



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday July 1, 2021 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

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

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

- A. CALL TO ORDER
- B. INVOCATION
- C. PLEDGE OF ALLEGIANCE
- D. ROLL CALL
- E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES
- F. OPEN TO THE PUBLIC – Receive comments from the public
- G. APPROVE MINUTES -
 - 1. July 1, 2021, PDC agenda, minutes, and directions
 - July 1, 2021, PDC agenda, minutes, and directions
- H. STAFF ANNOUNCEMENTS
- I. EX PARTE COMMUNICATION - COUNTY ATTORNEY
- J. APPLICATIONS
 - 1. AA-21-04 – Monkey Island Holdings, LLC
 - Conduct a public hearing on July 1, 2021 to review and consider for recommendation to the Board of County Commissioners for AA-21-04 - Monkey Island Holdings, LLC.
 - 2. CU-21-07 Michael Wilburn for GKG Storage
 - Conduct a public hearing on July 1, 2021 to consider CU-21-07 Michael Wilburn for GKG Storage
 - 3. V-21-05 Florida Land Trust
 - Conduct a public hearing on July 1, 2021 to review and consider V-21-05 Florida Land Trust.
 - 4. V-21-06 Florida Land Trust
 - Conduct a public hearing on July 1, 2021 to review and consider V-21-06 Florida Land Trust.
 - 5. V-21-04 Robert and Karin Robison
 - Conduct a public hearing on July 1, 2021 to review and consider V-21-04 Robert and Karin Robison.
 - 6. V-21-01 James Adams
 - Conduct a public hearing on July 1, 2021 to review and consider V-21-01 James Adams

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:	July 1, 2021 PDC agenda, minutes, and directions
AGENDA DATE:	July 01, 2021
<u>BRIEF OVERVIEW:</u>	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	
July 1, 2021, PDC agenda, minutes, and directions	

**CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION**



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

MICHAEL FACEMYER, CHAIR	KURT STONE
DAVID BRAMBLETT, 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. ATLAS AMENDMENT

a. AA-21-04 Monkey Island Holdings, LLC

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

LOCATION: Sections 31 and 32, Township 19 South, Range 17 East; more specifically, Lots 1 through 14 of Block 20; and Lots 3 through 6 of Block 21; lying westerly of a north-south canal; together with all vacated roads and alleys therein; in the Town of Homosassa Plat, Plat Book 1, Page 6 (AK 3205572 and 3205569), which address is 5297 and 5299 S. Cherokee Way, Homosassa, Florida. A complete legal description of the property is on file with the Land Development Division.

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

2. LAND USE APPLICATIONS

a. CU-21-07 Michael Wilburn for GKG Storage

REQUEST: This request is for a conditional use to allow for an expansion of a mini warehouse use in the General Commercial District (GNC) pursuant to Section 2412, General Commercial District (GNC), of the Citrus County Land Development Code.

LOCATION: Section 24, Township 20 South, Range 17 East; specifically, Lots 2 – 5 Block D of U.S. 19 3rd Addition Subdivision (AK 3520815), which address is 8787 S. Suncoast Blvd, 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. V-21-05 Florida Land Trust

REQUEST: This request is for a variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot minimum building setback from a jurisdictional wetland (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC; and a variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot minimum building setback from the centerline of a right of way pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts.

LOCATION: Section 11, Township 19 South, Range 20 East; specifically, Lot 13 BLK B of ALAMEDA ESTS PB 12 PG 25 (AK 2286075), which address is 9348 E. Mistwood Dr., Floral City, 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

c. V-21-06 Florida Land Trust

REQUEST: This request is for a variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot minimum building setback from a jurisdictional wetland (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC; and a variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot minimum building setback from the centerline of a right of way pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts.

LOCATION: Section 11, Township 19 South, Range 20 East; specifically, Lot 14 BLK B of ALAMEDA ESTS PB 12 PG 25 (AK 2286083), which address is 9350 E. Mistwood Dr., Floral City, 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

d. V-21-04 Robert and Karin Robison

REQUEST: This request is for a variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot setback from the centerline of a right of way, pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC.

LOCATION: Section 8, Township 20 South, Range 17 East; specifically, Lot 5 of Homosassa Retreats Unrecorded Subdivision (AK 1179351); which address is 6765 S. Beagle Dr., Homosassa, Florida. A complete legal description of the property is on file with the Land Development Division.

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

e. V-21-01 James Adams

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

LOCATION: Section 7, Township 20 South, Range 17 East; specifically, Lots 37 and 38, Block A, of Restview Retreats Unit 1, PB 4 PG 25 (AK 2895918), which address is 12386 W. Standish Dr., Homosassa, 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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DRAFT

**PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
June 3, 2021**

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

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

Also Present: Michael Sherman, Growth Management Director

Absent: Stacey Worthington

A. CALL TO ORDER

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

B. INVOCATION

The Invocation was given by Mr. Bass.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Facemyer.

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC: None.

G. APPROVE MINUTES –

Approve minutes of April 15, 2021.

1st Mr. Bass

2nd Mr. Bramblett

VOTE: 7 – 0, Motion Carried.

Attachment: Agenda, minutes, and directions with a map (13004 : July 1, 2021 PDC agenda, minutes, and directions)

Planning and Development Commission

June 3, 2021

H. STAFF ANNOUNCEMENTS: None.

I. EX PARTE COMMUNICATIONS:

Ms. Coutu 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. Mr. Barmes advised of site visits on application CPA/AA/PUD-21-07.

J. APPLICATIONS

1. LAND USE APPLICATION

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

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from CLC (Coastal Lakes Commercial District) to GNC (General Commercial District) and to amend the Land Use Atlas Map (LUAM) of the Land Development Code from CLC (Coastal Lakes Commercial District with a Planned Unit Development) to GNC (General Commercial District with a Planned Unit Development) on approximately .5 acres.

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

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

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

APPLICANT: Clark Stillwell represented the applicant. Mr. Stillwell explained that the purpose of the application was so that the entire 3.5 acres would have the same land use zoning. The request is to amend the .5 acres from CLC (Coastal Lakes Commercial District) to GNC (General Commercial District). Mr. Stillwell advised that he has reviewed the staff report and agrees with the suggested conditions listed in the report.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

Planning and Development Commission

June 3, 2021

STAFF: The applicant requested to redesignate approximately .5 acres from CLC (Coastal Lakes Commercial District) to GNC (General Commercial District) on the Future Land Use Map and from CLC (Coastal Lakes Commercial District with a Planned Unit Development) to GNG (General Commercial District with a Planned Unit Development) on the Land Use Atlas Map. Ms. Anaya's presentation included an aerial view of the subject property and surrounding area, photos of the subject property and surrounding area and a proposed site plan as submitted by the applicant. The surrounding area is a mix of commercial and residential land uses. The parcels adjacent to the subject property are being used for non-residential purposes. Originally, this parcel was zoned Low Density Residential. In 2015, it was approved for a CPA/AA/PUD for the land use zone to be amended to CLC (Coastal Lakes Commercial District). The approval granted a 6,750 square foot mini warehouse building which is currently onsite. One of the conditions for the approval of the 2015 application was that the site gain access from East Gobbler Drive. The suggested conditions from CPA/AA/PUD-15-06 are to remain in effect with minor modifications to the conditions that were met during the permitting stage.

Ms. Coutu requested clarification that the applicant was not changing the ISR and FAR that were approved. Ms. Anaya stated the applicant did not propose changes to ISR and/or FAR.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bass inquired about the existing driveway onto Florida Avenue (U.S. 41) as shown on the site plan. The report stated that there would not be an access onto Florida Avenue. Will that existing driveway be removed or gated? Ms. Anaya stated that the condition was from the previous application (CPA/AA/PUD-15-06). Discussion ensued with regard to clarification to the language for #2 of the suggested conditions. Mr. Bass commented that he believes the existing driveway should be removed.

Mr. Barmes commented that his thought is that the existing driveway onto Florida Avenue (U.S. 41) is more for emergency/fire access and that the gate should remain and be locked.

PROPONENT: None.

OPPONENT: None.

MOTION: The Planning and Development Commission finds application number **CPA/AA/PUD-21-07 - 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

Planning and Development Commission

June 3, 2021

and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bramblett 2nd Ms. Scragg

Mr. Bass stated that he still has an issue with the wording on suggested condition #2. Staff proposed the following:

Amendment to Suggested Condition #2:

2. Access to the mini-warehouse facility shall be from E. Gobbler Dr. (CR-39A) and the access from S. Florida Ave. U.S. 41 as requested by the Florida Department of Transportation will serve as emergency access only.

VOTE: 7 - 0, Motion Carried

K. ADDITIONAL ITEMS:

There are currently three applications on the agenda for the PDC meeting on June 17. The remainder of the LDC amendments will be presented at the July 15 meeting.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS: None.

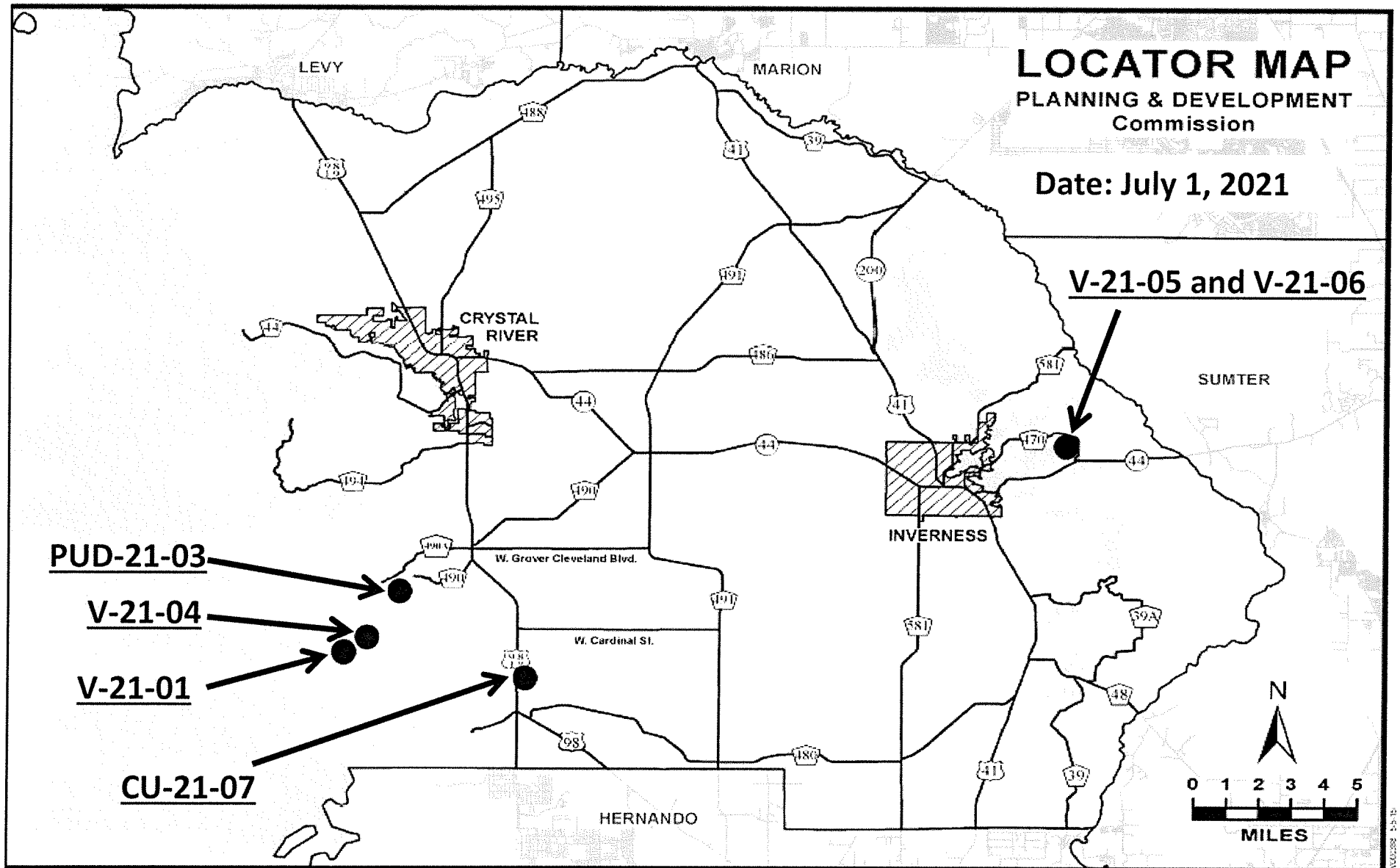
M. ADJOURN

The Planning and Development Commission adjourned at 9:19 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

Attachment: Agenda, minutes, and directions with a map (13004 : July 1, 2021 PDC agenda, minutes, and directions)



Planning and Development Commission

Directions for meeting on July 1, 2021

PUD-21-03 - From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W. Grover Cleveland Blvd. Go **5.39 miles** and continue straight as W. Grover Cleveland Blvd. becomes W. Halls River Rd. Go **0.57 miles** and turn slightly left onto W. Fishbowl Dr. Go **1.57 miles** and turn slightly left onto W. Yulee Dr. Go **0.97 miles** and continue straight to go onto S. Cherokee Way. Go **0.19 miles** and the site is on the right at **5297 S. Cherokee Way**. Homosassa.

CU-21-07- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **5.75 miles** and turn right onto W. Cardinal St. Go **6.16 miles** and turn left onto S. Suncoast Blvd. Go **2.07 miles** and make a U-turn. Go **0.06 miles** and the site is on the right at **8787 S. Suncoast Blvd.** Homosassa.

V-21-05- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn right onto W. Gulf to Lake Hwy. Go **9.82 miles** and continue straight onto W. Main St. Go **0.16 miles** and continue straight onto US-41. Go **0.33 miles** and turn left onto W. Gulf to Lake Hwy. Go **3.49 miles** and turn left onto E. Gospel Island Rd. Go **0.67 miles** and turn left onto E. Peachtree Ln. Go **0.27 miles** and take the first left onto S. Alhambra Ter. Go **0.04 miles** and turn right onto E. Mistwood Dr. Go **0.12 miles** and the site is on the left at **9348 E. Mistwood Dr.** Inverness.

V-21-06- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn right onto W. Gulf to Lake Hwy. Go **9.82 miles** and continue straight onto W. Main St. Go **0.16 miles** and continue straight onto US-41. Go **0.33 miles** and turn left onto W. Gulf to Lake Hwy. Go **3.49 miles** and turn left onto E. Gospel Island Rd. Go **0.67 miles** and turn left onto E. Peachtree Ln. Go **0.27 miles** and take the first left onto S. Alhambra Ter. Go **0.04 miles** and turn right onto E. Mistwood Dr. Go **0.11 miles** and the site is on the left at **9350 E. Mistwood Dr.** Inverness.

V-21-04- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W. Grover Cleveland Blvd. Go **5.39 miles** and continue straight as W. Grover Cleveland Blvd. becomes W. Halls River Rd. Go **0.57 miles** and turn slightly left onto W. Fishbowl Dr. Go **1.57 miles** and turn slightly left onto W. Yulee Dr. Go **0.97 miles** and turn left onto S. Mason Creek. Go **1.70 miles** and turn left onto W. Eldred Ln. Go **0.26 miles** and turn left onto S. Bassett Dr. Go **0.19 miles** and continue straight onto S. Beagle Dr. Go **0.22 miles** and turn right to stay onto S. Beagle Dr. Go **0.07 miles** and turn left to stay on S. Beagle Dr. Go **0.17 miles** and the site is on the right at **6765 S. Beagle Dr.** Homosassa.

V-21-01- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W. Grover Cleveland Blvd. Go **5.39 miles** and continue straight as W. Grover Cleveland Blvd. becomes W. Halls River Rd. Go **0.57 miles** and turn slightly left onto W. Fishbowl Dr. Go **1.57 miles** and turn slightly left onto W. Yulee Dr. Go **0.97 miles** and turn left onto S. Mason Creek. Go **1.70 miles** and turn left onto W. Eldred Ln. Go **0.20 miles** and turn slightly right onto W. Standish Dr. Go **0.23 miles** and the site is on the left at **12386 W. Standish Dr.** Homosassa.



AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	AA-21-04 – Monkey Island Holdings, LLC
AGENDA DATE:	July 01, 2021
<u>BRIEF OVERVIEW:</u> Request to amend the Land Development Code (LDC) Atlas Map from General Commercial District (GNC) with a Planned Unit Development (PUD) to General Commercial District (GNC).	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on July 1, 2021 to review and consider for recommendation to the Board of County Commissioners for AA-21-04 - Monkey Island Holdings, LLC.	



PM2-21-41

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

APPLICATION NUMBER: AA-21-04 – Monkey Island Holdings, LLC

DATE: June 7, 2021

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

This application is a request to amend the Land Use Atlas Map (LUAM) of the Land Development Code to remove an expired Planned Unit Development (PDO-05-01) and to allow development in the land use district pursuant to LDC standards.

REQUEST:	From: GNC, General Commercial District with an expired Planned Unit Development (PUD) To: GNC, General Commercial District
LOCATION:	Sections 31 and 32, Township 19 South, Range 17 East; more specifically Lots 1 through 14 of Block 20; and Lots 3 through 6 of Block 21; lying westerly of a north-south canal; together with all vacated roads and alleys therein; in the Town of Homosassa Plat, Plat Book 1, Page 6, (AK 3205572 and 3205569), which address is 5297 and 5299 S. Cherokee Way, Homosassa, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE:	Approximately 6.24 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – CL, Low Intensity Coastal and Lakes District; GNC, General Commercial District South – CL, Low Intensity Coastal and Lakes District; GNC, General Commercial District; CLC, Coastal and Lakes Commercial District East – CL, Low Intensity Coastal and Lakes District; GNC, General Commercial District West – GNC – General Commercial District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – CLR, Coastal and Lakes Residential District; GNC, General Commercial District South – CLRMH, Coastal and Lakes Residential District, Mobile Homes allowed; GNC, General Commercial District East – CLR, Coastal and Lakes Residential District; GNC, General Commercial District; CLC, Coastal and Lakes Commercial District West – GNC – General Commercial District
SURROUNDING EXISTING LAND USES:	North – Single Family Residence, Vacant residential South – County boat parking, Office and Retail uses East – Vacant commercial, Homosassa Elementary School West – Hotel and Restaurant uses

Attachment: Staff report, locator map, application, and site plan (13008 : AA-21-04 – Monkey Island Holdings, LLC)

SOIL INFORMATION:	According to the <i>Soil Survey of Citrus County</i> (1988), the soil type in the area is primarily Matlacha, limestone substratum-Urban land complex, and Okeelanta-Lauderhill-Terra Ceia mucks.
FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is located in Flood Zone Coastal A Zone (CAZ) and AE and with a Base Flood Elevation of 11 feet and 12 feet, as found on Community-Panel Number 12017C0 311E.

BACKGROUND AND ANALYSIS:

The subject property previously received a master plan approval for a maximum of 72 motel suites (condominium ownership), 15 motel rooms, and 3,600 square feet of commercial space via application PDO-05-01 (Ordinance No. 2006-A13). A permit was submitted (2007-04735) to establish the master plan but was never completed and expired in 2011. Since a permit was never issued, the master plan expired in 2013.

The applicant is requesting to change the Land Use Atlas Map designation to remove the expired PDO designation and return the site to the underlying GNC designation. This will allow for the continued development of the site as allowed in the GNC District, without the restrictions of the previous master plan. The existing buildings on site were placed and in use prior to the establishment of the master plan and have been in continual operation.

Consistency with the Land Development Code and Comprehensive Plan: All development applications shall demonstrate complete compliance with the Land Development Code and the Comprehensive Plan. The removal of the previously approved PDO would allow development on the property to occur although the potential safeguards of a Planned Unit Development (PUD) will no longer be in place and a new one has not been provided. The application appears to be consistent with the following policies of the Comprehensive Plan.

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

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

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

Staff Comment – *The underlying land use on the subject property is GNC. The previous application did not amend the future land use designation and only amended the atlas by establishing the PDO. Removal of the expired PDO will return the site to the*

underlying GNC designation. This request is not new GNC within the Coastal, Lakes, and Rivers Region.

Policy 17.5.4 All Planned Developments shall be approved by the Board of County Commissioners (BCC) through the LDC Atlas Amendment process.

Compatibility with Adjacent Land Uses: Removal of the Planned Development Overlay designation would return the site to the underlying GNC designation. The surrounding land uses are predominantly non-residential to the south, east, and west, and residential to the north across the canal. There is an existing hotel and restaurant to the west, which are under common ownership with the subject property, a County boat trailer parking lot, an office, a convenience store, and a single-family residence to the south, and the Homosassa Elementary School to the east. Any future development will have to meet the Land Development Code at time of permitting if the expired master plan is removed.

No agency comments have been received as of the date of the writing of this report.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 6.24 acres from GNC with an expired PUD to GNC on the Land Use Atlas Map.
2. The subject property is not located within the adopted PSA for Citrus County.
3. Concurrency can be met for solid waste and drainage. The site currently has central water and sewer services.
4. The site takes access from a public, local roadway.
5. The request is consistent with the Comprehensive Plan as the GNC designation is existing and not new GNC within the Coastal, Lakes, and Rivers Region.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

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

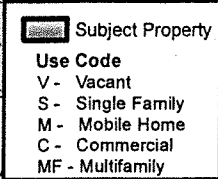
- A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The application proposes removal of an existing PUD, which would return to the existing LDC and FLUM land use designations. This will allow for the continued development of the site as allowed in the GNC District, without the restrictions of the previous master plan.*
- B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *N/A – the application proposes removal of the existing PUD.*

- C. Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan. *Any accessory uses proposed would be subject to LDC standards.*
- D. Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners. *The applicant is aware that removal of this expired PUD will only allow the subject property to develop with GNC allowable uses and future projects will have to meet all applicable standards within the Land Development Code. Any proposed uses or items not following the Land Development Code may require a new PUD application.*
- E. The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan. *The project area was found to be adequate for the 2005 PUD and is now proposed for removal; although the safeguards of a new PUD are not proposed.*
- F. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.
1. Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.
 2. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.
- This criteria was addressed with the existing PUD now proposed for removal.*
- G. There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use. *The application would remove an existing PUD and use the underlying land use designation, resulting in non-residential land uses to the south, east, and west, and the non-residential requirements of the Land Development Code to provide protection of future development.*
- H. The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action. *The existing PUD addressed these standards, now proposed for removal. All future development will be required to meet LDC standards for height, setbacks, and density.*
- I. Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant. *The existing PUD approved in 2005 will be removed with this application.*
- J. A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame,

the PUD shall be null and void. *The PUD approved in 2005 (now expired) will be removed with approval of this application.*

JH/SW/cb

Attachment: Staff report, locator map, application, and site plan (13008 : AA-21-04 – Monkey Island Holdings, LLC)





Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461

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

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

Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE

ATLAS AMENDMENT APPLICATION

Application No.: AA-21-04 Date: 5/10/21

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

Applicant*

Name: Monkey Island Holdings, LLC

Address: 5297 S. Cherokee Way

City: Homosassa

State: FL Zip: 34448

Home No.: 352 428 8549 Cell No.: 352 428 8549

Work No.: — Fax No.: —

Email: lowmango14@gmail.com

Property Owner

Name: Monkey Island Holdings, LLC

Address: 5297 S. Cherokee Way

City: Homosassa

State: FL Zip: 34448

Home No.: 352 428 8549 Cell No.: 352 428 8549

Work No.: — Fax No.: —

Email: lowmango14@gmail.com

Property Description: Section: 31 & 32 Township: 19 South Range: 17 East
Legal Description: Lots 1 through 14, Block 20 and Lots 3, 4, 5, 6 Block 21 Town of Homosassa.
Subdivision: Homosassa Town Plat Lot(s): — Block/Parcel: —
Alternate Key #: 3205572 Parcel ID: 17E19
Acreage: 6.94

Amendment to the Land Development code Atlas From: — To: —
☒ Amendment to a Previously Approved Planned Development Previous Application No.: PDO-05-01

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): Abandon the existing PUD so the underlying zoning designation applies.

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.

Signature: By Matthew Lowman
as manager

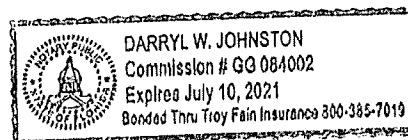
STATE OF FLORIDA
COUNTY OF CITRUS

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

WITNESS my hand and official seal this 17 day of MAY, 2021.

Darryl W. Johnston
Printed Name
Darryl W. Johnston
Notary Public - State of Florida

Seal



For Staff Use Only

Date: —

Time: —

Initials: —

ATF: —

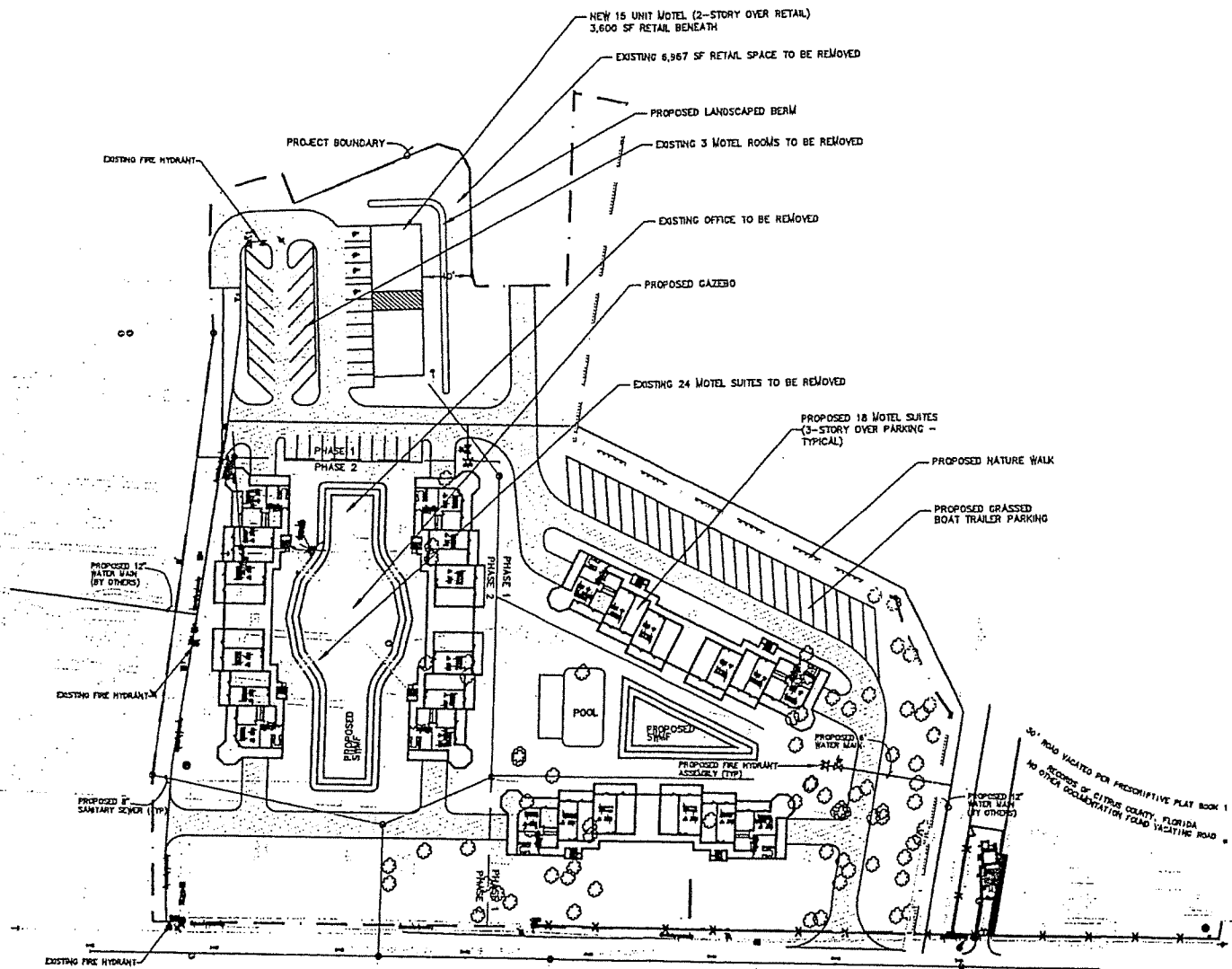
QTR: —

LUD: —

GFLUM Des: —

FZ: —

ORDINANCE NO. 2006-A13



SITE DATA TABLE

EXISTING
APPLICANT OWNED AREA = 388,904 SF = 8.93 AC.
PROJECT / POO AREA = 278,196 SF = 6.39 AC.

PROJECT AREA SITE DATA
EXISTING BUILDING FOOTPRINTS = 18,738 SF
EXISTING PAVEMENT = 59,814 SF
EXISTING MISC. IMPERVIOUS = 22,739 SF
TOTAL EXISTING IMPERVIOUS AREA = 101,291 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO = 36.41%

EXISTING MOTEL ROOMS = 75
EXISTING RETAIL SQUARE FOOTAGE (TO BE REMOVED) = 6,967 SF
EXISTING MOTEL ROOMS (TO BE REMOVED) = 27

PROPOSED
PROJECT AREA SITE DATA
PROPOSED BUILDING FOOTPRINT AREA = 48,148 SF
PROPOSED PAVEMENT = 58,418 SF
PROPOSED LANDSCAPE / GREEN AREA = 145,385 SF
PROPOSED GAZEBO & WALKS = 1,920 SF
PROPOSED NATURE WALK = 4,251 SF
MISC. IMPERVIOUS AREA = 3,000 SF
TOTAL IMPERVIOUS AREA = 115,737 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO = 41.60%

PROPOSED MOTEL ROOMS = 12 + 3 HC ACCESSIBLE
PROPOSED MOTEL SUITES = 72
PROPOSED RETAIL/SERVICE SQUARE FOOTAGE = 5,600

OVERALL SITE DATA
TOTAL MOTEL ROOMS = 15
TOTAL MOTEL SUITES (EXISTING & PROPOSED) = 100
TOTAL RETAIL SQUARE FOOTAGE = 3,600

Exhibit B

PROPOSED NEW PAVEMENT

RECEIVED
POO-05-01
APR 24 2006
Community Development
Division

HOMOSSASSA RIVERSIDE RESORT SUMMARY
NET INCREASE IN MOTEL ROOMS / SUITES = 40*
NET DECREASE IN RETAIL SQUARE FOOTAGE = -3,367
*(FOR THE ENTIRE SITE WITHIN PAST 5 YEARS)



**CENTRAL FLORIDA ENGINEERING,
SURVEYING & MAPPING, INC.**
CIVIL ENGINEERING • STORMWATER MODELING
ENVIRONMENTAL ANALYSIS & SITE PERMITTING
3703 EAST FOREST DRIVE, INVERNESS, FLORIDA 34453
PHONE (352) 344-2016 • FAX (352) 344-6336
E-MAIL: CHAPPING@TAMPABAY.FLORIDA.COM
CERTIFICATE OF AUTHORIZATION NO. 25905

DRAWN BY:	DATE:
DBP	8/23/05
CHECKED BY:	DATE:
DBP	8/23/05
DESIGNED BY:	CAD NAME:
DBP	CP3
SCALE:	PLOT DATE:
1"=100'	11/08/05

REVISIONS		
DESCRIPTION	INT.	DATE

PROJECT :
HOMOSSASSA RIVERSIDE RESORT

SHEET TITLE :
CONCEPTUAL SITE PLAN

SEAL

NOT VALID UNLESS EMBOSSED

PROJ. NO. :
05-466

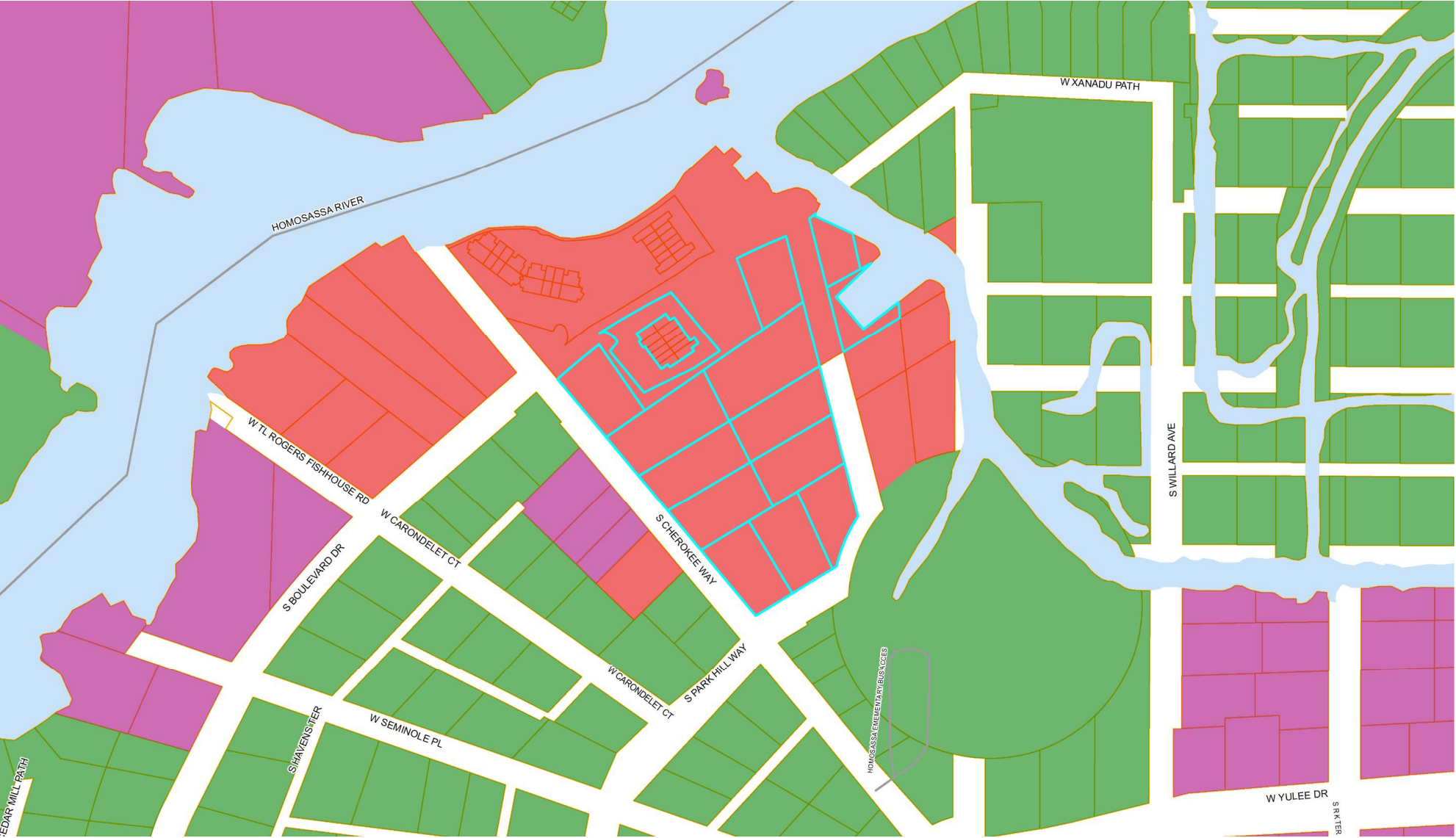
SHEET NO. :
1 OF 1

AA-21-04

Monkey Island Holdings, LLC



Attachment: Coordinator PowerPoint (13008 : AA-21-04 – Monkey Island Holdings, LLC)



Attachment: Coordinator PowerPoint (13008 : AA-21-04 – Monkey Island Holdings, LLC)



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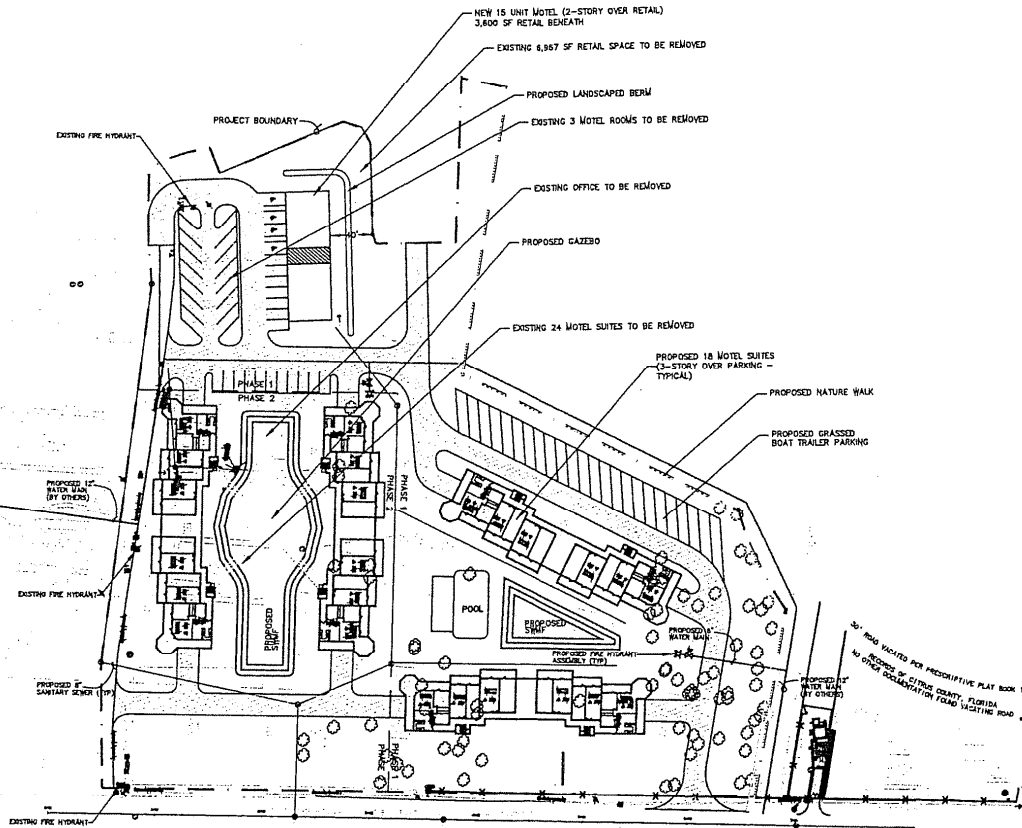
Attachment: Coordinator PowerPoint (13008 : AA-21-04 – Monkey Island Holdings, LLC)



Attachment: Coordinator PowerPoint (13008 : AA-21-04 – Monkey Island Holdings, LLC)

Exhibit B

ORDINANCE NO. 2006-AL3

**SITE DATA TABLE****EXISTING**

APPLICANT OWNED AREA = 388,904 SF = 8.93 AC.
PROJECT / PDD AREA = 278,196 SF = 6.39 AC.

PROJECT AREA SITE DATA

EXISTING BUILDING FOOTPRINTS = 18,738 SF
EXISTING PAVEMENT = 59,814 SF
EXISTING MISC. IMPERVIOUS = 22,739 SF
TOTAL EXISTING IMPERVIOUS AREA = 101,291 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO = 36.41%

EXISTING MOTEL ROOMS = 75
EXISTING RETAIL SQUARE FOOTAGE (TO BE REMOVED) = 6,967 SF
EXISTING MOTEL ROOMS (TO BE REMOVED) = 27

PROPOSED**PROJECT AREA SITE DATA**

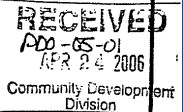
PROPOSED BUILDING FOOTPRINT AREA = 48,118 SF
PROPOSED PAVEMENT = 58,418 SF
PROPOSED LANDSCAPE / GREEN AREA = 145,365 SF
PROPOSED GAZEBO & WALKS = 1,920 SF
PROPOSED NATURE WALK = 4,251 SF
MISC. IMPERVIOUS AREA = 3,000 SF
TOTAL IMPERVIOUS AREA = 115,737 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO = 41.60%

PROPOSED MOTEL ROOMS = 12 + 3 HC ACCESSIBLE
PROPOSED MOTEL SUITES = 12
PROPOSED RETAIL/SERVICE SQUARE FOOTAGE = 3,600

OVERALL SITE DATA

TOTAL MOTEL ROOMS = 15
TOTAL MOTEL SUITES (EXISTING 8 PROPOSED) = 100
TOTAL RETAIL SQUARE FOOTAGE = 5,600

☐ PROPOSED NEW PAVEMENT



HOMOSSASSA RIVERSIDE RESORT SUMMARY
NET INCREASE IN MOTEL ROOMS / SUITES = 40*
NET DECREASE IN RETAIL SQUARE FOOTAGE = -3,367
*(FOR THE ENTIRE SITE WITHIN PAST 5 YEARS)



**CENTRAL FLORIDA ENGINEERING,
SURVEYING & MAPPING, INC.**
CIVIL ENGINEERING * STORMWATER MODELING
ENVIRONMENTAL ANALYSIS & SITE PERMITTING
3703 EAST FOREST DRIVE, INVERNESS, FLORIDA 34453
PHONE (352) 344-2016 * FAX (352) 344-6336
E-MAIL: CMAPPING@TAMPABAYRR.COM
CERTIFICATE OF AUTHORIZATION: NO. 29905

DRAWN BY:	DATE:	REVISIONS			PROJECT:
DBP	8/23/05	DESCRIPTION	INT.	DATE	HOMOSSASSA RIVERSIDE RESORT
CHECKED BY:	DATE:				
DBP	8/23/05				
DESIGNED BY:	CAD NAME:				
DBP	CP3				
SCALE:	PLOT DATE:				
1"=100'	11/08/05				

SHEET TITLE:
CONCEPTUAL SITE PLAN

SEAL
NOT VALID UNLESS EMBOSSED

PROJ. NO.:
05-466
SHEET NO.:
1 OF 1

AA-21-04

Monkey Island Holdings, LLC







Attachment: Planner PowerPoint (13008 : AA-21-04 – Monkey Island Holdings, LLC)







Attachment: Planner PowerPoint (13008 : AA-21-04 – Monkey Island Holdings, LLC)



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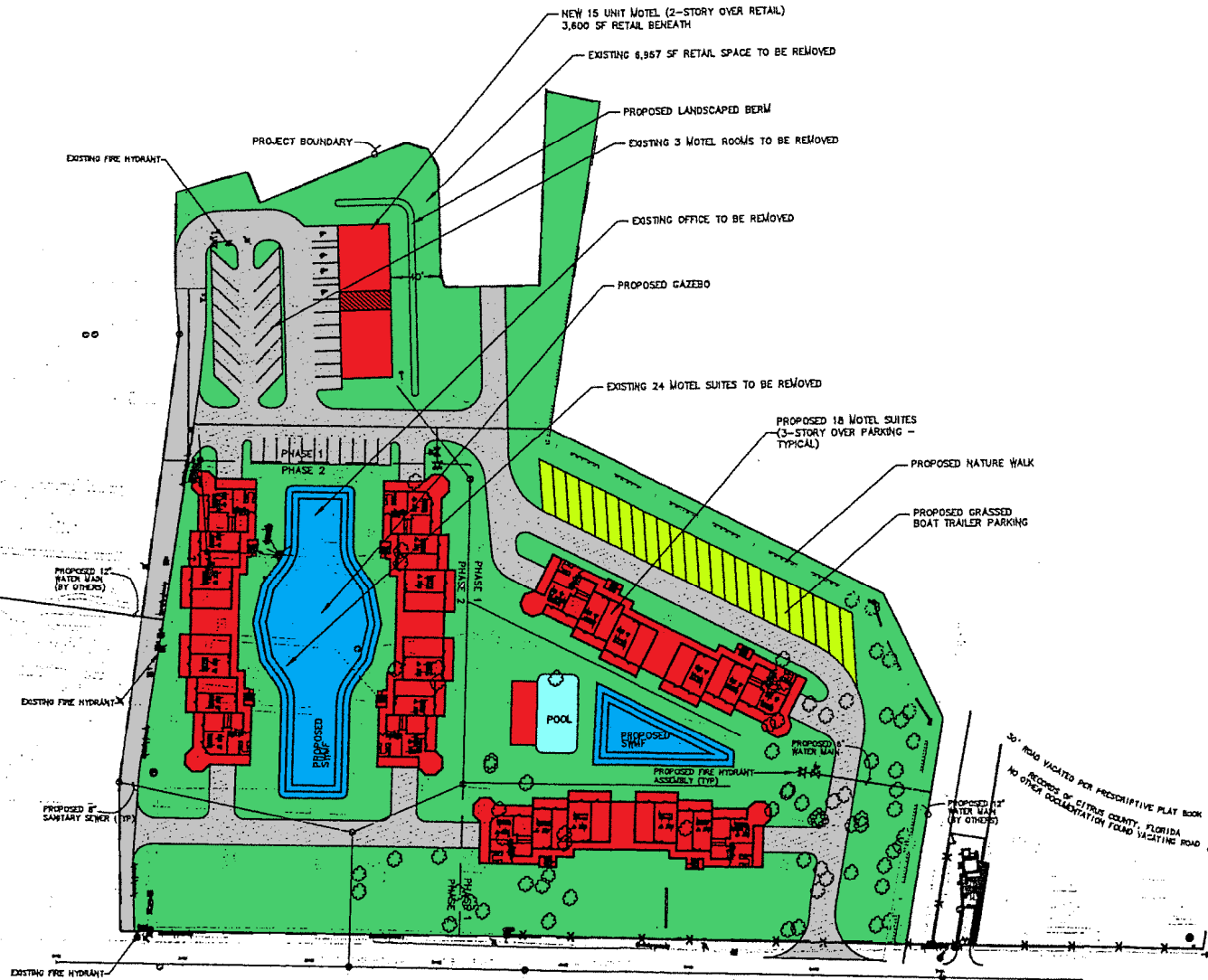
Attachment: Planner PowerPoint (13008 : AA-21-04 – Monkey Island Holdings, LLC)



Attachment: Planner PowerPoint (13008 : AA-21-04 – Monkey Island Holdings, LLC)



Attachment: Planner PowerPoint (13008 : AA-21-04 – Monkey Island Holdings, LLC)

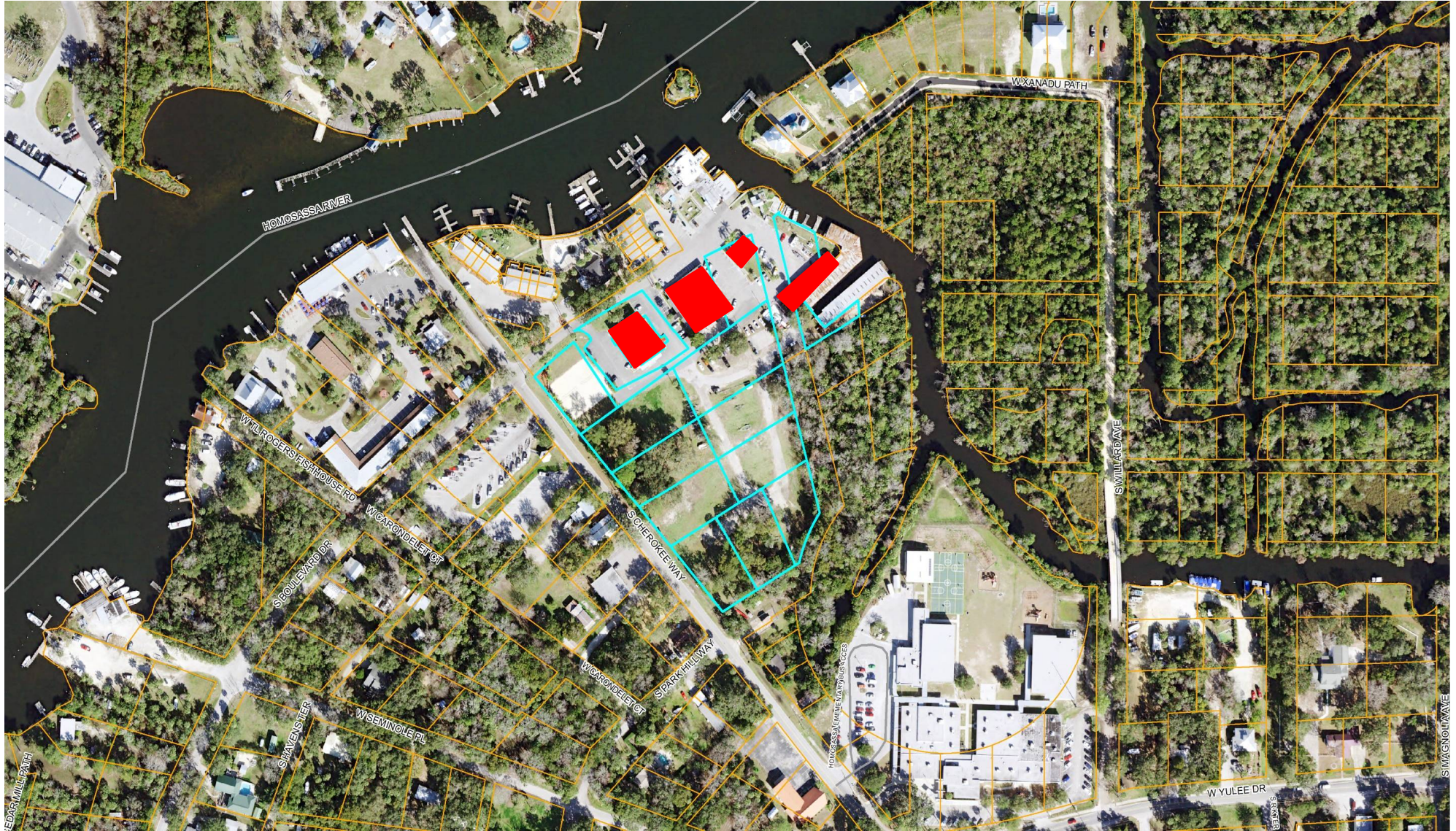


SITE DATA TABLE

EXISTING	
APPLICANT OWNED AREA =	388,904 SF
PROJECT / POO AREA =	278,196 SF ±
PROJECT AREA SITE DATA	
EXISTING BUILDING FOOTPRINTS =	18,1
EXISTING PAVEMENT =	59,814 SF
EXISTING MISC. IMPERVIOUS =	22,739
TOTAL EXISTING IMPERVIOUS AREA =	EXISTING IMPERVIOUS SURFACE AREA
EXISTING HOTEL ROOMS = 75	
EXISTING RETAIL SQUARE FOOTAGE (1)	
EXISTING HOTEL ROOMS (TO BE REMOVED)	
PROPOSED	
PROJECT AREA SITE DATA	
PROPOSED BUILDING FOOTPRINT AREA	PROPOSED PAVEMENT = 58,418 SF
PROPOSED LANDSCAPE / GREEN AREA	PROPOSED GAZEBO & WALKS = 1,920 SF
PROPOSED NATURE WALK =	4,251 SF
MISC. IMPERVIOUS AREA =	3,000 SF
TOTAL IMPERVIOUS AREA =	115,737 SF
PROPOSED IMPERVIOUS SURFACE AREA	
PROPOSED HOTEL ROOMS = 12 + 3 HC	
PROPOSED HOTEL SUITES = 72	
PROPOSED RETAIL/SERVICE SQUARE FOOTAGE	
OVERALL SITE DATA	
TOTAL HOTEL ROOMS = 15	
TOTAL HOTEL SUITES (EXISTING & PROPOSED) = 72	
TOTAL RETAIL SQUARE FOOTAGE = 5,1	

PROPOSED NEW PAVEMENT

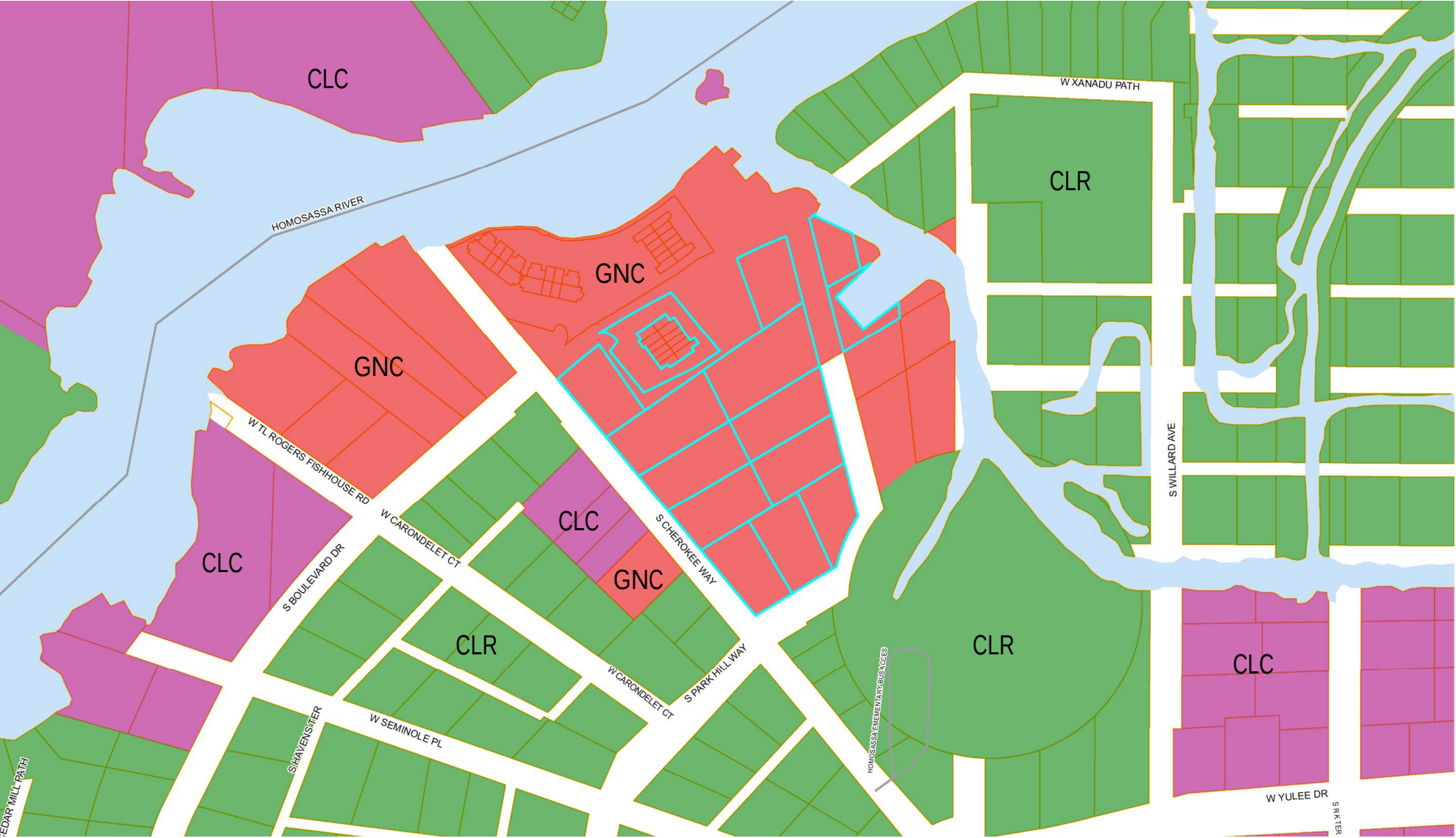
HOMOSSASSA RIVERSIDE



Attachment: Planner PowerPoint (13008 : AA-21-04 – Monkey Island Holdings, LLC)



Attachment: Planner PowerPoint (13008 : AA-21-04 – Monkey Island Holdings, LLC)



Attachment: Planner PowerPoint (13008 : AA-21-04 – Monkey Island Holdings, LLC)



Board of County Commissioners

DEPARTMENT OF DEVELOPMENT SERVICES

Web Address: <http://www.bocc.citrus.fl.us>

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

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

In reply, refer to:

PL2-06-146

July 19, 2006

Homosassa Riverside Resort
11130 W. Halls River Road
Homosassa, FL 34448

RE: Application No. PDO-05-01

Location: Sections 31 and 32, Township 19 South, Range 17 East; more specifically, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of Block 20; and Lots 3, 4, 5 and 6 of Block 21; lying westerly of a north-south canal; together with all vacated roads and alleys therein; all in the Town of Homosassa plat recorded in Plat Book 1, page 6, public records of Citrus County. (Homosassa Area) A complete legal description is found on the attached application.

Dear Homosassa Riverside Resort:

At the July 11, 2006 hearing of the Citrus County Board of County Commissioners your request for a Planned Development Overlay was considered.

On the basis of the evidence presented at the hearing on this case, and in conformity with the requirements of the LDC for public hearings, the proposal was **APPROVED** with **TWENTY-ONE CONDITIONS** as outlined.

The Graphics Section has been notified of this decision and has been instructed to revise the Atlas.

A complete record of the hearing, findings of fact, and the decision of the Board are available for your inspection at the Citrus County Board of County Commissioners' Office, Citrus County Courthouse, 110 N. Apopka Ave., Inverness, Florida. If copies are desired, they may be secured upon request and payment of transcription costs.

Any person or persons jointly or severally aggrieved by any decision of the Board may apply to the Circuit Court for judicial relief within 30 days of the decision being rendered. If any person decides to appeal any decision made by the Board 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.

An appeal from a decision of the board shall be by petition for writ of certiorari to the circuit court of the Fifth Judicial Circuit within 30 days of the date of final action by the board.

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

Sincerely,

Margaret A. Beake

Margaret A. Beake, AIA, AICP
Senior Planner
Community Development Division

MAB/kmy

CC: Assistant County Attorney
Cindy Thibedeau, Graphics Coordinator; Community Development Division
Susan Bungo, Customer Service Supervisor; Building Division
Sunniva Brown, Customer Service Supervisor; Community Development Division
Jenette Collins, AICP, Principle Planner; Community Development Division
Rhonda Lake, GIS Analyst, Systems Management
Master File

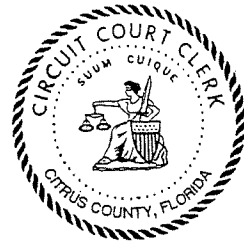
Administration
Suite #109
(352) 527-5220
Fax 527-5317

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

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

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

Betty Strifler
Clerk of the Circuit Court
Citrus County



110 North Apopka Avenue, Inverness, Florida 34450-4299 - Telephone: (352) 637-9456

July 18, 2006

Liz Cloud, Program Administrator/Administrative Code and Weekly
 Florida Department of State
 R.A. Gray Building
 500 South Bronough Street
 Tallahassee, Florida 32399-0250

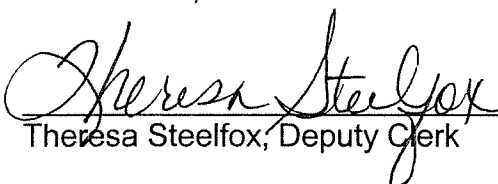
Dear Mrs. Cloud:

The Citrus County Board of County Commissioners adopted the following ordinance at their meeting held on July 11, 2006:

2006-A13	Amend the Atlas of the Citrus County Land Development Code, Ordinance No. 90-14, by establishing a master plan of development located in Sections 31 & 32, Township 19 South, Range 17 East; by providing for repeal of conflicting ordinances; and providing for an effective date; iaw PDO-05-01
----------	--

Enclosed is a certified copy of the ordinance along with the required CODRS form.

Respectfully,
 BETTY STRIFLER, CLERK

By: 
 Theresa Steelfox, Deputy Clerk

cc: Gary Maidhof, Director of Development Services Department (cover letter only)
 ✓ Kevin Smith, Interim Director, Community Development Division
 Les Cook, Property Appraiser's Office

Attachment: PDO-05-01 adopted ordinance with site plan (13008 : AA-21-04 – Monkey Island Holdings, LLC)

ORDINANCE NO. 2006 - A13

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, AMENDING THE ATLAS OF THE CITRUS COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 90-14, BY ESTABLISHING A MASTER PLAN OF DEVELOPMENT LOCATED IN SECTIONS 31 & 32, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA; BY PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

CERTIFIED TO BE A TRUE COPY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT

BY: *Heresa Stuyck* D.C.
THIS 18 DAY OF 11.2006

BE IT ORDAINED by the Board of County Commissioners of Citrus County, Florida, as follows:

1. The following described lands are hereby redesignated, establishing a Master Plan of Development for Homosassa Riverside Resort LLC, as conditioned in Exhibit "A" attached herewith and made a part hereof:

Sections 31 and 32 , Township 19 South, Range 17 East; more specifically, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of Block 20; and Lots 3, 4, 5 and 6 of Block 21; lying westerly of a north-south canal; together with all vacated roads and alleys therein; all in the Town of Homosassa plat recorded in Plat Book 1, page 6, public records of Citrus County.

and as described in Application PDO-05-01.

2. The Atlas of the Land Development Code of Citrus County, Florida, is hereby amended to reflect the changes described in Sections 1 of this Ordinance.

3. All ordinances or parts of ordinance in conflict herewith are hereby repealed.

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

Attachment: PDO-05-01 adopted ordinance with site plan (13008 : AA-21-04 – Monkey Island Holdings, LLC)

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

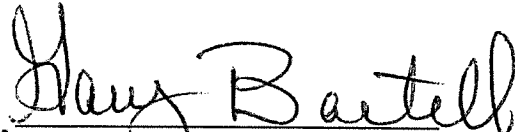
5. This ordinance shall become effective as provided by Florida Law.

DONE AND ADOPTED at a duly called session of the Board of County Commissioners of Citrus County, Florida, this 11 day of July, 2006.

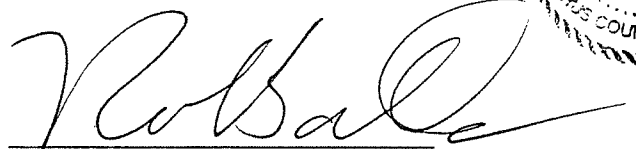
ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA


BETTY STRIFLER, CLERK


GARY BARTELL, CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:


ROBERT BATTISTA, COUNTY ATTORNEY

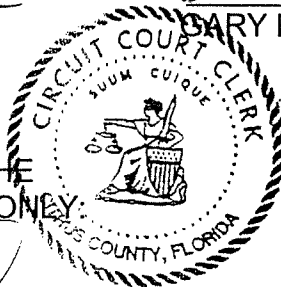


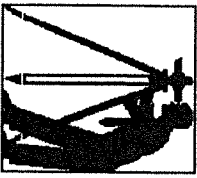
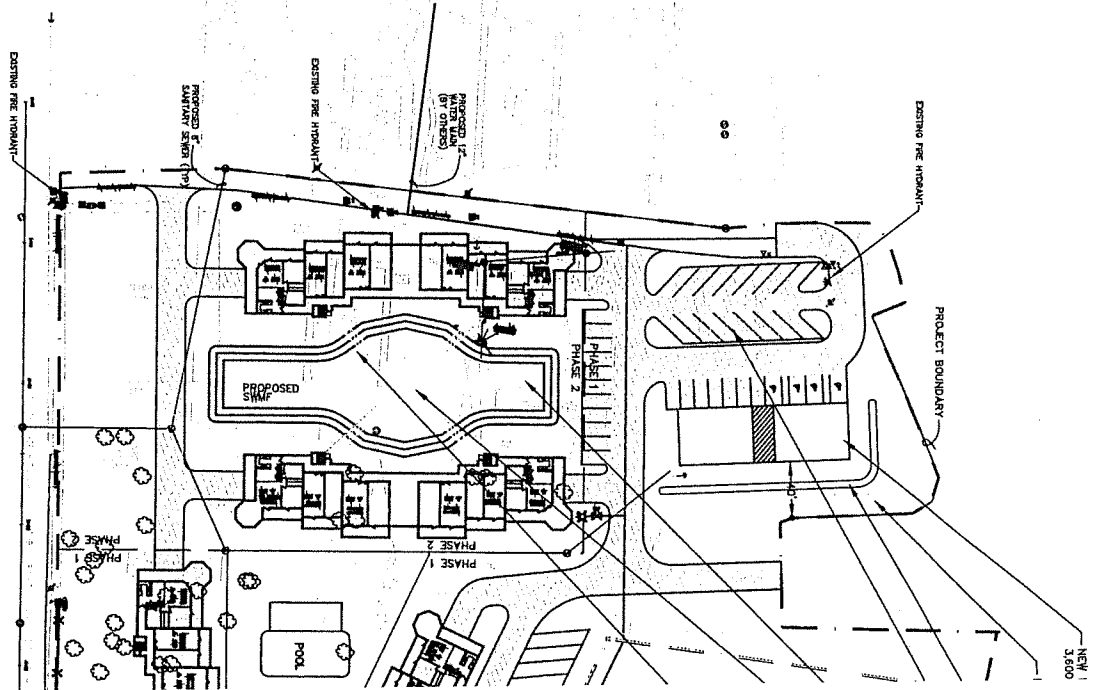
EXHIBIT "A"
PDO-05-01 Conditions of Approval:

1. The Master Plan, shown in the attached Exhibit 'B', shall be limited to a maximum of 72 motel suites (condominium ownership), 15 motel rooms (including three handicapped accessible rooms), and 3,600 square feet of commercial space. Occupancy of any motel unit by any party (owner or renter) shall be limited to a total of 180 days per year. Marina development is limited to renovation of the existing number of boat slips inside the "project limits".
2. Minor modifications to the approved Master Plan may be approved by the Director of Community Development. LDC Section 2273, Modification of a Planned Development or Planned Development Overlay, shall be used as a basis to make this determination. Major modifications to the approved Master Plan shall require reapplication for a Planned Development Overlay.
3. The proposal shall be in compliance with LDC Section 4680, "Old Homosassa" Area Redevelopment Plan, and all other LDC standards except as conditioned herein. The project is nonresidential, and as such, those standards listed in Section 4680.C and Section 4680.D (aesthetics, pedestrian amenities, exterior lighting) are mandatory. At the time of development, the Technical Review Team (TRT) shall review the project for compliance.
4. Pursuant to LDC Section 5431, Planned Development - Common Open Space, 20 percent of the area being developed shall be reserved for common open space and recreation facilities for the users of the area being developed. Drainage retention areas shall not be included as common open space.
5. The buildings shall consist of three living floors above parking, or two living floors above retail, and the ground area coverage shall be less than 45 percent. In lieu of compliance with LDC Section 4680.C.4, "Old Homosassa" Area Redevelopment Plan, the applicant must demonstrate that the proposal preserves or enhances the existing character of the community by limiting lot coverage and providing green space and thereby meets the intent of this section.
6. The ground area coverage, as defined by LDC Section 4680.C.4, shall be limited as stated in 5. above. Semi-pervious areas shall be counted as impervious. One-half of the existing paved entrance road shall be included in the calculation but water bodies shall not be included. Paved areas shall be modified for compliance with all requirements stated herein.
7. The project shall be limited to two vehicle access points on S. Cherokee Way, the existing driveway at S. Boulevard Drive and the proposed driveway adjacent to S. Parkhill Way (not constructed). If S. Parkhill Way is constructed in the future, the County may require redesign and relocation of the later access point.
8. Signage shall be designed as part of a consistent system, compatible with the "Old Homosassa" Area Redevelopment Plan, and shall be reviewed by the TRT at the time of development.
9. Pursuant to LDC Section 4680.D.1, the project must demonstrate pedestrian connectivity and amenities. The owner shall coordinate with the County to provide a public sidewalk and landscaping along S. Cherokee Way. The proposed "nature walk" shall connect to this public sidewalk and to a pedestrian amenity area at the proposed marina/commercial area. A pedestrian amenity area shall be provided at the S. Cherokee Way and S. Boulevard Way intersection.
10. A parking study must be submitted and reviewed by the TRT at the time of development. The parking study must demonstrate adequate parking pursuant to LDC Section 4252 and professionally accepted standards, for the PDO Master Plan uses and the contributing restaurant parking (not part of this PDO).
11. Refuse areas (dumpster pads) shall be located for convenience and screened from public view by opaque fences or walls.
12. Pursuant to LDC Section 4680.E, Supplemental Environmental Standards, the project shall be reviewed for compliance with standards regarding: waterfront and wetland setbacks, natural vegetative buffers, boardwalks, and fill.
13. The marina/docks may be redeveloped with the condition that the number of slips shall not be increased. An Environmental Resource Evaluation Report may be required at the time of development.
14. A Tree Preservation Plan (TPP), pursuant to LDC Section 4340, shall be required at the time of development. Existing trees over 20 inches in diameter at breast height shall be preserved and protected as much as possible, with the exception of invasive exotic vegetation. All invasive exotic vegetation, as identified by the Florida Exotic Pest Plan Council as Category or II, must be removed

from the project site during development. The project area must be maintained free of invasive exotic vegetation as listed by the Florida Exotic Pest Plan Council.

15. The following landscaping requirements, in addition to those required by the LDC and listed above, shall apply:
 - Along S. Cherokee Way, there shall be a minimum 30-foot bufferyard, with plantings equivalent to Type 'C' as defined in the LDC.
 - Along a minimum 50 percent of each façade length of building, there shall be a 5-foot wide landscaped area between parking/paving and the building.
16. The County Engineering Division shall require the applicant to obtain all necessary approvals which may include the Southwest Florida Water Management District (SWFWMD), the Florida Department of Environmental Protection (FDEP) and the Army Corps of Engineers (ACOE).
17. Fire department access shall be in accordance with the Florida Fire Prevention Code 2004 edition as follows: 20-foot wide access roads, fire sprinkler system buildings, and standpipes at each stairwell.
18. Handicapped units, parking, and access shall be provided as required by the Florida Building Code.
19. The project shall be served by central water and central sewer. Water volume must be adequate at the time of development. The developer may be required to participate in upgrades to provide same. If a water easement is dedicated to the Homosassa Special Water District, related documents shall be filed in the public records of Citrus County.
20. At the time of development, an evacuation map and plan (for the entire development including that part excluded from this PDO) shall be submitted for review by the TRT and the County Emergency Operations Center. The evacuation plan shall show evidence of mitigation for impacts on hurricane shelter capacity and hurricane evacuation times.
21. All demolition and construction shall be completed within five (5) years of the date of approval of this application. Noncompliance with or any violation of the above referenced conditions as determined by the Citrus County Code Enforcement Board (CEB) may, in addition to any penalty imposed by the CEB and subsequent to satisfying all procedural requirements set forth in Section 2223 of the Citrus County Land Development Code, render this Planned Development Overlay null, void, and of no force or effect.

ORDINANCE NO. 2006-A1:



**CENTRAL FLORIDA ENGINEERING,
SURVEYING & MAPPING, INC.**

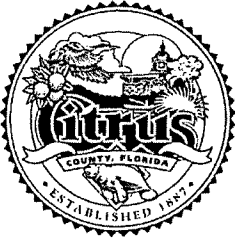
CIVIL ENGINEERING • STORMWATER MODELING
ENVIRONMENTAL ANALYSIS & SITE PERMITTING
3703 EAST FOREST DRIVE, INVERNESS, FLORIDA 34453
PHONE (352) 734-0320 FAX (352) 344-6336
E-MAIL: CFE@CFESURV.COM
CERTIFICATE OF AUTHORIZATION NO. 26905

DRAWN BY :	DBP	DATE :	8/23/05	RE
CHECKED BY :	DBP	DATE :	8/23/05	DESCRIPTION
DESIGNED BY :	DBP	GAD NAME :	CP3	
SCALE :	1"=100'	PLOT DATE :	11/08/05	



AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CU-21-07 Michael Wilburn for GKG Storage
AGENDA DATE:	July 01, 2021
<u>BRIEF OVERVIEW:</u>	
A Conditional Use to allow for an expansion of a mini warehouse use in the General Commercial District (GNC) pursuant to Section 2412, <u>General Commercial District (GNC)</u> of the Citrus County Land Development Code. Specifically, the applicant is proposing to expand a mini warehouse business, constructing one (1) additional building in a General Commercial District (GNC).	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	
Conduct a public hearing on July 1, 2021 to consider CU-21-07 Michael Wilburn for GKG Storage	



PM2-21-32

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

CONDITIONAL USE APPLICATION NO. CU-21-07 Michael Wilburn for GKG Storage

DATE: June 7, 2021

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

AB

CONDITIONAL USE REQUESTED	A Conditional Use to allow for an expansion of a mini warehouse use in the General Commercial District (GNC) pursuant to Section 2412, <u>General Commercial District (GNC)</u> of the Citrus County Land Development Code. Specifically, the applicant is proposing to expand a mini warehouse business, constructing one (1) additional building in a General Commercial District (GNC).
SUBJECT PROPERTY	Section 24, Township 20 South, Range 17 East; specifically, Lots 2-5 Block D of U.S. 19 3 rd Addition Subdivision (AK 3520815), which address is 8787 S. Suncoast Blvd., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 236,444 square feet (5.43 acres).
LAND USE	GNC – General Commercial on the Land Use Atlas Map GNC – General Commercial on the Future Land Use Map.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property is located in <u>Flood Zone X and AE</u> with a base flood elevation of 9.9 feet, as found on Community-Panel Number 12017C0 431E.
SURROUNDING AREA	North – General Commercial District (GNC) South – Medium Density Residential District (MDR) East – Planned Residential Development (PDR) West – US 19, General Commercial District (GNC), Low Density Residential District (LDR)
SOIL INFORMATION	According to the <i>Soil Survey of Citrus County</i> (1988), the soil type in the area is primarily Basinger and Tavares. Limitations to building development are slight to severe wetness and ponding.

Attachment: Staff report, application, correspondence, and site plan (13009 : CU-21-07 Michael Wilburn for GKG Storage)

BACKGROUND

The subject property is located in Homosassa on US Highway 19 and is approximately 5.43 acres of General Commercial property developed with mini warehouses in 2000. In 2003, there was an after-the-fact permit issued allowing RV and boat storage as an accessory to the mini storage. In 2015, application CU-15-01 was approved to allow for the expansion of the mini warehouse by 19,500 square feet, with two buildings. The two new buildings were permitted and developed.

ANALYSIS

The applicant is proposing to expand a mini warehouse use in the GNC district. Mini warehouse requires a Conditional Use in the GNC land use district. The applicant is proposing to remove existing asphalt and develop one 40'x186', 7,440 square-foot storage building across the rear of several lots where there is currently approved RV and boat storage.

The surrounding area contains a mix of uses and the proposed expansion of the mini warehouse site is compatible with the uses in the area.

The proposed development meets ISR and setback requirements.

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

Staff comment: *The surrounding area consists of a mix of uses and the proposed expansion of the existing mini warehouse is compatible with the uses in the area.*

Consistency with the Land Development Code (LDC) - Staff reviewed this application per Section 2412, General Commercial District (GNC), and section 3740, Additional Design Standards for Large Non-Residential Projects, and section 7290, Loading Areas, as specified in the LDC.

Staff comment: *The LDC requires Conditional Use approval in the GNC district for the development of a mini warehouse use. This proposal is consistent with the provisions of the LDC.*

Staff comment: Façades. *Any elevation of the building that fronts on a right-of-way shall meet façade requirements. The proposed mini warehouse does not front on a right-of-way.*

Parking Spaces. *The number of parking spaces shall be determined in accordance with LDC standards. The applicant is not proposing any expansion of office space. There is no requirement for additional parking spaces.*

Outdoor Storage and Sales. *Outdoor storage (including seasonal storage trailers) and sales shall be permitted in designated areas only, as approved during development site plan review. The loading zone located at the northeast*

corner of the existing mini-warehouse development appears to currently be utilized for an RV storage site. This is not compatible with the intent or use of a loading zone and is a location outside of the approved RV storage area.

Staff comment: Section 7290

C. Loading spaces shall not be used for storage of vehicles and/or materials. Loading spaces shall not be used to meet off-street parking requirements.

D. The following loading space requirements shall be met. Commercial Uses: 1 space for the first 10,000 square feet of gross floor area and 1 for each additional 20,000 square feet.

The existing gross floor area is 36,750 square feet. The proposed gross floor area is 7,440 square feet. The total gross floor area if this application is approved will be 41,190 square feet. Applicant will be required to provide one additional loading area.

PROPOSED FINDINGS OF FACT

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

- 1. *The proposed uses and structures would not violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the LDC.*** The application as proposed is consistent with the Comprehensive Plan and the LDC.
- 2. *The proposed uses and structures would not be incompatible with the uses, structures, and activities on adjacent and nearby lands.*** The subject property is located in an area with a mix of uses. The proposed expansion is compatible with the surrounding area and the existing uses on the property.
- 3. *The proposed uses and structures would not violate health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure, specifically with respect to:***
 - a. *The use or structure would not exceed the applicable density or bulk regulations except as specifically authorized, nor shall the use or structure result in overcrowding of land or buildings;*** The use, density and intensity are consistent with LDC and the Comprehensive Plan.
 - b. *The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards;*** The site is located on a principal arterial road.
 - c. *The use or structure would not create a fire hazard;*** The application as proposed would not create a fire hazard.

- d. ***The use or structure would not result in noise, odor, glare, vibration or other similar characteristic, which is detectable at the property line and which exceeds the level which will result from permitted uses;*** The conditions set forth for buffering of the existing mini warehouse use and the expansion with CU-15-01 are adequate to also address this expansion. The proposal is not anticipated to result in noise, odor, glare, vibration, or other similar characteristic detectable at the property line.
 - e. ***The use or structure would not prevent an adjoining landowner from the legal use of his property pursuant to the LDC;*** The use as proposed will not prevent use of adjoining lands.
 - f. ***The use or structure would not violate a requirement or limitation of any applicable state or federal law or regulation;*** The use as proposed will not violate applicable state law or federal regulation.
 - g. ***The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.*** The site is not expected to reduce public facility or service standards.
4. ***Termination and/or expiration of Conditional Uses - The PDC may specify a term for the duration of a Conditional Use. A Conditional Use will terminate if no development activity under the Conditional Use is commenced within three years of the date of approval, or if the approved use ceases for a period of three years. The property owner may seek an extension by applying to the PDC.*** The applicant has not requested an extension of the three-year term.

AB/SW/cb



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

CITRUS COUNTY LAND DEVELOPMENT CODE CONDITIONAL USE APPLICATION

Application No.: CU-21-07 Date: 4/7/21 4/8/21

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

Applicant*

Name: Local Engineering, Inc.

Address: P.O. Box 438

City: Floral City

State: FL

Zip: 34436

Home No.: -

Cell No.: -

Work No.: 352-726-4875

Fax No.: -

Email: localengineeringinc@gmail.com

Property Owner

Name: GKG Storage Inc.

Address: 12046 W. Bayshore Dr

City: Crystal River

State: FL

Zip: 34429

Home No.: -

Cell No.: -

Work No.: 727-643-8496

Fax No.: -

Email: gmilch@aol.com

Property Description: Section: 24 Township: 20 South Range: 17 East

Legal Description: 8787 Suncoast Blvd, Homosassa, FL

Subdivision: U.S. 19 3rd Addition

Lot(s): 1-7, 26

Block/Parcel: E, D

Alternate Key #: 3520815

Parcel ID: 17E205240010000000260

Acreage: 5.43

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

Conditional Use Request: ADDITION OF ANOTHER SELF STORAGE BUILDING

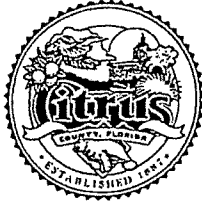
Describe how it will/will not affect surrounding development: NO IMPACT

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.

CU-21-07



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

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

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

Web Address: www.citrusbocc.com

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

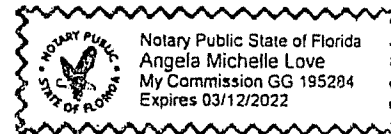
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Michael Wilburn, who is personally known to me or provided as identification and who did not take an oath.

WITNESS my hand and official seal this 7th day of April, 2021

Angela Love
Printed Name

Seal

Angela Love
Notary Public - State of Florida



For Staff Use Only

Date: 4/8
Time: 5:00
Initials: SW

ATF: _____
QTR: _____
LUD: _____
FZ: _____

CU-21-07



Board of County Commissioners

DEPARTMENT OF PLANNING AND DEVELOPMENT

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

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

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

In reply, refer to:

PL2-15-88

April 17, 2015

GKG Storage Inc.
Attn: Geoffrey Gilchrist
8787 S. Suncoast Blvd.,
Homosassa, FL 34446

SUBJECT: Application CU-15-01

LOCATION: Section 24, Township 20 South, Range 17 East; more specifically Lot 26, Block D, Lots 1 & 2, Block E, U. S. 19 3rd Addition Subdivision, (in conjunction with the existing business on Lots 3, 4, 5, 6 & 7 of Block E, of U. S. 19 3rd Addition Subdivision) which property is known as 8749 & 8787 South Suncoast Boulevard Homosassa FL.

Dear Mr. Gilchrist:

At the April 16, 2015 hearing of the Citrus County Planning and Development Commission (PDC), your request for a Conditional Use from the provisions of the Citrus County Land Development Code (LDC) was considered as advertised (public notice will be furnished upon request).

On the basis of the evidence presented at the hearing on this case, your request for a Conditional Use to allow for an expansion of a mini warehouse use in the General Commercial District, (GNC) pursuant to Section 2412, General Commercial District (GNC) of the Citrus County Land Development Code (LDC) was APPROVED with the following SIX CONDITIONS:

1. The use of the subject property is restricted to mini-warehouse use for an overall expansion of 19,500 square feet, with two buildings at 6,750 square feet and one building at 6,000 square feet as outlined on the site plan date-stamped February 24, 2015.
2. The applicant will be required to meet the requirements outlined in LDC Section 3745, Design Standards for Small Nonresidential Development Projects, and all other applicable codes.
3. The existing billboard is a nonconforming billboard and is required to meet the standards of LDC Section, 9290 Billboards.
4. The buffer to the east must be maintained as a 20-foot Type "C" landscaped buffer.

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

Attachment: Staff report, application, correspondence, and site plan (13009 : CU-21-07 Michael Wilburn for GKG Storage)

GKG Storage Inc.
 Attn: Geoffrey Gilchrist
 CU-1502
 April 17, 2015
 Page 2 of 2

5. The applicant will be required to ensure that any noise, odor, glare or vibration will not be detectable at the property line.
6. Conditional Use application CU-15-01 will be valid for five years from the date of approval.

Noncompliance with or any violation of the above referenced conditions, as may be determined by the Citrus County Code Compliance Proceedings may, in addition to any penalty imposed by Code Compliance and subsequent to the procedural requirements set forth in Section 1800. Enforcement Standards of the Citrus County Land Development Code being satisfied, render this Conditional Use null, void, and of no force or effect.

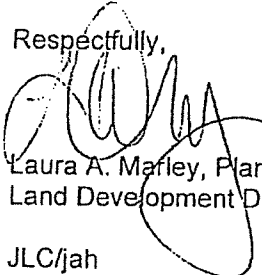
A Conditional Use will terminate if no development activity under the Conditional Use is commenced within three five years of the date of approval, or if the approved use ceases for a period of three five years. The property owner may seek an extension by applying to the PDC.

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

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

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

Respectfully,


 Laura A. Marley, Planner
 Land Development Division

JLC/jah

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

Attachment: Staff report, application, correspondence, and site plan (13009 : CU-21-07 Michael Wilburn for GKG Storage)

SITE DATA

PARCEL AREA = 236,530 SF / 5.43 ACRES

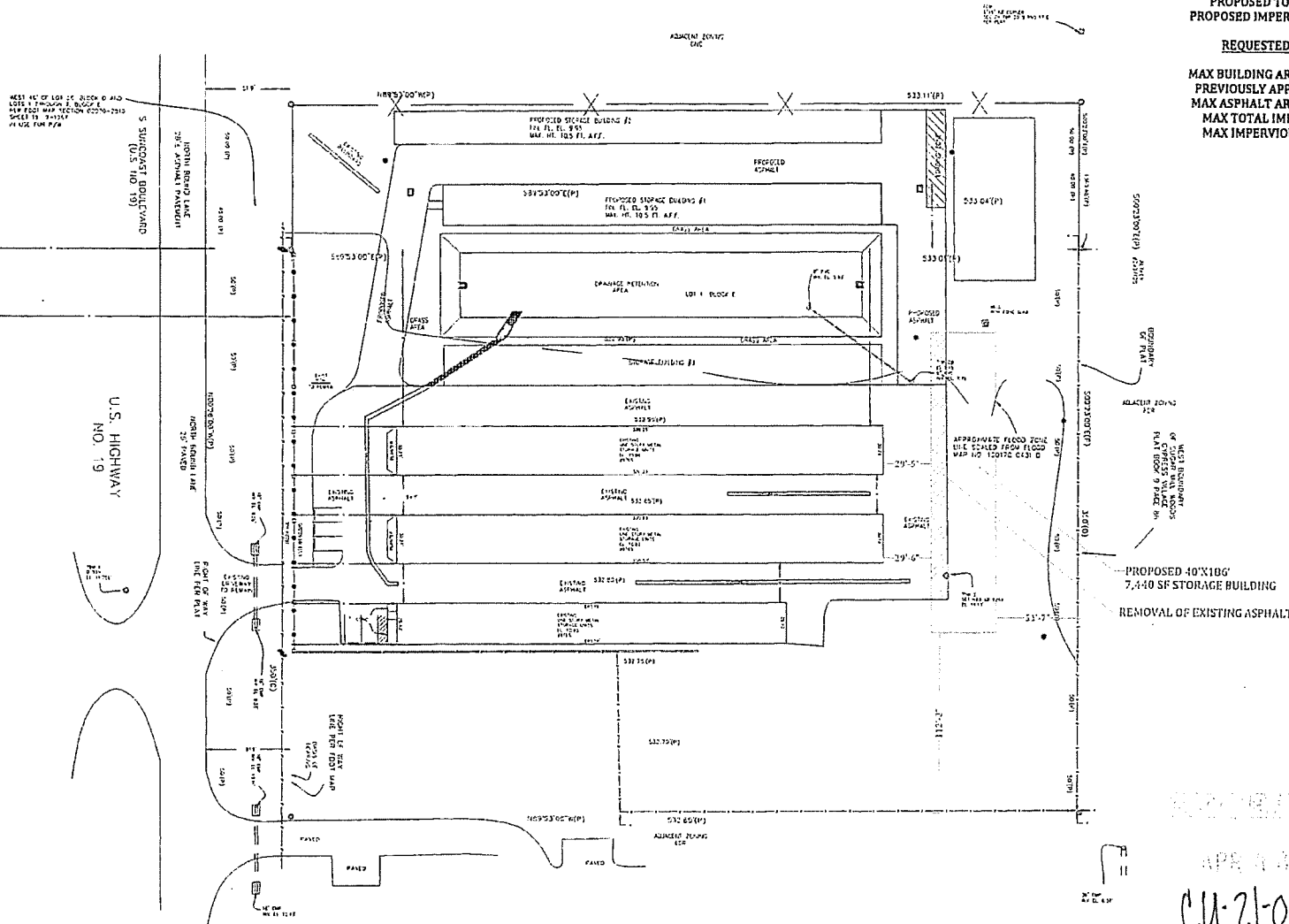
IMPERVIOUS SURFACE AREAS

EXISTING BUILDING AREAS = 36,750 SF
 EXISTING ASPHALT AREAS = 52,489 SF
 EXISTING SIDEWALKS = 153 SF
 EXISTING TOTAL IMPERVIOUS AREA = 89,391 SF
 EXISTING TOTAL IMPERVIOUS RATIO = 37.79%

PROPOSED BUILDING AREAS = 7,440 SF
 REMOVAL OF ASPHALT AREA = (1,364 SF)
 PROPOSED ASPHALT AREAS = 0.00 SF
 PROPOSED TOTAL IMPERVIOUS = 6,076 SF
 PROPOSED IMPERVIOUS SURFACE RATIO = 2.57%

REQUESTED MAX IMPERVIOUS AREAS

MAX BUILDING AREAS (ALLOWABLE) = 44,190 SF
 PREVIOUSLY APPROVED BUILDING 3 = 6,750 SF
 MAX ASPHALT AREAS (ALLOWABLE) = 51,125 SF
 MAX TOTAL IMPERVIOUS AREA = 102,065 SF
 MAX IMPERVIOUS SURFACE RATIO = 43.15%



RECEIVED

APR 13 2007

CU-21-07

Land Use Planning Division

ENGINEERING		INSPECTIONS		DRAFTING		DESIGN	
PAGE 1 of 1	DATE 3/4/07	DATE 3/4/07	DATE 3/4/07	DATE 3/4/07	DATE 3/4/07	DATE 3/4/07	DATE 3/4/07
SCALE 1" = 100'		DATE 3/4/07		DATE 3/4/07		DATE 3/4/07	
LOCAL ENGINEERING INC.		LOCAL ENGINEERING, INC.		LOCAL ENGINEERING, INC.		LOCAL ENGINEERING, INC.	
32355		32355		32355		32355	



CERTIFICATE OF AUTH.
32355

CU-21-07

Michael Wilburn for GKG Storage



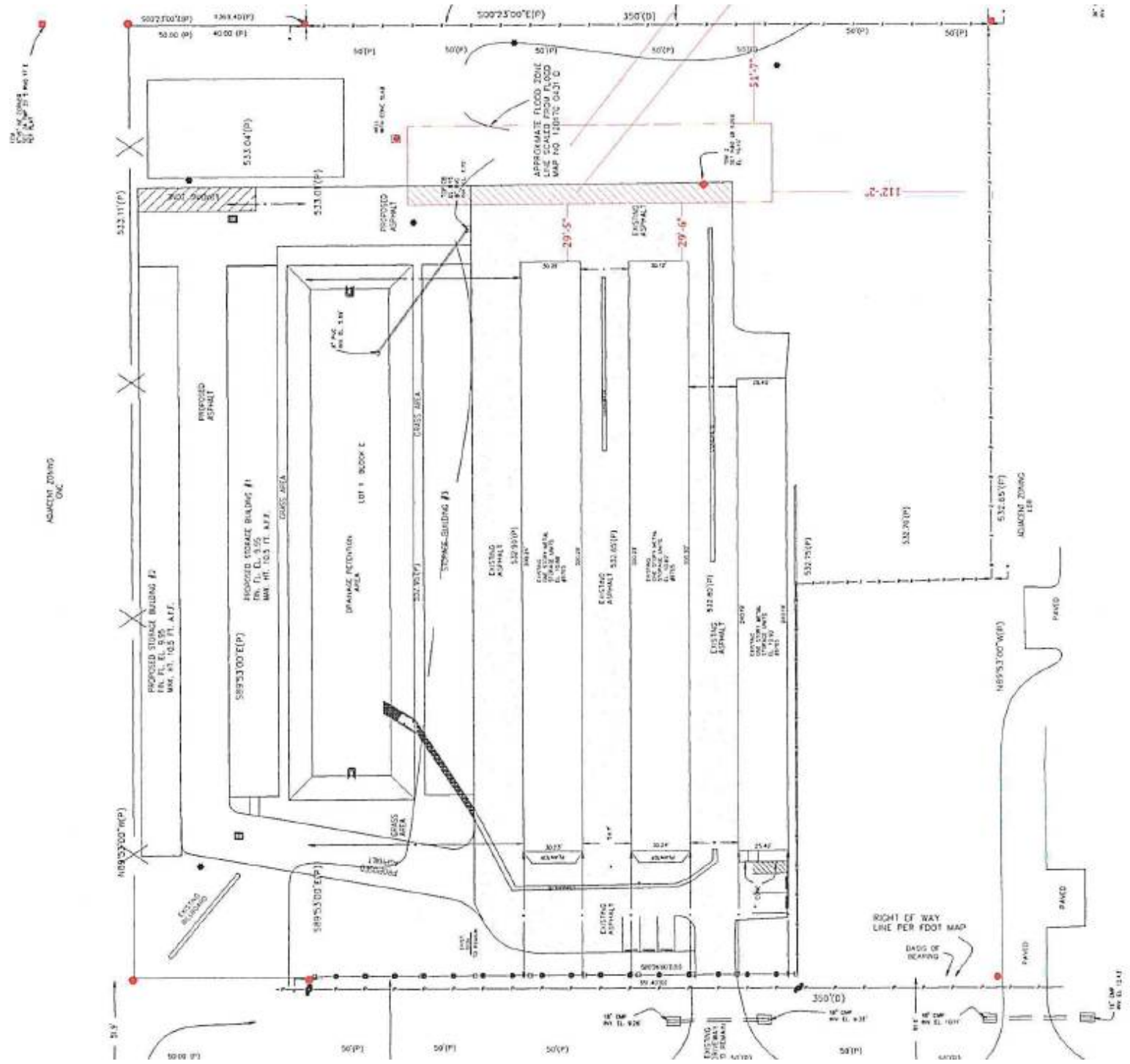




Attachment: Coordinator PowerPoint (13009 : CU-21-07 Michael Wilburn for GKG Storage)



Attachment: Coordinator PowerPoint (13009 : CU-21-07 Michael Wilburn for GKG Storage)



OLD

CU-21-07

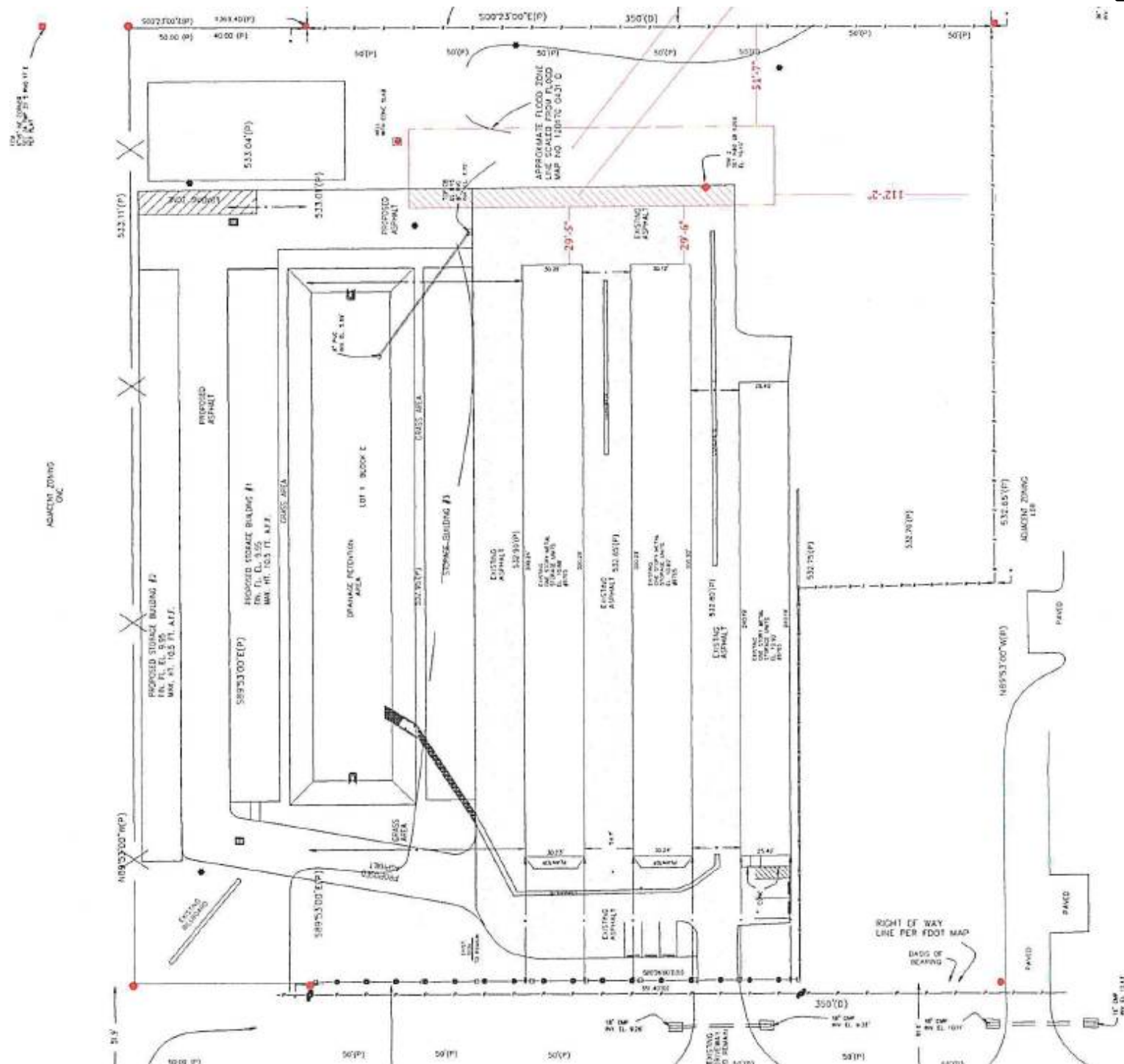
Michael Wilburn for GKG Storage









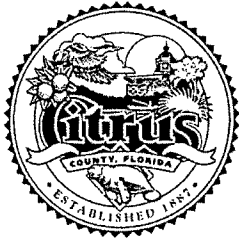






AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-21-05 Florida Land Trust
AGENDA DATE:	July 01, 2021
<u>BRIEF OVERVIEW:</u> This request is for a two (2) part Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having (1) less than the required 50-foot minimum building setback from a jurisdictional wetland (35-foot with a berm or swale), pursuant to Section 3501, <u>Surface Water Protection Standards</u>, as specified in the LDC; and (2) having less than the required 50-foot minimum building setback from the centerline of a right-of-way pursuant to Section 2300, <u>Building Setback Requirements and Height Requirements for All Land Use Districts</u>, as specified in the LDC. The applicant is requesting a 40-foot setback from the centerline of a right-of-way and a 25-foot setback from a jurisdictional wetland, to develop a single-family dwelling.	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on July 1, 2021 to review and consider V-21-05 Florida Land Trust.	



PM2-21-42

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

VARIANCE APPLICATION NO. V-21-05 Florida Land Trust

DATE: June 11, 2021

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

ab

VARIANCE REQUESTED	This request is for a two (2) part Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having (1) less than the required 50-foot minimum building setback from a jurisdictional wetland (35-foot with a berm or swale), pursuant to Section 3501, <u>Surface Water Protection Standards</u>, as specified in the LDC; and (2) having less than the required 50-foot minimum building setback from the centerline of a right-of-way pursuant to Section 2300, <u>Building Setback Requirements and Height Requirements for All Land Use Districts</u>, as specified in the LDC. The applicant is requesting a 40-foot setback from the centerline of a right-of-way and a 25-foot setback from a jurisdictional wetland, to develop a single-family dwelling.
SUBJECT PROPERTY	<u>Section 11, Township 19 South, Range 20 East</u>; specifically, Lot 13 BLK B of Alameda Estates PB 12 PG 25 (AK 2286075), which address is 9348 E. Mistwood Dr. Floral City. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 13,373 square feet (0.31 acres).
LAND USE	CLR, Coastal and Lakes Residential District CL, Low Intensity Coastal and Lakes Residential District on the Future Land Use Map.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in <u>Flood Zone X and AE</u> with a base flood elevation of 42.40 feet, as found on Community-Panel Number 12017C0 357D.
SURROUNDING AREA	North – Vacant, single family dwellings South – Vacant, Lake Tsala Apopka East – Lake Tsala Apopka West – E. Mistwood Dr., E. Lone Oak Ln., Single Family Dwellings The site is located in Alameda Estates, where there are single-family dwellings.

Attachment: Staff report, application, and site plan (13010 : V-21-05 Florida Land Trust)

SOIL INFORMATION	According to the <i>Soil Survey of Citrus County</i> (1988), the soil type in the area is primarily water, Basinger Fine Sand. Limitations to building development are severe wetness and ponding.
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BACKGROUND

The subject property is part of Alameda Estates, a platted subdivision. It abuts vacant land and residences to the north, vacant land and Lake Tsala Apopka to the south, Lake Tsala Apopka to the east, and E. Mistwood Dr. and single-family dwellings to the west. The property takes access from East Mistwood Dr., a 50-foot wide, paved, County maintained right-of-way.

The property is approximately 0.31 acres in size and is vacant.

The subject property is moderately wooded with some clearance for access. The land slopes from the right-of-way property line down toward the water line, ranging from an elevation of 42 feet at the property line then dropping considerably from the approximate midline of the property to 39 feet at the water. The rear portion of the property has a considerable amount of jurisdictional wetland and was wet upon the site visit.

The surrounding area contains mostly vacant properties, single-family residences and Lake Tsala Apopka. No variances have been granted for the six closest lots to the subject property since the LDC adoption.

ANALYSIS

The applicant is requesting a reduction in right-of-way and jurisdictional wetland setbacks for the subject property. The applicant is proposing to develop a 1,368 square foot single family residence with a 63 square foot front porch and a 400 square foot attached garage, a total of 1,831 square footprint. The proposed single-family home will be 40 feet from the center line of the right-of-way and 25 feet from the jurisdictional wetland line.

The six closest lots on either side of the subject property are similar in size and shape. Several are vacant and some are developed with single family residences with a garage and porch. The single-family residences in the area were developed in 1987 and 1988 and are similar in size to the applicant's proposal. There is an available building envelope of approximately 3,230 square feet.

<u>Building envelope and setback analysis</u>			
Required jurisdictional wetland setback (with a berm or swale)	50 ft. (35 ft.)	Proposed jurisdictional wetland setback	25 ft.
Required Front Setback from Centerline ROW (Property Line)	50 ft. (25 ft.)	Proposed Front Setback from Centerline ROW (Property Line)	40.8 ft. (16 ft.)
<u>Average six closest waterfront single family residences</u>	<u>1,460</u> <u>sq. ft.</u>	<u>Proposed single-family residence Size</u>	<u>1,368</u> <u>sq. ft.</u>
<u>Average six closest SFR porches</u>	<u>155</u> <u>sq. ft.</u>	<u>Proposed SFR porch</u>	<u>63 sq. ft</u>
<u>Average 6 closes SFR garages</u>	<u>429</u> <u>sq. ft.</u>	<u>Proposed SFR garage</u>	<u>400 sq. ft.</u>
<u>Average six closest total footprint</u>	<u>2,044</u> <u>sq. ft.</u>	<u>Proposed total footprint</u>	<u>1,831</u> <u>sq. ft.</u>

The **Engineering Division** has no objection to the request with the understanding that the parcels will be developed meeting the requirements of the LDC.

- At time pf permitting, the applicant will need to submit a grading and drainage plan prepared by a professional engineer licensed in the State of Florida, providing all of the items listed in the Land Development Code, Chapter 6, Section 6420.A & B.2.
- 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 Section 42-172 (c).

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

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

Staff comment: *Stormwater has not been addressed in this application and will need to be provided at the time of permitting. Stormwater standards may significantly alter*

the site plan. The applicant has indicated that an engineered stormwater plan will be performed.

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.

2300. Building Setback Requirements and Height Requirements for All Land Use Districts

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

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

3501. Surface Water Protection Standards

- A. All structures shall be a minimum of 50 feet from either the mean high-water line or ordinary high-water line, except as follows:
1. Structures shall be set back a minimum of 50 feet, or 35 feet from the mean high-water line, ordinary high-water line, and/or jurisdictional wetland line, if swales or berms are provided.

Staff comment: *The application does not meet the provisions of the LDC. The applicant is proposing a 40-foot setback from the center line of the right-of-way and a 25-foot setback from the jurisdictional wetland line. The applicant has indicated that an engineered stormwater plan will be performed. The proposed can be built in the available building envelope.*

PROPOSED FINDINGS OF FACT

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

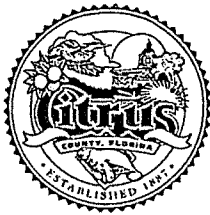
1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or***

buildings in the same land use district. The typical lot size in the Alameda Estates subdivision is .33 acres. The subject property is similarly sized at .31 acres in comparison with other lots. The lots are similar in size, shape and jurisdictional wetland, and also have a considerable downward slope trending to the water line at the rear of the properties. Many of the properties in the immediate area are vacant and several are developed with single family residences which were built between 1987 and 1988.

2. ***The special conditions and circumstances do not result from the actions of the applicants.*** While the County does not enforce or recognize deed restrictions, the applicant is subjected to a minimum 1,300 square foot living space. The applicant's proposal meets that minimum and is compatible with the surrounding area lot size, shape, wetland characteristics, and homes that were developed in 1987 and 1988; however, a single-family dwelling could be built in the available building envelope.
3. ***A granting of the variance requested will confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** The lot is similar in size, shape, and features to others in the general area that have not required a variance to develop.
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 a 1,368 square foot single-family residence. Similar properties in the area have developed with a single-family residence of the same size or larger. The applicant's proposed building footprint is compatible with the surrounding area.
5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** It is possible for the applicant to develop a single-family residence on the lot with a building footprint which would eliminate or reduce the need for a variance. Therefore, the proposed is not a minimal request.
6. ***The granting of the variance will not be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.*** The proposed structure does not meet standards for Building Setback Requirements and Height Requirements for All Land Use Districts, or Surface Water Protection standards. The proposal is consistent with the surrounding area.
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 deviate from the clear intent of the adopted Comprehensive Plan.** The application is not consistent with Policy 17.9.1 of the Comprehensive Plan, as discussed in this staff report.

AB/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 TTY Dial 711

Web Address: www.citrusbocc.com**CITRUS COUNTY LAND DEVELOPMENT CODE****VARIANCE APPLICATION**Application No.: V-21-05Date: 4/7/21

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

Applicant*Name: Florida Land Trust 2427Address: P.O. Box 938City: Floral CityState: FL Zip: 34436Home No.: - Cell No.: -Work No.: 352-726-4875 Fax No.: -Email: localengineeringinc@gmail.com**Property Owner**Name: Florida Land Trust 2427Address: P.O. Box 938City: Floral CityState: FL Zip: 34436Home No.: - Cell No.: -Work No.: 352-726-4875 Fax No.: -Email: localengineeringinc@gmail.comProperty Description: Section: 11 Township: 19 South Range: 20 EastLegal Description: 9348 E. Mistwood Dr, Inverness, FLSubdivision: Alameda EstatesLot(s): 13 Block/Parcel: BAlternate Key #: 2286075Parcel ID: 20E19S110670000B00130Is 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: REQUEST 40' SETBACK FROM Q OF ROW & 25' FROM JD LINEState hardship that justifies the granting of the variance: NOT BUILDABLE OTHERWISE

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.

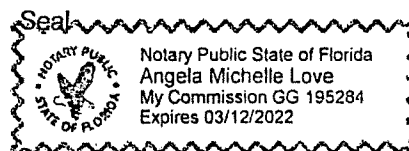
I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

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 Michael Wilburn, who is personally known to me or provided as-identification and who did not take an oath.

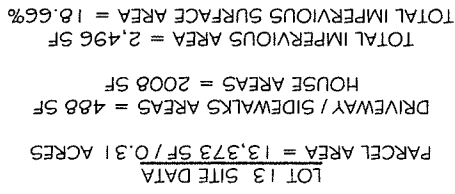
WITNESS my hand and official seal this 7th day of April, 2021Angela Love
Printed NameAngela Love
Notary Public - State of Florida

For Staff Use Only

Date: 4/8/2021Time: Initials: SWATF: QTR: LUD: FZ: 

RECEIVED

APR 08 2021



LOT 14 SITE DATA

PARCEL AREA = 13.485 SF / 0.31 ACRES	DRIVEWAY / SIDEWALKS AREAS = 488 SF	HOUSE AREAS = 2008 SF	TOTAL IMPERVIOUS SURFACE AREA = 2,496 SF	TOTAL IMPERVIOUS SURFACE AREA = 18.5%
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V-21-05

Florida Land Trust









V-21-05

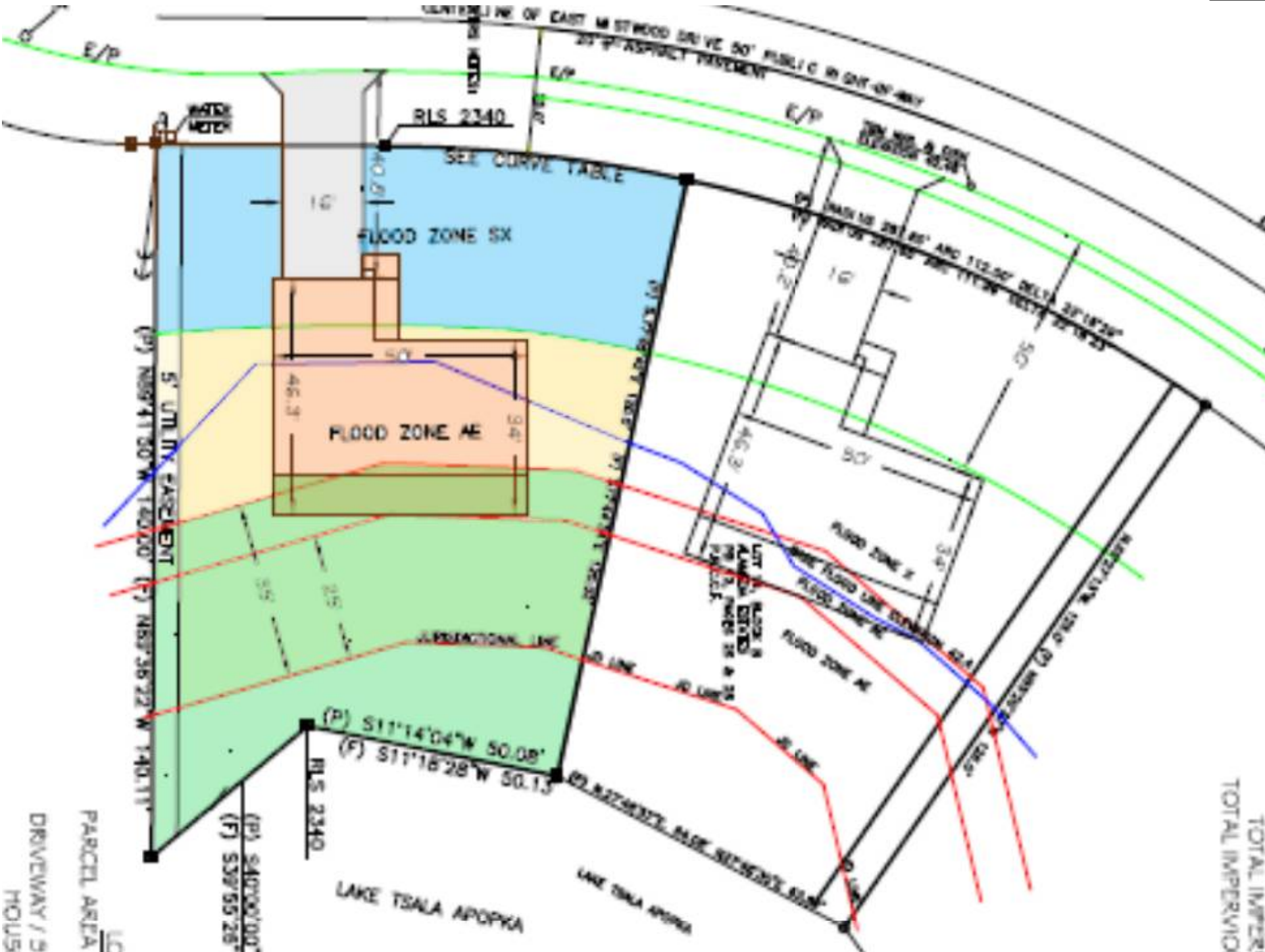
Florida Land Trust













AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-21-06 Florida Land Trust
AGENDA DATE:	July 01, 2021
<u>BRIEF OVERVIEW:</u> This request is for a two (2) part Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having (1) less than the required 50-foot minimum building setback from a jurisdictional wetland (35-foot with a berm or swale), pursuant to Section 3501, <u>Surface Water Protection Standards</u>, as specified in the LDC; and (2) having less than the required 50-foot minimum building setback from the centerline of a right-of-way pursuant to Section 2300, <u>Building Setback Requirements and Height Requirements for All Land Use Districts</u>, as specified in the LDC. The applicant is requesting a 40-foot setback from the centerline of a right-of-way and a 25-foot setback from a jurisdictional wetland, to develop a single-family dwelling.	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on July 1, 2021 to review and consider V-21-06 Florida Land Trust.	



PM2-21-43

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

VARIANCE APPLICATION NO. V-21-06 Florida Land Trust

DATE: June 11, 2021

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

AB

VARIANCE REQUESTED	This request is for a two (2) part Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having (1) less than the required 50-foot minimum building setback from a jurisdictional wetland (35-foot with a berm or swale), pursuant to Section 3501, <u>Surface Water Protection Standards</u>, as specified in the LDC; and (2) having less than the required 50-foot minimum building setback from the centerline of a right-of-way pursuant to Section 2300, <u>Building Setback Requirements and Height Requirements for All Land Use Districts</u>, as specified in the LDC. The applicant is requesting a 40-foot setback from the centerline of a right-of-way and a 25-foot setback from a jurisdictional wetland, to develop a single-family dwelling.
SUBJECT PROPERTY	Section 11, Township 19 South, Range 20 East; specifically, Lot 14 BLK B of Alameda Estates PB 12 PG 25 (AK 2286083), which address is 9350 E. Mistwood Dr. Floral City. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 13,485 square feet (0.31 acres).
LAND USE	CLR, Coastal and Lakes Residential District CL, Low Intensity Coastal and Lakes Residential District on the Future Land Use Map.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in <u>Flood Zone X and AE</u> with a base flood elevation of 42.40 feet, as found on Community-Panel Number 12017C0 357D.
SURROUNDING AREA	North – Vacant, single family dwellings South – Vacant, Lake Tsala Apopka East – Lake Tsala Apopka West – E. Mistwood Dr., E. Lone Oak Ln., Single Family Dwellings The site is located in Alameda Estates, where there are single-family dwellings.

Attachment: Staff report, application, and site plan (13011 : V-21-06 Florida Land Trust)

SOIL INFORMATION	According to the <i>Soil Survey of Citrus County</i> (1988), the soil type in the area is primarily water, Basinger Fine Sand. Limitations to building development are severe wetness and ponding.
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BACKGROUND

The subject property is part of the Alameda Estates, a platted subdivision. It abuts vacant land and residences to the north, vacant land and Lake Tsala Apopka to the south, Lake Tsala Apopka to the east, and E. Mistwood Dr. and single-family dwellings to the west. The property takes access from East Mistwood Dr., a 50-foot wide, paved, County maintained right-of-way.

The property is approximately 0.31 acres in size and is vacant.

The subject property is moderately wooded with some clearance for access. The land slopes from the right-of-way property line down toward the water line, ranging from an elevation of 42 feet at the property line then dropping considerably from the approximate midline of the property to 39 feet at the water. The rear portion of the property has a considerable amount of jurisdictional wetland and was wet upon the site visit.

The surrounding area contains mostly vacant properties with single-family residences and Lake Tsala Apopka. No variances have been granted for the six closest lots to the subject property since the LDC adoption.

ANALYSIS

The applicant is requesting a reduction in right-of-way and jurisdictional wetland setbacks for the subject property. The applicant is proposing to develop a 1,368 square foot single family residence with a 63 square foot front porch and a 400 square foot attached garage, a total of 1,831 square footprint. The proposed single-family home will be 40 feet from the center line of the right-of-way and 25 feet from the jurisdictional wetland line.

The six closest lots on either side of the subject property are similar in size and shape. Several are vacant and some are developed with single family residences with a garage and porch. The single-family residences in the area were developed in 1987 and 1988 and are similar in size to the applicant's proposal. There is an available building envelope of approximately 3,230 square feet.

<u>Building envelope and setback analysis</u>			
Required jurisdictional wetland setback (with a berm or swale)	50 ft. (35 ft.)	Proposed jurisdictional wetland setback	25 ft.
Required Front Setback from Centerline ROW (Property Line)	50 ft. (25 ft.)	Proposed Front Setback from Centerline ROW (Property Line)	40.8 ft. (16 ft.)
<u>Average six closest waterfront single family residences</u>	<u>1,460</u> sq. ft.	<u>Proposed single-family residence Size</u>	<u>1,368</u> sq. ft.
<u>Average six closest SFR porches</u>	<u>155</u> sq. ft.	<u>Proposed SFR porch</u>	<u>63</u> sq. ft.
<u>Average six closes SFR garages</u>	<u>429</u> sq. ft.	<u>Proposed SFR garage</u>	<u>400</u> sq. ft.
<u>Average six closest total footprint</u>	<u>2,044</u> sq. ft.	<u>Proposed total footprint</u>	<u>1,831</u> sq. ft.

The **Engineering Division** has no objection to the request with the understanding that the parcels will be developed meeting the requirements of the LDC.

- At time pf permitting, the applicant will need to submit a grading and drainage plan prepared by a professional engineer licensed in the State of Florida, providing all of the items listed in the Land Development Code, Chapter 6, Section 6420.A & B.2.
- 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 Section 42-172 (c).

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

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

Staff comment: Stormwater has not been addressed in this application and will need to be provided at the time of permitting. Stormwater standards may significantly alter the site plan.

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.

2300. Building Setback Requirements and Height Requirements for All Land Use Districts

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

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

3501. Surface Water Protection Standards

- A. All structures shall be a minimum of 50 feet from either the mean high-water line or ordinary high-water line, except as follows:
1. Structures shall be set back a minimum of 50 feet, or 35 feet from the mean high-water line, ordinary high-water line, and/or jurisdictional wetland line, if swales or berms are provided.

Staff comment: The application does not meet the provisions of the LDC. The applicant is proposing a 40-foot setback from the center line of the right-of-way and a 25-foot setback from the jurisdictional wetland line. The applicant has indicated that an engineered stormwater plan will be performed. The proposed can be built in the available building envelope.

PROPOSED FINDINGS OF FACT

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

1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The typical lot size in the Alameda Estates subdivision is .33 acres. The subject property is similarly sized at .31 acres in comparison with other lots. The lots are similar in size, shape, and jurisdictional wetland, and also have a considerable downward slope trending to the water line at the rear of the properties. Many

of the properties in the immediate area are vacant and several are developed with single family residences which were built between 1987 and 1988.

2. ***The special conditions and circumstances do not result from the actions of the applicants.*** While the County does not enforce or recognize deed restrictions, the applicant is subjected to a minimum 1,300 square foot living space. The applicant's proposal meets that minimum and is compatible with the surrounding area lot size, shape, wetland characteristics, and homes that were developed in 1987 and 1988; however, a single-family dwelling could be built in the available building envelope.
3. ***A granting of the variance requested will confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** The lot is similar in size, shape and features to others in the general area that have not required a variance in order to develop.
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 a 1,368 square foot single-family residence. Similar properties in the area have developed with a single-family residence of the same size or larger. The applicant's proposed building footprint is compatible with the surrounding area.
5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** It is possible for the applicant to develop a single-family residence on the lot with a building footprint which would eliminate or reduce the need for a variance. Therefore, the proposed is not a minimal request.
6. ***The granting of the variance will not be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.*** The proposed structure does not meet standards for Building Setback Requirements and Height Requirements for All Land Use Districts, or Surface Water Protection standards. The proposal is consistent with the surrounding area.
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 deviate from the clear intent of the adopted Comprehensive Plan.*** The application is not consistent with Policy 17.9.1 of the Comprehensive Plan, as discussed in this staff report.



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

CITRUS COUNTY LAND DEVELOPMENT CODE VARIANCE APPLICATION

Application No.: V-21-06 Date: 4/7/21
* Written Authorization is required if Applicant is different than Owner.

Applicant*

Name: Florida Land Trust 2427
Address: P.O. Box 938
City: Floral City
State: FL Zip: 34436
Home No.: - Cell No.: -
Work No.: 352-726-4875 Fax No.: -
Email: localengineeringinc@gmail.com

Property Owner

Name: Florida Land Trust 2427
Address: P.O. Box 938
City: Floral City
State: FL Zip: 34436
Home No.: - Cell No.: -
Work No.: 352-726-4875 Fax No.: -
Email: localengineeringinc@gmail.com

Property Description: Section: 11 Township: 19 South Range: 20 East
Legal Description: 9350 E. Mistwood Dr., Inverness, FL
Subdivision: Alameda Estates Lot(s): 14 Block/Parcel: B
Alternate Key #: 2286083 Parcel ID: 20E195110070000B00140

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: REQUEST 40' SETBACK FROM E OF ROW AND 25' SETBACK FROM JD

State hardship that justifies the granting of the variance: NOT BUILDABLE OTHERWISE

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

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

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

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

Signature: [Signature]

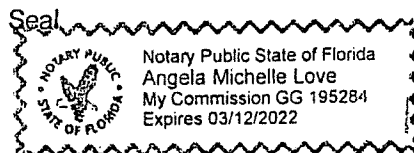
STATE OF FLORIDA
COUNTY OF CITRUS

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

WITNESS my hand and official seal this 7th day of April, 2021

Angela Love
Printed Name

Angela Love
Notary Public - State of Florida



RECEIVED

For Staff Use Only

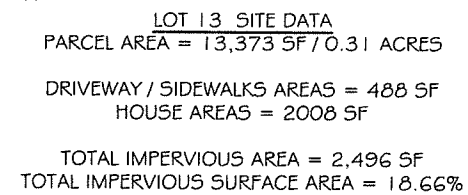
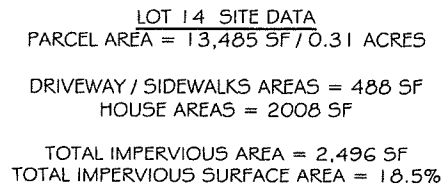
Date: 4/8/2021
Time: -
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V-21-06

Florida Land Trust









V-21-06

Florida Land Trust







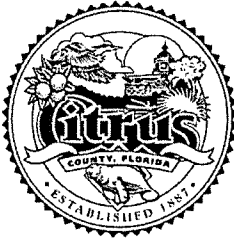






AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-21-04 Robert and Karin Robison
AGENDA DATE:	July 01, 2021
<u>BRIEF OVERVIEW:</u>	
This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling with a covered patio having less than the required 50-foot setback from the centerline of a right-of-way, pursuant to Section 2300, <u>Building Setback Requirements and Height Requirements For All Land Uses</u>, as specified in the LDC. The applicant is requesting a 32-foot setback from the centerline of S. Beagle Drive and a 19-foot setback from the right-of-way.	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	
Conduct a public hearing on July 1, 2021 to review and consider V-21-04 Robert and Karin Robison.	



PM2-21-38

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

VARIANCE APPLICATION NO.: V-21-04 Robert and Karin Robison

DATE: June 4, 2021

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

MA

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling with a covered patio having less than the required 50-foot setback from the centerline of a right-of-way, pursuant to Section 2300, <u>Building Setback Requirements and Height Requirements For All Land Uses</u>, as specified in the LDC. The applicant is requesting a 32-foot setback from the centerline of S. Beagle Drive and a 19-foot setback from the right-of-way.
SUBJECT PROPERTY	Section 08, Township 20S, Range 17E; specifically, Lot 5 of an Unrecorded Subdivision (AK 1179351), which address is 6765 S. Beagle Dr., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 43,403 square feet (1.03 acres)
LAND USE	CL, Low Intensity Coastal and Lakes District on the Future Land Use Map; CLR, Coastal and Lakes Residential District on the LDC Atlas
SURROUNDING AREA/ LAND USE	North – Canal South – S. Beagle Dr.; vacant residential lot East – Canal West – Vacant residential lots; canal The subject property is a residential lot and is surrounded by canals and mostly vacant residential lots. The surrounding area is CL on the Future Land Use Map and CLR on the LDC Atlas. See attached map for a complete graphic description of the characteristics of the surrounding area.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone AE with a base flood elevation of 12 feet, as found on Community Panel Number 12017C0313E.
SOIL INFORMATION	According to the <i>Soil Survey of Citrus County</i> (1988), the soil type in the area is Hallandale-Rock outcrop complex, rarely flooded. Limitations to building development are severe due to flooding and wetness.

Attachment: Staff report and locator map (13012 : V-21-04 Robert and Karin Robison)

BACKGROUND

The subject property is part of an Unrecorded Subdivision in Homosassa and is approximately 1.03 acres in size. It abuts a channel to the north, west, and east and takes access from W. Beagle Drive, a 50-foot wide, paved, public, right-of-way starting at the property line but narrowing to a 25-foot unpaved road along most of the property. The wetland survey indicates only 0.3 acres are upland along S. Beagle Drive. There is also a small portion of upland to the north; however, it is surrounded by wetlands. The lot is located within the Coastal High Hazard Area (CHHA) and is outside of the Planned Service Area (PSA). The subject property is vacant and forested.

The surrounding area contains single-family dwellings, mobile homes and vacant lots. Many of the residences in this neighborhood have non-conforming setbacks that predate current adopted Surface Water Protection Standards. S. Beagle Drive has had two variances granted in 1988 and 1993. There are some residences on S. Beagle Drive, although the properties abutting the subject property are vacant. Since the property is unique with the reduced right-of-way width and has a significant amount of wetland/marsh areas, an average waterfront setback and average right-of-way setback would not be an accurate comparative analysis.

ANALYSIS:

The applicant is requesting a reduced right-of-way setback on the property for a single-family dwelling with a covered patio. The dwelling will be 32 feet from the centerline of the right-of-way (19 feet from the property line). The site plan indicates the requested footprint of (58' 10" by 40' 4") is approximately 2,373 square feet in size. The supplemental floor plan indicates the footprint includes a home with a covered patio and shed.

According to the submitted Site Plan, the proposed Impervious Surface Ratio (ISR) of 7.3 percent complies with the current maximum 40 percent ISR for the CLR District with lots more than 10,000 square feet in area. The site plan indicates there will be a stormwater system and the applicant has indicated a berm/swale will be installed if this application is approved.

The buildable area with a 35' setback from the Mean High Water Line/Jurisdictional Wetland Line and meeting 50' from the centerline of the right-of-way is 2,386 square feet. With a 50' setback to the Mean High Water Line/Jurisdictional Wetland Line/Right-of-Way, the subject property has approximately 1,200 square feet of buildable area. The placement and size of the home could be reduced to meet the Land Development Code standards; however, it would be an irregular-shaped building envelope.

The **Engineering Division** has no objection to the request with the following conditions:

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).

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

Policy 3.1.3 During construction in the vicinity of water bodies or wetland areas, the following criteria shall be met:

- A buffer of 15 feet or greater shall be established to reduce adverse impacts on natural vegetation
- A buffer of 25 feet or greater shall be established upland of springs, spring-fed water bodies, and open sinkholes
- Existing topography and vegetation shall be retained within the buffer area

Staff comment: The site does have some remaining vegetation to meet the required 15-foot buffer adjacent to a water body. It appears that the site was recently cleared.

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

Staff comment: The applicant is willing to install a berm/swale if this application is approved, as shown on the Master Plan. The application indicates the proposed site will meet ISR requirements.

Consistency with the Land Development Code (LDC) – Staff reviewed this application under the standards of Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts and Section 3501, Surface Water Protection Standards.

The Land Development Code, Section 2300, states the required minimum setback shall be measure from the centerline of the right-of-way.

Staff comment: The applicant is proposing a 32-foot right-of-way setback from the centerline of S. Beagle Drive.

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

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

Staff comment: The application is consistent with the provisions of the LDC pertaining to waterfront setbacks. The applicant is proposing at least a 35-foot setback to the Mean High Water Line/Jurisdictional Wetland Line with a stormwater system. The applicant has made efforts to conform with the waterfront setbacks.

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:

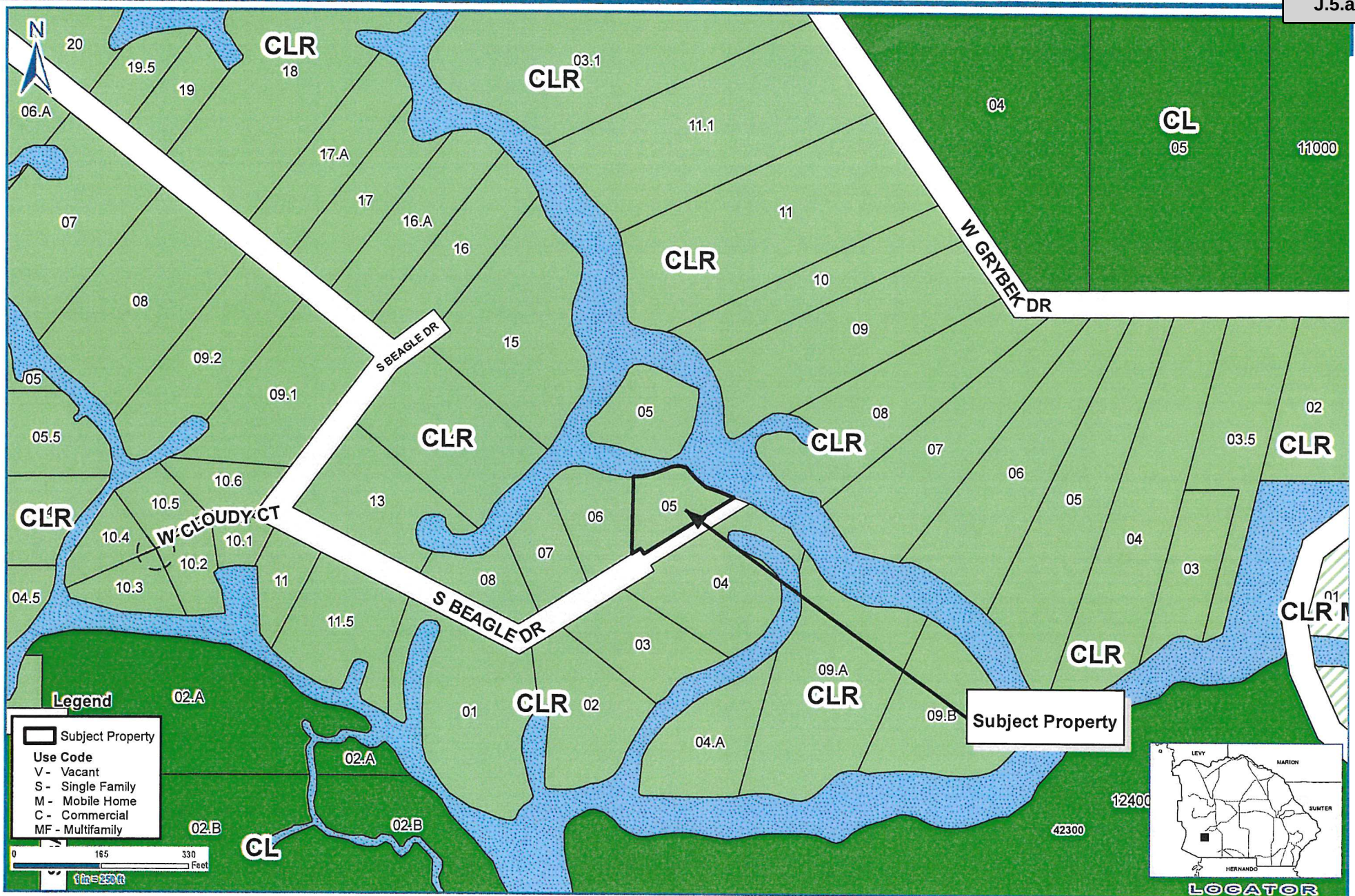
1. ***Special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The subject property is unique, and the

circumstances appear to not be applicable to other lands in the neighborhood. The lot consists of primarily wetland/marsh areas and has a reduced right-of-way width of 25 feet.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The constraints to the property as mentioned above are not the result of the applicant; however, there is a buildable area on the property.
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.*** This subject property has a reduced right-of-way setback and marsh land in the middle of the property that appear unique to the surrounding area.
4. ***Literal interpretation of the provisions of this code which would deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** Complying with LDC standards, the lots do have a buildable area, although the buildable area is an irregular shape. The applicant has made efforts to conform with the waterfront setbacks.
5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** The placement and size of the home could be reduced to meet the Land Development Code standards.
6. ***The granting of the variance will be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.*** The visual impact of the proposed single-family home is consistent with the aesthetic character of the surrounding neighborhood.
7. ***There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.*** Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply. In addition, noncompliance with or any violation of the above referenced conditions, as may be determined by Citrus County Compliance may, in addition to any penalty imposed by Code Compliance and subsequent to the procedural requirements set forth in Section 1800 of the Citrus County Land Development Code being satisfied, render this Variance null, void, and of no force or effect.
8. ***Granting of the variance will not deviate from the clear intent of the adopted Comprehensive Plan.*** The proposal could be consistent with the intent of the Comprehensive Plan if a vegetative buffer and stormwater runoff control measures are implemented.

MA/SW/cb

Attachment: Staff report and locator map (13012 : V-21-04 Robert and Karin Robison)



Attachment: Staff report and locator map (13012 : V-21-04 Robert and Karin Robison)

Application #: V-21-04		Applicant: Robert & Karin Robison	
Proposal: R-O-W Setback		Location: 6765 S. Beagle Dr, Homosassa	
Land Use Atlas: CLR - Coastal and Lakes Residential		S-T-R - 8-20-17 NE	
		Planner Initials: <i>Me</i> Date: <i>5/17/21</i>	

Geographic Information Systems

Prepared By : William Braunsch

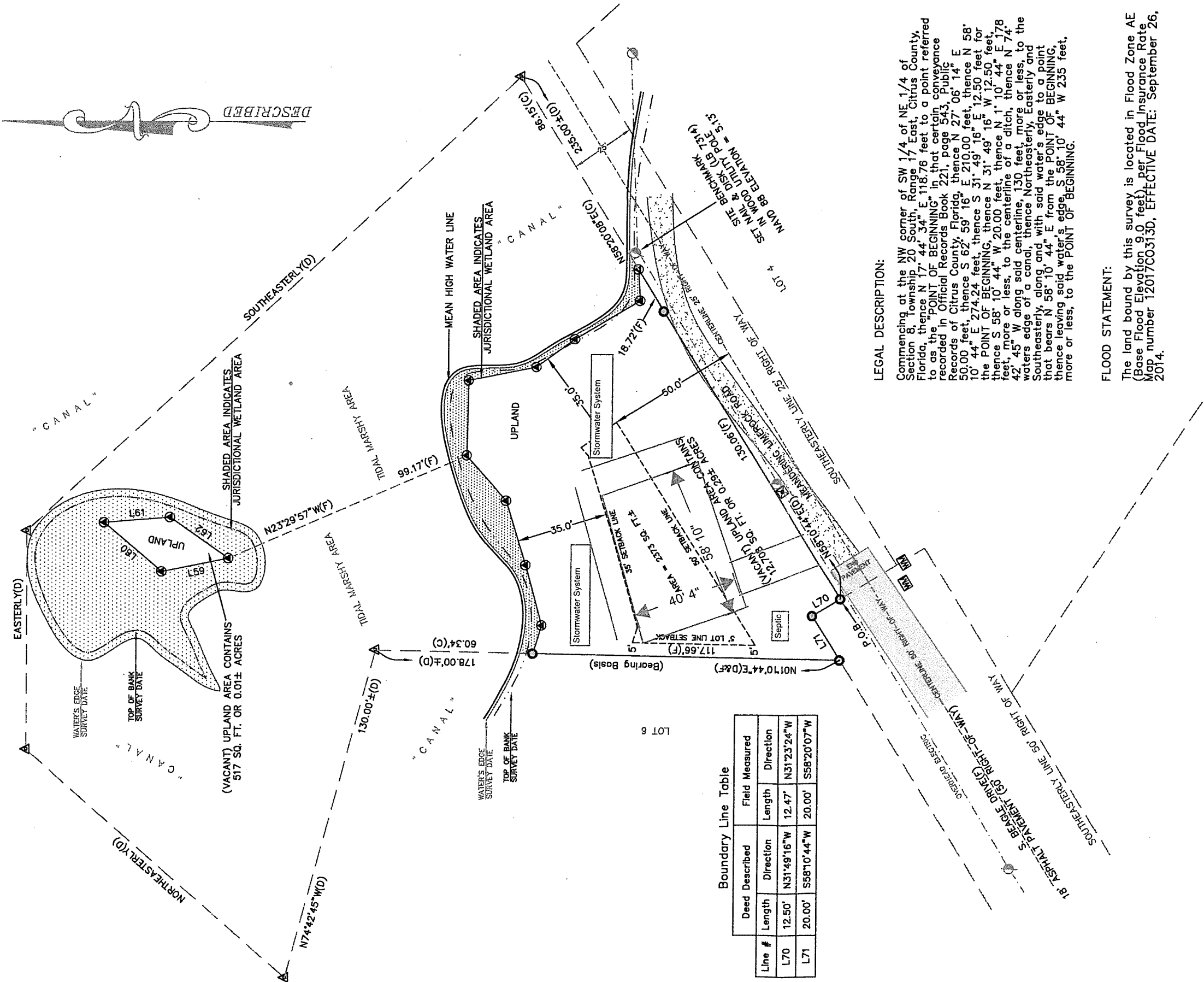
Date: April 1, 2021

Source: Enterprise Geodatabase

Map Number: WB0000529

Cynthia P. Skelhorn
Cynthia P. Skelhorn
 Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide accurate data to its users and recipients of the data. It is provided, however, as information provided and is not intended to be used for legal purposes. Citrus County shall not be liable for any claim, demand, or loss 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 storing, copying, or distributing of this material.



Boundary Line Table

Line #	Deed Described	Length	Direction	Field Measured
L70	12.50' N31°49'16"W	12.47'	N31°23'24"W	
L71	20.00' S58°10'44"W	20.00'	S58°20'07"W	

- LEGEND:
- FOUND 5/8" IRON ROD (NO IDENTIFICATION) Except as noted.
 - SET IRON ROD & CAP WITNESS (LB 7314)
 - SET NAIL
 - DESCRIPTIVE POINT (NOT FOUND, NOT SET)
 - TELEPHONE WIRE BOX
 - UTILITY POLE
 - WATER METER
 - CALCULATED
 - DEED MEASURED
 - FIELD MEASURED BUSINESS



LEGAL DESCRIPTION:

Commencing at the NW corner of SW 1/4 of NE 1/4 of Section 8, Township 20 South, Range 17 East, Citrus County, Florida, thence N 17° 44' 34" E 118.76 feet to a point referred to as the "POINT OF BEGINNING" in that certain conveyance recorded in Official Records Book 221, page 543, Public Records of Citrus County, Florida, thence N 27° 06' 14" E 50.00 feet, thence S 62° 59' 16" E 210.00 feet, thence N 10° 44' E 274.24 feet, thence S 31° 49' 16" E 12.50 feet for the POINT OF BEGINNING, thence N 31° 49' 16" W 12.50 feet, thence S 58° 10' 44" W 20.00 feet, thence N 1° 10' 44" E 178 feet, more or less, to the centerline of a ditch, thence N 74° 42' 45" W along said centerline, 130 feet, more or less, to the waters edge of a canal, thence Northeastly, Easterly and Southeastly, along and with said water's edge to a point, that bears N 58° 10' 44" E from the POINT OF BEGINNING, thence leaving said water's edge S 58° 10' 44" W 235 feet, more or less, to the POINT OF BEGINNING.

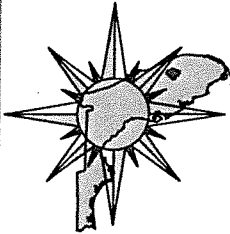
FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone AE (Base Flood Elevation 9.0 feet) per Flood Insurance Rate Map number 12017C0313D, EFFECTIVE DATE: September 26, 2014.

RECEIVED
APR 9 2014
V-21-04
Land Acquisition Division

SETBACK SKETCH FOR
Robert and Karin Robinson

Citrus County,	Field Book: N/A	Drawn By: JWS	Florida
Project No.: 20219	Field Date: N/A	Sheet 1 of 1	
Scale: 1" = 40'			



GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253

**Board of County Commissioners**

J.5.c

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

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

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

Web Address: www.citrusbocc.com**CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION**Application No.: V-21-04 Date: 12/20/20 March 19, 2021

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

Applicant*Name: Robert RobisonAddress: 9779 Barnswood LaneCity: LovelandState: OhioZip: 45140Home No.: 513-557-0562

Cell No.: _____

Work No.: _____

Fax No.: _____

Email: Robison01@hotmail.com**Property Owner**Name: Robert & Karin RobisonAddress: 6765 S. Beagle Dr.City: HomosassaState: FLZip: 34448

Home No.: _____

Cell No.: _____

Work No.: _____

Fax No.: _____

Property Description: Section: 08 Township: 20S Range: 17E

Legal Description:

LOT 5: COM AT THE NW CORNER OF SW 1/4 OF NE 1/4 OF SEC8-20-17 TH N 17DEG 44M 34S E 118.76 FT TO A PT REFERRED TO AS THE POB TH N 27DEG 06M 14S E 50.00 FT TH S 62DEG 59M 16S

Subdivision: 003599 – UNREC TRACTS IN 08-20S-17E Lot(s): _____

Block/Parcel: _____

Alternate Key#: 1179351 Parcel ID: 17E20S08 1E000 0050Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X

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

Variance Request: Request approximately 613 total sq. ft. of area within the 50ft right of way set back (46ft at one point to 32ft at the other point angled portion of the right of way) Please see addition sheet for more information.**State hardship that justifies the granting of the variance:** Unable to build a modest home due to the limitation of the right of way setback of 50ft.

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 CITRUSI HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Robert Robison, who is personally known to me or provided Ohio Drivers License as identification and who did not take an oath.WITNESS my hand and official seal this 28 day of December, 2020Alexa Hughes

Printed Name

Seal

Alexa Hughes
Notary Public - State of Florida

For Staff Use Only

Date: _____

Time: _____

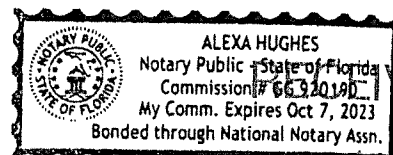
Initials: _____

ATF: _____

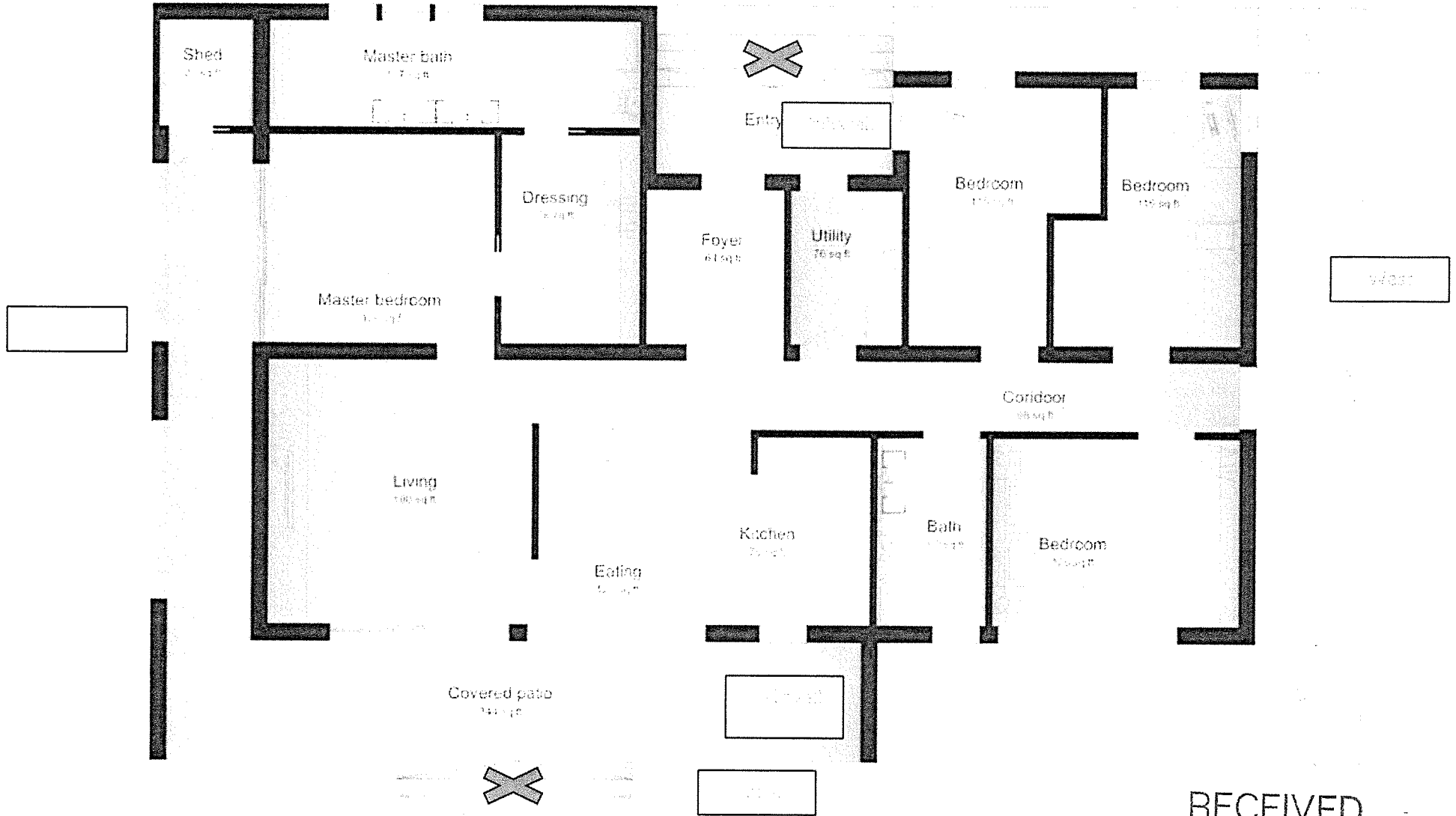
QTR: _____

LUO: _____

FZ: _____



MAR 19 2021



Attachment: Applicant's submittal (13012 : V-21-04 Robert and Karin Robison)

RECEIVED

APR 26 2021
V-21-04
Land Development

Site Identification 6765 S. Beagle Dr. Homosassa FL 34448

Lot Area 43,403 square feet

Impervious Surfaces:

1. Building footprint 2,347 sq.ft.
2. Parking & Drive areas 800 sq.ft.
3. Access easements 0 sq.ft.
4. Walkways 0 sq.ft.
5. Other 0 sq.ft.

Total Impervious Surfaces 3,147 sq.ft.

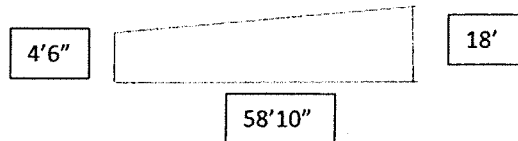
Impervious Surface Ratio 0.0725%

Attachment: Applicant's submittal (13012 : V-21-04 Robert and Karin Robison)

RECEIVED
MAR 19 2021
V-21-04
Land Development Division

Variance Requested (Additional Information)

- 35 feet wetlands setback with berms or swales installed for stormwater runoff
 - A berm/swale and gutters, or other appropriate stormwater management system acceptable to the county engineering division will be installed at the time of permitting
 - Erosion control measures will be installed to protect waterbodies, wetlands and/or adjacent properties before starting land disturbance activities, as per Citrus County Code Section 42-172 (c)
 - In accordance with Section 6410.B, I will submit a grading and drainage plan will be required at time of development
- Approximately 613 sq. Ft. area of right of way requested



- Proposed build would be 13ft high based on upcoming FEMA regulations (discussed with Carl Jones)
- Lot to the left (6755 S. Beagle) is vacant and the lot across the road is not buildable (swamp)
- My lot is at the end of a dead-end street



Thank you for your consideration of this application.

RECEIVED

MAR 19 2021

V-21-04

Land Development Division

Susan K. Wright

From: Miranda P. Anaya
Sent: Friday, April 23, 2021 4:39 PM
To: Susan K. Wright
Subject: FW: [EXTERNAL]Fw: Insufficiency letter (V-21-04)
Attachments: 20219_SETBACKS 4_8_21.pdf; House Plan Information.pdf

Please add last email and attachments to Masterfile. Thanks.

Thank You,
 Miranda Anaya
 Senior Planner
 Citrus County Land Development Division
 (352)527-5259
 Miranda.Anaya@citrusbocc.com

From: Robert Robison
Sent: Friday, April 23, 2021 11:27 AM
Subject: Re: [EXTERNAL]Fw: Insufficiency letter (V-21-04)

Happy Friday Miranda, hope your well.

I left you a voicemail the other day, I know your busy, so I wanted to follow up with an email, no need to return my call if the below answers your email questions.

You had asked that I "resubmit" so that the floor plan and site plan match.

The revised site plan information I sent to you in the mail does match the site plan now. The program (Adobe) I used measured it correctly, but the dimension showed a small discrepancy. This has been fixed and I have attached it as well.

The setback plan has not changed with the revision. Your correct, the setback on the right side (as you look at the house from Beagle Dr.) is 32 ft. off the center line of the road. The left side is 4 ft. off the center line of the road.

Anything else please let me know. Once I get your "sufficient" letter with the date I will book my flight down to be at the meeting to answer any questions. Have a great weekend.

Best Regards,

Rob Robison
 robison01@hotmail.com

From: Miranda P. Anaya <Miranda.Anaya@citrusbocc.com>
Sent: Monday, April 19, 2021 4:33 PM

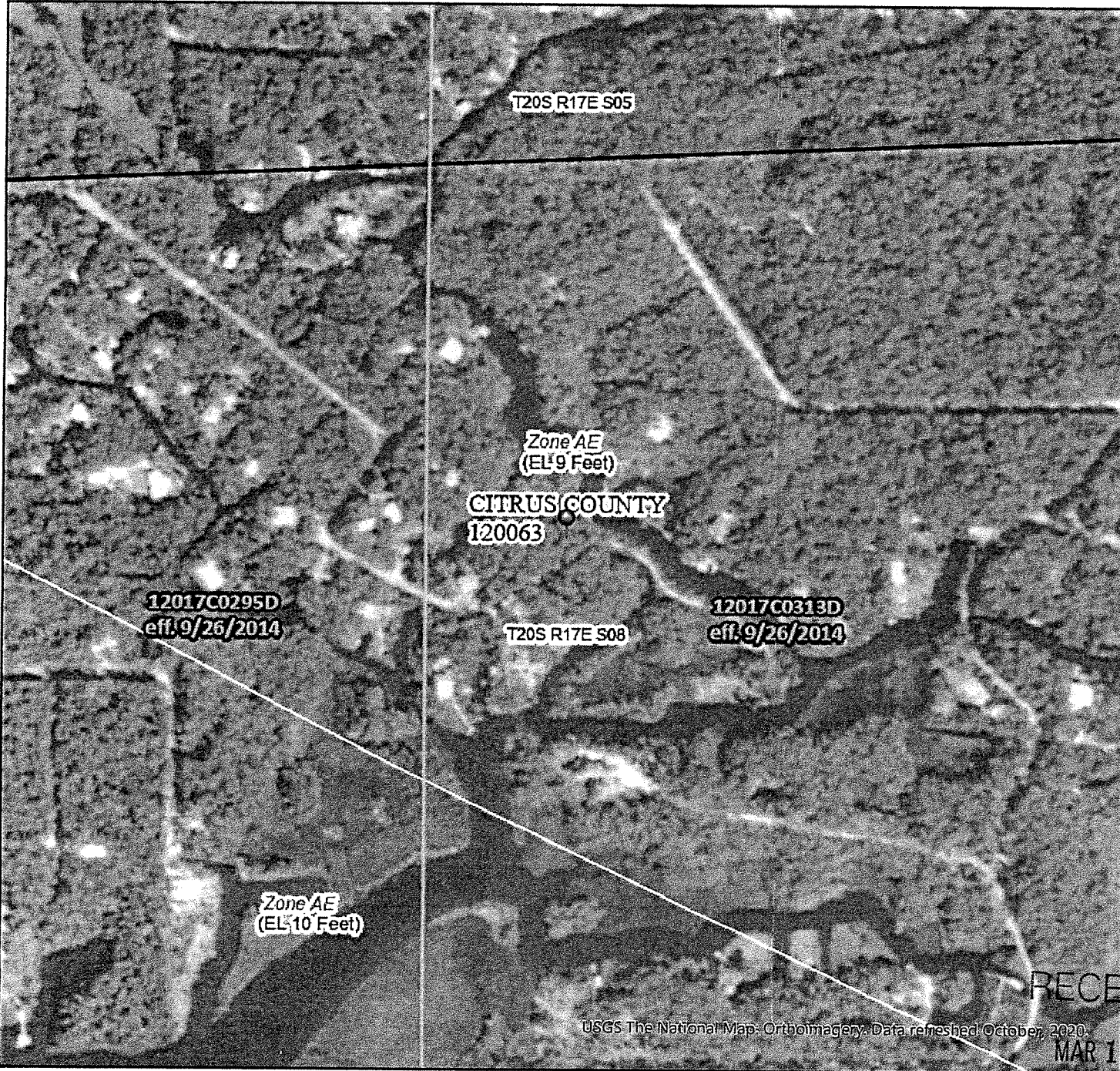
RECEIVED
 APR 30 2021
 V-21-04
 Land Development Division

National Flood Hazard Layer FIRMette



J.5.c

82°37'44"W 28°46'7"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL L

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, V
OTHER AREAS OF FLOOD HAZARD	Regulatory Floodway
	0.2% Annual Chance Flood Hazard of 1% annual chance flood with a depth less than one foot or with di areas of less than one square mile
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
OTHER AREAS	Area with Flood Risk due to Levee
	NO SCREEN Area of Minimal Flood Hazard Zone
GENERAL STRUCTURES	Effective LOMRs
	Area of Undetermined Flood Hazard
OTHER FEATURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
MAP PANELS	Cross Sections with 1% Annual Chance Flood Hazard
	Water Surface Elevation
MAP PANELS	Coastal Transect
	Base Flood Elevation Line (BFE)
MAP PANELS	Limit of Study
	Jurisdiction Boundary
MAP PANELS	Coastal Transect Baseline
	Profile Baseline
MAP PANELS	Hydrographic Feature
	Digital Data Available
MAP PANELS	No Digital Data Available
	Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/24/2020 at 8:12 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Unmapped and unmodernized areas are not shown for regulatory purposes.

Packet Pg. 135

Attachment: Applicant's submittal (13012 : V-21-04 Robert and Karin Robison)

Land Development Division

PROJECT MEMORANDUM

Project: 6765 Beagle Drive Wetland Delineation
To: Scott and Shannon Lloyd
From: Andrew Holland, Environmental Scientist
 MICHAEL G. CZERWINSKI, P.A., ENVIRONMENTAL CONSULTANTS
Date: September 13, 2019
Subject: Results of Wetland Line Delineation Assessment

Scott Lloyd contracted with **MICHAEL G. CZERWINSKI, P.A., ENVIRONMENTAL CONSULTANTS (MGC)** to inspect the subject site and delineate the wetland-upland boundaries on-site. The subject site was inspected on September 11, 2019 by Andrew Holland, Environmental Scientist with **MGC**. The subject site is roughly 1.00 acres in size (based on Citrus County Property Appraiser (CCPA) records) and comprised of a single parcel with listed physical address of 6765 Beagle Drive (parcel altkey 1179351) in Homosassa, Citrus County, Florida. The parcel is vacant / unimproved and principally forested. The site borders an open water channel providing access to Mason Creek along the northern, western, and eastern property limits. The subject site is located north of and can be accessed by S. Beagle Drive, roughly 3,000' east from the intersection of S. Mason Creek Road and W. Eldred Lane. The entire parcel is in a 100 Year AE Flood Zone according to the FEMA flood zone mapping database, with flood zone elevation noted as 10' (NAVD88).

Soil mapping data was reviewed in advance of the site assessment. Natural Resources Conservation Service (NRCS) soil data indicates two soil units are present on-site, with the majority of the parcel described as Hallandale-Rock outcrop complex, rarely flooded. According to the NRCS, Hallandale-Rock outcrop complex, rarely flooded is typically an upland soil with a seasonal high-water table 6-18" below the soil surface in most years; however, hydric Hallandale-Rock outcrop complex, rarely flooded components do exist (10% wetland) where the seasonal high-water table is only 0-6" below the soil surface.

Roughly one third of the parcel (0.3 acre, MOL) was delineated as uplands based upon FDEP / USACE wetland jurisdiction criteria. The uplands are principally located in the southern portions of the property, directly accessible from Beagle Drive. A small, isolated upland is also present in the northern portion of the property, surrounded by wetlands. Wetlands comprise the majority of the central and northern portions of the property, and include forested, herbaceous marsh, and open water / other surface water wetland components.

Upland habitat on-site is typical of Homosassa limestone outcrop upland hardwood hammocks. Canopy vegetation within the upland areas includes live oak (*Quercus virginiana*), red cedar (*Juniperus virginiana*), cabbage palm (*Sabal palmetto*), slash pine (*Pinus elliotii*), and Brazilian pepper (*Schinus terebinthifolia*). Ground and shrub cover noted include groundsel tree (*Baccharis halimifolia*), coontie (*Zamia integrifolia*), yaupon (*Ilex vomitoria*), colicwood (*Myrsine cubana*), saw greenbrier (*Smilax bona-nox*), wild coffee (*Psychotria nervosa*), and basketgrass (*Oplismenus setarius*). On-site inspections of soils within upland areas, near the wetland boundary, displayed a 6" topsoil layer dark grey fine sand and limerock, overlaying a more polychromatic soil stratum with stripped matrix indicators identified more than 6" below the soil surface. While these areas of the property were delineated as uplands in accordance with State and Federal wetland delineation criteria, it should be noted that the entire parcel falls within a FEMA 100-year flood zone (AE) risk zone.

1

2716 S. Lecanto Highway, Lecanto, Florida 34461
 Phone (352) 249-1012 • Fax (352) 249-1013 • E mail: mczerwinski@mgcenvironmental.com

Approximately 0.7 acres (MOL) of the property were delineated as wetlands in accordance with FDEP / USACE wetland jurisdiction criteria. Two wetland lines were established on-site to delineate the upland / wetland boundaries on-site. Wetland Line A (comprised of points WA-1 through WA-13end, in numerical order) delineates the extent of the southernmost wetland / upland boundary which meanders from near the southeastern property limits, towards the central western limits as depicted on attached mapping exhibits. Wetland Line B (comprised of points WB-1 through WB-4end) delineates the extent of an isolated upland island area present in the northern portions of the property. The wetland areas on-site include forested swamps transitioning to herbaceous marsh fringes and finally deepened surface water channels. The canopy (where present) is dominated by Brazilian pepper. The herbaceous / shrub cover is dominated by sand cordgrass (*Spartina bakeri*), needle rush (*Juncus roemerianus*), saltwater falsewillow (*Baccharis angustifolia*), bigleaf sumpweed (*Iva frutescens*), giant leather fern (*Acrostichum danaeifolium*), and black mangrove (*Avicennia germinans*). Soils within these wetland areas generally possess NRCS hydric soil indicator A7 (5cm / 2" mucky mineral) starting near the soil surface. Hydrologic indicators present on-site include soil saturation, elevated lichen and water stain lines on Brazilian pepper trees.

Ultimately, our investigation revealed a small to moderate acreage of uplands (roughly 0.3 acres, MOL) present in the southern portions of the site. These uplands are directly accessible from Beagle Drive along the southern property limits. Proposed future structural improvements will need to comply with Citrus County Land Development Code (LDC) requirements. The LDC requires that structures be setback 50' from wetlands, which can be reduced to 35' through creation of a berm & swale system designed to intercept stormwater runoff. Development plans will also need to maintain required setbacks from adjacent lot lines and roadway easements, which should be verified with County planning and development staff in advance of site plan creation. A preliminary review of the southern upland size (roughly 100' by 80' (north / south width varying due to southern property line angle) indicates it may be difficult to site a typical structural improvement while meeting standard LDC requirements. Therefore, a variance approval from the County may be required to develop the southern upland areas on-site. It is recommended a pre-application meeting be held with the Citrus County Planning and Development Department to discuss potential future development plans further.



Photo 1. A photo of a the property frontage near the paved terminus of Beagle Drive, with subject site on left of photo.



Photo 2. A photo of typical hardwood hammock uplands present on-site, with the majority of the southern portion of the property delineated as uplands.



Photo 3. Photo of black needle rush wetland "land bridge" between southern and northern upland areas. The northern upland area is relatively small and isolated / surrounded by wetlands.



Photo 4. Photo of typical sapric mucky mineral soil in wetland areas on-site, meeting NRCS hydric soil indicator A7 (2" mucky mineral).



Photo 5. A photo of typical herbaceous wetland cover present along the edge of open water channels adjacent to the site.

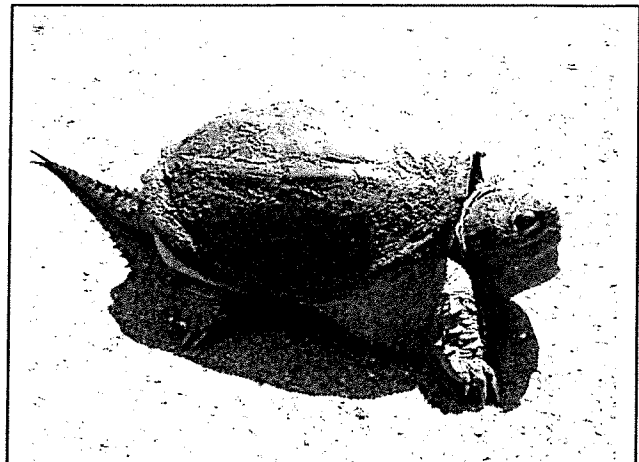
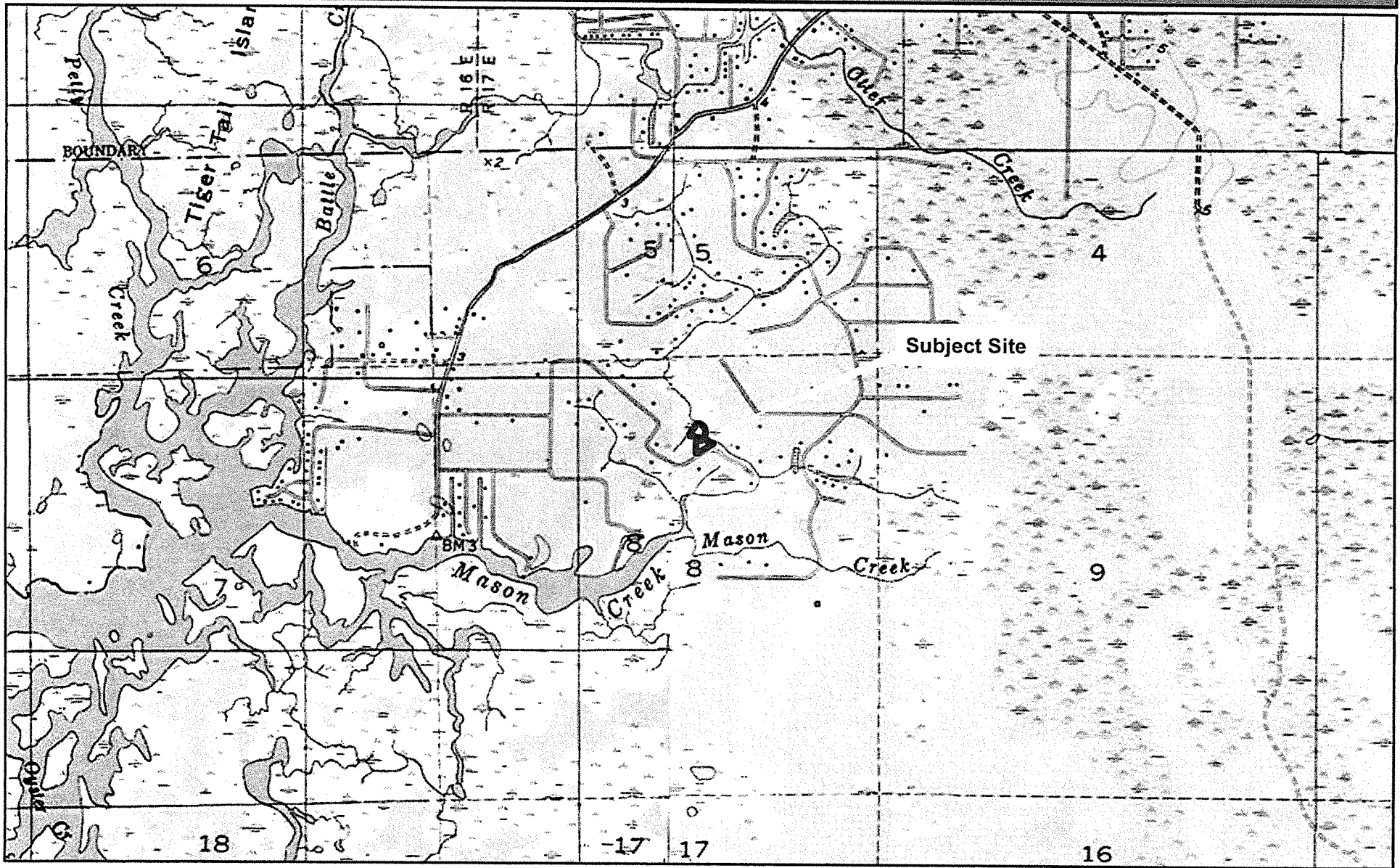


Photo 6. Photo of a common snapping turtle observed crossing the road directly west of the subject site.

2716 S. Lecanto Highway, Lecanto, Florida 34461

Phone (352) 249-1012 • Fax (352) 249-1013 • E mail: mczerwinski@mgcenvironmental.com

Subject Site Location

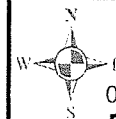


**6765 Beagle Drive
for Scott Lloyd**

1.00 Acres (MOL) in Homosassa,
Citrus County, Florida

Data Source: ESRI, Citrus County Property Appraiser, FEMA, SWFWMD, Field Results

Compiled By: ABH

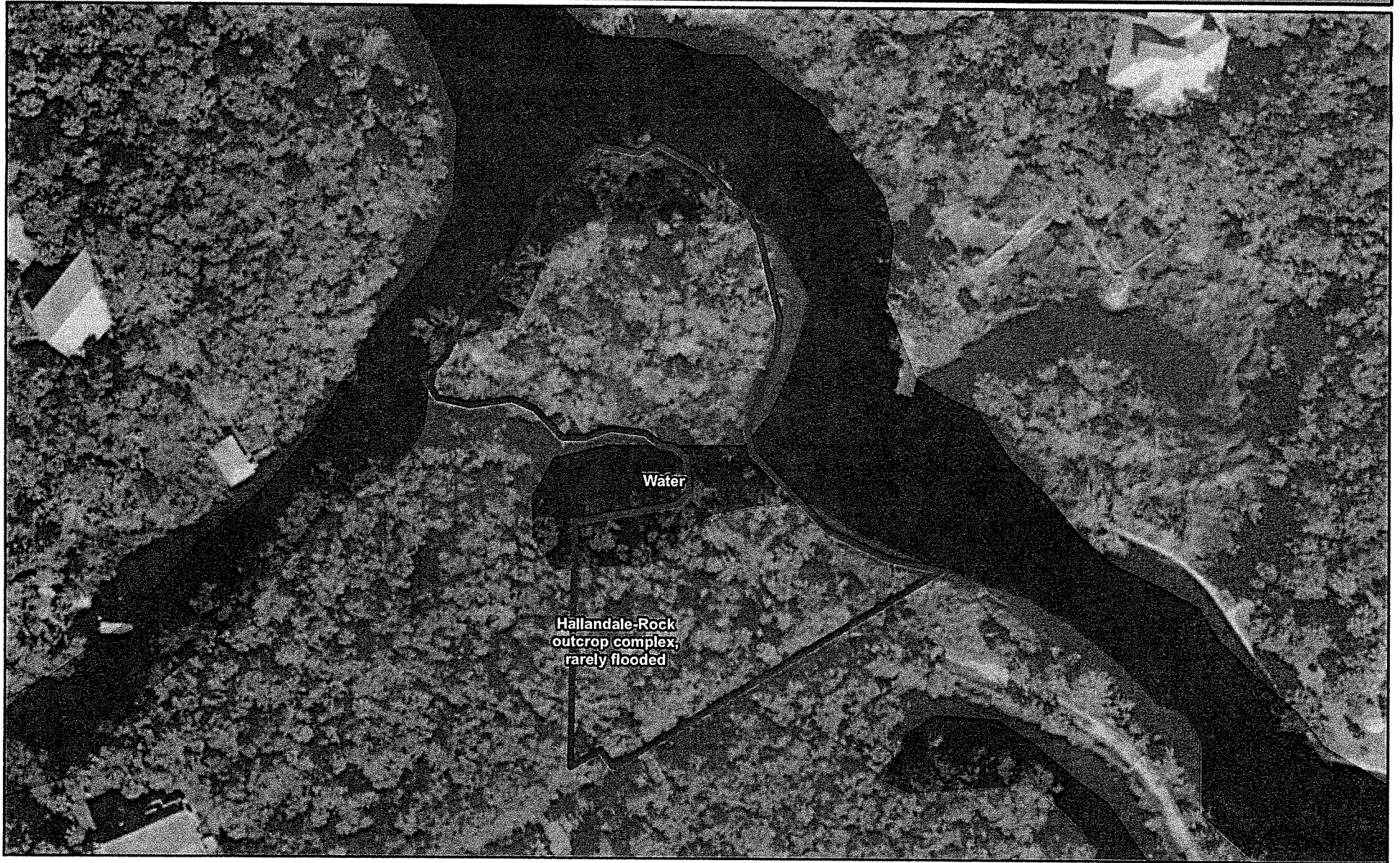


0 1,000 2,000 4,000
Feet

© Michael G. Czerwinski, P.A.

Michael G. Czerwinski, P.A.
ENVIRONMENTAL CONSULTANTS MGC

Soil Mapping Units

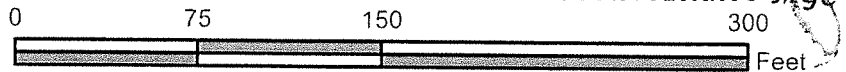
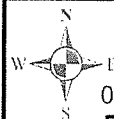


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Compiled By: ABH



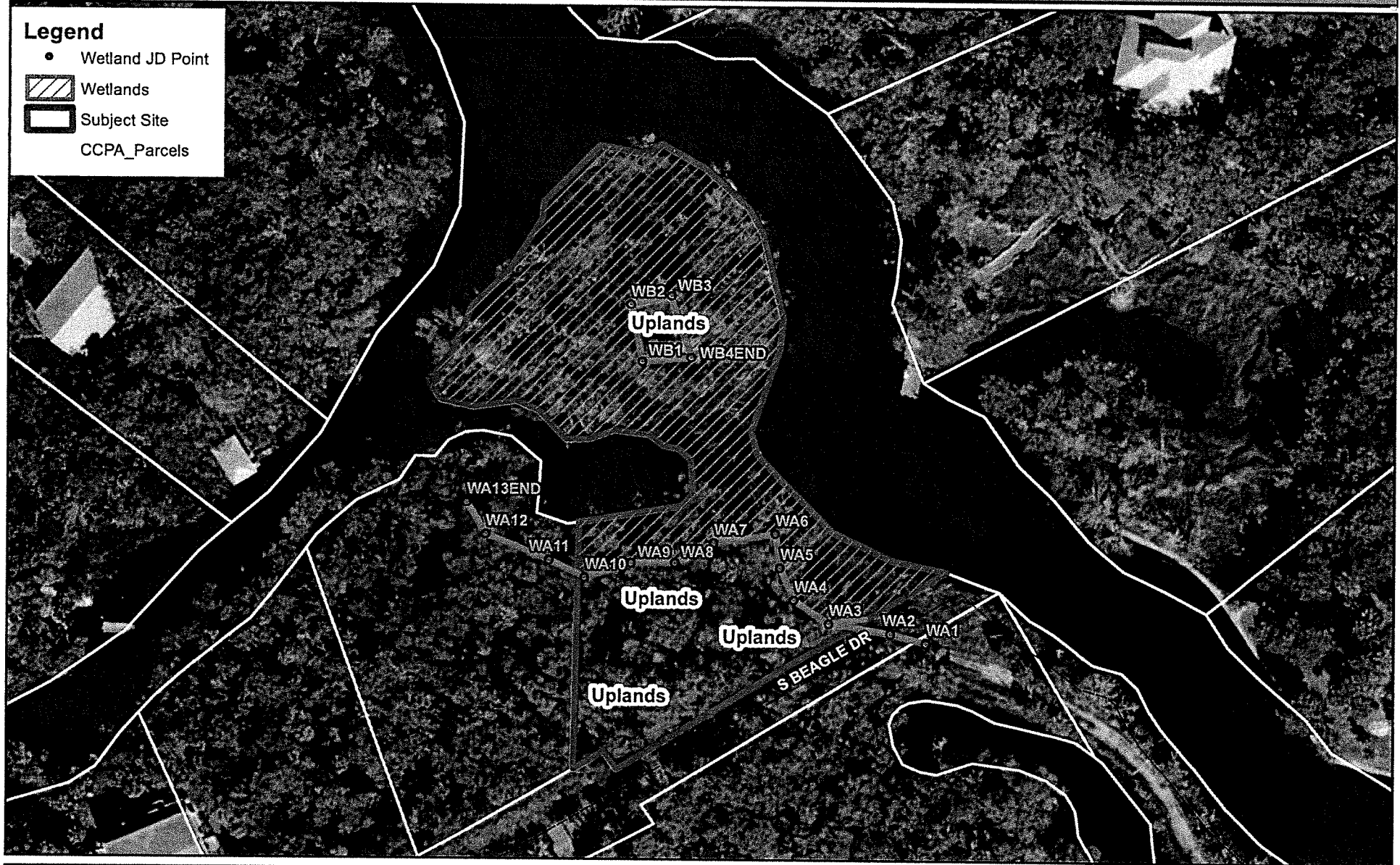
© Michael G. Czerwinski, P.A.

Michael G. Czerwinski, P.A.
ENVIRONMENTAL CONSULTANTS *MGC*

Wetland Delineation Line(s) Locations

Legend

- Wetland JD Point
-  Wetlands
-  Subject Site
- CCPA_Parcels

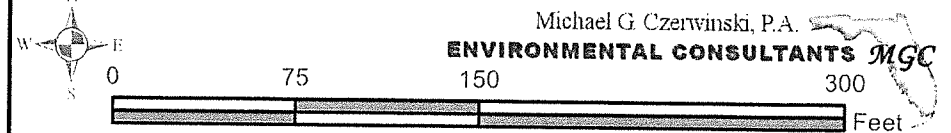
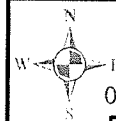


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Compiled By: ABH



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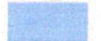
FEMA 100 Year AE Flood Zone and SWFWMD 1' Contour LIDAR Topography

Legend

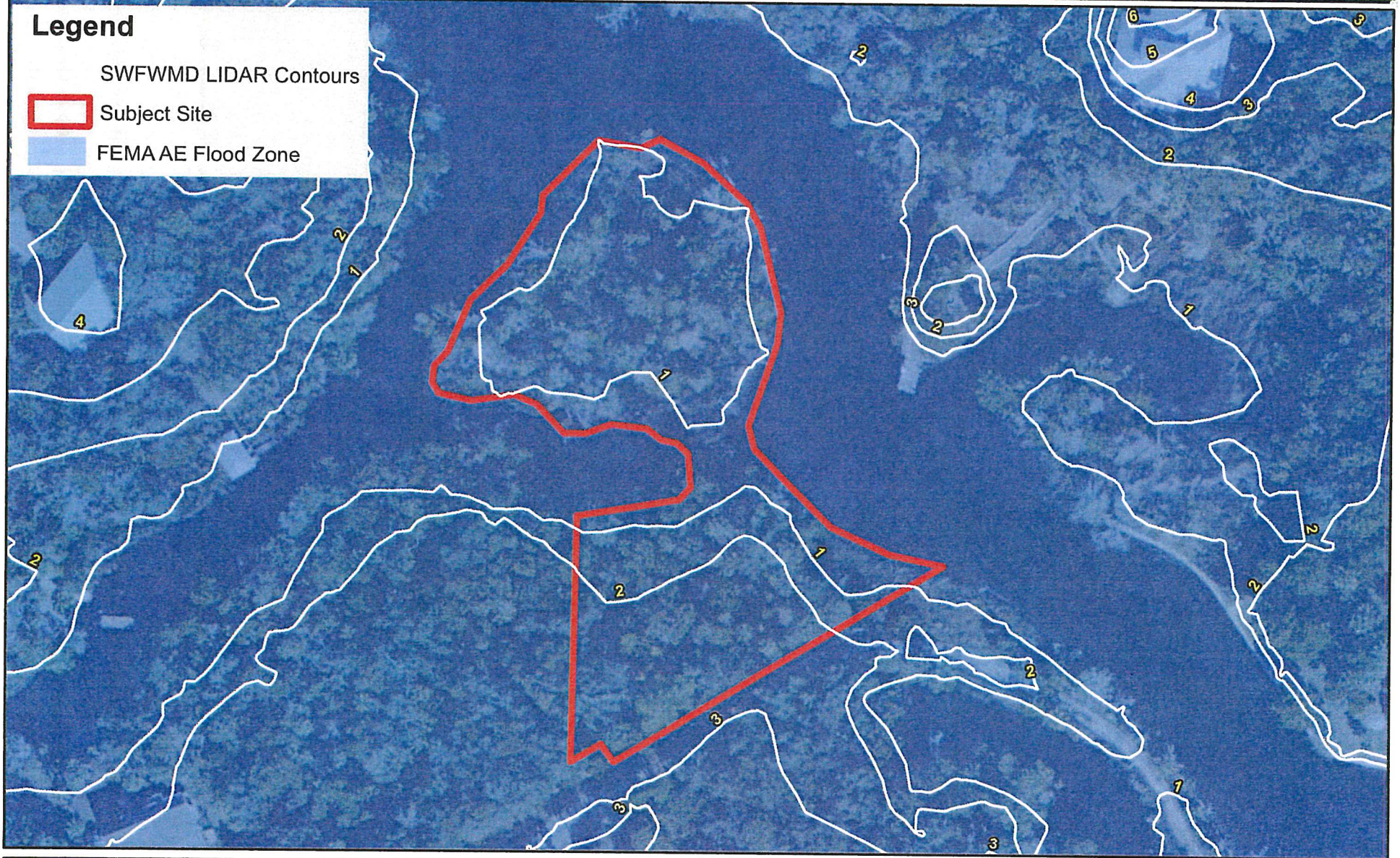
SWFWMD LIDAR Contours



Subject Site



FEMA AE Flood Zone



**6765 Beagle Drive
for Scott Lloyd**

1.00 Acres (MOL) in Homosassa,
Citrus County, Florida

Compiled By: ABH

Data Source: ESRI, Citrus County Property Appraiser, FEMA, SWFWMD, Field Results



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ENVIRONMENTAL CONSULTANTS MGC

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Packet Pg. 142

Attachment: Applicant's submittal (13012 : V-21-04 Robert and Karin Robinson)

V-21-04 Robert and Karin Robison

6765 S. Beagle Dr., Homosassa, Fl.



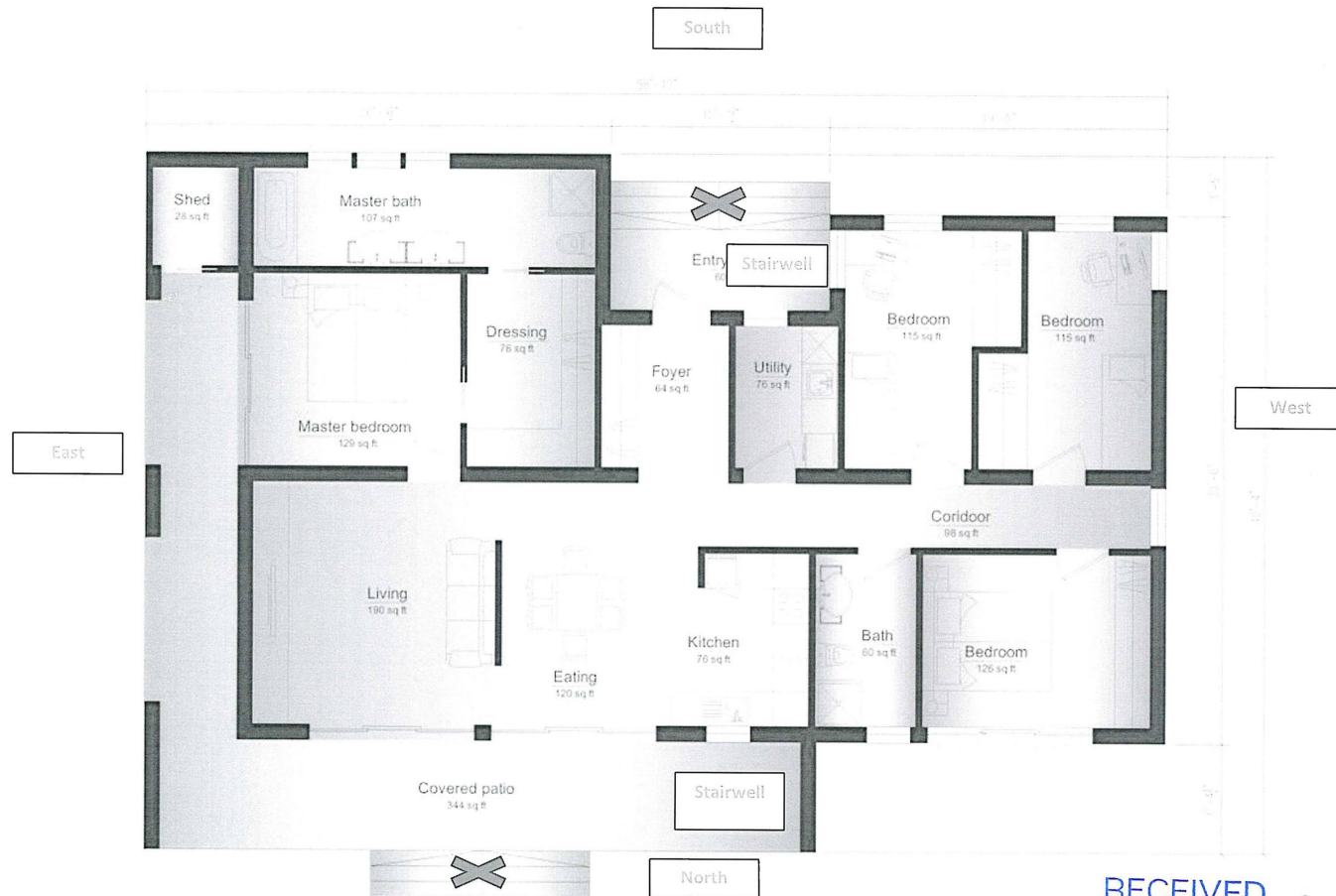
Attachment: Coordinator PowerPoint (13012 : V-21-04 Robert and Karin Robison)

Aerial View



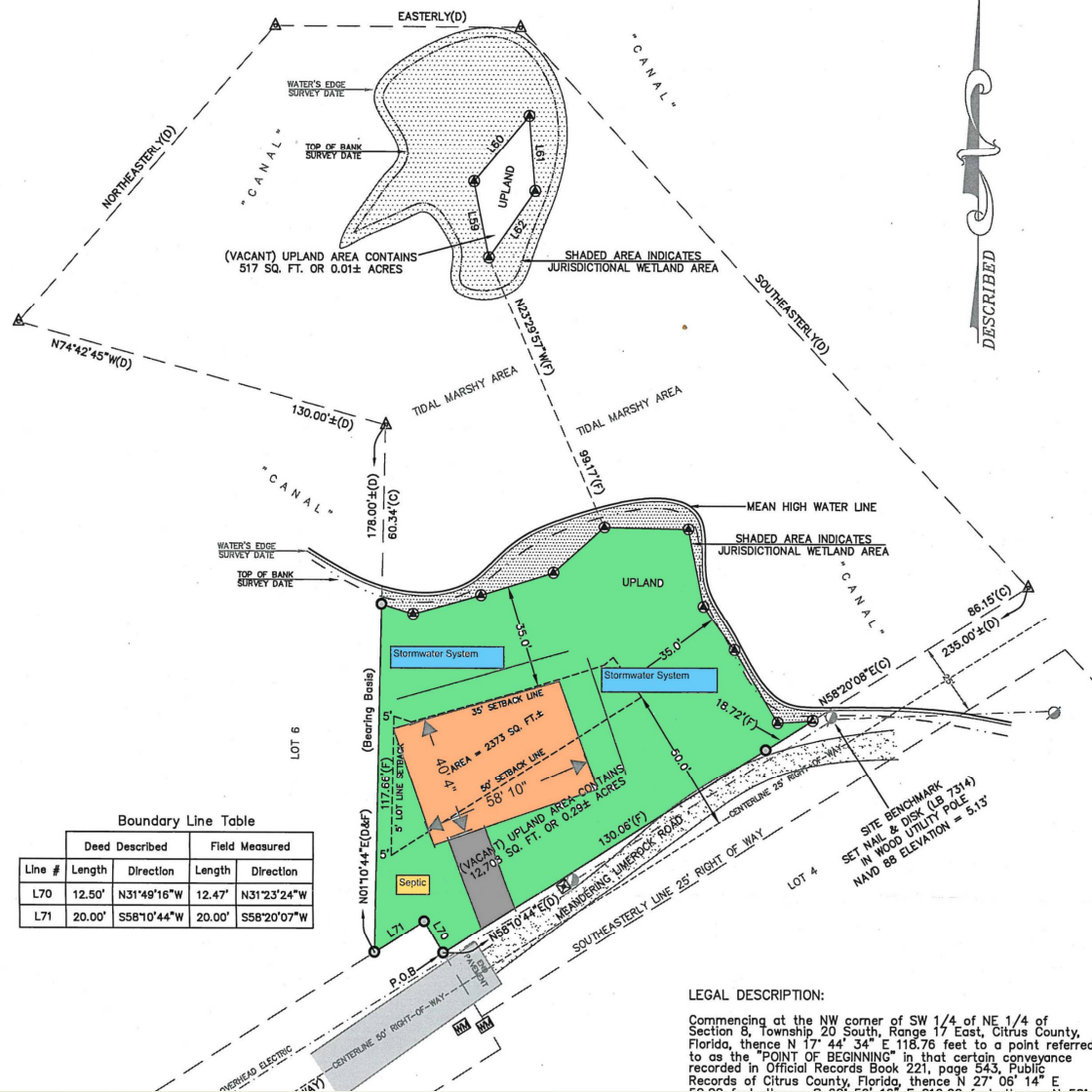






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APR 26 2021
V-21-04
Land Development Division



Submitted April 27, 2021

V-21-04 Robert and Karin Robison

6765 S. Beagle Dr., Homosassa, Fl.

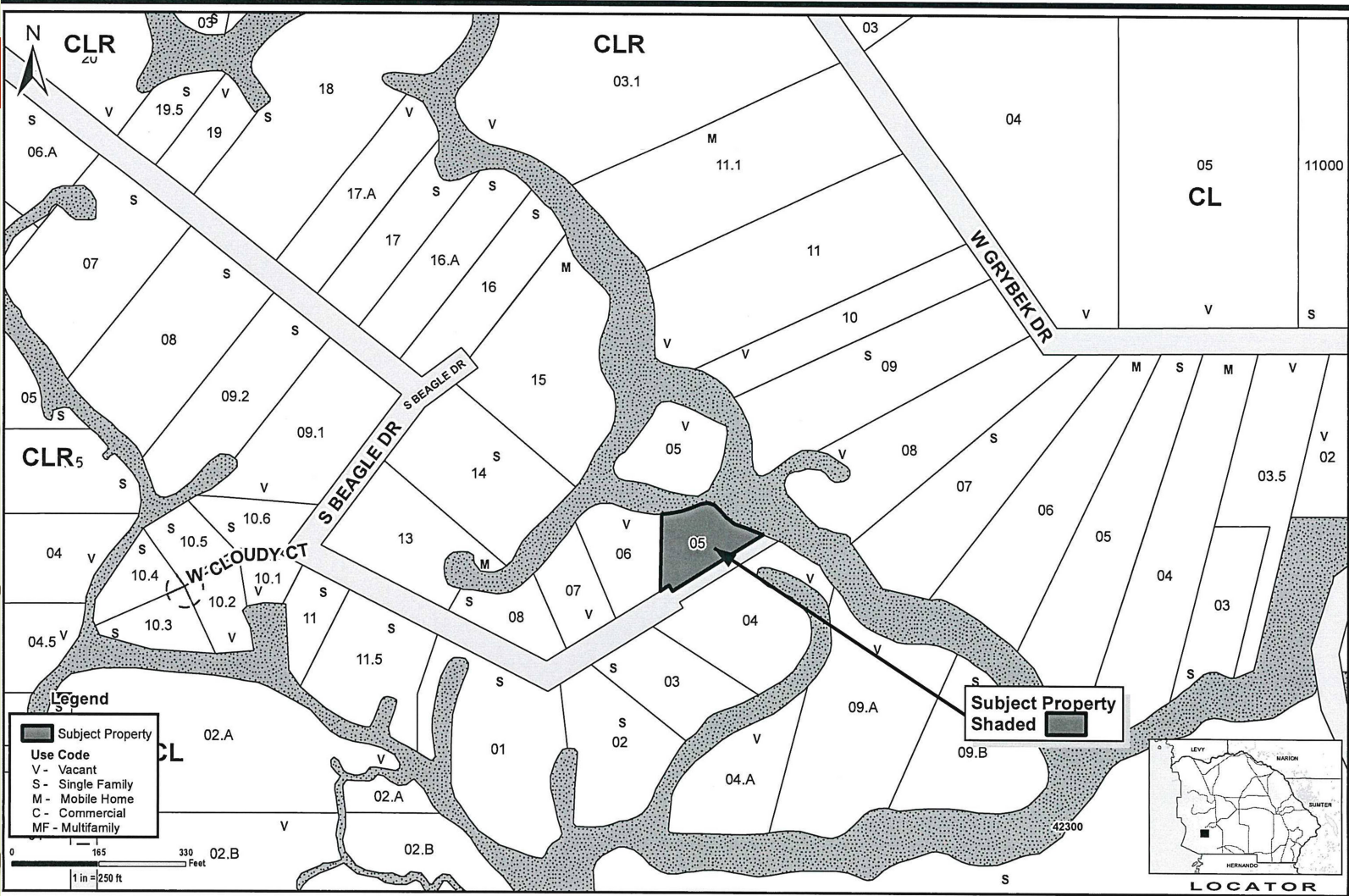


Attachment: Planner PowerPoint (13012 : V-21-04 Robert and Karin Robison)

Aerial View



Vacant/occupied



Attachment: Planner PowerPoint (13012 : V-21-04 Robert and Karin Robinson)

Looking west on S. Beagle Drive







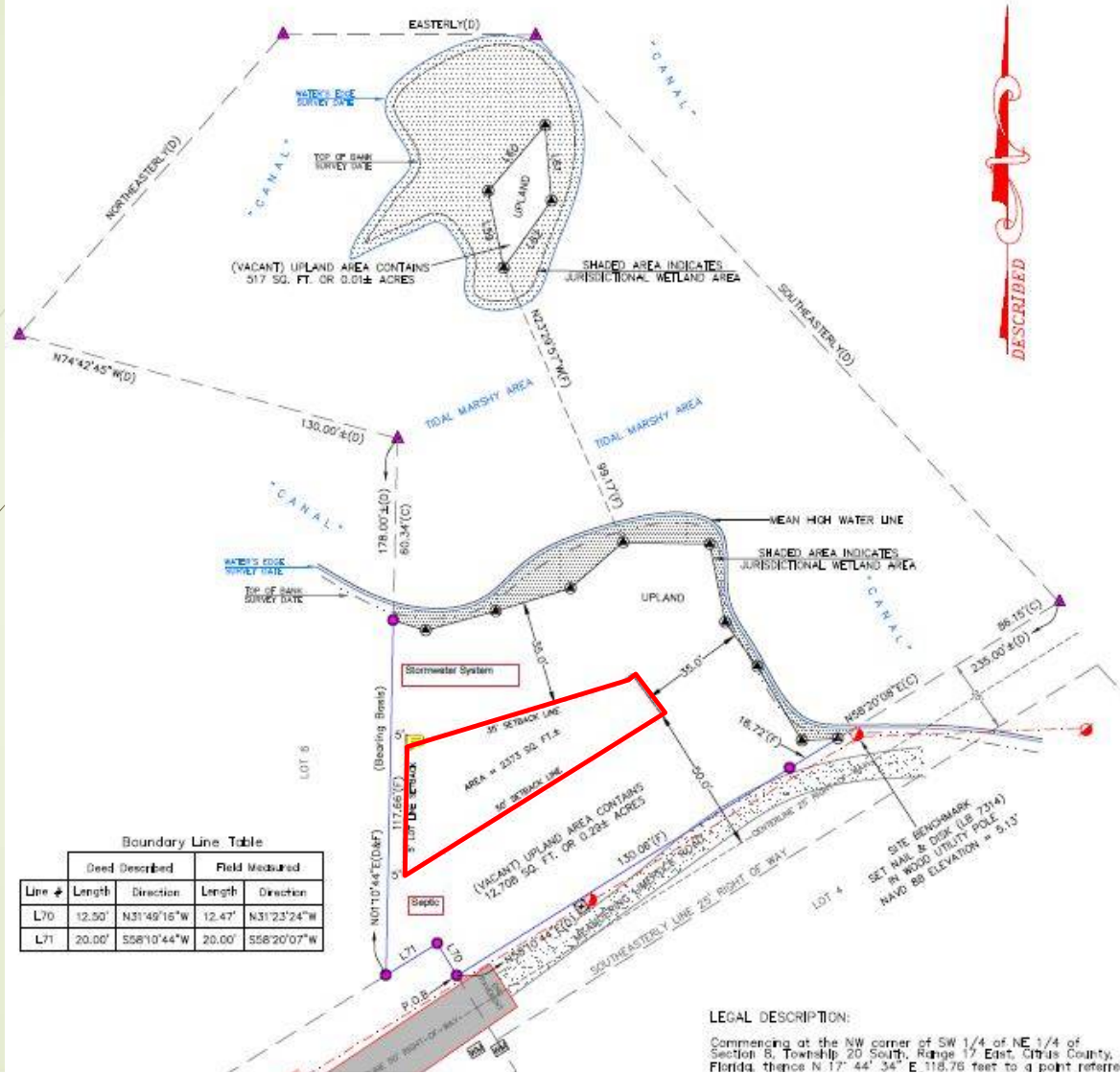




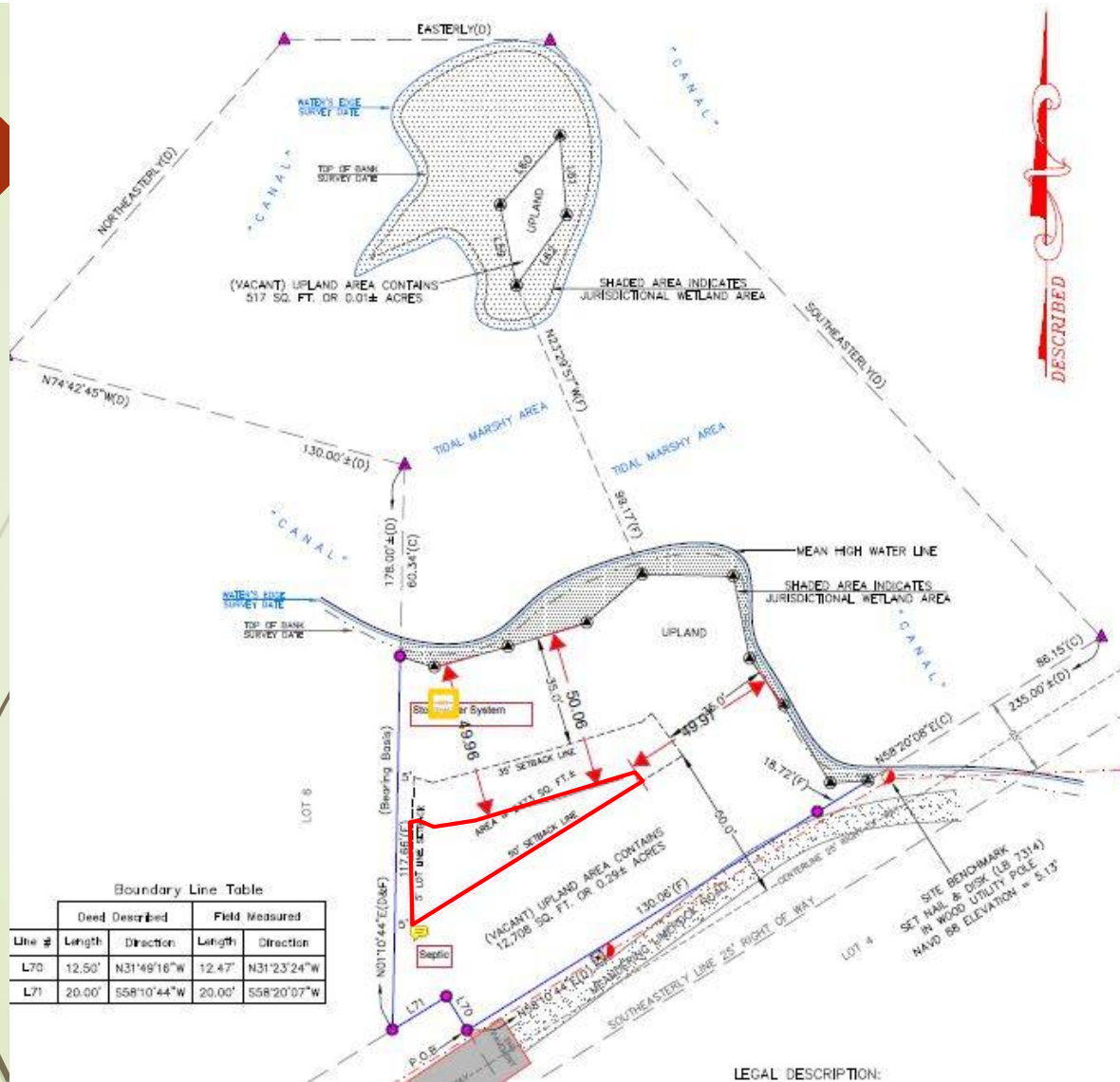


Recent tree removal





Buildable Area:
50' R-O-W
35' Waterfront
= 2,386 square feet



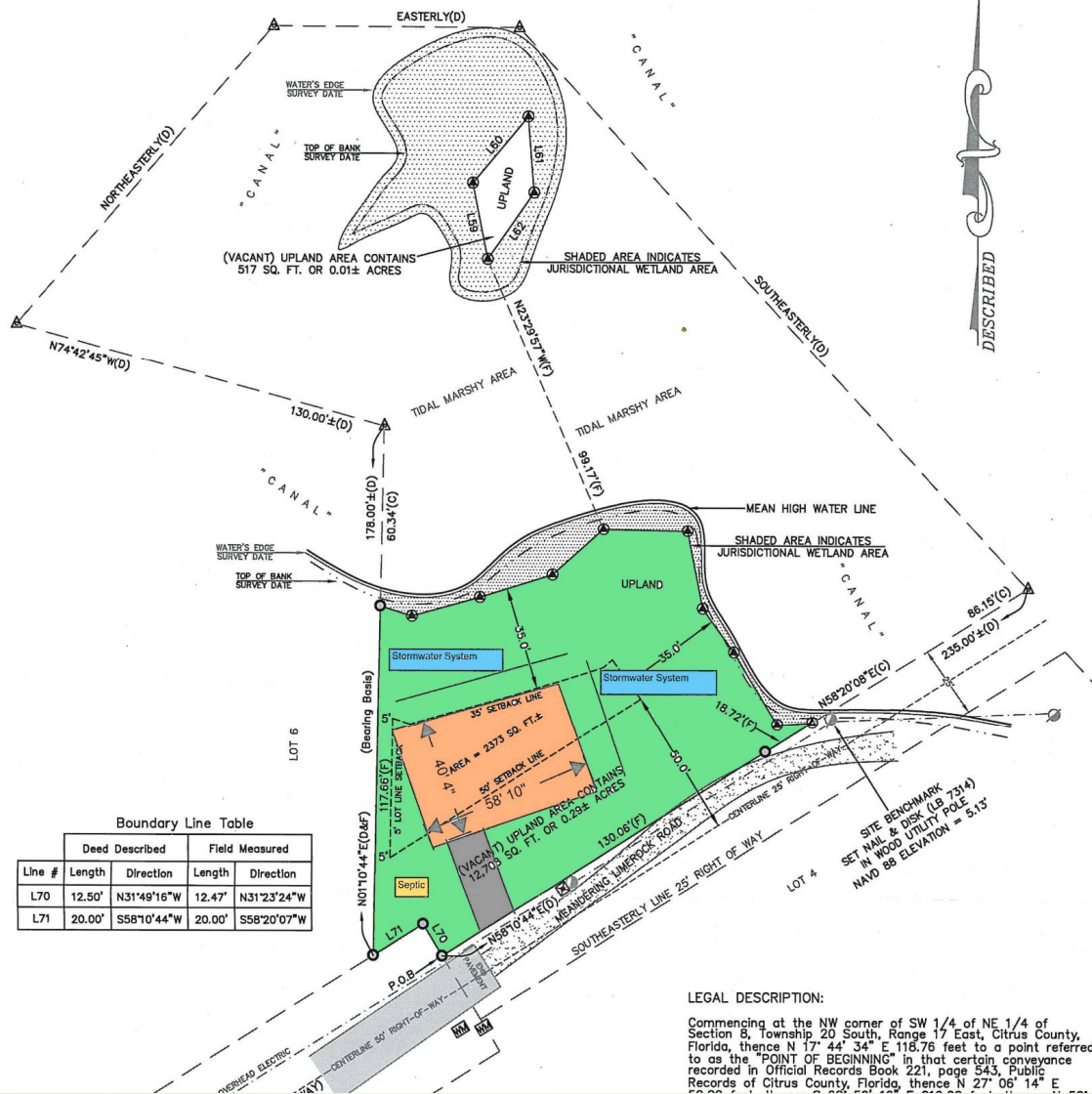
Buildable Area:
50' R-O-W
50' Waterfront
= Approximately
1,200 square feet



RECEIVED

APR 26 2021
V-21-04
Land Development Division

Submitted April 27, 2021





AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-21-01 James Adams
AGENDA DATE:	July 01, 2021
<u>BRIEF OVERVIEW:</u>	
This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a screen porch addition having less than the required 50-foot setback from the mean high water line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC. The applicant is requesting a 32-foot setback from the mean high water line.	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	
Conduct a public hearing on July 1, 2021 to review and consider V-21-01 James Adams 	



PM2-21-37

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

VARIANCE APPLICATION NO. V-21-01 James Adams

DATE: June 1, 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 a screen porch addition having less than the required 50-foot setback from the mean high water line (35-foot with a berm or swale), pursuant to Section 3501, <u>Surface Water Protection Standards</u>, as specified in the LDC. The applicant is requesting a 32-foot setback from the mean high water line.
SUBJECT PROPERTY	<u>Section 7, Township 20 South, Range 17 East</u>; specifically, Lots 37 and 38, Block A, of Restview Retreats Unit 1, PB 4, PG 25, (AK 2895918), which address is 12386 W. Standish Dr., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 12,197 square feet (0.28 acres).
LAND USE	CLRMH, Coastal and Lakes Residential District, mobile homes allowed on the LDC Atlas; CL, Low Intensity Coastal and Lakes District on the Future Land Use Map.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in Coastal A Zone with a Base Flood Elevation of 13 feet, as found on Community-Panel Number 12017C0 295E.
SURROUNDING AREA	North – Single-family dwelling South – Single-family dwelling East – Canal, Vacant residential West – W. Standish Dr., Single-family dwelling The site is located in the Restview Retreats Unit 1 subdivision, where there are single-family dwellings predominantly along canals. Many of the lots in the subdivision have a similar size.

Attachment: Staff report and locator map (13013 : V-21-01 James Adams)

BACKGROUND

This request was first heard on February 18, 2021. The request was to construct a 224 square-foot screen room addition 25 feet from the mean high water line. The PDC continued the application to allow the applicant the opportunity to amend the request. The applicant revised the application by modifying the configuration of the proposed screen room, reducing the setback request.

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

Many of the surrounding residences and accessory structures were built in the 1980's and 1990's and have non-conforming setbacks that predate current adopted Surface Water Quality Protection Standards as well as Floodplain Protection Standards, with the most recent improvement from 2014 having been granted a variance for right-of-way and waterfront setbacks for an accessory structure on Lots 43 and 44.

ANALYSIS

The applicant is requesting the waterfront setback be reduced from 50 feet (or 35 feet with a berm/swale system) to 32 feet from the mean high water line to construct a 176 square-foot screen porch. The previous request was for a 25-foot setback to construct a 224 square-foot screen porch. The revised request reduces the setback request by seven feet and reduces the screen porch by 48 square feet. The existing single-family dwelling has a building footprint of approximately 330 square feet with a 21 square-foot entry. The applicant has indicated that the location of the existing septic system, ability to access the boat ramp, and the orientation of the existing single-family dwelling are justification for this variance request.

The available building envelope without the need for a variance is approximately 5,487 square feet. This variance does not appear to be a minimal request and the applicant could construct a screen porch addition within the available building envelope.

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

The six closest developed lots criterion is based in LDC Section 10620, Development Standards, and it is intended to address compatibility of construction between new units and existing development. This criterion was used to determine the size of the sample for average and comparison with surrounding properties, specifically six closest developed lots to the south and north along W.

Standish Dr., for a sample size of 12 developed lots. The lot sizes and shapes of this sample are similar, so comparison is reasonable. Based upon the observed average building footprint and average waterfront setback, this proposal does appear to be compatible with the surrounding properties; however, it is not a minimum request.

Although this request is smaller than the observed average, many of the surrounding dwellings predate current adopted Surface Water Quality Protection Standards as well as Floodplain Protection Standards or have received variances. Only two of the 12 lots have been granted variances after 2000. The most recent Variance request in this area (V-17-18) was requesting a reduced waterfront setback and was continued by the PDC. A resubmittal was never received.

<u>Building envelope and setback analysis</u>			
Available Building envelope (without the need for a variance)	5,487 sf (with berm/swale)		
Pre-existing building footprint	351 sf.	Pre-existing waterfront setback	43 ft.
Previous building footprint	575 sf.	Previous waterfront setback	25 ft.
<u>Revised building footprint</u>	<u>536 sf.</u>	<u>Revised waterfront setback</u>	<u>32 ft.</u>

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 has an existing riprap seawall, a dock, and a boat ramp. The site does appear to have some natural vegetation to meet the required 15-foot buffer adjacent to a water body.

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

Staff comment: Stormwater has been addressed in this application. The applicant will have to meet ISR requirements and the applicant is proposing a stormwater management plan consisting of a berm along the canal.

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

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

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

PROPOSED FINDINGS OF FACT

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

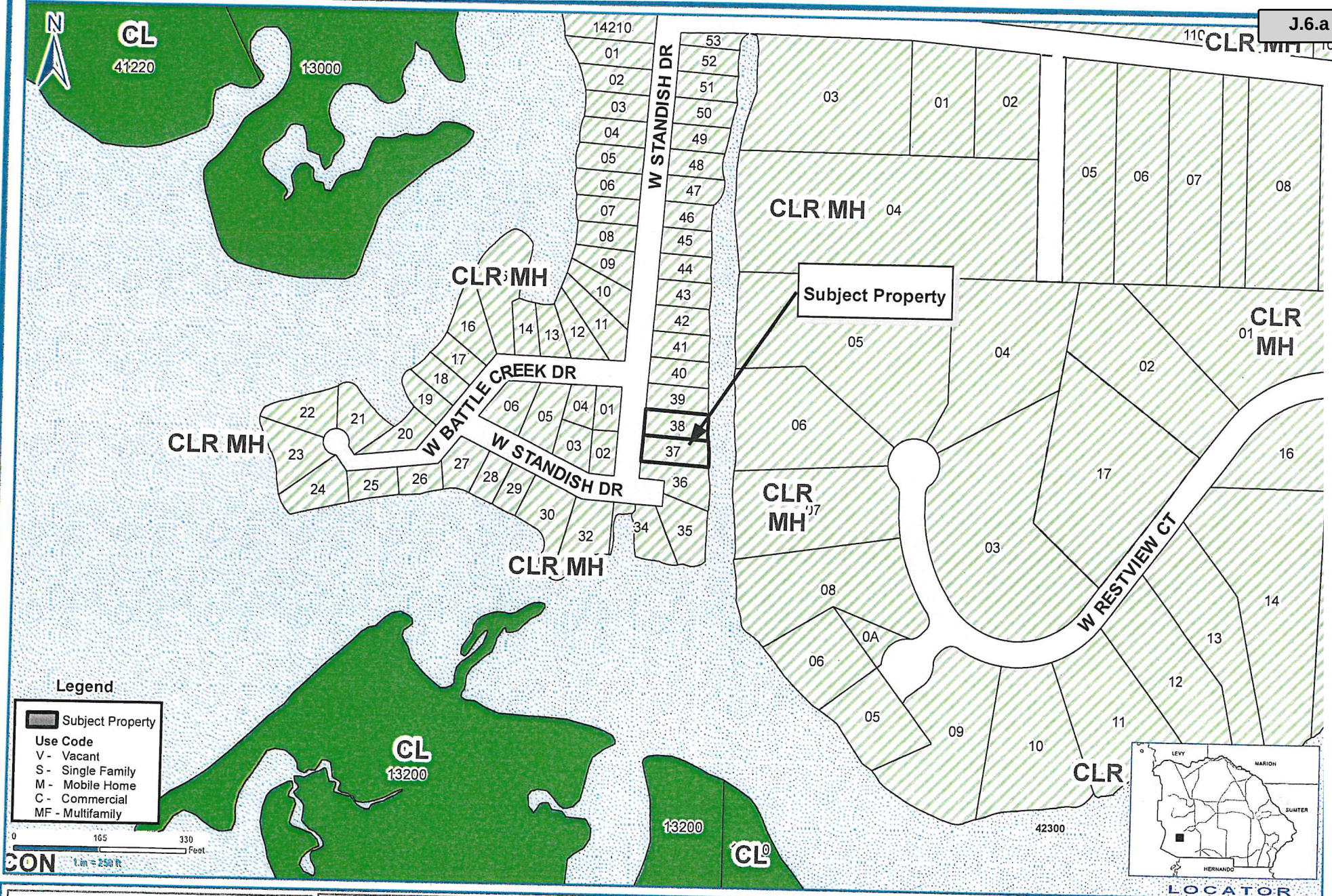
1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The subject property appears to be similarly sized in comparison with other lots that have been developed with single-family dwellings, many of which have been developed prior to current waterfront setback requirements.
2. ***The special conditions and circumstances do result from the actions of the applicants.*** The encroachment into the required waterfront setback is the result of the applicant/property owner. By requesting a screen porch addition in the location proposed, the applicant is creating a hardship and is based on convenience and not necessity.
3. ***A granting of the variance requested will confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use***

district. While some single-family dwellings in the area encroach within the required waterfront setback, most were constructed prior to current adopted Surface Water Quality Protection Standards. The proposal is for new construction as an addition to an existing single-family dwelling. The proposed building footprint is much smaller than the average for the area and the proposed waterfront setback is larger.

4. ***Literal interpretation of the provisions of this code which would not deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** The applicant is proposing a screen porch addition of 176 square feet. The existing building footprint is 351 square feet. While this is much smaller than the average, the applicant could locate the addition so as not to require a variance. A screen porch is not a hardship.
5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** It is possible for the applicant to reasonably place a screen porch addition on the lot which would eliminate or reduce the need for a variance. The approximate 5,487 square-foot building envelope area, outside the waterfront setback and right-of-way setback areas, could accommodate an addition to the single-family dwelling. Therefore, the proposed addition is not a minimal request; the hardship is based upon convenience.
6. ***The granting of the variance will be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.*** Although the proposed screen porch addition does not meet standards for Surface Water Quality Protection, if approved, it would be consistent with many of the existing single-family dwellings in the area which were placed prior to the existing requirements.
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.

JH/SW/cb

Attachment: Staff report and locator map (13013 : V-21-01 James Adams)



Attachment: Staff report and locator map (13013 : V-21-01 James Adams)

Application #: V-21-01	Applicant: James E. Adams	
Proposal: Waterfront Setbacks	Location: 12386 W. Standish Dr, Homosassa 34448	
LDC Atlas: Coastal Lakes Mobile Homes Allowed (CLRMH)	S-T-R - 07-20-17 NE	
Planner Initials: <i>JA</i>		Date: 12/18/20

Geographic Information Systems

Prepared By : Susan O'Connell
 Date: December 8, 2020
 Source: Enterprise Geodatabase
 Map Number: S0001090

Cynthia P. Skelhorn
Cynthia P. Skelhorn
 Director

This information is to be used for general purposes only. The Clerk County Geographic Information Systems Division makes every effort to provide current data in accurate and complete as of the date it is printed. All information provided must be independently verified by the user. Clerk County shall not be liable for any claims, demands, or losses of any kind or damages caused by reliance upon the accuracy or timeliness of this information and the naming, mapping, or displaying of these materials.



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

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

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

Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE VARIANCE APPLICATION

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

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

Applicant*

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

Property Owner

Name: James F. Adams
Address: 1739 Colonial Drive
City: Green Cove Springs
State: FL Zip: 32043
Home No.: N/A Cell No.: 352-678-2858
Work No.: N/A Fax No.: N/A
Email: jadams005t@comcast.net

Property Description: Section: 09 Township: 20 South Range: 17 East
Legal Description: Restview Pkts Unit 4 PB 4 PG 25 Lots 373 38 BLK A
Subdivision: Restview Retreats Unit 1 Lot(s): 373 38 Block/Parcel: BLK A
Alternate Key #: 2095918 Parcel ID: 17E205070010 000AD 0320

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

State hardship that justifies the granting of the variance: Existing residential structure is 143 ft. from canal seawall. Location of septic tank structure of cabin not alignment and need for vehicle access to lot rear preclude any other location.

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

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

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

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

Signature: James F. Adams 11/13/20

STATE OF FLORIDA
COUNTY OF CITRUS Clay

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

WITNESS my hand and official seal this 13 day of November, 2010

Alexander Orantes
Printed Name
[Signature]
Notary Public - State of Florida

Seal



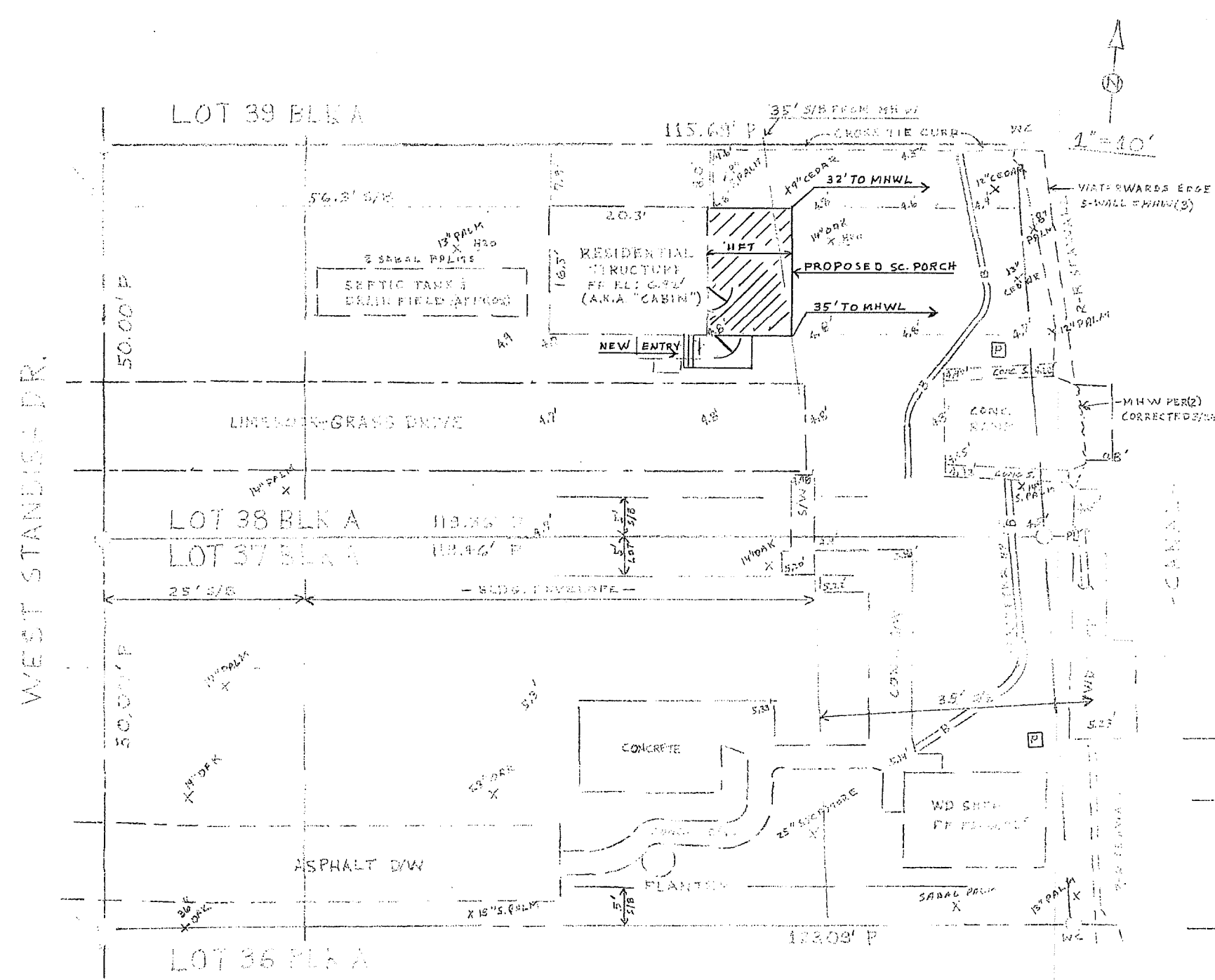
ALEXANDER ORANTES
Commission # GG 157944
Expires November 19, 2021
Bonded Thru Budgetary Services

For Staff Use Only

Date: _____
Time: _____
Initials: _____

ATF: _____
QTR: _____
LUD: _____

FZ: _____
NOV 14 2020

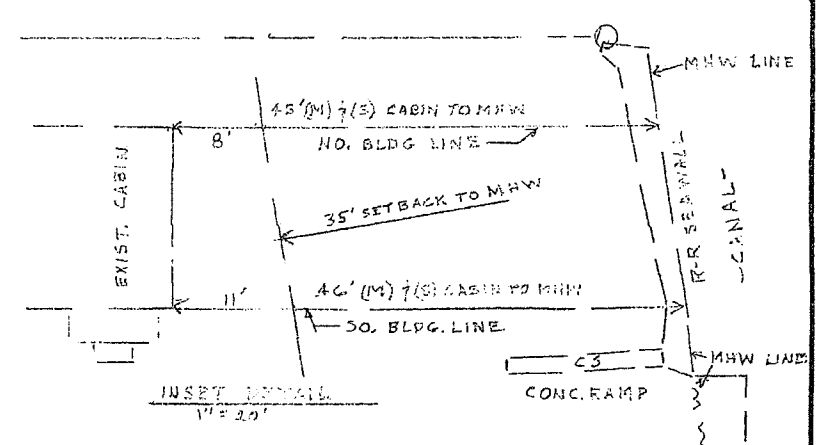


LEGEND

NGVD – National Geodetic Vertical Datum 1929
(S) Scaled (M) Measured (O) Owner
(R) Rounded (1) Reference No.
msl – mean sea level MHW – mean high water
R-R – rip-rap WC – witness corner
El – Elevation, in feet FF – finished floor Conc – concrete
WD – wood S/B – setback, in ft. S/W – sidewalk
D/W – driveway X – tree Ø – utility pole
P – power pole 4.7' – spot ground El. in ft., msl
P – per record plat Ø^{1/2} – water spigot
DASHED LINES INDICATE EXISTING.
PERIMETER BERM ==B==

SITE DATA

Elevation Datum: NGVD 1929
Mean High Water (MHW) El. 1.4 ft (R) NGVD (2)
Flood Zone: Zone AE Base Flood El. 10 ft. (1)
Areas: Lot 38 - ± 0.135 Ac.
Lot 37 - ± 0.139 Ac.
Total - ± 0.27 Ac. Approx. 0.28 ac. Per Co. Records
Per Cent Imperviousness = ± 15.8 % (O)
Central Water & Septic Tank
Land Use: CLRMH Coastal & Lakes Residential District (1)
Soils: SCS Hallandale – Rock outcrop complex, rarely flooded:
fine sands; Hydro. Group A/D – modified-drained.
LEGAL: 1992 CITRUS COUNTY PLAT BOOK 4, PAGE 25
UNIT 1043, PLAT BOOK 4, PAGE 25
CITRUS CO. PLAT BOOK 4, PAGE 25



NOTES

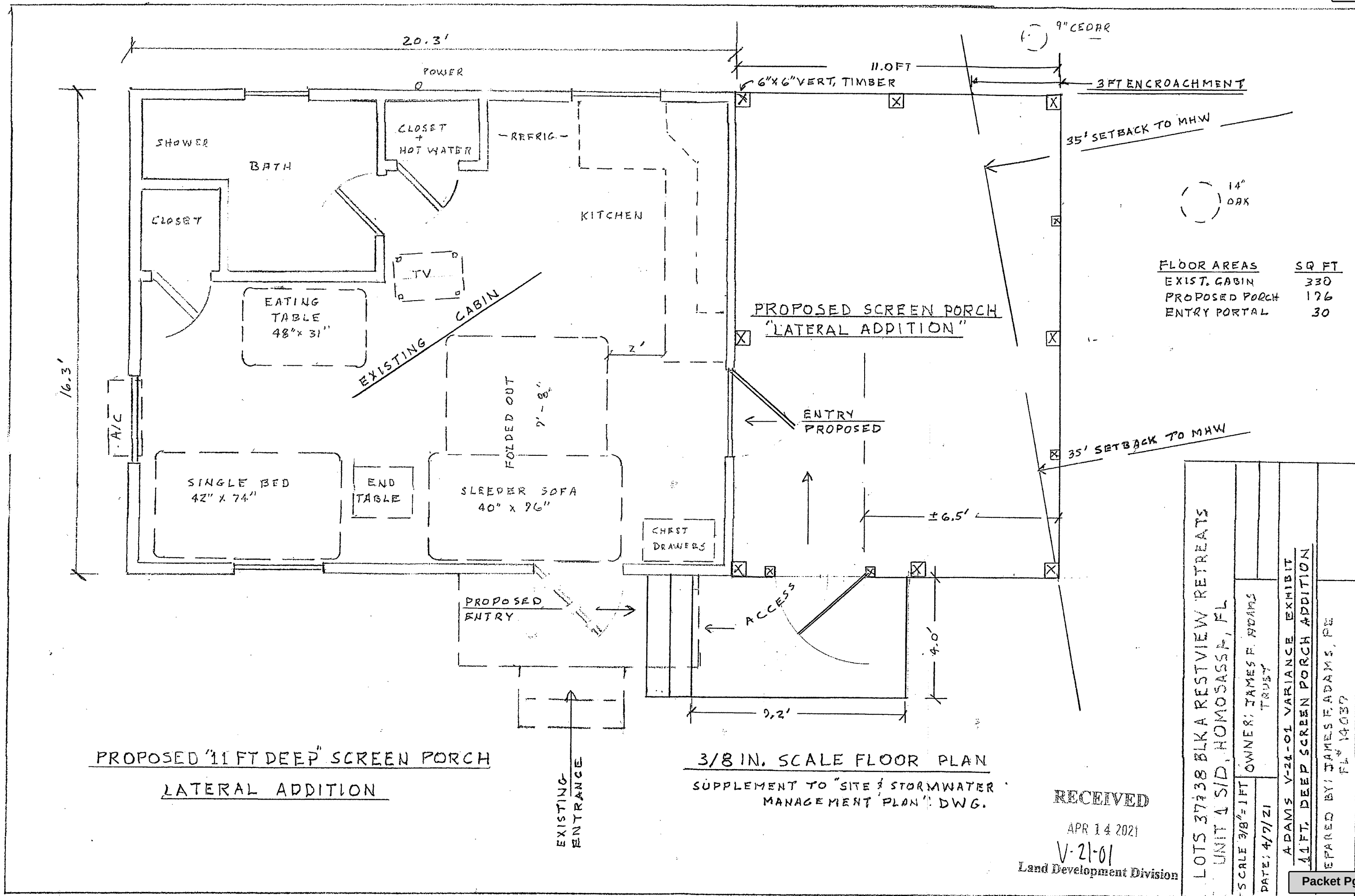
1. Illustrated harden features and boundary data taken from McKean & Associates Surveyors, Inc., boundary survey prepared for property; Project No. 02-255, 7/24/2002.
2. Ground elevation values plus some other topography by Owner.
3. References:
(1) Citrus County, Land Development Division, Staff Findings Report: Variance Application V-21-01 Adams; Date: January 25, 2021.
(2) James F. Adams letter of Dec. 9, 2020 to Joe Hochadel, Citrus Co. Zoning – concerning the location and elevation of the MHW line.
(3) Citrus Co. BOCC, Dept. of Growth Management letter of 12/7/2020 to James F. Adams; Ref. V-21-01 – concerning the location of the MHW line.
4. During construction silt screens ("fences") shall be installed and maintained to prevent erosion and siltation into the Canal.
5. The "Perimeter Berm" shall be constructed approximately 0.5 ft high with 6 – 4 feet horizontal to one vertical side slopes; and shall be sodded. Where decided, curbs or other means may be installed to meet boundary conditions; to control runoff and erosion. Alignment of berm measures maybe varied to meet field conditions.
6. Improvements may be constructed in phases.

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APR 14 2021
V-21-01
Land Development Division

PROPOSED 11 FT. DEEP SCREEN PORCH ADDITION SEE 3/8" SCALE FLOOR PLAN-SUPPLE. DWG.		
LOTS 37/38, BLK A, RECREATION ESTATES UNIT 1 S/D ARMOSADDA, FL		
SCALE: 3/8" = 10' FT	APPROVED BY:	DRAWN BY: JPA
DATE: 4/2/21		REVISED
ADAMS V-21-01 VARIANCE EXHIBIT SITE & STORMWATER MANAGEMENT PLAN		
PREPARED BY: JAMES F. ADAMS, P.E. 1-10-21		DRAWING NUMBER

Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)



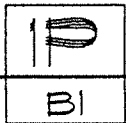
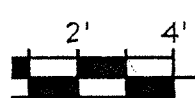
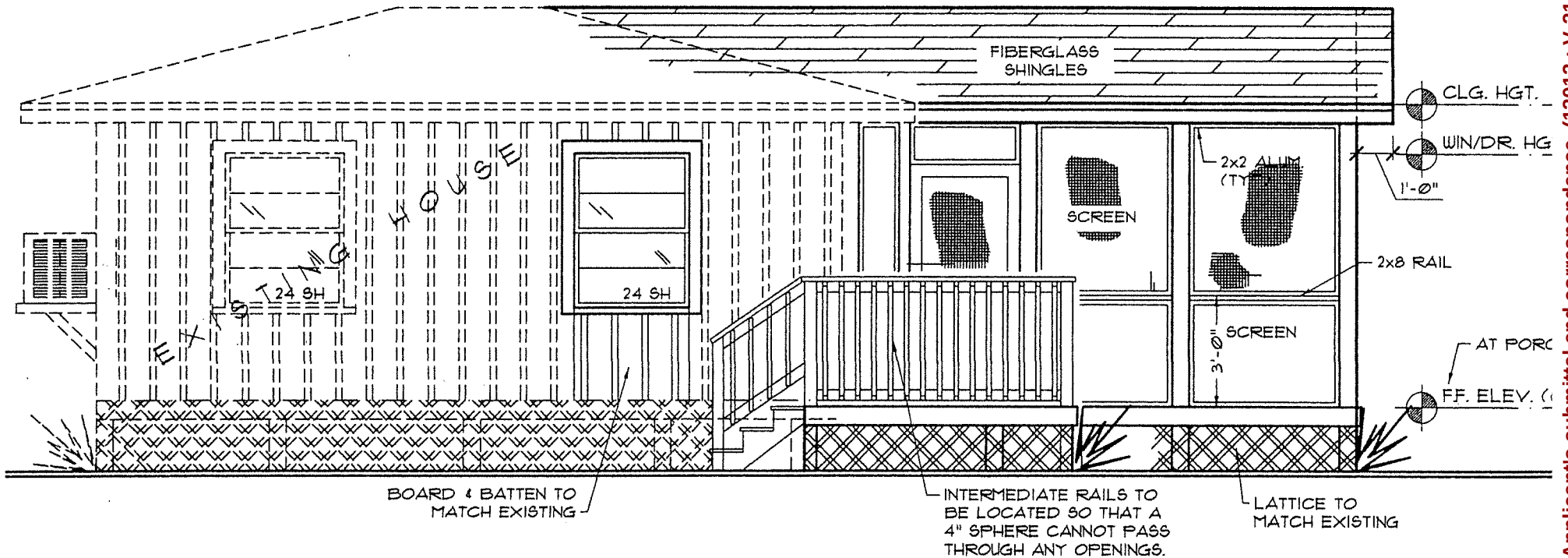
Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

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APR 14 2021

V-21-01

Land Development Division



FRONT ELEVATION
PROPOSED

ELEVATION

ADAMS - 12386 W. STANDISH DR., HOMOSASSA
VARIANCE # V-21-01

Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

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

April 8, 2021

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

Re: Follow-Up Variance Request for 12386 W. Standish Drive, Homosassa, FL
Variance V-21-01 Adams

Mr. Hochadel,

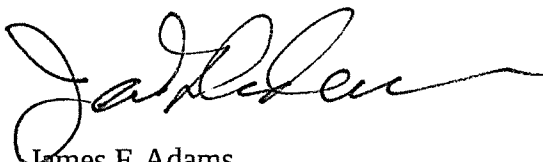
Enclosed please find my "Alternate Request Narrative for Screen Porch Lateral Addition to Existing Residential Structure (aka Cabin)" as well as four drawings and three references as stated in the Narrative. Hopefully thus submitted meets the requirements we previously discussed and as set forth in your April 5, 2021 email. Please advise me of any other I need to do or submit; or any issue I need to address.

Please advise me of the time table as soon as it is known so I can schedule time to address the Staff's report and other materials; as well to make sure I can make the public hearing.

Please contact me by email jadams005@tampabay.rr.com or phone 352-678-2858 with any questions, clarifications, or other.

Your cooperation and assistance with this application is greatly appreciated.

Respectfully,



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

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APR 14 2021

V-21-01

Land Development

Packet Pg. 174

Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

ADAMS VARIANCE V-21-01
CITRUS COUNTY, FL
ALTERNATE REQUEST NARRATIVE
FOR
SCREEN PORCH LATERAL ADDITION TO EXISTING RESIDENTIAL STRUCTURE (aka Cabin)
12386 West Standish Drive, Homosassa

By: James F. Adams, Owner/Applicant

Prepared: April 8, 2021

Attached Drawings (DWG):

1. Proposed 11 Ft Deep Screen Porch Addition; Site & Stormwater Management Plan; 4/7/21.
1.1 Supplemental Drawing: Proposed "11 Ft. Deep" Screen Porch Lateral Addition; 3/8 In Scale Floor Plan, 4/7/21.
2. Proposed "L" Shape Screen Porch Addition; Site & Stormwater Management Plan; 4/7/21.
2.1 Supplemental Drawing: Proposed "L Shaped" Screen Porch Lateral Addition; 3/8 In Scale Floor Plan, 4/7/21.
3. Elevation View, 1/4 Scale.

References:

1. FEMA P-758, Substantial Improvement/Substantial Damage Desk Reference; Table 6 -1a and Section 6.4.2.
2. Karla s. Grzeca, Flood Plain Specialist, email of 3/5/21 to James Adams. Copy attached.
3. Staff's Findings Report: Variance Application V-21-01 Adams; Jan. 25, 2021.
4. Cynthia Jones, E.I., Engineering Division, email to James Adams of 3/11/21. Copy attached.
5. Joseph C. Hochadel, Principle Planner, email of April 5, 2021 to James Adams. Copy attached.

1. This is a follow-up variance request to Variance V-21-01 heard by the Planning Division Commission (PDC) February 18, 2021. Application submitted Nov. 13, 2020. Date application deemed "sufficient" was Dec. 29, 2020. The Owner desires to construct a screen porch attached to an existing Cabin of 330 sq. ft. (16 ft by 20 ft) located and as shown on Drawing No. 1. The Cabin was permitted 1/1/84.

Two screen porch addition plans are presented.

- 1.1 Primary Request: An 11 ft. deep by 16 ft width on the east/water side of the Cabin. Said addition would have a 3 ft encroachment into the 35 ft Setback (from the MHWL) along the Cabin north building line and a 0 ft encroachment along the Cabin south building line. See Drawings No. 1 and No. 1.1.
- 1.2 Alternate Request: An "L" Shaped Screen Porch is presented in accordance with the PDC's direction therefore stated at the Feb. 18, 2021 public hearing. Said screen porch would extend 16 ft by 9' 8" deep along the east/water-side of the Cabin and "L" 10 ft. by 13 ft along the south side of the Cabin. See Drawings 2 and 2.1. Encroachments therefore would be 1' 8" (1.67 ft.) along the north building line and (-) 1' 10" (- 1.83 ft.) along the south building line.

2. Owner's Justification and Desire for Screen Porch.

2.1 The Cabin is largely used for family over extended stays since the Owner's recent move from Hernando County to the east coast of Florida.

2.2 The Owner wishes to have sufficient room to accommodate guests and other family members; and, the Cabin proper is too small (20 ft. by 16 ft). It is desired that the screen porch addition have sufficient room and configuration to accommodate an eating/entertaining table for 4 to 6 person, plus room for a cot; in addition to seating area.

2.3 The Owner desires the Cabin-proper entrance be relocated from the south side of the Cabin to the east/water side so that there is room inside for the fold-out of a sofa bed. See 3/8 In. Scale Floor Plan drawings No. 1.1 and 2.1.

2.4 The Owner desires that the screen porch expose, or front to, the east/water- side like other properties in the subdivision, and be convenient to the kitchen.

3. Certain Criteria: In addition to the stipulations of the PDC, the following criteria are stated.

3.1 Structural and FEMA: The existing Cabin is pre-FIRM; being permitted prior to area flood zoning. The proposed open screen porch as an attached addition with crawl space meets the regulations of FEMA's "lateral addition" per Reference No. 1. Per Karla Grzeca, Flood Plain Specialist, email of 3/5/21 (Ref. No. 2) "...porch addition would be compliant with FEMA regulations as long as it meets the 50% rule..."

3.3 A clear distance of 15 to 16 ft needs to be maintained along the south property line of Lot # 38 for vehicle access to the water-front, and for canoe/kayak launching at the concrete ramp.

3.4 Compatibility with surrounding dwellings. Per Ref. No. 3, Staff's Findings Report, Page 2, last two paragraphs the proposed addition "...does appear to be compatible with surrounding properties...". Per Staff's Findings Report, Page 4, No. 3: "The proposed building footprint is much smaller than the average for the area and the proposed waterfront set back is larger."said Report addressing the first variance request for a 14 ft. deep screen porch addition with 6 ft encroachment on the north building line.

4. PRIMARY REQUEST FOR 11 FT BY 16 FT SCREEN PORCH ADDITION.

4.1 Said proposed screen porch addition is set forth on Drawing No. 1 and Supplemental Drawing No. 1.1. The floor area is 176 sq. ft. not including the entry landing. Encroachment inside the Flood Zone AE 35 ft. set back is 3 ft. along the north building line and 0 ft along the south building line. The floor area is thus 21% less than the 2/28/21 request for a 14 ft deep porch. And, the encroachment of 3 ft is 50% less than the 6 ft encroachment of the original 14 ft. request. The floor area is small for the

intended purposes. The lost of space for access to the Cabin proper is illustrated. A fold-up table set would be needed to preserve seating space.

5. ALTERNATE REQUEST FOR "L SHAPED" SCREEN PORCH ADDITION

5.1 The Alternate Request screen porch addition is illustrated on Drawing No. 2 and Supplement Drawing No. 2.1. The floor plan is designed to accommodate a table with chairs in the southeast corner and to provide access to the Cabin proper on the east side. The floor area is 287 sq. ft. excluding the entry landing. Encroachment inside the Flood Zone AE 35 ft set back line is 1.67 ft. along the north building line.

5.2 Because a second gable would be needed to extend the roof south, the construction costs would be greater per square foot than the Primary Request layout set forth above. The "L Shaped" floor plan would have near a 30% larger foot print than the original 14 ft deep request.

6. STORMWATER CONCERNS AND COMPLIANCE WITH COMPREHENSIVE PLAN

6.1 Drawings No. 1 and 2, Site & Stormwater Management Plan, illustrate a proposed "perimeter berm" designed to prevent direct discharge of runoff from completed improvements into the adjacent canal. The Plan also calls for perimeter silt fences be installed prior to construction, and maintained during construction, along the water front to prevent erosion into the canal. Other data including the location of the mean high water line (MHWL), percentage of impervious surfaces, and site soils are set forth. Said designs are intended to meet LDC 3501, Surface Water Protection Standards. Based on References No. 4 and 5 it is understood that stormwater concerns are satisfied.

6.2 On Page 3 of the Staff's Findings Report of Jan. 25, 2021 "Consistency with the Comprehensive Plan" Policy 3.1.3 and 17.91 are addressed. Both policies deal with stormwater management. It is the intend of the stormwater management plan and site data set forth above to satisfy said policies and consistency with the Comprehensive Plan.

jadams005@tampabay.rr.com

From: Karla S. Grzeca <KARLA.GRZECA@citrusbocc.com>
Sent: Friday, March 5, 2021 1:20 PM
To: jadams005@tampabay.rr.com
Subject: RE: [EXTERNAL]FW: Proposed Screen Addition - 12386 W. Standish Dr. , Homosassa

Jim,

I read the attachment and there is 1 change I would make:

Your structure is pre-firm... the permit for the structure was applied for 1/1/1984 according to PA's report. That is before the county adopted the FEMA maps/regulations in August of 1984.

Your open porch addition would be compliant with FEMA regulations as long as it meets the 50% allowable regulation: your 50% limit is \$22,015.80. The project would be assessed using the 50% rule because you are extending the truss roof. The deck itself, without the roof, as designed structurally independent, would not be a concern.

Your project, as proposed, will be approved through the Flood review process, as long as it meets the above criteria.

Your challenge is to meet the Land Development Code and get through the variance process.

Hope this helps, best of luck,

Karla Grzeca, CFM
Flood Management Specialist
 Citrus County Building Division
 Growth Management
Karla.grzeca@citrusbocc.com

From: jadams005@tampabay.rr.com <jadams005@tampabay.rr.com>
Sent: Thursday, March 4, 2021 9:23 AM
To: Karla S. Grzeca <KARLA.GRZECA@citrusbocc.com>
Subject: [EXTERNAL]FW: Proposed Screen Addition - 12386 W. Standish Dr. , Homosassa

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

Ms. Karla,

Just checking to confirm if you received the below email with attachment sent out to you Monday, March 1.

Jim Adams

Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

RECEIVED
 APR 14 2021
 V-21-01
 CIVIL ENGINEER

jadams005@tampabay.rr.com

From: Cynthia L. Jones <cynthia.jones@citrusbocc.com>
Sent: Thursday, March 11, 2021 4:55 PM
To: jadams005@tampabay.rr.com
Cc: Brian C. Kauffman; Joseph C. Hochadel
Subject: RE: [EXTERNAL]12386 W. Standish Drive: Variance #V-21-01

Good Afternoon Mr. Adams,

Thank you for submitting the letter regarding your property. We have reviewed the plans and see that you have revised them to include a berm within the 35-ft setback area and added a note regarding the provision of a silt fence. Please note that the silt fence would need to be installed before the start of any land disturbance activities, not during as referenced in Note # 4. That should address any concerns from the Engineering Division.

I wanted to mention that a storm water management plan as referenced in Section 6410, of the Land Development Code is not required for your proposal of a building addition. A stormwater management plan includes a small storage area, required vs provided calculations, and a number of other requirements, and is signed and sealed by the engineer. Your plan would be considered a site plan not a stormwater plan. A stormwater plan is not required.

Please coordinate with Joe Hochadel regarding resubmittal for your variance application.

Please let us know if you have any questions.

Sincerely,

Cynthia L. Jones, E.I.
 Engineer I
 Engineering Division
 Department of Public Works
 Citrus County Board of County Commissioners
 3600 W. Sovereign Path, Suite 241
 Lecanto, FL 34461

Ph: (352) 527-5247

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Brian C. Kauffman <Brian.Kauffman@citrusbocc.com>
Sent: Thursday, March 11, 2021 4:24 PM
To: Cynthia L. Jones <cynthia.jones@citrusbocc.com>

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 APR 14 2021
 V-21-01
 Land Development Division

jadams005@tampabay.rr.com

From: Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Sent: Monday, April 5, 2021 2:04 PM
To: jadams005@tampabay.rr.com
Subject: RE: [EXTERNAL]FW: Variance V-21-01 Adams - my 3/31 email below.

Good afternoon Jim,

I apologize I have not been able to respond sooner. It seems to me that you have addressed the stormwater and ISR issues, so I think that part is taken care of. As for your proposed floor plans, you can resubmit whichever is your preferred layout. We will advertise based on which one you submit as the primary layout. You can also submit the other one as an example for discussion. If you submit the most restrictive (setback closer to the water) as the primary, then the other layout, if discussed as an alternative, will also be covered under the advertising. The PDC cannot consider a request that in excess of what was advertised. In other words, they can discuss alternatives that have a larger setback than what was advertised, but not shorter than what was advertised. I hope this answers your questions. As always, if you need anything, just let me know and I'll see what I can do. I'm still working on getting you the info on those two variances that were in the area.

Thanks,

Joe Hochadel
 Principal Planner
 Land Development Division
 Citrus County BOCC
 352-527-7687

From: jadams005@tampabay.rr.com <jadams005@tampabay.rr.com>
Sent: Monday, April 5, 2021 1:44 PM
To: Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Subject: [EXTERNAL]FW: Variance V-21-01 Adams - my 3/31 email below.

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

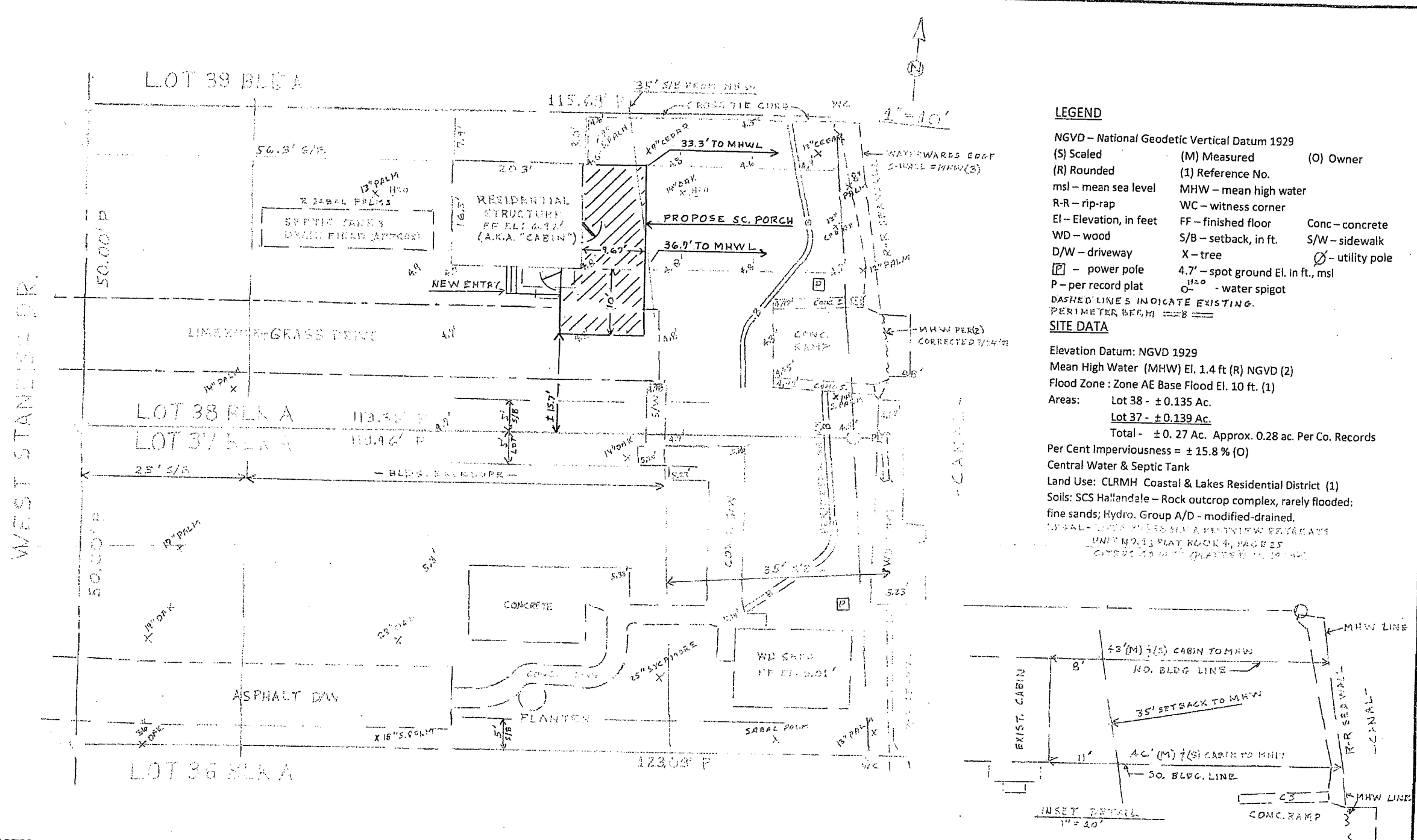
Joe,

Would greatly appreciate your getting to the below email. I really need to get this thing back in.

Thanks.

Jim Adams

From: jadams005@tampabay.rr.com <jadams005@tampabay.rr.com>
Sent: Wednesday, March 31, 2021 6:34 PM



LEGEND

NGVD – National Geodetic Vertical Datum 1929
(S) Scaled (M) Measured (O) Owner
(R) Rounded (1) Reference No.
msl – mean sea level MHW – mean high water
R-R – rip-rap WC – witness corner
El – Elevation, in feet FF – finished floor Conc – concrete
WD – wood S/B – setback, in ft. S/W – sidewalk
D/W – driveway X – tree
P – power pole 4.7' – spot ground El. in ft., msl
P – per record plat O – water spigot
DASHED LINES INDICATE EXISTING.
PERIMETER BERM

SITE DATA

Elevation Datum: NGVD 1929
Mean High Water (MHW) El. 1.4 ft (R) NGVD (2)
Flood Zone : Zone AE Base Flood El. 10 ft. (1)
Areas: Lot 38 - ± 0.135 Ac.
Lot 37 - ± 0.139 Ac.
Total - ± 0.27 Ac. Approx. 0.28 ac. Per Co. Records
Per Cent Imperviousness = ± 15.8 % (O)
Central Water & Septic Tank
Land Use: CLRMH Coastal & Lakes Residential District (1)
Soils: SCS Hallandale – Rock outcrop complex, rarely flooded;
fine sands; Hydro. Group A/D – modified-drained.
LOCAL – LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

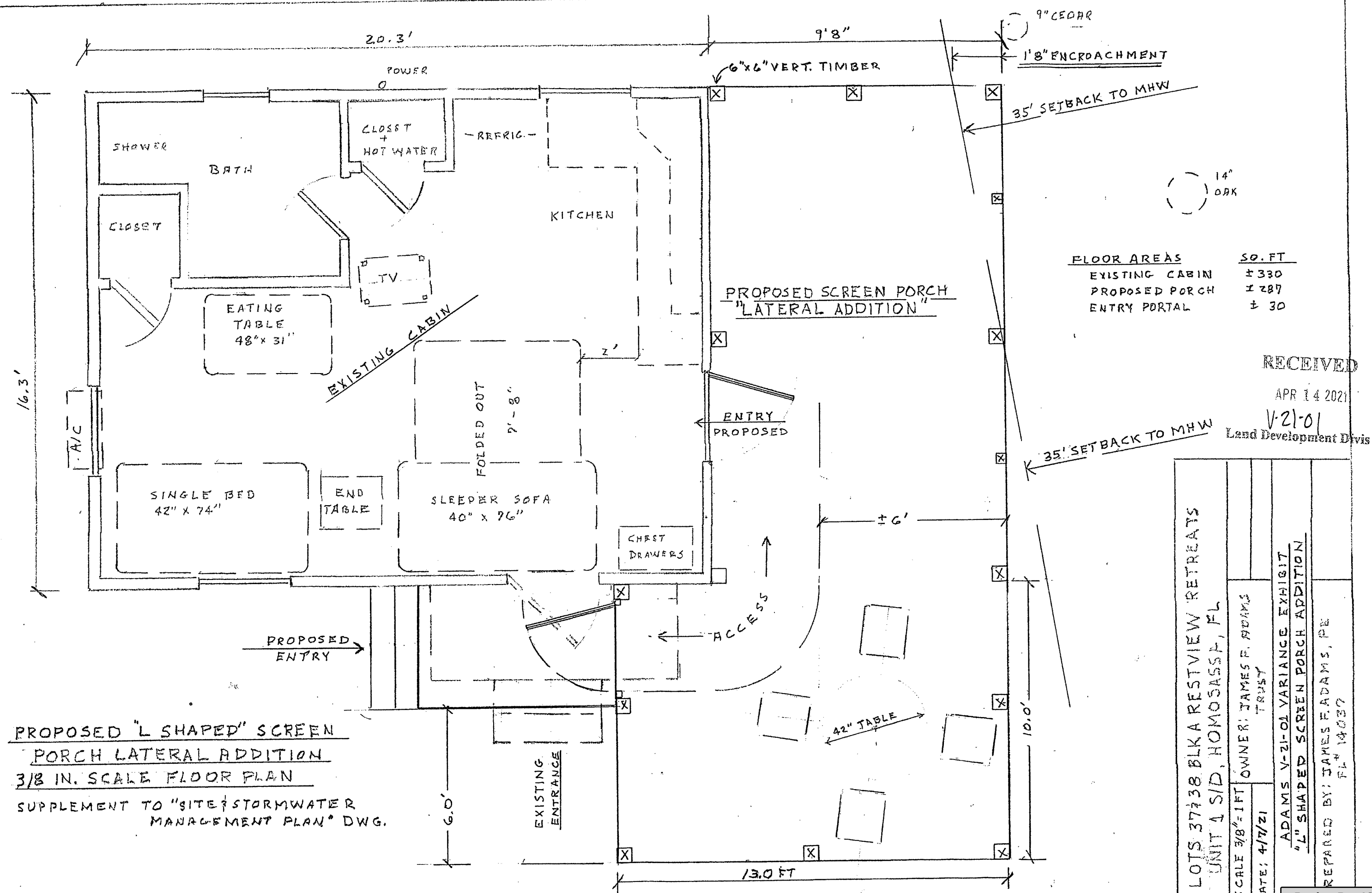
NOTES

1. Illustrated harden features and boundary data taken from McKean & Associates Surveyors, Inc., boundary survey prepared for property; Project No. 02-255, 7/24/2002.
2. Ground elevation values plus some other topography by Owner.
3. References:
 - (1) Citrus County, Land Development Division, Staff Findings Report: Variance Application V-21-01 Adams; Date: January 25, 2021.
 - (2) James F. Adams letter of Dec. 9, 2020 to Joe Hochadel, Citrus Co. Zoning – concerning the location and elevation of the MHW line.
 - (3) Citrus Co. BOCC, Dept. of Growth Management letter of 12/7/2020 to James F. Adams; Ref. V-21-01 – concerning the location of the MHW line.
4. During construction silt screens ("fences") shall be installed and maintained to prevent erosion and siltation into the Canal.
5. The "Perimeter Berm" shall be constructed approximately 0.5 ft high with 6 – 4 feet horizontal to one vertical side slopes; and shall be sodded. Where decided, curbs or other means may be installed to meet boundary conditions; to control runoff and erosion. Alignment of berm measures maybe varied to meet field conditions.
6. Improvements may be constructed in phases.

RECEIVED
APR 14 2021
V-21-01
Land Development Division

PROPOSED "L" SHAPED SCREEN
PORCH ADDITION
SEE 3/8" SCALE FLOOR PLAN - SUPPL. DWG.

LOTS 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

jadams005@tampabay.rr.com

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

Mr. Adams,

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

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

Here is a screen shot of the conversion from NCAT:

Click blue bar(s) to expand/collapse

Transformed Coordinate

Input Coordinate		Output Coordinate		Total Change + Uncertain	
Latitude	N28° 45' 29.00000'	Latitude	N28° 45' 29.00000'	Latitude	0.00000' ±0.0000
	N284529.00000		N284529.00000		(0.000 m ±0.0000)
	28.7580555556		28.7580555556		
Longitude	E277° 21' 35.00000'	Longitude	E277° 21' 35.00000'	Longitude	0.00000' ±0.0000
	W0823825.00000		W0823825.00000		(0.000 m ±0.0000)
	-82.6402777778		-82.6402777778		
Ellipsoid	Not given	Ellipsoid	Not given	Ellipsoid	Not given
Height		Height		Height	
(m)		(m)		Orthometric	-0.365 m ±0.052
Orthometric	0.000	Orthometric	-0.365	Height	
Height		Height			
(m)		(m)			
Reference	NAD83(2011)	Reference	NAD83(2011)		
Frame		Frame			
Geopotential	NGVD29	Geopotential	NAVD88		
Datum		Datum			

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

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

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DEC 14 2020

V-21-01

Land Development Division

Packet Pg. 183

Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

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

BENCHMARK & DATUM ELEVATIONS

TIDE STATION ID: 872-7293

DATE: 1/25/2016

BENCH MARK ELEVATIONS

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

DATE: 1/25/2016

TIDE STATION ID: 872-7293

TIDE STATION

NAME: HALLS RIVER BRIDGE, HALLS RIVER

TIDAL EPOCH: 1983-2001

ELEVATION OF TIDAL DATUMS BASED ON 1988 DATUMS

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

MR= 0.45 88/FT 0.137 88/M

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DEC 14 2020

V-21-01

Lead Development Division

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

Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

(Date) Jan 29, 2021

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

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

*Our land adjoins this piece of property,
and we do not object to screen room addition
Floyd & Patricia Peters*

Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

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JAN 25 2021

V-21-01

Land Development Division

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

ANALYSIS

2nd Paragraph:

Please check my math.

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

$(100 \text{ ft lot width} - (2 \times 5 \text{ ft side setbacks})) \text{ times } (119 \text{ ft} - (25 \text{ ft} + 50 \text{ ft setbacks})) =$

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

For Lot #38 alone --

$(50 \text{ ft. width} - (16 \text{ ft Cabin \& septic tank} + 8 \text{ ft exist. setback})) \text{ times } 44 \text{ ft (above)}$
= 26 ft times 44 ft. = 1144 sq. ft.

3rd Paragraph : Impervious Surface Ratio (ISR)

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

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

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

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

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

Summary of Agency Comments:

Re: Stormwater Plan, runoff, erosion, etc

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

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JAN 29 2021

V-21-01

Good afternoon, Mr. Adams

Page 1 of 2

Packet Pg. 186

Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

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

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

Proposed Finding of Fact

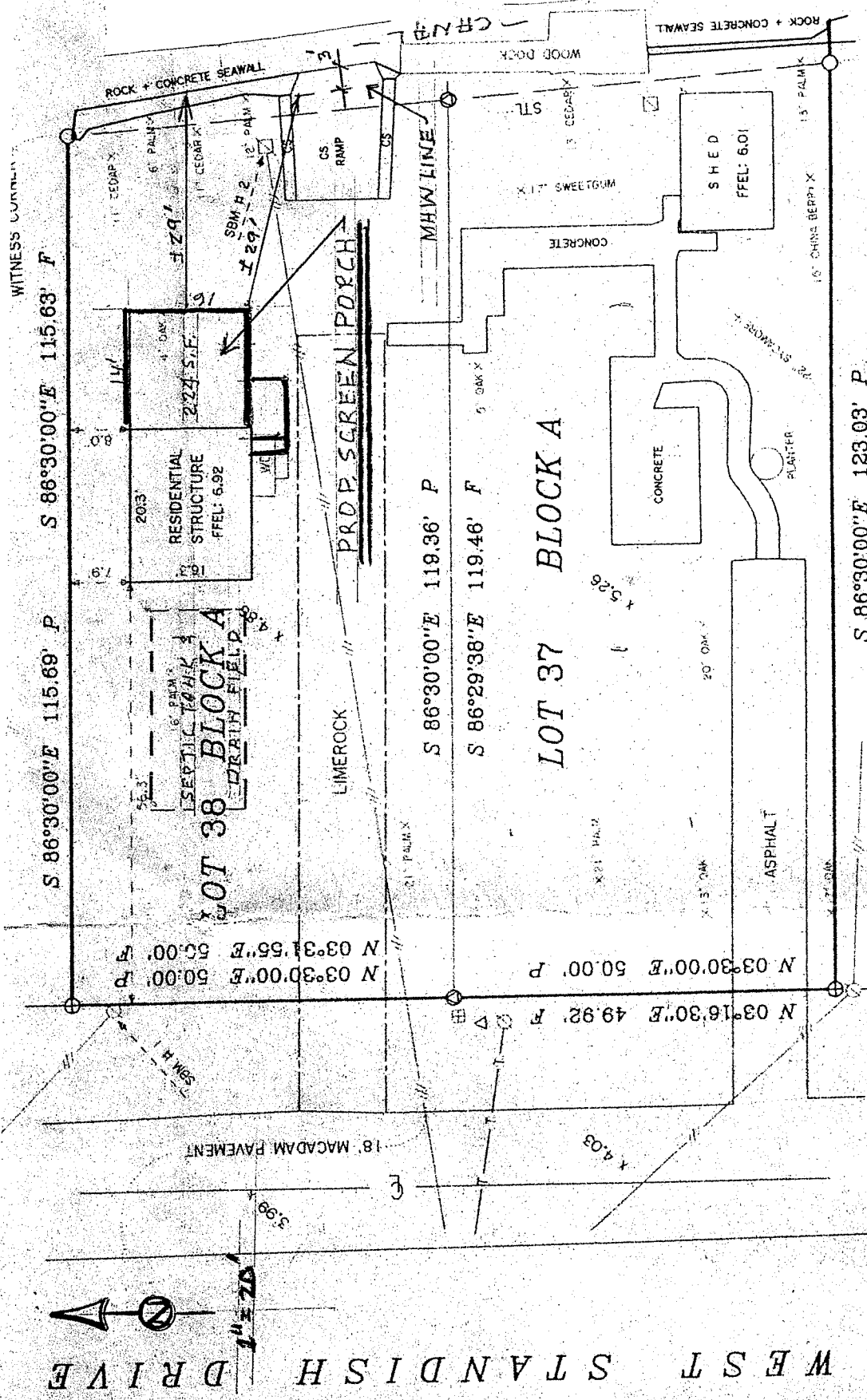
2. Please clarify for me what "hardship" would be created by the screen porch addition as applied for.
3. I understand from the Staff's comments that my request "....will not confer...any special privilege..." – correct?

James F. Adams

Owner

Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

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JAN 24 2021
V-21-01
PLANNING DEPARTMENT



WITNESS CORNER

NOTES:
 S 86°30'00"E 123.03' P
 S 86°26'56"E 123.07' F

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

OWNER: JAMES F. ADAMS
 jadamson005@comcast.net
 352-698-2858
 ORIGINAL SURVEY BY MCKEAN
 & ASSOC. SURVEYORS, INC.
 MAP NO. B-2451 7/24/02

SITE PLAN REV. 12/9/20
 PROPOSED SCREEN PORCH ADDITION
 12386 W. STANDISH DRIVE
 HOMOSASSA, FL

PREPARED BY: OWNER
 NOV. 3, 2020

June 10, 2021

Mr. Joe Hochadel, Principal Planner
Land Development Division
3600 West Sovereign Path, Suite 140
Lecanto, FL 34461

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

Mr. Hochadel;

In preparation for the V-21-01 public hearing of July 1, 2021 enclosed please find the following.

1. Copy of Applicant's Response and Commentary To/On Dept of Growth Management; Land Development Division; Staff Findings Report of June 1, 2021. Prepared June 9, 2021. 4 Pages.
2. A "thumb drive" containing the slides for my presentation to the PDC on July 1, 2021.
3. Copy of drawing entitled Proposed 11 Ft. Deep Screen Porch Addition vs 14 Ft. Deep Screen Porch Addition Variance Requested Feb. 18, 2021; 3/8 Inch Scale Floor Plans. Prepared May 18, 2021.

These documents are being 'overnighted' for receipt on June 11, 2021.

Please email me as soon as received so I will know you have them.

The slides are in PowerPoint. Within the next two weeks I will contact you to help orient me with the use of the County's projector.

Thanks much for all.

Respectfully,



James F. Adams

jadams005@tampabay.rr.com

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JUN 11 2021

V-21-01

Land Development Division

Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

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ADAMS VARIANCE V-21-01
CITRUS COUNTY, FL
APPLICANT'S RESPONSE AND COMMENTARY
TO/ON

JUN 11 2021
V-21-01
Land Development Division

DEPT OF GROWTH MANAGEMENT; LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT of June 1, 2021

Prepared: June 9, 2021

Prepared by: James F. Adams, PE Applicant

Page 1 – Additional information to:

1. Restview Retreats S/D is a non-conforming residential subdivision platted in 1962.
2. The existing dwelling structure (aka 'Cabin') is 16 ft by 20 ft = 320 sq. ft. one room (plus small rest room) structure permitted in 1984 and constructed in 1989.
3. A 216 sq. ft. utility shed build in 1978 is located in the SE corner of the property $\pm$ 5 ft from the mean high water line (MHWL) in the abutting man-made canal.
4. A boat ramp and dock are located on the property as illustrated by the Applicant's Site & Stormwater Management Plan submitted with the April 8, 2021 Alternate Request.
5. The abutting canal is a man-made canal and is not natural.
6. The existing Cabin is located 43 ft from the MHWL along the north building line and 46 ft along the south building line.
7. The proposed addition is a screen porch with crawl space $\pm$ 2 ft. above grade of 176 sq. ft. floor area and 24 sq. ft. inside of the 35 ft setback line from MHW. Said addition meets FEMA standards for a 'lateral addition'. See Reference No. 1 with Applicant's "Alternate Request Narrative..." of April 8, 2021.

Page 2 - BACKGROUND:

PP# 1 and PP#2: A correction. The request that was heard on February 18, 2021 was for a laterally attached screen porch 14 ft deep...perpendicular to the east Cabin wall. With the Cabin located 43 ft from the MHWL as agreed in the Staff Report (PP# 2) the proposed setback from the MHWL requested was 29 ft...not 25 ft as stated by Staff in PP# 1 and PP# 2. (43 ft less 14 ft = 29 ft.) Thus the encroachment into the 35 ft floodplain perimeter was 6 ft (35 ft less 29 ft) for the requested 14 ft depth addition.

PP# 3: Staff address of previous variances. (Staff also so addresses in PP# 5, under ANALYSIS on Page 3.) For clarification. Addressing the waterfront lot tier described as the 6 closest developed lots north and south of the Property, three variance requests have been made and two were approved. One was continued and never followed up on. Variance V-00-47 for Lot 30 was approved for a 15 ft. waterfront setback. Variance V-14-

Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

12 for Lots 43 & 44 was approved for an accessory building 22 ft setback from the MHWL.

Copy of the annual report of variances referred to by LDC Section 3530 (D) could provide additional information of variances acted on in the remainder of the subdivision.

Page 2 – ANALYSIS:

PP# 2: Re: Available building envelope. I do not understand how an 5487 sq. ft envelope could be available for a screen porch “addition” (Staff wording)? Please provide copies of any drawings, graphic analyses, which apply to or support this building envelope/setback matrix of the Staff Report.

Regarding ‘minimum criteria’ see comments under the Applicant’s address of the Report “Proposed Findings of Fact”.

PP# 3: Even with the impervious surfaces added with this Request, the property’s ISR of 16% is far less than the allowed 40%. I do not understand the issue?

PP#4....which continues on Page 3: The requested 11 ft deep screen porch on the waterfront side of the Cabin is the minimum request that will provide the reasonable use of the building facility and would not deprive the Applicant of rights commonly enjoyed by other situated properties. See No. 5 ‘Findings of Fact’ on page 4.

Page 3 - ANALYSIS continues:

PP#5: Regarding variances granted, see Applicant’s comments PP#3, Background, on the previous page. The subject property also predates current adopted Surface Water Quality Protection standards.

Boxed Table – Building envelope and setback analysis:

Clarification. The third line, “Previous building” refers to the 14 ft deep porch Variance request heard 2/18/21. Again, the waterfront setback should be 29 ft instead of 25 ft.

Page 3 – SUMMARY OF AGENCY COMMENTS:

Engineering Div. – Re: Stormwater: Included with the Alternate Request Narrative (Applicant April 8, 2021) and a part of the request was engineered drawing entitled Proposed 11 Ft Deep Screen Porch Addition: Site & Stormwater Management Plan; 4/7/21. Said drawing sets forth surface water quality improvements and provisions to satisfy LDC Section 3501. Cynthia Jones, E.I., of the Engineering Division in her 3/11/21 email to Applicant states: “That should

address any concerns from the Engineering Division”.....Eng. Div.’s approval as understood. Joe Hochadel’s email of April 5, 2021 states “.....you have addressed the stormwater and ISR issues, so I that part is taken care of.”

Bottom of Page 3 and continuing on to Page 4:

Consistency with the Comprehensive Plan: On Page 5 of the Staff Report, under No. 8 is stated that “....the application is consistent with the Comprehensive Plan...”.

Pages 4 & 5: Response to Staff Report PROPOSED FINDINGS OF FACT:

The proposed Variance Request satisfies all of LDC 4400 “Finding of Fact as follows.

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

The subdivision of Restview Retreats Unit 1 was platted in 1962 prior to current standards that require lots to maintain adequate land area to meet 50-foot waterfront setbacks (35-foot with swale/berm). The lot in question is nonconforming in size to Plan and Code. Applicant had no part in plat or lot size. The lot area and size are similar to other in the S/D, however the existing dwelling structure is unique and different: both the structure proper and its location on the property. At 320 sq. ft., all developed properties in the S/D save one are on the order of 3 or more times size larger. (The mobile home on the property adjacent to the subject property has a footprint of 460 sq. ft. plus a 276 sq. ft. enclosed porch.) Most of the lots were developed prior to current waterfront setback requirements; as was the subject property.

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

The Staff Report is in error – it ignores operative word “exist” i.e. the current state of development. The ‘special conditions and circumstances’ referred to are ‘existing’ following from No. 1 above. Applicant did not create lot or nonconforming lot size. Variance need arises out of existing, historical lot size or it’s nonconforming size and pre-Code existing structure. Per standard zoning law, the right to variance is not lost simply because applicant is bought such with knowledge of the restriction and need for variance. FEMA regulations recognize the existing conditions and specifically allows a lateral addition as proposed as long its 50% rule is adhered to.

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

The waterfront setback is consistent with properties in the neighbor. As stated in the Staff Report of June 1, 2021 the proposal does ‘appear to be compatible with surrounding properties’. Further in the same Report it is stated: ‘The proposed building footprint is much smaller than the average for the area and the proposed waterfront setback is larger.’ In addition, the subject property has sufficient room and topography for the installation of berms to meet current surface water quality protection standards. These and other surface water quality protection measures are proposed with the setback variance request as set forth on the Applicant’s Site & Stormwater Management Plan.

Attachment: Applicant's submittal and correspondence (13013 : V-21-01 James Adams)

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.

Twenty-two (22) of the 27 developed S/D waterfront properties in the S/D have screen or open porches that in large part, or in whole, front on the water. (Another 3 of the 27 have patios or enclosed porches so located.) A denial of a screen porch fronting the waterfront would deny the Applicant of rights commonly enjoyed by others in the S/D. In addition, the existing structure is very small and consists basically of one room. As such, it lacks the needed utility and flexibility of use to provide for privacy, and for the accommodation and entertainment of family and guests. Without a screen porch the only place for persons to separate is to the outside with the mosquitoes and 'no-se ums" and/or into the rain. Without appropriate addition space undue hardship is worked on the Applicant. This board has previously approved multiple porches, screened and unscreened in coastal area.

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

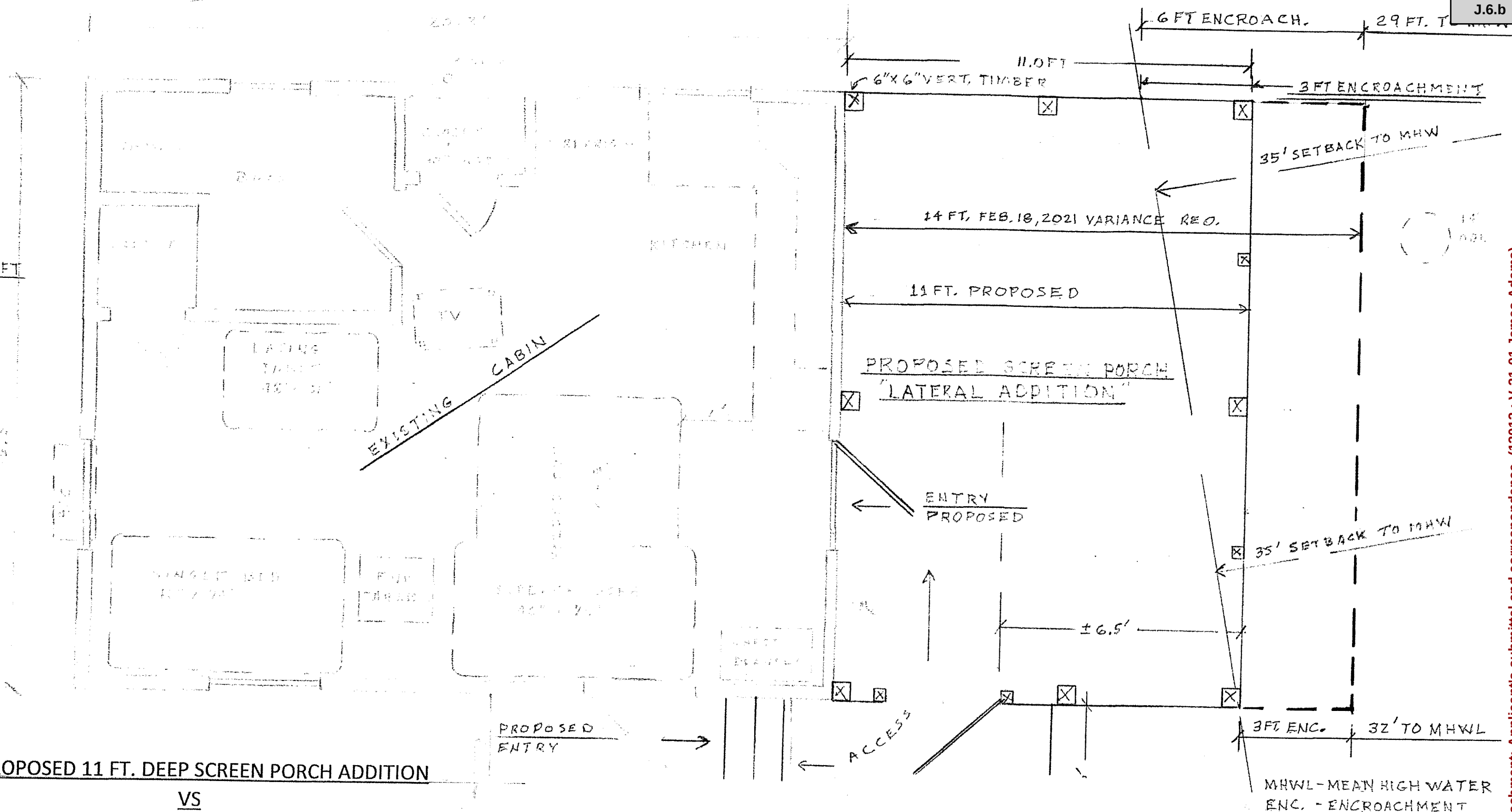
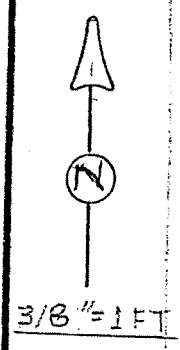
Any other location attached to the Cabin other than the east/water side would deny the Applicant of rights commonly enjoyed by others in the S/D as established above. An attached addition on the west/front lawn side or the north side are prohibited by the location of the septic tank/ drain field, and by the property line, respectfully. A screen porch on the south side of the Cabin would have a very limited view of the water; and would primarily have a view of parked vehicles, a burn pile, and the side of the house on the adjacent property; and would be very small net of the access aisle (94.5 sq. ft. net) needed to reach the Cabin entrance door.

Further, the proposed 11 ft depth dimension requested is restricted by the 6" x 6" vertical support columns which are needed to meet FEMA standards and storm weather loads. The 11 ft depth dimension, as restricted, is minimum to accommodate an eating/entertainment table with 4 to 6 chairs; and the access to the Cabin proposed entrance on the east side. Even then, the table would have to be capable of being folded up to accommodate normal seating. As previously established, the Cabin even with the proposed porch addition is by far the smallest in the community (save for the one property with the MH).

Additionally, the average encroachment into the 35 ft setback is only 1.5 ft, and the construction with crawl space and screened enclosure provides minimum impact on area flood hydraulics. (James F. Adams, PE, FI# 14037) The addition as sized meets FEMA rules for inclusion in the flood plain. The area of encroachment is 24 sq. ft.

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 waters.

The proposed addition is consistent with many of the existing single-family dwellings in the area which were placed prior to the existing requirements or received variances. In addition, with the stormwater improvements set forth on the applicant's Site and Stormwater Management Plan exhibit, the proposed property with the variance will be superior to most all of, if not all of, developed properties in the area. The general intent of setback is stormwater protection limiting impacts to abutter waters. Here, the proposed system treats existing and new impacts. The new impacts of 24 sq. ft. is de-minimis by any professional engineering standards. (James F. Adams, PE FI # 14037)



PROPOSED 11 FT. DEEP SCREEN PORCH ADDITION
VS
14 FT. DEEP SCREEN PORCH ADDITION
VARIANCE REQUESTED FEB. 18, 2021
3/8 INCH SCALE FLOOR PLANS

RECEIVED

JUN 11 2021
V-21-01
Land Development Division

UNIT	14 FT X 16 FT	11 FT X 16 FT	REDUCTIONS	
	Feb 21 Req.	Proposed	Diff.	% Dif
Floor Area	224 sq. ft.	176 sq. ft.	48 sq. ft.	21 %
Max. Encroach. *	6 ft.	3 ft.	3 ft	50 %
Ave. Encroach.	4.5 ft	1.5 ft.	3 ft	67 %
Encroach. Area	72 sq.ft.	24 sq.ft.	48 sq.ft.	67 %

V-21-01

James Adams







Attachment: Coordinator PowerPoint (13013 : V-21-01 James Adams)



Attachment: Coordinator PowerPoint (13013 : V-21-01 James Adams)



Attachment: Coordinator PowerPoint (13013 : V-21-01 James Adams)



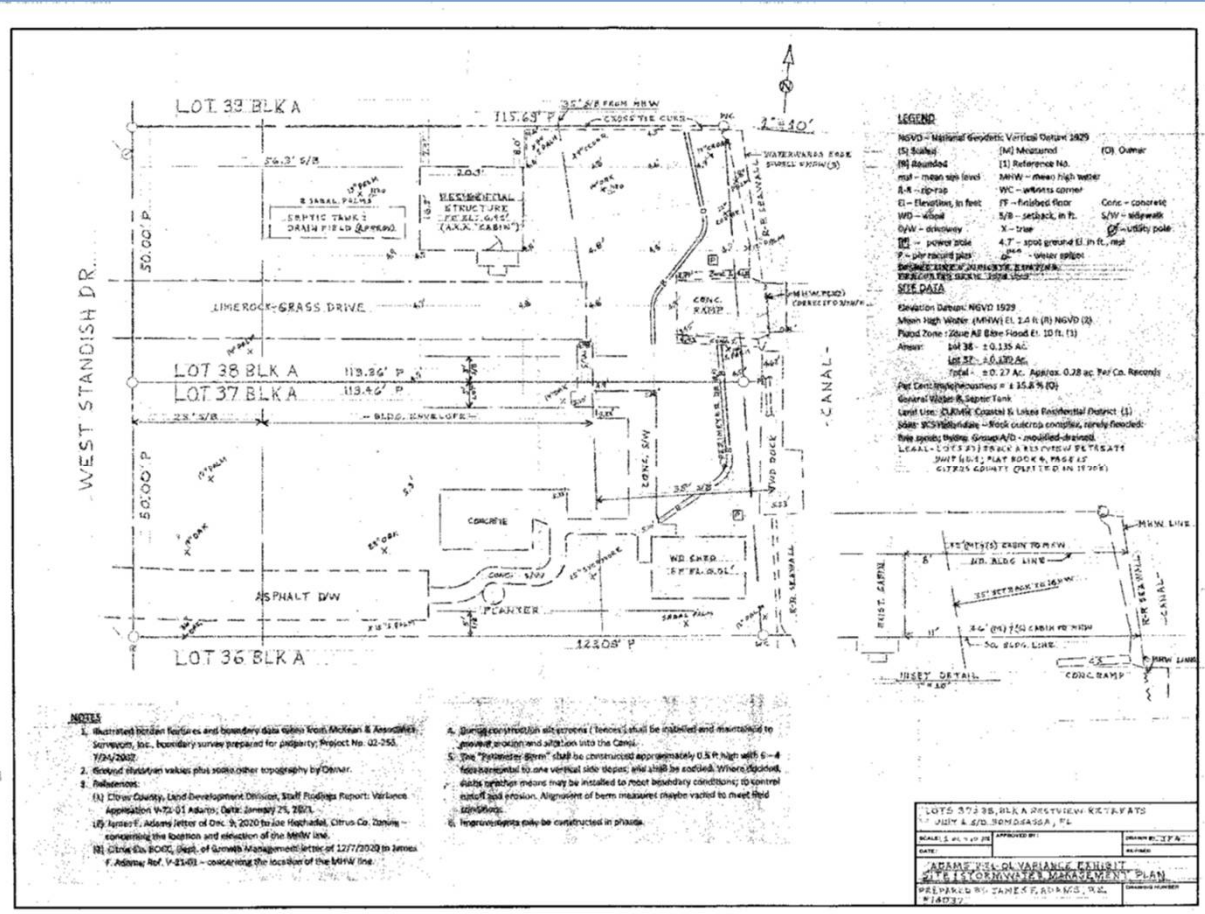
Attachment: Coordinator PowerPoint (13013 : V-21-01 James Adams)



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

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

Site & Stormwater Management Plan

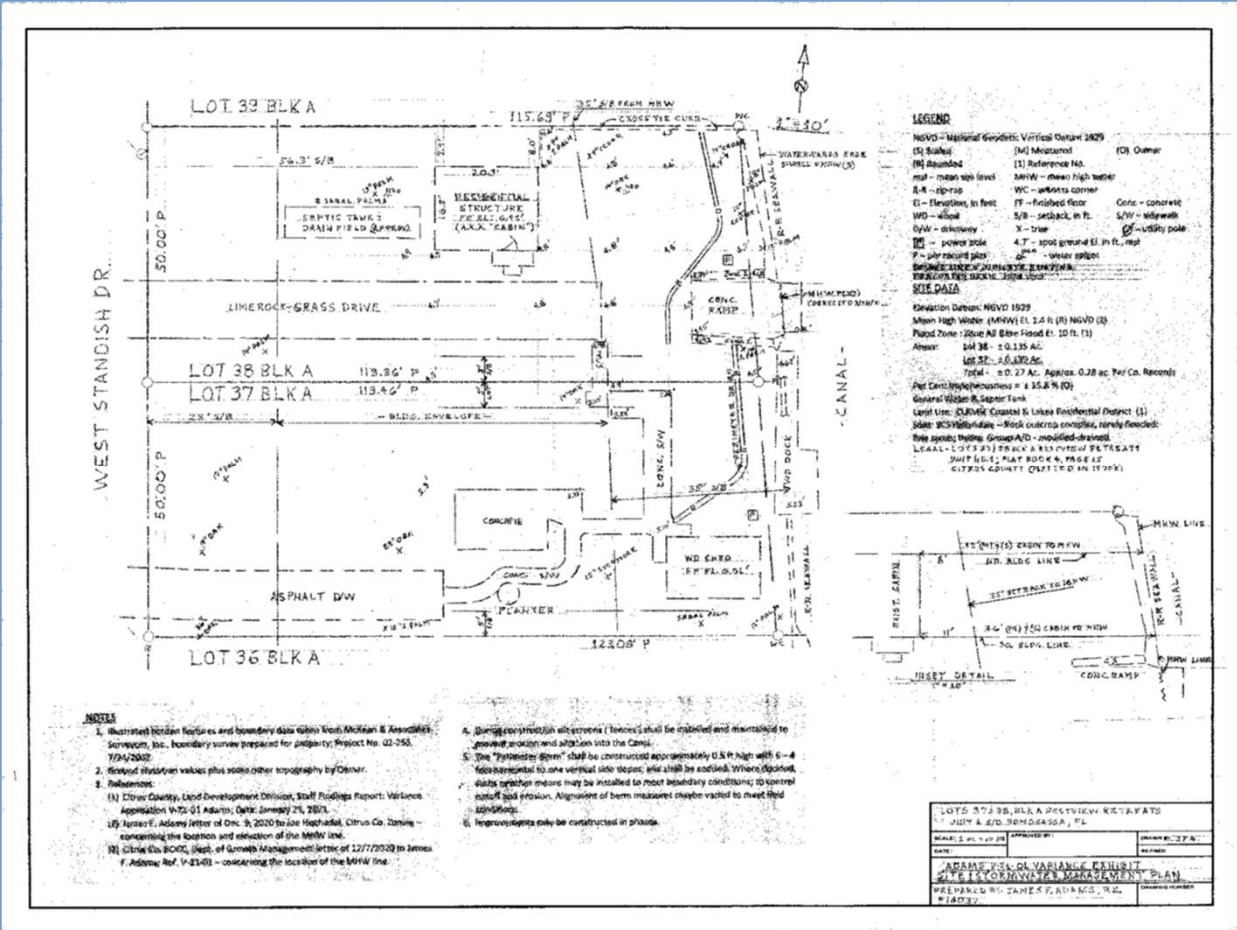


Attachment: Applicant PowerPoint (13013 : V-21-01 James Adams)

Looking Northwest at Cabin



Site & Stormwater Management Plan



Looking West at Cabin Waterfront Side



SCREEN PORCHES ON PROPERTIES IN THE S/D -1



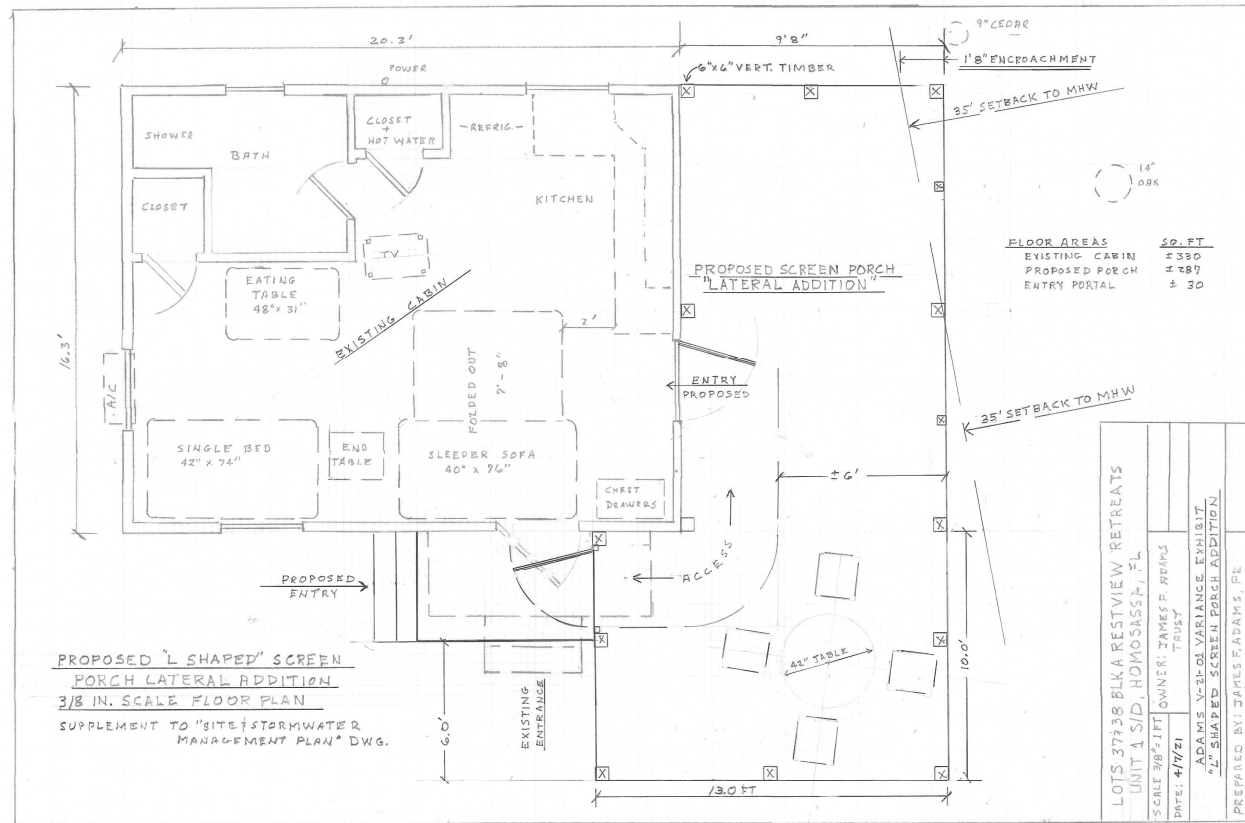
SCREEN PORCHES ON PROPERTIES BOTH SIDES OF CABIN



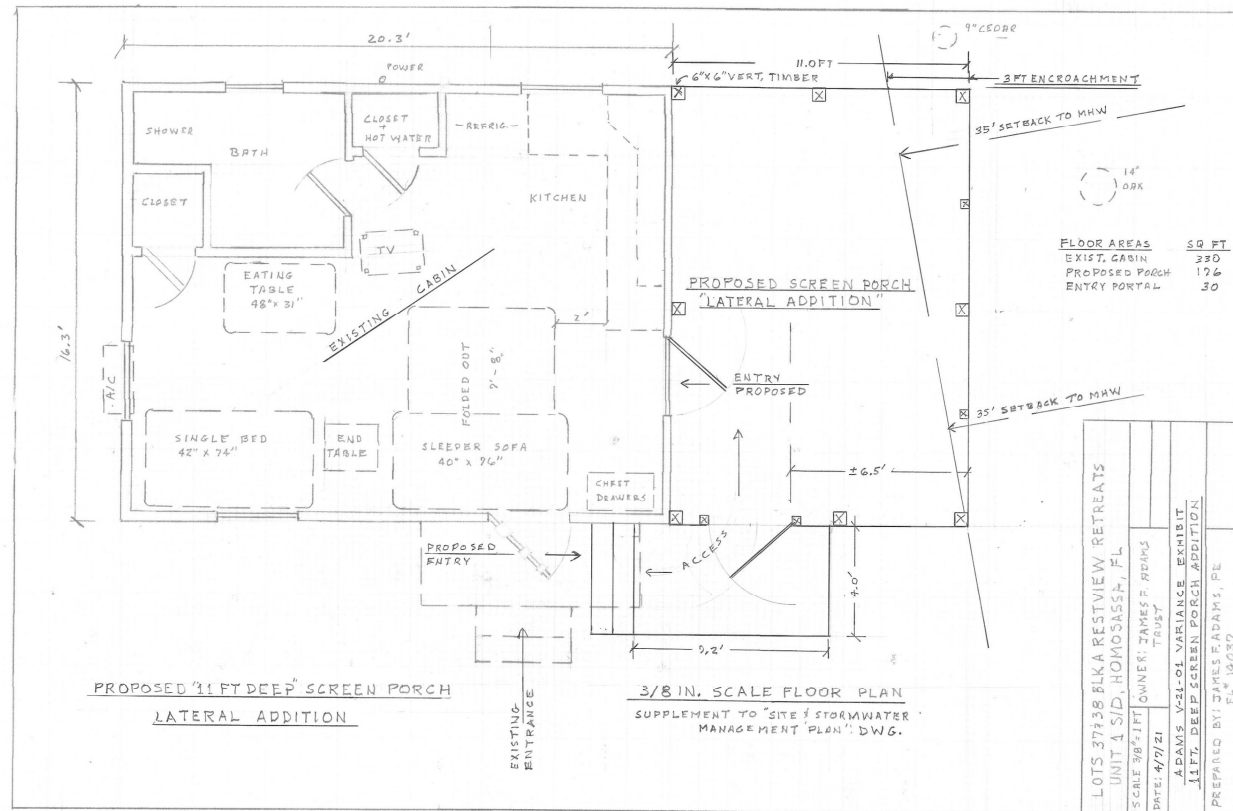
OTHER SCREEN PORCH PICTURES



"L" Shaped Addition Floor Plan



11 ft Deep Addition Floor Plan



11 Ft VS 14 Ft Deep Addition Floor Plans

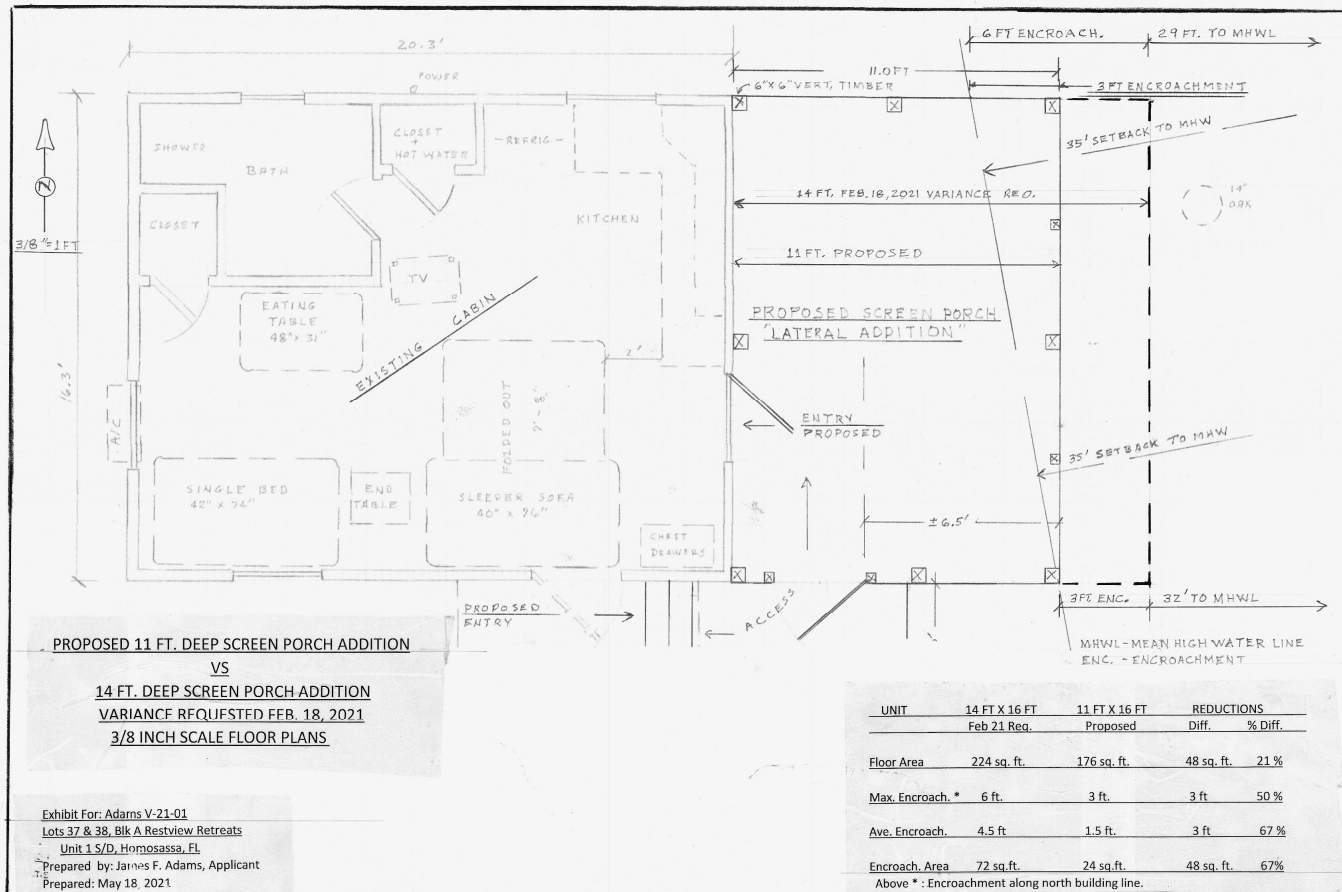
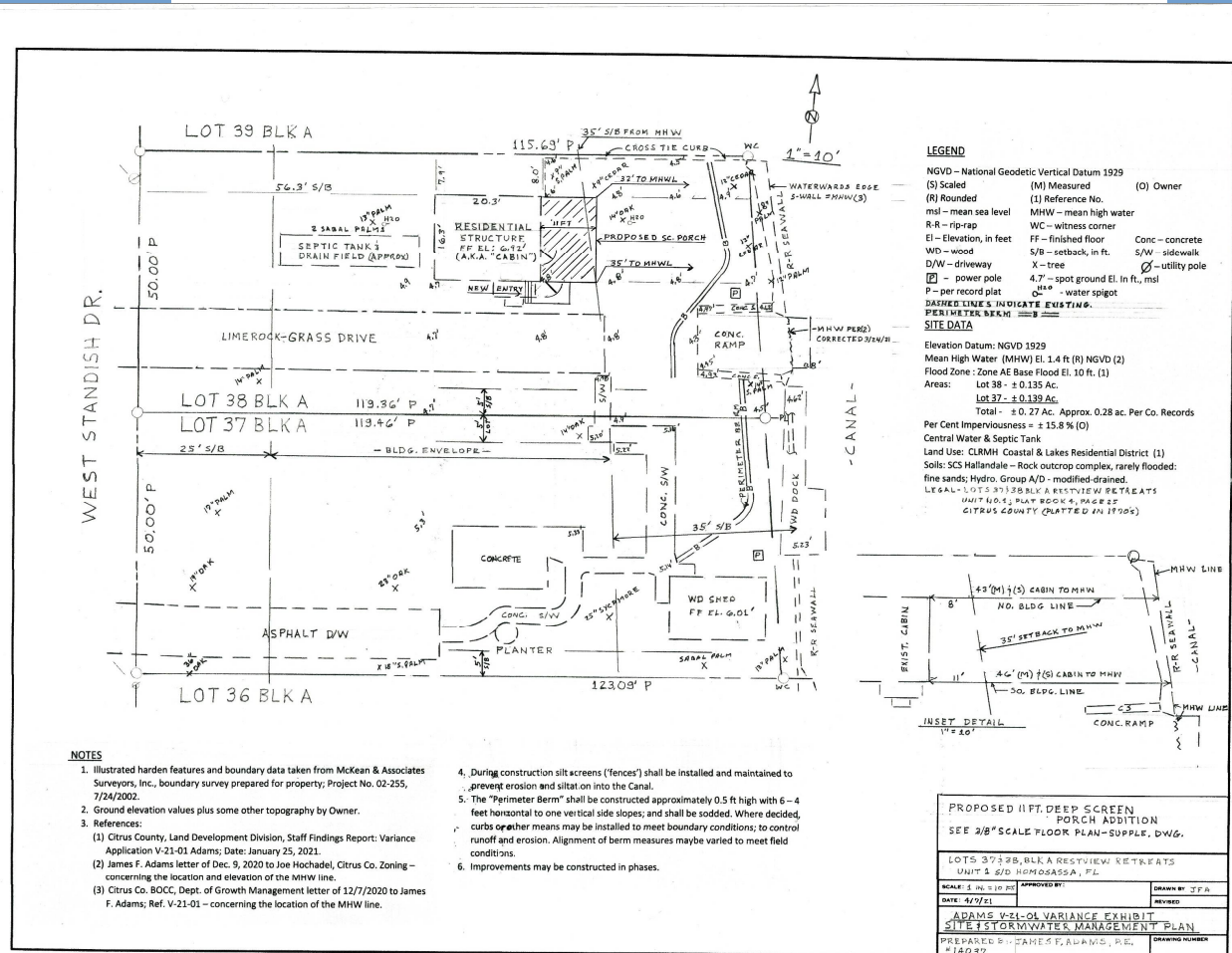
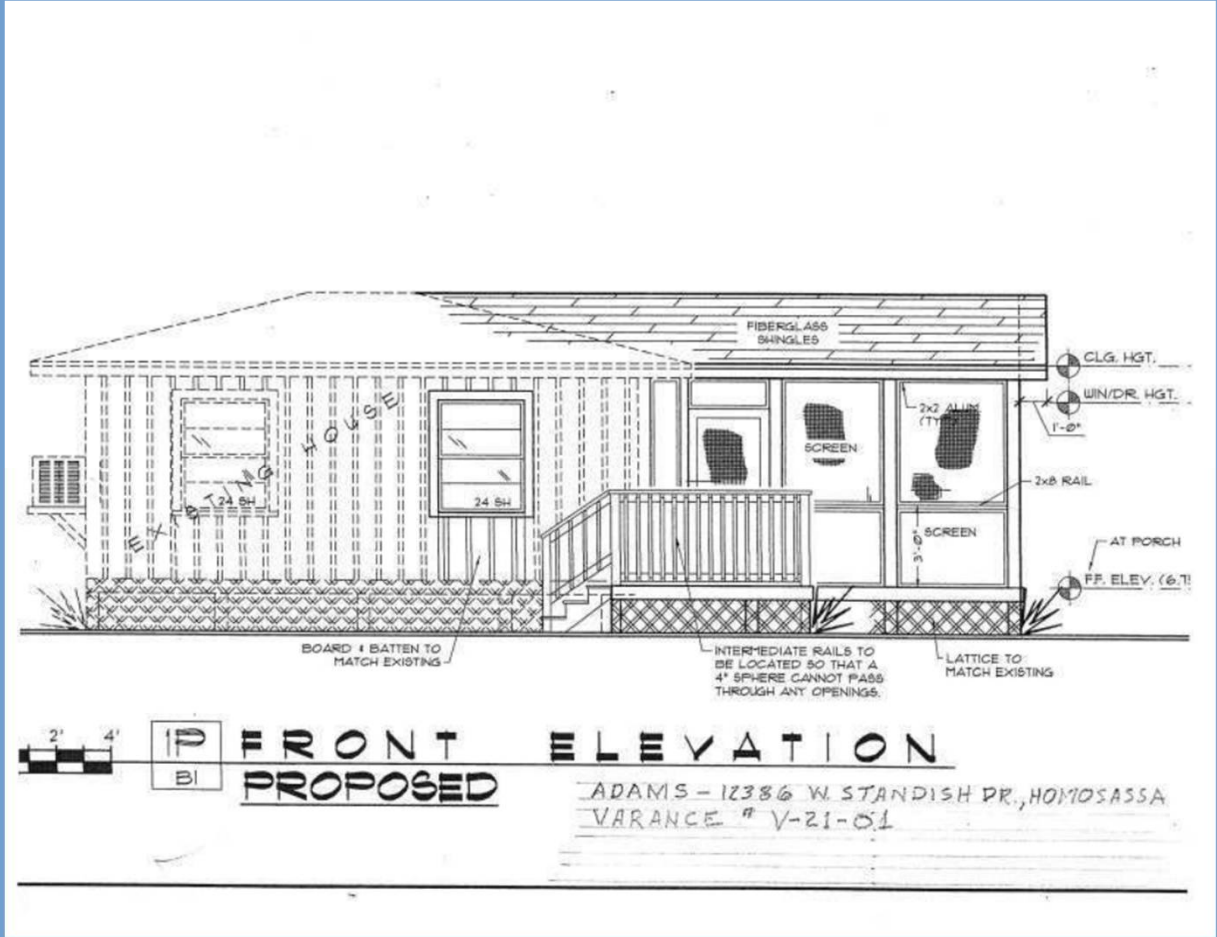


Exhibit For: Adams V-21-01
 Lots 37 & 38, Blk A Restview Retreats
 Unit 1 S/D, Homosassa, FL
 Prepared by: James F. Adams, Applicant
 Prepared: May 18, 2021

11 Ft Addition on Site & Stormwater Management Plan



Proposed Screen Porch Addition Elevation View



SUMMARY POINTS

1. Cabin w/ Addition would be the smallest building footprint in the S/D.
2. "Footprint is much smaller than the average for the area and the proposed waterfront setback is larger." – Staff Report 6-1-21
3. Cabin w/ Addition would be the less impacting on flood plain hydraulics in the S/D. – James F. Adams, Professional Engineer, FL # 14037
4. The Variance requested would provide superior surface water protection for abutting waters. New impacts are de-minimis by any engineering standards. -- James F. Adams, Professional Engineer, FL # 14037
5. Denial of this Variance would deprive the applicant of rights commonly enjoyed by other similarly situated properties.
6. Without appropriate additional space for the small, one room dwelling the Applicant would suffer undue hardships.

V-21-01

James Adams





Attachment: Planner PowerPoint (13013 : V-21-01 James Adams)



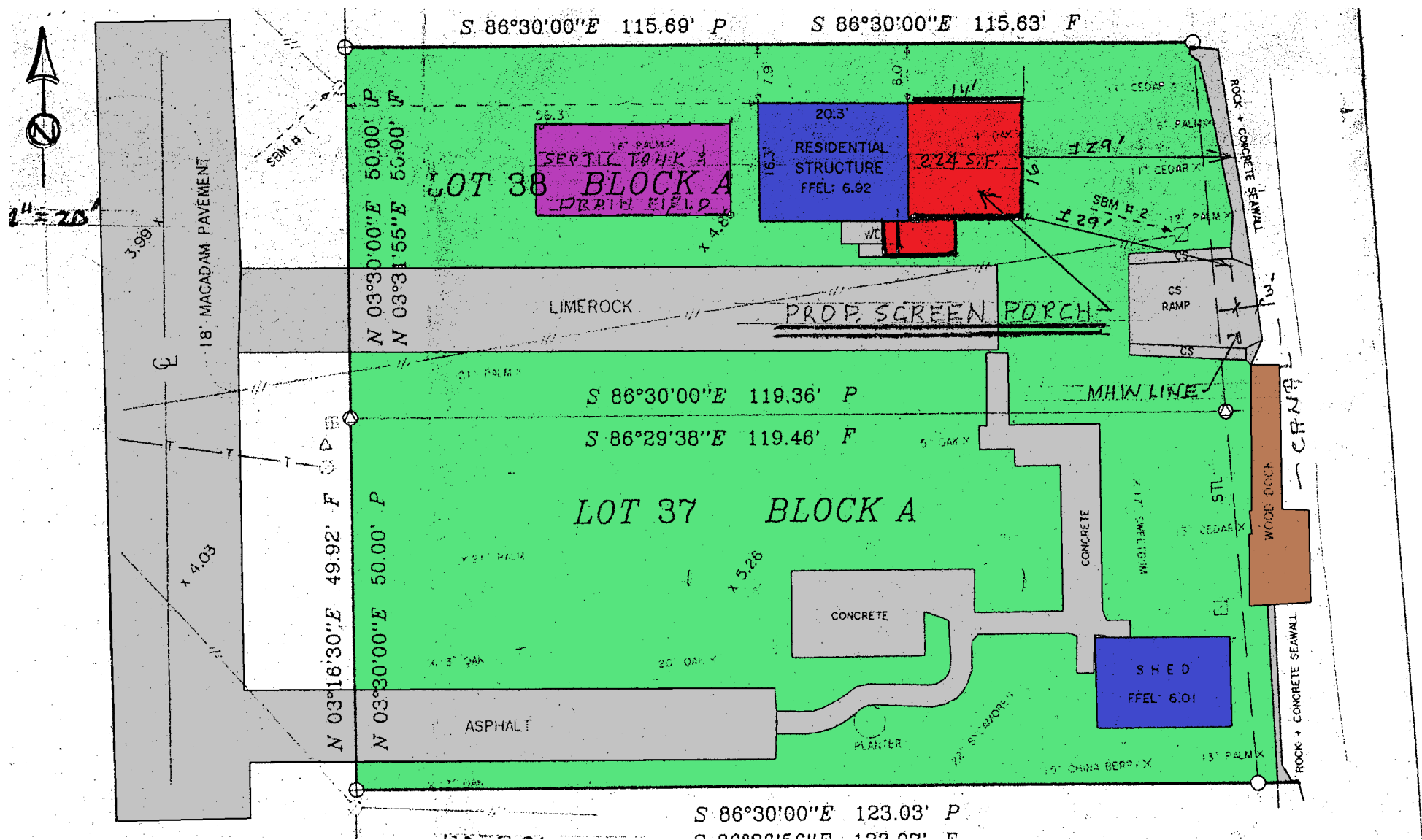
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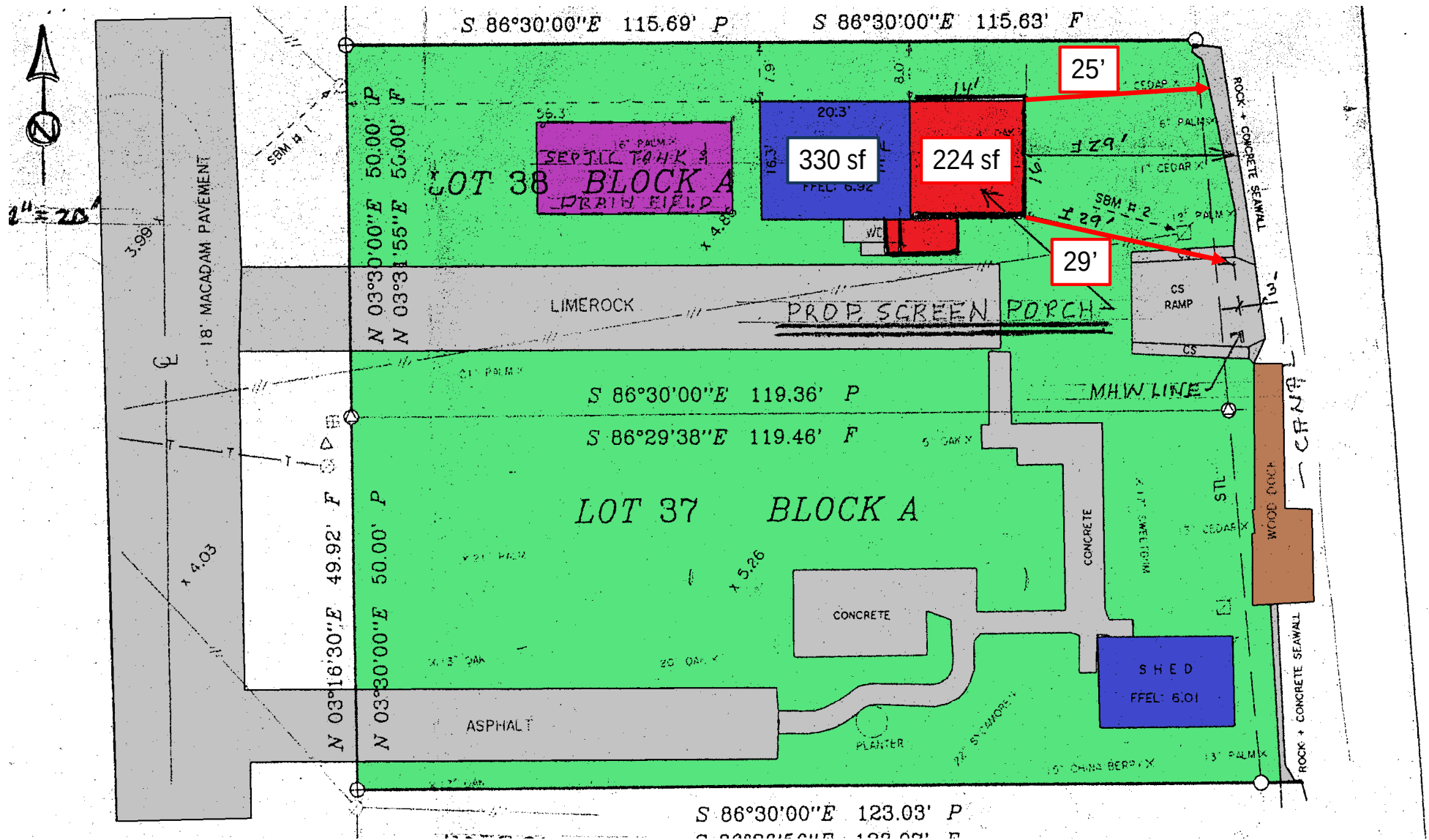


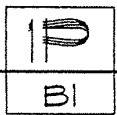
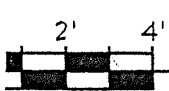
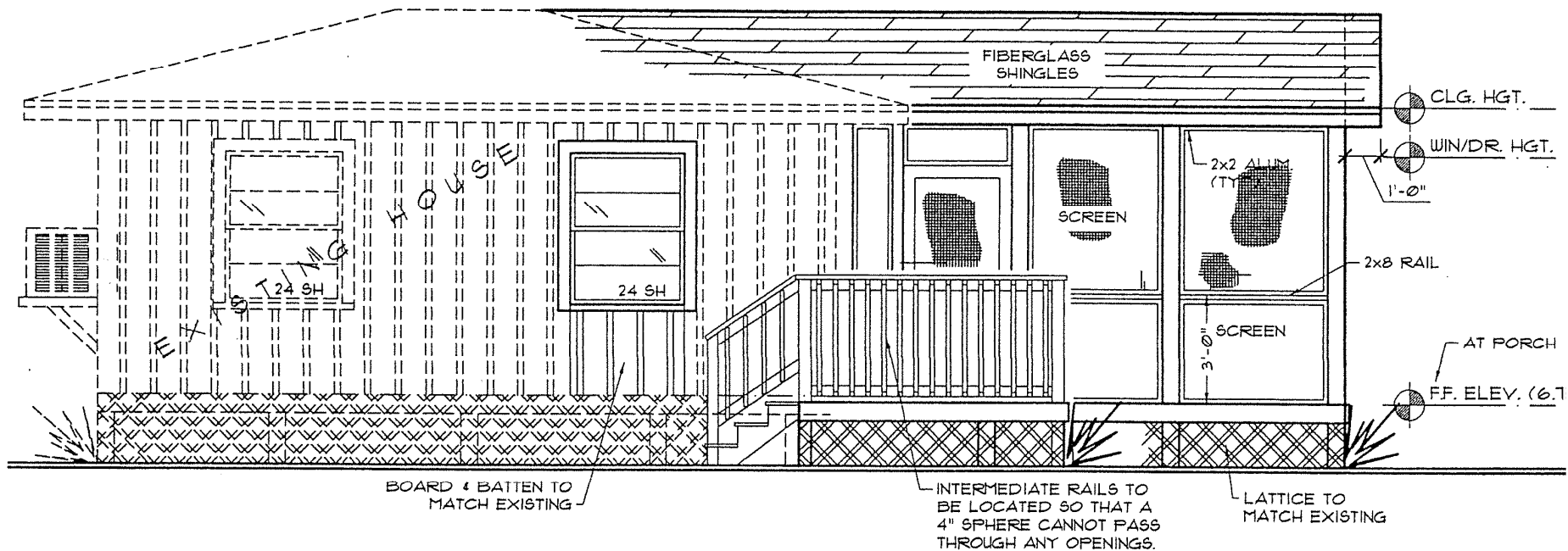
Attachment: Planner PowerPoint (13013 : V-21-01 James Adams)











FRONT ELEVATION PROPOSED

ADAMS - 12386 W. STANDISH DR., HOMOSASSA
VARIANCE # V-21-01 RECEIVED

Attachment: Planner PowerPoint (13013 : V-21-01 James Adams)

