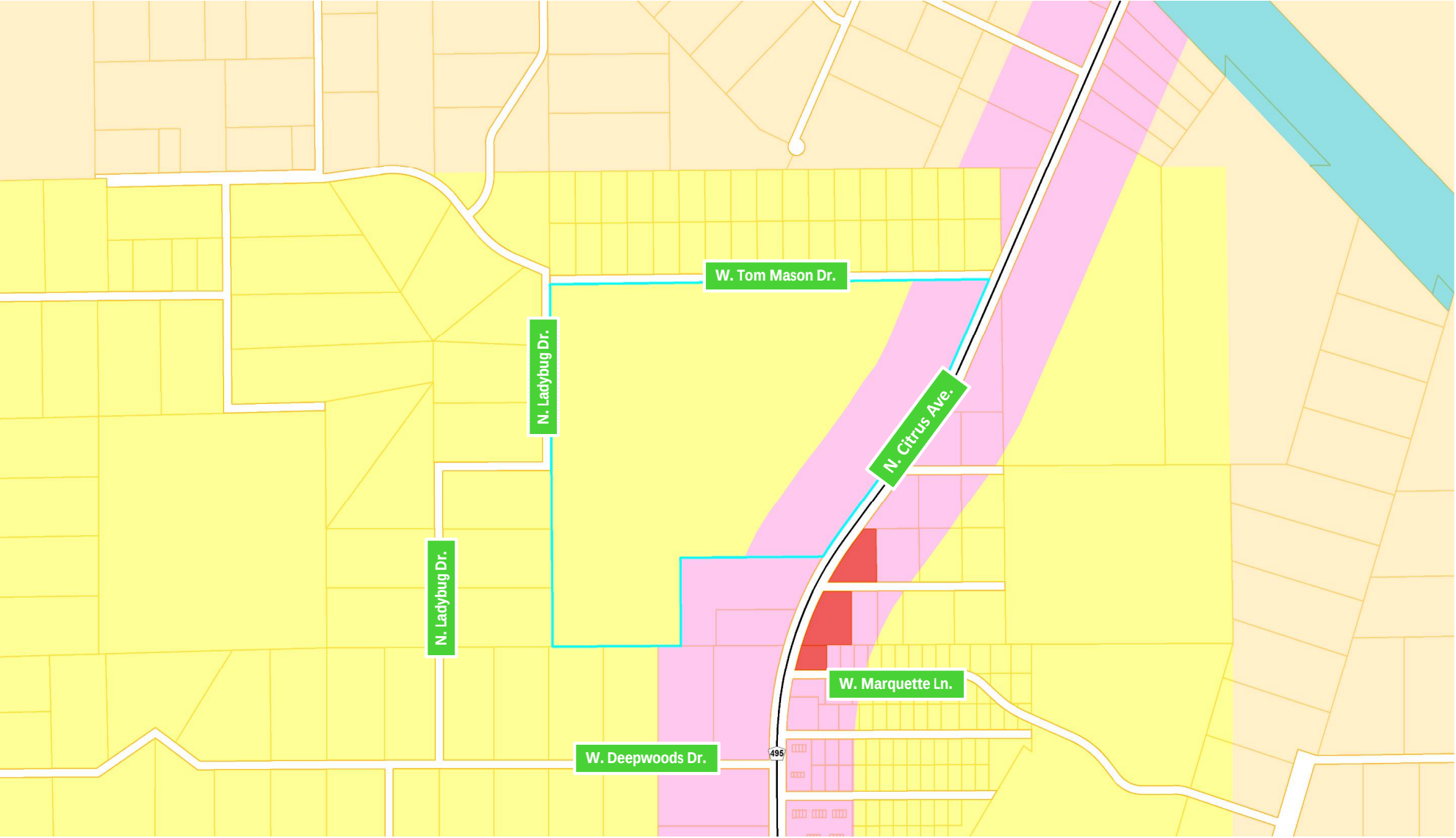


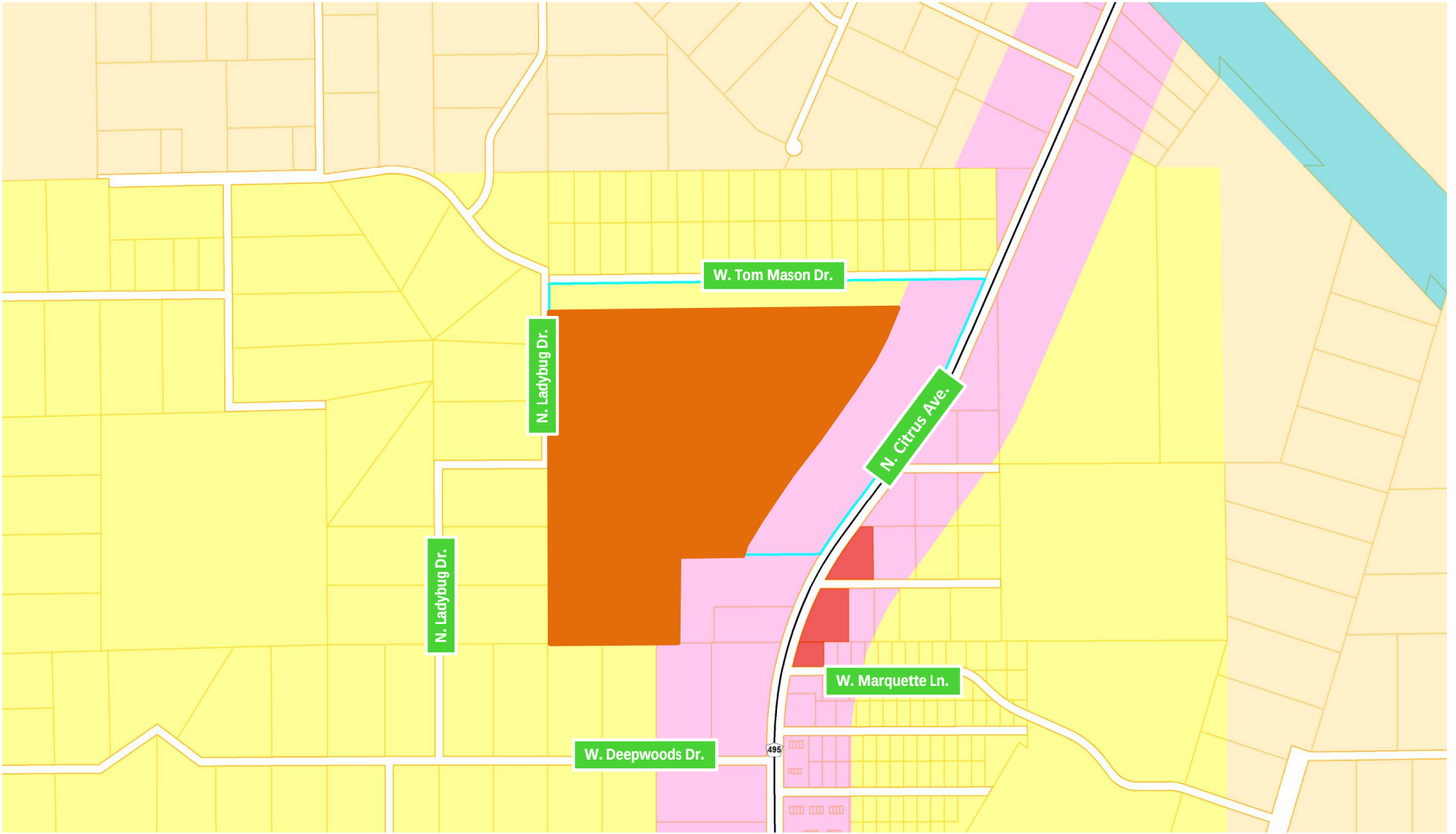
CPA/AA-21-06

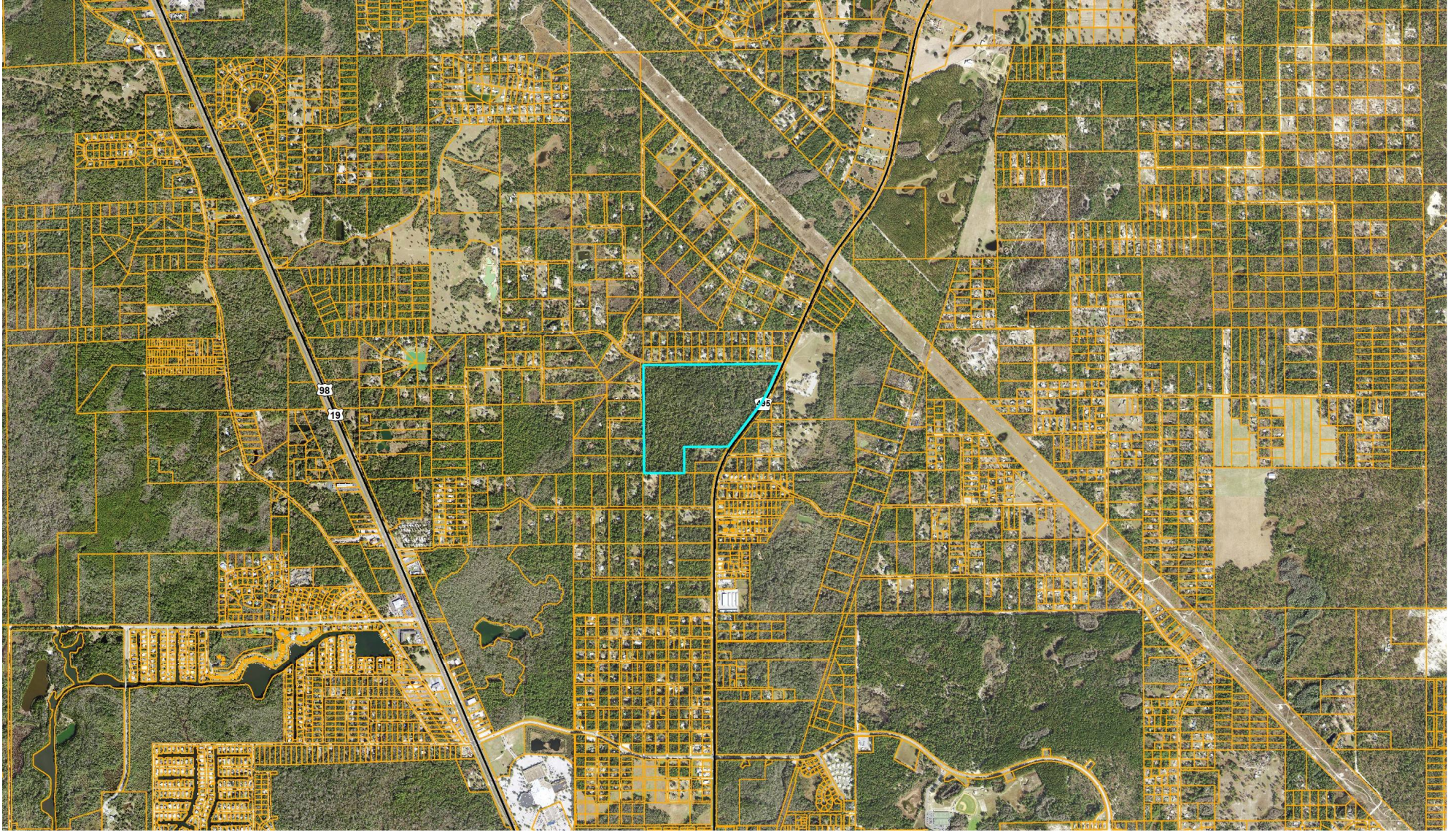
Joe Cubas for Gerald and Tsuneyo Knapton

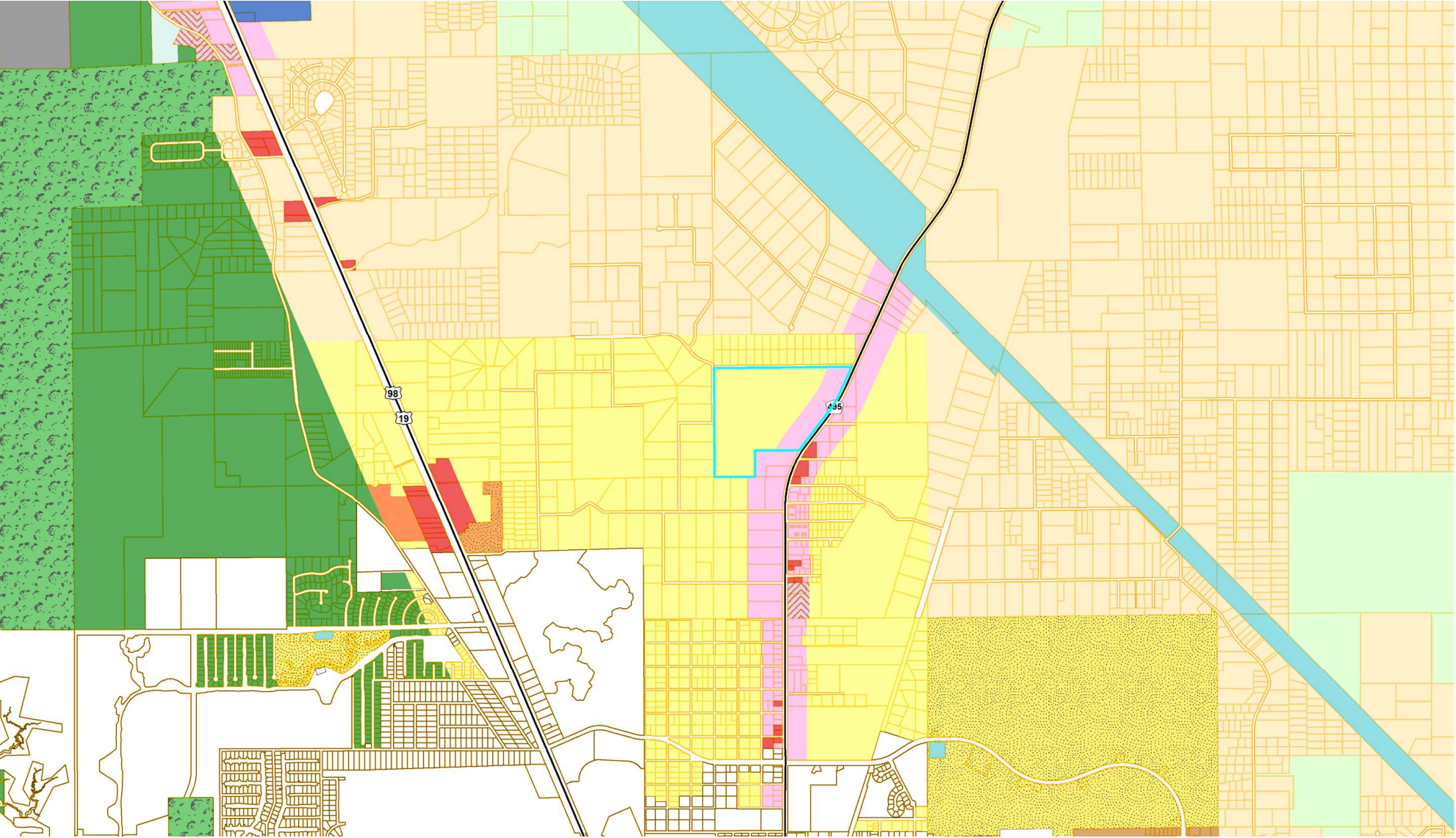














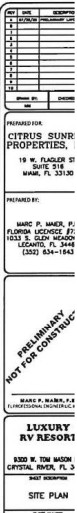
PREPARED FOR:	CITRUS SUN PROPERTIES, INC.
PREPARED BY:	MARK P. HANCOCK, P.E. FLORIDA LICENSED ENGINEER 19 W. FLORISSA ST. SUITE 110 MARIETTA, GA 30067 (770) 575-1143
PROJECT:	LUXURY RV RESORT
DATE:	10/10/2019
SCALE:	1" = 100'
PROJECT:	LUXURY RV RESORT
DATE:	10/10/2019
SCALE:	1" = 100'



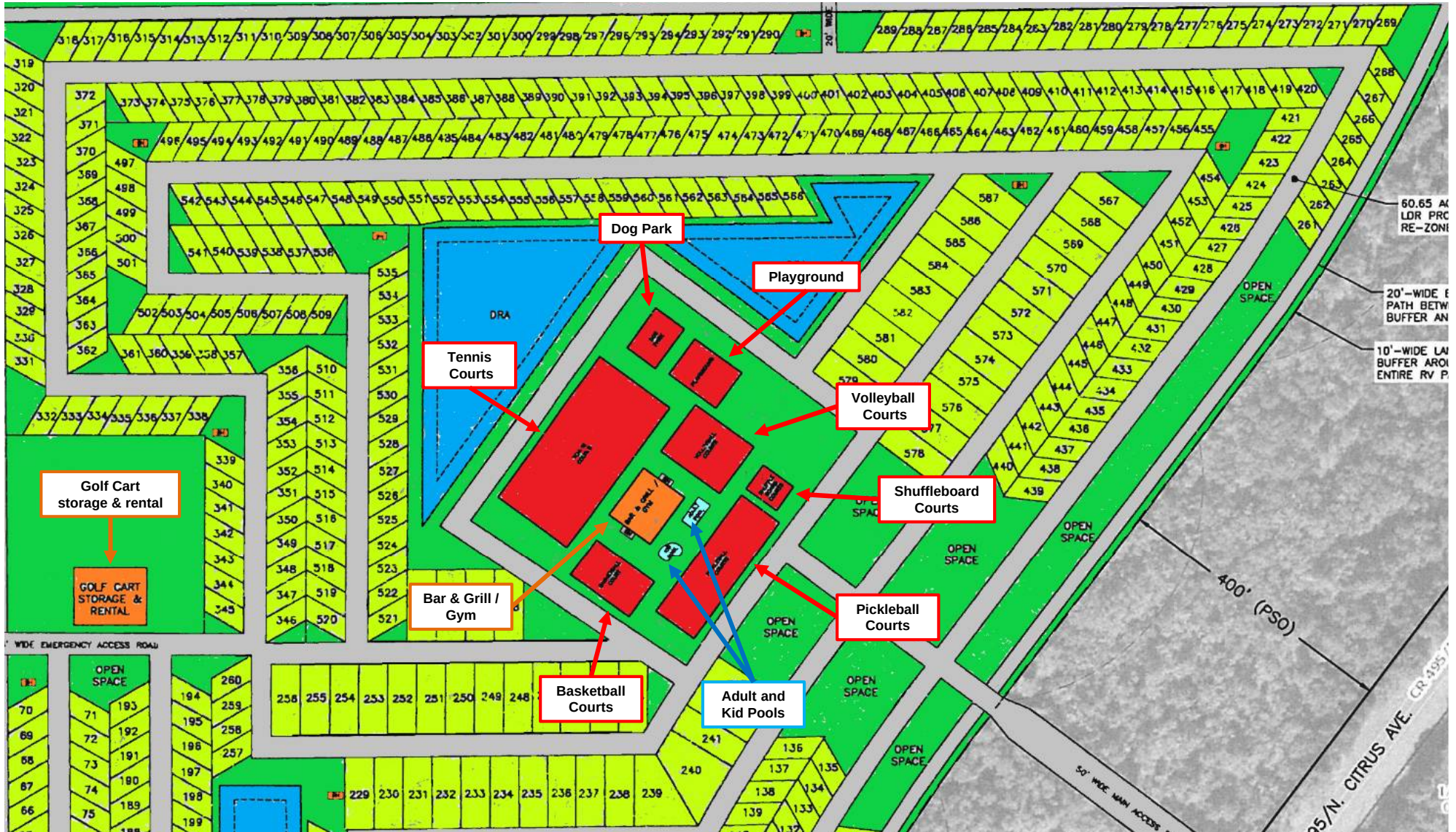
SITE PLAN
SCALE: 1" = 100'
GRAPHIC SCALE
(1" = 100')



NO.	DATE	REVISION
1	01/11/20	ISSUED FOR PERMITTING
2	02/11/20	REVISED TO ADD LDR STRIP
3	03/11/20	REVISED TO ADD BIKE PATH
4	04/11/20	REVISED TO ADD LANDSCAPE BUFFER
5	05/11/20	REVISED TO ADD GOLF CART STORAGE
6	06/11/20	REVISED TO ADD ORA AREAS
7	07/11/20	REVISED TO ADD PSO USES
8	08/11/20	REVISED TO ADD AWTP
9	09/11/20	REVISED TO ADD SFD LOTS
10	10/11/20	REVISED TO ADD OPEN SPACE
11	11/11/20	REVISED TO ADD LANDSCAPE BUFFER
12	12/11/20	REVISED TO ADD BIKE PATH
13	01/12/20	REVISED TO ADD LDR STRIP
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16	04/12/20	REVISED TO ADD LANDSCAPE BUFFER
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209	05/04/36	REVISED TO ADD SFD LOTS
210	06/04/36	REVISED TO ADD OPEN SPACE
211	07/04/36	REVISED TO ADD LANDSCAPE BUFFER
212	08/04/36	REVISED TO ADD BIKE PATH
213	09/04/36	REVISED TO ADD LDR STRIP
214	10/04/36	REVISED TO ADD SFD LOTS
215	11/04/36	REVISED TO ADD OPEN SPACE
216	12/04/36	REVISED TO ADD LANDSCAPE BUFFER
217	01/05/37	REVISED TO ADD BIKE PATH
218	02/05/37	REVISED TO ADD LDR STRIP
219	03/05/37	REVISED TO ADD SFD LOTS
220	04/05/37	REVISED TO ADD OPEN SPACE
221	05/05/37	REVISED TO ADD LANDSCAPE BUFFER
222	06/05/37	REVISED TO ADD BIKE PATH
223	07/05/37	REVISED TO ADD LDR STRIP
224	08/05/37	REVISED TO ADD SFD LOTS
225	09/05/37	REVISED TO ADD OPEN SPACE
226	10/05/37	REVISED TO ADD LANDSCAPE BUFFER
227	11/05/37	REVISED TO ADD BIKE PATH
228	12/05/37	REVISED TO ADD LDR STRIP
229	01/06/38	REVISED TO ADD SFD LOTS
230	02/06/38	REVISED TO ADD OPEN SPACE
231	03/06/38	REVISED TO ADD LANDSCAPE BUFFER
232	04/06/38	REVISED TO ADD BIKE PATH
233	05/06/38	REVISED TO ADD LDR STRIP
234	06/06/38	REVISED TO ADD SFD LOTS
235	07/06/38	REVISED TO ADD OPEN SPACE
236	08/06/38	REVISED TO ADD LANDSCAPE BUFFER
237	09/06/38	REVISED TO ADD BIKE PATH
238	10/06/38	REVISED TO ADD LDR STRIP
239	11/06/38	REVISED TO ADD SFD LOTS
240	12/06/38	REVISED TO ADD OPEN SPACE
241	01/07/39	REVISED TO ADD LANDSCAPE BUFFER
242	02/07/39	REVISED TO ADD BIKE PATH
243	03/07/39	REVISED TO ADD LDR STRIP
244	04/07/39	REVISED TO ADD SFD LOTS
245	05/07/39	REVISED TO ADD OPEN SPACE
246	06/07/39	REVISED TO ADD LANDSCAPE BUFFER
247	07/07/39	REVISED TO ADD BIKE PATH
248	08/07/39	REVISED TO ADD LDR STRIP
249	09/07/39	REVISED TO ADD SFD LOTS
250	10/07/39	REVISED TO ADD OPEN SPACE
251	11/07/39	REVISED TO ADD LANDSCAPE BUFFER
252	12/07/39	REVISED TO ADD BIKE PATH
253	01/08/40	REVISED TO ADD LDR STRIP
254	02/08/40	REVISED TO ADD SFD LOTS
255	03/08/40	REVISED TO ADD OPEN SPACE
256	04/08/40	REVISED TO ADD LANDSCAPE BUFFER
257	05/08/40	REVISED TO ADD BIKE PATH
258	06/08/40	REVISED TO ADD LDR STRIP
259	07/08/40	REVISED TO ADD SFD LOTS
260	08/08/40	REVISED TO ADD OPEN SPACE
261	09/08/40	REVISED TO ADD LANDSCAPE BUFFER
262	10/08/40	REVISED TO ADD BIKE PATH
263	11/08/40	REVISED TO ADD LDR STRIP
264	12/08/40	REVISED TO ADD SFD LOTS
265	01/09/41	REVISED TO ADD OPEN SPACE
266	02/09/41	REVISED TO ADD LANDSCAPE BUFFER
267	03/09/41	REVISED TO ADD BIKE PATH
268	04/09/41	REVISED TO ADD LDR STRIP
269	05/09/41	REVISED TO ADD SFD LOTS
270	06/09/41	REVISED TO ADD OPEN SPACE
271	07/09/41	REVISED TO ADD LANDSCAPE BUFFER
272	08/09/41	REVISED TO ADD BIKE PATH
273	09/09/41	REVISED TO ADD LDR STRIP
274	10/09/41	REVISED TO ADD SFD LOTS
275	11/09/41	REVISED TO ADD OPEN SPACE
276	12/09/41	REVISED TO ADD LANDSCAPE BUFFER
277	01/10/42	REVISED TO ADD BIKE PATH
278	02/10/42	REVISED TO ADD LDR STRIP
279	03/10/42	REVISED TO ADD SFD LOTS
280	04/10/42	REVISED TO ADD OPEN SPACE
281	05/10/42	REVISED TO ADD LANDSCAPE BUFFER
282	06/10/42	REVISED TO ADD BIKE PATH
283	07/10/42	REVISED TO ADD LDR STRIP
284	08/10/42	REVISED TO ADD SFD LOTS
285	09/10/42	REVISED TO ADD OPEN SPACE
286	10/10/42	REVISED TO ADD LANDSCAPE BUFFER
287	11/10/42	REVISED TO ADD BIKE PATH
288	12/10/42	REVISED TO ADD LDR STRIP
289	01/11/43	REVISED TO ADD SFD LOTS
290	02/11/43	REVISED TO ADD OPEN SPACE
291	03/11/43	REVISED TO ADD LANDSCAPE BUFFER
292	04/11/43	REVISED TO ADD BIKE PATH
293	05/11/43	REVISED TO ADD LDR STRIP
294	06/11/43	REVISED TO ADD SFD LOTS
295	07/11/43	REVISED TO ADD OPEN SPACE
296	08/11/43	REVISED TO ADD LANDSCAPE BUFFER
297	09/11/43	REVISED TO ADD BIKE PATH
298	10/11/43	REVISED TO ADD LDR STRIP
299	11/11/43	REVISED TO ADD SFD LOTS
300	12/11/43	REVISED TO ADD OPEN SPACE
301	01/12/44	REVISED TO ADD LANDSCAPE BUFFER
302	02/12/44	REVISED TO ADD BIKE PATH
303	03/12/44	REVISED TO ADD LDR STRIP
304	04/12/44	REVISED TO ADD SFD LOTS
305	05/12/44	REVISED TO ADD OPEN SPACE
306	06/12/44	REVISED TO ADD LANDSCAPE BUFFER
307	07/12/44	REVISED TO ADD BIKE PATH
308	08/12/44	REVISED TO ADD LDR STRIP
309	09/12/44	REVISED TO ADD SFD LOTS
310	10/12/44	REVISED TO ADD OPEN SPACE
311	11/12/44	REVISED TO ADD LANDSCAPE BUFFER
312	12/12/44	REVISED TO ADD BIKE PATH
313	01/01/45	REVISED TO ADD LDR STRIP
314	02/01/45	REVISED TO ADD SFD LOTS
315	03/01/45	REVISED TO ADD OPEN SPACE
316	04/01/45	REVISED TO ADD LANDSCAPE BUFFER
317	05/01/45	REVISED TO ADD BIKE PATH
318	06/01/45	REVISED TO ADD LDR STRIP
319	07/01/45	REVISED TO ADD SFD LOTS
320	08/01/45	REVISED TO ADD OPEN SPACE
321	09/01/45	REVISED TO ADD LANDSCAPE BUFFER





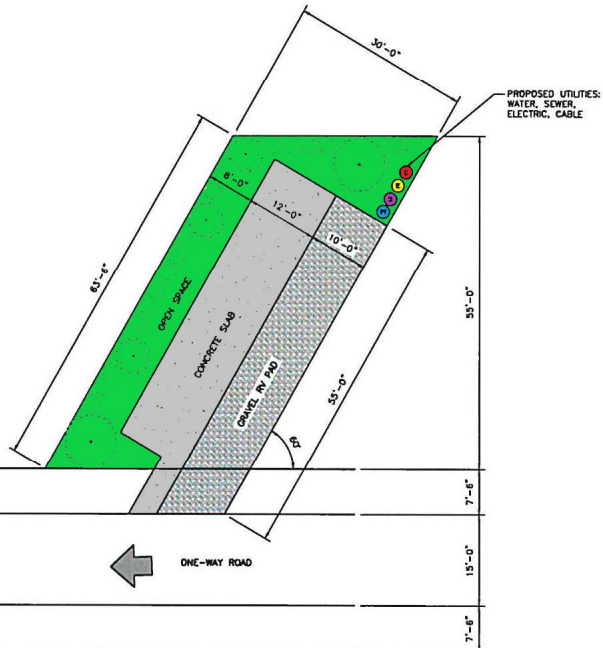


AND A MINIMUM WIDTH OF 30 FEET. FOR "PARK MODELS" THE MINIMUM AREA SHALL BE 3,200 SQUARE FEET AND THE MINIMUM WIDTH SHALL BE 40 FEET. PARK MODELS MUST BE LOCATED IN A DESIGNATED "PARK MODEL AREA" SHOWN ON THE MASTER PLAN. THE TOTAL PARK MODELS ALLOWED SHALL NOT EXCEED 15% OF THE TOTAL RV SITES LOCATED WITHIN THE PARK.

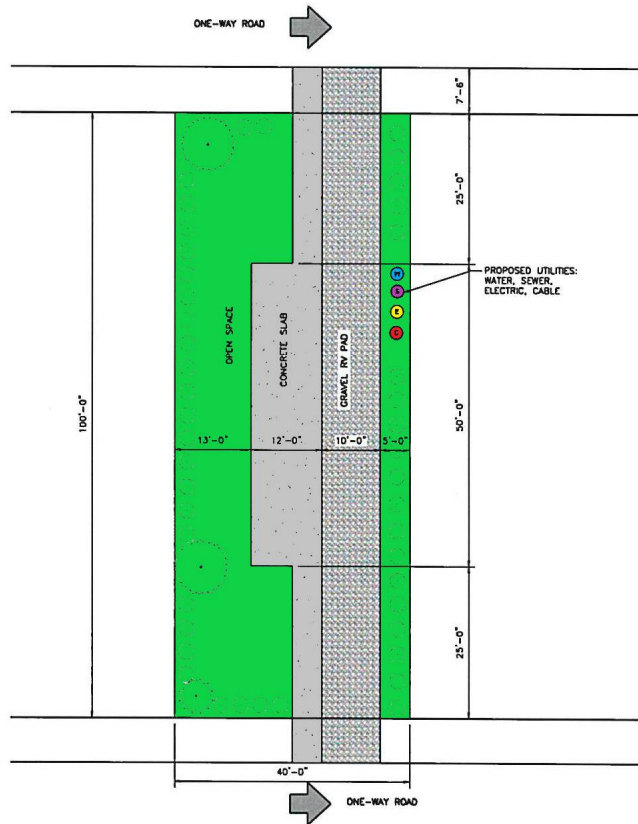
H. A STORAGE SHED SHALL BE PERMITTED WITHIN A RV SPACE, PROVIDED IT DOES NOT EXCEED 60 SQUARE FEET IN AREA.

I. TEMPORARY STRUCTURES SUCH AS CANVAS AWNINGS, SCREENED ENCLOSURES, OR PLATFORMS, WHICH ARE NORMAL CAMPING EQUIPMENT, MAY BE ERECTED BUT MUST BE REMOVED WHEN THE RV SPACE IS VACATED. NO OTHER STRUCTURAL ADDITIONS SHALL BE BUILT ONTO OR BECOME A PART OF ANY RV.

TOTAL SITES PROPOSED	591
TOTAL OPEN SPACE REQUIRED (30%)	18.20 ACRES
TOTAL OPEN SPACE PROVIDED	22.21 ACRES
TOTAL RECREATION AREA REQUIRED (10%)	6.06 ACRES
TOTAL RECREATION AREA PROVIDED	7.99 ACRES



1 TYPICAL RV SITE (1,905 SQ. FT.)
SCALE: 1" = 10'



2 TYPICAL PULL THROUGH SITE (4,000 SQ. FT.)
SCALE: 1" = 10'

Buffer A:
1. Minimum width: five feet minimum; 10 feet preferred (if available)
2. Minimum number of trees: two
3. Minimum number of shrubs: 20

WIDTH



Buffer B:
1. Minimum width: 10 feet minimum; 15 feet preferred (if available)
2. Minimum number of trees: four
3. Minimum number of shrubs: 20

WIDTH

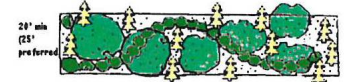


Buffer C:
1. Minimum width: 15 feet minimum; 20 feet preferred (if available)
2. Minimum number of trees: six
3. Minimum number of shrubs: 24

WIDTH



Buffer D:
1. Minimum width: 20 feet minimum; 25 feet preferred (if available)
2. Minimum number of trees: six with a wall
3. Minimum number of shrubs: 24
4. Minimum number of conifers: 12



For projects that propose to retain 150-foot undisturbed area between the extent of the development and the property line, the TRT may grant an exemption from buffering requirements of this section. This exemption does not apply to industrial, extractive, or outdoor recreation uses. Additionally, the site plan must show the undisturbed area has an existing mixture of grass, trees, and shrubs, and other vegetation that would serve in the same capacity as the required buffer.

3 LANDSCAPE BUFFERS
SCALE: N.T.S.