CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday August 5, 2021 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

Michael Facemyer, Chair	**James Roys**
David Bramblett, 1ST Vice Chair	**Kurt Stone**
Robert Bass, 2ND Vice Chair	**William Burda (Alternate)**
Richard Barmes	**Carole Scragg (Alternate)**
Stacey Worthington	**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. August 5, 2021, PDC agenda, directions and draft minutes

August 5, 2021, PDC agenda, minutes, and directions

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC

Conduct a public hearing on August 5, 2021 to review and consider PUD-21-05 - Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC

2. V-21-02 William and Christina MacGarrett

Conduct a public hearing on August 5, 2021 to review and consider V-21-02 William and Christina MacGarrett.

3. CPA/AA-21-04 – Ebrahim Mehranipornejad

Conduct a public hearing on August 5, 2021 to review and consider CPA/AA-21-04 - Ebrahim Mehranipornejad

4. PV-21-01 Hulbert Construction for Sandra J. Fleming

Conduct a public hearing on August 5, 2021 to review and consider PV-21-01 Hulbert Construction for Sandra J. Fleming.

5. V-20-13 McKenzie Permitting for Cecil and Marjorie Medina

Conduct a public hearing on August 5, 2021 to review and consider V-20-13 McKenzie Permitting for Cecil and Marjorie Medina

6. CPA/AA/PUD-21-09 Robert and Janet Hilger

Conduct a public hearing on August 5, 2021 to review and consider CPA/AA/PUD-21-09 Robert and Janet Hilger

7. CU-21-09 Nadene and Scott Reynolds

Conduct a public hearing on August 5, 2021 to review and consider CU-21-09 Nadene and Scott Reynolds

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:	August 5, 2021 PDC agenda and directions
AGENDA DATE:	**August 05, 2021**

BRIEF OVERVIEW:

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:
August 5, 2021, PDC agenda, minutes, and directions

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, August 5, 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. PLANNED UNIT DEVELOPMENT

a. PUD-21-05 Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC

REQUEST: This request is to modify the Land Development Code (LDC) Atlas by amending an existing Master Plan (Planned Unit Development – PUD) to expand an existing mini-warehouse development, pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

Attachment: Agenda and directions (15120 : August 5, 2021 PDC agenda and directions)

LOCATION: Section 27, Township 18 South, Range 19 East; Lot 24 of Hercala Acres Unit 1, PB 3, PG 81, (AK 1621011), which address is 2405 E. Norvell Bryant Hwy., Hernando, FL. A complete legal description of the property is on file with the Land Development Division.

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

2. LAND USE APPLICATION

a. V-21-02 Willard Roy MacGarrett

REQUEST: This request is for a two-part Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a screen room (1) having less than the required 50-foot setback from the mean high water line (35-foot with a berm or swale), pursuant to Section 3510, Surface Water Protection Standards; and (2) to exceed the maximum Impervious Surface Ratio (ISR), pursuant to Section 2403, Coastal and Lakes Residential District (CLR), as specified in the LDC.

LOCATION: Section 29, Township 19 South, Range 17 East; Lots 21 of Twin River Estates Unrecorded Subdivision (AK 1141478), which address is 4469 W. Capecove Loop, Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.

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

3. COMPREHENSIVE PLAN AMENDMENT

b. CPA/AA-21-04 Ebrahim Mehranipornejad

REQUEST: This request is to amend the land use from CL (Low Intensity Coastal and Lakes District) to RVP (Recreational Vehicle Park/Campground District) on the Future Land Use Map and from CL-MH (Low Intensity Coastal and Lakes – Mobile Homes allowed District) to RVP (Recreational Vehicle Park/Campground District) on the Land Use Atlas Map.

LOCATION: Section 7, Township 17 South, Range 17 East; more specifically, Alternate Key Number 2474882, which address is 10157 N. Daylily Terrace, Crystal River, 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

Attachment: Agenda and directions (15120 : August 5, 2021 PDC agenda and directions)

4. PLAT VACATION

a. PV-21-01 Hulbert Construction for Sandra J. Fleming

REQUEST: This request is to vacate the platted drainage and utility easements lying on the east side of Lot 2 and the west side of Lot 3, Block 120, Crystal Manor Unit No. 2.

LOCATION: Section 17, Township 17 South, Range 17 East; Lot 2 and Lot 3, Block 120, Crystal Manor Unit No. 2, as recorded in Plat Book 8, Pages 112 through 134, public records of Citrus County, Florida, which address is 10897 W Acacia Drive, Crystal River, Florida. A complete legal description of the property is on file with the Land Development Division.

STAFF CONTACT: Joanna L. Coutu, AICP, Director, Land Development Division

5. LAND USE APPLICATION

a. V-20-13 McKenzie for Cecil and Marjorie Medina

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

LOCATION: Section 31, Township 19 South, Range 17 East; specifically, Lot 20 of Homosassa Isle (AK 1144540), which address is 5463 S. Island Dr., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.

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

6. COMPREHENSIVE PLAN AMENDMENT

a. CPA/AA/PUD-21-09 Robert and Janet Hilger

REQUEST: This request is to amend the land use from GNC, General Commercial District, to HDR, High Density Residential District, on the Future Land Use Map and from GNC, General Commercial District, and HDR, High Density Residential District, with a Planned Unit Development (PUD) for condominiums, an outdoor verandah, boat slips, and associated parking on the Land Use Atlas Map.

LOCATION: Section 35, Township 16 South, Range 18 East; more specifically, Lots 591, 592, 625, 626, 627, 677, a portion of Lot 593, a

Attachment: Agenda and directions (15120 : August 5, 2021 PDC agenda and directions)

portion of N. Handy Terrace and N. Armstrong Pt., (a street lying between Lots 591 and 589.9), Townsite of Dunnellon, Plat Book 1, Page 23. A complete legal description of the property is on file with the Land Development Division.

STAFF CONTACT: Joe Hochadel, Principal Planner, and Joanna L. Coutu, AICP, Director, Land Development Division

7. LAND USE APPLICATION

a. CU-21-09 Nadene and Scott Reynolds

REQUEST: This request is for a Conditional Use to allow for the raising of animals for non-commercial purposes in the Low Intensity Coastal and Lakes District that exceeds the maximum number of animals per acre, pursuant to Section 3730, Animals, as specified in the LDC.

LOCATION: Section 5, Township 19 South, Range 20 East; more specifically, Parcel 23000 (AK 1726026), which address is 6535 E Turner Camp Road, Inverness, Florida. A complete legal description of the property is on file with the Land Development Division.

STAFF CONTACT: Joanna L. Coutu, AICP, Director, 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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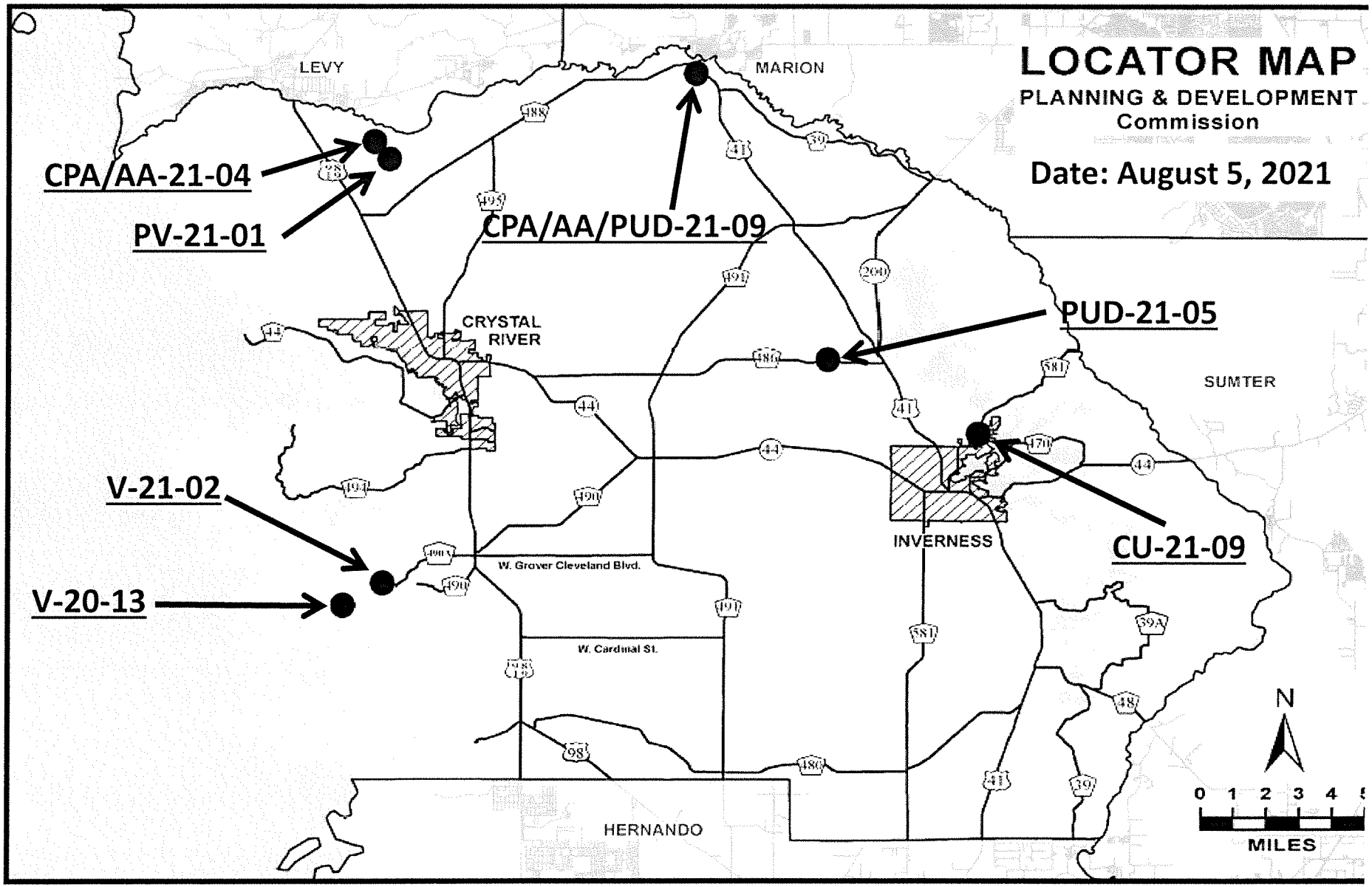
Attachment: Agenda and directions (15120 : August 5, 2021 PDC agenda and directions)



Attachment: Agenda and directions (15120 : August 5, 2021 PDC agenda and directions)

Planning and Development Commission

Directions for meeting on August 5, 2021

PUD-21-05 - From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **4.88 miles** and turn right onto W. Norvell Bryant Hwy. Go **5.64 miles** and the subject property is on the left at **2405 E Norvell Bryant, Homosassa, FL 34446**.

V-21-02- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn left onto W. Gulf to Lake Hwy. Go **.49 miles** then turn left on W. Homosassa Trail. Go **6.2 miles** then turn left onto S. Suncoast Blvd. Go **.13 miles** and turn right onto W. Halls River Rd. Go **1.95 miles** and turn left onto W. Twin River Ln. Go **.11 miles** then take the first right onto S. Capecove Loop. Continue **.08 miles** and the subject property is on the right at **4469 S. Capecove Loop, Homosassa, FL 34448**.

CPA/AA-21-04- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn left onto W. Gulf to Lake Hwy. Go **7.31 miles** and turn right onto NE US Highway 19. Go **6.35 miles** and then slight right onto N. Basswood Ave. Travel **1.36 miles** then N. Basswood becomes W. Riverwood Dr. Continue **.79 miles** then turn left onto W Acacia Dr. Go **.10 miles** then take the first right onto N. Daylily Ter. Go **.52 miles** and the subject property is on the right at **10157 N. Daylily Ter., Crystal River, FL 34428.**

Attachment: Agenda and directions (15120 : August 5, 2021 PDC agenda and directions)

PV-21-01- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn left onto W. Gulf to Lake Hwy. Go **7.31 miles** and turn right onto NE US Highway 19. Go **6.35 miles** and then slight right onto N. Basswood Ave. Travel **1.36 miles** then N. Basswood becomes W. Riverwood Dr. Continue **.79 miles** then turn left onto W Acacia Dr. Go **.73 miles** and the subject property is on the left at **10897 W. Acacia Dr., Crystal River, FL 34428.**

V-20-13- 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** then W. Grover Cleveland becomes W Halls River Rd., stay on W. Halls River Rd. for **.57 miles** then slight left onto W. Fishbowl Dr. Go **1.57 miles** and turn slight left onto W. Yulee Dr. Go **.97 miles** and turn left onto S. Mason Creek Rd. Go **.83 miles** then turn right onto S. Garcia Rd. Go **.41 miles** and turn right onto W. Gregory Ct. which quickly becomes S Island Dr. Go **.16 miles** before turning left to stay on S Island Dr. Then the subject property will be on the right in **.08 miles** at **5463 S Island Dr., Homosassa, FL 34448**.

CPA/AA/PUD-21-09- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **11.57 miles** and turn left onto US-41. Go **6.42 miles** and turn left onto N. Water Way. Go **0.01 miles** and a portion of the subject property is on the right at **12433, 12455, and 12459 N. Water Way**. Across N. Water Way is another portion of the subject property at **124601 12466, and 12472 N. Water Way**. Make a U-turn and head back towards US-41. Turn right onto US-41 and go **0.03 miles** and the remainder of the subject property is at **12445 N. Handy Ter.**

Attachment: Agenda and directions (15120 : August 5, 2021 PDC agenda and directions)

CU-21-09- 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 **9.27 miles** and turn left onto Davidson Ave. Go **0.11 miles** and make a sharp right onto US-41. Go **0.06 miles** and turn left onto CR-581. Go **2.12 miles** and the subject property is on the left at **6535 E Turner Camp Rd. Inverness, FL 34453.**

Attachment: Agenda and directions (15120 : August 5, 2021 PDC agenda and directions)

DRAFT

PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
July 1, 2021

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

Staff Present: Joanna Coutu, Director, Land Development Division (LDD); Joe Hochadel, Principal Planner; Miranda Anaya, Senior Planner; Amy Bidwell, Senior Planner; Susan Wright, Senior Planning Coordinator; and Cheryl Burton, Senior Secretary

Also Present: Michael Sherman, Growth Management Director

Absent: David Bramblett, 1st Vice Chair

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 June 3, 2021.

1st Mr. Bass 2nd Mr. Barmes

VOTE: 7 – 0, Motion Carried.

Attachment: July 1, 2021, PDC draft minutes (15120 : August 5, 2021 PDC agenda and directions)

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. Messrs. Barmes and Facemyer and Ms. Scragg advised of site visits on all of the applications.

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.

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

INTRODUCTION: Ms. Wright's overview included an aerial view of the subject property, photos of the subject property and surrounding area and a copy of the Master Plan requested to be removed.

APPLICANT: Darryl Johnston, Esq. represented the applicant. He explained the applicant's request is to remove the expired PUD and amend the land use designation to allow expansion on the subject property.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: Mr. Hochadel stated the purpose of this application was to change the land use designation on the subject property from General Commercial District with an expired Planned Unit Development to General Commercial. The subject property in its entirety is approximately 6.25 acres. His presentation

Attachment: July 1, 2021, PDC draft minutes (15120 : August 5, 2021 PDC agenda and directions)

consisted of photos of existing buildings that are in current operation on the subject property and the vacant area to the east that is currently a grassed area. The presentation also included photos of the surrounding areas which are used for commercial purposes.

The previous Master Plan on this property was approved in 2006 (PDO-05-01) to allow for 72 motel suites, 15 motel rooms and 3,600 square-feet of commercial development. A permit was submitted to establish the Master Plan; however, it was never completed, and the permit expired in 2011 and the Master Plan expired in 2013. The applicant's request is to remove the expired Planned Unit Development. This would return the site to the underlying General Commercial designation and allow the applicant to develop the property in accordance with the uses that are allowed in the General Commercial District. The existing buildings on the subject property were placed and in use prior to the establishment of the Master Plan and have been in continual operation; therefore, the request is not new General Commercial within the CLR Region.

The subject property is surrounded predominantly by non-residential land uses. This request appears to be compatible with the Land Development Code and Comprehensive Plan. It also appears to be compatible with the surrounding area and the findings of fact are positive findings.

COMMISSION QUESTIONS/COMMENTS:

Mr. Dixon inquired if there had been any traffic studies performed. Mr. Hochadel advised that there were no traffic studies submitted to staff.

PROPONENT: None.

OPPONENT: None.

MOTION: The Planning and Development Commission finds application number ***AA-21-04 CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Ms. Worthington 2nd Ms. Scragg

VOTE: 7 - 0, Motion Carried

Attachment: July 1, 2021, PDC draft minutes (15120 : August 5, 2021 PDC agenda and directions)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC
AGENDA DATE:	**August 05, 2021**

BRIEF OVERVIEW:

A request to modify the Land Development Code (LDC) Atlas by amending an existing Master Plan (Planned Unit Development - PUD) to expand a mini-warehouse development, pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on August 5, 2021 to review and consider PUD-21-05 - Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC

PM2-21-61

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

APPLICATION NUMBER: PUD-21-05
Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC
DATE: July 9, 2021
PREPARED BY: Miranda Anaya, Senior Planner, Land Development Division MA

This application is a request to amend the Land Use Atlas Map (LUAM) of the Land Development Code and an existing Master Plan (Planned Unit Development).

REQUEST:	A request to modify the Land Development Code (LDC) Atlas by amending an existing Master Plan (Planned Unit Development – PUD) to expand an existing mini-warehouse development, pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.
LOCATION:	Section 27, Township 18 South, Range 19 East; Lot 24 of Hercala Acres Unit 1, PB 3, PG 81, (AK 1621011), which address is 2405 E. Norvell Bryant Hwy., Hernando, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE:	Approximately 5.03 acres
LAND USE/ZONING:	GNC, General Commercial District on the Future Land Use Map; GNC, General Commercial District on the LDC Atlas
SURROUNDING FUTURE LAND DESIGNATIONS:	South, West, East – GNC, General Commercial District North, East – MDR, Medium Density Residential with mobile homes allowed
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	South, West, East – GNC, General Commercial District North, East– MDR-MH, Medium Density Residential
SURROUNDING EXISTING LAND USES:	North – E. Hercala Ln., then vacant and single-family lots. South – W. Gulf to Lake Hwy., then Sauced Hogs restaurant and Commercial Plaza East – Multi-family and single-family residences West – N. Anvil Terrace; Club Recovery of Citrus County
SOIL INFORMATION:	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Candler Fine Sand, 0 to 5 percent slopes. Limitations to building development are slight.
FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is located in Flood Zone X and AE (Drainage Retention Pond) with a Base Flood Elevation of 99.60 feet in the AE portion.

Attachment: Staff report and locator map (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

BACKGROUND AND ANALYSIS:

The subject property is part of Hercala Acres Unit 1 subdivision in Hernando, located on the north side of E. Norvell Bryant Hwy., a 135-foot-wide right-of-way classified as a Minor Arterial. The site is adjacent to N. Anvil Terrace to the west, E. Hercala Lane to the north, and multi-family and single-family on the east. The general area is a mixture of residential and commercial uses. The property is five acres in size and currently is developed for mini-warehouse and storage parking. The subject property is accessed from W. Norvell Bryant Hwy., (CR-486) via a driveway with gated access.

In 1995, the site was permitted (1995-07648) for a parking lot for tour buses. In 2016, CPA/AA/PUD-16-14 was approved to change a portion of the site (1.7 acres) from Medium Density Residential (MDR) to General Commercial District (GNC) to make the property entirely GNC. The application also approved a Planned Unit Development (PUD) for up to two mini- warehouse buildings totaling 31,200 square feet, a covered RV storage area, a display area for sales (sheds and utility trailers), and an existing parking facility. It was approved with 10 conditions. Only one building was ever built at 21,500 square feet. In 2017, there was a minor modification of CPA/AA/PUD-16-14 approved to change the location of the buildings but was not constructed.

The applicant is requesting two mini-warehouses buildings to expand the existing mini-warehouse facility. One building will be 23,650 square feet (55 x 430) and the other will be 14,400 square feet (120 x 120). It appears from the Master Plan that no outside sales/storage/display areas are proposed.

One of the PUD conditions was for the site to connect to central water and sewer. The applicant has stated the existing facility has a small office and restrooms and there is no proposed increase in restrooms or water that is required or proposed. The applicant has also stated that the existing facility has an approved SWFWMD retention system and no increase to the stormwater retention area is required or proposed due to the increase and removal of impervious canceling each other. The applicant will need to meet stormwater requirements at the time of permitting. The applicant also states the existing facility has on-site trash pickup and no change or intensity is proposed.

Items	Existing	Proposed	Total Proposed (2021)	Previously approved PUD (2016)	Previously approved Minor Modification (2017)
Building Areas	21,500 sf	38,050 sf	59,550 sf	31,200 sf	30,100 sf
Asphalt Areas	86,411 sf	Removing - 27,567 sf of existing impervious. (+1,762)	60,606 sf	85,599 sf	107,285 sf
Impervious	107,911 sf	12,235 sf	120,156 sf	116,799 sf	140,750 sf
Impervious Surface Ratio (ISR)	49.13%	5.57%	54.70%	53.20%	64.08%

Attachment: Staff report and locator map (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

Per Section 2412 of the LDC, the maximum Impervious Surface Ratio (ISR) for GNC is 70%. The existing site has an ISR of 49.13%. The submitted site plan indicates a proposal of 54.70% (12,235 sf of additional impervious) which meets LDC requirements. Although the plan is requesting an increase in building area, the ISR proposed is less than the ISR approved with the Minor Modification (2017) and is consistent with the PUD approved in 2016.

The Floor Area Ratio (FAR) is determined by dividing the gross floor area of a building by parcel area. The proposed master plan indicates a FAR of 0.27, where the maximum FAR for the GNC District is 1.0 per Policy 17.3.20 of the Comprehensive Plan.

Mini-warehouses are allowed in the General Commercial District (GNC) with a Planned Unit Development or Conditional Use. The proposal of up to two additional mini warehouse buildings in an area surrounded by mixed development of commercial and residential appears to be compatible with the neighborhood and the adjacent uses. The Master Plan shows an existing access from CR-486 and no proposed access to the local right-of-ways of N. Anvil Terr. or E. Hercala Ln. With the proposed conditions in this staff report, this use will meet the intent of the Comprehensive Plan and Land Development Code while providing safeguards to the surrounding area and development standards.

SUMMARY OF PUBLIC COMMENTS: Public comments have not been received as of this writing of the staff report.

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 objectives including:

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

Staff Comment: *The subject property has a GNC designation. Mini-warehouses may be allowed in the GNC land use district with a Planned Unit Development. The proposed amendment to the established PUD will be surrounded by other non-residential uses.*

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.

Objective 17.15 The County shall encourage the reduction of uses incompatible and/or inconsistent with individual community's character and designated future land uses by requiring performance standards are met in the County LDC which will reduce negative impacts.

Staff comment: *The mini-warehouses delineated on the Master Plan can reduce incompatibility with the surrounding area if the proposed conditions are adhered to.*

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

Attachment: Staff report and locator map (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

Staff comment: *This application will initially be heard by the Planning and Development Commission for recommendation and then proceed for consideration of approval by the Board of County Commissioners.*

REQUEST FOR A PLANNED UNIT DEVELOPMENT

The applicant is requesting to amend an existing PUD for two mini-warehouse buildings expanding an existing mini-warehouse facility.

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Section 2412, General Commercial District, as specified in the LDC, Section 3740, Design Standards for Large Non-Residential Development Projects, as specified in the LDC. The applicant has not requested any deviations from LDC requirements beyond the deviations approved in 2016. At the time of permitting, if approved, the site plan will be required to meet all LDC standards.

Access Management/Transportation: The subject parcel obtains access from CR-486, a minor arterial roadway. The site has gated access. Cross-access has been provided to the GNC property to the east.

Landscaping/Buffers: The Master Plan does not show proposed buffers. With the proposed conditions, the applicant will need to maintain the approved buffers from the 2016 PUD. The current conditions on site appear to align with the approved buffers.

LDC buffer requirements and those approved in 2016:

Location on site	LDC Standard	Approved with 2016 PUD
North abutting local street then residential (MDR)	15' Type C *Type D with a wall required if roads, drives or parking areas are located within 125 feet of existing residential lots. (applicable)	15' Type C
East abutting residential (MDR) then commercial (GNC)	15' Type C then 5' Type A *Type D with a wall required if roads, drives or parking areas are located within 125 feet of existing residential lots. (applicable)	15' Type C 5' Type A
West abutting local street the commercial (GNC)	5' Type A	5' Type A
South abutting W. Norvell Bryant Hwy (CR-486)	25' Type C	10' Type A

This proposal must also comply with Large Non-Residential design projects according to LDC Section 3740 (projects over 25,000 square feet of Gross Floor Area), including foundation landscaping, DRA buffer, and parking areas.

Attachment: Staff report and locator map (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

- Parking areas – The site appears to currently meet parking area landscaping for the office.
- Foundation landscaping - for at least 50% of each façade length located along an improved right-of-way, parking area, or includes a customer entrance. The foundation landscaping must be installed per LDC standards at the time of permitting.
- Type C buffer shall be adjacent to improved rights-of-ways, parking spaces, and/or access drives with an approved DRA.

Parking Spaces Required: The requirement for an office area is one parking space per 300 square feet of office. There is currently 800 square feet of office, and the site has three parking spaces, meeting the parking requirement. There is no required parking for storage units. A dumpster location has not been specified but will need to be delineated at the time of permitting.

Loading zones: The three buildings total 59,550 square feet. The LDC requires commercial uses to use a loading area ratio of one space for the first 10,000 square feet of gross floor area and one for each additional 20,000 square feet. Loading zone locations have not been specified but will need to be delineated at the time of permitting.

Façade Standards: According to LDC Section 3745 d.1, any elevation of the building that fronts on an improved right-of-way shall meet façade requirements. No deviations are requested, so façade standards will need to be met at the time of permitting including material, entryways, and roof standards.

Lighting/Signage: The applicant has not provided any information regarding lighting or signage. These standards would be subject to the criteria outlined within the LDC.

***Tree Preservation*:** As part of the site development plan process, the applicant will need to submit a Tree Preservation Plan that meets the requirements of the Land Development Code at time of permitting.

***Setbacks*:** The minimum building setbacks for structures is 100 feet from the centerline of a Minor Arterial roadway (32.5 feet from the property line). E. Norvell Bryant is a 135-foot-wide Minor Arterial road. The mini-warehouse buildings meet setback requirements.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD), of the LDC. The PDC may recommend modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall recommend approval, approval with modifications and/or conditions, or disapproval of the Planned Unit Development. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The mini-warehouse project on the Master Plan date-stamped June 24, 2021, is consistent with the Comprehensive Plan as discussed above, provided the LDC standards and proposed conditions are adhered to.*

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall**

Attachment: Staff report and locator map (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property. *The surrounding area includes other commercial uses, and the continued use of the project is compatible with conditions as proposed.*

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *Any future accessory uses would be subject to standards as outlined in the LDC.*

D. **Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *This site may require an amendment to this PUD for future uses or modification.*

E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *The land area proposed for the use meets the standards outlined within the Comprehensive Plan. The mini-warehouse proposed plan can be accomplished as outlined on the Master Plan with conditions.*

F. **Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping* ™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.**

1. **Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**
2. **Turf grasses and landscape vegetation shall be common to the area and drought tolerant.** *The applicant will be required to meet this standard as applicable at the time of permitting.*

G. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *The applicant has indicated the current DRA's will meet the expansion needs, which will be confirmed at the time of permitting.*

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.** *Height has not been addressed but will be required to meet LDC standards. Applicant appears to meet setback standards. The applicant has requested no new deviations to the existing PUD conditions; however, staff supports some previous conditions as discussed elsewhere in this report.*

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Master Plan date-stamped June 24, 2021, for this application.*

Attachment: Staff report and locator map (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

J. A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void. *The applicant has not requested a deviation from this requirement.*

PROPOSED CONDITIONS (if this application is approved):

The suggested conditions are based off the CPA/AA/PUD-16-14 Conditions. Strikethrough is provided for the items that would no longer apply and underlined is new verbiage.

1. The Planned Unit Development (PUD) shall allow for the continuance of mini-warehouse use of up to 59,550 square feet ~~development of up to two mini-warehouse buildings, a covered RV storage area, a display area for sales (sheds and utility trailers), and an existing parking facility~~ as delineated ~~outlined~~ on the Master Plan date-stamped received June 24, 2021, ~~August 26, 2016~~ by the Land Development Division. ~~unless otherwise specified in these conditions~~. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless otherwise outlined within these conditions.

~~2. The display area must meet a setback of 25 feet from the property line adjacent to CR-486.~~

3. The project must be served by central water and central sewer.

4. At the time of permitting, the applicant must demonstrate compliance with development standards per LDC Section 3740, Design Standards for Large Non-Residential Development Projects; including but not limited to, landscaping, buffering, façade, pedestrian circulation, tree preservation, parking areas, and lighting unless specified elsewhere in these conditions.

5. A site plan must be submitted to the Land Development Division at the time of permitting indicating compliance with these conditions.

6. The project will maintain ~~provide~~ the following landscape buffers (existing vegetation can be used, when available, to meet this requirement):

    - A 20-foot wide Type "C" Buffer along the north property boundary,
    - A 5-foot wide Type "A" Buffer along the east property line abutting commercial development and a 15-foot wide Type "C" Buffer along the east property boundary abutting residentially designated property,
    - A 10-foot wide Type "A" Buffer along the south property boundary, and
    - A 5-foot wide Type "A" Buffer along the west property boundary.

7. The applicant will continue to maintain a ~~must construct the~~ cross-access connection to the east property line ~~at the time of permitting~~ per LDC Section 7100, Access Management.

~~8. The site and stormwater management design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.~~

Attachment: Staff report and locator map (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

9. All site lighting shall meet the requirements of the LDC and be positioned and shielded so as not to illuminate adjacent properties.

10. Landscaping, design and maintenance shall follow the principles of *Florida Friendly Landscaping* ™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.

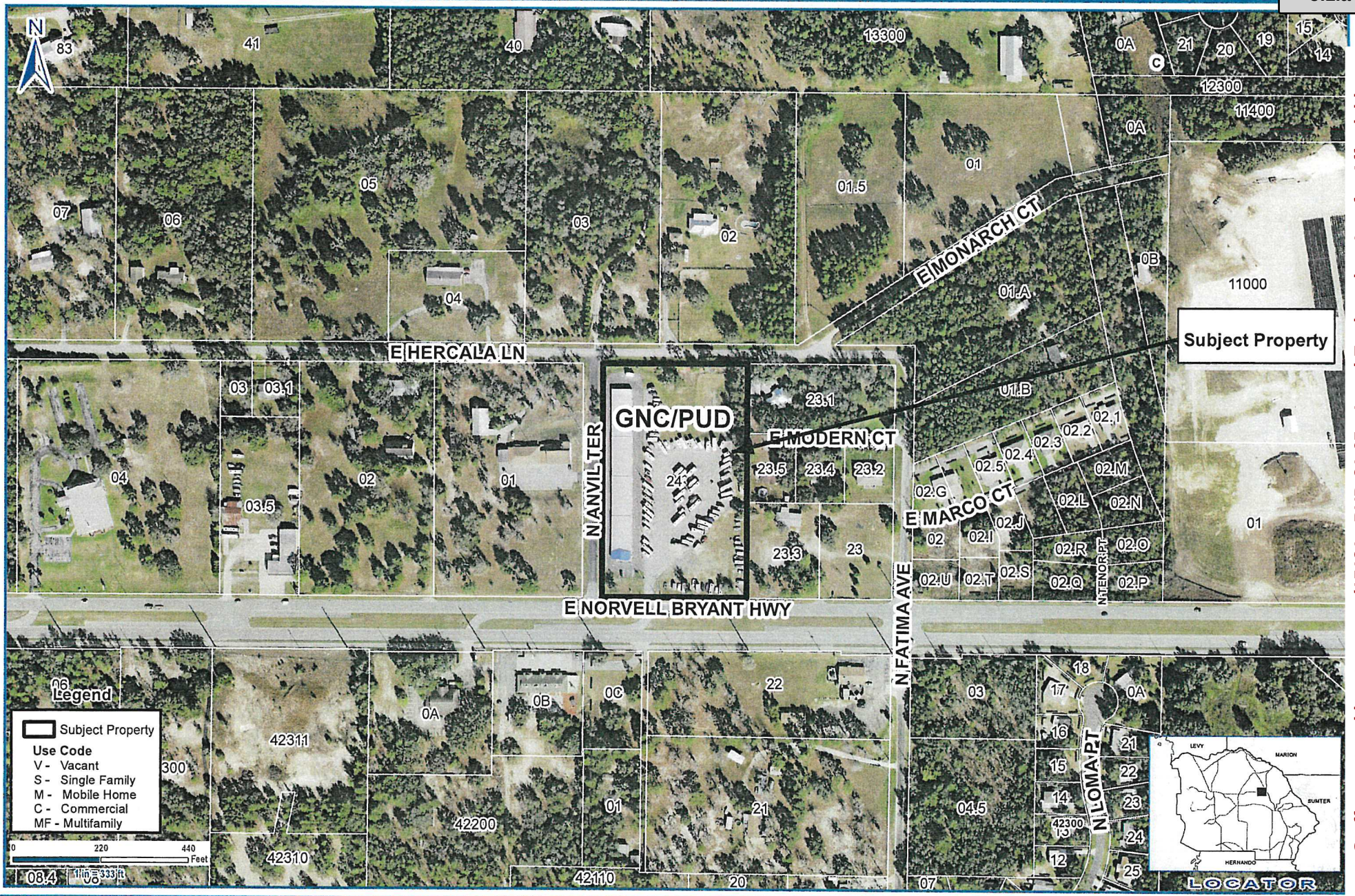
11. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

12. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within Section 4304 of the LDC.

13. The site will need to be developed in accordance with the requirements of Chapters 6 and 7 of the LDC.

MA/KO/cb

Attachment: Staff report and locator map (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)



Application #: PUD-21-05	Applicant: Local Engineering for Affordable Secure Storage
Proposal: Amend PUD to allow addition to existing storage facility	Location: 2405 E Norvell Bryant HWY Hernando
Land Use Atlas: General Commercial with a Planned Unit Development (GNC/PUD)	S-T-R - 27-18-19 NE Planner Initials: _____ Date: 10/18/21

Geographic Information Systems

Prepared By : William Braunsch
Date: June 1, 20210
Source: Enterprise Geodatabase
Map Number: WB0000582

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 content that is accurate and complete as of the date it is placed. However, all information provided must be independently verified by the user.

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

ORDINANCE NO. 2016- A39

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY FUTURE LAND USE MAP BY REDESIGNATING APPROXIMATELY 1.7 ACRES FROM THE MEDIUM DENSITY RESIDENTIAL DISTRICT TO THE GENERAL COMMERCIAL DISTRICT; PROVIDING FOR APPLICABILITY; PROVIDING FOR MODIFICATION THAT MAY ARISE FROM CONSIDERATION AT THE PUBLIC HEARINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

SECTION 1. SHORT TITLE

THIS ORDINANCE shall be known as, cited as, and referred to as the Citrus County Comprehensive Plan Amendment CPA/AA/PUD-16-14/ D. Jasper Holdings, LLC for Donny Harrelson, and shall be effective within the unincorporated areas of Citrus County, Florida.

SECTION 2. AUTHORITY

This Citrus County Comprehensive Plan Amendment CPA/AA/PUD-16-14/ D. Jasper Holdings, LLC for Donny Harrelson, is adopted pursuant to Chapter 163, Florida Statutes.

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

CPA/AA/PUD-16-14/ D. Jasper Holdings, LLC for Donny Harrelson

Re-designation of approximately 1.7 acres from the Medium Density Residential District (MDR) to the General Commercial District (GNC) by modifying the Land Use Map as presented in CPA/AA/PUD-16 14 and as further described in Exhibit "A" attached hereto and incorporated herein by reference.

Attachment: Ordinances 2016-A39 and 2016-A40 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

SECTION 4. SEVERABILITY

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

SECTION 5. INCLUSION IN THE COMPREHENSIVE PLAN

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

SECTION 6. MODIFICATIONS

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

SECTION 7. EFFECTIVE DATE

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

Attachment: Ordinances 2016-A39 and 2016-A40 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

DONE AND ADOPTED in regular meeting of the Board of County Commissioners of Citrus County, Florida, this 6th day of December 2016.

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

ATTEST:

OFFICE OF CIRCUIT COURT SEAL CITRUS COUNTY, FLORIDA

for Tijani J White DC
ANGELA VICK, CLERK OF COURT

BY: _____
CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY

_____
DENISE A. DYMOND LYN,
COUNTY ATTORNEY

Attachment: Ordinances 2016-A39 and 2016-A40 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

EXHIBIT A

CPA/AA/PUD-16-14

LEGAL DESCRIPTION:
TRACT "A"
LOT 24 in BLOCK C of HERCALA ACRES UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 3, Page 81 of the Public Records of Citrus County, Florida, LESS AND EXCEPT the right-of-way of Highway 486.
LESS AND EXCEPT the South 400.00 feet of the above described lands.
TOGETHER with and SUBJECT to covenants, easements and restrictions of record.

Attachment: Ordinances 2016-A39 and 2016-A40 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

ORDINANCE NO. 2016- A40

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY LAND USE ATLAS MAP BY REDESIGNATING THE CURRENT LAND USE OF APPROXIMATELY FIVE ACRES FROM THE MEDIUM DENSITY RESIDENTIAL DISTRICT, MOBILE HOMES ALLOWED TO THE GENERAL COMMERCIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT FOR UP TO TWO MINI WAREHOUSE BUILDINGS, A COVERED RV STORAGE AREA, A DISPLAY AREA FOR SALES (SHEDS AND UTILITY TRAILERS), AND AN EXISTING PARKING FACILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR MODIFICATION THAT MAY ARISE FROM CONSIDERATION AT THE PUBLIC HEARINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

   CPA/AA/PUD-16-14/ D. Jasper Holdings, LLC for Donny Harrelson

   Re-designation of approximately five acres from the Medium Density Residential District (MDR), mobile homes allowed, to the General Commercial District (GNC) with a Planned Unit Development (PUD) for up to two mini warehouse buildings, a covered RV storage area, a display area for sales (sheds and utility trailers), and an existing parking facility, modifying the Land Use Atlas Map as presented in CPA/AA/PUD-16-14 and as further described in Exhibit "A" (legal description), Exhibit "B" (site plan), and Exhibit "C" (conditions) attached hereto and incorporated herein by reference.

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

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

Attachment: Ordinances 2016-A39 and 2016-A40 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

6. This ordinance shall become effective simultaneous with the effective date of the associated Comprehensive Plan Amendment.

DONE AND ADOPTED at a duly called session of the Board of County Commissioners of Citrus County, Florida, this 13th day of December 2016.

ATTEST:

OFFICE OF CIRCUIT COURT SEAL CITRUS COUNTY, FLORIDA

for Tijani L White DC
ANGELA VICK, CLERK OF COURT

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISON OF THE STATE OF FLORIDA

BY: _____
CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

DENISE A. DYMOND LYN,
COUNTY ATTORNEY

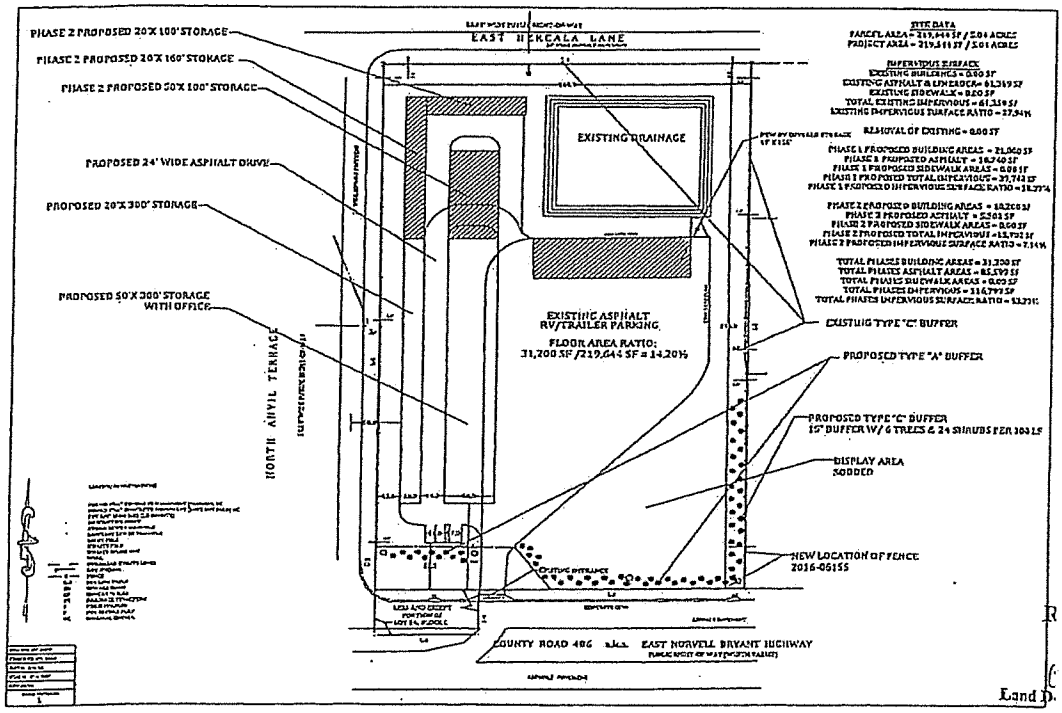
Attachment: Ordinances 2016-A39 and 2016-A40 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

EXHIBIT "A" (LEGAL DESCRIPTION)

LEGAL DESCRIPTION:
TRACT "A"
LOT 24 in BLOCK C of HERCALA ACRES UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 3, Page 81 of the Public Records of Citrus County, Florida; LESS AND EXCEPT the right-of-way of Highway 486.
LESS AND EXCEPT the South 400.00 feet of the above described lands.
TOGETHER with and SUBJECT to covenants, easements and restrictions of record.

Attachment: Ordinances 2016-A39 and 2016-A40 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

EXHIBIT "B" (SITE PLAN)



Attachment: Ordinances 2016-A39 and 2016-A40 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

EXHIBIT "C" (CONDITIONS)

1. The Planned Unit Development (PUD) shall allow for the development of up to two mini warehouse buildings, a covered RV storage area, a display area for sales (sheds and utility trailers), and an existing parking facility as outlined on the Master Plan date-stamped received August 26, 2016 by the Land Development Division unless otherwise specified in these conditions.

2. The display area must meet a setback of 25 feet from the property line adjacent to CR-486.

3. The project must be served by central water and central sewer.

4. The project will provide the following landscape buffers (existing vegetation can be used, when available, to meet this requirement):

   - A 20-foot wide Type "C" Buffer along the north property boundary,
   - A 5-foot wide Type "A" Buffer along the east property line abutting commercial development and a 15-foot wide Type "C" Buffer along the east property boundary abutting residentially designated property,
   - A 10-foot wide Type "A" Buffer along the south property boundary, and
   - A 5-foot wide Type "A" Buffer along the west property boundary.

5. The applicant must construct the cross-access connection to the east property line at the time of permitting per LDC Section 7100, Access Management.

6. The site and stormwater management design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.

7. All site lighting shall meet the requirements of the LDC, and be positioned and shielded so as not to illuminate adjacent properties.

8. Landscaping, design and maintenance shall follow the principles of *Florida Friendly Landscaping* ™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.

9. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

10. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within Section 4304 of the LDC.

Attachment: Ordinances 2016-A39 and 2016-A40 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

COPY
Board of County Commissioners
DEPARTMENT OF PLANNING AND DEVELOPMENT
3600 W. Sovereign Path, Lecanto, FL 34461-8070
(352) 527-5226 Fax (352) 527-5317
Web Address: www.citrusbocc.com

In reply, refer to: PL2-17-18

January 24, 2017

Mr. Michael Wilburn
Via email: wilburnconstruction@hotmail.com

RE: REQUEST FOR MINOR MODIFICATION OF A MASTER DEVELOPMENT PLAN FOR JASPER HOLDINGS, LLC (CPA/AA/PUD-16-14)

Dear Mr. Wilburn:

This serves as a formal review and determination as to whether or not the changes for the above-captioned Planned Unit Development are substantial enough to be considered a major modification of the master development plan. More particularly, the request is to allow for swapping the proposed building locations (with an overall reduction in proposed floor area) and a corresponding change to the phasing plan, as delineated in your site plan date-stamped received on January 18, 2017. In reaching the decision, I have reviewed the record of the project to determine in accordance with Section 4304, Modification of a Previously Approved Planned Unit Development, of the Citrus County Land Development Code if any of the following changes are present:

1. ***Any increase in intensity of use.*** An increase in intensity of use is considered to be an increase of more than five percent of usable floor area. The master development plan date-stamped August 26, 2016, was approved for 31,200 square feet of mini-warehouse buildings, a display area for sales of utility trailers, and an existing parking facility. The revised site plan indicates 30,100 square feet of mini-warehouse buildings, with the same areas proposed for display and RV/trailer parking. While the proposed change requires additional impervious surface to accommodate circulation around the mini-warehouse buildings, that does not increase the intensity of use and is within allowable impervious surface ratio standards. As such, there is a reduction in the intensity of use proposed with the reduction in the area for mini-storage use.

2. ***Any change in parking areas resulting in an increase or reduction of 10 percent or more in the number of spaces approved.*** There are no changes requested for parking areas.

Attachment: Minor modification 2017 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

3. ***Structural alterations significantly affecting the basic size and form of the building(s) as shown on the approved plan. Changes in form will only be considered substantial if they occur within 150 feet of the boundary of the project.*** The proposed redesign will not significantly alter the basic size and form of the buildings within the project. The two largest mini-warehouse buildings are swapping locations on the plan, so that the 50' x 430' building and office would now be placed on the west side and the smaller 20' x 430' building to the east of that. The smaller building (20'x100') has been removed from the proposed plan.

4. ***Any reduction in the amount of open space of more than five percent or substantial change in the location or characteristics of open space uses.*** No change of the approved master development plan is proposed for open space.

5. ***Substantial changes in location or type of pedestrian or vehicular accesses or circulation.*** With relocation of the two mini-warehouse buildings, there is a corresponding change to vehicular access circulation within the site. This does not represent a substantial change in pedestrian or vehicular access, and Land Development Code standards will still be required to be met for vehicular access and circulation on the site.

6. ***Any change in land use or increase in density or intensity within 200 feet of the district boundaries or of any part of the PUD which has been constructed or sold to an owner or owners different from the applicant requesting the change.*** No change in land use or intensity within the specified boundaries is made as part of this request for modification. The buildings are proposing to relocate but the use and intensity of the project will be consistent as approved in CPA/AA/PUD-16-14.

7. ***Any deviation from the setbacks, height, and area or dimensional standards approved as part of the Concept Development Plan.*** There are no changes proposed to setbacks, height, or area standards within the Planned Unit Development

8. ***A change of use within a structure or structures that substantially differs from the proposed use within the approved master plan.*** There are no changes to the uses within the approved master plan.

9. ***The following matters shall not be considered a major modification:***

    a. ***Modification of a DRA for location or size;***
    b. ***Temporary access point;***
    c. ***Minor relocation of an access point if this LDC is complied with and the access point number is not increased;***
    d. ***Relocation of signage provided there is no increase in size or number;***
    e. ***Utility relocation provided the primary use is not the utility;***

Attachment: Minor modification 2017 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

f. Temporary uses consistent with the PUD uses, not to exceed one year in duration.

None of these changes are proposed with this request.

10. Any change in a condition specifically required by the Governing Body as part of the final approval. No request is made to amend any of the conditions of approval by the Board of County Commissioners for the application CPA/AA/PUD-16-14.

Final Determination: Based on a review of the proposal in accordance with the terms of Section 4304 of the LDC, the Land Development Division hereby approves the minor changes as delineated in your site plan date-stamped received January 18, 2017, by the Land Development Division. This Minor Modification is approved with all conditions specifically required by the Citrus County Board of County Commissioners as part of the approval for CPA/AA/PUD-16-14.

As determined by:

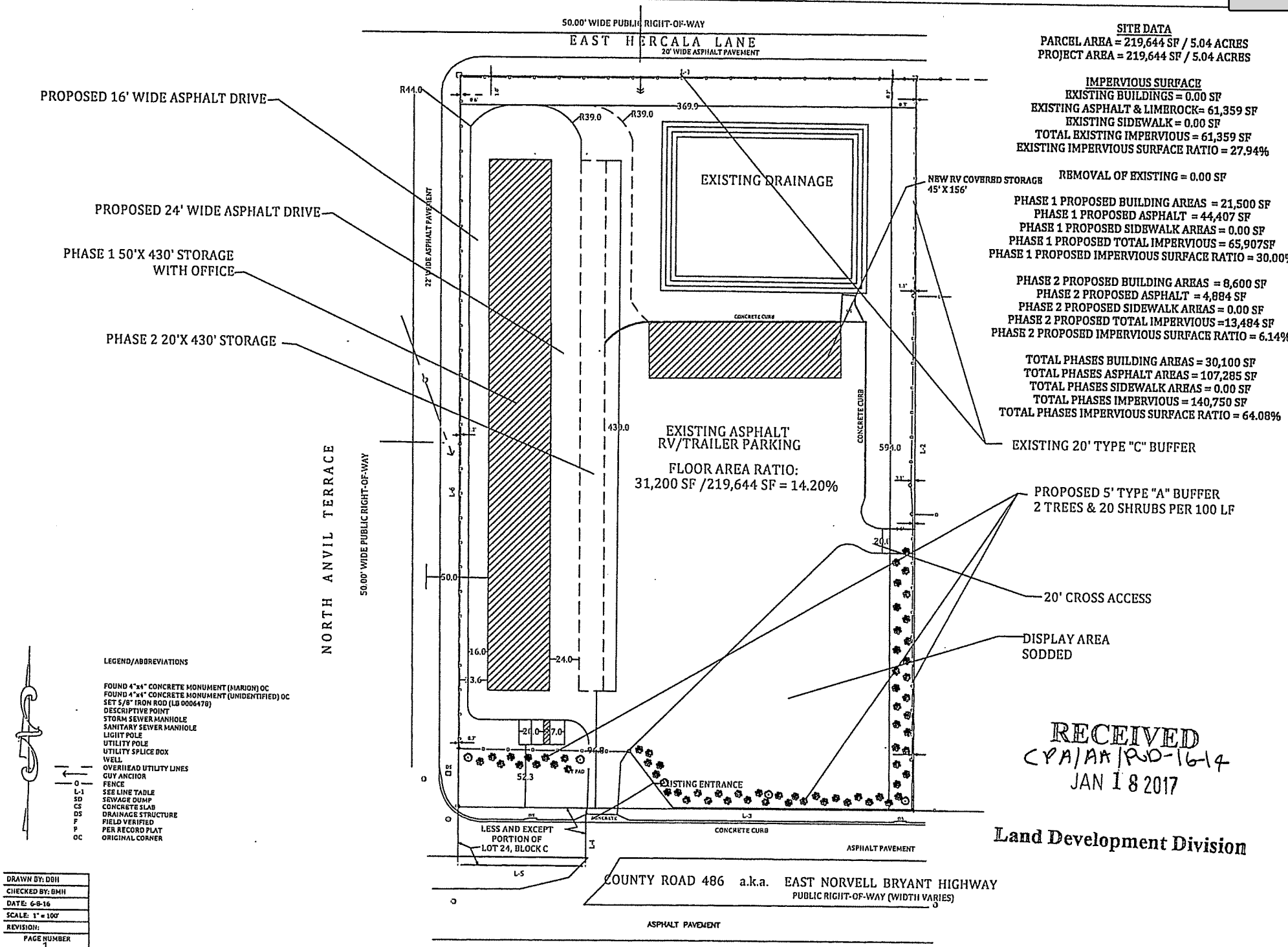
Joanna L. Coutu, AICP
Director
Land Development Division

Denise Dymond Lyn
County Attorney

JLC/cmw

CC: Master Plan File – CPA/AA/PUD-16-14
D. Jasper Holdings, LLC

Attachment: Minor modification 2017 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)



SITE DATA
PARCEL AREA = 219,644 SF / 5.04 ACRES
PROJECT AREA = 219,644 SF / 5.04 ACRES

IMPERVIOUS SURFACE
EXISTING BUILDINGS = 0.00 SF
EXISTING ASPHALT & LIMEROCK= 61,359 SF
EXISTING SIDEWALK = 0.00 SF
TOTAL EXISTING IMPERVIOUS = 61,359 SF
EXISTING IMPERVIOUS SURFACE RATIO = 27.94%

REMOVAL OF EXISTING = 0.00 SF

PHASE 1 PROPOSED BUILDING AREAS = 21,500 SF
PHASE 1 PROPOSED ASPHALT = 44,407 SF
PHASE 1 PROPOSED SIDEWALK AREAS = 0.00 SF
PHASE 1 PROPOSED TOTAL IMPERVIOUS = 65,907SF
PHASE 1 PROPOSED IMPERVIOUS SURFACE RATIO = 30.00%

PHASE 2 PROPOSED BUILDING AREAS = 8,600 SF
PHASE 2 PROPOSED ASPHALT = 4,884 SF
PHASE 2 PROPOSED SIDEWALK AREAS = 0.00 SF
PHASE 2 PROPOSED TOTAL IMPERVIOUS =13,484 SF
PHASE 2 PROPOSED IMPERVIOUS SURFACE RATIO = 6.14%

TOTAL PHASES BUILDING AREAS = 30,100 SF
TOTAL PHASES ASPHALT AREAS = 107,285 SF
TOTAL PHASES SIDEWALK AREAS = 0.00 SF
TOTAL PHASES IMPERVIOUS = 140,750 SF
TOTAL PHASES IMPERVIOUS SURFACE RATIO = 64.08%

LEGEND/ABBREVIATIONS

	FOUND 4"x4" CONCRETE MONUMENT (MARION) OC
	FOUND 4"x4" CONCRETE MONUMENT (UNIDENTIFIED) OC
	SET 5/8" IRON ROD (LB 0006478)
	DESCRIPTIVE POINT
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	LIGHT POLE
	UTILITY POLE
	UTILITY SPLICE BOX
	WELL
	OVERHEAD UTILITY LINES
	GUY ANCHOR
O	FENCE
L-1	SEE LINE TABLE
SD	SEWAGE DUMP
CS	CONCRETE SLAB
DS	DRAINAGE STRUCTURE
F	FIELD VERIFIED
P	PER RECORD PLAT
OC	ORIGINAL CORNER

DRAWN BY: DDH	
CHECKED BY: GMH	
DATE: 6-8-16	
SCALE: 1" = 100'	
REVISION:	
PAGE NUMBER	1

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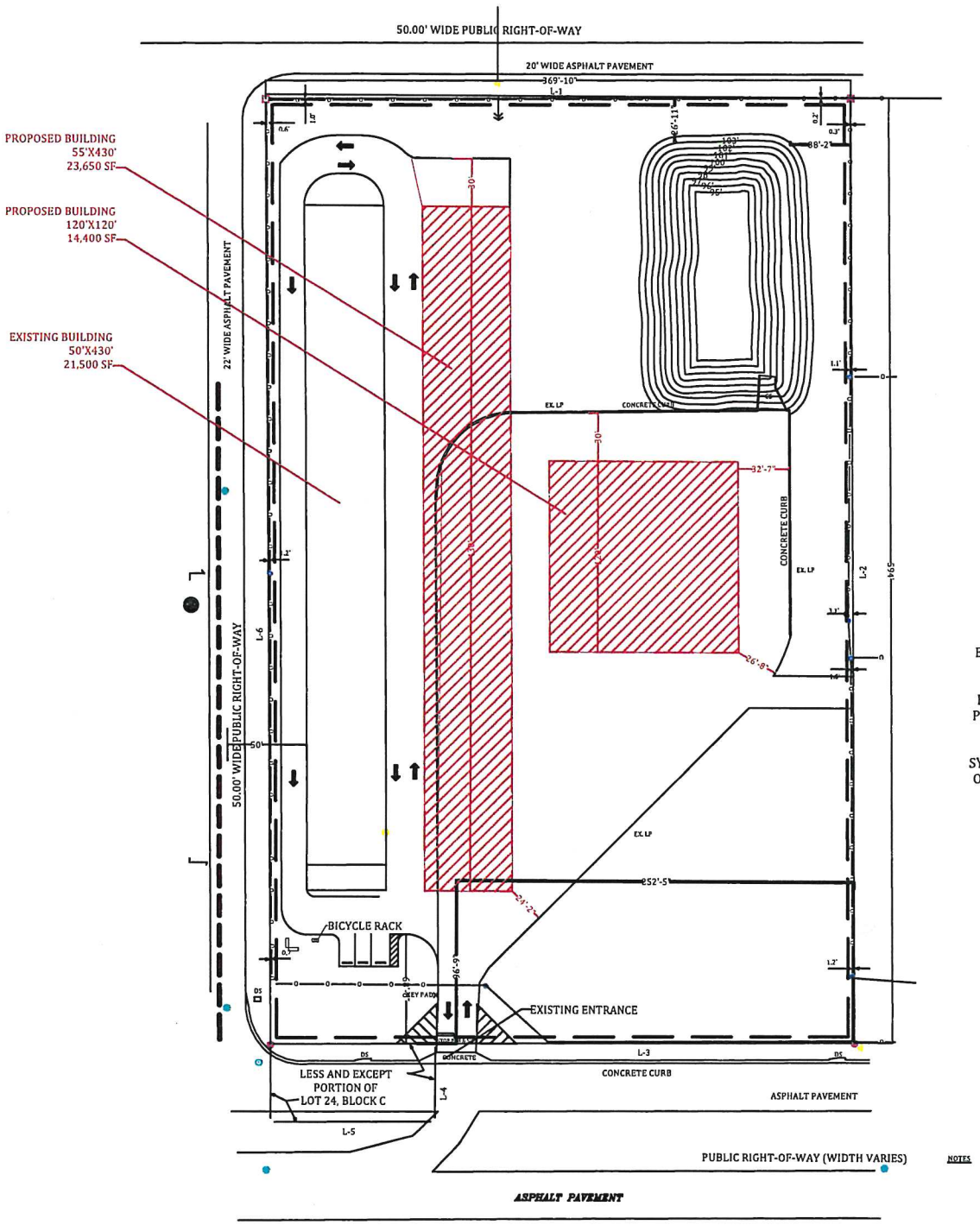
CPA/AA/PUD-16-14
JAN 18 2017

Land Development Division

Attachment: Minor modification 2017 (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure



NOTES

SITE DATA
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PROJECT AREA = 219,644 SF / 5.04 ACRES

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EXISTING ASPHALT = 86,411 SF
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TOTAL EXISTING IMPERVIOUS = 107,911 SF
EXISTING IMPERVIOUS SURFACE RATIO = 49.13%

REMOVAL OF EXISTING IMPERVIOUS = 27,567 SF

PROPOSED BUILDING AREAS = 38,050 SF
PROPOSED ASPHALT = 1,762 SF
PROPOSED SIDEWALK AREAS = 0.00 SF
PROPOSED TOTAL IMPERVIOUS = 39,812 SF
PROPOSED IMPERVIOUS SURFACE RATIO = 18.13%

TOTAL PHASES BUILDING AREAS = 59,550 SF
TOTAL PHASES ASPHALT AREAS = 60,606 SF
TOTAL PHASES SIDEWALK AREAS = 0.00 SF
TOTAL PHASES IMPERVIOUS = 120,156 SF
TOTAL PHASES IMPERVIOUS SURFACE RATIO = 54.70%

POND SIZED ACCORDINLY - REQUIRES NO CHANGES

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JUN 24 2021
pud-21-05
Land Development Division

ENGINEERING | INSPECTIONS | DRAFTING | DESIGN

PAGE 1 of 1
SCALE: 1" = 100'
DATE: 5/4/21
CKG STORAGE ADDITION

LOCAL ENGINEERING, INC.
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352)-697-5384

LOCAL ENGINEERING, INC.

CERTIFICATE OF AUTH.
32355

Attachment: Site plan (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage

Board of County Commisio

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

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: PUD-21-05 Date: 4/30/21

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

Applicant*
Name: Local Engineering, Inc.
Address: P.O. Box 938
City: Floral City
State: FL Zip: 34436
Phone: 352-726-4875
Email: localengineering@hotmail.com

Property Owner
Name: Affordable Secure Storage Backyard, LLC
Address: 470 Atlantic Ave. Floor 4
City: Boston
State: MA Zip: 02210
Phone:
Email:

Property Description: Section: 27 Township: 18 South Range: 19 East
Legal Description: 2405 E. Norvell Bryant Hwy, Hernando
Subdivision: Hercala Acres Unit 1 Lot(s): 24 Block/Parcel: C
Alternate Key #: 1621011 Parcel ID: 19E18S27001000C00240
Acreage:

_____ New Planned Unit Development
✓ Amendment to a Previously Approved Planned Development Previous Application No.: PUD16-14

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): REVISION TO AMENDMENT TO ALLOW ADDITIONAL STORAGE

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: _____

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 30th day of April 2021

Angela Love
Signature
Angela Love
Printed Name

Seal

Notary Public State of Florida
Angela Michelle Love
My Commission GG 195284
Expires 03/12/2022

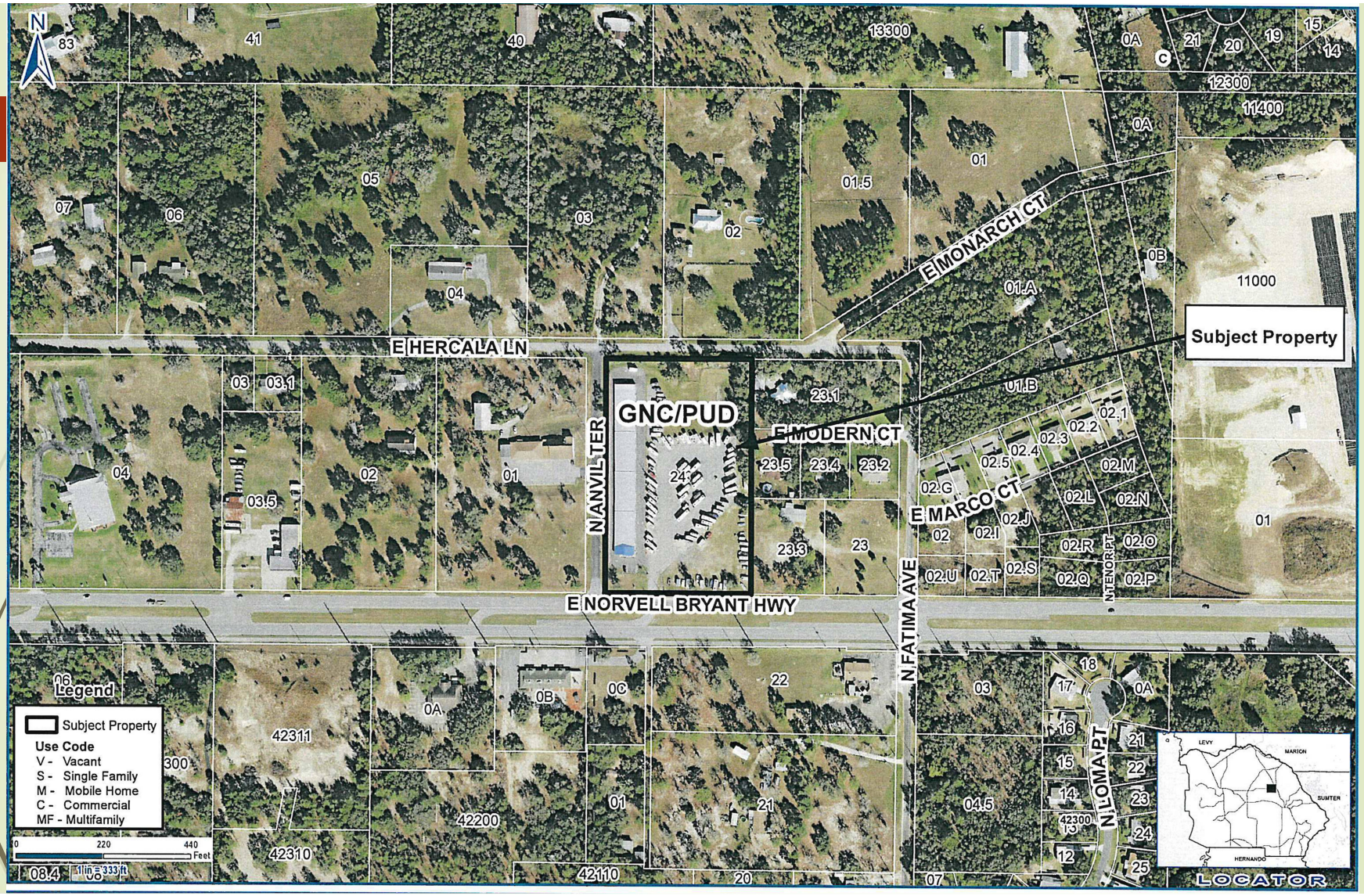
For Staff Use Only
Date: _____ PUD-21-05 Time: _____ Initials: _____

Attachment: Application (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC)

PUD-21-05 Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC

2405 E. Norvell Bryant Hwy., Hernando, Fl

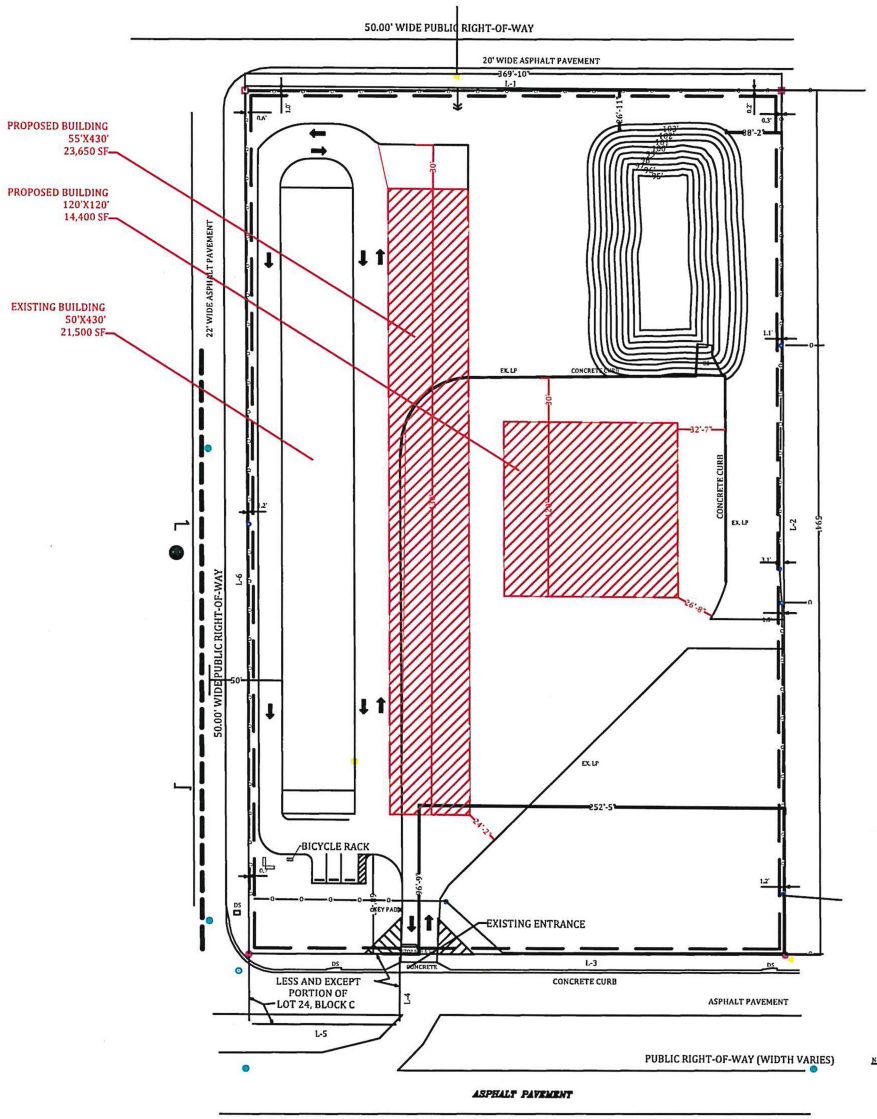
Attachment: Coordinator PowerPoint (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure



Attachment: Coordinator PowerPoint (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure

ONE WAY
HILL TOP
SALON
DENTISTRY

VEGAS
MONTANA



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RECEIVED
JUN 24 2021
PUD-21-05
Land Development Division

DESIGN
DRAFTING
INSPECTIONS
ENGINEERING
LOCAL ENGINEERING, INC.
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352)-697-5384
QKG STORAGE ADDITION
SCALE: 1" = 100'
DATE: 5/6/21
USE: QKG STORAGE
PAGE 1 of 1
LOCAL ENGINEERING, INC.
CERTIFICATE OF AUTH.
32355

Attachment: Coordinator PowerPoint (15121 : PUD-21-05 – Local Engineering, Inc. for Affordable Secure

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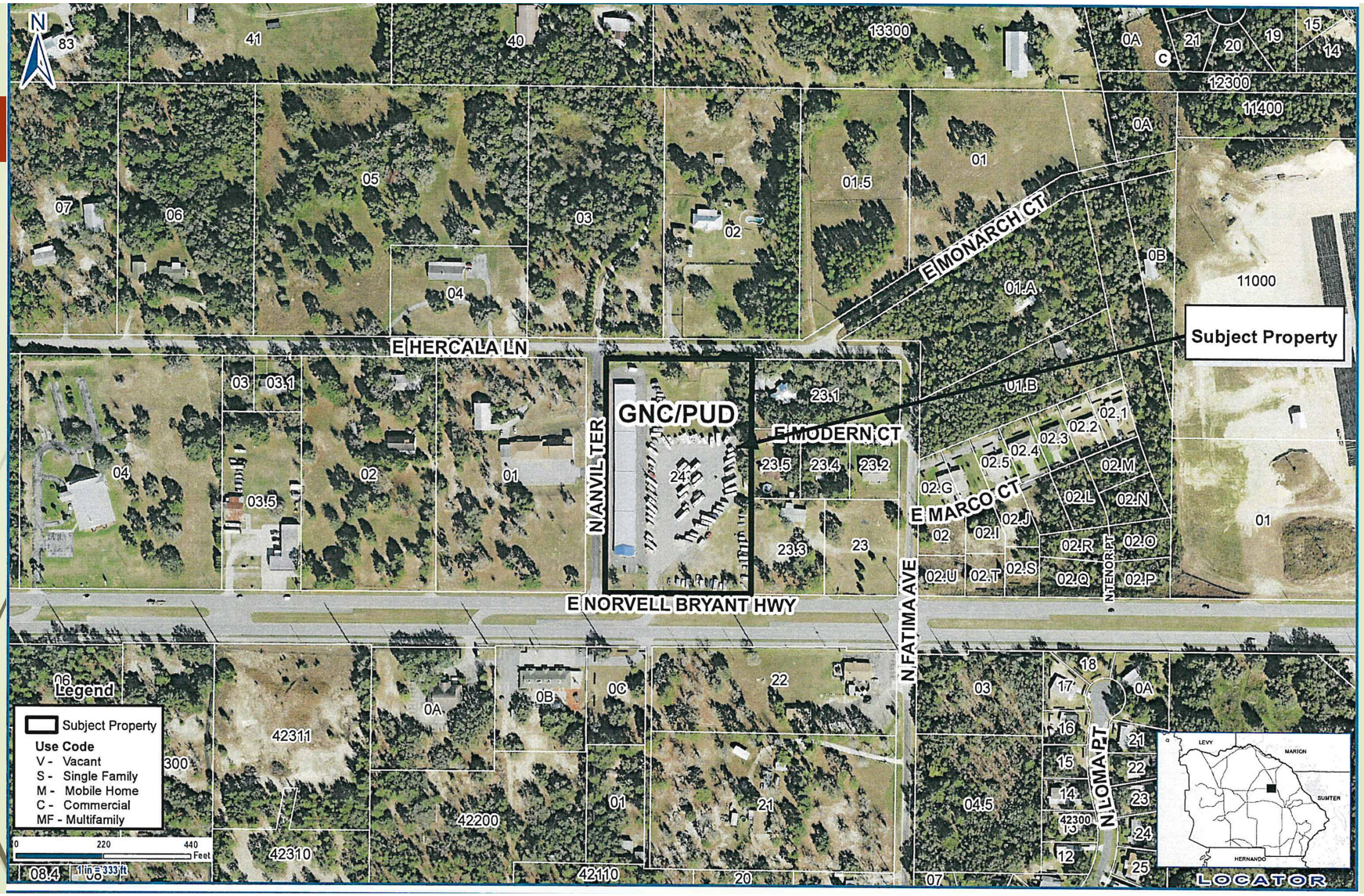

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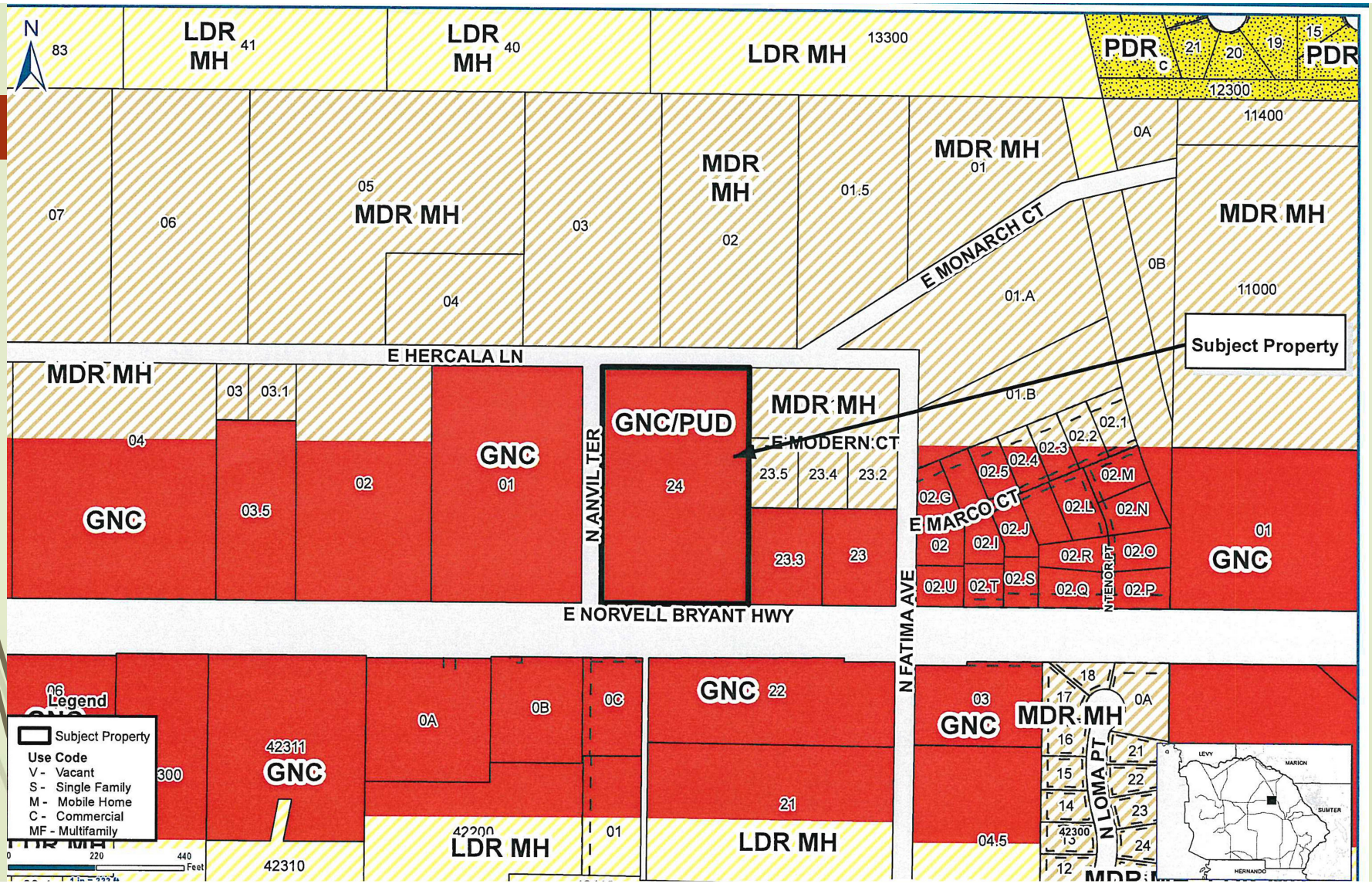

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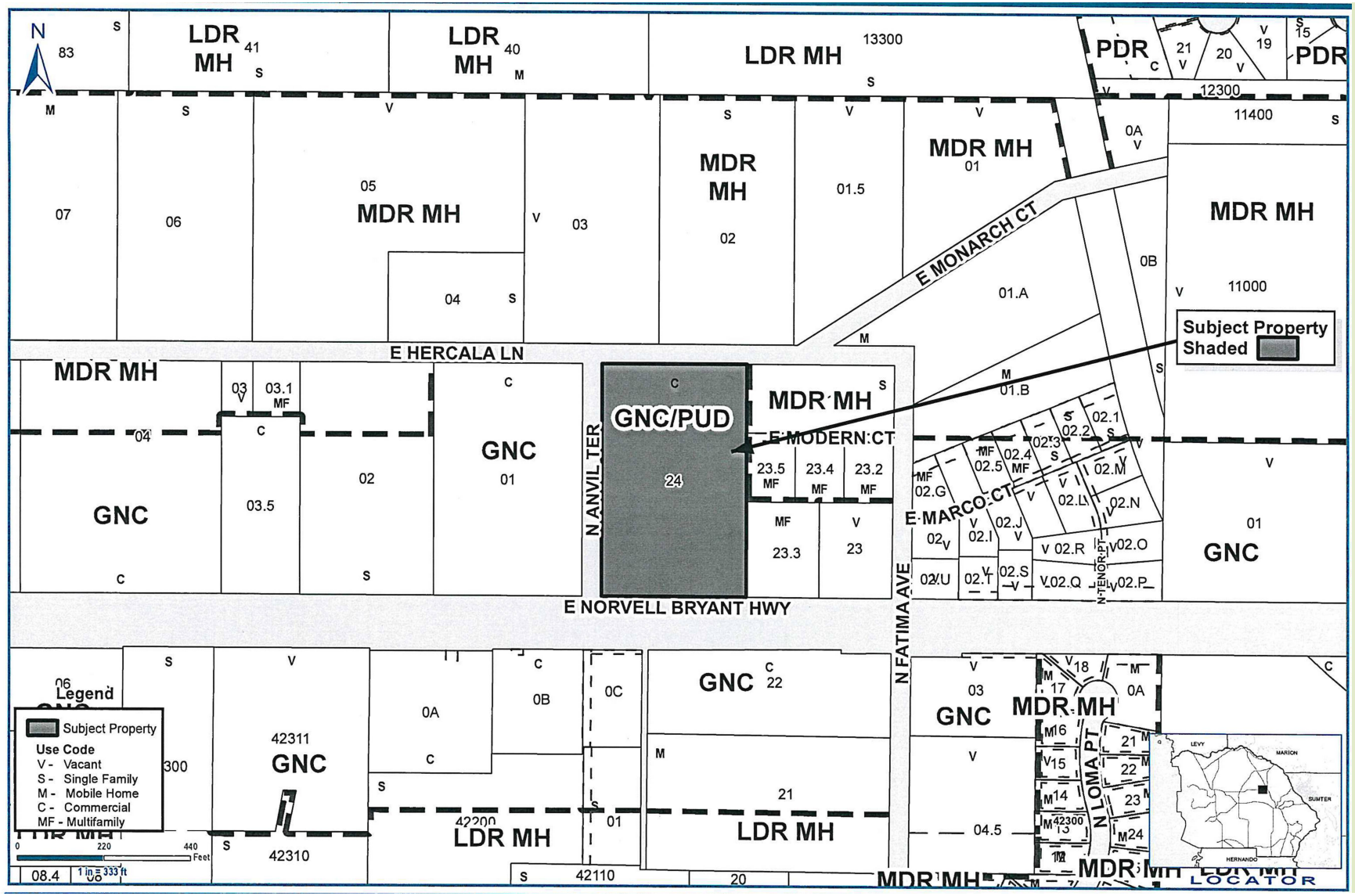

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ONE WAY
HILL TOP
SALON
DENTISTRY

SPEED
LIMIT
25

VEGAS
MONTANA

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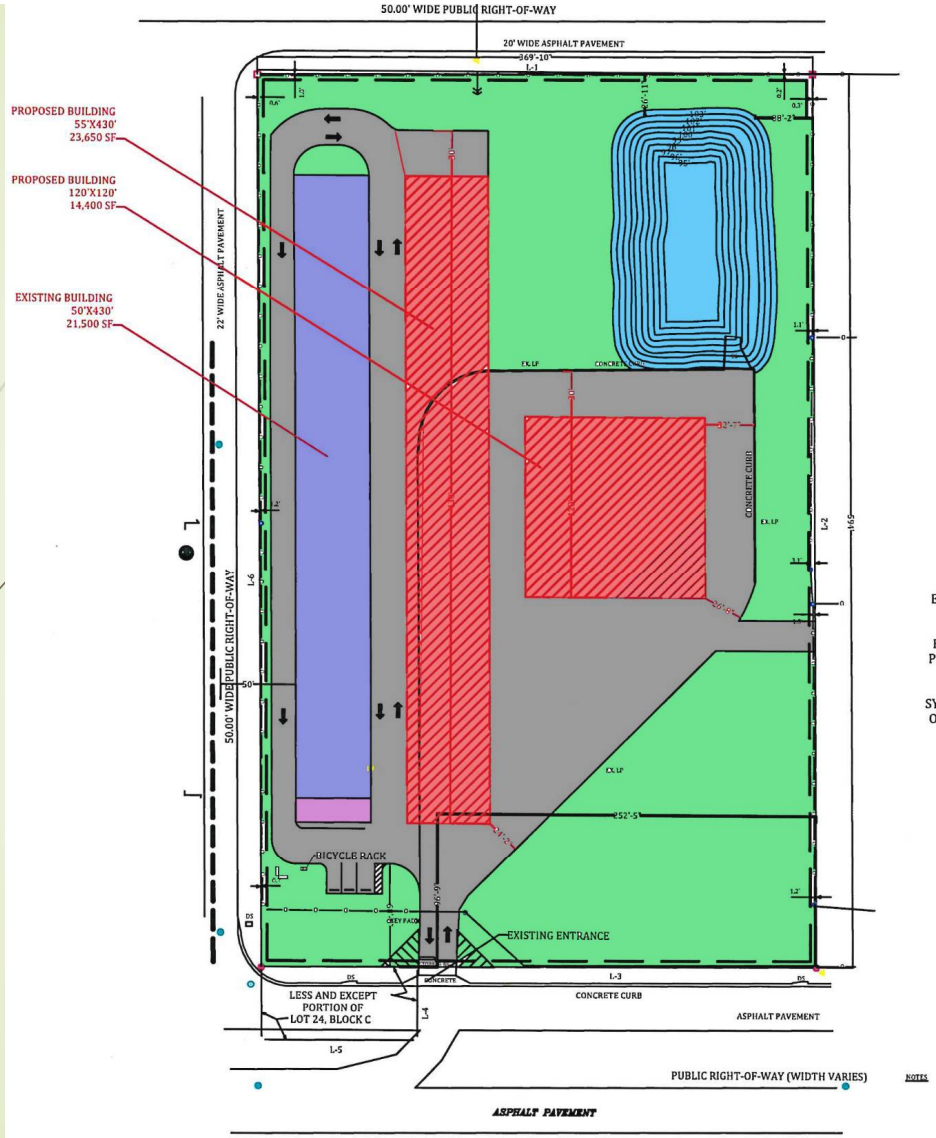

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JUN 24 2021
PUD-21-05
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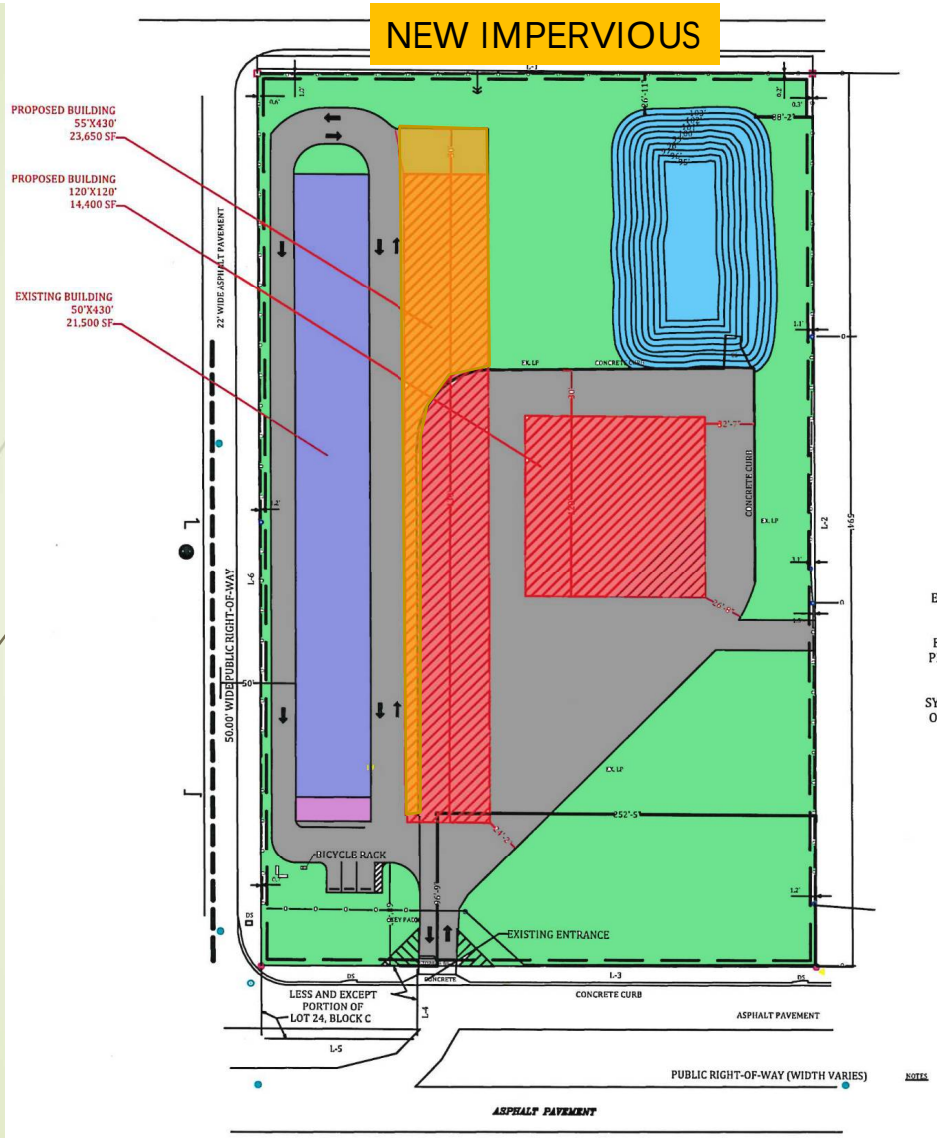
NEW IMPERVIOUS



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Land Development Division

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AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-21-02 William and Christina MacGarrett
AGENDA DATE:	**August 05, 2021**

BRIEF OVERVIEW:

This request is for a two-part Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a screen room (1) having less than the required 50-foot setback from the mean high water line in the Coastal A flood zone, pursuant to Section 3520, Floodplain Protection Standards of the LDC; and (2) to exceed the maximum Impervious Surface Ratio (ISR), pursuant to Section 2403, Coastal and Lakes Residential District (CLR), as specified in the LDC.

The applicant is requesting a 15-foot waterfront setback to the mean high water line and a 56% impervious surface.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on August 5, 2021 to review and consider V-21-02 William and Christina MacGarrett.

PM2-21-63

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

VARIANCE APPLICATION NO. V-21-02 William and Christina MacGarrett
DATE: July 9, 2021
PREPARED BY: Miranda Anaya, Senior Planner, Land Development Division MA

VARIANCE REQUESTED	This request is for a two-part Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a screen room (1) having less than the required 50-foot setback from the mean high water line in the Coastal A flood zone, pursuant to Section 3520, Floodplain Protection Standards of the LDC; and (2) to exceed the maximum Impervious Surface Ratio (ISR), pursuant to Section 2403, Coastal and Lakes Residential District (CLR), as specified in the LDC. The applicant is requesting a 15-foot waterfront setback to the mean high water line and an increase to 56% ISR.
SUBJECT PROPERTY	Section 29, Township 19 South, Range 17 East; Lots 21 of Twin River Estates Unrecorded Subdivision (AK 1141478), which address is 4469 W. Capecove Loop, Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 3,288 square feet (0.08 acres).
LANDUSE/ ZONING	CL, Low Intensity Coastal and Lakes District on the Future Land Use Map; CLR-MH, Coastal and Lakes Residential District, mobile homes allowed on the LDC Atlas.
SURROUNDING AREA	North – S. Capecove Loop, single-family residences South – Mobile home East – Mobile home West – Homosassa River The subject property is a residential lot and is surrounded by canals and mostly single-family/mobile home developed residential lots. 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)/Citrus County, subject property is located in Coastal A Zone a base flood elevation of 12 feet, as found on Community-Panel Number 12017C0 311E.
SOIL INFORMATION	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is Matlacha, Limestone Substratum- Urban Land Complex. Limitations to building development are moderate due to wetness.

Attachment: Staff report and locator map (15122 : V-21-02 William and Christina MacGarrett)

BACKGROUND

The subject property is part of the Twin River Estates Unrecorded Subdivision in Homosassa and is located within the Coastal High Hazard Area (CHHA). The lot is an irregular-shaped lot approximately 0.08 acres in size. It abuts the Homosassa River to the southwest and takes access from S. Capecove Loop, a 24-foot wide, paved, private, right-of-way. As of January 15, 2021, the property has a Coastal A flood zone designation subject to additional standards in the LDC and Comprehensive Plan as discussed further in this staff report.

In 2013, V-13-04 was approved for a single-family dwelling and deck with a 15-foot waterfront setback. There was also an average front setback (six closest developed lots) of 8 feet calculated and applied to this property.

In 2014, the single-family dwelling was constructed with 1,285 square feet of living area (second story), a 960 square-foot attached garage and a 325 square-foot covered concrete area, for a total square footage under roof of 2,570 square feet via permit 2013-07735. The permit also allowed for an existing 260 square-foot deck with ½ inch spacing which the applicant is now proposing to roof over the 15-foot by 27.5-foot by 21.5-foot elevated deck under this application. It was permitted with ½ inch spacing but it appears that the boards do not have this spacing.

In 2016, the previous owner of the subject property applied for a 15-foot waterfront and 48% ISR variance to roof the deck. That variance was approved, but the roof was never built, and the variance expired. The staff report from the variance (V-17-01) is attached to this report.

The surrounding area contains single-family and mobile homes. It appears that several of the existing residences and accessory structures in this neighborhood have non-conforming setbacks that predate current adopted Surface Water Protection Standards. Of the six lots closest to the subject property, since 2000, only one lot was granted a variance for right-of-way setbacks (V-15-18).

ANALYSIS:

The applicant is requesting a reduced waterfront setback and increased Impervious Surface Ratio (ISR) on the property for a screen room, enclosing the existing elevated deck. The screen room will be 15'3" from the mean high water line with the site ISR of 56%. The site plan shows the screen room 15-foot by 27.5-foot by 21.5-foot at approximately 260 square feet.

At the time of V-17-01, the permitted ISR for the CLR district was 40 percent which has now been changed to 50 percent for lots less than 10,000 square feet in area. The proposed and approved ISR under that expired application was 48 percent with the deck having ½ inch spacing. ISR is not accounted for structures with ½ inch spacing, thus, having no board spacing and/or covering the deck will add to the site's ISR. According to the submitted site plan, the property has a current Impervious Surface Ratio (ISR) of 56 percent. The existing and proposed Impervious Surface Ratio (ISR) of 56 percent does not comply with the current maximum 50 percent ISR for the CLR District with lots less than 10,000 square feet in area.

The table below compares waterfront setbacks and parcel size with six of the closest lots to the subject property on S. Capecove Loop. The data used to prepare the following table was obtained from the Citrus County Geographic Information System records and the Citrus County Property Appraiser records. The comparison is based on LDC Section 10620, Development Standards, with

Attachment: Staff report and locator map (15122 : V-21-02 William and Christina MacGarrett)

the purpose of assuring compatibility between new and existing improvements. The parcels chosen exclude the center lots that do not have waterfront access that would not have provided a fair comparison. The six lots are waterfront properties slightly larger than the subject property, but comparison is reasonable.

Parcel size and waterfront setback analysis			
Average parcel size along S. Cavecove Loop. (6 closest lots)	~0.16 acres (7,500 sq.ft.)	**Size of subject site**	~0.08 acres (3,288 sq.ft.)
Average waterfront setback along W. Cavecove Loop. (6 closest lots)	3'4"	**Proposed waterfront setback.**	15'3"

The **Engineering Division** recommends the following condition if the application is approved:

> 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.

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

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

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

Policy 17.4.1 All new construction shall be built in conformance with FEMA and the County's Flood Plain Standards as described in the County LDC.

Staff comment: *This application does not comply with the floodplain protection standards of the Land Development Code Section 3520 which prescribe a minimum setback of 50 feet measured from the mean high water line. This section is applicable to Velocity Zones and Coastal A Zones.*

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 survey displays there are two 10-inch french drains currently onsite. The applicant submitted photos of a third french drain, but according to the survey, it is located on the adjacent lot and a swale appears to be present between the*

Attachment: Staff report and locator map (15122 : V-21-02 William and Christina MacGarrett)

property line of said adjacent lot. The applicants have gutters on the existing home and gutters are proposed for the screen room.

Consistency with the Land Development Code (LDC) – Staff reviewed this application under the standards of Section 2403, Coastal and Lakes Residential District (CLR) and Section 3520, Floodplain Protection Standards of the LDC, of the LDC as follows:

§3520. A. Setbacks in Velocity Zones and Coastal A Zones: Located within areas of special flood hazard so designated by FEMA in its Flood Insurance Rate Maps (FIRM) as having special flood hazards associated with wave action from storms, all buildings or structures shall be located not less than 50 feet landward of the reach of the mean high water line as determined by a survey meeting the requirements of the FDEP. Mean high water line and mean high water as used herein shall have the same meaning given in Chapter 177, F.S.

Staff comment: *The application does not meet the provisions of the LDC. The applicant is proposing a 15-foot setback from the screen room to the Mean High Water Line. The applicant has indicated that a berm/swale is onsite and will be maintained in addition to other stormwater systems onsite that are discussed elsewhere in this report. Since this property is designated by the Federal Emergency Management Agency (FEMA) to be located in a Coastal A Zone, special standards apply.*

Section 2403, Coastal and Lakes Residential District (CLR), of the LDC as follows:

Section 2403: Maximum Lot Coverage - 40%, except for lots of record that are less than 10,000 square feet in these areas shall not exceed 50%.

Staff comment: *The application is not consistent with the provisions of the LDC pertaining to Impervious Surface Ratio (ISR) for properties located in the CLR district. The applicant is proposing a 56% ISR instead of the maximum 50%.*

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 majority of lots in this neighborhood have the same similar acreage and limitations.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The location of the home and deck is not a result of action of this applicant; however, constructing the screen room would increase the non-conformity of the non-conforming deck. There are other options that do not include an enclosure or a roof that the applicant is able to consider.

Attachment: Staff report and locator map (15122 : V-21-02 William and Christina MacGarrett)

3. ***A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** The lot will not have special privilege for the construction of a screen room than the other lots in the general area.

4. ***Literal interpretation of the provisions of this code which would not deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** The screen room is not necessary to utilize the property for a single-family residence.

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 improvement as proposed cannot be considered a minimal request since the applicant can currently enjoy the use of the home without the need for a variance but is requesting to enclose an existing deck. The existing deck was permitted with ½ inch spacing but was not maintained.

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.*** Although the visual impact of the proposed addition is not inconsistent with the aesthetic character of the surrounding neighborhood, the proposed waterfront setback and ISR are not aligned with the intent of the LDC.

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 applicant has made efforts to address stormwater runoff as discussed in this staff report, but the proposal is not aligned with floodplain protection standards for setbacks, and proposes recognition and expansion of an unpermitted accessory structure.

ADDITIONAL FINDINGS OF FACT FOR FLOOD PROTECTION STANDARDS

Compliance with these standards and requirements will need to be demonstrated during the permitting process. Pursuant to Section 3530, Special Provisions Where Variance is Sought to Setback Requirements to Flood Protection Standards, of the Citrus County Land Development Code (LDC), before granting a variance, the PDC shall consider the following:

1. ***The danger that materials may be swept from the site onto other lands.*** There has been no information provided demonstrating that it will utilize the types of materials at or

Attachment: Staff report and locator map (15122 : V-21-02 William and Christina MacGarrett)

below Base Flood Elevation (BFE) that will be flood-resistant or will break away during a storm event. This would be required at the time of permitting.

2. ***Danger to life and property from flooding or erosion.*** The type of construction or materials used must not pose a danger to life and property from flooding or erosion caused by a storm event due to proximity to the water.

3. ***The potential of the proposed facility and its contents to cause flood damage and the effect of that damage on the owner and the public.*** The structure would be required to be built to current building and flood zone requirements.

4. ***The importance of services provided by the proposed facility to the surrounding community and whether it is a functionally dependent facility.*** The proposed development for a screen room not intended to provide community services.

5. ***Availability of alternative locations, not subject to flooding or erosion, for the proposed use.*** There is no alternate location on the subject property that the structure could be placed that is not subject to flooding or storm damage.

6. ***Compatibility of the proposed use with existing and anticipated neighboring development.*** The proposed use of a screen room is consistent with the existing neighborhood.

7. ***The relationship of the proposed use to the Comprehensive Plan and the County's floodplain management program.*** The proposed screen room would be required to comply with the County's Floodplain Management program.

8. ***Safe vehicular access to the property in times of flood.*** The property is accessible by an existing driveway from a private right-of-way and remains unchanged with this application.

9. ***Expected heights, velocity, duration, rate of rise, sediment transport by the flood waters, and effects of wave action, if applicable, at the site.*** Engineering plans demonstrating that the proposed structure could meet the appropriate building and flood zone standards would be required during the permitting process.

10. ***Costs of providing governmental services during and after floods including maintenance and repair of public utilities and facilities.*** There has been no information provided addressing associated costs after a storm event.

MA/KO/cb

Attachment: Staff report and locator map (15122 : V-21-02 William and Christina MacGarrett)

BOUNDARY SURVEY

RECEIVED
JUN 11 2021
V-21-02
Land Development Division

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOW HEREON.

3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.

4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.

5. BEARINGS SHOWN HEREON ARE PER DEED

6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.

7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE

8. BASE FLOOD ELEVATION = 12' PER FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD ZONE "AE" PER F.E.M.A. FLOOD ZONE "CAZ" PER CITRUS COUNTY.

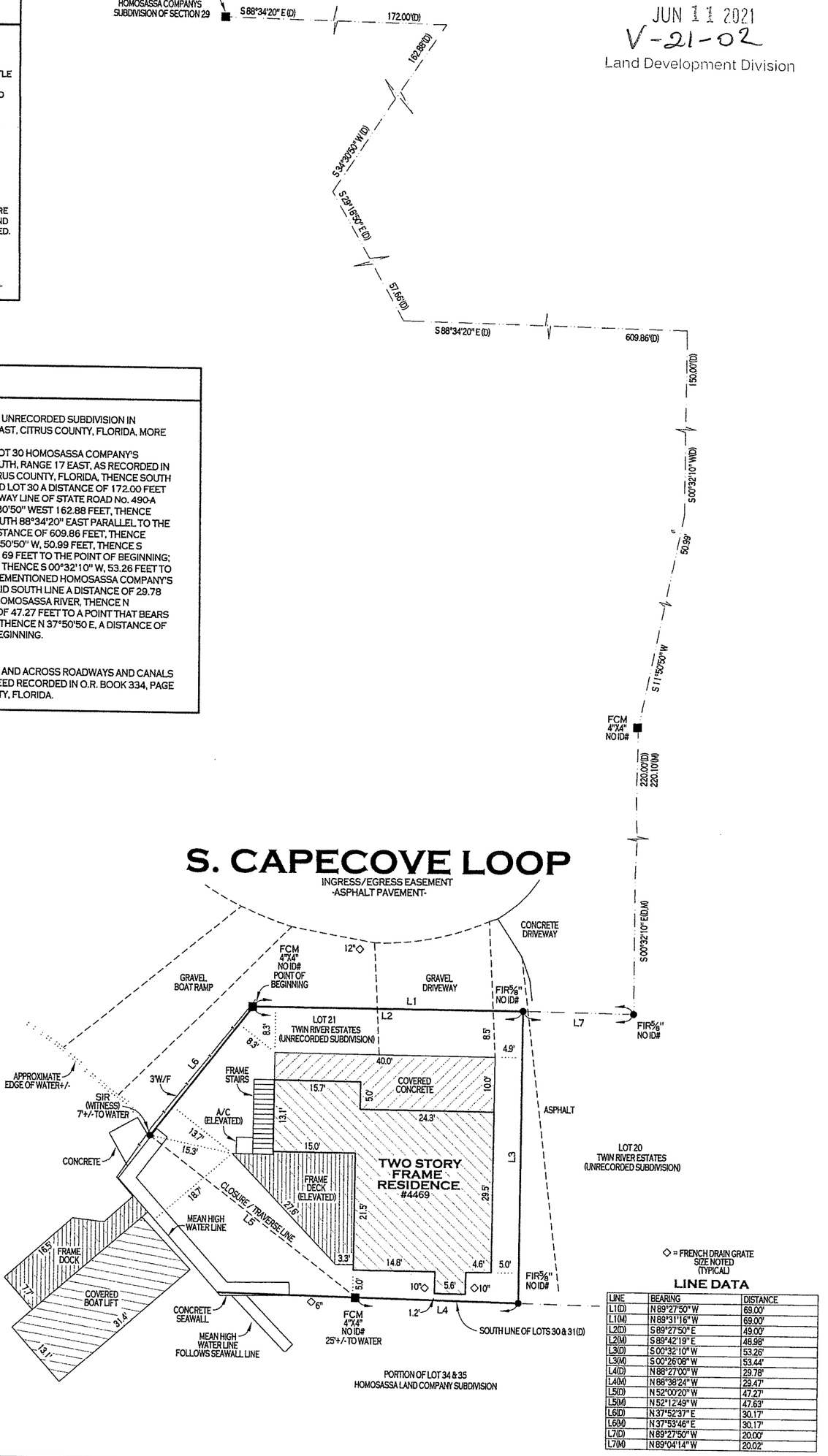
DESCRIPTION:

LOT 32, TWIN RIVERS ESTATES SUBDIVISION, AN UNRECORDED SUBDIVISION IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCE AT THE NORTHWEST CORNER OF LOT 30 HOMOSASSA COMPANY'S SUBDIVISION OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 1 PAGE 5, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE SOUTH 88°34'20" EAST ALONG THE NORTH LINE OF SAID LOT 30 A DISTANCE OF 172.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 490-A (A.K.A. HALLS RIVER ROAD), THENCE SOUTH 34°30'50" WEST 162.88 FEET, THENCE SOUTH 29°18'50" EAST 57.66 FEET, THENCE SOUTH 88°34'20" EAST PARALLEL TO THE AFOREMENTIONED NORTH LINE OF LOT 30 A DISTANCE OF 609.86 FEET, THENCE SOUTH 0°32'10" WEST 150 FEET , THENCE S 11°50'50" W, 50.99 FEET, THENCE S 00°32'10" W, 220 FEET , THENCE N 89°27'50" W, 69 FEET TO THE POINT OF BEGINNING; THENCE S 89°27'50" E, A DISTANCE OF 49 FEET, THENCE S 00°32'10" W, 53.26 FEET TO THE SOUTH LINE OF LOTS 30 & 31 OF THE AFOREMENTIONED HOMOSASSA COMPANY'S SUBDIVISION, THENCE N 88°27'00" W ALONG SAID SOUTH LINE A DISTANCE OF 29.78 FEET, MORE OR LESS, TO THE WATERS OF THE HOMOSASSA RIVER, THENCE N 52°00'20" W ALONG SAID WATERS A DISTANCE OF 47.27 FEET TO A POINT THAT BEARS S 37°50'50" W FROM THE POINT OF BEGINNING, THENCE N 37°50'50 E, A DISTANCE OF 30.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH
AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ROADWAYS AND CANALS AND AN INTEREST IN LOT 22 AS SET FORTH IN DEED RECORDED IN O.R. BOOK 334, PAGE 153 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SITE CALCULATIONS:

LOT	= 3288	SQ. FT.
LIVING AREA	= 960	SQ. FT.
ENTRY	=	SQ. FT.
COVERED CONCRETE	= 321	SQ. FT.
LANAI	= ---	SQ. FT.
SEAWALL	= 122	SQ. FT.
POOL AREA	= ---	SQ. FT.
DRIVEWAY	=	SQ. FT.
A/C PAD	=	SQ. FT.
SIDEWALK	=	SQ. FT.
SIDE YARD SWALE	=	SQ. FT.
CONSERVATION AREA	=	SQ. FT.
LOT OCCUPANCY	=	%
AREA TO IRRIGATE	=	%



LINE DATA

LINE	BEARING	DISTANCE
L1(D)	N 89°27'50" W	69.00'
L1(M)	N 89°31'16" W	69.00'
L2(D)	S 89°27'50" E	49.00'
L2(M)	S 89°42'19" E	48.98'
L3(D)	S 00°32'10" W	53.26'
L3(M)	S 00°26'06" W	53.44'
L4(D)	N 88°27'00" W	29.78'
L4(M)	N 88°38'24" W	29.47'
L5(D)	N 52°00'20" W	47.27'
L5(M)	N 52°12'49" W	47.63'
L6(D)	N 37°52'37" E	30.17'
L6(M)	N 37°53'46" E	30.17'
L7(D)	N 89°27'50" W	20.00'
L7(M)	N 89°04'14" W	20.02'

APPARENT FLOOD HAZARD ZONE: "CAZ" COMMUNITY PANEL No. 12017C0311E EFFECTIVE DATE: 01/15/2021

TLS SURVEYORS AND MAPPERS, INC.
LB#8009
PSM6929@GMAIL.COM
13167 SPRING HILL DRIVE
SPRING HILL, FL 34609 (352)-277-6550

DRAWN: ESS
CHECKED BY: ESS
SCALE: 1"=20'
FILE: CAPECOVE4469

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ERIC S. SMITH PSM No. 6929 LB#8009 DATE: 06.10.21

STATE OF FLORIDA — ERIC S. SMITH — License Number 6929 — PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BASIS OF BEARINGS: THE E. LINE OF CAPECOVE LOOP BEING S 00°32'10" E

DATE OF SURVEY: 03.26.21
ADD TIE TO WALL: 06.10.21

S-T-R: 29 - 19S - 17E

LEGEND:
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, ℄ = CENTERLINE, A/C= AIR CONDITIONER, C/L= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, LFE= LOWEST FLOOR ELEVATION, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR=SET 5/8" IRON ROD & CAP No. 6929, SN&D= SET NAIL & DISK, (ST) = BUILDING TIE W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENT, ○ = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB= LICENSED BUSINESS

Attachment: Site plan (15122 : V-21-02 William and Christina MacGarrett)

COPY

PM2-16-175

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

VARIANCE APPLICATION NO. - V-17-01 Robert Granger
DATE: December 21, 2016
PREPARED BY: Joe Hochadel, Planner, Land Development Division JH

VARIANCE REQUESTED	This request is for a two-part Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a roof over an existing deck (1) having less that the required 50-foot minimum building setback from the mean high water line (35-feet with berm and swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC, and (2) exceeding the maximum Impervious Surface Ratio (ISR), pursuant to Section 2403, Coastal and Lakes Residential District (CLR), as specified in the LDC. Specifically, the applicant is requesting to roof over an existing deck having a 15-foot setback from the mean high water line and for a 48 percent ISR (exceeding the 40 percent maximum allowed ISR for lots less than 10,000 square feet).
SUBJECT PROPERTY	Section 29, Township 19, Range 17; more specifically, Lot 21, of Twin River Estates Unrecorded Subdivision, which address is known as 4469 S. Capecove Loop, Homosassa, FL 34448.
ACREAGE	Approximately 3,187 square feet (0.07 acres)
LAND USE	CLR*, 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), the subject property appears to be located in Flood Zone AE with a base flood elevation of 8 feet as found on Community-Panel Number 12017C0311D.
SURROUNDING AREA	North – Vacant residential South – Single-family residence East – Single-family residence West – Canal, Right-of-way The subject property is a residential lot and is surrounded by residential lots and a canal. See attached map for a complete graphic description of the characteristics of the surrounding area.

Attachment: V-17-01 file (15122 : V-21-02 William and Christina MacGarrett)

https://s2.ebridge.com/ebridge/3.0/webviewer/Viewer.aspx?ref=vvlczaxT8Hi54LO08NN7IDK2eMstmM 07/09/2021

BACKGROUND

The subject property is part of the Twin River Estates Unrecorded Subdivision. The lot is an irregular shaped lot. The right-of-way of S. Capecove Loop, a 24-foot wide paved, private right-of-way, abuts the property on two sides. There was a variance approved for this property in 2013, (V-13-04) for a single-family dwelling for reduced waterfront setback of 15 feet from the mean high water line. There was a front average setback check for 7.99 feet from the edge of pavement done for this property. The front average setback is a development standard utilized to assure compatibility of proposed infill development with existing development. The front average setback of 7.99 feet was determined by considering the front setbacks of the six closest developed lots from the edge of pavement and calculating the average distance. The single-family dwelling was constructed in 2014 and has 1,285 square feet of living area, a 960 square-foot attached garage, and the 240 square-foot deck with half-inch spacing. The applicant is proposing to roof over the 15-foot by 27-foot by 21.5-foot elevated deck. Many of the residences in the general area have non-conforming setbacks that predate current adopted Surface Water Quality Protection Standards as well as setbacks from rights-of-way.

ANALYSIS

The applicant has requested a reduced waterfront setback and an impervious surface ratio (ISR) increase on the subject property. The applicant is requesting to roof over the existing 240 square-foot deck on the subject property. The roof will have a 15-foot setback from the mean high water line. The LDC states that the minimum setback from the mean high water line is 50 feet or 35 feet with a berm/swale system. The existing ISR is 40 percent and the proposed roof will increase the ISR to 48 percent. The LDC states that the maximum allowable ISR for the CLR District is 40 percent for lots less than 10,000 square feet. The existing deck does not count towards the maximum ISR because there is one-half inch spacing between the boards. The addition of the roof over the existing deck will add a total of 240 square feet of additional impervious surface.

The size of the proposed single-family dwelling is similar in size to other single-family dwellings in the neighborhood, many of which encroach into the required waterfront setback. The majority of the single-family dwellings in the neighborhood have open and/or enclosed porches or decks, as well as accessory structures. There have been multiple variances approved in this subdivision, both for reduced waterfront setbacks and reduced right-of-way setbacks. Most of the variances have been for new or replacement single-family dwellings, although a few have been for accessory structures such as porches. The most recent being Variance V-15-18, which was approved for reduced right-of-way setbacks to construct a single-family dwelling on the lot directly across Capecove Loop from the subject property.

Many of the homes that are exceeding the maximum allowed ISR were constructed prior to the LDC standards and other home sites use more than one lot to stay under the maximum allowed ISR. There have been no variances approved for increased ISR in this area.

SUMMARY OF AGENCY COMMENTS:

Engineering Section of the Land Development Division has no objection to this request as long as the applicant maintains the constructed stormwater management system.

Attachment: V-17-01 file (15122 : V-21-02 William and Christina MacGarrett)

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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....

Policy 17.9.2 Runoff from streets and yards will be carefully controlled to prevent flooding in adjacent areas and pollution of water bodies.

Policy 17.9.3 All development and redevelopment shall be designed to minimize stormwater discharge and shall be designed to meet or exceed the requirements of Chapter 62-25, Florida Administrative Code (F.A.C.)....

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Sections 2403, Coastal and Lakes Residential District (CLR), and 3501, Surface Water Protection Standards, as specified in the LDC. This application is consistent with the provisions of the LDC.

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

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

The LDC prescribes a minimum 15-foot buffer to be located adjacent to the mean high water line in order to protect the waterbody from adverse impacts. It also states that no alteration of the buffer shall be permitted. The applicant is requesting a 15-foot setback from the roof over of the existing deck to the existing seawall.

In many cases the applicant can remove a shed, accessory structure or other impervious area to accommodate a new structure. On this site the driveway is the only impervious area the applicant could remove to try and reduce or eliminate the variance request. The roof over the deck will add 240 square feet of additional impervious surface. The applicant's request for increased ISR to place the roof over of the deck does not appear to be a minimum request as there is already a large amount of impervious surface on the site.

Attachment: V-17-01 file (15122 : V-21-02 William and Christina MacGarrett)

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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 applicable to land, structures, or buildings in the same land use district.*** The subject property was created prior to the standards of the LDC and is restricted by the right-of-way setback and the waterfront setback of the lot. These restrictions prohibit strict conformance with the LDC requirements, which necessitated the need for a variance to construct the house in 2014. However, the applicant is proposing to expand beyond the original variance approval, which is not a condition or circumstance that is peculiar to the land, structure, or building involved.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The subdivision was created prior to current adopted Surface Water Quality Protection Standards and ISR Standards and the setback constraints are not a result of action of the applicant. There are physical conditions of the property that are not man-made or influenced by the applicant. However, the home was built in 2014 under the current LDC standards. The site was designed to use the maximum amount of lot coverage allowed and the existing deck was constructed so as not to exceed the maximum allowable ISR. By placing a roof over the existing deck, the increase in ISR is a result from the actions of the applicant.

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.*** Many of the residences in the area have decks and screen enclosures. The waterfront setback as proposed is compatible with those of the surrounding area. However, many of the existing structures in this area were placed prior to LDC standards or utilize more than one lot to stay under the maximum allowable ISR. There have been no variances in this area for increased ISR.

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 water body and right-of-way limit the available building envelope for the subject property and a variance was required to place the single-family dwelling as it exists. The existing deck was included with that variance and was designed so that the site did not exceed the maximum allowable ISR. The roof over the existing deck, as proposed, is not considered a reasonable use of the land.

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 evidence indicates that it would be difficult to develop the property in strict conformance to provisions of the LDC due to hardship conditions on the site. However, the existing single-family dwelling was constructed to LDC standards and according to the approved

Attachment: V-17-01 file (15122 : V-21-02 William and Christina MacGarrett)

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variance. The addition of a roof over the existing deck is inconsistent with the LDC and is not a minimum variance.

6. ***The granting of the variance will not be in harmony with the general intent and purpose of this code and will be injurious to the area involved or otherwise detrimental to the public welfare.*** The visual impact of the roof over the existing deck is consistent with the aesthetic character of the surrounding neighborhood. However, the roof over the existing deck does not meet standards for Surface Water Quality Protection and will increase the ISR from 40 percent to 48 percent.

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

8. **Granting of the variance will not deviate from the clear intent of the adopted Comprehensive Plan.** The application is consistent with the policies of the Comprehensive Plan, as discussed in this staff report.

SUMMARY

In summary, staff finds that the applicant has not provided substantial competent evidence to support the variance as requested. Findings of Fact numbers one, two, three, four, five, and six have not been found to be positive findings. The proposed roof over the existing deck does not meet Surface Water Protection Standards and exceeds the maximum allowable Impervious Surface Ratio (ISR) as outlined in the Land Development Code. The proposed variance, if approved, would allow the construction of a roof over the existing deck that would be inconsistent with the previous variances in the neighborhood, none of which have been approved for an increase in ISR. The single-family dwelling and deck were designed and constructed in 2014 to meet current LDC standards, with the deck including adequate board spacing to ensure compliance with the maximum allowed ISR for the CLR District. Constructing a roof over the existing deck two years later is not a minimal request and is not necessary for reasonable use of the land.

JH/cw

Attachment: V-17-01 file (15122 : V-21-02 William and Christina MacGarrett)

https://s2.ebridge.com/ebridge/3.0/webviewer/Viewer.aspx?ref=yvlczaxT8Hi54LQ08NN7JDK2eMstmM... 07/09/2021

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 Fax (352) 527-5428
Toll Free (352) 489-2120 TTY (352) 527-5312
Web Address:

CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

Application No.: V-21-02 Date: 1-28-2021

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

Applicant*
Name:
Address:
City:
State: Zip:
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Owner
Name: Willard Roy Mac Garrett
Address: 4469 S. Cape Cove Loop
City: Homosassa
State: FL Zip: 34448
Home No.: Cell No.: 727-647-1416
Work No.: Fax No.:
Email: rmacgarrett@gmail.com

Property Description: Section: 29 Township: 19 South Range: 17 East
Legal Description:
Subdivision: Twin Rivers Estates Lot(s): 21 Block/Parcel:
Alternate Key #: Parcel ID:

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

Variance Request: Install Aluminum Screen Porch To existing deck

State hardship that justifies the granting of the variance: Porch would offer protection from Sun and insects

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 Willard Roy McGarrett, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 28 day of Jan 2021

Janet Byrd
Printed Name
Janet Byrd
Notary Public - State of Florida

Seal: JANET BYRD Notary Public - State of Florida Commission # GG 954280 My Comm. Expires Feb 3, 2024 Bonded through National Notary Assn.

RECEIVED
FEB 01 2021

For Staff Use Only
Date: 2/1 ATF:
Time: QTR:
Initials: Mailed LUD: FZ: V-21-02

Attachment: Applicant's submittal (15122 : V-21-02 William and Christina MacGarrett)

Kevin K. OBrien

From: Miranda P. Anaya
Sent: Tuesday, June 15, 2021 2:35 PM
Cc: Susan K. Wright; Kevin K. OBrien
Subject: RE: [EXTERNAL]Re: Sufficiency Determination (V-21-02)

Add to master please

From: Cheryl B. Burton
Sent: Thursday, June 10, 2021 1:03 PM
To: Miranda P. Anaya
Cc: Susan K. Wright; Kevin K. OBrien
Subject: FW: [EXTERNAL]Re: Sufficiency Determination (V-21-02)

FYI

From: Roy macgarrett <rmacgarrett@gmail.com>
Sent: Thursday, June 10, 2021 11:31 AM
To: Cheryl B. Burton <Cheryl.Burton@citrusbocc.com>
Subject: [EXTERNAL]Re: Sufficiency Determination (V-21-02)

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

Roof overhang and gutters for our proposed screen room are both within the setbacks. Willard Roy MacGarrett. June 10, 2021.

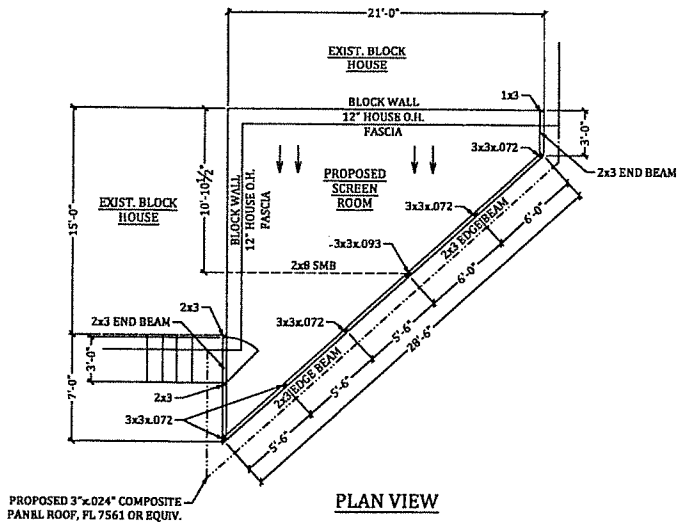
On Fri, Jun 4, 2021 at 4:42 PM Cheryl B. Burton <Cheryl.Burton@citrusbocc.com> wrote:

Attached is the Authorization form .

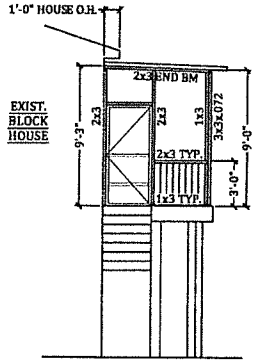
From: Cheryl B. Burton
Sent: Friday, June 4, 2021 4:40 PM
To: rmacgarrett@gmail.com
Cc: Miranda Anaya <Miranda.Anaya@citrusbocc.com>; Susan Wright <Susan.Wright@citrusbocc.com>; Kevin K. OBrien <Kevin.OBrien@citrusbocc.com>
Subject: Sufficiency Determination (V-21-02)

Good afternoon Mr. MacGarrett,

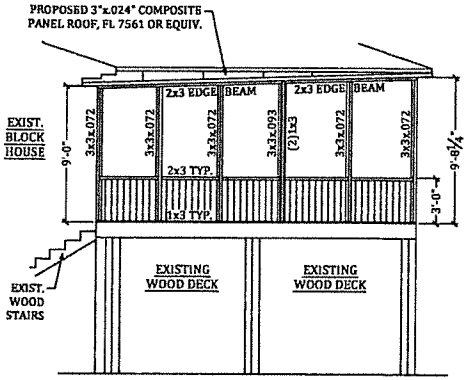
Attachment: Applicant's submittal (15122 : V-21-02 William and Christina MacGarrett)



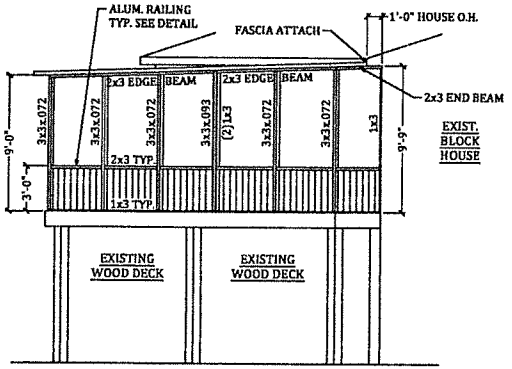
PLAN VIEW



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

RECEIVED

FEB 01 2021

V-21-02

Land Development Division

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND IT TO BE IN COMPLIANCE WITH ASCE 7-10 AND FBC 6TH EDITION RESIDENTIAL AND EXISTING BUILDING

Digitally signed by Joel a Falardeau
Date: 2020.07.15 18:52:11 -04'00'

PROFESSIONAL ENGINEER SEAL

ENGINEER OF RECORD:

- David W. Smith P.E. — FLORIDA LICENSE NUMBER: 53608
- Thomas L. Hanson P.E. — FLORIDA LICENSE NUMBER: 38654
- Myron Max Neal P.E. — FLORIDA LICENSE NUMBER: 86663
- Joel Falardeau P.E. — FLORIDA LICENSE NUMBER: 70667
- Erik Stuart P.E. — FLORIDA LICENSE NUMBER: 77605

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Zephyrhills, fl. 33542
Phone: (813)788-5314
Fax: 1-(866)-824-7894
Website: www.fbcplans.com
C.O.A. - #29054

DATE: 07/14/2020

DRAWN BY: MARK DUNN SR.

REVISION:	DATE:
RO 1	
RO 2	
RO 3	
RO 4	

JOB NAME & ADDRESS:

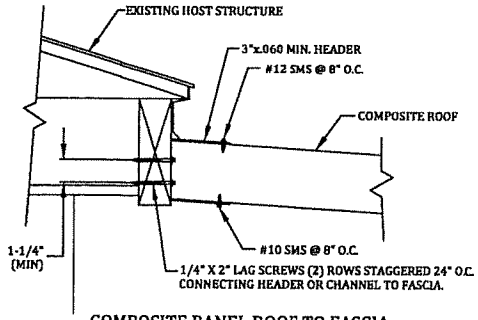
MACGARRETT
4469 S. CAPECOVE LOOP
HOMOSASSA, FL 34448

CONTRACTOR:

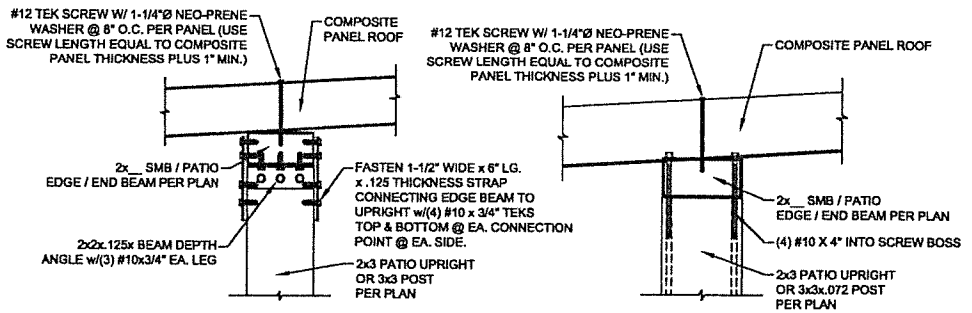
BLACKSHEARS II ALUMINUM

PLANS & ELEVATIONS

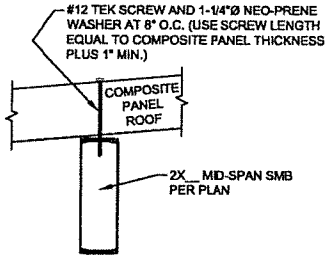
Attachment: Applicant's submittal (15122 : V-21-02 William and Christina MacGarrett)



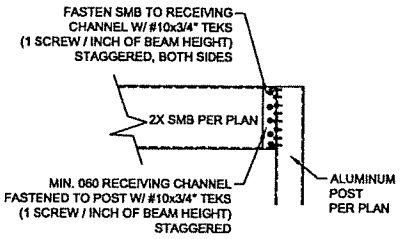
COMPOSITE PANEL ROOF TO FASCIA CONNECTION DETAILS



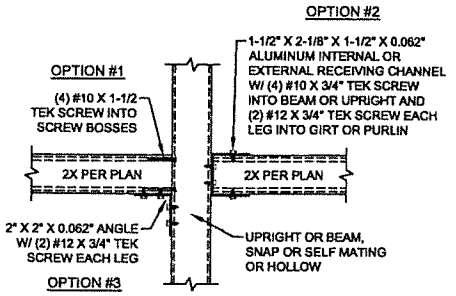
COMPOSITE PANEL ROOF, POST, AND EDGE/END BEAM CONNECTION DETAIL



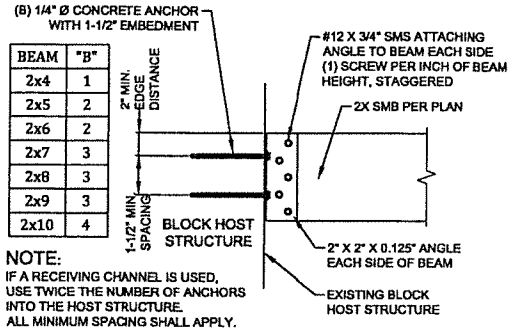
COMPOSITE PANEL ROOF, AND MID-SPAN BEAM CONNECTION



BEAM TO POST CONNECTION



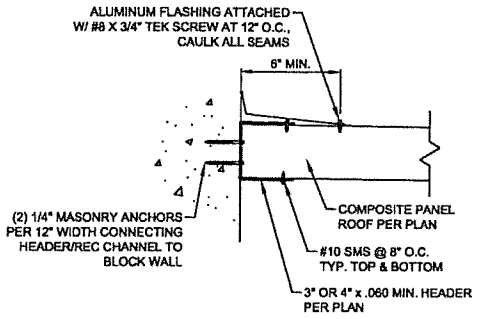
CHAIR RAIL AND GIRT CONNECTIONS



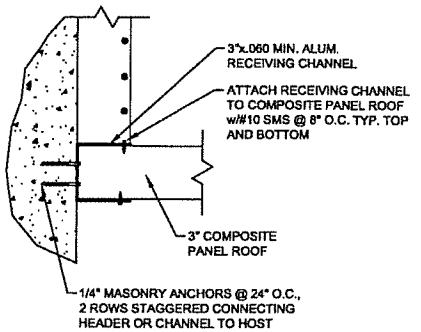
BEAM	"B"
2x4	1
2x5	2
2x6	2
2x7	3
2x8	3
2x9	3
2x10	4

NOTE:
IF A RECEIVING CHANNEL IS USED, USE TWICE THE NUMBER OF ANCHORS INTO THE HOST STRUCTURE. ALL MINIMUM SPACING SHALL APPLY.

BEAM TO BLOCK HOST STRUCTURE



COMPOSITE PANEL ROOF TO BLOCK WALL CONNECTION DETAILS



SLOPING COMPOSITE PANEL ROOF TO BLOCK WALL CONNECTION DETAILS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND IT TO BE IN COMPLIANCE WITH ASCE 7-10 AND FBC 6TH EDITION RESIDENTIAL AND EXISTING BUILDING

Digitally signed by Joel a Falardeau
Date: 2020.07.15 18:52:20 -04'00'

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RO 2	
RO 3	
RO 4	

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BLACKSHEARS II ALUMINUM

SCREEN ROOM DETAILS
SHT 1 OF 2

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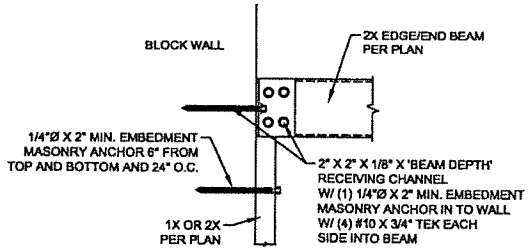
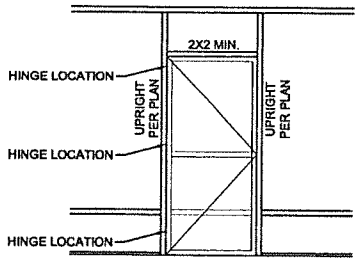
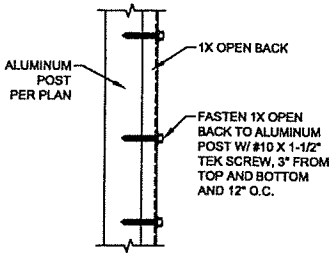


END BEAM TO BLOCK HOST STRUCTURE DETAIL

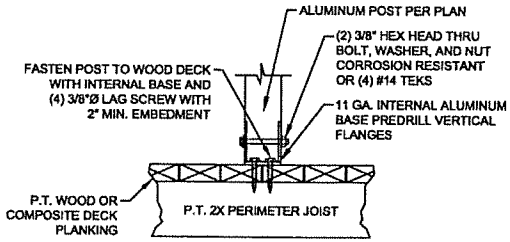


NOTES:
1. HINGES SHALL BE ATTACHED TO STRUCTURE W/ (3) #10 X 3/4" TEK SCREW MINIMUM.
2. DOOR SHALL BE ATTACHED TO ENCLOSURE W/ (2) HINGES MINIMUM.
3. HINGES SHALL BE ATTACHED TO DOOR WITH (3) #10 X 3/4" TEK SCREW. FASTEN A 1"X2"X0.044" TO UPRIGHT W/ #12 X 1-1/2" TEK SCREW @ 12" O.C. AND WITHIN 3" FROM END OF THE UPRIGHT.

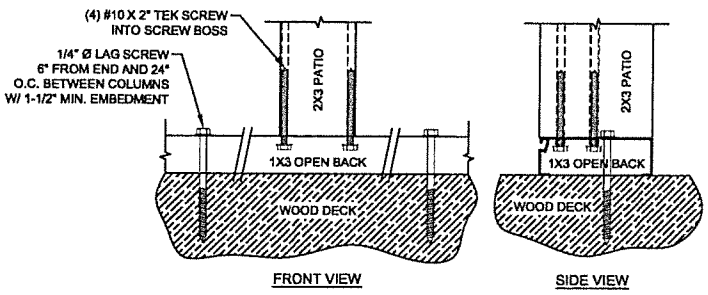
TYPICAL SCREEN DOOR CONNECTION DETAIL



1X OPEN BACK TO ALUMINUM POST DETAIL

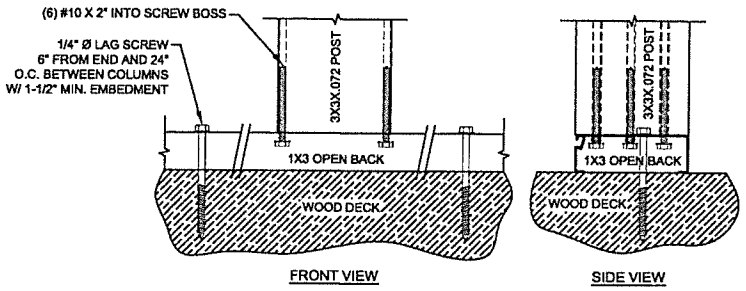


ALUMINUM 3X3X.093 POST TO WOOD DECK CONNECTION



FRONT VIEW SIDE VIEW

ALUMINUM 2X3 UPRIGHT BASE CONNECTION



FRONT VIEW SIDE VIEW

ALUMINUM 3X3 POST BASE CONNECTION

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DRAWN BY: MARK DUNN SR.

REVISION:	DATE:
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RO 2	
RO 3	
RO 4	

JOB NAME & ADDRESS:

MACGARRETT
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HOMOSASSA, FL 34448

CONTRACTOR:

BLACKSHEARS II ALUMINUM

SCREEN ROOM DETAILS
SHT 2 OF 2

RECEIVED
FEB 01 2021
V-21-02
Land Development Division

Attachment: Applicant's submittal (15122 : V-21-02 William and Christina MacGarrett)

General Notes

A. CONCRETE & FOUNDATION DESIGN:

1. ALL CONCRETE GRADE BEAMS AND FOOTINGS SHALL BE 3000 PSI MINIMUM.
2. ALL CONCRETE FILLED SUPPORTED SLABS SHALL BE 2500 PSI MINIMUM, 3 1/2" NOMINAL THICKNESS.
3. 3000 PSI FIBERMESH (3/4" PER CUBIC YARD MIN.) MEETING APPROPRIATE ACI AND ASTM REQUIREMENTS MAY BE USED IN LIEU OF WELDED WIRE MESH
4. ALL SLABS ON GRADE SHALL BE 4" THICK WITH FIBERMESH. TERMITE TREATMENT OF SOIL BENEATH SLAB IS NOT REQUIRED IF SLAB DOES NOT ABUT A WOOD FRAME STRUCTURE. NO WOOD FRAME STRUCTURE MAY BE BUILT ADJACENT TO OR ON TOP OF A SLAB WITHOUT TREATING THE SOIL FOR WOOD DESTROYING ORGANISMS.
5. ALL REINFORCING SHALL CONFORM TO ASTM A615, BE GRADE 60 (60 KSI MIN.) DEFORMED BARS, #3 BARS MAY BE GRADE 40
6. ALL OVER POUR CONCRETE FILLED SUPPORTED SLABS SHALL BE 3000 PSI MIN., 2" MINIMUM. THICKNESS.
7. SOIL BEARING PRESSURE SHALL BE A MINIMUM OF 1500 PSF.
8. THE CONCRETE SHALL CONFORM TO ASTM C94 FOR THE FOLLOWING:
   OPC (PORTLAND CEMENT TYPE 1,- ASTM C 150).
   AGGREGATES - #6 STONE , ASTM C 33 SIZE NO. 67 LESS THAN 3/4".
   AIR ENTRAINING +/- 1% - ASTM C 260.
   WATER REDUCING AGENT - ASTM C 494.
   CLEAN POTABLE WATER.
   OTHER ADMIXTURES SHALL NOT BE PERMITTED.
9. METAL WELDED WIRE SHALL CONFORM TO ASTM A 185.
10. PREPARE & PLACE CONCRETE ACCORDING TO AMERICAN CONCRETE INSTITUTE MANUAL STANDARD PRACTICE, PART 1, 2, & 3 ALONG WITH HOT WEATHER CONDITIONS RECOMMENDATIONS.
11. IF UTILIZING EXISTING CONCRETE FOR FOUNDATION, CONCRETE SHALL BE A MINIMUM OF 4" IN THICKNESS, VISIBLY FREE OF ANY STRUCTURAL EXCESSIVE CRACKING, SPALLING OR OTHER DETERIORATION.

B. MASONRY:

1. CONCRETE MASONRY UNITS (CMU) SHALL BE STANDARD HOLLOW UNITS AND SHALL BE 1900 PSI MINIMUM BASED ON TYPE M OR S MORTAR.
2. ALL MORTAR SHALL BE OF TYPE M OR S.
3. ALL GROUT SHALL BE 2000 PSI MINIMUM AND HAVE MAXIMUM COARSE AGGREGATE SIZE OF 3/8".
4. PROVIDE CLEAN-OUTS FOR REINFORCED CELLS CONTAINING REINFORCEMENT WHEN GROUT POUR EXCEEDS 5'-0" IN HEIGHT.

C. ALUMINUM:

1. ALL STRUCTURAL ALUMINUM SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF 6005-T5 FOR ALLOY WITH A MINIMUM THICKNESS OF 0.040" FOR SUPPORTING MEMBERS.
2. WHERE KICK PLATES ARE USED A MINIMUM THICKNESS OF 0.024" SHALL APPLY.
3. STRUCTURAL ALUMINUM DESIGN CONFORMS TO "PART 1-A - SPECIFICATIONS FOR ALUMINUM STRUCTURES - ALLOWABLE STRESS DESIGN" OR "PART 1-B - SPECIFICATIONS FOR ALUMINUM STRUCTURES - BUILDING LOAD AND RESISTANCE FACTOR DESIGN" OF THE CURRENT ALUMINUM DESIGN MANUAL PREPARED BY THE ALUMINUM ASSOCIATION, INC. WASHINGTON D.C. THE FLORIDA BUILDING CODE, 6TH EDITION (CHAPTER 16 STRUCTURAL DESIGN & CHAPTER 20 ALUMINUM).
4. WHERE ALUMINUM COMES INTO CONTACT WITH STEEL, OR PRESSURE TREATED LUMBER PROVIDE DIELECTRIC SEPARATION.
5. ALUMINUM MEMBERS SHALL BE STITCHED WITH NO LESS THAN #10 SMS 6" FROM THE ENDS AND 12" ON CENTER, IF USING #12 SPACING MAY BE 24" ON CENTER.
6. VINYL AND ACRYLIC PANELS SHALL BE REMOVABLE. THEY SHALL BE IDENTIFIED WITH A DECAL ESSENTIALLY STATING "REMOVABLE PANEL SHALL BE REMOVED WHEN WIND SPEEDS EXCEED 75 MPH" . DECAL SHALL BE PLACED SO IT IS VISIBLE WHEN PANEL IS INSTALLED.

D. FASTENERS:

1. ALL LAG BOLTS SHALL CONFORM TO STAINLESS STEEL TYPE 300 18-8, WITH STANDARD FLAT WASHER UNLESS MANUFACTURER GALVANIZES BOLTS SPECIFIES FOR USE WITH ACQ PRESSURE TREATED WOOD.
2. HEX BOLTS HAS TO BE ASTM A 325, PLATED WITH STANDARD FLAT WASHERS AND NUTS.
3. ALL CONCRETE SCREWS SHALL BE, SIMPSON, HILTI, RAWL, TAPCON, REDHEAD, DYNABOLT, OR APPROVED EQUAL.
4. ALL METAL TIES AND ASSOCIATED ACCESSORIES SHALL BE HOT DIPPED GALVANIZED.
5. ALL LAG BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 8X BOLT DIAMETER INTO STRUCTURAL FRAMING (G=.42 MIN.).
6. LAG BOLTS AND SCREWS INTO WOOD FRAMING SHALL BE PROVIDED WITH PILOT HOLES HAVING A DIAMETER NOT GREATER THAN 70 PERCENT OF THE THREAD DIAMETER OF THE BOLT OR SCREW. ALL LAG BOLTS AND SCREWS SHALL BE INSERTED IN PILOT HOLES BY TURNING AND UNDER NO CIRCUMSTANCES BY DRIVING WITH A HAMMER.
7. ALL EXPANSION ANCHORS SHALL BE DESIGNED IN ACCORDANCE WITH THE SPECIFIC MANUFACTURER'S REQUIREMENTS AND ALLOWABLE LOADS AND SHALL ONLY BE APPLIED IN CONDITIONS ACCEPTABLE TO MANUFACTURER. FASTENERS SHALL BE A MINIMUM OF SAE GRADE #5 OR BETTER ZINC PLATED.
8. ALL FASTENERS CONNECTING ALUMINUM COMPONENTS OR PRESSURE TREATED LUMBER ARE STAINLESS STEEL TYPE 300 18-8, UNLESS MANUFACTURER GALVANIZED BOLTS SPECIFIES FOR USE WITH ACQ PRESSURE TREATED WOOD, OR OTHERWISE NOTED ON PLANS.
9. ALL FASTENERS SHALL COMPLY WITH ASTM A153.
10. ALL CONNECTORS SHALL COMPLY WITH ASTM A653 CLASS G-185.
11. FOR SMS, THE MINIMUM CENTER-TO-CENTER SPACING SHALL BE 3/4" AND MINIMUM CENTER-TO-EDGE SHALL BE 1/2" UNLESS NOTED OTHER WISE.

E. REFERENCE STANDARDS:

ASTM E 119
ASTM E 1300
ASCE 7 -10
AA ASM35, AND SPEC. FOR ALUMINUM PART 1-A, & 1-B
ASTM C94
ASTM C150
ASTM C33
ASTM C260
ASTM C494
ASTM A615
ASTM A185
FLORIDA BUILDING CODE (CHAPTERS 16, 20 AND 23)
6TH EDITION
CURRENT ALUMINUM DESIGN MANUAL

F. ABBREVIATIONS:

THE FOLLOWING LIST OF ABBREVIATIONS IS NOT INTENDED TO REPRESENT ALL THOSE USED ON THESE DRAWINGS, BUT TO SUPPLEMENT THE MORE COMMON ABBREVIATIONS.

1. TYP – TYPICAL
2. SIM – SIMILAR
3. UON – UNLESS OTHERWISE NOTED
4. CONT – CONTINUOUS
5. VIF – VERIFY IN FIELD

G. RESPONSIBILITY:

1. ALL SITE WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES, LOCAL ORDINANCES, ETC.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS, NOTIFYING ENGINEER OF ANY DISCREPANCIES BETWEEN DRAWINGS, FABRICATED ITEMS, OR ACTUAL FIELD CONDITIONS.
3. THESE DRAWINGS REPRESENT THE ACCEPTABILITY OF THE 'SUNROOM' ROOM ADDITION ELEMENTS AS PROVIDED BY THE CONTRACTOR.
4. ALL DETAILS ON THESE DRAWINGS ARE ENGINEERED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR AND MANUFACTURER.
5. ANY DETAILS NOT SHOWN ARE TO BE ENGINEERED BY A LICENSED P.E. IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES.

H. MISCELLANEOUS:

1. ALUMINUM ADDITIONS ARE NOT TO BE INSTALLED ON A MANUFACTURED HOME, TRAILER HOME, OR PRE-FAB HOME WITHOUT A MANUFACTURER'S HOST BEAM.
   IF NO HOST BEAM IS PRESENT A SEPARATE 4TH WALL SUPPORT SYSTEM SHALL BE ENGINEERED SO THAT NO ADDITIONAL LOADING IS PLACED ON THE MANUFACTURED HOME.
2. IF ENCLOSURE CONTAINS A SWIMMING POOL OR SPA, THE ENCLOSURE SHALL COMPLY WITH RESIDENTIAL SWIMMING BARRIER REQUIREMENTS OF THE FBC 6TH EDITION R 4501.17.1 IN ITS ENTIRETY.
3. DOOR LOCATIONS MAY BE DETERMINED IN THE FIELD BY CONTRACTOR.
4. IF PAVERS ARE UNDER ALUMINUM MEMBERS THEY SHALL HAVE EPOXY ADHESIVE TO CONCRETE OR IF USING GROUT, ENSURE BONDING AGENT IS USED FIRST.
5. SCREENING MATERIAL SHALL BE 18X14X0.013 OR EQUIVALENT DENSITY SCREEN MESH ONLY UNLESS NOTED OTHERWISE.
6. EMERGENCY ESCAPE & RESCUE OPENING PER FBC R310.1 SHALL BE VERIFIED BY CONTRACTOR & BUILDING OFFICIAL
7. ENCLOSED ADDITIONS TO MANUFACTURED HOMES SHALL NOT CHANGE THE EXIT FACILITIES POR EGRESS PER HUD 3280.105, (a) THROUGH (a)(2)(iv), SO THAT THE DISTANCE TO EXIT DIRECTLY OUTSIDE FROM ALL BEDROOMS IS LESS THAN 35', AND, SO THAT TWO EXITS DIRECTLY OUTSIDE ARE STILL MAINTAINED. A CARPORT OR SCREEN ROOM SHALL BE CONSIDERED AS OUTSIDE. NON-HABITABLE SUNROOMS OR HABITABLE LIVING SPACE MAY BE ADDED WHERE AN EXIT DOOR WAS LOCATED AS LONG AS A NEW EXIT DOOR IS ADDED AND MEETS THE REQUIREMENTS OF HUD 3280.105.

DESCRIPTION: SCREEN ROOM, RAILING ON EXISTING WOOD DECK

DESIGN DATA:

1. ULTIMATE DESIGN WIND SPEED Vult, (3 SECOND GUST): 130 MPH
   NOMINAL DESIGN WIND SPEED Vasd: 110 MPH
2. RISK CATEGORY: I
3. WIND EXPOSURE: C
4. INTERNAL COEFFICIENT: +/- 0.18
5. WIND LOADS:
   FACTOR APPLIED TO WIND LOADS FOR ALLOWABLE STRESS DESIGN: 0.6
   SOLID ROOF (MWFRS): 27 PSF
   SCREEN WALLS: 32 PSF
   COMPONENT & CLADDING PRESSURES:
   ROOF ZONE 1: 10.8/-26.4 PSF, ZONE 3: 10.8/-66.6 PSF
   WALLS ZONE 4: 26.4/-28.6 PSF, ZONE 5: 26.4/-35.20 PSF
6. EXISTING PERMITTED & APPROVED WOOD DECK
7. SOLID ROOF TYPE: 3" x .024" COMPOSITE PANEL ROOF, FL 7561 OR EQUIV.

ALUMINUM STRUCTURAL MEMBERS

HOLLOW SECTIONS

2 x 2: ——— 2" x 2" x 0.044"
3 x 2: ——— 3" x 2" x 0.050"
2 x 3: ——— 2" x 3" x 0.050"
2 x 3: ——— 2" x 3" x 0.070"
2 x 4: ——— 2" x 4" x 0.050"
2 x 5: ——— 2" x 5" x 0.050"

OPEN BACK SECTIONS

1 x 2: ——— 1" x 2" x 0.040"
1 x 3: ——— 1" x 3" x 0.045"

SNAP SECTIONS

2 x 2 Snap: ——— 2" x 2" x 0.045"
2 x 3 Snap: ——— 2" x 3" x 0.050"
2 x 4 Snap: ——— 2" x 4" x 0.045"

SELF MATING (SMB)

2 x 4 SMB: ——— 2" x 4" x 0.044" x 0.100"
2 x 5 SMB: ——— 2" x 5" x 0.050" x 0.118"
2 x 6 SMB: ——— 2" x 6" x 0.050" x 0.120"
2 x 7 SMB: ——— 2" x 7" x 0.057" x 0.120"
2 x 8 SMB: ——— 2" x 8" x 0.072" x 0.224"
2 x 9 SMB: ——— 2" x 9" x 0.072" x 0.224"
2 x 10 SMB: ——— 2" x 10" x 0.092" x 0.374"

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND IT TO BE IN COMPLIANCE WITH ASCE 7-10 AND FBC 6TH EDITION RESIDENTIAL AND EXISTING BUILDING

Digitally signed by Joel a Falardeau
Date: 2020.07.15 18:52:02 -04'00'

PROFESSIONAL ENGINEER SEAL

ENGINEER OF RECORD:

☐ David W. Smith P.E.
FLORIDA LICENSE NUMBER: 53608

☐ Thomas L. Hanson P.E.
FLORIDA LICENSE NUMBER: 38654

☐ Myron Max Neal P.E.
FLORIDA LICENSE NUMBER: 86663

☐ Joel Falardeau P.E.
FLORIDA LICENSE NUMBER: 70667

☐ Erik Stuart P.E.
FLORIDA LICENSE NUMBER: 77605

FBC Plans & Engineering Services, Inc.
6272 Abbott Station Drive Unit 101
Zephyrhills, fl. 33542
Phone: (813)788-5314
Fax: 1-(866)-824-7894
Website: www.fbcplans.com
C.O.A. - #29054

DATE: 07/14/2020

DRAWN BY: MARK DUNN SR.

REVISION:	DATE:
RO 1	
RO 2	
RO 3	
RO 4	

JOB# - 20_0625_495

JOB NAME & ADDRESS:

MACGARRETT
4469 S. CAPECOVE LOOP
HOMOSASSA, FL 34448

CONTRACTOR:

BLACKSHEARS II ALUMINUM

ENGINEERS NOTES

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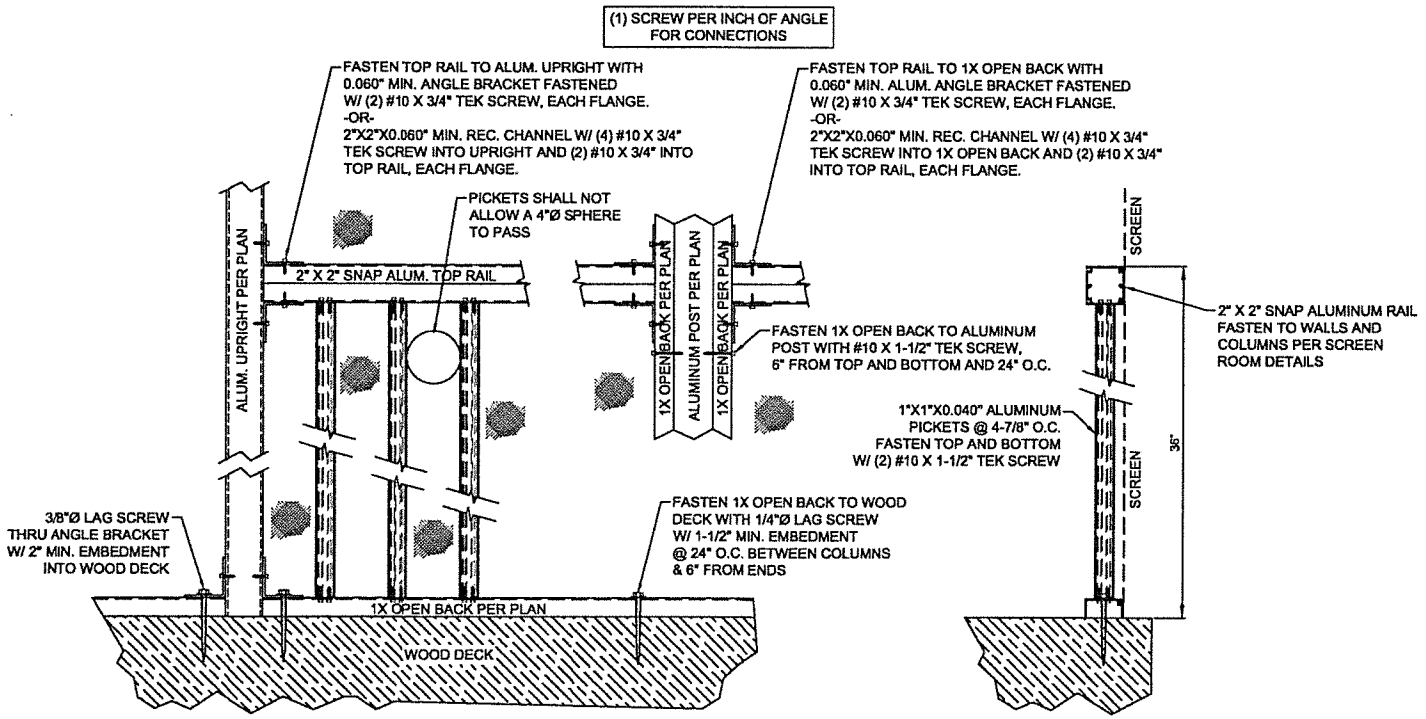
Attachment: Applicant's submittal (15122 : V-21-02 William and Christina MacGarrett)



SCREEN AND GUARD RAIL DETAIL

HAND RAIL LOADING DESIGN COMPLIES WITH SECTION FBC 6TH EDITION

NOTE:
YOU MAY USE MAXI RAIL FOR GUARD RAIL. FASTEN 1X1 PICKET IN HANDRAIL TO EACH ALUM. UPRIGHT WITH #10 X 1-1/2" TEKS, 4" O.C. EACH MAXI RAIL POST TO BE FASTENED TO THE WOOD DECK W/ (4) 1/4" LAG SCREWS OR #10 DECK SCREWS PER POST

NOTES: 1. MAY USE 2x3 UPRIGHT & SNAP FOR TOP RAIL HANDRAIL BETWEEN UPRIGHTS.
2. RAILING TO HAVE A 6' MAX. SPAN BETWEEN A NEWEL POST OR ALUM. UPRIGHT.

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND IT TO BE IN COMPLIANCE WITH ASCE 7-10 AND FBC 6TH EDITION RESIDENTIAL AND EXISTING BUILDING

Digitally signed by Joel a Falardeau
Date: 2020.07.15 18:52:39 -04'00'

PROFESSIONAL ENGINEER SEAL

ENGINEER OF RECORD:

- David W. Smith P.E. — FLORIDA LICENSE NUMBER: 53608
- Thomas L. Hanson P.E. — FLORIDA LICENSE NUMBER: 38654
- Myron Max Neal P.E. — FLORIDA LICENSE NUMBER: 86663
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C.O.A. - #29054

DATE: 07/14/2020

DRAWN BY: MARK DUNN SR.

REVISION:	DATE:
RO 1	
RO 2	
RO 3	
RO 4	

JOB NAME & ADDRESS:

MACGARRETT
4469 S. CAPECOVE LOOP
HOMOSASSA, FL 34448

CONTRACTOR:

BLACKSHEARS II ALUMINUM

GUARD RAIL/MAXI-RAIL SCREEN DETAIL

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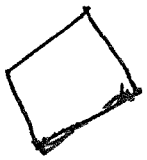
New Survey shows location of French Drains for management of Storm Water using the Symbol 

1 - 12" Drain
2 - 10" Drains
1 - 6" Drain

Impervious Surface Ratio

Lot Size 3288

Living Area 960

Covered Concrete 321

960
321
1281

.38959
3288 | 1,281

Impervious Surface Ratio is 39%

V-21-02

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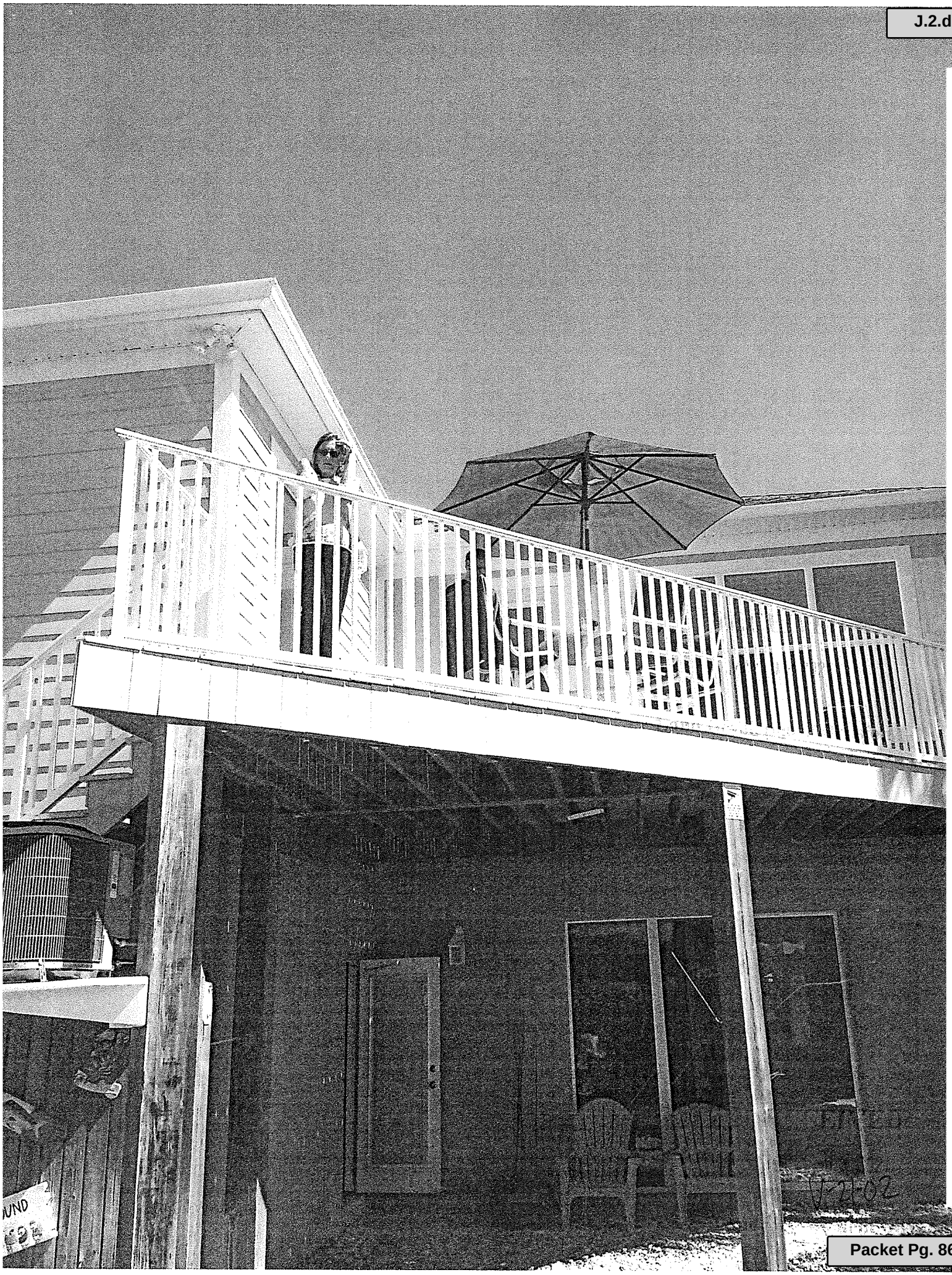

V-21-02

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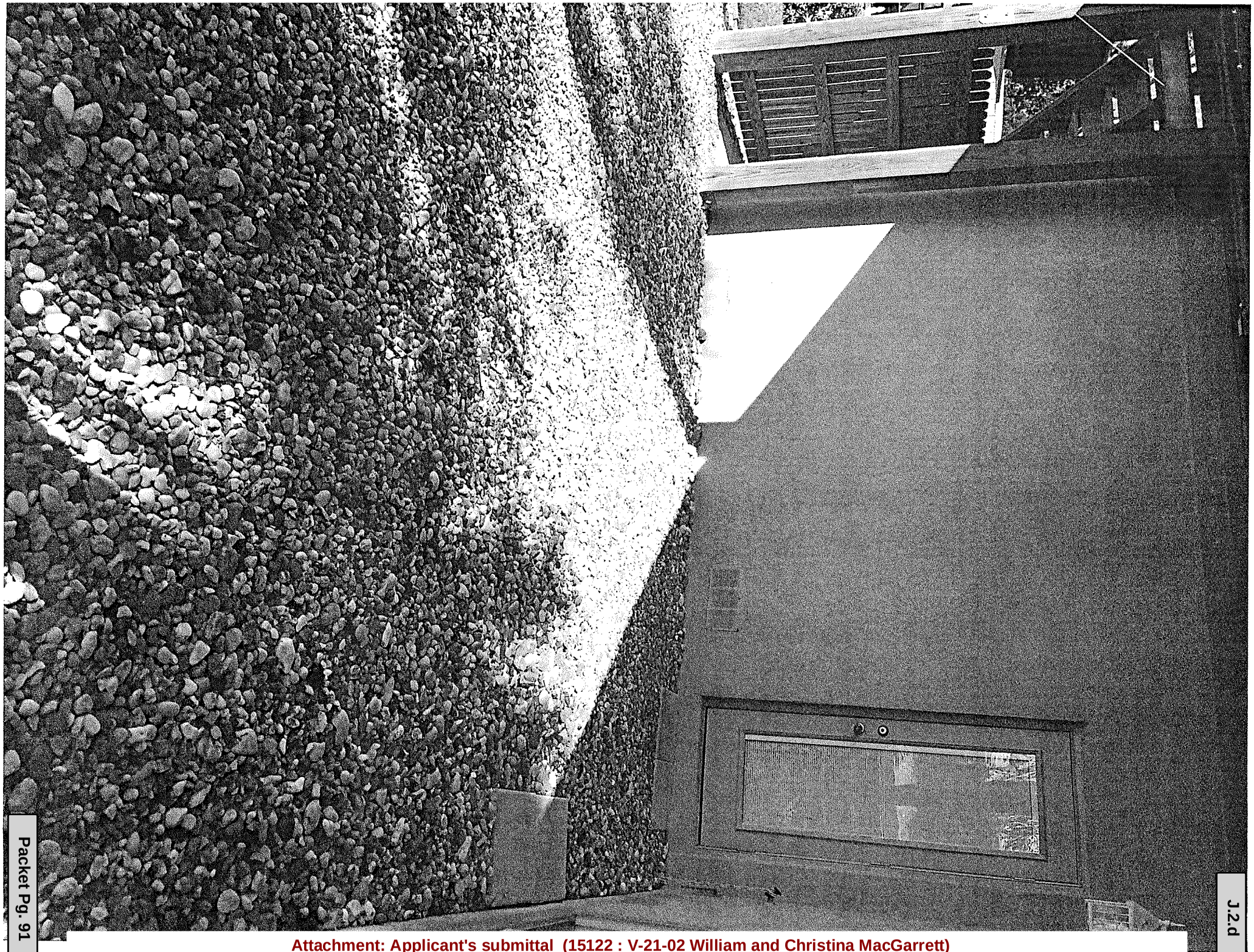

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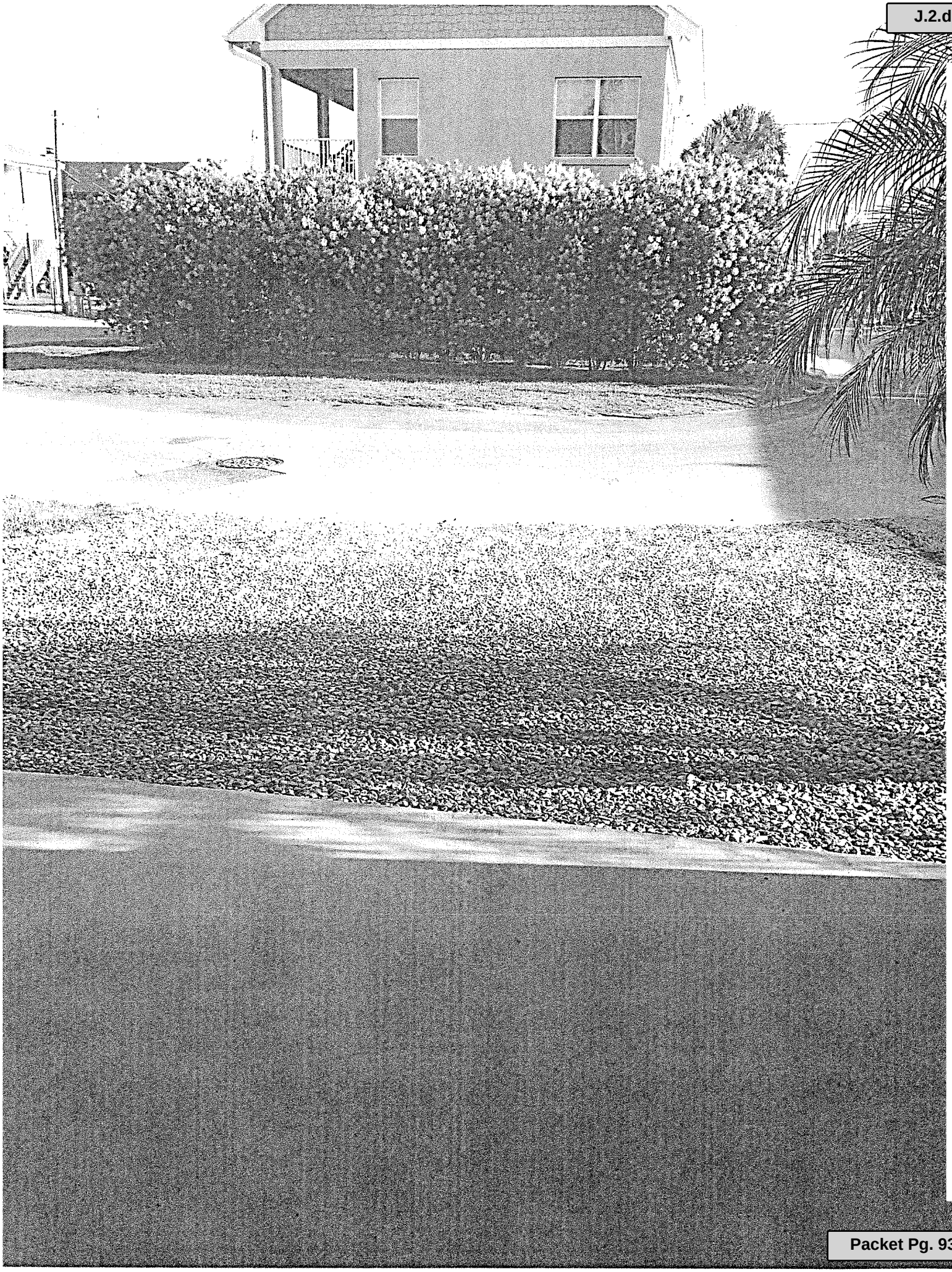

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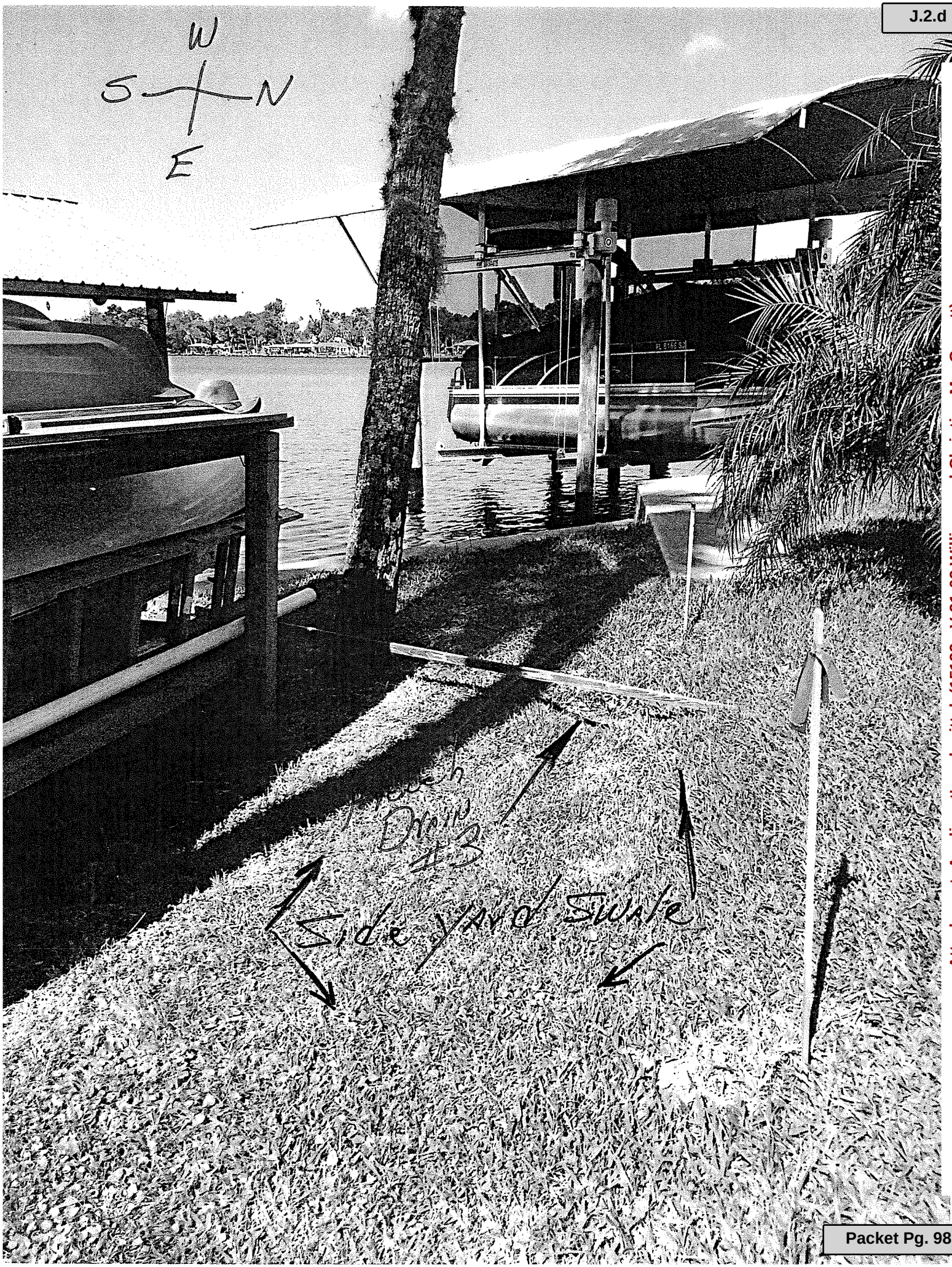
2 3 4 5 6 7 8
Front Door
#3



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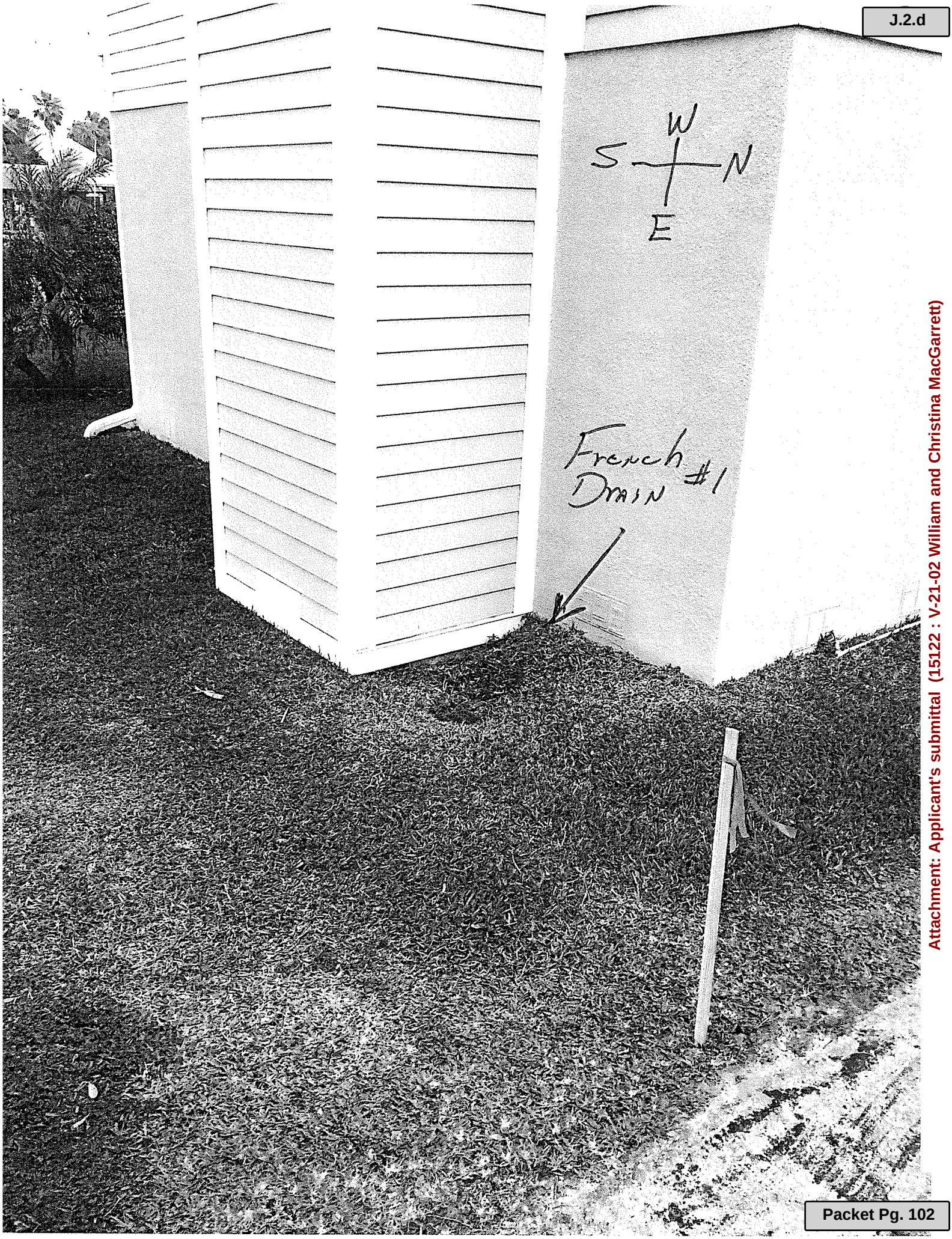

Attachment: Applicant's submittal (15122 : V-21-02 William and Christina MacGarrett)

W
S N
E

10 INCH
FRENCH DRAIN
#1

Side Yard Swale

Attachment: Applicant's submittal (15122 : V-21-02 William and Christina MacGarrett)

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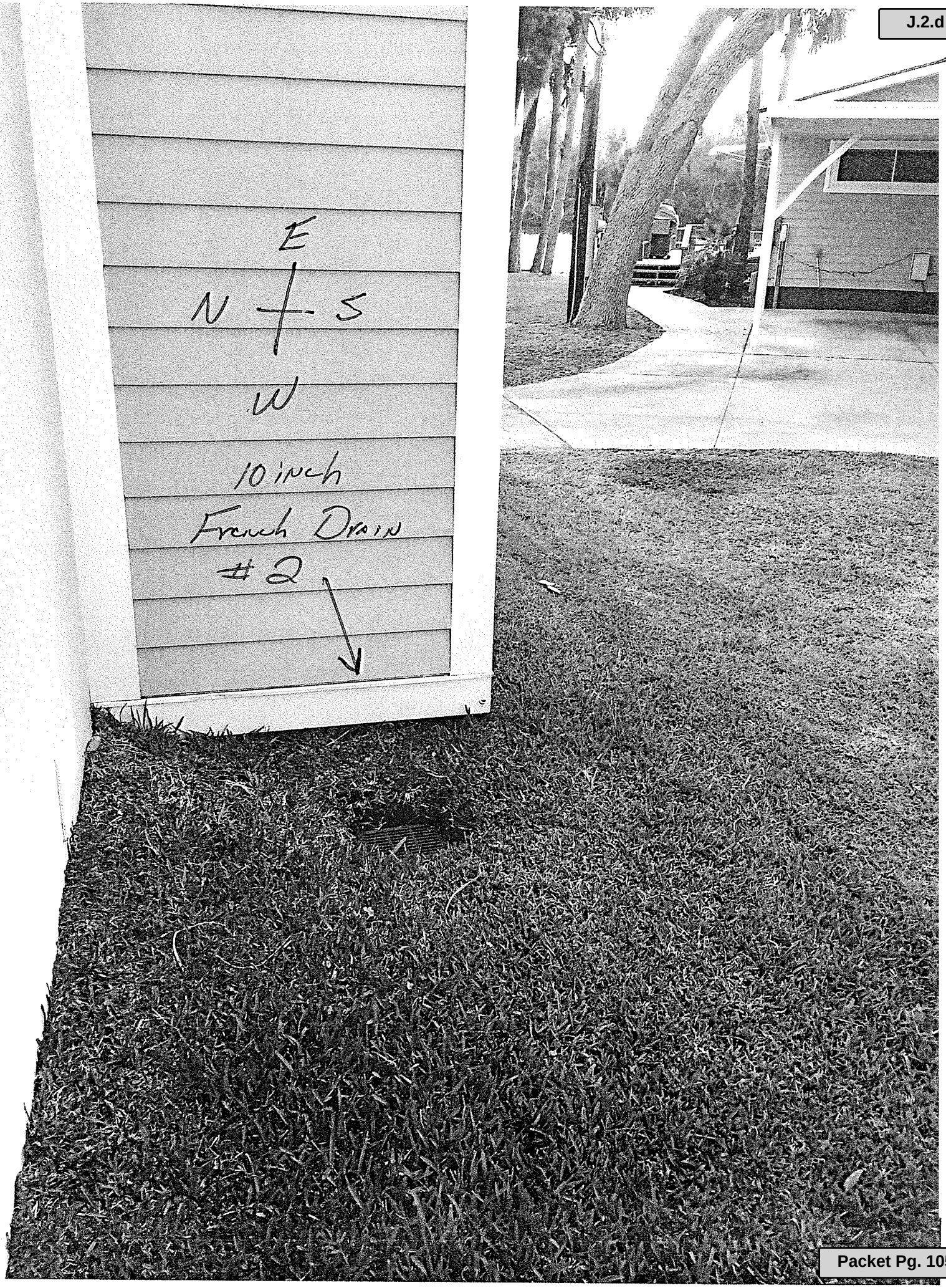
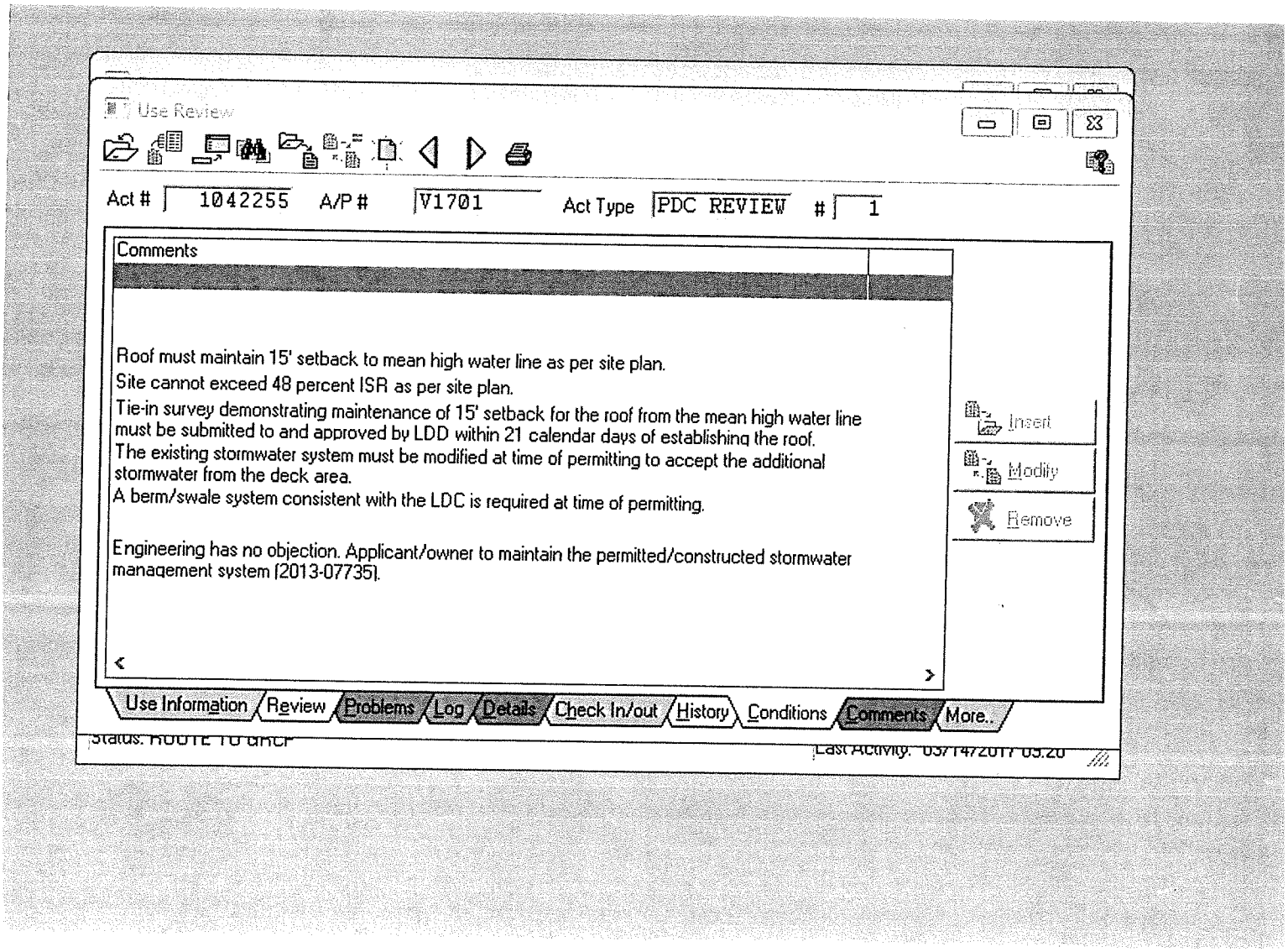


Attachment: Applicant's submittal (15122 : V-21-02 William and Christina MacGarrett)

Expired Variance from previous Owner.



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PM2-16-175

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

VARIANCE APPLICATION NO. - V-17-01 Robert Granger
DATE: December 21, 2016
PREPARED BY: Joe Hochadel, Planner, Land Development Division

VARIANCE REQUESTED	This request is for a two-part Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a roof over an existing deck (1) having less that the required 50-foot minimum building setback from the mean high water line (35-feet with berm and swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC, and (2) exceeding the maximum Impervious Surface Ratio (ISR), pursuant to Section 2403, Coastal and Lakes Residential District (CLR), as specified in the LDC. Specifically, the applicant is requesting to roof over an existing deck having a 15-foot setback from the mean high water line and for a 48 percent ISR (exceeding the 40 percent maximum allowed ISR for lots less than 10,000 square feet).
SUBJECT PROPERTY	Section 29, Township 19, Range 17; more specifically, Lot 21, of Twin River Estates Unrecorded Subdivision, which address is known as 4469 S. Capecove Loop, Homosassa, FL 34448.
ACREAGE	Approximately 3,187 square feet (0.07 acres)
LAND USE	CLR*, 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), the subject property appears to be located in Flood Zone AE with a base flood elevation of 8 feet as found on Community-Panel Number 12017C0311D.
SURROUNDING AREA	North – Vacant residential South – Single-family residence East – Single-family residence West – Canal, Right-of-way The subject property is a residential lot and is surrounded by residential lots and a canal. See attached map for a complete graphic description of the characteristics of the surrounding area.

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BACKGROUND

The subject property is part of the Twin River Estates Unrecorded Subdivision. The lot is an irregular shaped lot. The right-of-way of S. Capecove Loop, a 24-foot wide paved, private right-of-way, abuts the property on two sides. There was a variance approved for this property in 2013, (V-13-04) for a single-family dwelling for reduced waterfront setback of 15 feet from the mean high water line. There was a front average setback check for 7.99 feet from the edge of pavement done for this property. The front average setback is a development standard utilized to assure compatibility of proposed infill development with existing development. The front average setback of 7.99 feet was determined by considering the front setbacks of the six closest developed lots from the edge of pavement and calculating the average distance. The single-family dwelling was constructed in 2014 and has 1,285 square feet of living area, a 960 square-foot attached garage, and the 240 square-foot deck with half-inch spacing. The applicant is proposing to roof over the 15-foot by 27-foot by 21.5-foot elevated deck. Many of the residences in the general area have non-conforming setbacks that predate current adopted Surface Water Quality Protection Standards as well as setbacks from rights-of-way.

ANALYSIS

The applicant has requested a reduced waterfront setback and an impervious surface ratio (ISR) increase on the subject property. The applicant is requesting to roof over the existing 240 square-foot deck on the subject property. The roof will have a 15-foot setback from the mean high water line. The LDC states that the minimum setback from the mean high water line is 50 feet or 35 feet with a berm/swale system. The existing ISR is 40 percent and the proposed roof will increase the ISR to 48 percent. The LDC states that the maximum allowable ISR for the CLR District is 40 percent for lots less than 10,000 square feet. The existing deck does not count towards the maximum ISR because there is one-half inch spacing between the boards. The addition of the roof over the existing deck will add a total of 240 square feet of additional impervious surface.

The size of the proposed single-family dwelling is similar in size to other single-family dwellings in the neighborhood, many of which encroach into the required waterfront setback. The majority of the single-family dwellings in the neighborhood have open and/or enclosed porches or decks, as well as accessory structures. There have been multiple variances approved in this subdivision, both for reduced waterfront setbacks and reduced right-of-way setbacks. Most of the variances have been for new or replacement single-family dwellings, although a few have been for accessory structures such as porches. The most recent being Variance V-15-18, which was approved for reduced right-of-way setbacks to construct a single-family dwelling on the lot directly across Capecove Loop from the subject property.

Many of the homes that are exceeding the maximum allowed ISR were constructed prior to the LDC standards and other home sites use more than one lot to stay under the maximum allowed ISR. There have been no variances approved for increased ISR in this area.

SUMMARY OF AGENCY COMMENTS:

Engineering Section of the Land Development Division has no objection to this request as long as the applicant maintains the constructed stormwater management system.

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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....

Policy 17.9.2 Runoff from streets and yards will be carefully controlled to prevent flooding in adjacent areas and pollution of water bodies.

Policy 17.9.3 All development and redevelopment shall be designed to minimize stormwater discharge and shall be designed to meet or exceed the requirements of Chapter 62-25, Florida Administrative Code (F.A.C.)....

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Sections 2403, Coastal and Lakes Residential District (CLR), and 3501, Surface Water Protection Standards, as specified in the LDC. This application is consistent with the provisions of the LDC.

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

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

The LDC prescribes a minimum 15-foot buffer to be located adjacent to the mean high water line in order to protect the waterbody from adverse impacts. It also states that no alteration of the buffer shall be permitted. The applicant is requesting a 15-foot setback from the roof over of the existing deck to the existing seawall.

In many cases the applicant can remove a shed, accessory structure or other impervious area to accommodate a new structure. On this site the driveway is the only impervious area the applicant could remove to try and reduce or eliminate the variance request. The roof over the deck will add 240 square feet of additional impervious surface. The applicant's request for increased ISR to place the roof over of the deck does not appear to be a minimum request as there is already a large amount of impervious surface on the site.

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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 applicable to land, structures, or buildings in the same land use district.*** The subject property was created prior to the standards of the LDC and is restricted by the right-of-way setback and the waterfront setback of the lot. These restrictions prohibit strict conformance with the LDC requirements, which necessitated the need for a variance to construct the house in 2014. However, the applicant is proposing to expand beyond the original variance approval, which is not a condition or circumstance that is peculiar to the land, structure, or building involved.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The subdivision was created prior to current adopted Surface Water Quality Protection Standards and ISR Standards and the setback constraints are not a result of action of the applicant. There are physical conditions of the property that are not man-made or influenced by the applicant. However, the home was built in 2014 under the current LDC standards. The site was designed to use the maximum amount of lot coverage allowed and the existing deck was constructed so as not to exceed the maximum allowable ISR. By placing a roof over the existing deck, the increase in ISR is a result from the actions of the applicant.

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.*** Many of the residences in the area have decks and screen enclosures. The waterfront setback as proposed is compatible with those of the surrounding area. However, many of the existing structures in this area were placed prior to LDC standards or utilize more than one lot to stay under the maximum allowable ISR. There have been no variances in this area for increased ISR.

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 water body and right-of-way limit the available building envelope for the subject property and a variance was required to place the single-family dwelling as it exists. The existing deck was included with that variance and was designed so that the site did not exceed the maximum allowable ISR. The roof over the existing deck, as proposed, is not considered a reasonable use of the land.

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 evidence indicates that it would be difficult to develop the property in strict conformance to provisions of the LDC due to hardship conditions on the site. However, the existing single-family dwelling was constructed to LDC standards and according to the approved

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variance. The addition of a roof over the existing deck is inconsistent with the LDC and is not a minimum variance.

6. ***The granting of the variance will <u>not</u> be in harmony with the general intent and purpose of this code and <u>will</u> be injurious to the area involved or otherwise detrimental to the public welfare.*** The visual impact of the roof over the existing deck is consistent with the aesthetic character of the surrounding neighborhood. However, the roof over the existing deck does not meet standards for Surface Water Quality Protection and will increase the ISR from 40 percent to 48 percent.

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

8. **Granting of the variance will not deviate from the clear intent of the adopted Comprehensive Plan.** The application is consistent with the policies of the Comprehensive Plan, as discussed in this staff report.

SUMMARY

In summary, staff finds that the applicant has not provided substantial competent evidence to support the variance as requested. Findings of Fact numbers one, two, three, four, five, and six have not been found to be positive findings. The proposed roof over the existing deck does not meet Surface Water Protection Standards and exceeds the maximum allowable Impervious Surface Ratio (ISR) as outlined in the Land Development Code. The proposed variance, if approved, would allow the construction of a roof over the existing deck that would be inconsistent with the previous variances in the neighborhood, none of which have been approved for an increase in ISR. The single-family dwelling and deck were designed and constructed in 2014 to meet current LDC standards, with the deck including adequate board spacing to ensure compliance with the maximum allowed ISR for the CLR District. Constructing a roof over the existing deck two years later is not a minimal request and is not necessary for reasonable use of the land.

JH/cw

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Surveying
Way

11-5145

(352) 683-9166

W.O. 12-308 F2
DATE: 10-02-12
F.B. 827 PG. 10-12

19 S, RANGE: 17 E

CERTIFIED TO THE FOLLOWING ONLY:
RICHARD A. & MARCIA G. VAN ORDEN • CAPITAL CITY BANK • SOUTHERN SECURITY
TITLE SERVICES, INC • STEWART TITLE GUARANTY COMPANY

Physical Address: 4469 S. Carecove Loop

VISION, an unrecorded
s follows:

VISION, unrecorded, in
ast, more particularly

Homosassa Company's
rth, Range 17 East, as
rds of Citrus County,
g the North line of said
the Southeasterly
-A, thence S 34 degrees
es 18'50" E, 57.66 feet,
the aforementioned
east, thence S 0 degrees
0'50" W, 50.99 feet,
ence N 89 degrees
NING, thence S 89
ees 32'10" W, 53.28
the aforementioned
188 degrees 27' W along
re or less to the waters
es 00'20" W, from the
50" E, 30.18 feet more

recorded in Official
cord Book 228, Page
da.

: 757 - 760"

S88°34'30"E
North line LOT 30
172.00'
POC Not Found
NW corner LOT 30
Homosassa Company's Sub.
Plat Book 1 Page 5
Point on the
Southeasterly R/W
State Road S-490-A
FCM 4" X 4" "Moorehead Eng"
Southeasterly R/W
State Road S-490-A
HALLS RIVER ROAD (Sign)
Calculated
S34°30'00"W 162.88' (R)
S34°30'00"W 163.08' (F)
S55°18'50"E 57.66' (R)
S55°18'50"E 57.75' (F)
South R/W of TWIN RIVER LANE
**BASIS FOR BEARINGS - S88°34'30"E (R) (F)
FIP, 1" PLAIN
609.86' (R) 610.02' (F)
"parallel to the North line LOT 30"
FCIR 5/8" LB # 5763
S00°32'10"W (R) (F) 100.00' (R) (F)
S00°32'10"W (R) (F) 50.99' (R) (F)
S11°50'30"W (R) (F) 50.99' (R) (F)
S00°32'10"W 220.00' (R)
S00°30'56"W 220.04' (F)

N

SCALE: 1" = 20'

S. CAPECOVE LOOP
Right of Way Note: 24' Street (S. Capecove Loop) is described in O.R. Book 228, Pages 757 - 760, Citrus County, Florida.

Pervious Driveway

EP
WATER LINE
SAN MH
POB
LOT 21
FCM 4" x 4" Plain
Fence Corner
1.6' NE, 0.65' NW
SEE DETAIL "B"
FIR 5/8" Plain
Cotton
0.2' S, 0.2' W
N89°21'19"W, 19.92' (F) 20.00' (C) Conc
P.P.
FCIR 5/8" (Not Legible)
Conc
L1
Edge of Stone Dr.
N89°27'50"W (R)
N89°25'11"W (F)
69.00' (R)
68.98' (F)
40.0'
8.0'
12'
CE
15.6'
Fence End
0.7' NW, 2' NE of Wall
SEE DETAIL "A"
SCIR 5/8" LB 5232
on Plat 03-03-14
ROAD R/W
O.R. Book 228, Page 757 - 760
Note
WOOD
L5
8.2'
8.3'
5.0'
4.5'
Gas Heating
Storage Area
13.0'
13.6'
2.6'
7.8'
7.15'
15.0'
25.5'
Existing Seawall
Upper Wood Deck
LOT 21
#4469
2 Story CBS & Frame Residence
03-24-14
L2
39.5'
Lot 20
West 12' of Lot 20
Ingress/Egress Easement
Asphalt Drive
8.0'
12'
25.0'
L4
"along solid wall/fence" (Typical)
27.15'
21.5'
Wood Deck 03-03-14
RCP Pipe
Metal Concrete Seawall 03-03-14
HONOSASSA RIVER
3.45'
0.3' N
9.5'
10.44'
10.2'
L3
5.45'
FIR 5/8" Plain
"South line of Lots 30 & 31"
(Reference Corner by Deed)
P.P.
Conc
(Reference Corner)
FCIR 5/8" PLS # 2797
M.P.

Stone Column

E DETAIL

BEARING	DISTANCE
S89°27'07"E	49.06'
S00°37'05"W	53.33'
N86°29'20"W	29.78'
N52°32'34"W	47.38'
N37°59'35"E	30.70'

/EYOR NOTES

9. The property shown hereon may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said

ABBREVIATIONS LEGEND

AC Air Conditioner
ADS Advanced Drainage Systems
AGL Above Ground Level
ASP Above Ground Pool
ALUM Aluminum
ASLB Aluminum Shed No Slab
ASOS Aluminum Shed on Slab
BM Benchmark
C Calculated from Record Information
CL Curve (R)
CATV Cable Television Riser
FCCP Found Capped Iron Rod
FCM Found Concrete Monument
FF Finished Floor
FH Fire Hydrant
FIP Found Iron Pipe
FIR Found Iron Rod
FMMD Found Mag Nail & Disk
FND. Found
FPKND Found PK Nail & Disk
FR Florida Room
GP Guy Pole
POB Point of Beginning
POC Point of Commencement
PP Power Pole
PRC Point of Reverse Curve
PSLB Permanent Reference Monument
PT Point of Tangency
PVMT Pavement
R Record Plat or Deed
RCP Reinforced Concrete Pipe
RWSP Range
RNS Nail No Slab
RPS Iron Pipe Slab

RECEIVED
FEB
V-21-02

Land Development Division

V-21-01

Attachment: Applicant's submittal (15122 : V-21-02 William and Christina MacGarrett)

0 Sq. Ft.

V-21-02 William and Christina MacGarrett

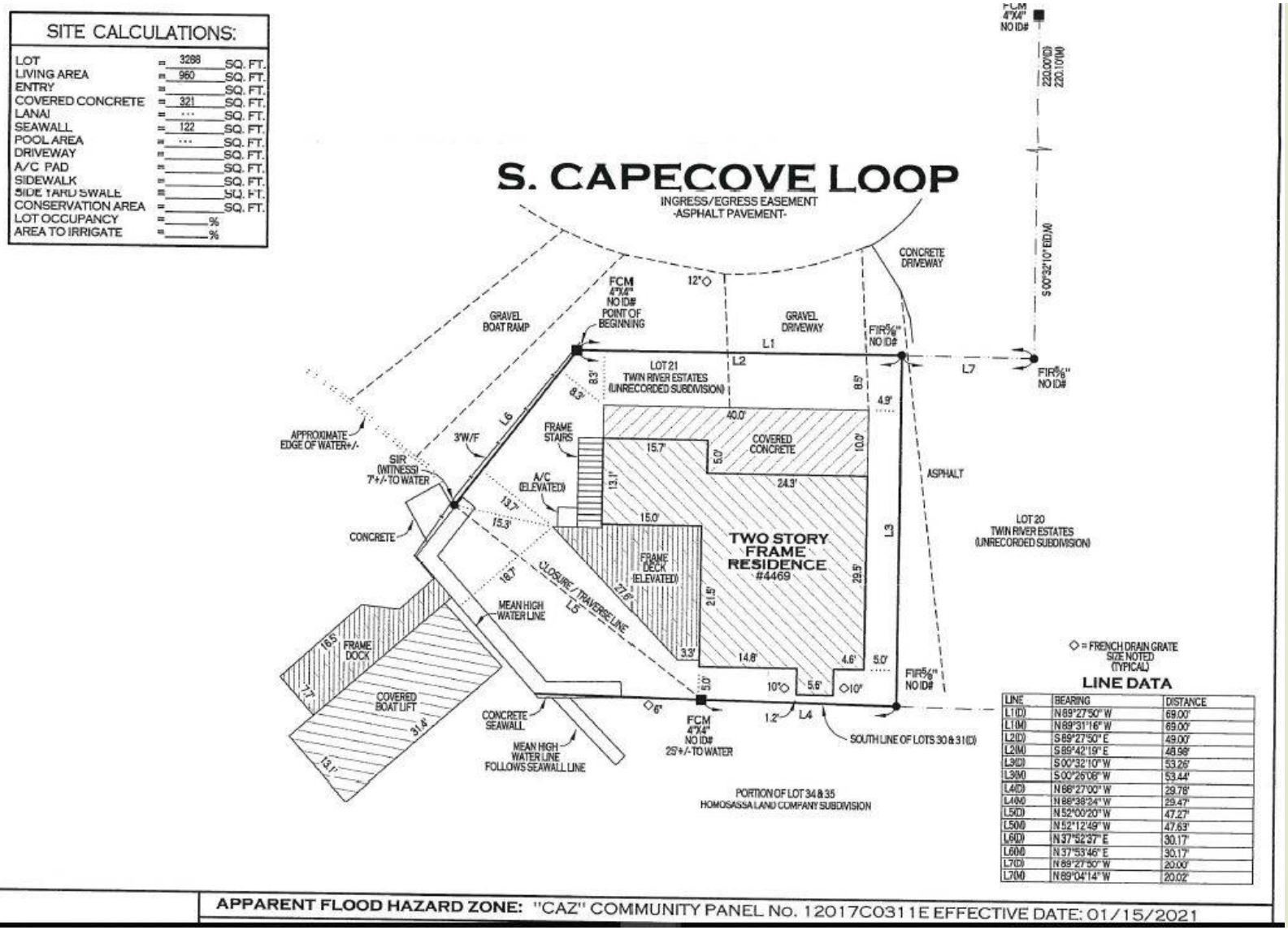
4469 W. Capecove Loop, Homosassa, FL

Attachment: Coordinator PowerPoint (15122 : V-21-02 William and Christina MacGarrett)

Attachment: Coordinator PowerPoint (15122 : V-21-02 William and Christina MacGarrett)

4469
APPLICATION PENDING
(352) 527-5239
APPL# V-21-02

Attachment: Coordinator PowerPoint (15122 : V-21-02 William and Christina MacGarrett)



Attachment: Coordinator PowerPoint (15122 : V-21-02 William and Christina MacGarrett)

V-21-02 William and Christina MacGarrett

4469 W. Capecove Loop, Homosassa, FL

Attachment: Planner PowerPoint (15122 : V-21-02 William and Christina MacGarrett)

Attachment: Planner PowerPoint (15122 : V-21-02 William and Christina MacGarrett)

PRIVATE
BOAT
RAMP

4469
APPLICATION PENDING
(352) 527-5239
APPL# V-21-02

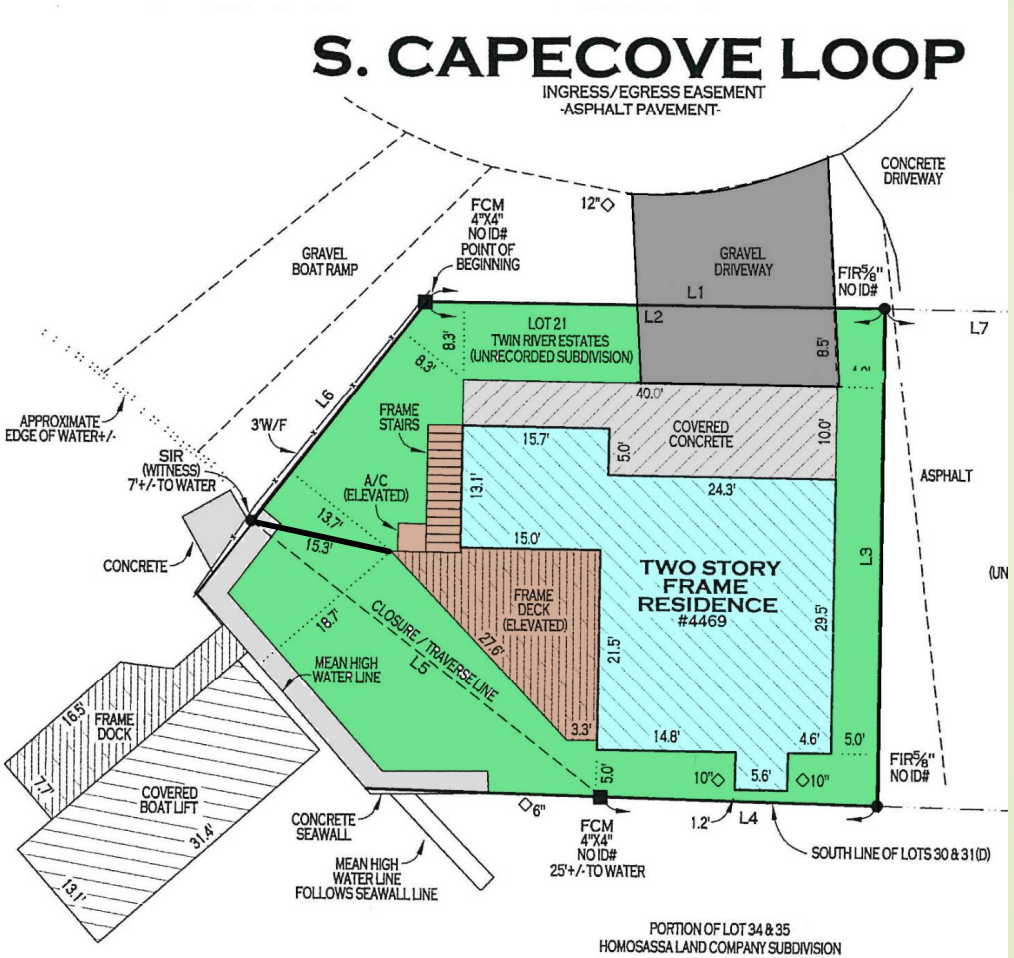
Attachment: Planner PowerPoint (15122 : V-21-02 William and Christina MacGarrett)

Attachment: Planner PowerPoint (15122 : V-21-02 William and Christina MacGarrett)

USA
800-544-0735
FL 3166 SJ

Attachment: Planner PowerPoint (15122 : V-21-02 William and Christina MacGarrett)

SITE CALCULATIONS:		
LOT	= 3288	SQ. FT.
LIVING AREA	= 960	SQ. FT.
ENTRY	=	SQ. FT.
COVERED CONCRETE	= 321	SQ. FT.
LANAI	= ...	SQ. FT.
SEAWALL	= 122	SQ. FT.
POOL AREA	= ...	SQ. FT.
DRIVEWAY	=	SQ. FT.
A/C PAD	=	SQ. FT.
SIDEWALK	=	SQ. FT.
SIDE YARD SWALE	=	SQ. FT.
CONSERVATION AREA	=	SQ. FT.
LOT OCCUPANCY	=	%
AREA TO IRRIGATE	=	%



15’3” waterfront setback

Attachment: Planner PowerPoint (15122 : V-21-02 William and Christina MacGarrett)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA-21-04 – Ebrahim Mehranipornejad
AGENDA DATE:	**August 05, 2021**

BRIEF OVERVIEW:

This application is a request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from CL, Low Intensity Coastal and Lakes District to RVP, Recreational Vehicle Park/Campground District and the Land Use Atlas Map (LUAM) of the Land Development Code from CL-MH, Low Intensity Coastal and Lakes District with mobile homes allowed to RVP, Recreational Vehicle Park/Campground District to establish a new RV park on approximately 10.05 acres.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on August 5, 2021 to review and consider CPA/AA-21-04 - Ebrahim Mehranipornejad

PM2-21-59

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

APPLICATION NUMBER: CPA/AA-21-04 – Ebrahim Mehranipornejad
DATE: July 8, 2021
PREPARED BY: Amy Bidwell, Senior Planner, Land Development Division AB

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

FUTURE LAND USE MAP REQUEST:	**From:** CL, Low Intensity Coastal and Lakes District **To:** RVP, Recreational Vehicle Park/Campground District
LAND USE ATLAS MAP REQUEST:	**From:** CL-MH, Low Intensity Coastal and Lakes – Mobile Homes allowed District **To:** RVP, Recreational Vehicle Park/Campground District
LOCATION:	Section 7, Township 17 South, Range 17 East, more specifically, Alternate Key Number 2474882, which address is 10157 N. Daylily Terrace, Crystal River, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE:	Approximately 10.05 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – CL, Low Intensity Coastal and Lakes District South – CL, Low Intensity Coastal and Lakes District East – CL, Low Intensity Coastal and Lakes District West – CL, Low Intensity Coastal and Lakes District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – CLR, Coastal Lakes and River District South – CLR-MH, Coastal Lakes and River – Mobile Homes allowed District East – CL-MH, Low Intensity Coastal and Lakes – Mobile Homes allowed District West – CLR, Coastal Lakes and River District
SURROUNDING EXISTING LAND USES:	North – Single Family Residences South – Single Family Residences East – State owned vacant land, Inglis Dam West – Single Family Residences, N. Daylily Ter

Attachment: Staff report and locator map (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

SOIL INFORMATION:	According to the *Soil Survey of Citrus County* (1988), the soil types in the area consist primarily of Myakka-Myakka, Wet, Fine Sands, 0 to 2 percent slopes, Tavares Fine Sand, 0 to 5 percent slopes. Limitations to building development are slight droughty for the Tavares fine sand and severe wetness for the Myakka-Myakka.
FLOOD ZONE:	The subject property appears to be primarily located in Flood Zone X and A as found on the current Flood Insurance Rate Map 12017C0 044E.

BACKGROUND

The subject property under application totals approximately 10.05 acres and is part of an unrecorded tract which takes access from N. Daylily Terrace, a private, local roadway. The site is currently occupied by three unpermitted recreational vehicles and is heavily wooded. The use of the three recreation vehicles (RVs) is a violation of the Land Development Code, Section 2401. A Code inspection and Notice of Violation occurred on March 3, 2020. The applicant held a pre-application meeting with Citrus County staff on October 6, 2020, and submitted this application for land use change on February 3, 2021. The Special Master ordered the three unpermitted RVs be removed within 30 days of the Special Masters hearing, which was held on June 16, 2021. The violation has not been resolved as of the date of this report.

ANALYSIS

The request is to redesignate the subject property from the Low Intensity Coastal and Lakes District (CL) to the Recreational Vehicle Park/Campground District (RVP) to establish an RV park with five RV sites, two park models (seven sites total), a bathhouse, a pergola, and recreational amenities.

The property currently has the CL designation, which allows for single family residential use. The site is abutted by single family residences to the north, south and west, and State owned vacant land and the Inglis Dam to the east.

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

The Engineering Division has provided the following comments/conditions:

- The proposal for development shall include a detailed drainage plan meeting the non-residential stormwater criteria of Section 6310, of the LDC. The applicant has not contacted the Engineering Division to discuss stormwater requirements as referenced in the sufficiency letter. The applicant states that the roadway and other areas will be constructed using alternative materials such as crushed limestone, pea gravel, or other materials. The LDC has provisions for the use of the referenced alternative materials, as referenced in Section 6310.A.5.

To install alternative materials having a certain percent agreed upon as pervious, the applicant would need to contact a civil engineer to provide the following:

- Signed and sealed construction drawings showing a cross section of materials and subgrade.

Attachment: Staff report and locator map (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

- Post construction Engineer of Record approval of the construction.
- Maintenance plan and owner signed certification to maintain the permeable surface.
- Percent of pervious area will be decided upon review by staff.

Unless the applicant can demonstrate via Section 6310.A.5, that a certain percentage of the alternative materials are pervious, the site will need to be designed showing the areas of alternative materials as impervious areas for the purposes of stormwater.

The site is accessed from a private roadway, and the Engineering Division has no access management comments for this site.

The Fire Plans Division has provided the following comments/conditions:

- Will need access thru gate – NFPA 1:18.2.2.2
- Fire department access roads to extend within 50 of at least 1 entry door – NFPA 1:2.3.2.1
- Fire department access road shall be provided within 150" to all points of the building - NFPA 1: 18.2.3.2.2
- Fire department access roads shall be 20' minimum in width - NFPA 1:18.2.3.5.1.1
- Fire department access roads to have unobstructed vertical clearance of 13'6" – NFPA 1:18.2.3.5.1.2
- Fire department access roads shall be designed and maintained to support the imposed load of fire apparatus and shall be provided with an all-weather driving surface - NFPA 1:18.2.3.5.2
- Dead end fire department access roads in excess of 150' in length shall provide provisions for the fire apparatus to turn around - NFPA 1: 18.2.3.4.5
- Fire flow required for all buildings - NFPA 1:18.4

REQUEST FOR LAND USE CHANGE

1. Concurrency

a. Sanitary Sewer – The subject property is within the Citrus County Utilities Division service territory, although, central sewer is not currently available. The application proposes a septic system will be installed. The applicant will be required to meet the standards of the LDC and Environmental Health for the proposed RV park.

b. Potable Water – The subject property is in the Crystal River Utilities District service territory and will be required to meet City standards for potable water services. Land Development has not received a letter stating the availability of services. The applicant is proposing a private well for potable water and will need to provide concurrency.

c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill. A letter from Citrus County Solid Waste Management Division has not been received and will need to be provided.

d. Drainage – The site will be required to be designed to meet all applicable stormwater design standards at the time of permitting.

Attachment: Staff report and locator map (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Concurrency has not yet been determined and the information will need to be provided prior to placement of this application on the BCC agenda.

2. **Consistency with the Land Development Code** – The current land use of CL allows for single family residential uses. The applicant has indicated the purpose of this application is to create an RV park. A Master Plan is a requirement to establish an RV park and one has been submitted with this request. This RV park will need to comply with Land Development Code standards in place at the time of permitting unless otherwise conditioned as part of this application.

   3310. Recreational Vehicle Parks

   The maximum density for an RV park shall be defined as follows:

   a. Recreational vehicle parks proposed within the Coastal, Lakes, and River Region shall have a maximum density of seven spaces per gross acre, while maximum density for a tent campground or tent only area will be no more than 10 spaces per gross acre. The number of RV units or campsites allowed does not confer any vested residential development rights whatsoever.

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

   Staff comment - This application is requesting seven RV spaces, two of which are indicated as park models on the submitted master plan. The two proposed park model sites exceed 15% of the total recreational vehicle sites proposed. In addition, park models are not allowed in the Coastal, Lakes, and River Region.

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

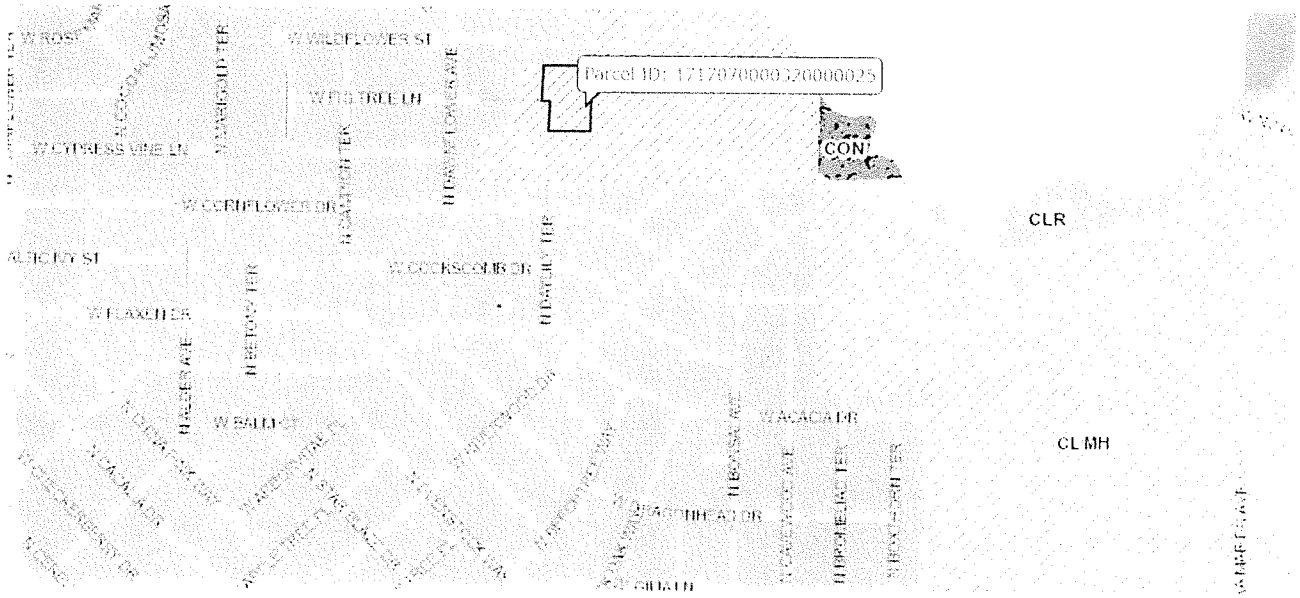
   Policy 17.2.7 The County shall guide future development to the most appropriate areas, as depicted on the GFLUM, specifically those with minimal environmental limitations and the availability of necessary services.

   Staff comment – The site is located within the Low Intensity Coastal and Lakes District and is primarily in the X flood zone, with an isolated AE flood zone. Based on the soil types, the site limitations to building development are slight droughty for the Tavares fine sand and severe wetness for the Myakka-Myakka. The subject property abuts state owned vacant land with Coastal High Hazard Area near the subject property that leads to the Inglis Dam and spillway.

   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.

Attachment: Staff report and locator map (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Staff Comment – The subject property is surrounded by single family residential uses, conservation, the Withlacoochee River and Inglis Dam and spillway. The use of an RV park in this area would not be a functional and compatible use for the residential neighborhood.



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

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

Staff comment – This application would result in an increase in intensity. The subject property is surrounded by residential uses allowing one single family dwelling per 20 acres. The proposed RV park would be limited to the number of spaces and uses on the Master Plan. The Master Plan includes five RV spaces, two park models, a bathhouse and a pergola. The Master Plan does not include recreation amenities as required by section 3310 of the LDC and will need to be delineated on the Master Plan.

4. **Impacts on Affordable Housing** – The proposal does not appear to have any impacts on affordable housing as RV parks are transient in nature. In the proposal narrative, the applicant states this project will be utilized as low-income affordable housing even though it cannot be

Attachment: Staff report and locator map (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

utilized as such. RVs are not considered permanent single or multi-family residences that may be used as low-income housing as described in the Comprehensive Plan.

5. **Compatibility with Adjacent Land Uses** – The subject property is surrounded by single family residential uses, conservation, the Withlacoochee River and Inglis Dam and spillway. The use of an RV park in this area would not be a functional and compatible use.

6. **Environmental** – A biological study is required for lots greater than five acres at the time of permitting. The applicant has not indicated that a biological study will be provided at time of permitting. If a protected species is found onsite, the applicant will need to coordinate with Citrus County and the Florida Fish and Wildlife Conservation Commission (FWC). In addition, a tree preservation plan will also be required at the time of development that includes analysis of any specimen trees that may be located on the site.

7. **Transportation** – The subject property takes access from N. Daylily Terrace, an undeveloped private dirt roadway.

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

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 10.05 acres from CL to RVP on the Future Land Use Map and on the LDC Land Use Atlas Map.

2. The subject property is not located within the adopted PSA for Citrus County.

3. The site must meet concurrency requirements for solid waste and drainage.

4. The site takes access from an undeveloped private dirt roadway.

5. The proposed land use is not compatible with the surrounding area.

MASTER PLAN OF DEVELOPMENT

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

Consistency with the Land Development Code (LDC): The proposed RV park was reviewed by the standards of LDC Section 2422, Recreational Vehicle Park/Campground District, as well as the standards of LDC Section 3310, Recreational Vehicle Parks. The master plan shows a total of seven RV sites, two of which are to be park models, a bathhouse and recreational area.

***RV Spaces*:** The LDC states that individual recreational vehicle sites shall have a minimum area of 1,500 square feet and a minimum width of 30 feet. For "park models," the minimum area shall be 3,200 square feet and the minimum width shall be 40 feet. Park models must be located in a designated "Park Model Area" shown on the master plan. The total park models allowed shall not exceed 15% of the total recreational vehicle sites located within the park. Park models are expressly

Attachment: Staff report and locator map (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

limited to RV parks located outside of the Coastal, Lakes, and River Region. The applicant indicates two of the seven proposed RV spaces as park models which would exceed 15% of the total recreational vehicle sites located within the park. In addition, park models are not allowed in the Coastal, Lakes and River Region.

***Access Management/Transportation*:** The development is proposed to take access from N. Daylily Terrace, an undeveloped private dirt roadway.

***Landscaping/Buffers*:** The proposed RV project requires a minimum 10-foot wide Type "A" landscape buffer along the north, south, east, and west property lines. The applicant has not addressed buffers within this application and will need to provide the information on the Master Plan.

***Open Space*:** The LDC states that RV parks must have at least 30 percent open space. As such, the RV park requires 3.0 acres of open space. The applicant has indicated the amount of open space provided is 3.08 acres, which meets the LDC requirement.

***Passive/Active Recreation*:** The applicant has not indicated recreational amenities as part of this request. LDC Section 3310 states that RV parks shall provide ten percent of the property as recreation area, with at least half the required area being for active recreation. Since the RV park is 10.05 acres in size, 1.0 acres of recreation is required, with at least 0.5 acres being active recreation which will need to be delineated on the Master Plan.

***Amenities*:** The LDC Section 3310 states that RV parks must have a toilet, washroom, or bath facility within 300 feet of any RV space. The applicant is proposing bathroom facility.

***Parking Standards*:** The applicant is not proposing any office space that would require parking.

***Setbacks*:** The applicant has not indicated setbacks which will need to be delineated on the Master Plan. Any future accessory structures must meet setback requirements.

***Impervious Surface*:** The master plan has identified an impervious surface ratio (ISR) of 1.9 percent for the proposed RV park. The maximum allowable ISR for the RVP District is 40 percent. The applicant's proposal indicates this proposed ISR includes only the interior roadway and cul-de-sac. It does not include the bathhouse, or any material used for the RV spaces. The applicant must demonstrate at the time of permitting that the RV park meets ISR requirements.

***Stormwater Management*:** The applicant has not indicated a stormwater management system. The proposed RV park will need to be designed to meet the requirements of Chapter 6, Stormwater Management, at the time of permitting.

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

PROPOSED FINDINGS OF FACT – MASTER PLAN OF DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD); Section 2422, Recreational Vehicle Park/Campground District, as well as the standards of LDC Section 3310, Recreational Vehicle Parks, as specified in the LDC. The Board of County

Attachment: Staff report and locator map (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

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

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a Master Plan.** *The proposed RV park has not indicated any uses that would be inconsistent with use as an RV park.*

B. **Any development approved through the Master Plan application process, which is not designated a use in the respective land use district for the subject Master Plan parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The surrounding area is primarily residential in nature. The proposed RV park will be screened with Type "A" landscape buffers where abutting residential; however, an RV park within a predominantly low density residential area is not compatible with the surrounding residences.*

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *The Master Plan includes a pergola structure and would need to meet the standards for accessory uses as outlined in the LDC. Any future accessory uses would be subject to standards as outlined in the LDC.*

D. **Subsequent to the approval of a Master Plan, uses not enumerated may be permitted through amendment of the Master Plan and approved by the Board of County Commissioners.** *The applicant is aware that any future uses may require an amendment to this Master Plan.*

E. **The land area included within the Master Plan development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the County and the established objectives and policies of the adopted Comprehensive Plan.** *The project will be required to meet standards for impervious surface as outlined in the Comprehensive Plan and Land Development Code.*

F. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *Landscape buffers will be required to meet LDC standards.*

G. **The maximum height of structures, setbacks, and density within a Master Plan development shall be as specifically established by the Board of County Commissioners in its approval action.** *The applicant has not requested a deviation from setbacks or maximum height requirements.*

H. **Approval of the proposed Master Plan development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Master Plan date-stamped received June 14, 2021, for this application.*

Attachment: Staff report and locator map (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

I. **A Master Plan will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the County. If one of these applications is not filed within the specified time frame, the Master Plan shall be null and void.** *The applicant has not requested a deviation from the three-year termination date for the proposed RV park.*

As a Code Compliance case, this site was brought forward to the PDC without meeting sufficiency standards and per BCC policy. However, the recent Special Master decision (copy attached) demonstrates that due to the severity of the violation(s), an approval of this application will not abate the case. As such, staff would suggest the following conditions be met prior to placement of this application on the agenda of the BCC for final consideration:

1. Demonstrate concurrency for water, sewer, drainage, and solid waste.
2. Provide recreation per section 3310 of the LDC on the Master Plan.
3. Provide site standards for dimensions, proposed setbacks for the RV and park model spaces, bathhouse, any recreational facilities, and the pergola.

AB/SW/cb

Attachment: Staff report and locator map (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021043167 BK: 3178 PG: 948 6/23/2021 3:38 PM 1 Receipt: 2021036637
RECORDING $27.00

F41

**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

COUNTY OF CITRUS,
a political subdivision of the State of Florida
Petitioner,

Case No. 271254

vs.

EBRAHIM & CAROL A. MEHRANIPORNEJAD
10157 N. Daylily Terrace
Crystal River, Florida
Respondents.

AMENDED AND SUPPLEMENTAL ORDER

THIS MATTER, having come before Citrus County Code Compliance Special Master Christian W. Waugh on **June 16, 2021,** after the property was found to be in violation of Citrus County Land Development Code 2401. Low Intensity Coastal and Lakes District (CL). This category designates those areas having environmental characteristics sensitive to development and therefore should be protected. No land use amendment that would increase residential density should be approved except for the Planned Unit Development standards where allowed. No additional high intensity non-residential land uses, specifically new GNC and IND, shall be allowed in the Coastal, Lakes and River region. Where preservation is not possible, only the lowest intensity development shall be allowed.

The Special Master being fully advised as to the facts, law, and premises of the case does find as follows:

1. The December 16, 2020 Order's Findings of Fact, Conclusions of Law and Order are incorporated into this Amended Order, and the December 16, 2020 Order is hereby amended and supplemented, but not superseded, to state the following:

2. The Respondent is granted 30 days from the date of this Amended and Supplemental Order to cease all activities at the property until the rezoning application is granted by County which would permit the current use i.e., an RV park.

3. Specifically, the Respondents shall remove all RVs and tenants living in RVs or other structures on the property. Additionally, any receptacles used for human waste and other waste water must be removed. Finally, Respondents are ordered that they shall only permit activities or structures on the property that comport with the proper zoning.

Attachment: Code Compliance Special Master Order (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

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#2021043167 BK: 3178 PG: 949 6/23/2021 3:38 PM 2 Receipt: 2021036637
RECORDING $27.00

Citrus County vs. Mehranipornejad
Case No. 271254

4. If the violation is not brought into compliance as ordered, a penalty of $700.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of EBRAHIM & CAROL A. MEHRANIPORNEJAD. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

5. Because of the finding that the violation is a serious threat to the public health, safety, and welfare of the public, as well as to those persons residing on the property, pursuant to Citrus County Ordinance 19-559c), the county may take any action necessary to bring the property into compliance and charge the violator with the reasonable cost in doing so.

6. It is the responsibility of the Respondents to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

7. The Respondents have the right to appeal this Amended Order to the circuit court within thirty (30) days of the date of the recording of this Amended Order in the public records of Citrus County, a political subdivision of the State of Florida, pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this 23rd day of June, 2021.

Christian W. Waugh
Citrus County Code Compliance Special Master

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER GRANTING FINE APPEAL has been furnished via U.S. First Class Mail to: EBRAHIM & CAROL A. MEHRANIPORNEJAD, 19614 Deer Lake Rd., Lutz, FL 33548, this 23 day of June, 2021.

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path, Suite 147
Lecanto, FL 34461
(352) 527-5350

Attachment: Code Compliance Special Master Order (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021043167 BK: 3178 PG: 950 6/23/2021 3:38 PM 3 Receipt: 2021036637
RECORDING $27.00

Citrus County vs. Mehranipornejad
Case No. 271254

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of the State of Florida.

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461
(352) 527-5350

COUNTY OF CITRUS)
STATE OF FLORIDA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Laurie M. Speros, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 23 day of June, 2021.

FRANCES H. BAIRD
Commission # GG 972511
Expires July 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 972511
Expiration Date: July 5, 2024

Attachment: Code Compliance Special Master Order (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 141, Lecanto, FL 34461-8070
Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: CPA/AA-21-04 Date: 2/3/21

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

Applicant*
Name: Ebrahim Mehranipornejad
Address: 19614 DEER LAKE ROAD
City: LUTZ
State: FL Zip: 33548
Home No.: 813 949 2133 Cell No.: 813 486 4434
Work No.: Fax No.:
Email:

Property Owner
Name: Ebrahim Mehranipornejad
Address: 19614 Deer Lake Rd
City: Lutz
State: FL Zip: 33548
Home No.: 813.949.2133 Cell No.: 813 486 4434
Work No.: Fax No.:
Email: emehrani@verizon.net

Property Description: Section: 7 Township: 17 South Range: 17 East
Legal Description: It is too long to fit here. It will be attached to the application
Subdivision: Lot(s): Block/Parcel:
Alternate Key #: 2474882 Parcel ID: 17E17S073200B 0025
Acreage:

_____ New Planned Unit Development (PUD)
_____ Amendment to Previously Approved PUD/PD Previous Application No.: NA
Land Development Code Atlas Designation From: CL To: RVP
Generalized Future Land Use Map Designation From: To:

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No _____
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.
Applicant Request(s): Land use change From CL-MH to RVP

Directions to Property:
US 19 N. to E. Cornflower to N. Daylily Terrace. Entrance at Daylily & Fig Tree

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: _____

STATE OF FLORIDA
COUNTY OF CITRUS PASCO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared EBRAHIM MEHRANIPORNEJAD who is personally known to me or provided FL Drivers License as identification and who did not take an oath. WITNESS my hand and official seal this 2nd day of February, 2021

_____
Printed Name
Notary Public - State of Florida

Seal

LUZ ALVAREZ
Notary Public - State of Florida
Commission # GG 185853
My Comm. Expires Apr 17, 2022
Bonded through National Notary Assn.

Date: 2/3/21
Time: AM
Initials:

For Staff Use Only
ATF:
QTR:
LUD:
GFLUM Des:
FZ:

RECEIVED
FEB 03 2021
CPA/AA-21-04
Land Development Divisi

Attachment: Applicant's submittal (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

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

REQUIRED INFORMATION FOR A COMPREHENSIVE PLAN AMENDMENT

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

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

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

   Designation: RVP

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

   Sanitary Sewer: NA – Septic system

   Potable Water: NA Private well

CPA/AA-21-04

Attachment: Applicant's submittal (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

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

INSTRUCTIONS FOR COMPLETING THE REQUIRED INFORMATION PAGES

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

1. The application form is provided as part of this packet. Complete all areas before submitting back to the County. The signature must be notarized and this can be done in the offices of the Department of Growth Management. Enclosed in the packet

2. Legal descriptions are necessary to locate the property on the County's maps. This information is contained within property deeds and surveys. Either can be used to satisfy other information requirements to follow. Enclosed in the packet

3. Proof of ownership is necessary to insure that the correct property is being changed and that the person requesting the change is authorized to submit the application. This can be a deed, copy of tax bill, or other document that legally identifies the owner of the property. Enclosed in the packet

4. A survey will provide an accurate legal description to locate the property on the maps, plus, it provides the dimensions to calculate and confirm the total acreage under application. Wetlands and other special features are affected by specific Federal, State, and local regulations and are therefore needed on the survey to insure that all of these regulations are met. Enclosed in the packet

5. Text amendments are generally proposed due to changes in other laws or individual circumstances that result in a possible conflict with the existing text of the Comprehensive Plan. New draft language must be provided. NA

6. The comprehensive plan and state regulations require that changes to the County's map(s) must be reviewed to determine what method will be used to provide the services (i.e., water, sewer, roads, etc.) necessary to develop or use the property under application. Provide discussion for each of these facilities listed on how this property will be serviced. If these facilities exist and are proposed to be utilized by the property, discuss all impacts on the capacity of each facility type. No changes to the County maps

7. The County has guidelines that were set up to insure that there would be no negative impacts on affordable housing within the County. The impacts would include additions to, or the removal from, the total amount of dwelling units that are used for affordable housing. Check the appropriate space and describe the impacts in the space provided if 'YES' is checked. No adverse impact in environment and density

8. The objectives and policies of the Comprehensive Plan provide the guidelines for growth and development within the County. All amendments must be compatible with these objectives and policies. Check the space that fits this application. In the spaces provided, fill in the number of the objective(s) and policy(ies) that apply to the proposed amendment. Then describe how this change will or will not affect each objective and policy that was listed. Rezoning will not affect any objective and policy

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

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

CPA/AA-

Attachment: Applicant's submittal (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 141, Lecanto, FL 34461-8070
Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance_____Conditional Use_____Minor Subdivision___Lot Reconfiguration

_____Plat Vacation____Street Vacation___✓__Comprehensive Plan Amendment

_____Atlas Amendment_____Other (specify)_____

LEGAL DESCRIPTION OF PROPERTY:

Section_____Township_____Range_____Alternate Key # 2474882

Lot/Parcel_____Block_____

Subdivision_____

I, Carol A. Mehranipornejad, owner of the above described property,
(Name of Owner)

authorize Ebrahim Mehranipornejad of _____ to
(Name of Representative) (Name of Business)

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

SIGNATURE: Carol A. Mehranipornejad
(Signature of Owner)

STATE OF FLORIDA
COUNTY OF ~~CITRUS~~ PASCO

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

WITNESS my hand and official seal this 2nd day of February, 2021

LUZ ALVAREZ
Printed Name

Notary Public - State of Florida

Seal

LUZ ALVAREZ
Notary Public - State of Florida
Commission # GG 185853
My Comm. Expires Apr 17, 2022
Bonded through National Notary Assn.

RECEIVED
FEB 3 2021
CPA/AA-21-04

Attachment: Applicant's submittal (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment ✓ Other (specify): Rezoning CL-MH to RVP

LEGAL DESCRIPTION OF PROPERTY:

Section 7 Township 17 South Range 17 East Alternate Key # 2474882

Lot/Parcel _____ Block _____

Subdivision _____

I, Ebrahim Mehranipoornejad, owner of the above described property,
(Name of Owner)

authorize Ebrahim Mehranipornejad II of _____ to
(Name of Representative) (Name of Business)

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

SIGNATURE: _____
(Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS

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

WITNESS my hand and official seal this 16 day of June, 2021

Tee-Marie Chenevert
Printed Name

Notary Public - State of Florida

Seal

NOTARY PUBLIC STATE OF FLORIDA
TEE-MARIE CHENEVERT
Commission # GG 241075
Expires July 23, 2022
Bonded Thru Budget Notary Services

Attachment: Applicant's submittal (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Joanna L. Coutu

From: Douglas A. Wright
Sent: Monday, July 12, 2021 8:26 AM
To: Joanna L. Coutu
Subject: FW: [EXTERNAL]CPA/AA-21-04 - Ebrahim Mehranipornejad

Importance: Low

FYI

Doug Wright

Executive Assistant to the Board

(352) 341-6561 (office)

(352) 341-6584 (fax)

(352) 586-6271 (cell)

From: Marcy Howard <Mhoward@telmedical.com>
Sent: Saturday, July 10, 2021 20:07
To: Scott E. Carnahan <Scott.Carnahan@citrusbocc.com>; Ronald E. Kitchen <Ronald.Kitchen@citrusbocc.com>; Ruthie D. Schlabach <Ruthie.Schlabach@citrusbocc.com>; Jeff S. Kinnard <Jeff.Kinnard@citrusbocc.com>; Holly L. Davis <Holly.Davis@citrusbocc.com>
Subject: [EXTERNAL]CPA/AA-21-04 - Ebrahim Mehranipornejad
Importance: Low

BOCC MTG
JUL 13 2021
CPA/AA-21-04

Attachment: Public input (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

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

Attn: Members of the Citrus County Board of County Commissioners,

Re: Application No. CPA/AA-21-04 – Ebrahim Mehranipornejad

A proposed change in land development code.

My name is Dr. Marcy Lee Howard. I am a pediatrician who provides pediatric care to children here in Crystal River at the Langley Health facility on Fort Island Trail. I have provided care for children in Crystal River since 2006. In May 2010, I purchased the property and home located at 10055 N Daylily Terrace. At that time the owners of the property next door were Mr. and Mrs. Hollis. They had in years past run a bed and breakfast campsite designed for equestrians. Their home was on a piece of property attached to the property that is located at 10157 N Daylily Terrace. The Hollis' were getting older and Mr. Hollis was having health issues. So overtime, they had stopped having campers. That was about one year after I moved next door.

Let me first explain, I had searched specifically for the property on Daylily to move into as it would allow me to pursuit my interests in hiking, fishing, bike riding, as well as wild edibles and ways to help protect the land and the inhabitants. I am hoping to repopulate the area with Bob-White Quail as there has been a sharp decline in the population in the last 4 years. I have a garden as well as bird aviary and a couple of pigs as well as a bee hive in my back yard. It is my get away after dealing with Medicaid all day, they make it next to impossible to take care of the children currently. However, when the Hollis' decided to sell the land to Mr. Mehranipornejad, my quiet neighborhood turned into a nightmare zone.

Attachment: Public input (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Initially, Mr. Mehranipornejad had his son ("Abe") stay periodically at the property. Then eventually "Abe" basically left and others started to stay on the property. I will acknowledge for a short period of time in 2016, I had rented the cabin for my daughter until I bought a condominium for her in Crystal River proper. That was before a literal shanty town of people, most who have prior arrest records and/ or mental health issues started living in squalor all over the property. Over the last few years, the people who live there have caused issues from simple drunk and disorderly, to drug issues of multiple kinds, to an attempted murder. I had reached out to both Mr. Mehranipornejad and his son multiple times to request that they evict certain tenants that were causing most of the issues. My requests landed on deaf ears. The sheriff's office can confirm that they had been called to the property many times over for various issues. The attempted murder case made the local paper. All this nightmare and yet the land was not even zoned for recreational vehicle park.

Please do not allow the property to be zoned for use as a recreational vehicle park. Mr. Mehranipornejad does not live here. He does not care who lives on the property or how many people or even if they are living in a safe and sanitary situation.

Sincerely,

Marcy Lee Howard MD

Attachment: Public input (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Attn: Members of the Citrus County Board of County Commissioners,

Re: Application No. CPA/AA-21-04 – Ebrahim Mehranipornejad

A proposed change in land development code.

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Let me first explain, I had searched specifically for the property on Daylily to move into as it would allow me to pursuit my interests in hiking, fishing, bike riding, as well as wild edibles and ways to help protect the land and the inhabitants. I am hoping to repopulate the area with Bob-White Quail as there has been a sharp decline in the population in the last 4 years. I have a garden as well as bird aviary and a couple of pigs as well as a bee hive in my back yard. It is my get away after dealing with Medicaid all day, they make it next to impossible to take care of the children currently. However, when the Hollis' decided to sell the land to Mr. Mehranipornejad, my quiet neighborhood turned into a nightmare zone.

Initially, Mr. Mehranipornejad had his son ("Abe") stay periodically at the property. Then eventually "Abe" basically left and others started to stay on the property. I will acknowledge for a short period of time in 2016, I had rented the cabin for my daughter until I bought a condominium for her in Crystal River proper. That was before a literal shanty town of people, most who have prior arrest records and/ or mental health issues started living in squalor all over the property. Over the last few years, the people who live there have caused issues from simple drunk and disorderly, to drug issues of multiple kinds, to an attempted murder. I had reached out to both Mr. Mehranipornejad and his son multiple times to request that they evict certain tenants that were causing most of the issues. My requests landed on deaf ears. The sheriff's office can confirm that they had been called to the property many times over for various issues. The attempted murder case made the local paper. All this nightmare and yet the land was not even zoned for recreational vehicle park.

Please do not allow the property to be zoned for use as a recreational vehicle park. Mr. Mehranipornejad does not live here. He does not care who lives on the property or how many people or even if they are living in a safe and sanitary situation.

Sincerely,

Marcy Lee Howard MD

Marcy Lee Howard MD

RECEIVED
JUL 16 2021
CPA/AA-21-04
Land Development Division

Attachment: Public input (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Susan K. Wright

From: Miranda P. Anaya
Sent: Monday, July 19, 2021 5:07 PM
To: Susan K. Wright
Subject: FW: [EXTERNAL]For decision on property 10157 n daylily ter. Crystal river FL.

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

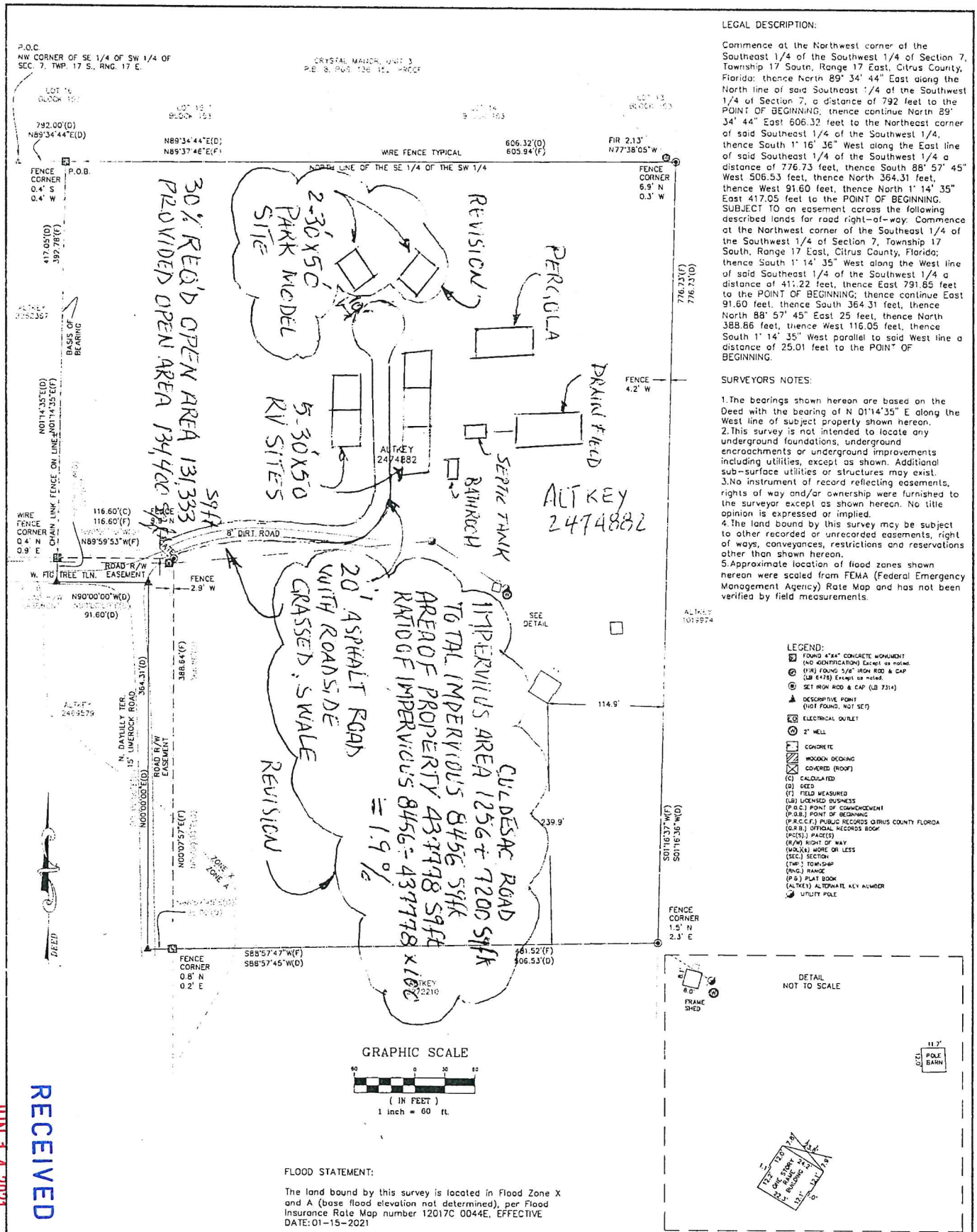
From: kyle metz
Sent: Monday, July 19, 2021 4:00 PM
To: Miranda P. Anaya
Subject: [EXTERNAL]For decision on property 10157 n daylily ter. Crystal river FL.

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

This is Kyle Metz, my family and I are the ones to be most affected by this land owner wanting to turn his 10 acres into a permitted camp ground because my home is set on the corner of my lot Which is to the entrance to the property in question. Which in my opinion would not happen to be a general standard of a "camp ground". He will only keep the pace that he has had going on this property which is people living in campers and sheds. Not ideal for trying to raise a 12 yr old daughter and having a baby on the way I do not wish to raise my family 40 feet from this kind of atmosphere. You can easily find the domestic disturbances and police reports against this property. The people living there didn't like someone that was also living there so they lit his shed on fire. Again this is not ok. These people need to be rooted out of this neighborhood and the 10 acres needs to stay single family. I did not build a brand new home to raise my kids in, just to find out I would have to do so next to a campground where people are coming in and out never knowing what kind of people are right next store and or will my kids be ok outside or at night when we are trying to sleep. My vote is an ABSOLUTE NO on this matter and if this is to some how get the go ahead from the county I need to be notified so I can put my home for sale and get out of here before you ruin my wife and child's safety and suck out all the equity I have in my brand new home.
My contact info is 352 445 0628
Address is 11630 w fig tree lane 34428

Sent from Yahoo Mail on Android

Attachment: Public input (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)



LEGAL DESCRIPTION:

Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 17 South, Range 17 East, Citrus County, Florida; thence North 89° 34' 44" East along the North line of said Southeast 1/4 of the Southwest 1/4 of Section 7, a distance of 792 feet to the POINT OF BEGINNING; thence continue North 89° 34' 44" East 606.32 feet to the Northeast corner of said Southeast 1/4 of the Southwest 1/4, thence South 1° 16' 36" West along the East line of said Southeast 1/4 of the Southwest 1/4 a distance of 776.73 feet, thence South 88° 57' 45" West 506.53 feet, thence North 364.31 feet, thence West 91.60 feet, thence North 1° 14' 35" East 417.05 feet to the POINT OF BEGINNING. SUBJECT TO an easement across the following described lands for road right-of-way: Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 17 South, Range 17 East, Citrus County, Florida; thence South 1° 14' 35" West along the West line of said Southeast 1/4 of the Southwest 1/4 a distance of 411.22 feet, thence East 791.85 feet to the POINT OF BEGINNING; thence continue East 91.60 feet, thence South 364.31 feet, thence North 88° 57' 45" East 25 feet, thence North 388.66 feet, thence West 116.05 feet, thence South 1° 14' 35" West parallel to said West line a distance of 25.01 feet to the POINT OF BEGINNING.

SURVEYORS NOTES:

1. The bearings shown hereon are based on the Deed with the bearing of N 01°14'35" E along the West line of subject property shown hereon.
2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
3. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
4. The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
5. Approximate location of flood zones shown hereon were scaled from FEMA (Federal Emergency Management Agency) Rate Map and has not been verified by field measurements.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone X and A (base flood elevation not determined), per Flood Insurance Rate Map number 12017C 0044E, EFFECTIVE DATE: 01-15-2021

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

BOUNDARY SURVEY FOR
EBRAHIM MEHRANIPORNEJAD
CITRUS COUNTY, FLORIDA

Project No.: 20632	Field Book: 120/28	DRAWN BY: CEB
Scale: 1" = 60'	Field Date: 01-22-2021	Sheet: 1 of 1

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

RECEIVED
JUN 14 2021

Attachment: Site Plan (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

CP/AA-21-04

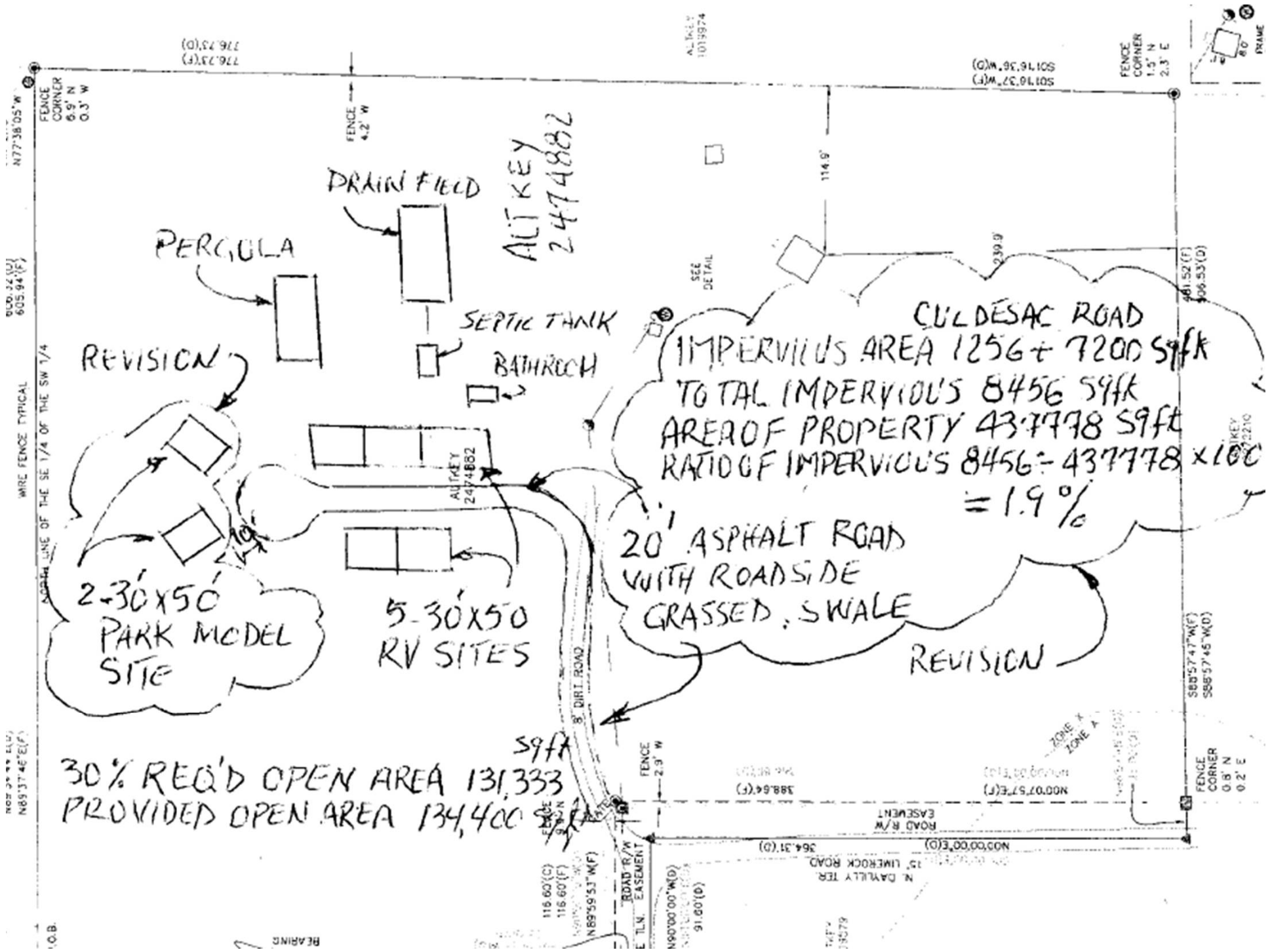
Ebrahim Mehranipornejad

Attachment: Coordinator PowerPoint (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Attachment: Coordinator PowerPoint (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Attachment: Coordinator PowerPoint (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Sawtooth
Trail Head



Attachment: Coordinator PowerPoint (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

CPA/AA-21-04

Ebrahim Mehranipornejad

Attachment: Planner PowerPoint (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Attachment: Planner PowerPoint (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

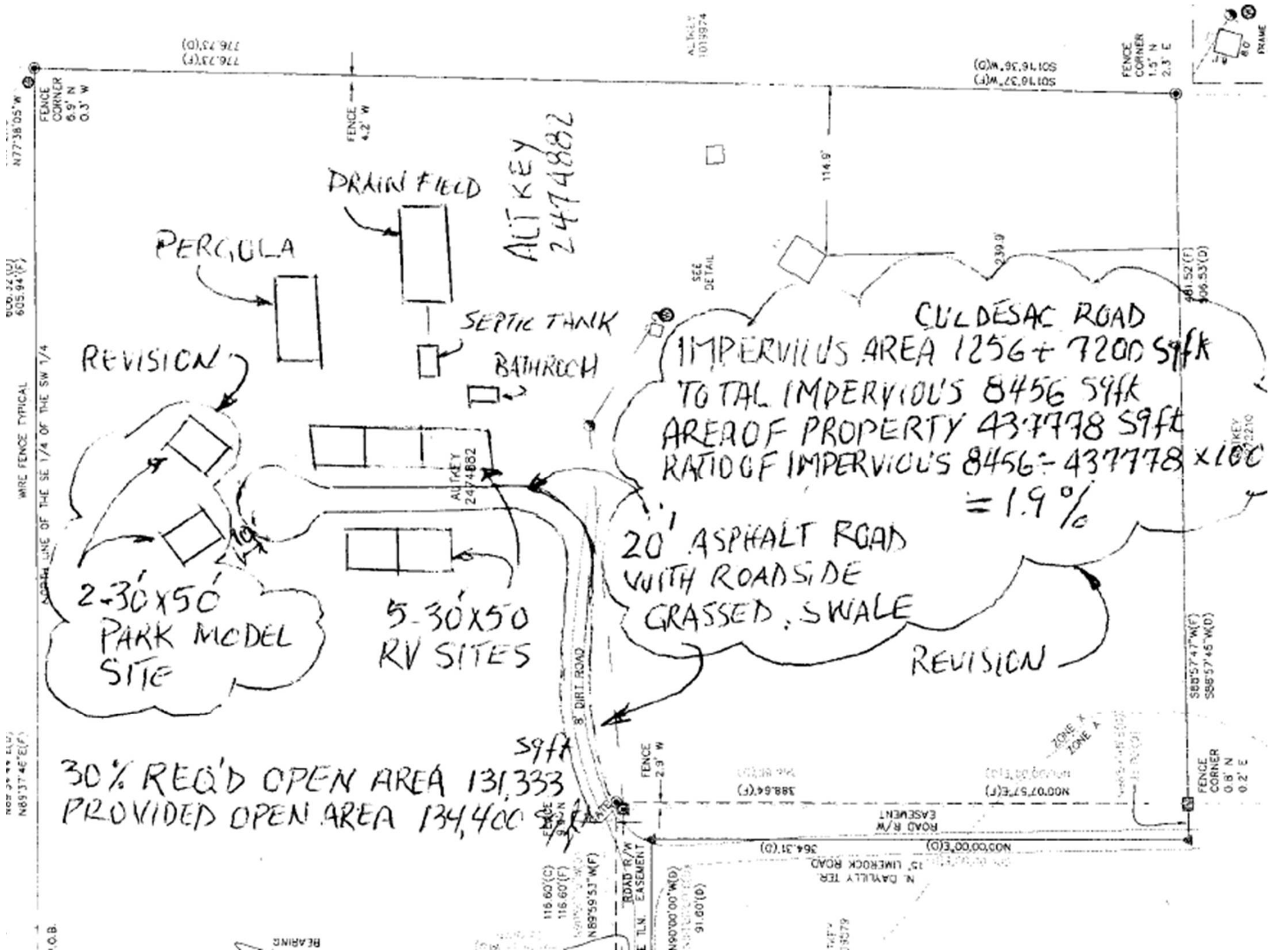
W FIG TREE LN
N DAGLILLY

Attachment: Planner PowerPoint (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

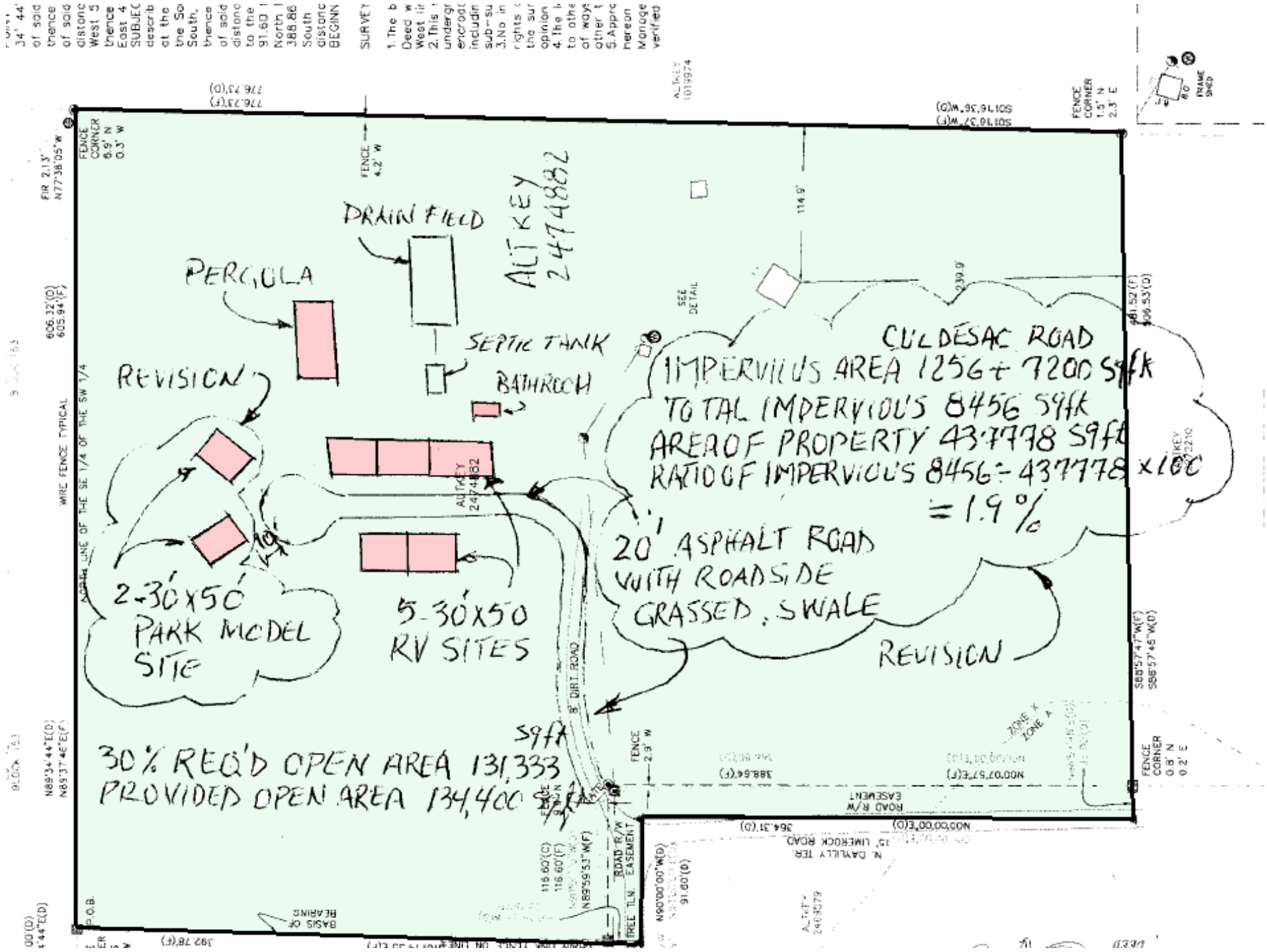
Attachment: Planner PowerPoint (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Attachment: Planner PowerPoint (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

Attachment: Planner PowerPoint (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)



Attachment: Planner PowerPoint (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)



Attachment: Planner PowerPoint (15123 : CPA/AA-21-04 – Ebrahim Mehranipornejad)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PV-21-01 Hulbert Construction for Sandra J. Fleming
AGENDA DATE:	**August 05, 2021**

BRIEF OVERVIEW:

To vacate the platted drainage and utility easements lying on the east side of Lot 2 and the west side of Lot 3, Block 120, Crystal Manor Unit No. 2, as recorded in Plat Book 8, Pages 112 through 134, public records of Citrus County, Florida (Section 17, Township 17 South, Range 17 East), which address is 10897 W Acacia Drive, Crystal River, Florida.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on August 5, 2021 to review and consider PV-21-01 Hulbert Construction for Sandra J. Fleming.

PM2-21-57

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

PLAT VACATION APPLICATION NO.: PV-21-01
Hulbert Construction for Sandra J. Fleming

DATE: July 8, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

REQUEST AND SUBJECT PROPERTY:	To vacate the platted drainage and utility easements lying on the east side of Lot 2 and the west side of Lot 3, Block 120, Crystal Manor Unit No. 2, as recorded in Plat Book 8, Pages 112 through 134, public records of Citrus County, Florida (Section 17, Township 17 South, Range 17 East), which address is 10897 W Acacia Drive, Crystal River, Florida.
SURROUNDING LAND USE	CLR, Coastal and Lakes Residential, on the Land Development Code (LDC) Atlas; and CL, Low Intensity Coastal and Lakes, on the Future Land Use Map
SURROUNDING AREA	Single-family residential (vacant and improved lots)

ANALYSIS

The purpose of this application is to remove the drainage and utility easements lying on the west line of Lot 3 and the east line of Lot 2 in the Crystal Manor Unit No. 2 (Block 120) subdivision. The property owner owns both lots and recently received approval to construct a residence and detached garage on the site (Permits 2021-03428 and 2021-03429). The approved site plan indicates that the structures would be placed outside of the easement area, but construction has commenced which places the residence over these easements.

Comprehensive Plan Policy 10B.4.3 states:

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

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

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

Attachment: Staff report and locator map (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

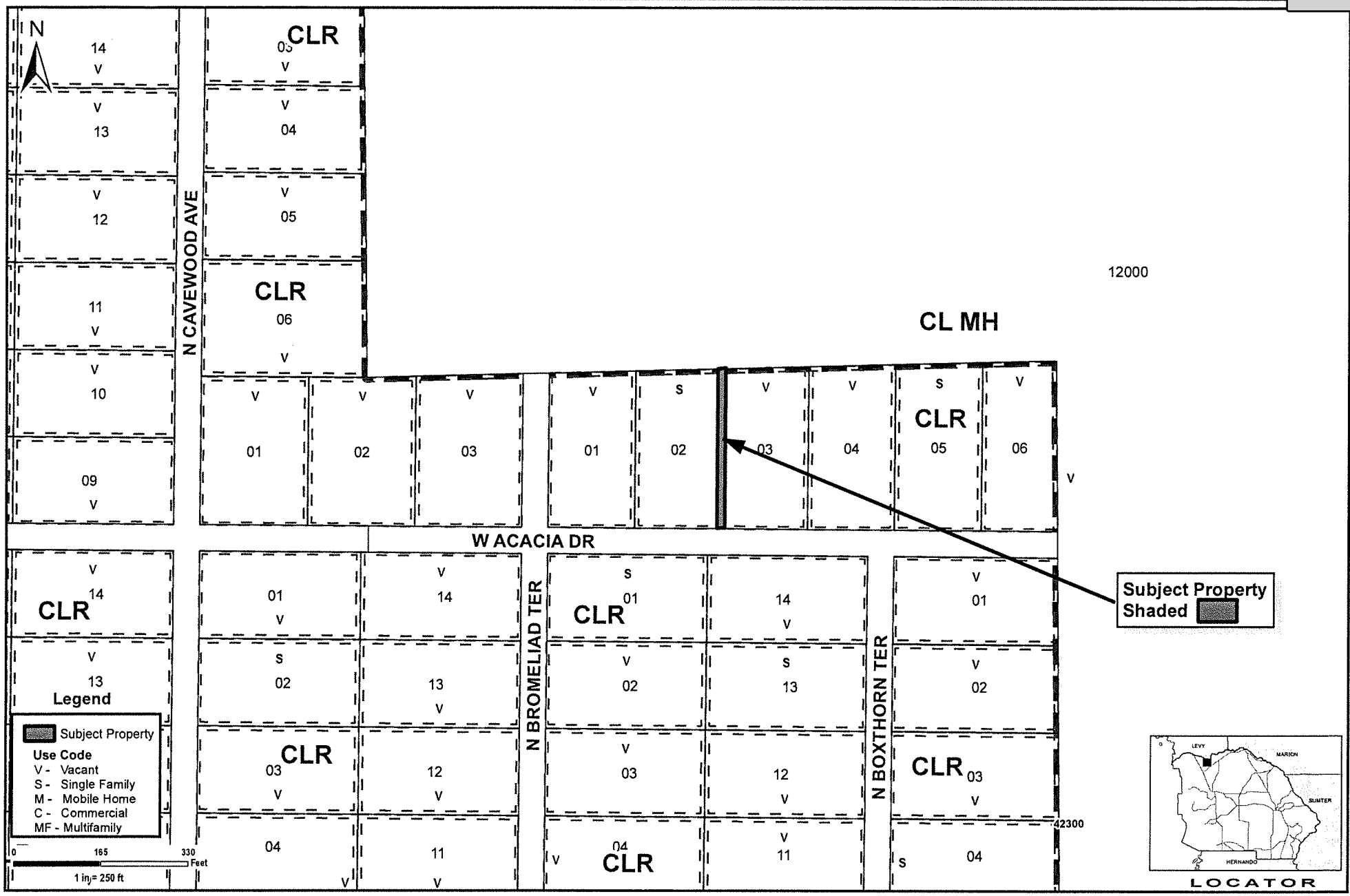
Utility companies that service the area had no concerns. The utility company comments are provided with this application.

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

It is noted that the applicant will need to submit a revised site plan to the Citrus County Building Division to receive approval for the new location of the structures as proposed.

JLC/SW/cb

Attachment: Staff report and locator map (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)



Application #: PV-21-01	Applicant: Hulbert Construction for Sandra J. Fleming
Proposal: Vacate platted drainage and utility easements	Location: 10897 W. Acacia Dr. Crystal River
Land Use Atlas: Coastal Lakes Residential (CLR)	S-T-R - 17-17-17 SW

Planner Initials: _____ Date: 6/7/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: June1, 2021
Source: Enterprise Geodatabase
Map Number: WB0000568

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

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

Attachment: Staff report and locator map (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
3600 W. Sovereign Path, Lecanto, FL 34461-8070
(352) 527-5226 Fax (352) 527-5317
Web Address: www.citrusbocc.com

In reply, refer to: PL4-21-31

May 6, 2021

Hulbert Construction
PO Box 665
Crystal River, FL 34423

RE: PV-21-01- PLAT VACATION BY HULBERT CONSTRUCTION FOR SANDRA J. FLEMING

Dear Mr. Hulbert:

The County Staff made the following recommendations on pending application **PV-21-01:**

Environmental Health has no objection to PV-21-01; however, this does not exempt the applicant from compliance with other Federal, State, or Local Permitting required for development of this property.

The Utilities Division has no objections to approval. Citrus County Utilities has no utilities in this area.

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

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

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

The Engineering Division has no objection to approval.

Attachment: Agency comments (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

The Land Development Division recommends approval with the following conditions:

1. Provide corrected O&E Report - should provide encumbrance information (if any) and list of names/addresses of abutters as per email to applicant by this office.

2. Please provide letters from the water provider (City of Crystal River).

Therefore, I have made the following recommendation on the Plat Vacation **application PV-21-01:**

(X) **APPROVED WITH CONDITIONS***

*We have set this for hearing with the Planning and Development Commission pending receipt of these documents.

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

Respectfully,

Joanna Coutu, AICP
Director
Land Development Division
Department of Growth Management

SW

Attachment: Agency comments (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

CITRUS COUNTY FIRE RESCUE

Administration Office

3600 W. Sovereign Path, Suite 141, Lecanto, FL 34461
Phone: 352-527-5406 | Fax: 352-527-5404
Email: FireInfo@CitrusCountyFire.com | Website: www.CitrusCountyFire.com

TO: Joe Hochadel, Principal Planner

FROM: Craig Stevens, Fire Chief

DATE: February 12, 2021

SUBJECT: **Plat Vacation Application Number PV-21-01, Hulbert Construction for Sandra J. Fleming – vacate drainage and utility easements lying in Lots 2 and 3, Block 120, Crystal Manor Unit 2 (Section 17, Township 17 South, Range 17 East)**

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

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

RECEIVED
FEB 18 2021
PV-21-01
Land Development Division

Attachment: Agency comments (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

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

Florida HEALTH

Ron DeSantis
Governor

Scott A. Rivkees, MD
State Surgeon General

Vision: To be the Healthiest State in the Nation

MEMORANDUM

DATE: 02/12/2021

TO: Interim Land Development Director

THROUGH: Planning Coordinator(s)

FROM: Environmental Health Director, Glenn "Will" Bryant

SUBJECT: No Objection to PV-21-01

Environmental Health has no objection to PV-21-01, however, this does not exempt the applicant from compliance with other Federal, State, or Local Permitting required for development of this property.

If further information is needed, please ask.

Sincerely,

GW Bryant

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

Attachment: Agency comments (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 Fax (352) 527-5428
Toll Free (352) 489-2120 TTY (352) 527-5312
Web Address: www.citrusbocc.com

STREET/PLAT VACATION APPLICATION

Application No.: PV-21-01 Date: 1/15/2021
* Agent for Petitioner .

Applicant*
Name: HULBERT CONSTRUCTION
Address: PO BOX 665
City: CRYSTAL RIVER
State: FL Zip: 34423
Home No.: _____ Cell No.: 352 302 2465
Work No.: _____ Fax No.: _____
Email: HULBERT2000@GMAIL.COM

Petitioner(s)
Name: SANDRA J. FLEMING
Address: PO BOX 484
City: INGLIS
State: FL Zip: 34449
Home No.: _____ Cell No.: 352 274 0204
Work No.: _____ Fax No.: _____
Email: GASPASSER007@GMAIL.COM

Property Description: Section: 17 Township: 17 South Range: 17 East
Legal Description: CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 2 & 3 BLK 120
Subdivision: CRYSTAL MANOR Lot(s): 2 & 3 Block/Parcel: 120
Alternate Key #: 1938155 Parcel ID: 17E17S 200212 01200 0020

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

Applicant Request (purpose of vacation): VACATE DRAINAGE AND UTILITY EASEMENT BETWEEN TWO ADJOINED LOTS FOR PURPOSE OF BUILDING A SINGLE FAMILY RESIDENCE

Directions to the Property from Lecanto: CR 491 N. - T/L ON SR 44 - T/R ON US 19 N. - T/R ON N. BASSWOOD AVE - T/R ON W. RIVERWOOD DR. - T/R ON W. ACACIA DR. - TO SECOND LOT FROM THE END ON THE LEFT.

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 William Hulbert, who is personally known to me or provided FDL #416993682640 as identification and who did not take an oath.

WITNESS my hand and official seal this 8th day of December, 2020.

DAWN FLANDERS
Printed Name

[signature]
Notary Public - State of Florida

Seal

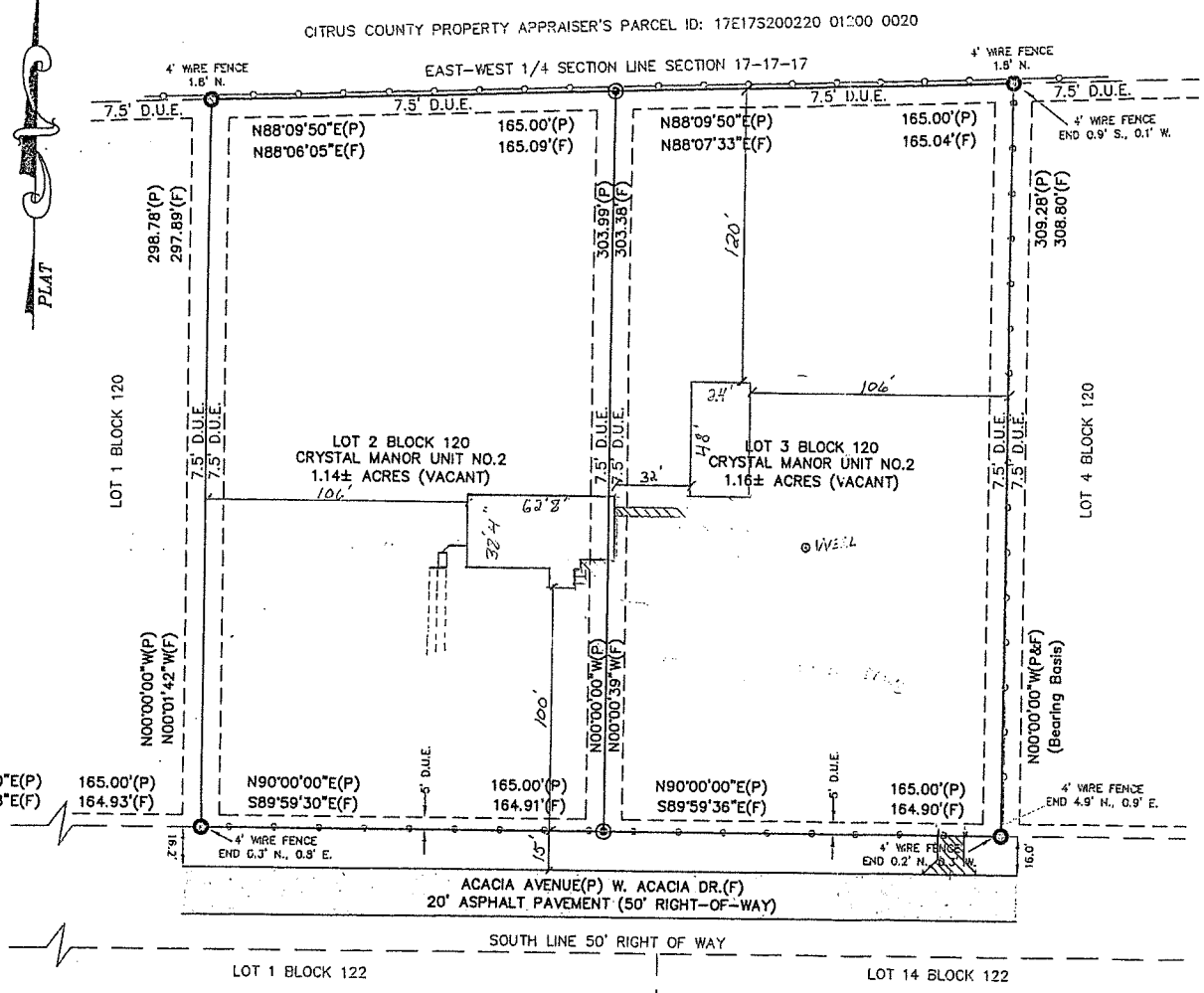
DAWN FLANDERS
Notary Public - State of Florida
Commission # GG 228341
My Comm. Expires Jun 24, 2022
Bonded through National Notary Assn.

For Staff Use Only
Date: _____
Time: _____
Initials: _____

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

RECEIVED
JAN 15 2021
PV-21-01
Land Development Division

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)



LEGAL DESCRIPTION:

Lots 2 and 3, Block 120, CRYSTAL MANOR UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 8, Pages 112 through 134, inclusive, in the Public Records of Citrus County, Florida.

SURVEYORS NOTES:

1. The bearings shown hereon are based on the Plat of CRYSTAL MANOR UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 8, Pages 112 through 134, inclusive, with the East boundary line of Lot 3 block 120 held to bear N00°00'00"W, as shown on the Record Plat.
2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub–surface utilities or structures may exist.
3. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
4. The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone X, per Flood Insurance Rate Map number 12017C0176D, EFFECTIVE DATE: September 26, 2014.

Wallace L. Higgins 9-3-2020

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

LEGEND:
- FOUND 4"X4" CONCRETE MONUMENT (W.R. BOWSKY) Except as noted.
- FOUND 5/8" IRON ROD & CAP (LB 6443) Except as noted.
- SET IRON ROD & CAP (LB 7314)
- (P) PLAT
- (F) FIELD MEASURED.
- (LB) LICENSED BUSINESS
- (D.U.E.) DRAINAGE & UTILITY EASEMENT

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

RECEIVED
PV-21-01
JAN 15 2021
Land Development Division

BOUNDARY SURVEY FOR
Sandra Fleming Revocable Trust
Citrus County, Florida

Project No.: 20387	Field Book: See File	Drawn By: JWS
Scale: 1" = 50'	Field Date: 09/02/2020	Sheet 1 Of 1

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

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

HULBERT
CONSTRUCTION CO.
746-7703

January 15, 2021

Plat Vacate of Drainage & Utility Easement

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

P.O. Box 665 ~ Crystal River, FL 34423
Phone: (352) 746-7703 ~ Fax: (352) 746-9277
State Certified #CBC-059844

RECEIVED
JAN 15 2021
PV-21-01
Land Development Division

REAL PROPERTY REPORT
(Ownership & Encumbrance Report)

Date: **April 16, 2021**

1. Last Grantor/Grantee of Record:

   SANDRA J. FLEMING, by Deed Dated 11/22/2019 and Filed of Record 12/9/2019 in Official Records Book 3023, Page 1452, Public Records of Citrus County, Florida.

2. The land referred to in this Report is located in the County of Citrus, State of Florida, and is described as follows:

   Lots 2 and 3, Block 120, Crystal Manor Unit No. 2, according to the map or plat thereof as recorded in Plat Book 8, Pages 112-134, of the Public Records of Citrus County, Florida. NOTE: this is not a survey description.

The names and addresses according to the Citrus County, Florida Property Appraiser's office of the abutting owners to the herein described property are as follows:

Withlacoochee Electric, 5330 W Gulf to Lake Hwy, Lecanto, FL 34461 P# 352-795-4382

Sandra J. Fleming, PO Box 484, Inglis, FL 34449 (as to Lots 2 & 3, Crystal Manor Unit 2, Block 120)

RECEIVED
SV-21-01
MAY 28 2021
Land Development Division

COMPASS TITLE, LLC

By: _____ 5/26/2021

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

REAL PROPERTY REPORT
Page 2

EXCEPTIONS

1. Taxes for **2021** and all subsequent years.

There appear to be no outstanding Mortgages, Judgements, etc., regarding subject property.

2. Easements, Restrictions and Assessment Liens of record.
3. Oil, gas and mineral or any other subsurface rights of any kind or nature.
4. Restrictions, conditions, reservations, easements, and other matters common to the subdivision or shown on that certain plat of Crystal Manor, recorded in Plat Book 8, Page 112-134, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

   Developer: Florida General Equities, Inc.
5. Declaration of Covenants Conditions and Restrictions, as set forth in Official Records Book 313, Page 798, as amended in Official Records Book 419, Page 587, of the Public Records of Citrus County, Florida, but omitting any covenant or restrictions as to race, color, religion, sex, handicap, familial status or national origin.

   NOTE: Plat shows: Easement of 5 feet along the Street row lot line; Easement of 7.5 feet along the side lot line; Easement of 7.5 feet along the rear lot line (except water front lots).
6. Franchise and Easement Agreement by and between Florida General Equities, Inc., and Withlacoochee River Electric Cooperative, Inc. as contained in the instrument recorded in Official Records Book 399, Page 116.
7. That certain Improvement Agreement as recorded in Official Records Book 453 Page 435, Public Records of Citrus County, Florida.
8. Easement as recorded in Official Records Book 789 Page 397.

Tax I.D. #1938155

For the purpose of this report the records of **Citrus County, Florida**
were checked for a period beginning 2/1/1979 and ending at 8:00 a.m. on 5/26/2021

CAUTION TO CUSTOMER: This report lists the entries of public record, according to the official indexing of such records, affecting the real property described as of the time stated in the report. This report is not to be construed as an opinion of title, title guarantee or title insurance policy. Any reproduction or abstracting of this report in any form is strictly prohibited in writing from Compass Title, LLC. Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, or agreed to by the Customer, not known to the Company and not shown by the public records but known to the Customer either at Effective Date or at the date such Customer acquired an estate or interest, and not disclosed in writing by the Customer to the Company, are expressly excluded from the coverage of this Real Property Report. Bankruptcy records are not included unless otherwise indicated on this report. The Company's liability for incorrect information shall not exceed the value paid by the Customer for this report as set out in Florida Statutes 627,7843.

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Altkey: 1938155
FLEMING SANDRA J

Parcel ID: 17E17S200220 01200 0020
10897 W ACACIA DR , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB PB 8 PG 112 LOTS 2 & 3 BLK 120
Est. Parcel Sqft	100,313
Est. Parcel Acres	2.30
Map SC-TW-RG	17-17S-17E

Mailing Address

Name	FLEMING SANDRA J
Mailing Address	PO BOX 484 INGLIS FL 34449

All Owners

Name		Owner Type
FLEMING SANDRA J		TR - Trustee
SANDRA J FLEMING REVOCABLE TRUST DATED	FEBRUARY 18 2019	RT - Revocable Trust

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$14,400	$0	$14,400	$14,400	$0	$14,400	$0	$213.34	Link
2019	$12,400	$0	$12,400	$11,000	$0	$11,000	$0	$174.81	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/22/2019	$30,000	3023/1452	00-WARRANTY DEED	V
01/20/2015	$17,000	2669/1097	00-WARRANTY DEED	V
07/01/2014	$100	2635/1345	03-SAME FAMILY/DEED FOL	V
08/01/2012	$100	2499/0535	10-DEEDS CONVEYING PARTIAL INTEREST	V
02/01/2005	$50,000	1824/1259	00-WARRANTY DEED	V
02/01/1979	$10,000	0534/0548	13-FROM DEVELOPERS	V

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	305				CLR
2	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	305				CLR

RECEIVED
JAN 15 2021
PV-21-01
Land Develop

Total Misc Value

Legal Description

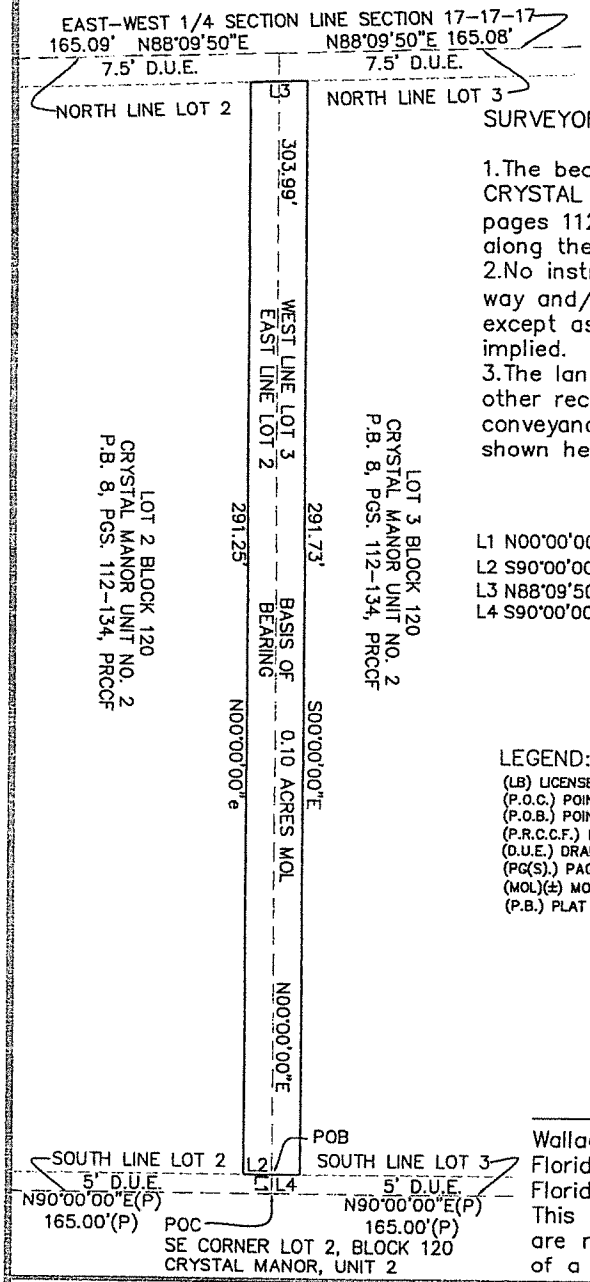
Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

NEW

LEGAL DESCRIPTION: EASEMENT VACATION

Lots 2 and 3, Block 120, CRYSTAL MANOR UNIT 2, according to the map or plat thereof as recorded in Plat Book 8, Pages 112 through 134, inclusive, in the Public Records of Citrus County, Florida. Being further described as follows.

Commence at the SE corner of Lot 2, Block 120, CRYSTAL MANOR UNIT 2, according to the map or plat thereof as recorded in Plat Book 8, Pages 112 through 134, inclusive, in the Public Records of Citrus County, Florida; thence N 00°00'00" E along the East line of said Lot 2 and The West line of Lot 3 of said Block 120, 5.00 feet to the POINT OF BEGINNING; thence S 90°00'00" W parallel to and 5.00 feet from, measured at right angle, the South line of said Lot 2, 7.50 feet; thence N 00°00'00" E parallel to and 7.50 feet from, measured at right angle, the East line of said Lot 2, 291.25 feet to a point measured at right angle, the North line of said Lot 2, 7.50 feet; thence N 88°09'50" E parallel to said North line of Lot 2 and the aforementioned Lot 3, 15.01 feet; thence S 00°00'00" E parallel to the West line of said lot 3, 291.73 feet to a point 5.00 feet from, measured at right angle, the South line of said Lot 3; thence S 90°00'00" W parallel to said South line, 7.50 feet to the POINT OF BEGINNING. Containing 0.10 acres more or less.



SURVEYORS NOTES:

1. The bearings shown hereon are based on the Plat of CRYSTAL MANOR UNIT 2, as recorded in Plat Book 8, pages 112 through 134 with the bearing of N 00°00'00" E along the East line of Lot 2, Block 120.
2. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
3. The land depicted by this sketch may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.

L1 N00°00'00"E 5.00'
L2 S90°00'00"W 7.50'
L3 N88°09'50"E 15.01'
L4 S90°00'00"W 7.50'

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

LEGEND:
(LB) LICENSED BUSINESS
(P.O.C.) POINT OF COMMENCEMENT
(P.O.B.) POINT OF BEGINNING
(P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
(D.U.E.) DRAINAGE & UTILITY EASEMENT
(PG(S).) PAGE(S)
(MOL)(±) MORE OR LESS
(P.B.) PLAT BOOK

PLAT

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

DESCRIPTION AND SKETCH FOR EASEMENT VACATION

Citrus County, Florida

Project No.: 20387	Field Book: N/A	DRAWN BY: CEB
Scale: 1" = 40'	Field Date: N/A	Sheet 1 Of 1

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

RECEIVED
JAN 15 2021
PV-21-01

Land D

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Legal Description

CRYSTAL MANOR UNIT 2 PB PB 8 PG 112 LOTS 2 & 3 BLK 120

1938155

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

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Charter
COMMUNICATIONS

December 11, 2020

Bill Hulbert
hulbert2000@gmail.com

Re: Easement Vacate: 10897 W Acacia Dr. Crystal River FL 34429

Please be advised that Charter Communications has no objection to the vacation of easement proposed on your request. . I have enclosed your original request for your reference. Please let me know if I can be of further assistance.

Sincerely,

Jos Goddard
Construction Coordinator
Charter Spectrum

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

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CenturyLink

12/27/2020

Sandra Fleming
c/o Bill Hulbert
Hulbert Construction
P.O. Box 665
Crystal River, FL 34423

No Reservations/No Objection

SUBJECT: Vacate the 7.5' platted Drainage and Utility Easement between Lots 2 and 3, Block 120. Crystal Manor Unit No. 2. According to the plat recorded in Plat Book 8, Page 112 of the Public Records of Citrus County.

To Whom It May Concern:

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

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

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

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

Sincerely yours,

Tommy Sassone
Network Infrastructure Services
CenturyLink
P834093

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Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Joanna L. Coutu

From: Beau Keene <bkeene@crystalriverfl.org>
Sent: Wednesday, June 2, 2021 8:54 AM
To: Joanna L. Coutu
Cc: Brian Herrmann; Theresa Krim; Jenette Collins
Subject: RE: [EXTERNAL]PV-21-01

Importance: High

Joanna! So glad you've decided to come home!

Please be advised that the City has no objection to the vacation of the subject UEs.

Beau

Beau Keene, P.E.
Public Works Director

City of Crystal River
Department of Public Works
123 NW Hwy 19
Crystal River, FL 34428
Cell: 352.341.1230 Office: 352.795.4216 x 313 Fax: 352.795.6245 bkeene@crystalriverfl.org

-----Original Message-----
From: Jenette Collins <jcollins@crystalriverfl.org>
Sent: Tuesday, June 1, 2021 8:47 AM
To: Theresa Krim <tkrim@crystalriverfl.org>
Cc: Beau Keene <bkeene@crystalriverfl.org>; Brian Herrmann <BHerrmann@crystalriverfl.org>
Subject: FW: [EXTERNAL]PV-21-01

Good Morning Theresa,

Joanna Coutu forwarded this to me to help explain what Mr. Hulbert is asking (below). The property is located in the County, but is apparently serviced by Crystal River Utilities. Mr. Hulbert has made application for a utility easement vacate through the County. However, as part of his submittal to the County, he must provide "release" letters from all the utility providers servicing the property....basically saying that the utility has no objection (will not need the utility easement for current or future use).

Let me know if you have any questions, or you may call Joanna (Director of Citrus County Land Development Division) directly at (352) 527-5244.

Have a great day!

Jenette Collins, AICP
Urban Planner

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

DUKE ENERGY®

452 East Crown Point Road
Winter Garden, Florida 34787
Irma.Cuadra@duke-energy.com

o: 407 905 3310
f: 407 905 3383

Jan. 14, 2021

Via email: hhulbert@tampabay.rr.com
And gaspasser007@gmail.com

Mr. Hulbert
Hulbert Construction
PO Box 665
Crystal River, Florida 34423

RE: Vacation of a Platted Easement
10897 W. Acacia Drive, Crystal River
Citrus County, Florida

Dear Mr. Hulbert:

Please be advised that Duke Energy, Distribution and Transmission Departments have **"no objection"** to the vacation and abandonment of the platted easement more particularly as described on attached Description and Sketch for Easement Vacation, drawn by GulfWest Surveying, Inc., Project No. 20387, attached hereto and incorporated herein by this reference.

If I can be of further assistance, please do not hesitate to contact me at 407-905-3310.

Sincerely,

Irma Cuadra
Irma Cuadra
Research Specialist II

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PV-21-01
Land Development Division

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

CITRUS COUNTY MOSQUITO CONTROL DISTRICT

Commissioners:
Stephanie Adams
AJ Green
Joe Adams

Director:
George Deskins

January 14, 2021

Hulbert Construction
hhulbert@tampabay.rr.com

RE: Easement vacation at: Section 17, Township 17S, Range 17E, Crystal Manor Unit 2 P.B 8, page 112 Lots 2&3, Block 120, Alt Key# 1938155, Parcel ID 17E17S 200220 01200 0020.

Dear Mr. Hulbert:

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

Sincerely,

George Deskins
Director

968 N. LECANTO HWY. • LECANTO, FL 34461
PHONE: (352) 527-7478 • FAX: (352) 527-9567
WWW.CITRUSMOSQUITO.ORG

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JAN 15 2021
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Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 Fax (352) 527-5428
Toll Free (352) 489-2120 TTY (352) 527-5312
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

__X__Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment __X__Other (specify): DRAINAGE & UTILITY EASEMENT

LEGAL DESCRIPTION OF PROPERTY:

Section 17 Township 17 Range 17 Alternate Key # 1938155

Lot/Parcel 243 Block 120

Subdivision Crystal Manor

I, Sandra J Fleming, owner of the above described property,
(Name of Owner)

authorize Bill Hulbert of Hulbert Construction to
(Name of Representative) (Name of Business)

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

SIGNATURE: Sandra J Fleming

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 SANDRA J. FLEMING, who is personally known to me or provided PERSONALLY KNOWN as identification and who did not take an oath.

WITNESS my hand and official seal this 10 day of DECEMBER, 2020

KATHLEEN A. GUILLEN
Printed Name

Kathleen A. Guillen
Notary Public - State of Florida

Seal

KATHLEEN A. GUILLEN
Commission # GG 388896
Expires November 30, 2023
Bonded Thru Budget Notary Services

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JAN 15 2021
PV-21-01
Land Development Division

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Home Parcel Search

Summary
Legal
Land & Agriculture
Residential
Commercial
Misc Improvements
Values
Sketch
Photos
Permits
Quick Links
Map
Pictometry

Altkey: 1938155
FLEMING SANDRA J

Parcel ID: 17E17S200220 01200 0020
10897 W ACACIA DR , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

K < 1 of 3 > D
Return to Search Results
My Tax Year: 2021

Actions
Neighborhood Sales
Printable Summary
Printable Version

Reports
Attribute Export
Mailing List
Property Record Card
Original Trim Notice
Go

Links
Search Help

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB PB 8 PG 112 LOTS 2 & 3 BLK 120
Est. Parcel Sqft	100,313
Est. Parcel Acres	2.30
Map SC-TW-RG	17-17S-17E

Mailing Address

Name	FLEMING SANDRA J
Mailing Address	PO BOX 484 INGLIS FL 34449

All Owners

Name		Owner Type
FLEMING SANDRA J		TR - Trustee
SANDRA J FLEMING REVOCABLE TRUST DATED	FEBRUARY 18 2019	RT - Revocable Trust

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$14,400	$0	$14,400	$14,400	$0	$14,400	$0	$213.34	Link
2019	$12,400	$0	$12,400	$11,000	$0	$11,000	$0	$174.81	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	Vi
11/22/2019	$30,000	3023/1452	00-WARRANTY DEED	V
01/20/2015	$17,000	2669/1097	00-WARRANTY DEED	V
07/01/2014	$100	2635/1345	03-SAME FAMILY/DEED FOL	V
08/01/2012	$100	2499/0535	10-DEEDS CONVEYING PARTIAL INTEREST	V
02/01/2005	$50,000	1824/1259	00-WARRANTY DEED	V
02/01/1979	$10,000	0534/0548	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	305				CLR
2	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	305				CLR

Total Misc Value

PV-21-01

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

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R
CD
Sat

2005018356 4 PGS

THIS INSTRUMENT PREPARED BY AND RETURN TO:
TINA CARR FOR
Southeast Title Insurance Agency
547 W. Fort Island Trail, Ste. E
Crystal River, FL 34429
Property Appraisers Parcel Identification (Folio) Number: R20 17S 17E 0220 01200 0020

_____SPACE ABOVE THIS LINE FOR RECORDING DATA_____

THIS WARRANTY DEED, made the _____ day of _____, 2005 by WILLIAM T. TRIGG and JEAN D. GLADURA, F/K/A JEAN D. TRIGG and REBECCA T. HOBBS, herein called the grantors, to MICHAEL BUDWIG and VERONICA BUDWIG, husband and wife, whose post office address is 10925 SW 40TH COURT, DAVIE, FL 33328, hereinafter called the Grantees: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

See Exhibit "A"

Subject to easements, restrictions and reservations of record and to taxes for the year 2005 and thereafter.
GRANTOR(S) HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT THEIR CONSTITUTIONAL HOMESTEAD AS MADE AND PROVIDED FOR BY THE LAWS OF THE STATE OF FLORIDA, AND IS NOT NOW AND NEVER HAS BEEN CONTIGUOUS TO THEIR HOMESTEAD.

GRANTOR(S) FURTHER WARRANT THAT THE HEREIN DESCRIBED PROPERTY IS VACANT LAND.

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

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

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

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

Signed, sealed and delivered in the presence of:

Rhonda Jones
Witness #1 Signature

Rhonda Jones
Witness #1 Printed Name

Christopher Stevens
Witness #2 Signature

Christopher Stevens
Witness #2 Printed Name

William T. Trigg
WILLIAM T. TRIGG
~~1524 KILARNEY DRIVE, CARY, NC 27511~~
119 SKYVIEW DRIVE
FRANKFORT, KY 40601

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $37 50
DOCUMENTARY TAX $350 00
2005018356 BK:1824 PG:1259-1262
03/07/2005 09:23 AM 4 PGS
ATYRE,DC Receipt #010978

STATE OF Kentucky
COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 28th day of February, 2005 by WILLIAM T. TRIGG who are personally known to me or have produced a drivers license as identification.

Virginia S. Sholar
Notary Public

Virginia S. Sholar
Printed Notary Name

NOTARY PUBLIC STATE AT LARGE KENTUCKY

My Commission Expires: 10/6/07

File No.: C0501157

PV-21-01

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

April Bullock
Witness #1 Signature

APRIL Bullock
Witness #1 Printed Name

Sushma Maheshwari
Witness #2 Signature

SUSHMA MAHESHWARI
Witness #2 Printed Name

Rebecca T. Hobbs
REBECCA T. HOBBS
1524 KILARNEY DRIVE
CARY, NC 27511

STATE OF North Carolina
COUNTY OF Wake

The foregoing instrument was acknowledged before me this 28 day of Feb, 2005 by REBECCA T. HOBBS who is personally known to me or has produced NC DL 7813698 as identification.

SEAL

Notary Public

Shannon Barnett
Printed Notary Name

My Commission Expires: Dec 20 2009

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Signed, sealed and delivered in the presence of:

Heather Singleton
Witness #1 Signature

Jean D. Gladura (Jean Trigg Gladura)
JEAN D. GLADURA
2015 CROSS CREEK DRIVE
SOUTH BEND, IN 46628

Witness #1 Printed Name

Witness #2 Signature

Alisia Hill
Witness #2 Printed Name

STATE OF Indiana
COUNTY OF St. Joseph

The foregoing instrument was acknowledged before me this 28 day of February, 2005 by JEAN D. GLADURA F/K/A JEAN D. TRIGG who is personally known to me or has produced Drivers License as identification.

SEAL

Jean E. Womer
Notary Public

Jean E Womer
Printed Notary Name

My Commission Expires:
Oct 2008

File No.: C0501157

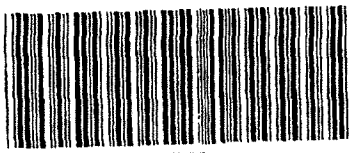
Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

EXHIBIT "A"

LOTS 2 AND 3, BLOCK 120, CRYSTAL MANOR, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 112 THROUGH 134, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $0.70
2012036888 BK:2499 PG:535
08/21/2012 03:10 PM 2 PGS
BTENNEY,DC Receipt #035587



2012036888 2 PGS

PREPARED BY, RECORD AND RETURN TO:
LARRY KARNS, ESQ.
Spink & Associates
12169 Sheridan St
Cooper City, Fl 33026

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 9th day of August, 2012 by VERONICA BUDWIG, a single woman of 11191 SW 17th Manor, Davie, Fl 33324 party of the first part and MICHAEL BUDWIG, a single man party of the second part whose address is 7870 SW 17th Terrace, Miami, FL 33155

W I T N E S S E T H :

That the said party, for and in consideration of $10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

PARCEL IDENTIFICATION NO:

Lots 2 & 3 in Block 120 of CRYSTAL MANOR, UNIT 2 according to the Plat thereof, recorded in Plat Book 8 , Pages 112 through 134 of the Public Records of Citrus County, Florida.

THIS DEED IS BEING GIVEN PURSUANT TO A MARITAL SETTLEMENT AGREEMENT BETWEEN THE PARTIES

THIS DEED WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

TO HAVE AND TO HOLD the same together with all and singular

PV-21-01

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

the appurtenances thereunto belonging or in anywise appertaining and all the estate, right title, interest, lien, equity, and claim whatsoever, of the said first party either in law of equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered
in the presence of:

Witness RYAN SHROUDER

VERONICA BUDWIG

Witness **Francia McEneany**

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9th day of August 2012 by **VERONICA BUDWIG, a single woman,** who is personally known to me or who has produced a driver's license as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of August 2012.

Notary Public RYAN SHROUDER

My Commission Expires:

RYAN SHROUDER
MY COMMISSION # EE010568
EXPIRES July 20, 2014
(407) 398-0153 FloridaNotaryService.com

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

This Instrument Prepared By:
ANDREW M. CURTIS, ESQ.
1200 S. Rogers Circle
Unit 4
Boca Raton, Florida 33487
Telephone: (561)998-6039
Record and Return to:
the above attorney

2014033183 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2014033183 BK:2635 PG:1345
07/25/2014 03:46 PM 1 PG
BMULDER,DC Receipt #029779

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 3 day of July, 2014, between ***MICHAEL P. BUDWIG***, herein referred to as the "GRANTOR*", whose mailing address is ***7870 SW 17th Terrace, Miami, Florida 33155***, and ***MICHAEL P. BUDWIG*** as Trustee of the ***MICHAEL P. BUDWIG REVOCABLE LIVING TRUST*** dated 7/3/14, whose address is the same, hereinafter referred to as the "GRANTEE*" (whenever used herein the term "Grantor", "Grantee" and "party" include all the parties to this instrument, whether singular or plural), with full power and authority to sell, convey, mortgage, lease, encumber, or otherwise manage or dispose of the subject property.

WITNESSETH that the said GRANTOR, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars and other good and valuable consideration, in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim and demand which the said GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of ***CITRUS***, State of ***FLORIDA***, to-wit:

Lots 2 & 3 in Block 120 of CRYSTAL MANOR, UNIT 2 according to the Plat thereof, recorded in Plat Book 8, Pages 112 through 134 of the Public Records of Citrus County, Florida.

This is an inter-family conveyance; therefore minimum documentary stamps are attached. This document is being prepared without the benefit of title examination, as requested by the Grantor.

Parcel ID No.: ***17E17S200220 01200 0020***

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto executed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Donna Haughip

Print Name: Calli Wheatley

MICHAEL P. BUDWIG
7870 SW 17th Terrace
Miami, Florida 33155

STATE OF ***FLORIDA***)
COUNTY OF ***PALM BEACH***)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared ***MICHAEL P. BUDWIG*** who has produced Drivers' License as identification and did not take an oath, but acknowledged before me the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of July, 2014

NOTARY PUBLIC, State of FLORIDA
Name:

My Commission expires:

ANDREW MARC CURTIS
Notary Public - State of Florida
My Comm. Expires Nov 30, 2014
Commission # EE 14238

PV21-

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015004899 BK: 2669 PG: 1097 2/4/2015 9:23 AM 1 Receipt: 2015004399
RECORDING $18.50 D DOCTAX PD $119.00

Prepared by:
Annette Carr, an employee of
Wollinka-Wikle Title Insurance Agency, Inc.
7076 W. Gulf to Lake Hwy
Crystal River, Florida 34429
Consideration: $17,000.00
File Number: CR15-004

RETURN TO: GRANTEE

General Warranty Deed

Made this January 30, 2014 A.D. By

MICHAEL P. BUDWIG TRUSTEE, of The Michael P. Budwig Revocable Living Trust dated 7/3/14,
whose address is: 7870 SW 17 Terr, Miami, Florida 33155, hereinafter called the grantor, to

JEFF MCGEE, a single man
whose post office address is: 9205 N. Mercedes Terr, Crystal River, Florida 34428, hereinafter called the grantee:

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

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

Lots 2 and 3, Block 120, CRYSTAL MANOR UNIT 2 , a subdivision according to the plat thereof recorded at Plat Book 8, Pages 112 throug 134, in the Public Records of Citrus County, Florida.

Parcel ID Number: **17E17S200220 01200 0020**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

#2015004899 BK: 2669 PG: 1098 2/4/2015 9:23 AM 2 Receipt: 2015004399
RECORDING $18.50 D DOCTAX PD $119.00

Prepared by:
Annette Carr, an employee of
Wollinka-Wikle Title Insurance Agency, Inc.
7076 W. Gulf to Lake Hwy
Crystal River, Florida 34429
Consideration: $17,000.00
File Number: CR15-004

RETURN TO: GRANTEE

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

x _____
Witness Printed Name JAIME VISBAL

x _____
Witness Printed Name Marisol Velazquez

x _____ (Seal)
MICHAEL P. BUDWIG TRUSTEE, of The Michael P. Budwig Revocable Trust dated 7/3/14
Address: 7870 SW 17 Terr, Miami, Florida 33155

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 20th day of January, 2015 ~~2014, by MICHAEL P.~~ BUDWIG TRUSTEE, of The Michael P. Budwig Revocable Living Trust dated 7/3/14, who is/are personally known to me or who has produced _____ as identification.

(seal)

MARGARITA CLAVIJO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF140977
Expires 10/28/2018

Notary Public
Print Name: MARGARITA CLAVIJO
My Commission Expires: 10-28-2018

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019064050 BK: 3023 PG: 1452 12/9/2019 3:03 PM 1 Receipt: 2019056487
RECORDING $10.00 D DOCTAX PD $210.00

REC 10.00
SS 210.00

After Recording Return to:

RETURN TO GRANTEE

This Instrument Prepared by:
Brenda L. Buta
Shamrock Closing Services
7655 W. Gulf to Lake Hwy., Suite 4
Crystal River, FL 34429
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
20 17S 17E 0220 01200 0020
File No.: 19S2133

WARRANTY DEED

This Warranty Deed, Made the 22 day of November, 2019, by **Jeff McGee, a single man,** whose post office address is: 11699 W. Indian Cir., Crystal River, FL 34428, hereinafter called the "Grantor", to **Sandra J. Fleming, Trustee of the Sandra J. Fleming Revocable Trust dated February 18, 2019,** whose post office address is: 7050 SE Butler Road., Inglis, Florida 34449 hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Thirty Thousand Dollars and No Cents ($30,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Citrus** County, Florida, to wit:

Lots 2 and 3, Block 120, CRYSTAL MANOR UNIT 2, a subdivison according to the plat thereof recorded at Plat Book 8, Pages 112 through 134, inclusive, in the Public Records of Citrus County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Brenda L Buta
Printed Name: Brenda L Buta

Jeff McGee

Witness Signature: Hannah Portwood
Printed Name: Hannah Portwood

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 22 day of November, 2019 by Jeff McGee, a single man, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature
Printed Name: Brenda L Buta

My Commission Expires: _____
(SEAL)

BRENDA L. BUTA
MY COMMISSION EXPIRES
MAY 16, 2023
#GG 305142
Troy Fain Insurance
Bonded thru
NOTARY PUBLIC, STATE OF FLORIDA

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

Search all services we offer...

Vehicle Registration | Property Tax | Business Tax

Account Summary > Bill Details

Real Estate Account #1938155

Print this page

Certified Roll Owner:
FLEMING SANDRA J
SANDRA J FLEMING REVOCABLE TRUST DATED

Situs:
10897 W ACACIA DR
CRYSTAL RIVER 34428

Parcel details
Property Appraiser

Get bills by email

2020 Annual bill

CITRUS COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	PARCEL NUMBER	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2020 Annual Bill	17E17S200220 01200 0020	--	000X	$0.00	PAID Print (PDF)

If paid by: Dec 31, 2020
Please pay: $0.00

Combined taxes and assessments: $213.34

PAYMENTS MUST BE MADE IN US FUNDS.

Apply for the 2021 installment payment plan

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
General County	6.2176	14,400	0	14,400	$89.53
Transportation Trust	0.5988	14,400	0	14,400	$8.62
Health Department	0.0651	14,400	0	14,400	$0.94
Library	0.3217	14,400	0	14,400	$4.63
Fire District	0.0000	14,400	0	14,400	$0.00
Stormwater	0.0974	14,400	0	14,400	$1.40
Fire Rescue EMS	0.5881	14,400	0	14,400	$8.47
Schools Local Req'd Effort	3.6820	14,400	0	14,400	$53.02
Schools Capital Outlay	1.5000	14,400	0	14,400	$21.60
Schools Discretionary	0.7480	14,400	0	14,400	$10.77

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
SWFWMD General	0.2669	14,400	0	14,400	$3.84
Mosquito Control	0.4478	14,400	0	14,400	$6.45
Total Ad Valorem Taxes	**14.5334**				**$209.27**

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
Fire Services		$4.07
Total Non-Ad Valorem Assessments		**$4.07**

Parcel details

Certified Roll Owner: FLEMING SANDRA J SANDRA J FLEMING REVOCABLE TRUST DATED

Situs: 10897 W ACACIA DR CRYSTAL RIVER 34428

Account 1938155

Parcel Number 17E17S200220 01200 0020

Millage code 000X

Millage rate 14.5334

Assessed value: $14,400

School assessed value: $14,400

2020 ANNUAL BILL

Ad valorem:	$209.27
Non-ad valorem:	$4.07
Total Discountable:	$213.34
No discount NAVA:	$0.00
Total tax:	$213.34

LEGAL DESCRIPTION

CRYSTAL MANOR UNIT 2 PB PB 8 PG 112 LOTS 2 & 3 BLK 120

LOCATION

Book, page, item: 3023-1452-

Section: 17

Township: 17

Range: 20

Use code: 0000

Citrus County Tax Collector
210 N. Apopka Ave., Ste. 100, Inverness, FL 34450

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Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

FLORIDA PUBLIC UTILITIES

23 March 2021

To Whom It May Concern;

Florida Public Utilities has no objection to the vacate of any/all ROWs or easements associated with Altkey parcel 1983155, 10897 W Acacia Dr. Crystal River FL. Florida Public Utilities has no buried facilities in that location and releases any future access to the location.

Thank you

Philip Zimmer
Gas Operations Supervisor
Florida Public Utilities
3050 N Florida Ave
Hernando FL 34442

GAS

PV-21-01

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
3600 W. Sovereign Path, Suite 292
Lecanto, Florida 34461-7788
(352) 527-7650 FAX (352) 527-7644
www.citrusbocc.com

March 23, 2021

Sandra J Fleming
PO Box 484
Inglis, FL 34449

Subject: **Lot Line Easement Vacation between Lots 2 & 3 of Crystal Manor Unit 2, aka 10897 W Acacia Dr, Crystal River, FL**

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

Sincerely,

Ken Cheek – Director, Citrus County Department of Water Resources

cc: File

WATER & SEWER

PV 21-01

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

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

SAMPLE

PETITION

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

The undersigned, hereby petitions this Board to close, vacate, abandon, and discontinue (that, those) certain street(s), road(s), alleyway(s) delineated on the recorded plat of ALLEY 1938155, recorded in Plat Book 8, Page 112, public records of Citrus County, Florida, described on the attached Exhibit "A", which is hereby made a part hereof by reference; that petitioner would not inconvenience anyone for the same to be closed, that Petitioner recognizes, acknowledges and accepts the reservation by said County, the right to create any easements upon said vacated lands as may be necessary to further and/or preserve the public health, safety, and welfare, and that Petitioner will pay the expense of public notice of the hearing to determine the advisability of closing the same.

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

Petitioner

PV-21-01

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

Account Summary

Real Estate Account #1938155

Certified Roll Owner:
FLEMING SANDRA J
SANDRA J FLEMING REVOCABLE TRUST DATED

Situs:
10897 W ACACIA DR
CRYSTAL RIVER 34428

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on 12/16/2020 for $206.94. Print paid bill (PDF)

Apply for the 2021 installment payment plan

Account History

BILL	AMOUNT DUE
2020 Annual Bill	$0.00
	Print (PDF)
2019 Annual Bill	$0.00
	Print (PDF)
2018 Annual Bill	$0.00
	Print (PDF)
2017 Annual Bill	$0.00
	Print (PDF)
2016 Annual Bill	$0.00
	Print (PDF)
2015 Annual Bill	$0.00
	Print (PDF)
2014 Annual Bill	$0.00
	Print (PDF)
2013 Annual Bill	$0.00
Total Amount Due	$0.00

PV-21-01

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

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

2020 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1938155		000X

FLEMING SANDRA J
SANDRA J FLEMING REVOCABLE
TRUST DATED
PO BOX 484
INGLIS, FL 34449

10897 W ACACIA DR

CRYSTAL MANOR UNIT 2 PB PB 8 PG 112 LOTS 2 & 3
BLK 120

Exemptions:

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

AD VALOREM TAXES

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

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$213.34	See reverse side for important information.

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

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

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

2020 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1938155		000X

RETURN WITH PAYMENT.

FLEMING SANDRA J
SANDRA J FLEMING REVOCABLE
TRUST DATED
PO BOX 484
INGLIS, FL 34449

10897 W ACACIA DR

CRYSTAL MANOR UNIT 2 PB PB 8
PG 112 LOTS 2 & 3 BLK 120

PV-21-01

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

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Paid 12/16/2020 Receipt # 000-20-00015634 $206.94

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

Proof of Publication

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

STATE OF FLORIDA
COUNTY OF CITRUS
Before the undersigned authority personally appeared

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

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

1398-0328 SUCRN PUBLIC NOTICE Notice of Petition to vacate utility easement, 10897 W. Acacia Drive, Crystal Manor, Unit 2, PG 112, Lots 2 & 3, BLK 120. Petition is to vacate utility easements between lots 2 & 3. Published March 21 & 28, 2021

was published in said newspaper in the issues of
March 21st, 2021, March 28th, 2021.

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

Jeanne Ethridge

The forgoing instrument was acknowledged before me.

This 29th day of March 2021
By: Theresa Holland and/or Mary Ann Naczi and/or Tonya Knight and/or Jeanne Ethridge
who appeared by (X) means of physical presence or ( ) via online notarization.

Notary Public Maria A Parks

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

1398-0328 SUCRN
PUBLIC NOTICE

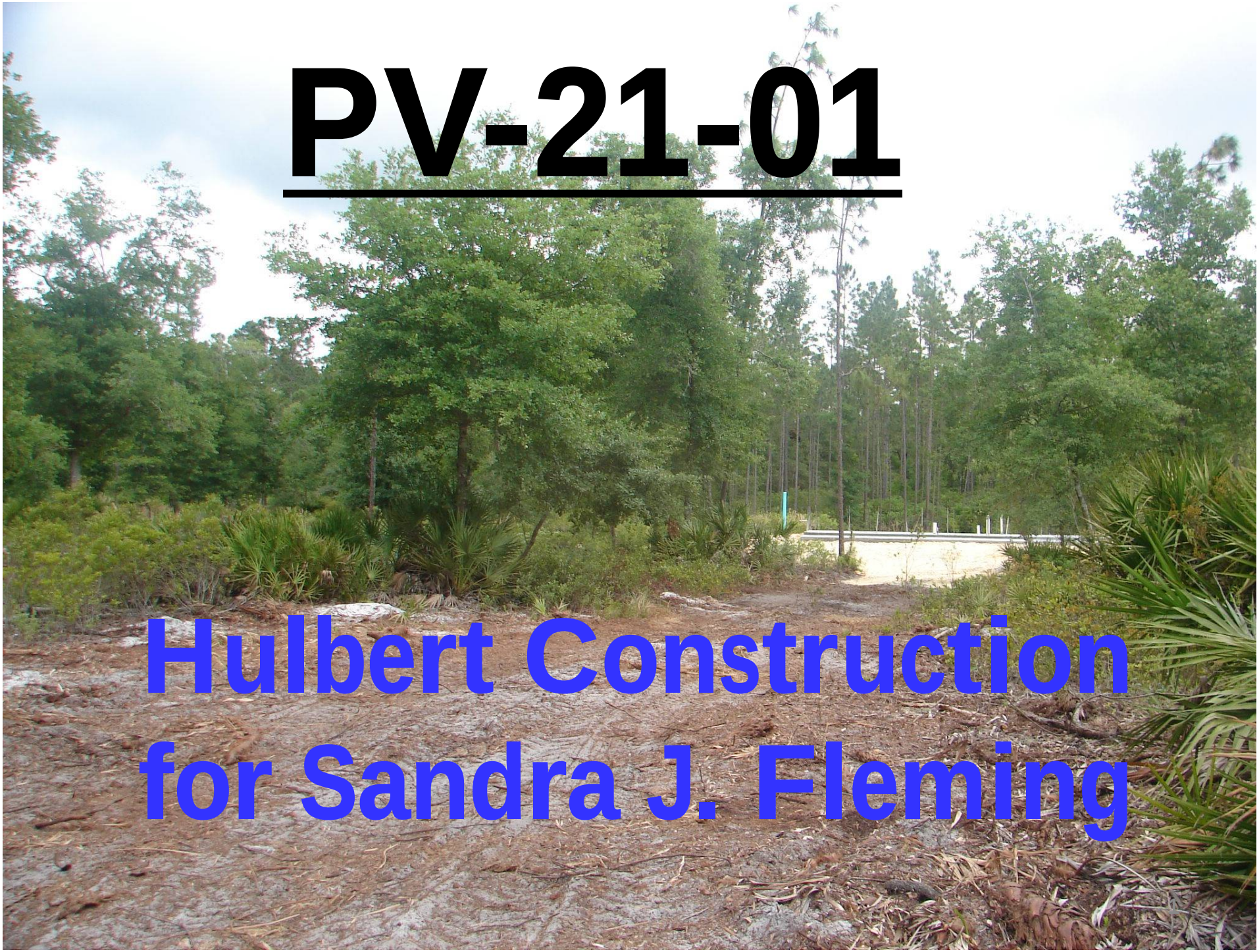
Notice of Petition to vacate utility easement, 10897 W. Acacia Drive, Crystal Manor, Unit 2, PG 112, Lots 2 & 3, BLK 120. Petition is to vacate utility easements between lots 2 & 3.

Published March 21 & 28, 2021

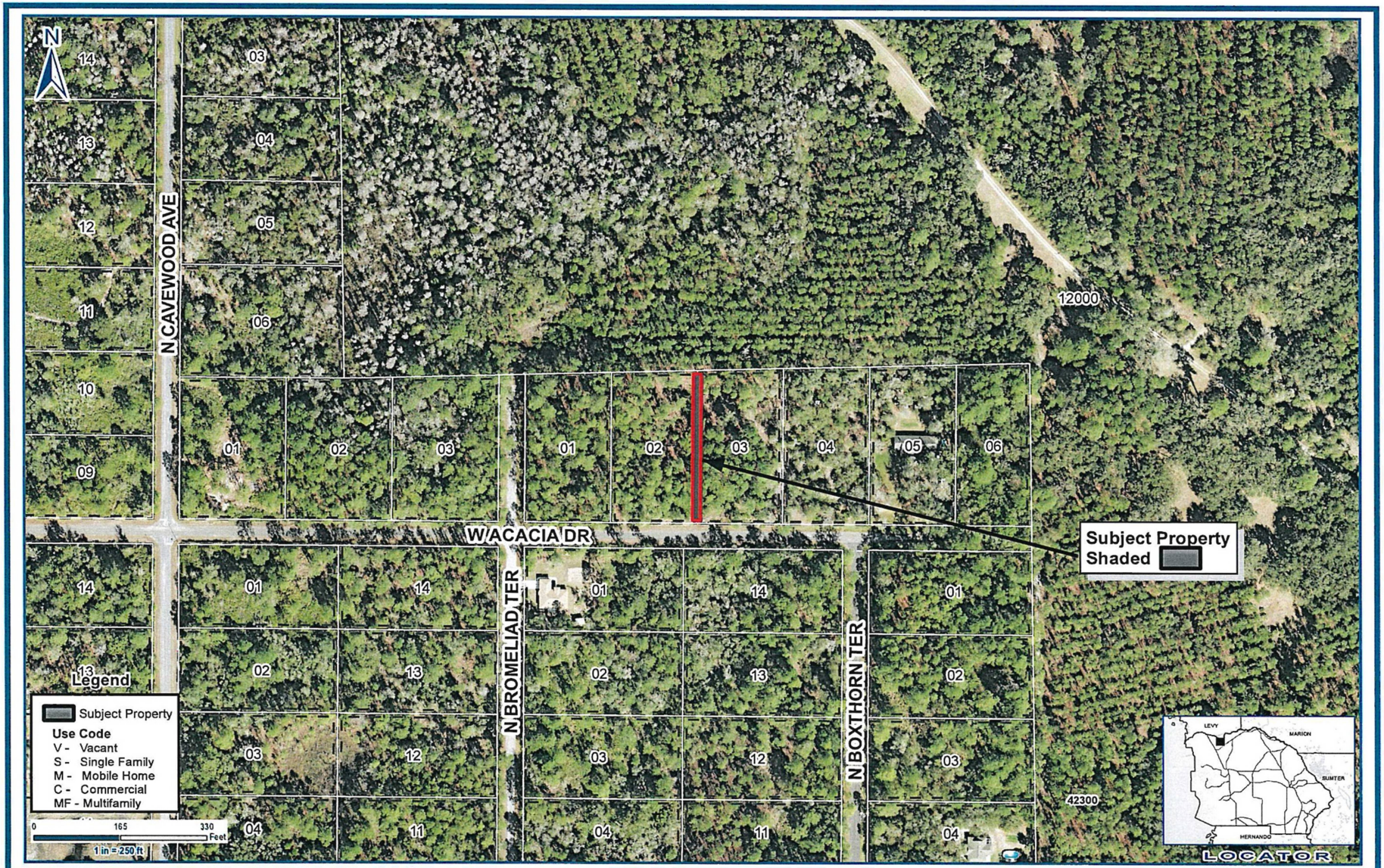
RECEIVED
APR 2 2021
PV-21-01

Attachment: Applicant's submittal (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

PV-21-01



Attachment: Coordinator PowerPoint (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)



Application #: PV-21-01	Applicant: Hulbert Construction for Sandra Fleming
Proposal: Vacate Easement	Location: 10897 W. Acacia Dr (between Lots 2 & 3), Crystal River
Land Use Atlas: CL, Low Intensity Coastal Lakes	S-T-R - 17-17-17 SW

Planner Initials: _____ Date: _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: February 5, 2021
Source: Enterprise Geodatabase
Map Number: WB0000479

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

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

2

Attachment: Coordinator PowerPoint (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

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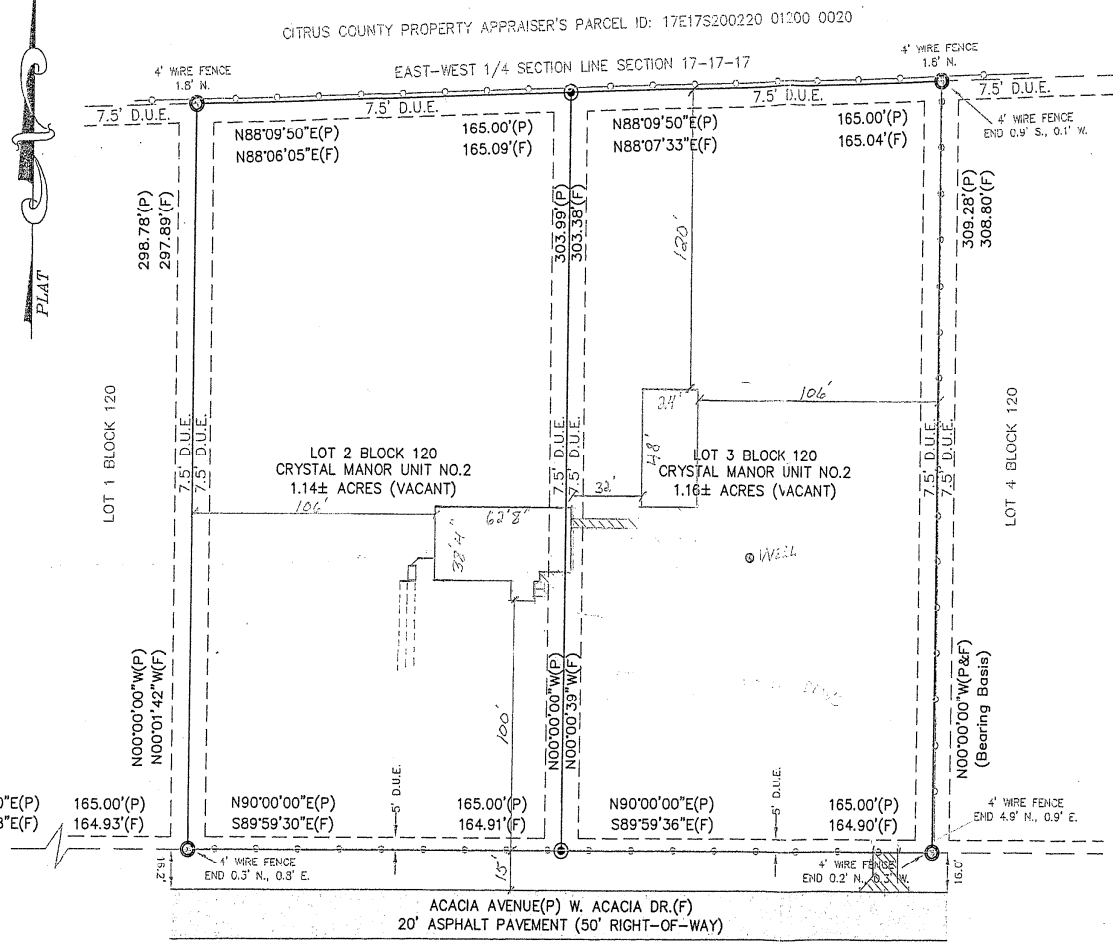
Attachment: Coordinator PowerPoint (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)



LEGAL DESCRIPTION:

Lots 2 and 3, Block 120, CRYSTAL MANOR UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 8, Pages 112 through 134, inclusive, in the Public Records of Citrus County, Florida.

SURVEYORS NOTES:

1. The bearings shown hereon are based on the Plat of CRYSTAL MANOR UNIT 2, a subdivision according to the plat thereof recorded at Plat Book 8, Pages 112 through 134, inclusive, with the East boundary line of Lot 3 block 120 held to bear N00°00'00"W, as shown on the Record Plat.
2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
3. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
4. The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone X, per Flood Insurance Rate Map number 12017C0176D, EFFECTIVE DATE: September 26, 2014.

Wallace L. Higgins 9-3-2020

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

LEGEND:
- FOUND 4"X4" CONCRETE MONUMENT (W.R. BOWSKY) Except as noted.
- FOUND 5/8" IRON ROD & CAP (LB 6443) Except as noted.
- SET IRON ROD & CAP (LB 7314)
- (P) PLAT
- (F) FIELD MEASURED
- (LB) LICENSED BUSINESS
- (D.U.E.) DRAINAGE & UTILITY EASEMENT

GRAPHIC SCALE

50 0 25 50

(IN FEET)

1 inch = 50 ft.

RECEIVED
PV-21-01
JAN 15 2021
Land Development Division

BOUNDARY SURVEY FOR
Sandra Fleming Revocable Trust
Citrus County, Florida

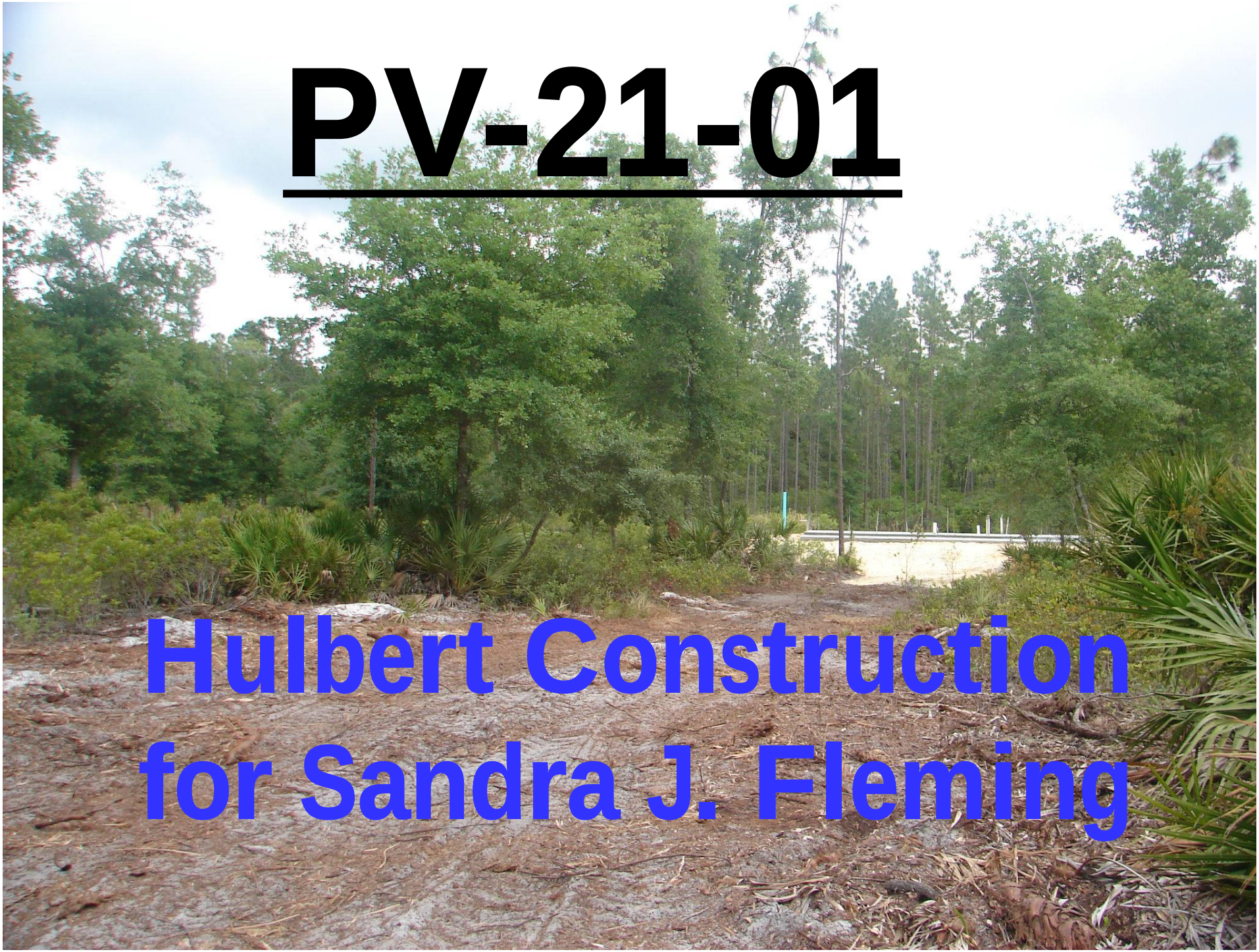
Project No.: 20387	Field Book: See/File	Drawn By: JWS	
Scale: 1" = 50'	Field Date: 09/02/2020	Sheet 1	Of 1

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

5

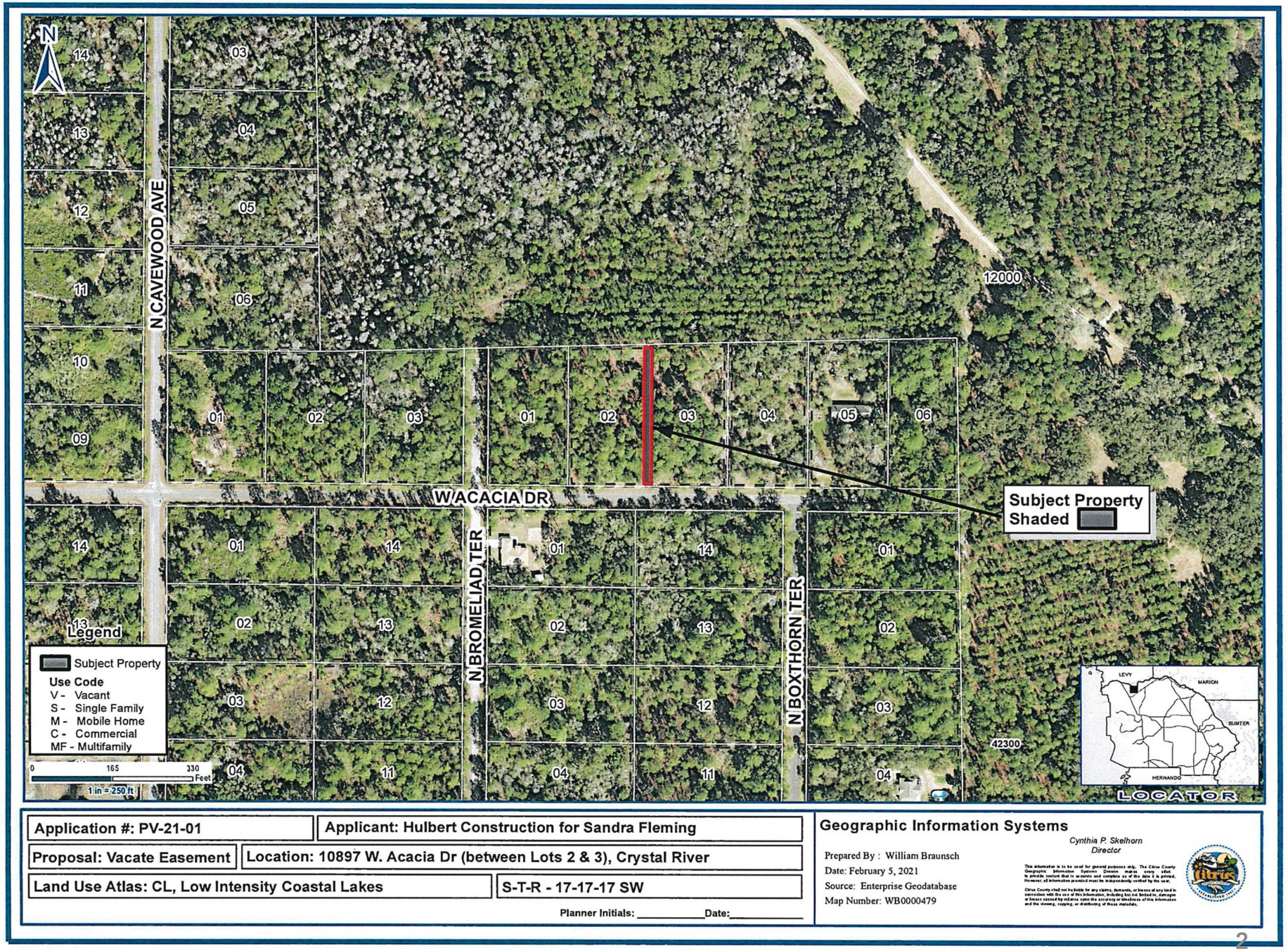
Attachment: Coordinator PowerPoint (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

PV-21-01



Hulbert Construction for Sandra J. Fleming

Attachment: Planner PowerPoint (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)



Application #: PV-21-01	Applicant: Hulbert Construction for Sandra Fleming
Proposal: Vacate Easement	Location: 10897 W. Acacia Dr (between Lots 2 & 3), Crystal River
Land Use Atlas: CL, Low Intensity Coastal Lakes	S-T-R - 17-17-17 SW

Planner Initials: _____ Date: _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: February 5, 2021
Source: Enterprise Geodatabase
Map Number: WB0000479

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2

Attachment: Planner PowerPoint (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

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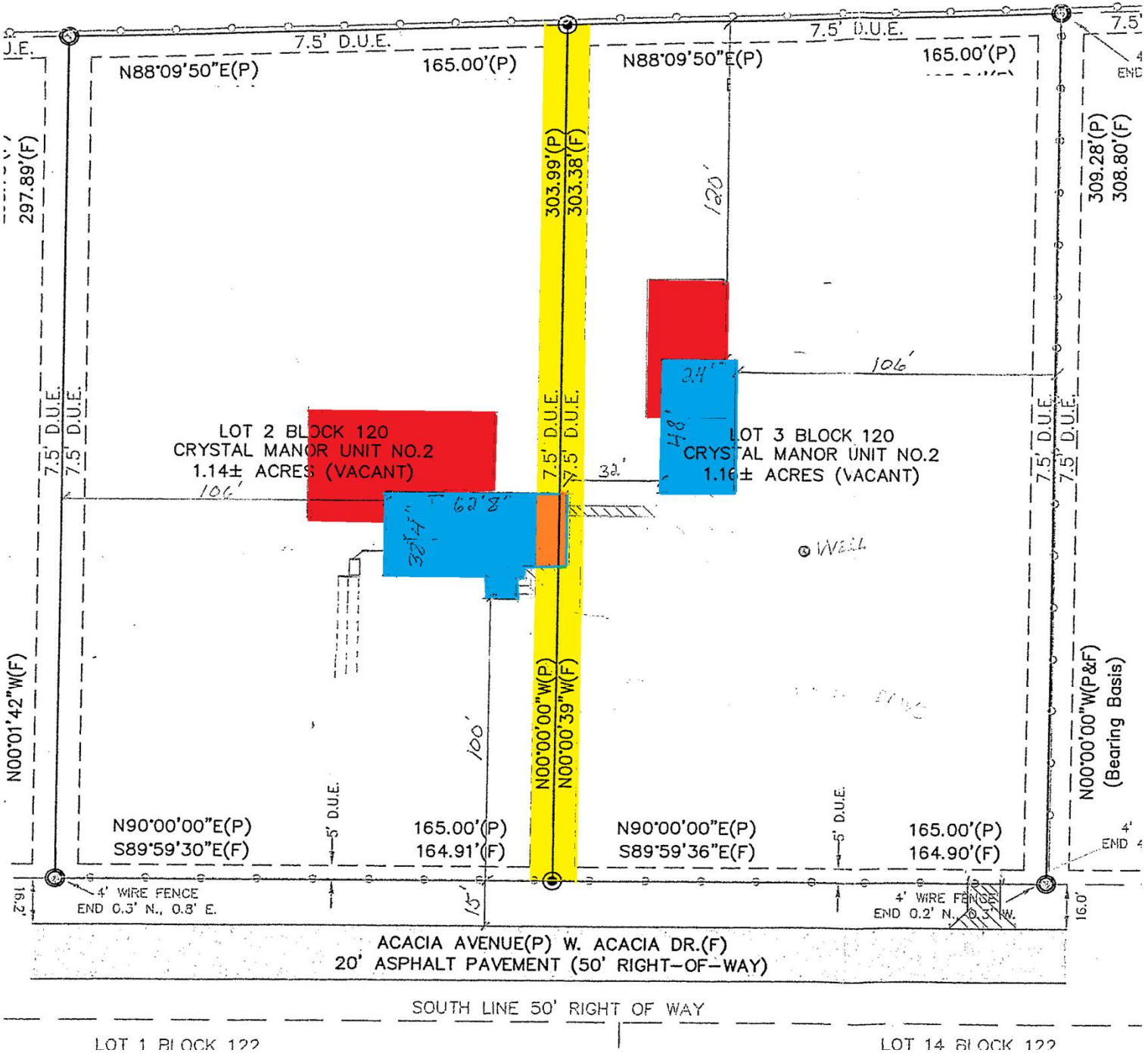

Attachment: Planner PowerPoint (15124 : PV-21-01 Hulbert Construction for Sandra J. Fleming)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-20-13 McKenzie Permitting for Cecil and Marjorie Medina
AGENDA DATE:	**August 05, 2021**

BRIEF OVERVIEW:

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

The applicant is requesting a 20-foot waterfront setback to replace an existing single-family dwelling and the installation of a stormwater protection plan.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on August 5, 2021 to review and consider V-20-13 McKenzie Permitting for Cecil and Marjorie Medina

PM2-21-60

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

VARIANCE APPLICATION NO.: V-20-13
McKenzie Permitting for Cecil and Marjorie Medina

DATE: July 9, 2021
PREPARED BY: Amy Bidwell, Senior Planner; Land Development Division

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) for the replacement of a single-family dwelling having less than the required 50-foot minimum building setback from the mean high water line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC. The applicant is requesting a 20-foot waterfront setback to replace an existing single-family dwelling and the installation of a stormwater protection plan.
SUBJECT PROPERTY	Section 31, Township 19 South, Range 17 East; specifically, Lot 20 of Homosassa Isle (AK 1144540), which address is 5463 S. Island Dr., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 9,853 square feet (0.23 acres).
LAND USE	CLR, Coastal and Lakes Residential District, 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 the Coastal High Hazard Area in Flood Zone AE with a base flood elevation of 8 feet, as found on Community-Panel Number 12017C0 295D.
SURROUNDING AREA	North – Single-family dwellings, Homosassa River South – Single-family dwellings East – Homosassa River West – S. Island Dr, Single-family dwellings The site is located in the Homosassa Isle subdivision, where there are single-family dwellings along the Homosassa River.
SOIL INFORMATION	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Matlacha, limestone substratum - Urban land complex. Limitations to building development are moderate due to wetness.

Attachment: Staff report and applicant's submittal (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)

BACKGROUND

The subject property is part of Homosassa Isle, a platted subdivision. It abuts single-family residences to the north, south and west, and the Homosassa River to the east. The property takes access from South Island Dr., a 50-foot wide, paved, County maintained right-of-way.

The property is approximately 0.23 acres in size and is developed with a single-family residence which was built in 1982. The setback from the mean high water line to the existing residence is eight (8) feet. The subject parcel has a 1991 variance for a boat cover deck.

ANALYSIS

The applicant is requesting a reduction in waterfront setbacks for the replacement of an existing 912 square foot single-family residence, a 192 square foot porch, and an 813 square foot carport; (a total of 1,917 square feet), with a 2,270 square foot single-family residence, 462 square foot ground floor enclosed storage, and a 266 square foot second floor screened porch (totaling 2,998 square feet). The proposed single-family residence will be 20 feet from the mean high water line.

The six closest lots on either side of the subject property vary in size and shape and are developed with single-family residences. There is an available building envelope of approximately 3,747 square feet. A replacement single-family residence can be developed in the existing footprint or can be developed utilizing the available building envelope within the required setbacks.

A variance was granted to two of the six closest residences in1983 for an addition to a garage and an addition to living area, and in 1990 for an addition of living area.

Building envelope and waterfront setback analysis			
Available Building Envelope (without the need for a variance)		Approximately 3,747 sf.	
Existing single-family residence size	912 sf.	**Proposed single-family residence size**	2,270 sf.
Average size six closest single-family residences		1,586 sf.	
Waterfront Setback (35 feet with a berm or swale)	50 ft.	**Existing waterfront setback** **Proposed waterfront setback**	8 ft. 20 ft.

Attachment: Staff report and applicant's submittal (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)

The **Engineering Division** has no objection with the condition that a residential stormwater management system be installed in accordance with Section 6420.B of the Land Development Code.

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

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 indicated by proposed swales on 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 3520, Floodplain Protection Standards of the LDC, as specified in the LDC. This application is not consistent with the following provisions of the LDC.

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 20-foot setback with swales from the mean high water line; however, the applicant can replace the single-family residence within the existing footprint.

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 average lot size in the Homosassa Isle subdivision is 0.27 acres. The subject property is similarly sized in comparison with other lots, some of which have been developed without the need for variances, while others pre-date current setback standards.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The encroachment into the required setback is the result of the applicant/property owner. By requesting a single-family dwelling in the location proposed, the applicant is creating a hardship. The request for the placement and the building footprint with larger living area is based on convenience and not necessity, and there is a 3,747 square foot building envelope.

Attachment: Staff report and applicant's submittal (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)

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 and the Floodplain Protection Standards. The proposal is for new construction and the applicant has other options available in order to lessen or eliminate the need for a variance, including the reduction of the building footprint or utilizing the existing footprint.

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 single-family dwelling with a 2,270 square-foot building footprint. The average building footprint of the six closest single-family dwellings is 1,586 square feet and range in size from 964 to 2,424 square feet.

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 single-family dwelling on the lot which would eliminate or reduce the need for a variance. The approximate 3,747 square-foot available building envelope area, outside the waterfront setback and right-of-way setback areas, could accommodate a single-family dwelling. Therefore, the proposed dwelling is not a minimal request, and the hardship is based upon convenience.

6. ***The granting of the variance will not be in harmony with the general intent and purpose of this code and will be injurious to the area involved or otherwise detrimental to the public welfare.*** The single-family dwelling does not meet standards as outlined in this report.

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.

AB/KO/cb

Attachment: Staff report and applicant's submittal (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)

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-20-13 Date: 9-14-2020

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

Applicant*
Name: MCKENZIE PERMITTING
Address: 7232 E. GOSPEL ISLAND RD
City: INVERNESS
State: FLORIDA Zip: 34450
Home No.: 726-0889 Cell No.: 601-0942
Work No.: 726-0889 Fax No.: —
Email: mckenziepermitting@gmail.com

Property Owner
Name: CECIL & MARJORIE MEDINA
Address: 4204 W. WOODMERE ROAD
City: TAMPA
State: FLORIDA Zip: 33609
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 31 Township: 19 South Range: 17 East
Legal Description: HOMOSASSA ISLE PB4 PG99 LOT 20
Subdivision: HOMOSASSA ISLE Lot(s): 20 Block/Parcel:
Alternate Key #: 1144540 Parcel ID:

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

Variance Request: TO ALLOW TO BUILD NEW REPLACEMENT SINGLE FAMILY ONE STORY LESS THAN FOOT PRINT OF EXISTING HOME AND REPLACE CAR HOUSE TO INSTALL STORM-WATER PROTECTION PLAN
State hardship that justifies the granting of the variance: THE CUT OUT OF EXISTING BOAT SLIP AND NO WATER QUALITY PROTECTION

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: Brenda McKenzie

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

WITNESS my hand and official seal this 15 day of Sept, 20.

Janette Ferdinand
Printed Name
Janette Ferdinand
Notary Public - State of Florida

Seal

JANETTE FERDINAND
Commission # GG 071521
Expires January 5, 2021

For Staff Use Only
Date: ____ ATF: ____
Time: ____ QTR: ____
V-20-13

Attachment: Staff report and applicant's submittal (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)

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

AUTHORIZATION

APPLICATION REQUEST: (check one)

✓ Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section_____ Township _____ Range_____ Alternate Key # 1144540

Lot/Parcel 20 Block PB4 PG99 Lot 20

Subdivision Homosassa Isle Parcel ID: 17E19S310046 0200

I, MARJORIE B. MEDINA, owner of the above described property,
(Name of Owner)

authorize Brenda McKenzie of McKenzie Permitting Svc to
(Name of Representative) (Name of Business)

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

SIGNATURE: Marjorie B Medina
(Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS

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

WITNESS my hand and official seal this 10 day of September, 2020

Kelly Rose Smith
Printed Name

Seal

Notary Public - State of Florida

Kelly Rose Smith
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG041454
Expires 10/24/2020

V-20-13

Attachment: Staff report and applicant's submittal (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)

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LAND DEVELOPMENT DIVISION
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AUTHORIZATION

APPLICATION REQUEST: (check one)

✓ Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section_____ Township _____ Range_____ Alternate Key #1144540

Lot/Parcel 20 Block_____

Subdivision Homosassa Isle

I, Cecil A. Medina, owner of the above described property,
(Name of Owner)

authorize Brenda McKenzie of McKenzie Permitting Svcs to
(Name of Representative) (Name of Business)

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

SIGNATURE: _____
(Signature of Owner)

STATE OF 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 Cecil Medina, who is personally known to me or provided FL DL as identification and who did not take an oath.

WITNESS my hand and official seal this 10 day of September 2020

Kelly Rose Smith
Printed Name

Notary Public - State of Florida

Seal

Kelly Rose Smith
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG041454
Expires 10/24/2020

RECEIVED
SEP 15 2020
V-20-13

Attachment: Staff report and applicant's submittal (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)

P:\Projects\1801_Medina Residence\Dwgs\Sheets\1801_A1 Site Plan_Average setback_CLEAN.dwg

SITE DATA

Owner:
Marjorie and Cecil Medina
Address:
5463 South Island Drive - Homosassa, FL - 34448
Parcel ID:
17e19s310040 0200
Current Zoning:
CLR
Site Area:
9,437 sf/ 0.27 ac

FLOOD ZONE:
AE - base flood elevation 8.0'
per Flood Insurance Rate Map Number
12017C 0295D Effective date: 09/26/2014

IMPERVIOUS SURFACE RATIO CALCULATION

SITE AREA	9,437 SF
• PROPOSED NEW RESIDENCE, WALKS, SEAWALL ETC.	3,318 SF
• DRIVEWAY APRON	111.3 SF
• GRAVEL DRIVEWAY	967 SF
TOTAL IMPERVIOUS	4,396.3 SF
PROPOSED ISR	46.6%
ALLOWABLE LOT COVERAGE	50%

LEGAL DESCRIPTION:
LOT 20, HOMOSASSA ISLE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 99, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

GENERAL SITE NOTES

A. The project shall comply with Citrus County development regulations, including tree and landscape code, stormwater regulations, building and fire codes in force at the time of permitting.
B. Site will be graded to slope away from waterfront towards indicated swales.
C. All roof run-off will be conveyed to the swales via gutters/downspouts and piping, all pavement areas will be sloped to direct run-off to swales.
D. Indicated swales are conceptual - final design submitted for permit will include engineered calculations of required storage.
E. Proposed residence will be connected to county sanitary sewer system.
F. HVAC equipment will be bracket mounted to wall above BFE.

CONCEPTUAL SITE PLAN
SCALE: 1/16" = 1'-0"

V-20-13

Medina Residence

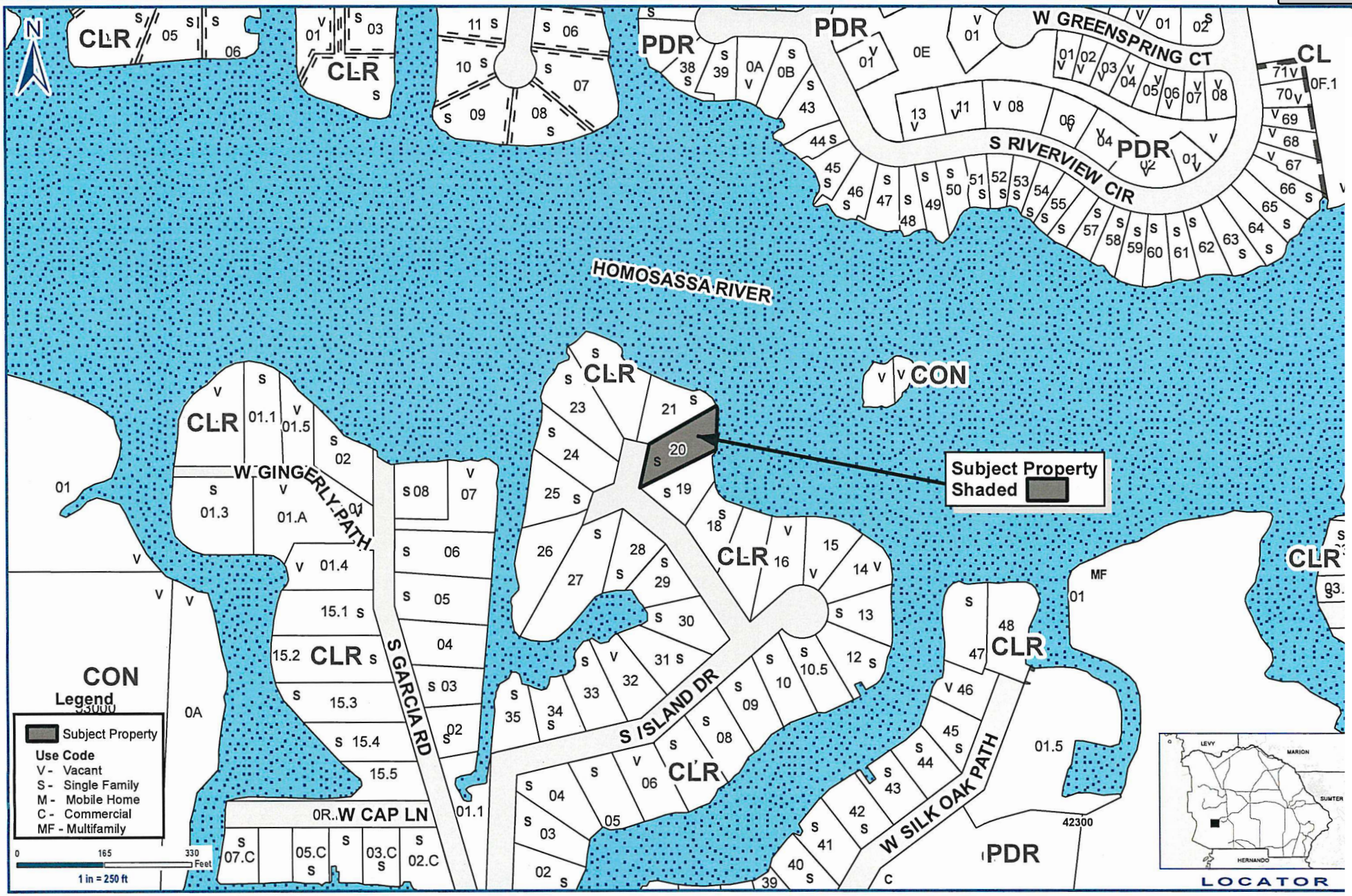
5463 S Island Drive · Homosassa, Florida · 34448

PROPOSED SITE PLAN

Project No. 1801
Date April 27, 2021
Sheet Number A1.0

STINSON architecture, inc.
102 South 12th Street
Tampa, Florida 33602
(813) 508-7848 fax
(813) 508-7699
AA26002478

Attachment: Staff report and applicant's submittal (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)



Application #: V-20-13	**Applicant: Mckenzie Permitting for Cecil & Marjorie Medina**
Proposal: Waterfront Setbacks	**Location: 5463 S. Island Dr, Homosassa 334448**
Land Use Atlas: Coastal Lakes Residential (CLR)	**S-T-R - 31-19-17 NW**

Planner Initials: CB **Date:**

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: June 18, 2021
Source: Enterprise Geodatabase
Map Number: WB0000587

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

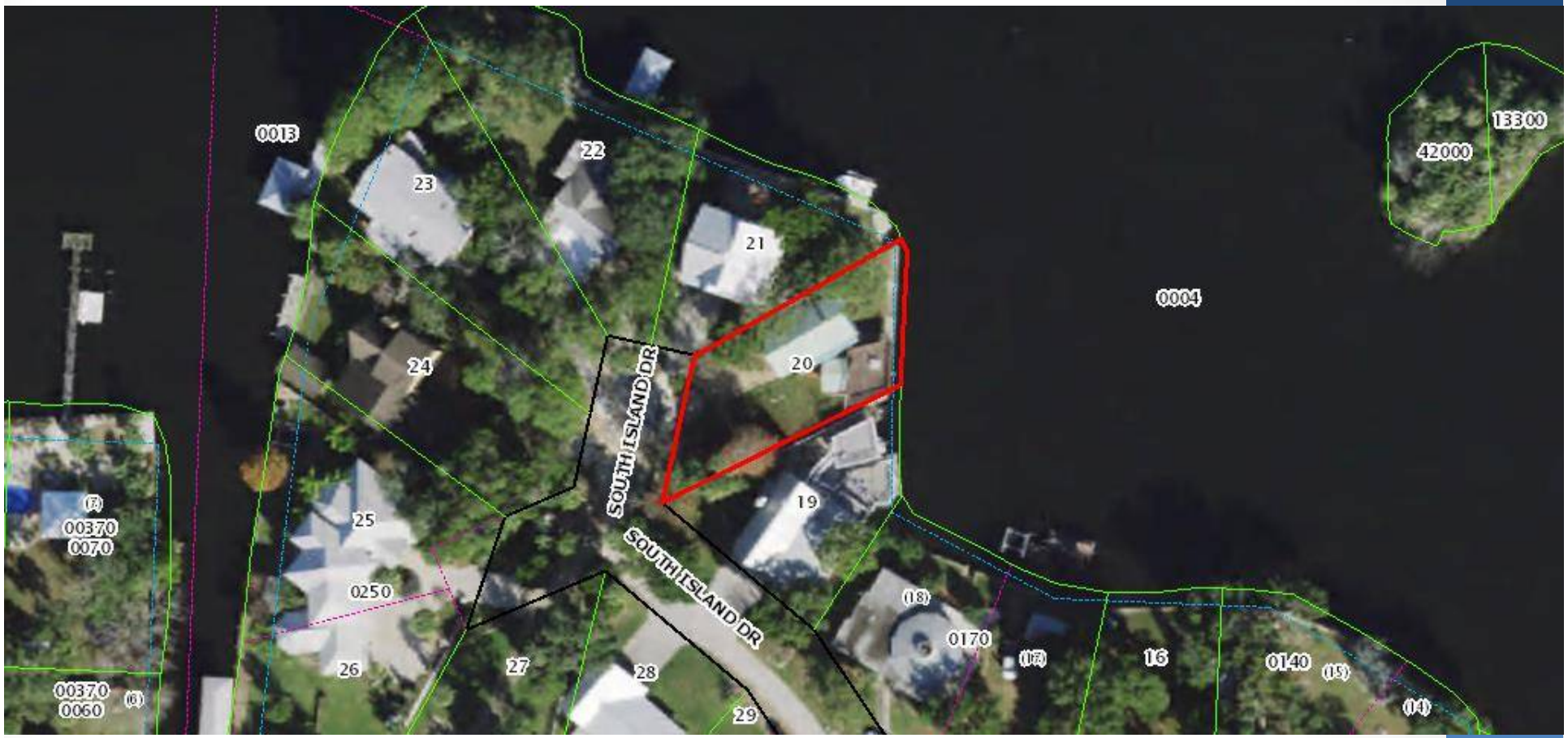
Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.

Attachment: Staff report and applicant's submittal (15125 : V-20-13 McKenzie Permitting for Cecil and

V-20-13

McKenzie Permitting for Medina

Attachment: Coordinator PowerPoint (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)



Attachment: Coordinator PowerPoint (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)

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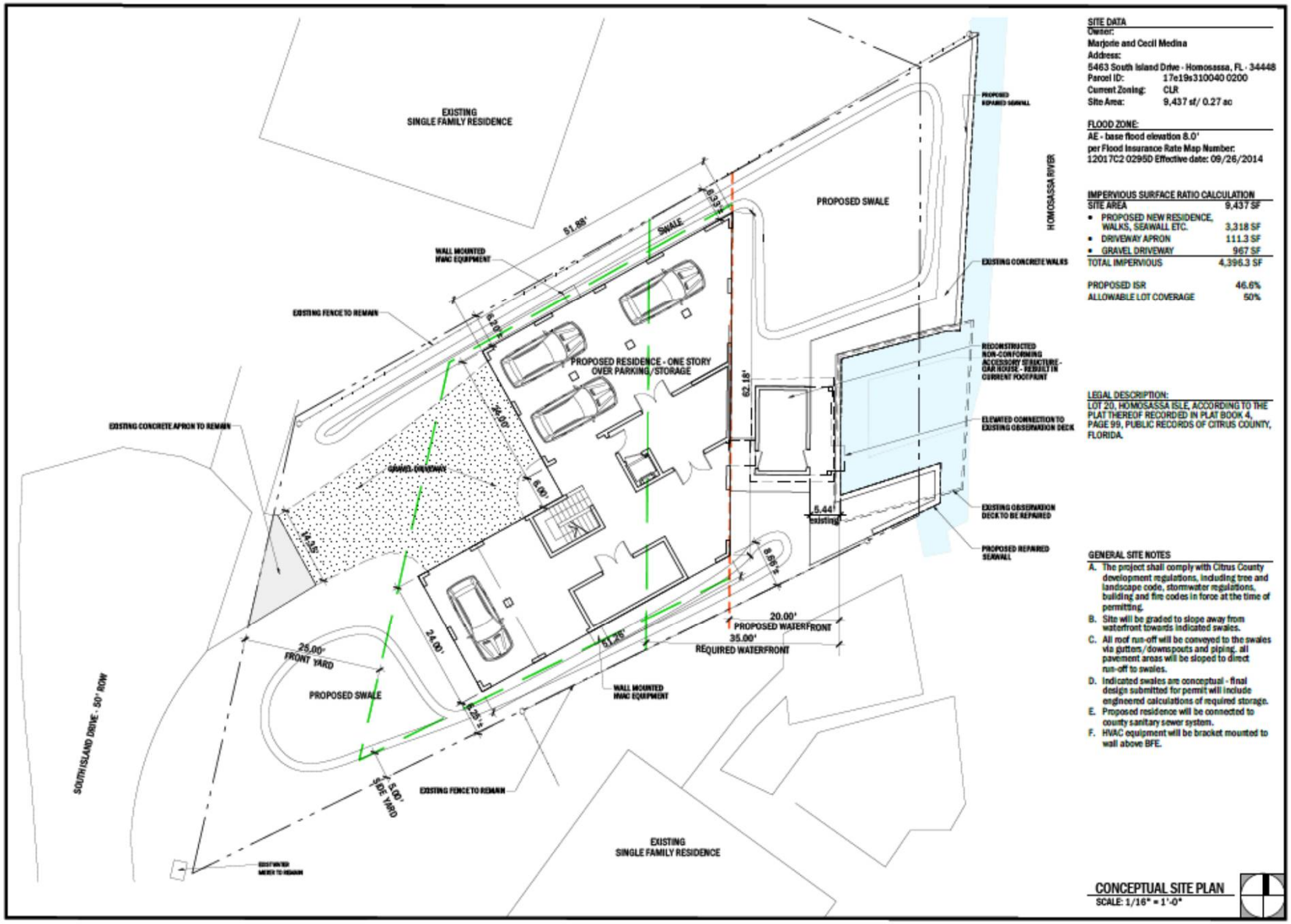
5463

Attachment: Coordinator PowerPoint (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)



SITE DATA
Owner:
Marjorie and Cecil Medina
Address:
5463 South Island Drive - Homosassa, FL - 34448
Parcel ID: 17e19s310040 0200
Current Zoning: CLR
Site Area: 9,437 sf/ 0.27 ac

FLOOD ZONE:
AE - base flood elevation 8.0'
per Flood Insurance Rate Map Number:
12017C2 0295D Effective date: 09/26/2014

IMPERVIOUS SURFACE RATIO CALCULATION

SITE AREA	9,437 SF
• PROPOSED NEW RESIDENCE, WALKS, SEAWALL ETC.	3,318 SF
• DRIVEWAY APRON	111.3 SF
• GRAVEL DRIVEWAY	967 SF
TOTAL IMPERVIOUS	4,396.3 SF
PROPOSED ISR	46.6%
ALLOWABLE LOT COVERAGE	50%

LEGAL DESCRIPTION:
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E. Proposed residence will be connected to county sanitary sewer system.
F. HVAC equipment will be bracket mounted to wall above BFE.

CONCEPTUAL SITE PLAN
SCALE: 1/16" = 1'-0"

STINSON architecture, inc.
102 South 12th Street
Tampa, Florida 33602
(813) 908-7999
AC0003478

Medina Residence
5463 S Island Drive - Homosassa, Florida - 34448

PROPOSED SITE PLAN

Project No.
1801
Date
April 27, 2021
Sheet Number
A1.0

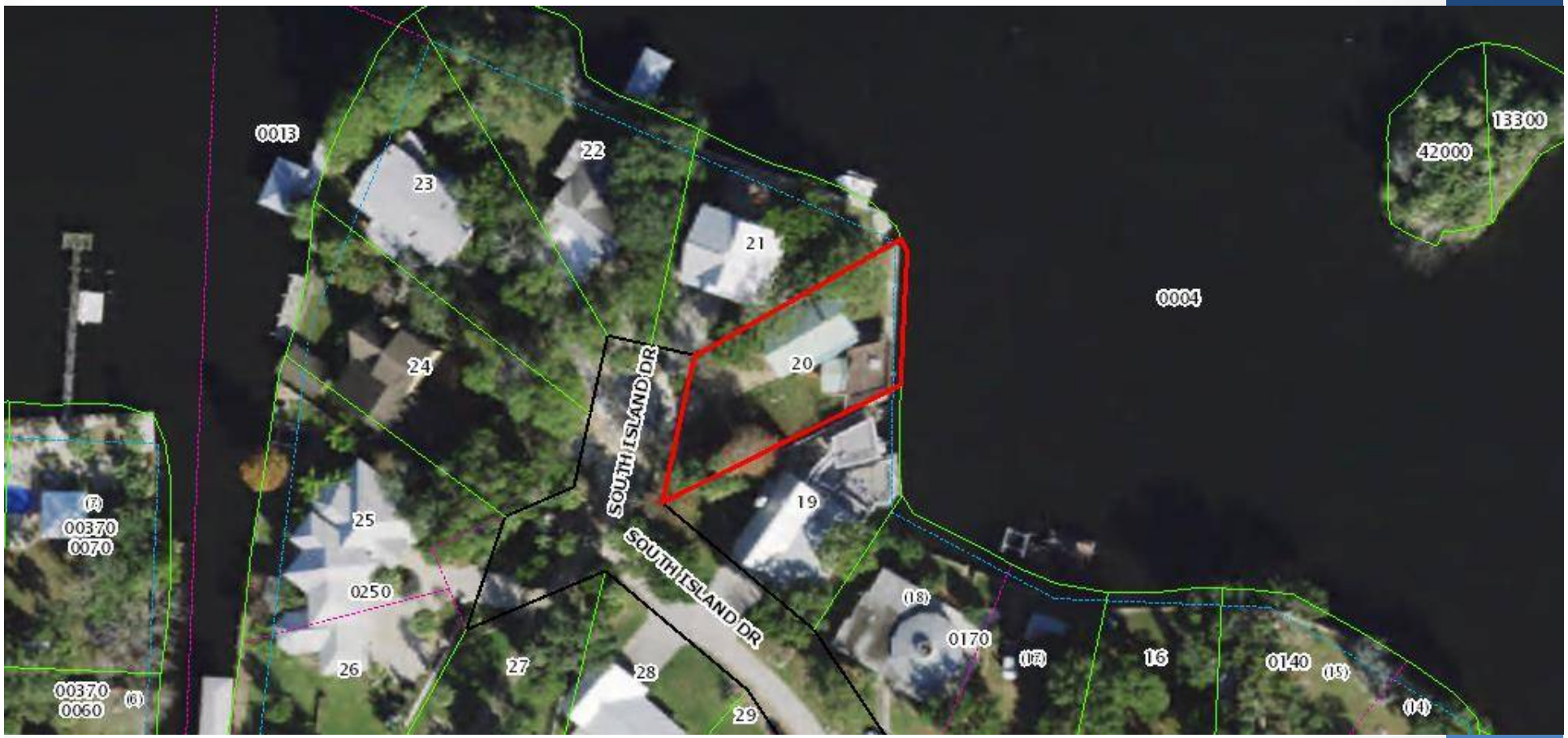
P:\Projects\1801_Medina Residence\Dwgs\Sheets\1801_A1.0 Site Plan_Average method_CIGAR.dwg

Attachment: Coordinator PowerPoint (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)

V-20-13

McKenzie Permitting for Medina

Attachment: Planner PowerPoint (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)



Attachment: Planner PowerPoint (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)

APPLICATION PENDING
FOR THE DEVELOPMENT OF THIS PROPERTY
PUBLIC INPUT ACCEPTED
CONTACT CITRUS COUNTY
DEPT. OF GROWTH MANAGEMENT
(352) 527-5239
APPL# V-20-13
DO NOT REMOVE THIS SIGN UNDER PENALTY OF THE LAW

Attachment: Planner PowerPoint (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)

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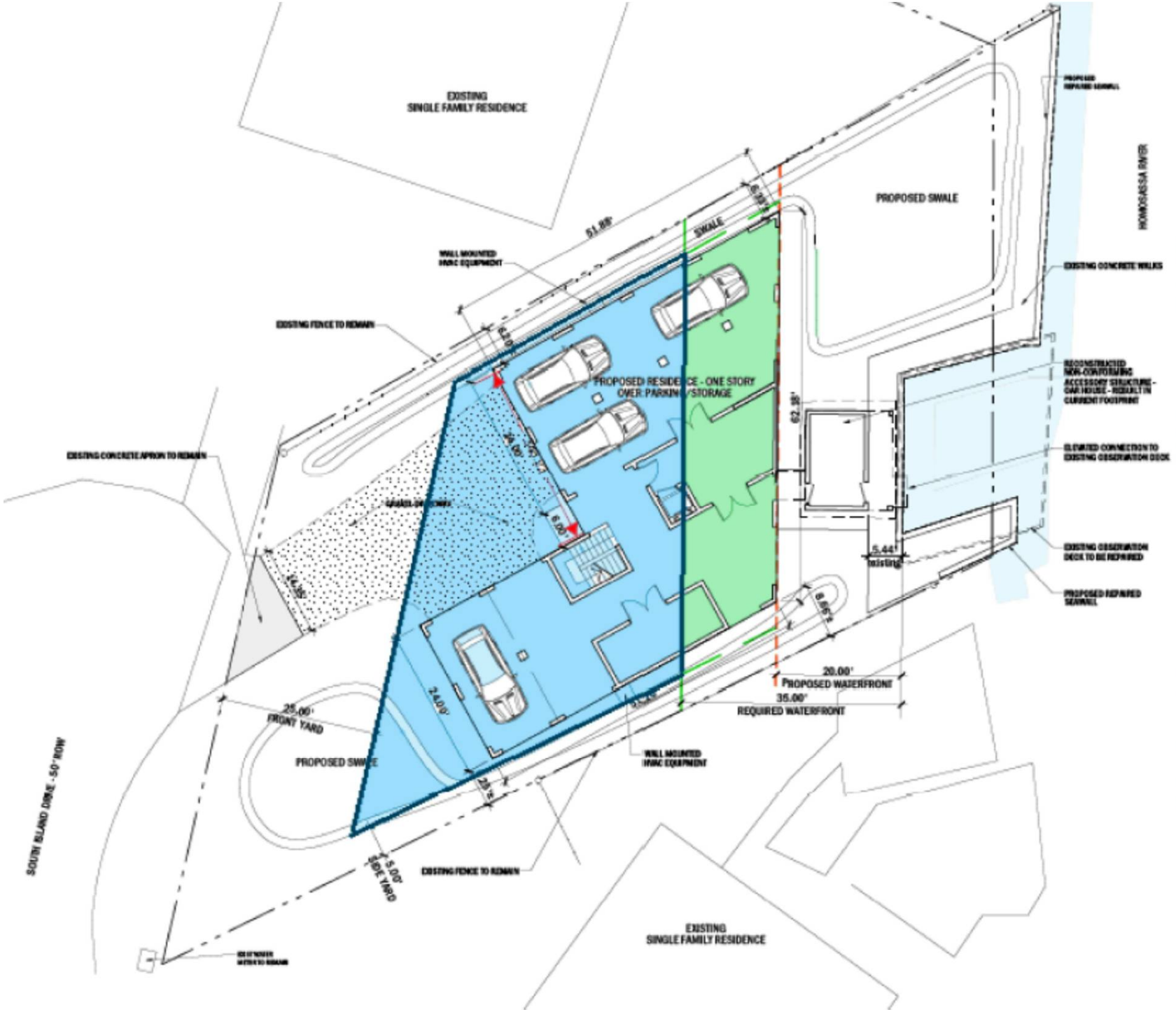

Owner:
Marjorie and Cecil Medina
Address:
6463 South Island Drive - Homosassa
Parcel ID: 17e19s310040 0
Current Zoning: CLR
Site Area: 9,437 sf/ 0.27 ac

FLOOD ZONE:
AE - base flood elevation 8.0'
per Flood Insurance Rate Map Number
12017C2 0295D Effective date: 09/2

IMPERVIOUS SURFACE RATIO CALCUL

SITE AREA	9
• PROPOSED NEW RESIDENCE, WALKS, SEAWALL ETC.	3
• DRIVEWAY APRON	1
• GRAVEL DRIVEWAY	
TOTAL IMPERVIOUS	4,3

PROPOSED ISR
ALLOWABLE LOT COVERAGE

LEGAL DESCRIPTION:
LOT 20, HOMOSASSA ISLE, ACCORDI
PLAT THEREOF RECORDED IN PLAT BO
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CONCEPTUAL SITE PLAN
SCALE: 1/16" = 1'-0"

Attachment: Planner PowerPoint (15125 : V-20-13 McKenzie Permitting for Cecil and Marjorie Medina)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA/PUD-21-09 Robert and Janet Hilger
AGENDA DATE:	**August 05, 2021**

BRIEF OVERVIEW:

This application is a request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from GNC, General Commercial District to High Density Residential District and amend the Land Use Atlas Map (LUAM) of the Land Development Code from GNC, General Commercial District to GNC, General Commercial District, and HDR, High Density Residential District, with a Planned Unit Development (PUD) for multi-family dwellings.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on August 5, 2021 to review and consider CPA/AA/PUD-21-09 Robert and Janet Hilger

The Confluence
Planned Unit Development

Guerra Development Corp.

Citrus County Planning and Development Commission - August 5, 2021

Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Existing Conditions – View from N Water Way

Existing Conditions – View from US 41

Existing Conditions – View from River

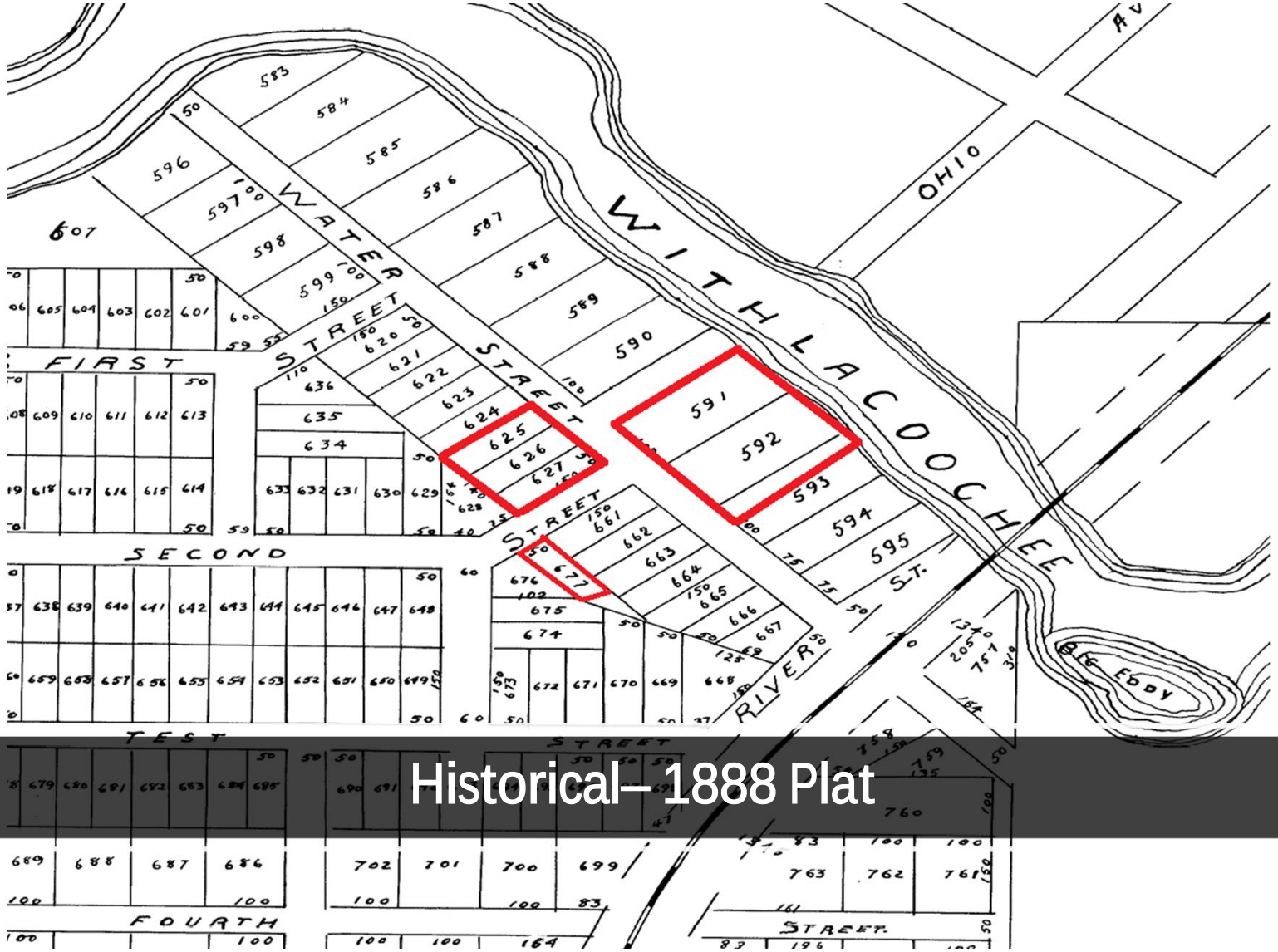
Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Existing Conditions – Structure

Existing Conditions – Neighborhood

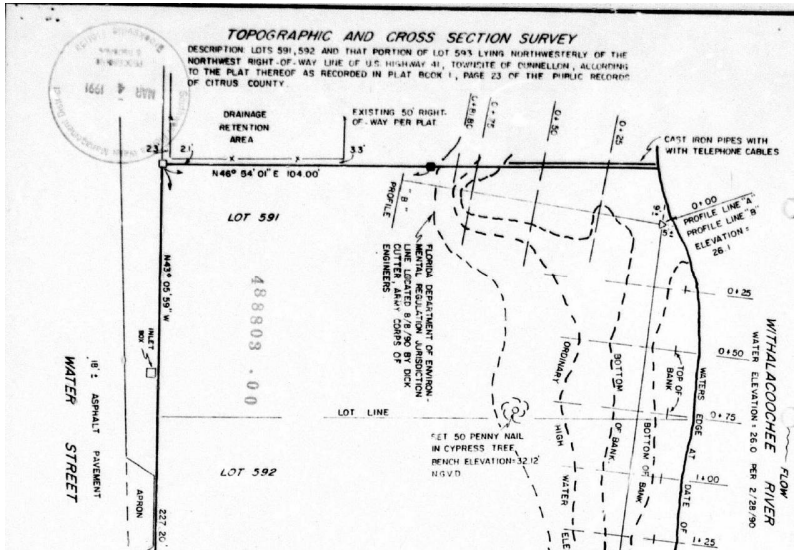
Existing Conditions – Drainage

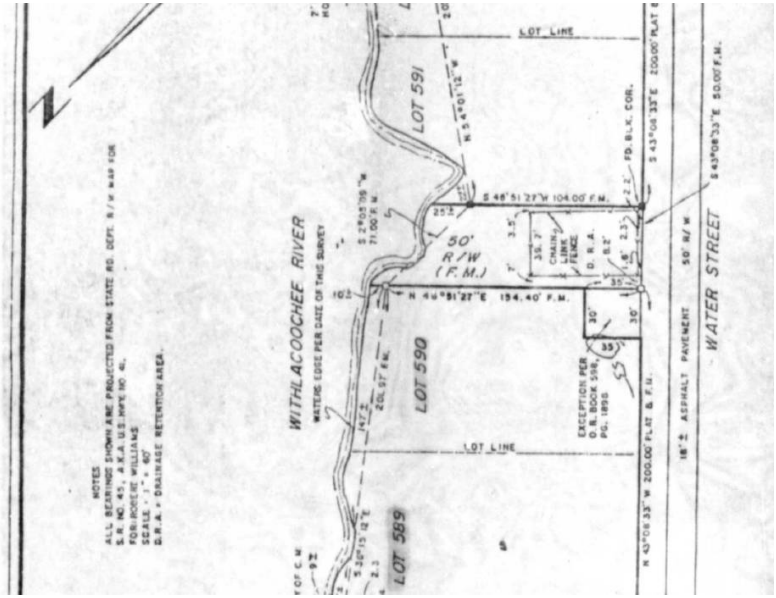
Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)



Historical– 1888 Plat

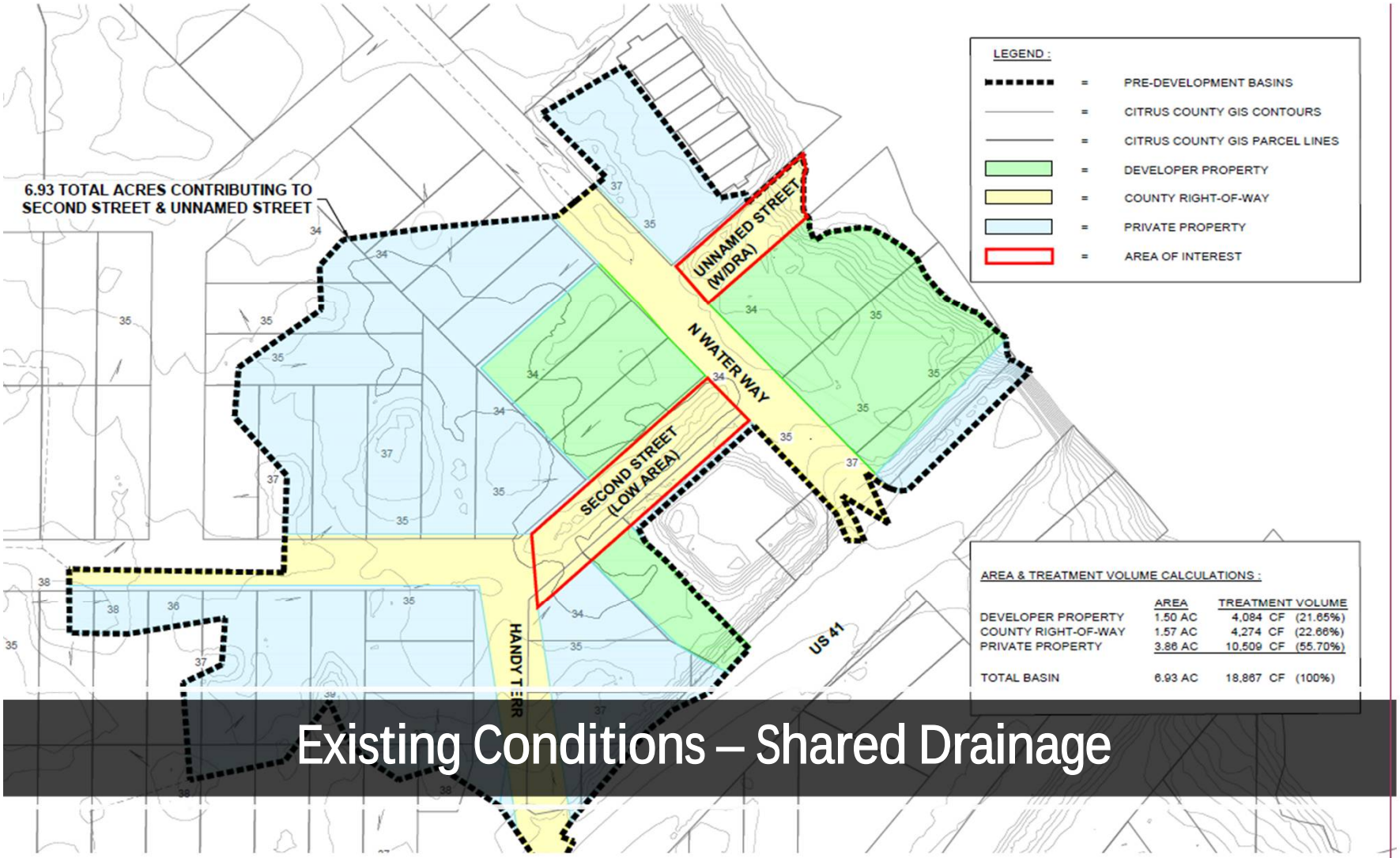
Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)





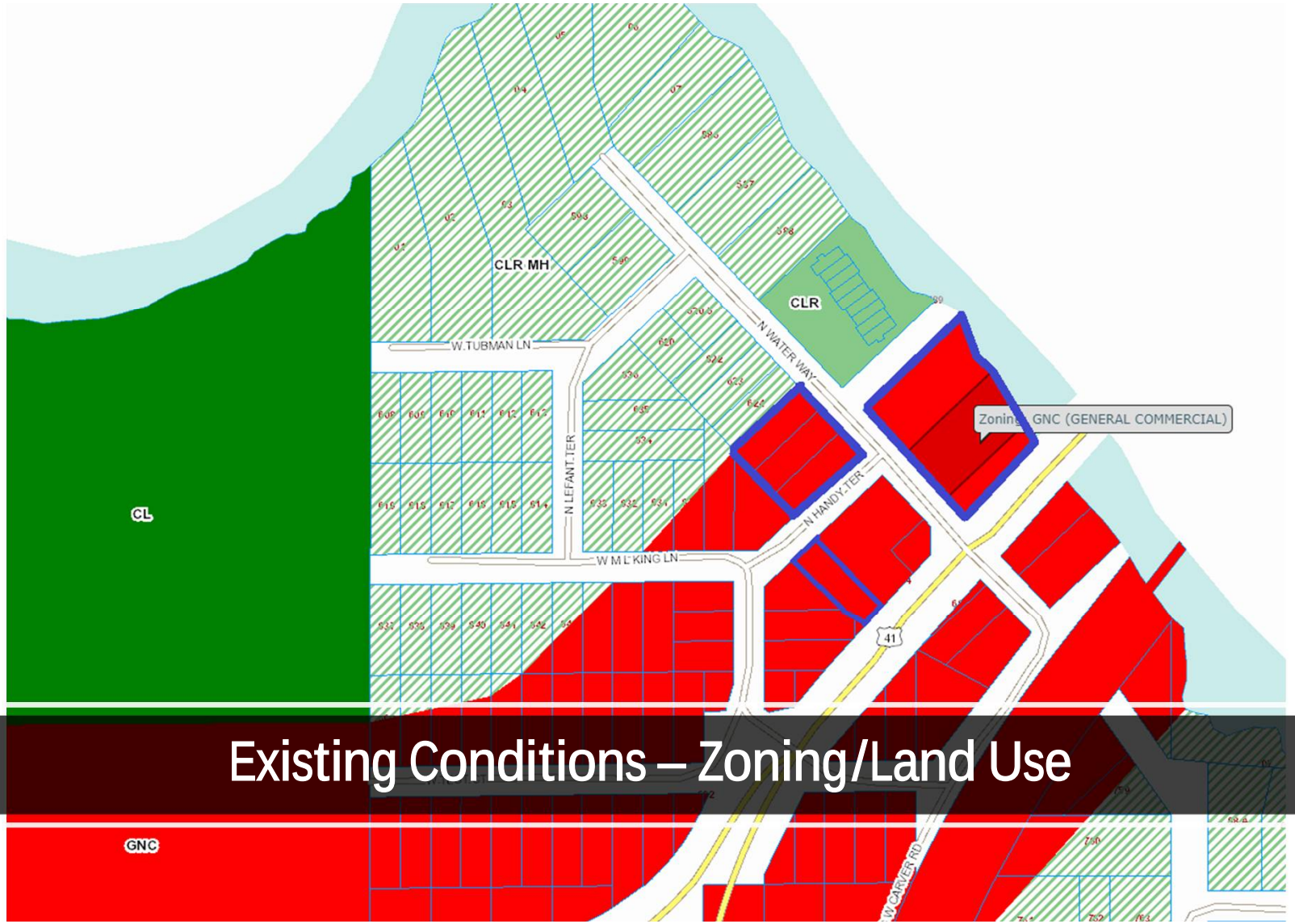
Historical – 1991 & 1985 Survey's

Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)



Existing Conditions – Shared Drainage

Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)



Existing Conditions – Zoning/Land Use

Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Proposed Conditions – Front

Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

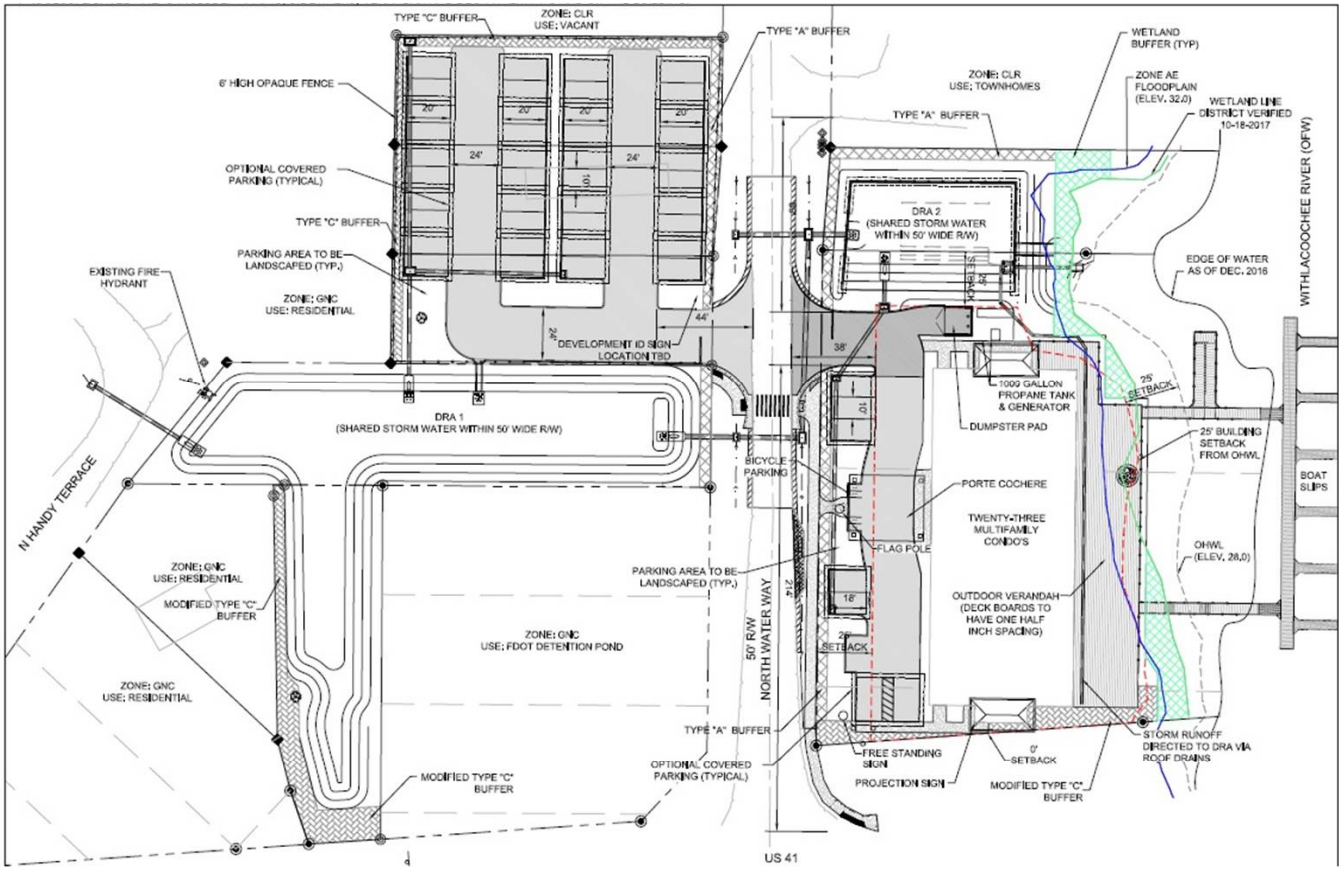
Proposed Conditions – Rear

Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Proposed Conditions – US 41

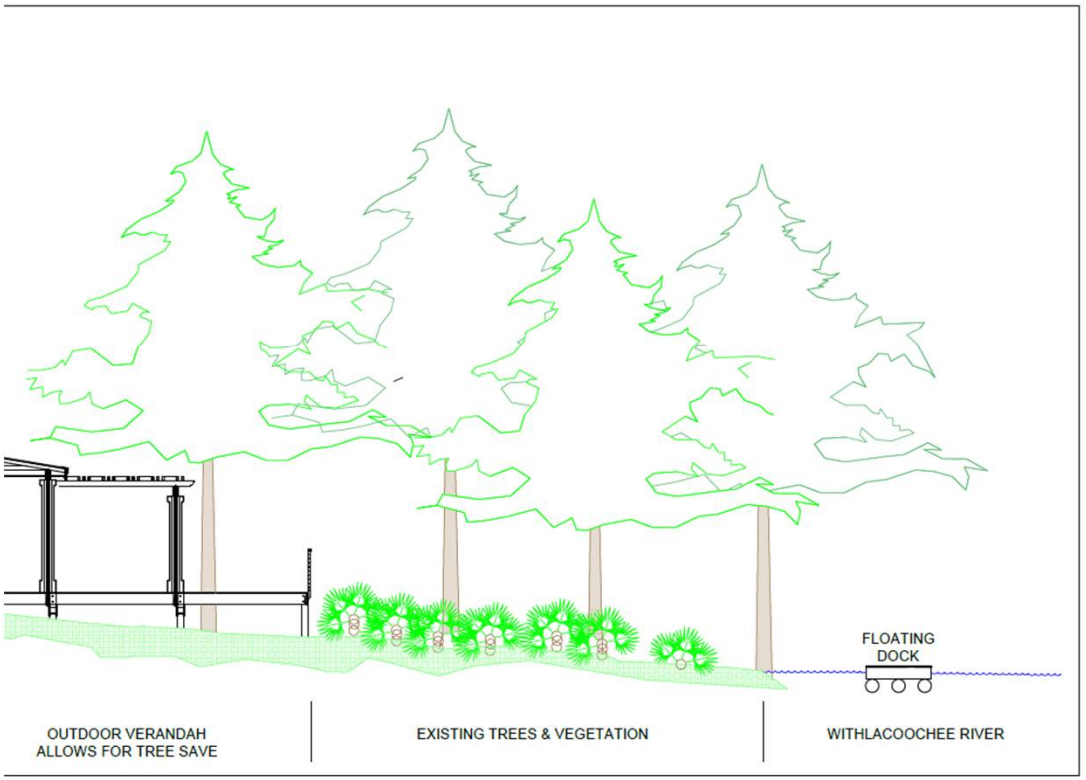
Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Existing vs Proposed



Proposed Conditions – PUD Concept Plan

Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)



Proposed Conditions – Wetland Area

Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Code References

Citrus County Land Development Code

Chapter Six- Stormwater Management Section 6005 Objectives B. Review of Permits

"The Land Development Division reviews stormwater management applications to ensure they meet County criteria related to stormwater management and to ensure other properties are not impacted by flooding as a direct result of development. The types of applications reviewed relate to subdivisions, commercial sites, public infrastructure, residential lot development, and any land alterations. SWFWMD and FDEP, regulate wetland protection, allowed impacts on water bodies, and environmental concerns, on the local level, for the County."

2020 Florida Statues

(22) "Road" means a way open to travel by the public, including, but not limited to, a street, highway, or alley. The term includes associated sidewalks, the roadbed, the right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts necessary for the maintenance of travel and all ferries used in connection therewith.

Attachment: Applicant PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070

Telephone (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: CPA/AA/PUD-21-09 Date: 5/11/2021 5/12/21
* Written Authorization is required if Applicant is fferent than Owner.

Applicant*		**Property Owner**	
Name:	Robert C. Hilger & Janet A. Harrison-Hilger	Name:	Same as Applicant
Address:	19950 The Granada	Address:	
City:	Dunnellon	City:	
State:	FL Zip: 34432	State:	Zip:
Home No.:	n/a Cell No.: 352-302-3685	Home No.:	Cell No.:
Work No.:	n/a Fax No.: n/a	Work No.:	Fax No.:
Email:	farmerhilger@yahoo.com	Email:	

Property Description: Section: 35 Township: 16 South Range: 18 East
Legal Description: See Survey
Subdivision: TOWN OF DUNNELLON Lot(s): Lots 591,592,593,625,626,627,677 Block/Parcel: n/a
Alternate Key #: See Attached Property Description Supplement Parcel ID: See Attached Property Description Supplement
Acreage: 1.5 ac owned; 0.81 ac to amend

X New Planned Unit Development (PUD)
____ Amendment to Previously Approved PUD/PD Previous Application No.: ____
Land Development Code Atlas Designation From: GNC To: HDR
Generalized Future Land Use Map Designation From: GNC To: HDR

Is this hearing being requested as a result of a Code Violation Notice? Yes ____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.
Applicant Request(s): Amend FLUM for Lots 591, 592, and 593 from General Commercial (GNC) to High Density Residential (HDR)

Directions to Property:
From the intersection of US 41 and CR 488 travel north on US 41 to North Water Way Street, turn northwest to access property on both sides of North Water Way.

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: Robert C Hilger
Janet A. Harrison-Hilger

STATE OF FLORIDA
COUNTY OF ~~CITRUS~~ Marion ADMIT

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Robert C. & Janet Harrison-Hilger, 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 11th day of May, 2021

Aida L.M. Hernandez
Printed Name
Aida L. M. Hernandez
Notary Public - State of Florida

Seal: NOTARY PUBLIC STATE OF FLORIDA
AIDA L. M. HERNANDEZ
Commission # GG 969867
Expires May 29, 2024
Bonded Thru Budget Notary Services

Appeared by means of:
X Physical Presence
Online Svc

Date: 5/12/2021
Time: ____
Initials: JLR

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

GFLUM Des: ____
FZ: ____

RECEIVED
MAY 12 2021
Growth Management Division

CPA/AA/PUD-21-09

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Board of County Commissi
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 141
Lecanto, FL 34461
Telephone: (352) 527-5239 Fax (352) 527-5428
Toll Free (352) 489-2120 TTY (352) 527-5312
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: CPA/AA/PUD-21-09 Date: 5/11/2021 5/12/21

* Written Authorization is required if Applican different than Owner.

Applicant*
Name: Robert C. Hilger & Janet A. Harrison-Hilger
Address: 19950 The Granada
City: Dunnellon
State: FL Zip: 34432
Home No.: n/a Cell No.: 352-302-3685
Work No.: n/a Fax No.: n/a
Email: farmerhilger@yahoo.com

Property Owner
Name: Same as Applicant
Address:
City:
State: Zip:
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 35 Township: 16 South Range: 18 East
Legal Description: See Survey
Subdivision: TOWN OF DUNNELLON Lot(s): Lots 591,592,593,625,626,627,677 Block/Parcel: n/a
Alternate Key #: See Attached Property Description Supplement Parcel ID: See Attached Property Description Supplement
Acreage: 1.50

x New Planned Unit Development
___ Amendment to a Previously Approved Planned Development Previous Application No.: ___

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

Applicant Request(s): Request PUD Overlay of existing GNC to allow creativity and flexibility to support unique layout of development. Development needs creative design to support existing structure, requires non-adjacent supporting parcels, and connectivity for peds, parking, stormwater.

Directions to Property: From the intersection of US 41 and CR 488 travel north on US 41 to North Water Way Street, turn northwest to access property on both sides of North Water Way.

The Applicant is: x 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: Robert C Hilger
Janet A Harrison-Hilger

STATE OF FLORIDA
COUNTY OF ~~CITRUS~~ Marion AIMH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Robert C. Hilger Janet A. Hilger 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 11th day of May, 2021.

Aida L. M. Hernandez
Printed Name
Aida L. M. Hernandez
Notary Public - State of Florida

NOTARY PUBLIC Seal STATE OF FLORIDA
AIDA L. M. HERNANDEZ
Commission # GG 969867
Expires May 29, 2024
Bonded Thru Budget Notary Services

Appeared by means of:
x Physical Presence
Online Svc

RECEIVED
MAY 12 2021
Land Development Divisio

For Staff Use Only
Date: 5/12/2021
Time:
Initials: JDE
ATF:
QTR:
LUD:
FLUM Des: CPA/AA/PUD-2
FZ:

Revised July, 2017

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

THE CONFLUENCE
Planned Unit Development

SEC. 35 T16S R18E

PARCEL ID'S: 05910; 05920; 05930; 06260 ; 06270; 06770; 06250

12455 NORTH WATER WAY
DUNNELLON, FL
JUNE 11TH, 2021

DEVELOPMENT INFORMATION

SUMMARY

THE CONFLUENCE IS A PROPOSED FOUR STORY CONDOMINIUM WITH TWENTY THREE UNITS, AN OUTDOOR VERANDAH, AND TWELVE BOAT SLIPS. MULTIPLE PROPERTIES ARE REQUIRED INCLUDING OFF-SITE SUPPORTING PARCELS FOR PARKING AND STORM WATER.

PROJECT AREA

LOTS 591,592,593	=	0.813 AC	OWNED BY APPLICANT
LOTS 625,626,627,677	=	0.684 AC	OWNED BY APPLICANT
R/W UN-NAMED ST. & SECOND ST.	=	0.468 AC	OWNED BY COUNTY
LEASE AREA	=	0.202 AC	OWNED BY STATE
R/W N WATER WAY	=	0.333 AC	OWNED BY COUNTY
TOTAL:		2.500 AC	

PROPOSED SETBACKS

BUILDING	FRONT = 25' ; REAR (OHWL) = 25' REAR (WETLAND)=16' EAST SIDE = 0' ; WEST SIDE = 25'
DECK	REAR (OHWL) = 13';REAR (WETLAND)=0'
FREE STANDING SIGN	FRONT= 10'; SIDE= 10'

PROPOSED HEIGHT REQUIREMENTS

BUILDING = 50'
FLAG POLE = 35'
FREE STANDING SIGN = 35'

CREATIVE STANDARDS

SHARED INFRASTRUCTURE

THIS DEVELOPMENT IS PERMITTED TO SHARE DRAINAGE, UTILITIES, AND ACCESS WITH OTHER ENTITIES SUBJECT TO A SHARED USE AGREEMENT(S) AND SITE PLAN(S).

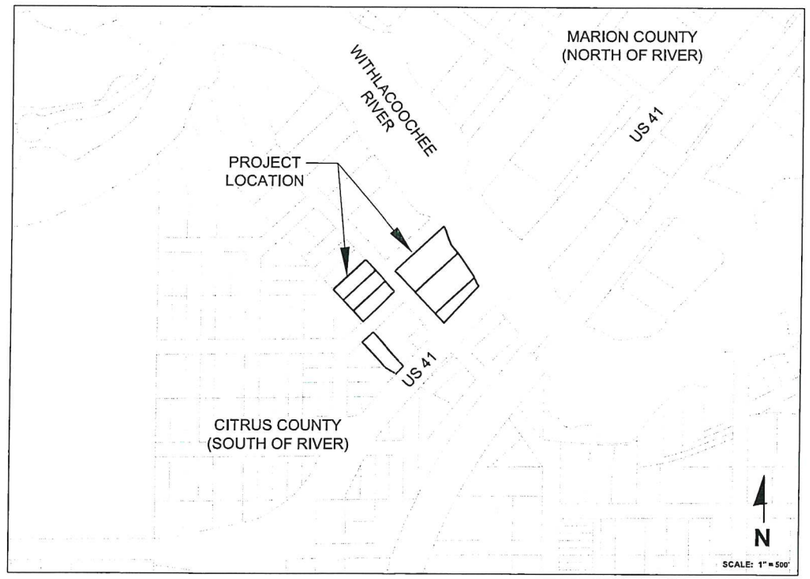
PERCENT SHARE BY DRAINAGE AREA
- PUBLIC = 78 %
- DEVELOPER = 22%

PARKING AND STORM WATER

PARKING AND STORM WATER, WITHIN THE LIMITS OF THE PUD, IS PERMITTED ON ANY PARCEL REGARDLESS OF LOCATION OR RELATIVE POSITION TO THE BUILDING IT IS SERVING, AND SHALL BE INCLUDED IN DETERMINING USE REQUIREMENTS.

SOURCES FOR PARKING MAY INCLUDE: OFF-SITE PARKING AND ON-SITE PARKING.

STORM WATER INFRASTRUCTURE MAY INCLUDE: ON-SITE, OFF-SITE SYSTEMS, SHARED SYSTEMS WITHIN THE RIGHT-OF-WAY, AND MAY BE RE-CONFIGRUED TO SUPPORT FUTURE EXPANSION.



LOCATION MAP

Project Design By:

GDC

Guerra Development Corporation
Consulting Engineering
Civil - Structural
2817 NE 3rd Street - Ocala, Florida 34470
Ph: (352) 629-8060
State of Florida Certificate of Authorization No. 4954

INDEX OF SHEETS

COVER SHEET C1
PUD PLAN LAND USE & DISTRIBUTION C2
PUD CONCEPTUAL PLAN C3

PROJECT TEAM

OWNER/ APPLICANT:	ROBERT C. HILGER 19950 THE GRANADA DUNNELLON, FL 34432
ENGINEER:	GUERRA DEVELOPMENT CORP 2817 NE 3RD STREET OCALA, FL 34470 (352) 629-8060
ARCHITECT:	DAVID P. KING, JR 7500 SW 61ST AVE, SUITE 400 OCALA, FL 34476 (352) 873-3737
SURVEYOR:	SILVESTRE & ASSOCIATES 177 ALMOND RD OCALA, FL 34472 (352) 694-5233
GEOTECHNICAL:	UNIVERSAL ENGINEERING SCIENCES 4475 SW 35TH TERRACE GAINESVILLE, FL 32608 (352)-372-3392
ENVIRONMENTAL:	WATER & AIR RESEARCH, INC. 6821 SW ARCHER ROAD GAINESVILLE, FL 32608 (352) 224-1558
LANDSCAPING:	ANDY KESSELRING, PLA, ASLA, ISA EDK - ENVIRONMENTAL DESIGN P.O.BOX 5121 OCALA, FL 34478 (352) 622-8899

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Land Development Division

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

EXISTING ZONING CLASSIFICATION

= GNC ZONED PARCEL

= CLR ZONED PARCEL

= CLR/PDO ZONED PARCEL

LAND USE CLASSIFICATION OF PROJECT PROPERTIES

= PRIMARY USE - PROPOSED HDR FOR MULTIFAMILY CONDO'S W/ AMENITIES (OUTDOOR VERANDAH, BOAT SLIPS AND LOBBY)

= SUPPORTING USE- PARKING FACILITY

= SUPPORTING USE- STORM WATER FACILITY

= EXISTING DRAINAGE IN R/W TO BE ENHANCED & SHARED W/CITRUS COUNTY

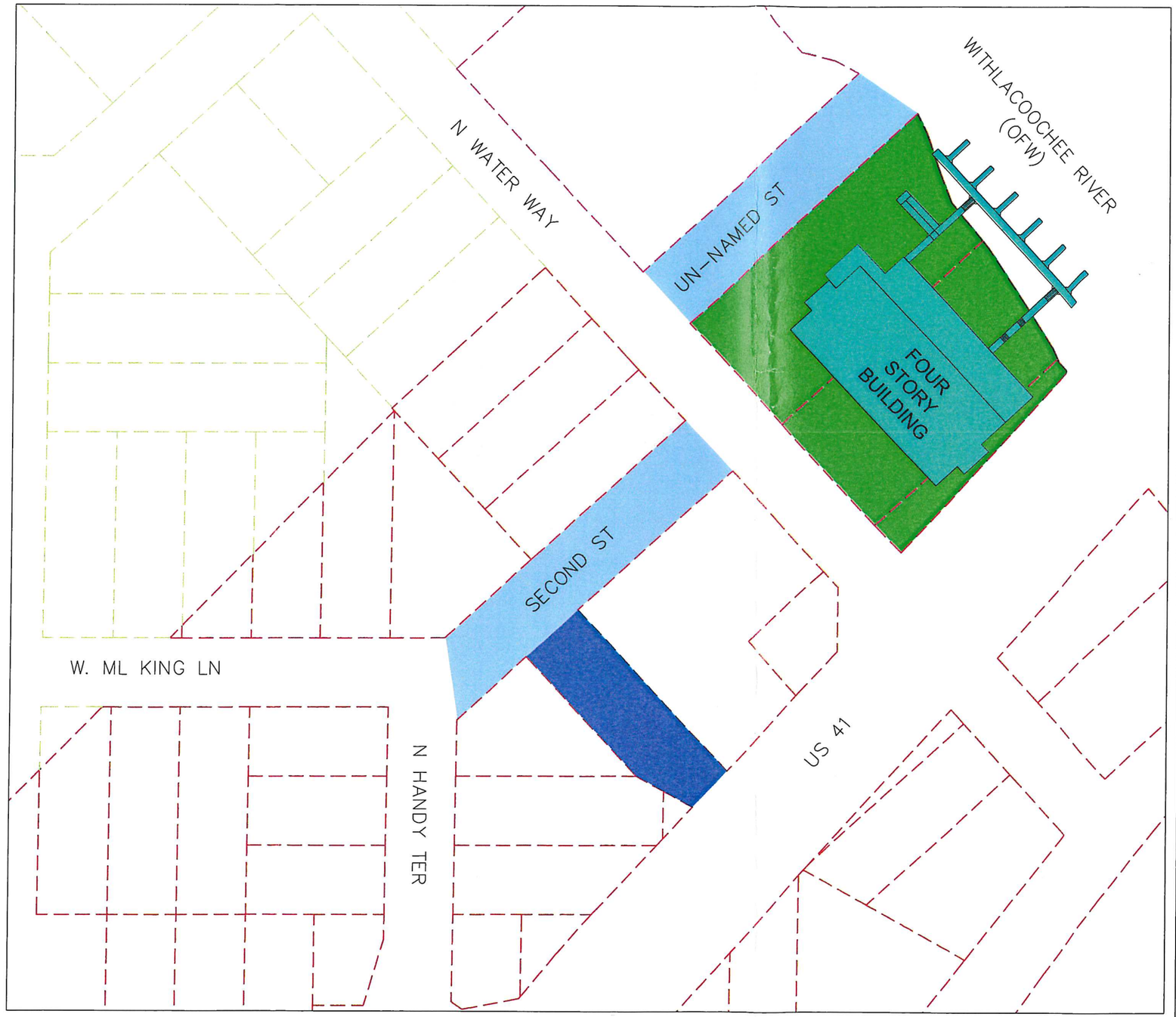
PRIMARY USE DISTRIBUTION OF FOUR STORY BUILDING

FOURTH FLOOR
SIX CONDO UNITS
±7,628 SF LIVING SPACE
PARK REQ = 8.4 SPACES

SECOND AND THIRD FLOOR
12 CONDO UNITS
±14,842 SF LIVING SPACE (7,421 / EA FL)
PARK REQ = 16.8 SPACES

FIRST FLOOR
OUTDOOR VERANDAH
W/ BOAT SLIPS

FIRST FLOOR
5 CONDO UNITS = ±6,362 SF LIVING SPACE
LOBBY = 1,316 SF
TOTAL = 7,678 SF
PARK REQ = 7 SPACES



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JUN 14 2021
CPA/AA/PUD-21-09
Land Development Division

REVISIONS						
Date	By	Description				
			Drawn By	AMM	11 JUNE 21	
			Checked By	PRW		
			Designed By	PRW		
			Checked By	JCG		
			Approved By	JCG		

SEAL: Juan C. Guerra, P.E. Fla. Reg. # 0041000 Date:

ENGINEER OF RECORD:
Guerra Development Corp.
Consulting Engineering
2817 NE 3rd St. - Ocala, Florida 34470
(352) 629-8060 Phone
(352) 629-4379 Fax
State of Florida Certificate of Authorization No. 4954

HORIZ. SCALE: 1" = 40'
VERT. SCALE: N.A.
0 10' 20' 40'

CLIENT: Mr. Robert Hilger

SHEET TITLE: PUD PLAN- LAND USE & DISTRIBUTION

GDC DRAWING: 17-06 PUD

PROJECT NAME: THE CONFLUENCE

JOB NO: 17-06

SHEET NO.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

JUN 14 2021
CPA/AA/PUD-21-09
Land Development Division

GENERAL CONCEPT PLAN INFORMATION

AREA DESCRIPTIONS AND CALCULATIONS

LOTS 591, 592, & 593

APPLICANT OWNED AREA	=	0.813 ACRES
EXISTING ZONING/LAND USE	=	GENERAL COMMERCIAL (GNC) / PARTIAL BUILDING & VACANT
PROPOSED ZONING/LAND USE	=	HIGH DENSITY RESIDENTIAL (HDR) / 23 CONDO UNITS

LOTS 625, 626, 627, & 677

APPLICANT OWNED AREA	=	0.684 ACRES
EXISTING ZONING/LAND USE	=	GENERAL COMMERCIAL (GNC) / VACANT
PROPOSED ZONING/LAND USE	=	GENERAL COMMERCIAL (GNC) / PARKING AND DRAINAGE

RIGHT-OF-WAY

UN-NAMED STREET & SECOND STREET	=	0.468 ACRES
EXISTING & PROPOSED USE	=	DRAINAGE

DENSITY

GENERAL COMMERCIAL (GNC)	=	10 UNITS/AC (WITH PUD)
HIGH DENSITY RESIDENTIAL (HDR)	=	20 UNITS/AC (WITH PUD)
0.813 AC X 20 U/AC +0.684 AC X 10 U/AC	=	23.1 UNITS / AC MAX
PROPOSED UNITS	=	23 UNITS

FLOOR AREA RATIO (FAR)

GENERAL COMMERCIAL (GNC)	=	1.0 MAX
HIGH DENSITY RESIDENTIAL (HDR)	=	0.5 MAX
PROPOSED FAR (42,224 SF/65,235 SF)	=	0.65

IMPERVIOUS SURFACE RATIO (ISR)

GENERAL COMMERCIAL (GNC)	=	70% MAX
HIGH DENSITY RESIDENTIAL (HDR)	=	55% MAX
PROPOSED ISR (43,407 SF/65,235 SF)	=	67%

OPEN SPACE

GENERAL COMMERCIAL (GNC)	=	20% MIN
HIGH DENSITY RESIDENTIAL (HDR)	=	ADEQUATE OPEN SPACE
PROPOSED (13,517 SF / 65,235 SF)	=	20.7%

DRIVEWAY ACCESS & PARKING

TWO DRIVEWAYS ARE PROPOSED ON N WATER WAY, A LOCAL COUNTY MAINTAINED ROADWAY.

PARKING SPACES REQUIRED

23 CONDO UNITS (1.4 SP / UNIT)	=	33.00
HANDICAP SPACES PROVIDED	=	2.00
STANDARD SPACES PROVIDED	=	40.00
COMPACT SPACES PROVIDED	=	5.00
TOTAL PARKING SPACES PROVIDED	=	47.00 WITH OPTION TO COVER WITH ALUMINUM CARPORT
BIKE PARKING SPACES REQUIRED	=	5
BIKE PARKING SPACES PROVIDED	=	6

RIGHT-OF-WAY & EASEMENTS

IMPROVEMENTS WITHIN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT INCLUDE DRIVEWAY APRONS, SIDEWALKS, STORM WATER INFRASTRUCTURE AND UTILITIES. LANDSCAPING MAY BE PERMITTED SUBJECT TO A DEVELOPERS AGREEMENT.

EASEMENTS SHALL BE PROVIDED AS NECESSARY WITH THE SITE PLAN(S).

WATER, WETLANDS, & FLOODPLAIN

THIS PROJECT IS ADJACENT TO THE WITHLACOOCHEE RIVER, WITH IMPACTS TO WETLANDS AND FLOOD PLAIN. ALL REGULATORY REQUIREMENTS FOR SAID IMPACTS HAVE BEEN ADDRESSED WITH SWFWMD, INCLUDING MITIGATION, COMPENSATING STORAGE, AND ACCESS TO SOVEREIGN SUBMERGED LANDS. A COPY OF THE INDIVIDUAL ERP WILL BE PROVIDED TO CITRUS COUNTY.

WATER & SEWER

POTABLE WATER SHALL BE PROVIDED BY SOUTH DUNNELLON WATER ASSOCIATION.

CENTRAL SEWER SERVICE SHALL BE PROVIDED BY CITRUS COUNTY UTILITIES.

BUILDING & STRUCTURE

THE EXISTING BUILDING SHELL SHALL REMAIN WITH REMEDIATION PERFORMED BASED ON THE STRUCTURAL INSPECTION AND REPORT. SEE ELEVATION DRAWINGS FOR PROPOSED BUILDING FEATURES.

WALLS & FENCES

3' HIGH CONCRETE BLOCK WALLS WITH A 4' HIGH FENCE ARE PROPOSED ON THREE SIDES OF DRA 2; 6' HIGH CONCRETE BLOCK WALLS ARE PROPOSED ON THREE SIDES OF THE DUMPSTER PAD; AND 6' HIGH OPAQUE FENCE ON FOUR SIDES OF PARKING AREA. ADDITIONAL WALLS, FENCING, AND RAILING MAY BE CONSIDERED AT TIME OF SITE PLAN SUBMITTAL.

STORMWATER MANAGEMENT SYSTEM

TWO INTERCONNECTED DRY DETENTION PONDS WITH A SINGLE TREATMENT FILTER ARE PROPOSED TO ADDRESS SWFWMD QUALITY AND QUANTITY REQUIREMENTS. THIS SYSTEM IS SHARED WITH CITRUS COUNTY PUBLIC WORKS AS IT TREATS THE OVERALL CONTRIBUTING BASIN FOR THE COMMUNITY.

FIRE

FIRE HYDRANT WILL BE PROVIDED WITHIN 400' OF THE CLOSEST POINT OF THE BUILDING.

SIGNS

- FREE STANDING SIGN: ONE (1) 35' STEEL POST WITH A MAX AREA OF 150 SF PER FACE. TWO FACES PROPOSED
- BUILDING MOUNTED RESIDENTIAL NAME PLATES: ONE (1) FOR EACH UNIT PERMITTED PER CITRUS COUNTY LDC
- BUILDING MURAL: ONE (1) DECORATIVE MURAL PERMITTED ALONG SE SIDE OF BUILDING
- PROJECTION SIGN: ONE (1) PERMITTED WITH A MAX AREA OF (1.5 SF X 150) = 225 SF AND A MAX WIDTH OF 5' FROM SE CORNER.
- DEVELOPMENT IDENTIFICATION SIGN PER CITRUS COUNTY LDC. LOCATION TBD
- DIRECTIONAL, REGULATORY SIGNS, AND INFORMATIONAL: AS NEEDED PER MUTCD AND CITRUS COUNTY LDC

LOADING AREAS

ONE 12' X 21' UNMARKED LOADING AREA IS PROVIDED UNDER THE PORTE COCHERE.

EXTERIOR LIGHTING

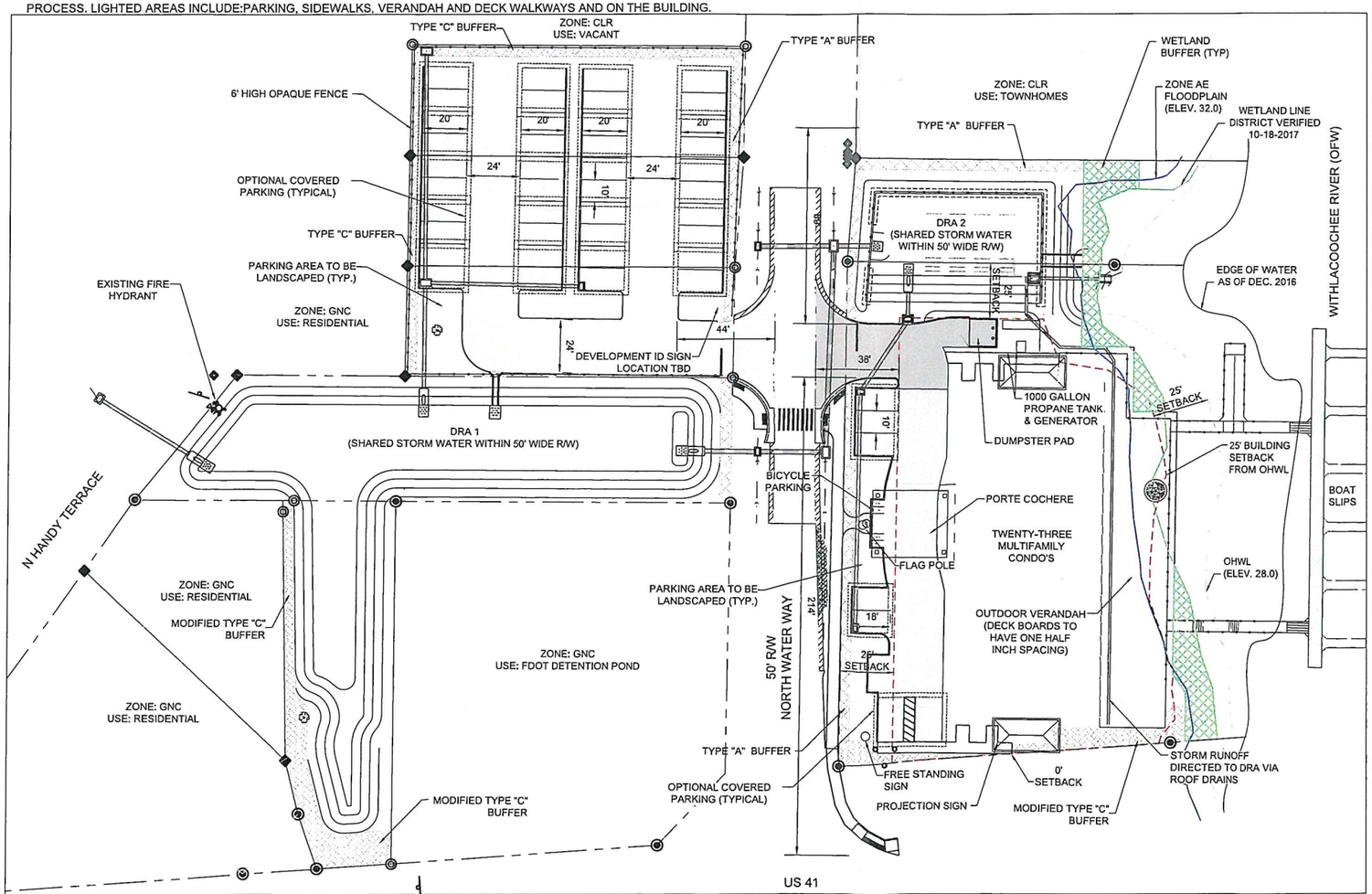
LIGHTING SHALL BE IN ACCORDANCE WITH THE CITRUS COUNTY LDC AND PROVIDED DURING THE SITE PLAN PROCESS. LIGHTED AREAS INCLUDE:PARKING, SIDEWALKS, VERANDAH AND DECK WALKWAYS AND ON THE BUILDING.

TYPE A BUFFER
EVERY 100'
PROP LINE

1. MINIMUM WIDTH: 5 FEET
2. MINIMUM NUMBER OF TREES: TWO
3. MINIMUM NUMBER OF SHRUBS: 20

MODIFIED TYPE C BUFFER
EVERY 100'
PROP LINE

1. MINIMUM WIDTH: VARIES 0-15 FEET
2. MINIMUM NUMBER OF TREES: SIX
3. MINIMUM NUMBER OF SHRUBS: 24
4. EXISTING VEGETATION MAY BE USED IN FULL OR PART TO MEET REQUIREMENT



REVISIONS				Names	Date
Date	By	Description	Drawn By	AMM	11 JUNE 21
			Checked By	PRW	
			Designed By	PRW	
			Checked By	JCG	
			Approved By	JCG	

SEAL: Juan C. Guerra, P.E. Fla. Reg. # 0041000 Date:

ENGINEER OF RECORD:
Guerra Development Corp.
Consulting Engineering
2817 NE 3rd St. - Ocala, Florida 34470
(352) 629-8060 Phone
(352) 629-4379 Fax
State of Florida Certificate of Authorization No. 4954

HORIZ. SCALE: 1" = 60'
VERT. SCALE: N.A.
0 15' 30' 60'

CLIENT: Mr. Robert Hilger

SHEET TITLE: PUD CONCEPT PLAN

PROJECT NAME: THE CONFLUENCE

JOB NO: 17-06

GDC DRAWING 17-06 PUD

SHEET NO.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

The Confluence

SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT

MAY 2021

Prepared for:

Mr. Robert C. Hilger

Prepared by:

Guerra Development Corp. (GDC)

2817 NE 3rd Street
Ocala, Florida 34470
(352) 629-8060
gdc@guerracorp.net

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MAY 12 2021
CPA/AA/PUD-21-08
Land Development Division

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Applicant Request and Summary

On behalf of our Client, Mr. and Mrs. Robert C. Hilger we are requesting to amend the Future Land Use Map, the Atlas Map for Lots 591, 592 and 593 of the Townsite of Dunnellon Plat, from General Commercial District (GNC) to High Density Residential (HDR) and establish a Planned Unit Development (PUD) together with additional properties as further described below:

Owned Properties Requested in Amendment

Parcel ID	Alternate Key #	Size (Ac.)	Current FLUM	Proposed FLUM	Density Proposed
1816350010000005910	2511672	0.813	GNC (10 units/ac)	HDR (20 units/ac)	16.26 units
1816350010000005920	2511672				
1816350010000005930	2511672				

Other Owned Properties to be included in PUD

Parcel ID	Alternate Key #	Size (Ac.)	Current FLUM	Proposed FLUM	Density Proposed
1816350010000006250	1199034	0.510	GNC	GNC	6.84 units
1816350010000006260	1199042				
1816350010000006270	1199051				
1816350010000006770	1199344	0.174	GNC	GNC	

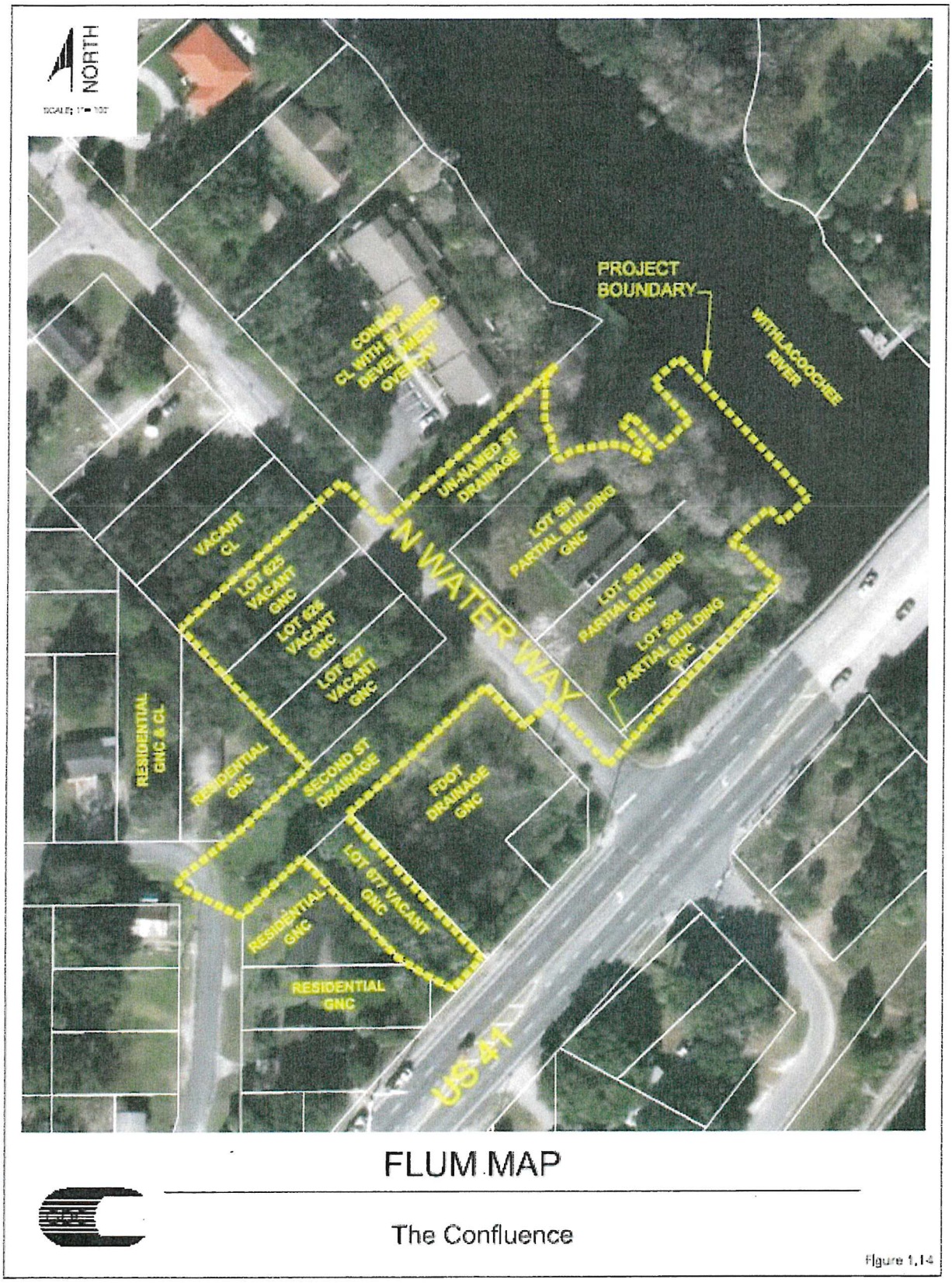
Total: 23.1 units

Right-of-Way Requested to be included in PUD

Street Name/Water Body	Owner	Size (Ac.)	Current Use	Proposed Use
Un-named Street	Citrus County	0.15	Drainage	Drainage
Second Street	Citrus County	0.32	Drainage	Drainage

This request is sought for the development of twenty-three condo units and its supporting infrastructure.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)



FLUM MAP

The Confluence

Figure 1.14

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Letters from Public Facilities-Concurrency

1. Sanitary Sewer- The proposed project is within the Citrus County Department of Water Resources service area and will provide sanitary sewer services to the project. An existing manhole is adjacent to the project and is proposed to be the connection point. Please see letter included in the submittal package.

2. Potable Water- The proposed project is within the South Dunnellon Water Association service area and will provide water to the project. There is an existing water main in the community; however, it will need to be extended to serve the project. This offsite extension is proposed as part of this project. Please see letter included in the submittal package.

3. Drainage- Drainage has been designed and permitted with SWFWMD for this project. The design proposes to share drainage between Citrus County Right-of-Way, that are currently being used for drainage, and combine them with lot 677 and a portion of lot 591.

4. Solid Waste- The proposed project will use a solid waste vendor for collection and disposal in the Citrus County landfill.

Compatibility

The Citrus County Comprehensive Plan contains 17 Chapters with multiple objectives and policies. This specific request will focus on compatibility as it relates to the Future Land Use Element (Chapter 10), Conservation Element (Chapter 3), and Economic Development (Chapter 15) as follows:

Future Land Use Element (Chapter 10)

The overall goals of this chapter are "to enhance the quality of life of the citizen of Citrus County through: provisions for adequate housing, services and facilities; protection of the environment, creation of favorable economic conditions; and the elimination of incompatible land uses, and nuisances."

1. *Blighted Areas Objective 17.12: By the year 2001, Citrus County will achieve a reduction in the amount of dilapidated homes to no more than three percent of the total County housing stock.*

Our project will help the County to reduce the blight in the area by restoring and completing the existing partially constructed building. This will be a significant improvement for the community and visual enhancement to the US 41 corridor as visitors enter Citrus County from the north eastern gateway.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

2. *Community Character Objective 17.15: The County shall encourage the reduction of uses incompatible and/or inconsistent with individual community's character and designated future land uses by requiring performance standards are met in the County LDC which will reduce negative impacts.*

The proposed change in use from General Commercial to High Density Residential will eliminate currently permitted uses of the property such as: flea markets, service repair for motorized vehicles, car wash facilities and gasoline sales & service that may not be favorable adjacent to the Withlacoochee River. The use change will also be more compatible to the existing condo's along the westerly boundary of the site.

3. *Residential Land Uses Objective 17.3: The County shall provide for a range of residential densities and uses in the Future Land Use Plan and County LDC.*
    a. *High Density Residential – Up to a maximum of 20 units per acre with as Planned Development*

The proposed project density is consistent with the comprehensive plan, under an overlay of a planned unit development.

4. *Planned Developments Objective 17.5: The County shall permit innovative land use patterns via the County LDC such as Planned Developments, to promote excellence in design and to allow for mixed use projects within the County.*

A mixed use of properties with an innovative land pattern is proposed to support the development. These include twenty-three condo units on lots 591,592,593 with on-site parking and stormwater, off-site parking on lots 625,626, and 627, off-site stormwater on lot 677, and shared stormwater within the right-of-way of Second Street and Un-named Street.

Conservation Element (Chapter 3)

The overall goals of this chapter require "Citrus County to preserve, protect, and restore its natural resources for the health, safety, and welfare of its citizens."

1. *Surface Water Objective 3.1: Maintain and restore surface water quality consistent with state surface water classification and respective surface water quality standards.*

The proposed stormwater system will enhance the existing stormwater system currently in place and the developer has agreed to maintain the system, through a developer's agreement, to a higher level of service than currently exists.

2. *Wetland Protection Policy 3.16.6: Mitigated wetlands shall function ecologically the same as the replaced wetlands unless, otherwise directed, within an ERP or US Army Corps of Engineers (ACOE) permit.*

Minimal wetland impacts have been mitigated and approved per the SWFWMD ERP by

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

way of credits to the Boarshead Mitigation Bank.

Economic Development (Chapter 15)

The overall goals of this chapter intend "to promote and maintain orderly and diversified economic growth, increase employment, and investment opportunities, while protecting the environment and current quality of life."

1. *Tourism Policy 22.3.1: The County will support and encourage the utilization of its natural resources in an environmentally responsible manner to promote economic development activity.*

The project provides for economic growth through construction and maintenance of the proposed development, it provides a new source for housing and investment interest and protects the Withlacoochee River with wetland buffers and access limitations.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

The Confluence

PUD APPLICATION SUPPLEMENTAL INFORMATION

May 2021

Prepared for:

Mr. Robert C. Hilger

Prepared by:

Guerra Development Corp. (GDC)

2817 NE 3rd Street
Ocala, Florida 34470
(352) 629-8060
gdc@guerracorp.net

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MAY 12 2021
CPA/AA/PUD-21-09
Land Development Division

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

SUPPLEMENTAL INFORMATION FOR PLANNED UNIT DEVELOPMENT APPLICATION

3100 Accessory Uses and Structures

Accessory Uses and Structures associated with the primary use parcels (05910, 05920, and 05930) for the residences and their guests include the following:

- Outdoor verandah deck
- 12 boat slips with access decking

No accessory uses or structures are proposed for the remaining parcels at this time.

3501 Surface Water Protection

The existing structure was built in the early 1990's under a different set of regulatory requirements and where it sits today, cannot be relocated to meet the minimum set back from the ordinary high-water line (OHWL). The existing building also encroaches into the 35' setback, as considered in the Citrus County.

A roof drain collection system is proposed to capture roof runoff prior to discharging into the river. The system will convey runoff into DRA 2 for treatment and attenuation. It is requested that the 35' setback be reduced as shown on the plans with the condition that a roof drain system be required in-lieu of a swale or berm. Future wetland impacts have been mitigated with SWFWMD.

To minimize wetland impacts, the following design considerations were made:

- The outdoor verandah is elevated decking above portions of the wetland in-lieu of filling or installing a concrete slab;
- The decking design will incorporate a large cypress tree save, and;
- Wetland Buffers are proposed.

In accordance with the ERP permit a wetland buffer will be created between the wetland and the improvements as shown on the ERP site plan, which will be delineated prior to construction and maintained. Construction activities will only be permitted, beyond the buffer, as shown on the approved plan. All Citrus County requirements for buffers, vegetation, alteration, maintenance, etc. are requested to be deferred to the District and regulated through one entity.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

3520 Floodplain Protection

Based on FEMA FIRM MAP 12017C0087D, Effective September 26, 2014 the primary parcels do contain an AE Flood Zone with an established elevation of 32.0'. The existing building has a finished floor elevation of 35.65. Portions of the supporting parcels are shown in Zone X.

Any fill encroachment within the regulated AE Flood Zone will be compensated for during the site plan process.

3560 Endangered and Threated Species Habitat Protection

Water and Air Resources, an environmental consulting firm, performed a wildlife survey of the area in January of 2017. The findings did not identify any Federal or State listed species.

3570 Historical and Archaeological Area Protection

No historical or archaeological study has been performed at this time. However, no historical significance was identified within the project area based on research performed by Guerra Development Corporation with the National Register of Historic Places in April of 2021.

4900 Groundwater and Wellhead Protection

There are no existing wells within the project area. Potable water will be provided by South Dunnellon Water Association. A well for irrigation may be permitted.

5100 Landscaping and Tree Preservation

It is the intent of the developer to comply with the landscaping and tree preservation requirements of the Citrus County LDC unless otherwise noted herein or on the PUD Plan. Note that palms are permitted to meet shade tree requirements.

Trees and vegetation within the wetland and any wetland buffer shall be regulated by the South West Florida Water Management District.

5550 Required Buffers

Buffer standards have been provided for this development and are shown on the PUD Plan. The type and width of the buffers vary and have been maximized for this development while considering other infrastructure needs such as parking.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

5735 Canopy and Tree Lined Scenic Roads Protection

This development is not located within any of the identified areas or road segments listed in the LDC and therefore is not applicable.

6000 Stormwater Management

In existing conditions, there are two interconnected drainage areas that serve the community located within the Citrus County Right-of-Way. Portions of these systems have not been maintained, structural components are in need of repair, and the quality of treatment is minimal. The receiving body for the area is the Withlacoochee River, an Outstanding Florida Waterbody.

The proposed storm water system will address the deficiencies noted above by expanding the low areas within the right-of-way, providing additional areas for storm water, and installing a filter to improve water quality prior to discharging into the Withlacoochee River.

A Developer's Agreement with associated easements will be provided which will designate responsibilities for maintenance, cost shares, access rights, etc. to the satisfaction of both the developer and Citrus County. Said agreement shall be provided and amended as needed during the site plan process.

The development plan shall follow the regulatory criteria of the South West Florida Water Management District and the Florida Department of Environmental Protection.

7100 Transportation Access Management

Primary access to the site will be provided through two driveways on N Water Way, a public county-maintained roadway. One will serve the primary use parcel and the other will serve the parking facility. They are located directly across from each other as to promote a safe intersection and avoid skewed conditions.

Secondary access points are also provided using sidewalks for pedestrians and a proposed boat dock for the residents to access.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

7200 Off-Street Parking and Loading

Sources for parking include off-site parking and on-site parking and shall be based on a rate of 1.4 spaces per dwelling unit.

Parking Schedule	
Proposed Use	Required Parking Spaces
23 Town homes	33

One unmarked loading area is provided under the Porte cochere for the residents.

9000 Signs

Signs shall follow the Citrus County LDC, unless otherwise noted on the PUD plan.

Comprehensive Plan Statement

The Citrus County Comprehensive Plan contains 17 Chapters with multiple objectives and policies. This specific request will focus on compatibility as it relates to the Future Land Use Element (Chapter 10), Conservation Element (Chapter 3), and Economic Development (Chapter 15) as follows:

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Traffic Flow

Based on the ITE Trip Generation, 7th Edition the following estimated volumes of traffic are provided below:

Floor	Code	Land Use	Unit	Quantity	Average Trip Rate (Weekday)									Generated Trips			Trip Distribution			
					Daily			AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour	PM Peak Hour	AM Peak Hour		PM Peak Hour	
					Rate	% Entering	% Exiting	Rate	% Entering	% Exiting	Rate	% Entering	% Exiting				Entering	Exiting	Entering	Exiting
1	230	Residential Condo/Townhouse	Dwelling	5	5.86	50	50	0.44	18	82	0.52	64	36	29.3	2.2	2.6	0.4	1.8	1.7	0.9
2	230	Residential Condo/Townhouse	Dwelling	6	5.86	50	50	0.44	18	82	0.52	64	36	35.2	2.6	3.1	0.5	2.2	2.0	1.1
3	230	Residential Condo/Townhouse	Dwelling	6	5.86	50	50	0.44	18	82	0.52	64	36	35.2	2.6	3.1	0.5	2.2	2.0	1.1
4	230	Residential Condo/Townhouse	Dwelling	6	5.86	50	50	0.44	18	82	0.52	64	36	35.2	2.6	3.1	0.5	2.2	2.0	1.1
													Total Site:	134.8	10.1	12.0	1.8	8.3	7.7	4.3

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Joanna L. Coutu

From:	Andrew Malleck <AM@guerracorp.net>
Sent:	Monday, June 14, 2021 11:53 AM
To:	Joseph C. Hochadel; Joanna L. Coutu
Cc:	Paul Wildman
Subject:	[EXTERNAL]RE: Sufficiency Determination (CPA/AA/PUD-21-09) Response
Attachments:	17-06 SS & PUD Comment Response.pdf; 17-06 PUD PLAN.pdf

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

Ms. Coutu and Mr. Hochadel,

Good morning. Please accept this email and attachments as our official resubmittal for the PUD Application Letter of Sufficiency determination comments issued June 3rd, 2021 for The Confluence. We appreciate you both taking the time to discuss the comments so we could update the plans and respond appropriately.

If you need anything else please do not hesitate to contact me.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Best Regards,

Andrew Malleck

Project Manager

Guerra Development Corp.

2817 NE 3rd St.

Ocala, FL 34470

(352)629-8060

Email: AM@GuerraCorp.net <mailto:AM@GuerraCorp.net>

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

<https://www.avg.com/internet-security> This email has been checked for viruses by AVG antivirus software.
www.avg.com <https://www.avg.com/internet-security>

Guerra Development Corporation
Civil & Structural Consulting Engineering

May 12, 2021

17-06 SS & PUD Cover Letter

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

SUBJECT: **The Confluence**
Small Scale Comp Plan/ PUD Application Submittals

Dear Mr. Hochadel,

I am pleased to provide you with the enclosed applications for the above referenced project, which includes a four story, twenty-three-unit condominium development with associated parking, an outdoor verandah and boat slips. We are excited to be a part of re-vitalizing this area and look forward to working with Citrus County in hopes of making this a successful project.

This project includes multiple adjacent and non-adjacent parcels, and portions of right-of-way that will function together to support the proposed development and benefit the community as a whole. Primary use parcels and supporting use parcels are identified within and all contribute to the success of the project.

We have received an ERP permit from the Southwest Florida Water Management District and a Letter of Permission from the Army Corps of Engineers, which have been attached for your use. All wetland impacts are proposed to be minimal and the mitigation to offset it has been completed through credits to the Boarshead Mitigation Bank.

We appreciate the time staff has taken during the pre-application meetings to guide us with this unique project. Should you have any questions, please do not hesitate to call at (352) 629-8060.

Sincerely,

Paul Wildman, P.E.
Staff Engineer
Guerra Development Corp.

Copies (via email): Robert Hilger, Property Owner
Juan Guerra, P.E., President of Guerra Development Corp.

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MAY 12 2021
CPA/AA/PUD-21-09
Land Development Div... on

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Guerra Development Corporation
Civil & Structural Consulting Engineering

June 11, 2021

17-06 SS & PUD Cover Letter

RECEIVED
JUN 14 2021
CPA/AA/PUD-21-09
Land Development Division

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

SUBJECT: **The Confluence**
Small Scale Comp Plan/ PUD Application Comment Response

Dear Mr. Hochadel,

We appreciate your staff review and comments from June 3rd, 2021 regarding the PUD Application for The Confluence. Please see the responses below.

1. If a dumpster enclosure is proposed, please label it on the master plan.
   Response: A dumpster pad note has been added to the PUD Plan.

2. Parking areas do not appear to have landscaping.
   Response: The parking areas are proposed to be landscaped as shown in the updated PUD plan.

3. Buffers cannot be located within a public right-of-way.
   Response: We are requesting the use of buffers as shown in the PUD plan. Should Citrus County agree, this can be finalized in a developer's agreement as noted under the "Right of way & Easement" language on sheet C3.

4. Signs cannot be located within a public right-of-way.
   Response: All proposed non-roadway signs are located within the property of the site, including the projected sign on the southeast corner of the building. It is our intention that the only signs within the public right of way are directional, regulatory, or informational signs as needed per MUTCD and the Citrus County LDC.

5. Identify if the deck has one-half inch spacing between boards.
   Response: GDC has revised the "Outdoor Verandah" note on C3 to include a callout for one half inch spacing between boards.

6. Staff is unaware if private drainage can be utilized within a public right-of-way.
   Response: The public right-of-way of Second street and Un-named street are currently being used for public and private drainage. The Confluence project proposes to enhance this existing system by increasing the capacity and providing a filter system to treat the runoff, under normal rain events, prior to discharging to the Withlacoochee River. We request to enhance the existing system and our client agrees to maintain and operate the new stormwater system through a developer's agreement.

7. Please clarify square footage for the building and properties. Floor Area Ratio does not appear to meet the Comprehensive Plan requirement for the high Density Residential (HDR) District.
   Response: This project is proposing a mixture of both High Density Residential (HDR) and General Commercial (GNC) land uses. Each has a Floor Area Ratio (FAR) maximum of 0.5 and 1.0 respectfully. We would request that both land use FAR's be used to determine this parameter. A weighted FAR (0.813x0.5) + (0.684x1.0) /1.497 = would be 0.72 only utilizing the applicant owned area which the proposed FAR of 0.65 is below. Additionally, the areas shown on sheet 2 of the PUD represent the living areas (subject to change) and not the gross floor area of each floor.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Guerra Development Corporation
Civil & Structural Consulting Engineering

We appreciate the time staff has taken during the pre-application meetings to guide us with this unique project. Should you have any questions, please do not hesitate to call at (352) 629-8060.

Sincerely,

Paul Wildman, P.E.
Staff Engineer
Guerra Development Corp.

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Land Development Division

Copies (via email): Robert Hilger, Property Owner
Juan Guerra, P.E., President of Guerra Development Corp.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

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MAY 12 2021
CPA/AA/PUD-21-09

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

MAY 12 2021
CPA/AA/PUD-21-09

DAVID P. KING JR.
ARCHITECT

352-873-3737
info@dpkarchitect.net
REGISTRATIONS
STATE OF FLORIDA 12,999 STATE OF GEORGIA 5044

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MAY 12 2021
CPA/AA/PUD-21-08
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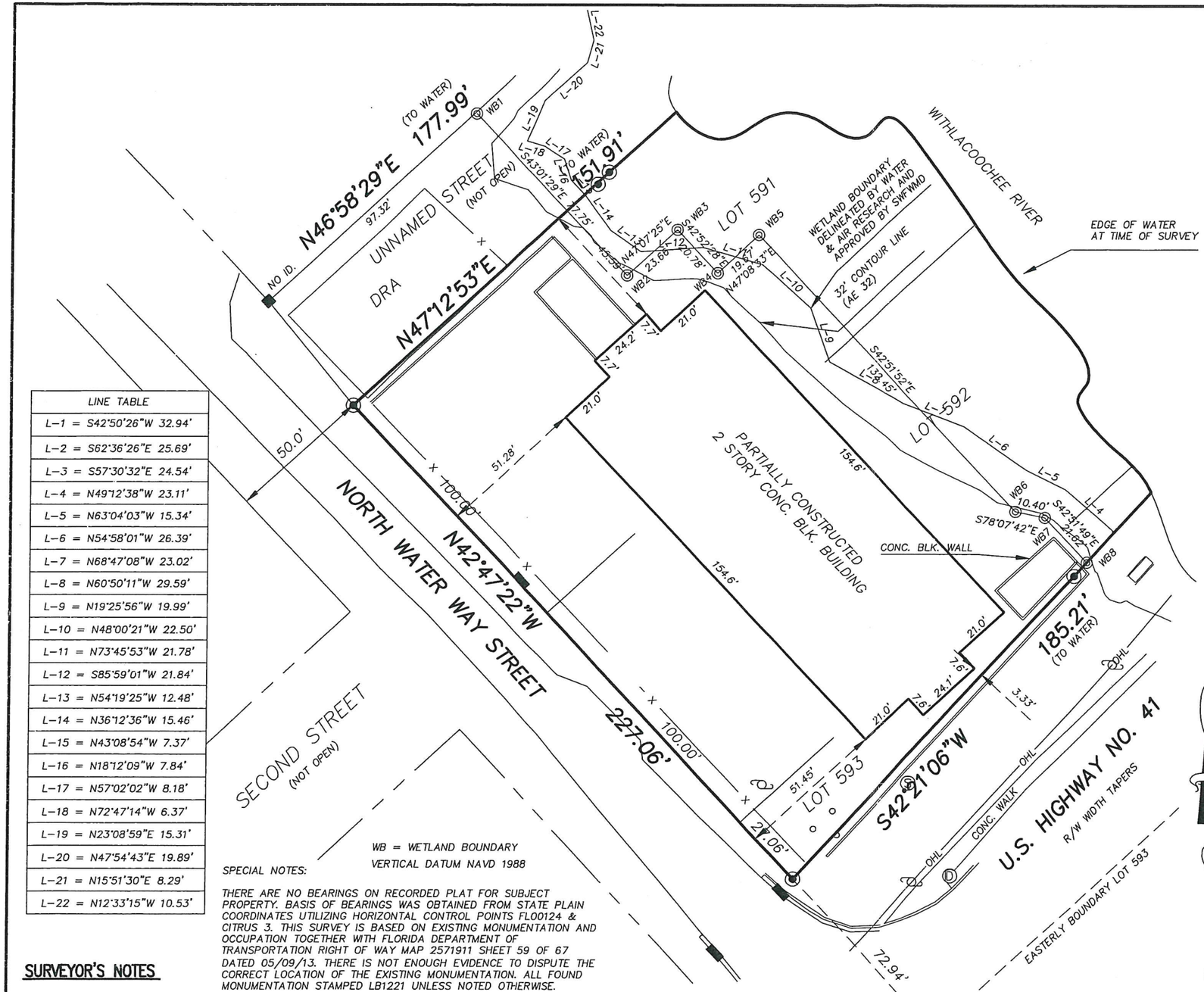
Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)



LINE TABLE
L-1 = S42°50'26"W 32.94'
L-2 = S62°36'26"E 25.69'
L-3 = S57°30'32"E 24.54'
L-4 = N49°12'38"W 23.11'
L-5 = N63°04'03"W 15.34'
L-6 = N54°58'01"W 26.39'
L-7 = N68°47'08"W 23.02'
L-8 = N60°50'11"W 29.59'
L-9 = N19°25'56"W 19.99'
L-10 = N48°00'21"W 22.50'
L-11 = N73°45'53"W 21.78'
L-12 = S85°59'01"W 21.84'
L-13 = N54°19'25"W 12.48'
L-14 = N36°12'36"W 15.46'
L-15 = N43°08'54"W 7.37'
L-16 = N18°12'09"W 7.84'
L-17 = N57°02'02"W 8.18'
L-18 = N72°47'14"W 6.37'
L-19 = N23°08'59"E 15.31'
L-20 = N47°54'43"E 19.89'
L-21 = N15°51'30"E 8.29'
L-22 = N12°33'15"W 10.53'

WB = WETLAND BOUNDARY
VERTICAL DATUM NAVD 1988

SPECIAL NOTES:

THERE ARE NO BEARINGS ON RECORDED PLAT FOR SUBJECT PROPERTY. BASIS OF BEARINGS WAS OBTAINED FROM STATE PLAIN COORDINATES UTILIZING HORIZONTAL CONTROL POINTS FL00124 & CITRUS 3. THIS SURVEY IS BASED ON EXISTING MONUMENTATION AND OCCUPATION TOGETHER WITH FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 2571911 SHEET 59 OF 67 DATED 05/09/13. THERE IS NOT ENOUGH EVIDENCE TO DISPUTE THE CORRECT LOCATION OF THE EXISTING MONUMENTATION. ALL FOUND MONUMENTATION STAMPED LB1221 UNLESS NOTED OTHERWISE.

SURVEYOR'S NOTES

1.) Not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.
2.) There may be other improvements not visible or not pertinent to this survey that are not depicted on this drawing.
3.) This survey is based on legal description, record plat or other information furnished to this company and no other research of title was done, unless requested.
4.) Additions or deletion to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5.) This survey is certified only to those parties whose names appear on this drawing, no other persons or entities shall rely on this survey without the written permission of this company.
6.) This survey does not reflect or determine ownership.
7.) This survey is based on measurements whose accuracy exceeds the requirements of Florida minimum technical standards.

MAP OF SURVEY
CERTIFIED TO
ROBERT C. HILGER

LEGAL DESCRIPTION: (AS FURNISHED)

LOTS 591, 592 & 593, TOWNSITE OF DUNNELLON, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 23 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. LESS RIGHT OF WAY FOR U.S. HIGHWAY 41.

FLOOD STATEMENT:

THE ABOVE DESCRIBED APPEARS TO BE:
IN ZONES ☒ "X" or "C" (A NOT FLOOD PRONE AREA)
OR ZONES ☒ "A" or "AE" (A FLOOD PRONE AREA),
AS DEPICTED ON THE FLOOD MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
COMMUNITY PANEL No. 12017C0087D
EFFECTIVE DATE: SEPTEMBER 26, 2014

FURTHER CERTIFIED TO:

RECEIVED
MAY 12 2021
Land Development Div.

CPA/AA/PUD-21-09'

LEGEND:

■	FOUND CONCRETE MONUMENT	WV ⋈	WATER VALVE
□	SET CONCRETE MONUMENT	⊛	FIRE HYDRANT
⊙	FOUND REBAR AND CAP	PRM	PERMANENT REFERENCE MONUMENT
⊙	SET REBAR AND CAP	POB	POINT OF BEGINNING
•	FOUND NAIL AND TAB	POC	POINT OF COMMENCEMENT
○	SET NAIL AND TAB	PRO	PROPOSED
	POLE Ⓦ WELL	RGE	RANGE
▣	WATER METER	RES	RESIDENCE
▨	UTILITY BOX	R/W	RIGHT OF WAY
PC	POINT OF CURVATURE	SEC	SECTION
PT	POINT OF TANGENCY	ST	SEPTIC TANK
—— X ——	WIRE FENCE	TWP	TOWNSHIP
ASPH	ASPHALT	TYP	TYPICAL
BLK	BLOCK	U/C	UNDER CONSTRUCTION
BDY	BOUNDARY	UE	UTILITY EASEMENT
CONC	CONCRETE	UDE	UTILITY/DRAINAGE EASEMENT
EL	ELEVATION	DE	DRAINAGE EASEMENT
FM	FIELD MEASURED	℄	CENTERLINE
PCP	PERMANENT CONTROL POINT	-◑	GUY WIRE OR ANCHOR
TBM	TEMPORARY BENCHMARK	DRA	DRAINAGE RETENTION AREA
P–	PROPOSED ELEVATION	E	ELECTRIC BOX
	EASEMENT BOUNDARY	DE	DRAINAGE EASEMENT
		OHL	OVERHEAD LINES
		E–	EXISTING ELEVATION

THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE

4/12/21

CARLOS SILVESTRE JR. Signature Date
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. LS 4265

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JOB #	16-204.4
SURVEY DATE: 12/28/16	
APPROVED: CS	
DRAWN CS	
SCALE: 1"=40'	
F.B. 369 PAGE 60	

REVISIONS	DATE	BY
UPDATE SURVEY 369-60	04/12/21	CS

TYPE OF SURVEY
☒ BOUNDARY SURVEY ☐ TOPOGRAPHIC SURVEY ☐ SPECIFIC PURPOSE SURVEY

SILVESTRE & ASSOCIATES, INC
PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION No. LB 6506
177 ALMOND ROAD OCALA FL 34472
TEL 352-694-5233 FAX 694-2288
silvestre@centurylink.net

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

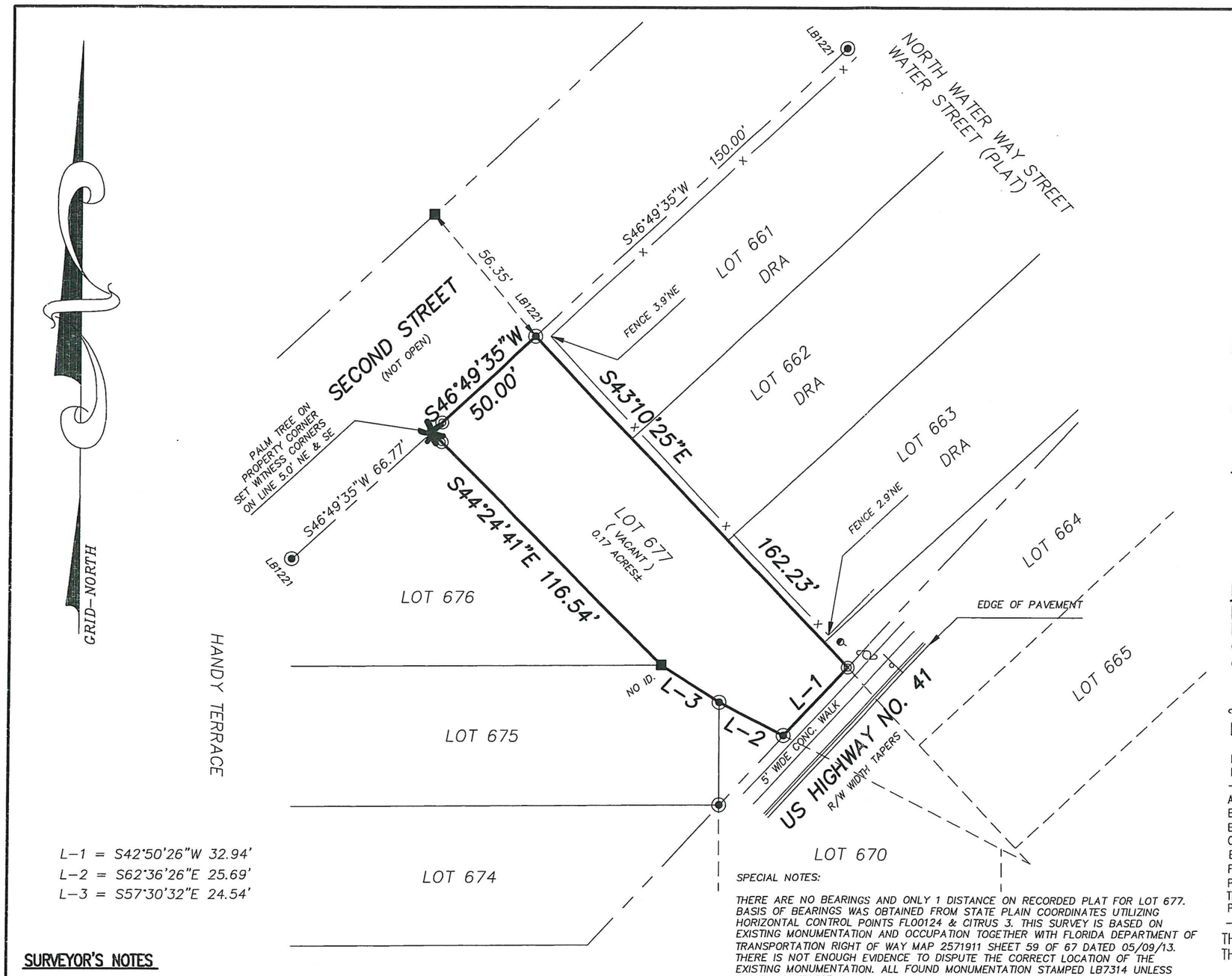
MAP OF SURVEY
CERTIFIED TO

ROBERT C. HILGER

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 677, TOWNSITE OF DUNNELLON, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 23 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

FLOOD STATEMENT:
THE ABOVE DESCRIBED APPEARS TO BE:
IN ZONES ☒ "X" or "C" (A NOT FLOOD PRONE AREA)
OR ZONES ☒ "A" or "AE" (A FLOOD PRONE AREA),
AS DEPICTED ON THE FLOOD MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
COMMUNITY PANEL No. 12017C0087D
EFFECTIVE DATE: SEPTEMBER 26, 2014
FURTHER CERTIFIED TO:



L-1 = S42°50'26"W 32.94'
L-2 = S62°36'26"E 25.69'
L-3 = S57°30'32"E 24.54'

LEGEND:

■	FOUND CONCRETE MONUMENT	WV ⋈	WATER VALVE
□	SET CONCRETE MONUMENT		FIRE HYDRANT
◉	FOUND REBAR AND CAP	PRM	PERMANENT REFERENCE MONUMENT
⊙	SET REBAR AND CAP	POB	POINT OF BEGINNING
•	FOUND NAIL AND TAB	POC	POINT OF COMMENCEMENT
○	SET NAIL AND TAB	PRO	PROPOSED
	POLE Ⓦ WELL	RGE	RANGE
	WATER METER	RES	RESIDENCE
	UTILITY BOX	R/W	RIGHT OF WAY
PC	POINT OF CURVATURE	SEC	SECTION
PT	POINT OF TANGENCY	ST	SEPTIC TANK
— X —	WIRE FENCE	TWP	TOWNSHIP
ASPH	ASPHALT	TYP	TYPICAL
BLK	BLOCK	U/C	UNDER CONSTRUCTION
BDY	BOUNDARY	UE	UTILITY EASEMENT
CONC	CONCRETE	UDE	UTILITY/DRAINAGE EASEMENT
EL	ELEVATION	DE	DRAINAGE EASEMENT
FM	FIELD MEASURED	℄	CENTERLINE
PCP	PERMANENT CONTROL POINT		GUY WIRE OR ANCHOR
TBM	TEMPORARY BENCHMARK	DRA	DRAINAGE RETENTION AREA
P–	PROPOSED ELEVATION	E	ELECTRIC BOX
— — —	EASEMENT BOUNDARY	DE	DRAINAGE EASEMENT
		OHL	OVERHEAD LINES
		E–	EXISTING ELEVATION

SPECIAL NOTES:

THERE ARE NO BEARINGS AND ONLY 1 DISTANCE ON RECORDED PLAT FOR LOT 677. BASIS OF BEARINGS WAS OBTAINED FROM STATE PLAIN COORDINATES UTILIZING HORIZONTAL CONTROL POINTS FL00124 & CITRUS 3. THIS SURVEY IS BASED ON EXISTING MONUMENTATION AND OCCUPATION TOGETHER WITH FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 2571911 SHEET 59 OF 67 DATED 05/09/13. THERE IS NOT ENOUGH EVIDENCE TO DISPUTE THE CORRECT LOCATION OF THE EXISTING MONUMENTATION. ALL FOUND MONUMENTATION STAMPED LB7314 UNLESS NOTED OTHERWISE.

THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE

4/12/21

CARLOS SILVESTRE JR. Signature Date
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. LS 4265

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SURVEYOR'S NOTES

1.) Not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.
2.) There may be other improvements not visible or not pertinent to this survey that are not depicted on this drawing.
3.) This survey is based on legal description, record plat or other information furnished to this company and no other research of title was done, unless requested.
4.) Additions or deletion to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5.) This survey is certified only to those parties whose names appear on this drawing, no other persons or entities shall rely on this survey without the written permission of this company.
6.) This survey does not reflect or determine ownership.
7.) This survey is based on measurements whose accuracy exceeds the requirements of Florida minimum technical standards.

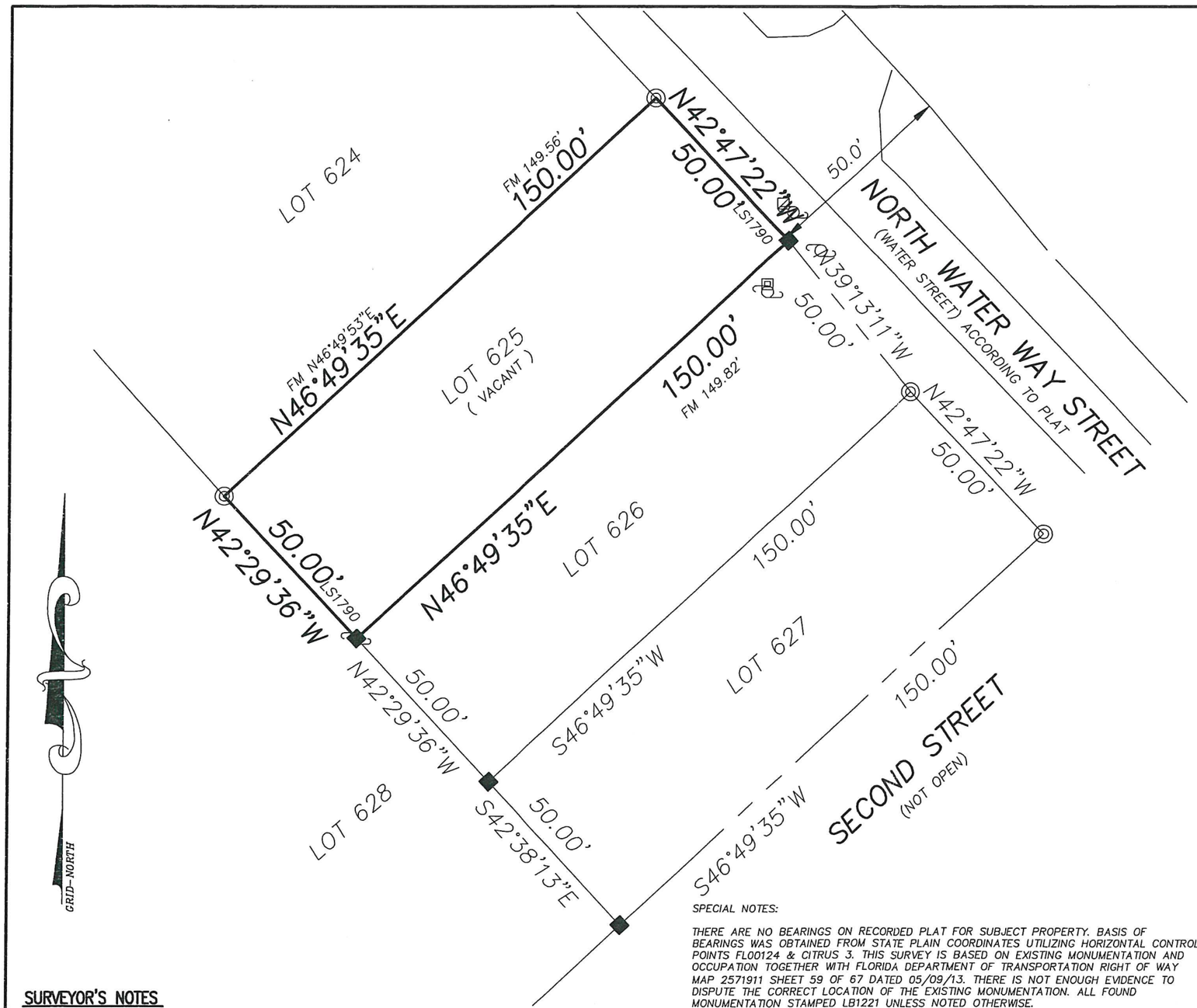
JOB # 16-204.3
SURVEY DATE: 12/28/16
F.B. 369 PAGE 60 | SCALE: 1"=40' | DRAWN CS | APPROVED: CS

REVISIONS	DATE	BY
UPDATE SURVEY 369-60	04/12/21	CS

TYPE OF SURVEY
☒ BOUNDARY SURVEY ☐ TOPOGRAPHIC SURVEY ☐ SPECIFIC PURPOSE SURVEY

SILVESTRE & ASSOCIATES, INC
PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION No. LB 6506
177 ALMOND ROAD OCALA FL 34472
TEL 352-694-5233 FAX 694-2288
silvestre@centurylink.net

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)



MAP OF SURVEY
CERTIFIED TO
ROBERT C. HILGER

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 625, TOWNSITE OF DUNNELLON, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 23 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. LESS RIGHT OF WAY FOR U.S. HIGHWAY 41.

FLOOD STATEMENT:
THE ABOVE DESCRIBED APPEARS TO BE:
IN ZONES ☒ "X" or "C" (A NOT FLOOD PRONE AREA)
OR ZONES ☒ "A" or "AE" (A FLOOD PRONE AREA),
AS DEPICTED ON THE FLOOD MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
COMMUNITY PANEL No. 12017C0087D
EFFECTIVE DATE: SEPTEMBER 26, 2014
FURTHER CERTIFIED TO:

JOB # 16-204.9
F.B. 375 PAGE 09 | SCALE: 1"=30' | DRAWN CS | APPROVED: CS | SURVEY DATE: 08/29/17

REVISIONS	DATE	BY
UPDATE SURVEY	04/12/21	CS

TYPE OF SURVEY
☒ BOUNDARY SURVEY ☐ TOPOGRAPHIC SURVEY ☐ SPECIFIC PURPOSE SURVEY

LEGEND:

■	FOUND CONCRETE MONUMENT	WV ⋈	WATER VALVE
□	SET CONCRETE MONUMENT	⊛	FIRE HYDRANT
⊙	FOUND REBAR AND CAP	PRM	PERMANENT REFERENCE MONUMENT
◎	SET REBAR AND CAP	POB	POINT OF BEGINNING
•	FOUND NAIL AND TAB	POC	POINT OF COMMENCEMENT
○	SET NAIL AND TAB	PRO	PROPOSED
	POLE Ⓦ WELL	RGE	RANGE
	WATER METER	RES	RESIDENCE
	UTILITY BOX	R/W	RIGHT OF WAY
PC	POINT OF CURVATURE	SEC	SECTION
PT	POINT OF TANGENCY	ST	SEPTIC TANK
—— X ——	WIRE FENCE	TWP	TOWNSHIP
ASPH	ASPHALT	TYP	TYPICAL
BLK	BLOCK	U/C	UNDER CONSTRUCTION
BDY	BOUNDARY	UE	UTILITY EASEMENT
CONC	CONCRETE	UDE	UTILITY/DRAINAGE EASEMENT
EL	ELEVATION	DE	DRAINAGE EASEMENT
FM	FIELD MEASURED	℄	CENTERLINE
PCP	PERMANENT CONTROL POINT		GUY WIRE OR ANCHOR
TBM	TEMPORARY BENCHMARK	DRA	DRAINAGE RETENTION AREA
P–	PROPOSED ELEVATION	E	ELECTRIC BOX
—— —— ——	EASEMENT BOUNDARY	DE	DRAINAGE EASEMENT
		OHL	OVERHEAD LINES
		E–	EXISTING ELEVATION

SPECIAL NOTES:

THERE ARE NO BEARINGS ON RECORDED PLAT FOR SUBJECT PROPERTY. BASIS OF BEARINGS WAS OBTAINED FROM STATE PLAIN COORDINATES UTILIZING HORIZONTAL CONTROL POINTS FL00124 & CITRUS 3. THIS SURVEY IS BASED ON EXISTING MONUMENTATION AND OCCUPATION TOGETHER WITH FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 2571911 SHEET 59 OF 67 DATED 05/09/13. THERE IS NOT ENOUGH EVIDENCE TO DISPUTE THE CORRECT LOCATION OF THE EXISTING MONUMENTATION. ALL FOUND MONUMENTATION STAMPED LB1221 UNLESS NOTED OTHERWISE.

THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE

4/12/21

CARLOS SILVESTRE JR. Signature Date
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. LS 4265

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SILVESTRE & ASSOCIATES, INC
PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION No. LB 6506
177 ALMOND ROAD OCALA FL 34472
TEL 352-694-5233 FAX 694-2288
silvestre@centurylink.net

SURVEYOR'S NOTES

1.) Not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.
2.) There may be other improvements not visible or not pertinent to this survey that are not depicted on this drawing.
3.) This survey is based on legal description, record plat or other information furnished to this company and no other research of title was done, unless requested.
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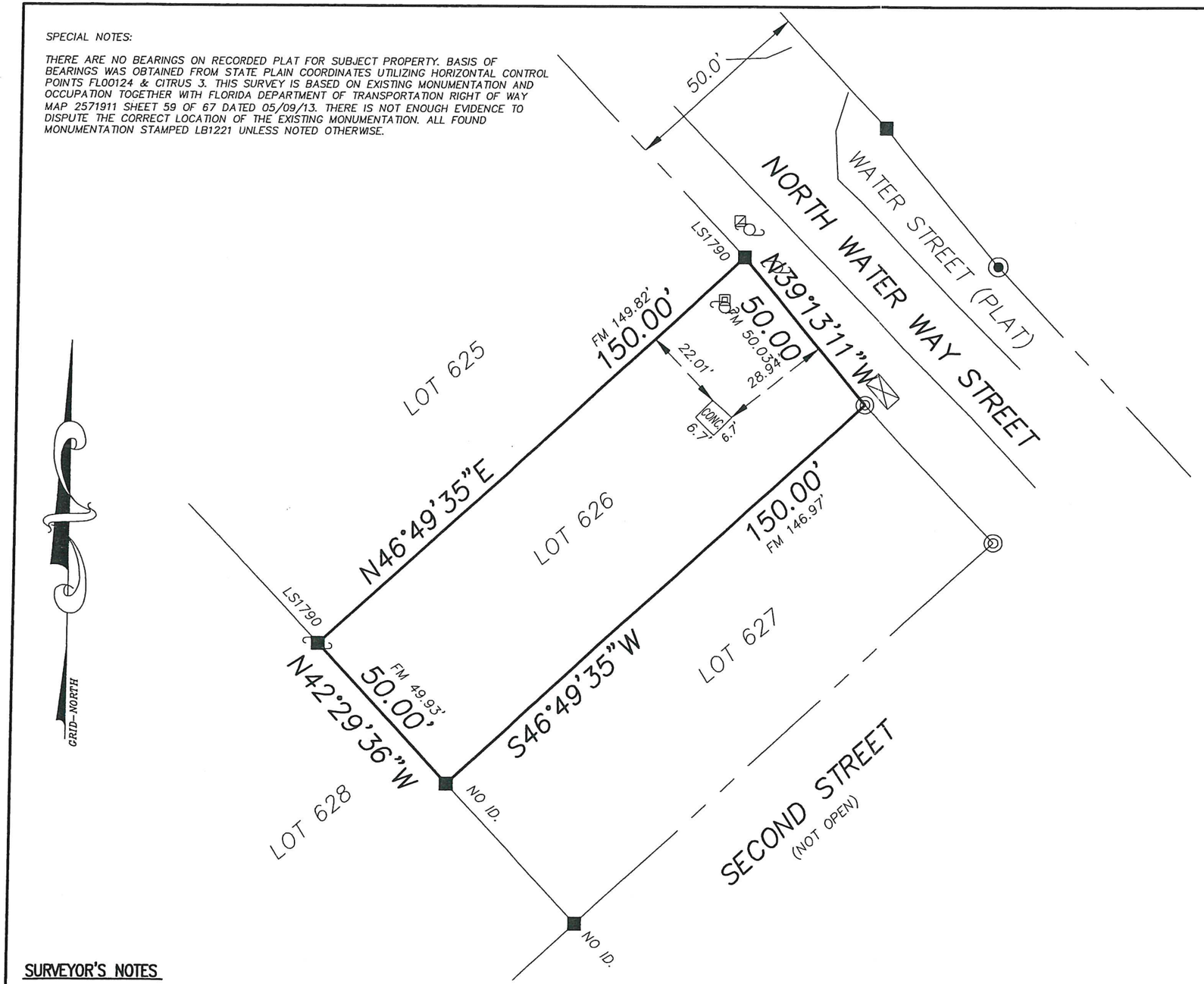
5.) This survey is certified only to those parties whose names appear on this drawing, no other persons or entities shall rely on this survey without the written permission of this company.
6.) This survey does not reflect or determine ownership.
7.) This survey is based on measurements whose accuracy exceeds the requirements of Florida minimum technical standards.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

SPECIAL NOTES:

THERE ARE NO BEARINGS ON RECORDED PLAT FOR SUBJECT PROPERTY. BASIS OF BEARINGS WAS OBTAINED FROM STATE PLAIN COORDINATES UTILIZING HORIZONTAL CONTROL POINTS FL00124 & CITRUS 3. THIS SURVEY IS BASED ON EXISTING MONUMENTATION AND OCCUPATION TOGETHER WITH FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 2571911 SHEET 59 OF 67 DATED 05/09/13. THERE IS NOT ENOUGH EVIDENCE TO DISPUTE THE CORRECT LOCATION OF THE EXISTING MONUMENTATION. ALL FOUND MONUMENTATION STAMPED LB1221 UNLESS NOTED OTHERWISE.



MAP OF SURVEY

CERTIFIED TO

ROBERT C. HILGER

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 626, TOWNSITE OF DUNNELLON, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 23 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. LESS RIGHT OF WAY FOR U.S. HIGHWAY 41.

FLOOD STATEMENT:

THE ABOVE DESCRIBED APPEARS TO BE:
IN ZONES ☒ "X" or "C" (A NOT FLOOD PRONE AREA)
OR ZONES ☒ "A" or "AE" (A FLOOD PRONE AREA),
AS DEPICTED ON THE FLOOD MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
COMMUNITY PANEL No. 12017C0087D
EFFECTIVE DATE: SEPTEMBER 26, 2014

FURTHER CERTIFIED TO:

LEGEND:

■	FOUND CONCRETE MONUMENT	WV ⋈	WATER VALVE
□	SET CONCRETE MONUMENT	⊛	FIRE HYDRANT
⊙	FOUND REBAR AND CAP	PRM	PERMANENT REFERENCE MONUMENT
◎	SET REBAR AND CAP	POB	POINT OF BEGINNING
•	FOUND NAIL AND TAB	POC	POINT OF COMMENCEMENT
○	SET NAIL AND TAB	PRO	PROPOSED
⚲	POLE Ⓦ WELL	RGE	RANGE
▣	WATER METER	RES	RESIDENCE
▧	UTILITY BOX	R/W	RIGHT OF WAY
PC	POINT OF CURVATURE	SEC	SECTION
PT	POINT OF TANGENCY	ST	SEPTIC TANK
—— X ——	WIRE FENCE	TWP	TOWNSHIP
ASPH	ASPHALT	TYP	TYPICAL
BLK	BLOCK	U/C	UNDER CONSTRUCTION
BDY	BOUNDARY	UE	UTILITY EASEMENT
CONC	CONCRETE	UDE	UTILITY/DRAINAGE EASEMENT
EL	ELEVATION	DE	DRAINAGE EASEMENT
FM	FIELD MEASURED	℄	CENTERLINE
PCP	PERMANENT CONTROL POINT	⊖◑	GUY WIRE OR ANCHOR
TBM	TEMPORARY BENCHMARK	DRA	DRAINAGE RETENTION AREA
P–	PROPOSED ELEVATION	E	ELECTRIC BOX
—— —— ——	EASEMENT BOUNDARY	DE	DRAINAGE EASEMENT
		OHL	OVERHEAD LINES
		E–	EXISTING ELEVATION

THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE

4/12/21

CARLOS SILVESTRE JR. Signature Date
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. LS 4265

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JOB # 16-204.7

F.B. 371 PAGE 44	SCALE: 1" = 30'	DRAWN CS	APPROVED: CS	SURVEY DATE: 05/12/17
UPDATE SURVEY	REVISIONS			DATE 04/12/21 BY CS

TYPE OF SURVEY
☒ BOUNDARY SURVEY ☐ TOPOGRAPHIC SURVEY ☐ SPECIFIC PURPOSE SURVEY

SILVESTRE & ASSOCIATES, INC
PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION No. LB 6506
177 ALMOND ROAD OCALA FL 34472
TEL 352-694-5233 FAX 694-2288
silvestre@centurylink.net

SURVEYOR'S NOTES

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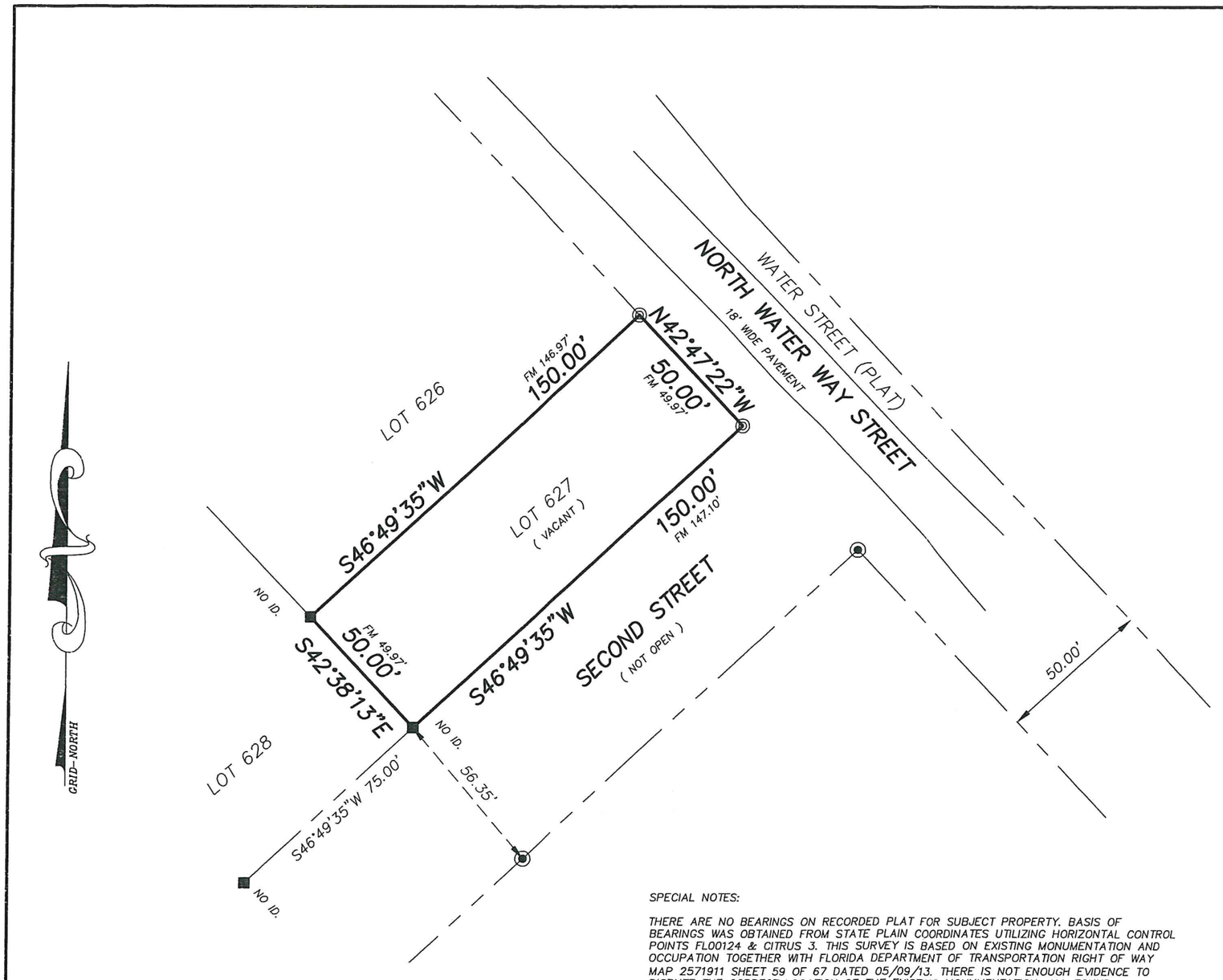
6.) This survey does not reflect or determine ownership.
7.) This survey is based on measurements whose accuracy exceeds the requirements of Florida minimum technical standards.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)



MAP OF SURVEY
CERTIFIED TO
ROBERT C. HILGER

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 627, TOWNSITE OF DUNNELLON, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 23 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. LESS RIGHT OF WAY FOR U.S. HIGHWAY 41.

FLOOD STATEMENT:
THE ABOVE DESCRIBED APPEARS TO BE:
IN ZONES ☒ "X" or "C" (A NOT FLOOD PRONE AREA)
OR ZONES ☒ "A" or "AE" (A FLOOD PRONE AREA),
AS DEPICTED ON THE FLOOD MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
COMMUNITY PANEL No. 12017C0087D
EFFECTIVE DATE: SEPTEMBER 26, 2014
FURTHER CERTIFIED TO:

SPECIAL NOTES:

THERE ARE NO BEARINGS ON RECORDED PLAT FOR SUBJECT PROPERTY. BASIS OF BEARINGS WAS OBTAINED FROM STATE PLAIN COORDINATES UTILIZING HORIZONTAL CONTROL POINTS FL00124 & CITRUS 3. THIS SURVEY IS BASED ON EXISTING MONUMENTATION AND OCCUPATION TOGETHER WITH FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 2571911 SHEET 59 OF 67 DATED 05/09/13. THERE IS NOT ENOUGH EVIDENCE TO DISPUTE THE CORRECT LOCATION OF THE EXISTING MONUMENTATION. ALL FOUND MONUMENTATION STAMPED LB1221 UNLESS NOTED OTHERWISE.

LEGEND:

WV	WATER VALVE	PRM	PERMANENT REFERENCE MONUMENT
■	FOUND CONCRETE MONUMENT	POB	POINT OF BEGINNING
□	SET CONCRETE MONUMENT	POC	POINT OF COMMENCEMENT
⊙	FOUND REBAR AND CAP	PRO	PROPOSED
◎	SET REBAR AND CAP	RGE	RANGE
•	FOUND NAIL AND TAB	RES	RESIDENCE
○	SET NAIL AND TAB	R/W	RIGHT OF WAY
	POLE Ⓦ WELL	SEC	SECTION
	WATER METER	ST	SEPTIC TANK
	UTILITY BOX	TWP	TOWNSHIP
PC	POINT OF CURVATURE	TYP	TYPICAL
PT	POINT OF TANGENCY	U/C	UNDER CONSTRUCTION
—— X ——	WIRE FENCE	UE	UTILITY EASEMENT
ASPH	ASPHALT	UDE	UTILITY/DRAINAGE EASEMENT
BLK	BLOCK	DE	DRAINAGE EASEMENT
BDY	BOUNDARY	℄	CENTERLINE
CONC	CONCRETE		GUY WIRE OR ANCHOR
EL	ELEVATION	DRA	DRAINAGE RETENTION AREA
FM	FIELD MEASURED	[E]	ELECTRIC BOX
PCP	PERMANENT CONTROL POINT	DE	DRAINAGE EASEMENT
TBM	TEMPORARY BENCHMARK	OHL	OVERHEAD LINES
P–	PROPOSED ELEVATION	E–	EXISTING ELEVATION
—— —— ——	EASEMENT BOUNDARY		

THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE

4/12/21

CARLOS SILVESTRE JR. Signature Date
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. LS 4265

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SURVEYOR'S NOTES

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2.) There may be other improvements not visible or not pertinent to this survey that are not depicted on this drawing.
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6.) This survey does not reflect or determine ownership.
7.) This survey is based on measurements whose accuracy exceeds the requirements of Florida minimum technical standards.

JOB # 16–204.5
SURVEY DATE: 12/28/16
APPROVED: CS
DRAWN CS
SCALE: 1"=40'
PAGE 60
F.B. 369

REVISIONS	DATE	BY
UPDATE SURVEY	04/12/21	CS

TYPE OF SURVEY
☒ BOUNDARY SURVEY ☐ TOPOGRAPHIC SURVEY ☐ SPECIFIC PURPOSE SURVEY

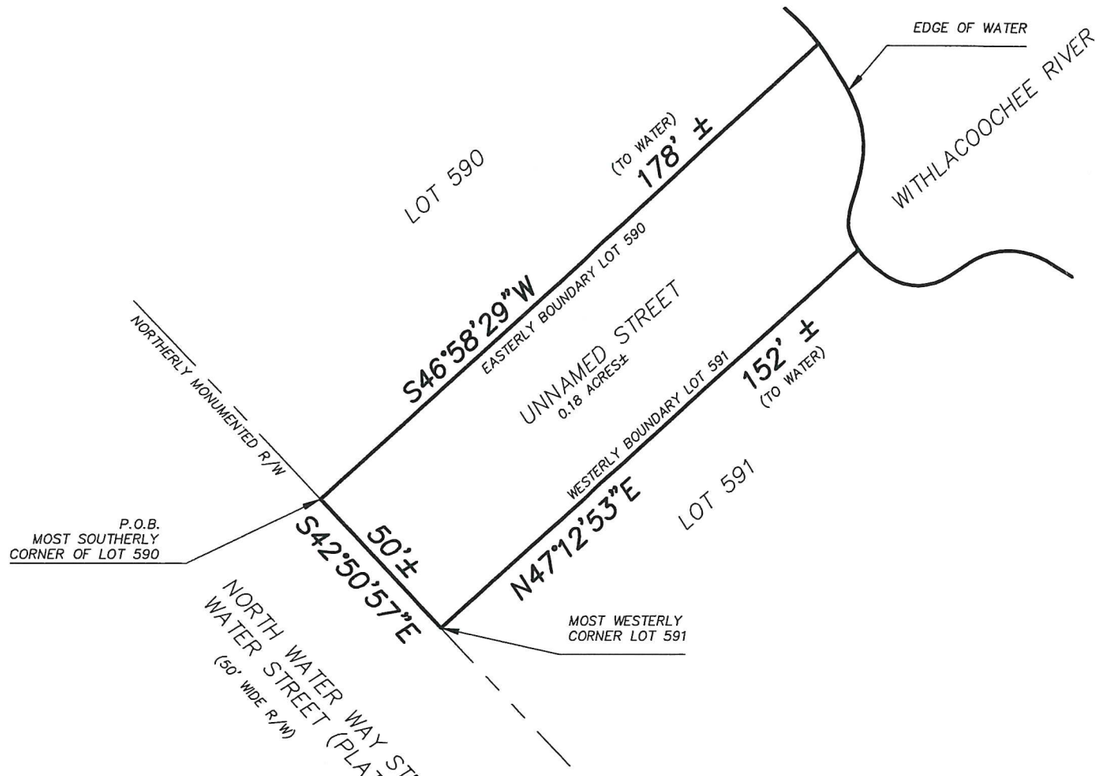
SILVESTRE & ASSOCIATES, INC
PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION No. LB 6506
177 ALMOND ROAD OCALA FL 34472
TEL 352–694–5233 FAX 694–2288
silvestre@centurylink.net

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

SKETCH OF DESCRIPTION
CERTIFIED TO
ROBERT C. HILGER

LEGAL DESCRIPTION: *(AS OCCUPIED)*

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 590 AS DEPICTED ON THE PLAT OF TOWNSITE OF DUNNELLON AS RECORDED IN PLAT BOOK 1 PAGE 23 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY MONUMENTED RIGHT OF WAY LINE OF WATER STREET ACCORDING TO AFORESAID PLAT; THENCE PROCEED S42°50'57"E ALONG SAID RIGHT OF WAY A DISTANCE OF 50 FEET MORE OR LESS TO THE MOST WESTERLY CORNER OF LOT 591 OF AFORESAID PLAT OF TOWNSITE OF DUNNELLON; THENCE DEPARTING SAID NORTHERLY MONUMENTED RIGHT OF WAY PROCEED N47°12'53"E ALONG THE WESTERLY BOUNDARY OF SAID LOT 591 A DISTANCE OF 152 FEET MORE OR LESS TO THE WATERS OF THE WITHLACOOCHEE RIVER; THENCE DEPARTING SAID WESTERLY BOUNDARY PROCEED NORTHWESTERLY ALONG SAID WATERS TO A POINT THAT IS N46°58'29"E OF THE POINT OF BEGINNING AND ON THE EASTERLY BOUNDARY OF SAID LOT 590; THENCE DEPARTING SAID WATERS PROCEED S46°58'29"W ALONG THE EASTERLY BOUNDARY OF SAID LOT 590 A DISTANCE OF 178 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES MORE OR LESS.



LEGEND:

WV	WATER VALVE		FIRE HYDRANT
■	FOUND CONCRETE MONUMENT	PRM	PERMANENT REFERENCE MONUMENT
□	SET CONCRETE MONUMENT	POB	POINT OF BEGINNING
⊙	FOUND REBAR AND CAP	POC	POINT OF COMMENCEMENT
◎	SET REBAR AND CAP	PRO	PROPOSED
•	FOUND NAIL AND TAB	RGE	RANGE
○	SET NAIL AND TAB	RES	RESIDENCE
	POLE	R/W	RIGHT OF WAY
W	WELL	SEC	SECTION
	WATER METER	ST	SEPTIC TANK
	UTILITY BOX	TWP	TOWNSHIP
PC	POINT OF CURVATURE	TYP	TYPICAL
PT	POINT OF TANGENCY	U/C	UNDER CONSTRUCTION
—— X ——	WIRE FENCE	UE	UTILITY EASEMENT
ASPH	ASPHALT	UDE	UTILITY/DRAINAGE EASEMENT
BLK	BLOCK	DE	DRAINAGE EASEMENT
BDY	BOUNDARY	℄	CENTERLINE
CONC	CONCRETE		GUY WIRE OR ANCHOR
EL	ELEVATION	DRA	DRAINAGE RETENTION AREA
FM	FIELD MEASURED	E	ELECTRIC BOX
PCP	PERMANENT CONTROL POINT	WPF	WOOD PRIVACY FENCE
TBM	TEMPORARY BENCHMARK	OHL	OVERHEAD LINES
P–	PROPOSED ELEVATION	E–	EXISTING ELEVATION
— — — —	EASEMENT BOUNDARY		

Additions or deletion to sketch or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

4.) This sketch is certified only to those parties whose names appear on this drawing, no other persons or entities shall rely on this sketch without the written permission of this company.

5.) This sketch does not reflect or determine ownership.

This sketch is based on measurements whose accuracy exceeds the requirements of Florida minimum technical standards.

4/12/21

CARLOS SILVESTRE JR. Signature Date
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. LS 4265

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RECEIVED
MAY 12 2021
CPA/AA/PUD-21-09
Land Development Division

JOB # 16-204LEGAL2

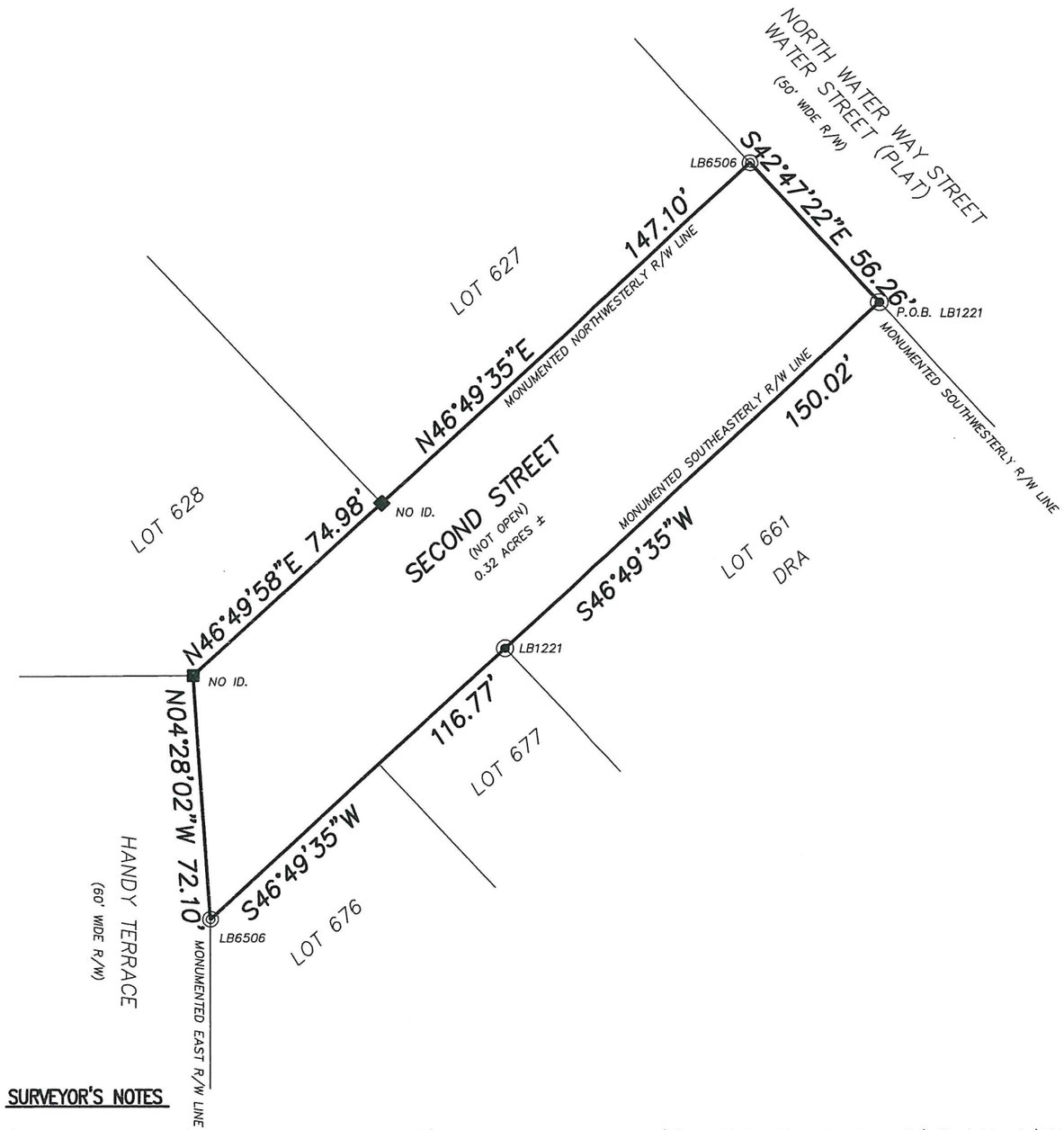
F.B.	PAGE	SCALE:	DRAWN	APPROVED:	DATE:
NA	NA	1"=40'	CS	CS	12/13/16

REVISIONS	DATE	BY
UPDATE LEGAL DESCRIPTION	04/12/21	CS

TYPE OF SURVEY
☒ SKETCH OF LEGAL DESCRIPTION

SILVESTRE & ASSOCIATES, INC
PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION No. LB 6506
177 ALMOND ROAD OCALA FL 34472
TEL 352-694-5233 FAX 694-2288
silvestre@centurylink.net

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)



SKETCH OF DESCRIPTION
CERTIFIED TO
ROBERT C. HILGER

LEGAL DESCRIPTION: *(AS OCCUPIED)*

BEGINNING AT AN IRON ROD AND CAP (STAMPED LB1221) AT THE INTERSECTION OF THE MONUMENTED SOUTHEASTERLY RIGHT OF WAY LINE OF SECOND STREET WITH THE MONUMENTED SOUTHWESTERLY RIGHT OF WAY LINE OF WATER STREET, AS DEPICTED ON THE PLAT OF TOWNSITE OF DUNNELLON AS RECORDED IN PLAT BOOK 1 PAGE 23 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT 661 OF THE AFOREMENTIONED PLAT OF TOWNSITE OF DUNNELLON; THENCE PROCEED S46°49'35"W ALONG SAID MONUMENTED SOUTHEASTERLY RIGHT OF WAY LINE OF SAID SECOND STREET A DISTANCE OF 150.02 FEET (150 FEET PLAT) TO AN IRON ROD AND CAP (STAMPED LB1221) AT THE MOST WESTERLY CORNER OF SAID LOT 661; THENCE CONTINUE S46°49'35"W ALONG SAID MONUMENTED SOUTHEASTERLY RIGHT OF WAY LINE AND THE NORTHWESTERLY BOUNDARIES OF LOTS 677 AND 676 OF THE AFOREMENTIONED PLAT OF TOWNSITE OF DUNNELLON A DISTANCE OF 116.77 FEET TO AN IRON ROD AND CAP (STAMPED LB6506) AT THE INTERSECTION OF THE AFORESAID MONUMENTED SOUTHEASTERLY RIGHT OF WAY LINE OF SECOND STREET AND THE MONUMENTED EAST RIGHT OF WAY LINE OF HANDY TERRACE (AN UNNAMED ROAD ON THE AFOREMENTIONED TOWNSITE OF DUNNELLON PLAT) SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 676 OF THE AFORESAID PLAT; THENCE DEPARTING SAID SOUTHEASTERLY MONUMENTED RIGHT OF WAY LINE PROCEED N04°28'02"W A DISTANCE OF 76.72 FEET TO A CONCRETE MONUMENT (NO ID.) ON THE MONUMENTED NORTHWESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED SECOND STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 628 OF THE AFOREMENTIONED TOWNSITE OF DUNNELLON PLAT; THENCE PROCEED N46°49'58"E ALONG SAID MONUMENTED NORTHWEST RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY OF SAID LOT 628 A DISTANCE OF 74.98 FEET (75.00 FEET PLAT) TO A CONCRETE MONUMENT (NO ID.) AT THE NORTHEAST CORNER OF SAID LOT 628 AND THE SOUTHEAST CORNER OF LOT 627; THENCE CONTINUE N46°49'35"E ALONG SAID MONUMENTED NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY OF SAID LOT 627 A DISTANCE OF 147.10 FEET (150.00 FEET PLAT) TO AN IRON ROD AND CAP (STAMPED LB6506) AT THE NORTHEASTERLY CORNER OF SAID LOT 627 AND THE INTERSECTION OF THE SOUTHWESTERLY MONUMENTED RIGHT OF WAY LINE OF SAID WATER STREET; THENCE DEPARTING SAID MONUMENTED NORTHWESTERLY RIGHT OF WAY LINE PROCEED S42°47'22"E ALONG THE AFORESAID MONUMENTED SOUTHWESTERLY RIGHT OF WAY LINE OF WATER STREET A DISTANCE OF 56.26 FEET (60.00 FEET PLAT) TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES MORE OR LESS.

LEGEND:

WV	WATER VALVE
■	FOUND CONCRETE MONUMENT
□	SET CONCRETE MONUMENT
⊙	FOUND REBAR AND CAP
◎	SET REBAR AND CAP
•	FOUND NAIL AND TAB
○	SET NAIL AND TAB
	POLE
Ⓦ	WELL
	WATER METER
	UTILITY BOX
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
— X —	WIRE FENCE
ASPH	ASPHALT
BLK	BLOCK
BDY	BOUNDARY
CONC	CONCRETE
EL	ELEVATION
FM	FIELD MEASURED
PCP	PERMANENT CONTROL POINT
TBM	TEMPORARY BENCHMARK
P–	PROPOSED ELEVATION
— — — —	EASEMENT BOUNDARY
	FIRE HYDRANT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRO	PROPOSED
RGE	RANGE
RES	RESIDENCE
R/W	RIGHT OF WAY
SEC	SECTION
ST	SEPTIC TANK
TWP	TOWNSHIP
TYP	TYPICAL
U/C	UNDER CONSTRUCTION
UE	UTILITY EASEMENT
UDE	UTILITY/DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT
℄	CENTERLINE
	GUY WIRE OR ANCHOR
DRA	DRAINAGE RETENTION AREA
E	ELECTRIC BOX
WPF	WOOD PRIVACY FENCE
OHL	OVERHEAD LINES
E–	EXISTING ELEVATION

GRID–NORTH

SURVEYOR'S NOTES

1.) Not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.
2.) This sketch is based on legal description, record plat or other information furnished to this company and no other research of title was done, unless requested.
3.) Additions or deletion to sketch or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4.) This sketch is certified only to those parties whose names appear on this drawing, no other persons or entities shall rely on this sketch without the written permission of this company.
5.) This sketch does not reflect or determine ownership.
6.) This sketch is based on measurements whose accuracy exceeds the requirements of Florida minimum technical standards.

4/12/21

CARLOS SILVESTRE JR. Signature Date
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. LS 4265

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JOB # 16–204LEGAL1

F.B. NA	PAGE NA	SCALE: 1'=40'	DRAWN CS	APPROVED: CS	DATE: 12/07/16
REVISIONS				DATE	BY
UPDATE LEGAL DESCRIPTION				04/12/21	CS

TYPE OF SURVEY
☒ SKETCH OF LEGAL DESCRIPTION

SILVESTRE & ASSOCIATES, INC
PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION No. LB 6506
177 ALMOND ROAD OCALA FL 34472
TEL 352–694–5233 FAX 694–2288
silvestre@centurylink.net

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CITRUS COUNTY

TABLE—HYDROLOGIC SOIL GROUP (HYDROLOGIC CHART)		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
2	Adamsville sand, 0 to 5 percent slopes	A/D
5	Basinger fine sand	A/D
6	Basigner fine sand, depressional 0 to 1 percent slopes	A/D
11	Taveres fine sand, 0 to 5 percent slopes	A
49	Terra Ceia-Okeelanta Assoc., very frequently flooded	A/D
99	Water	-

MARION COUNTY

TABLE—HYDROLOGIC SOIL GROUP (HYDROLOGIC CHART)		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
12	Arredondo-Urban Land complex, 0 to 5 percent slopes	A
22	Candler sand, 0 to 5 percent slopes	A
59	Placid-Pompano-Pomona complex	A/D
72	Urban Land, 0 to 5 percent slopes	A/D
99	Water	-

NORTH

SCALE: 1" = 200'

S.C.S. SOILS MAP

The Verandah on Water Way

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Figure 1.4

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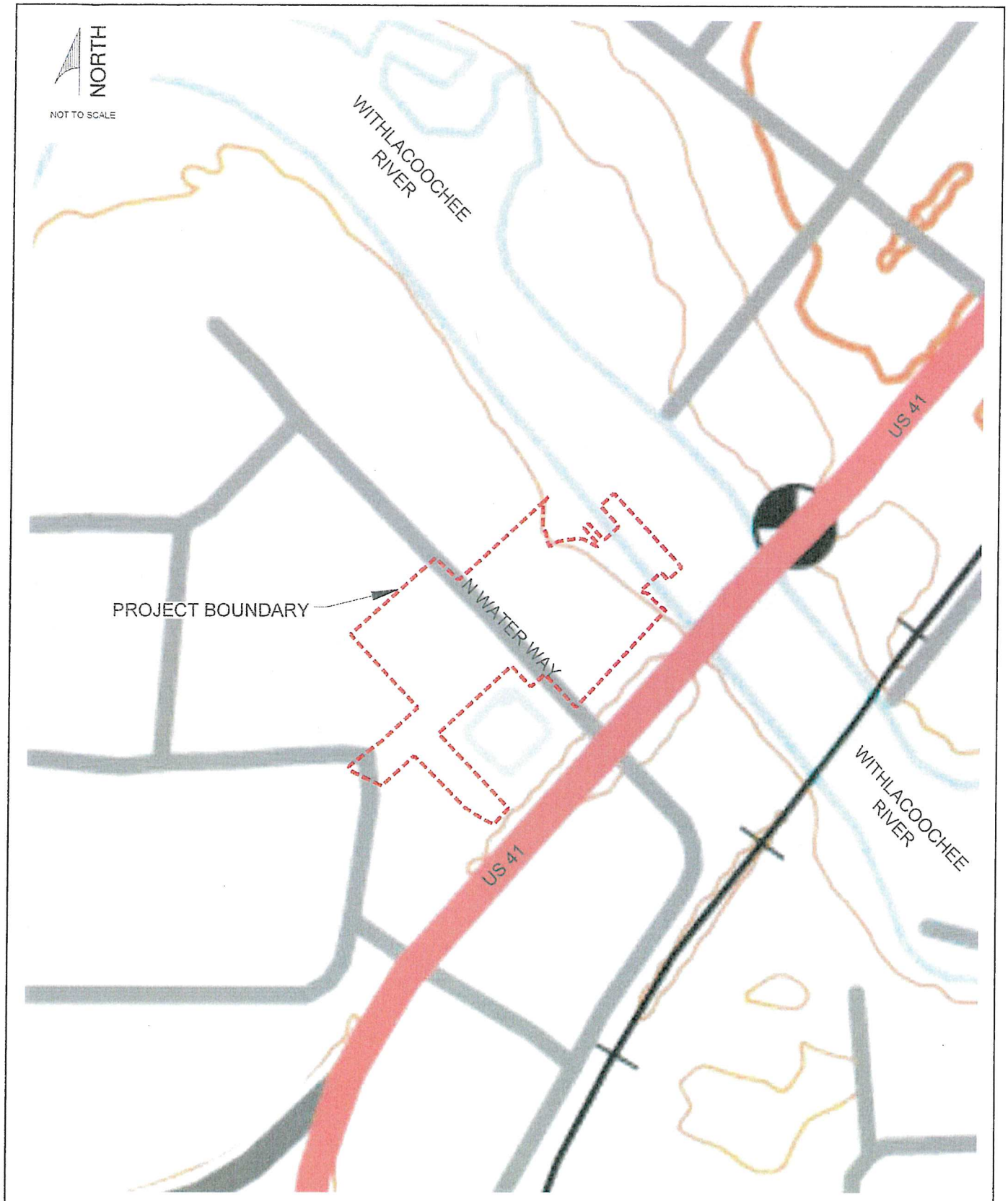

U.S.G.S MAP

The Verandah on Water Way

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re 1.5

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AERIAL MAP

The Verandah on Water Way

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Figure 1.6

CPA/AA/PUD-21-09

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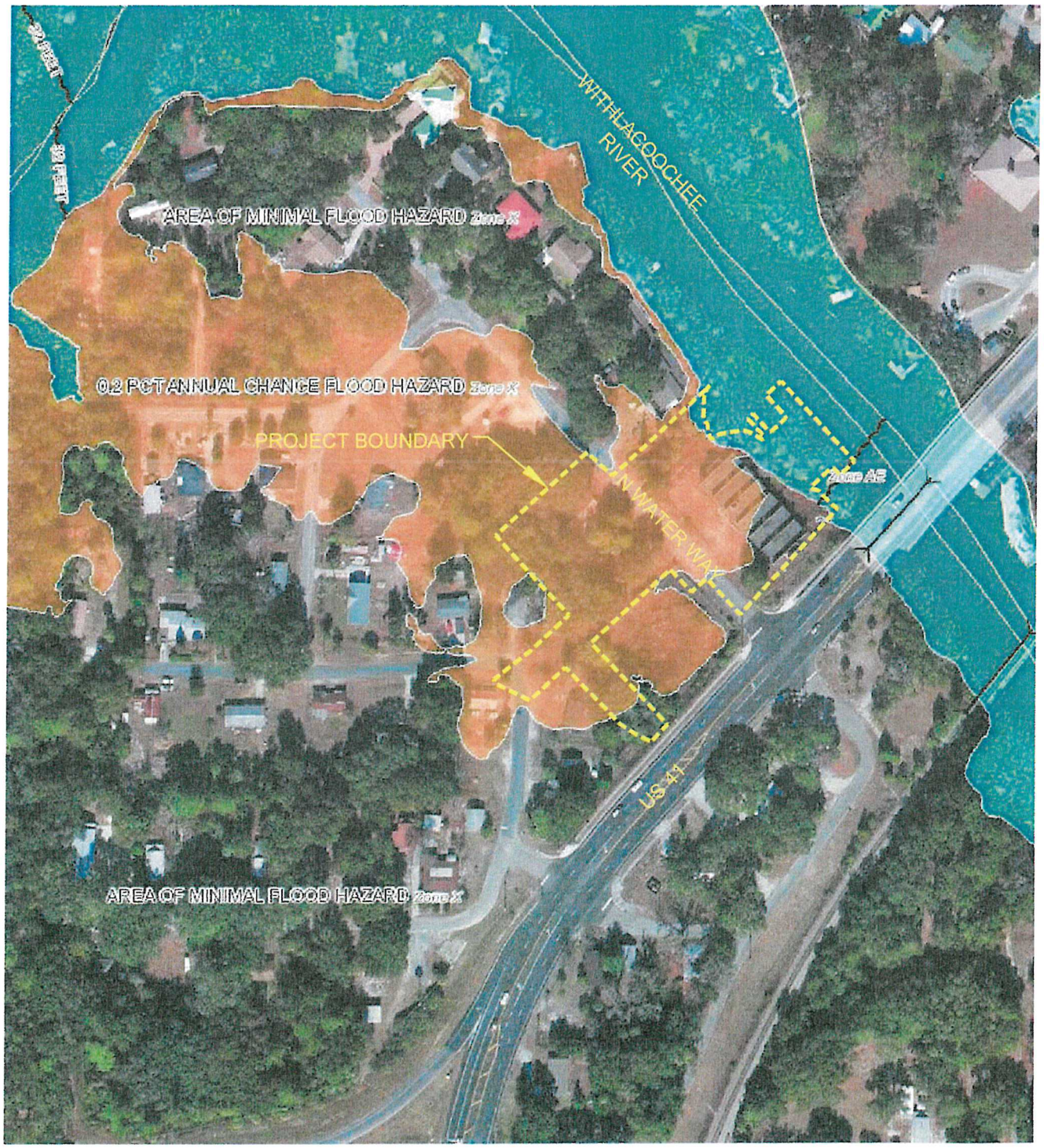
NORTH

NOT TO SCALE



FEMA MAP

The Verandah on Water Way

Figure 1.8

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Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
3600 W. Sovereign Path, Suite 292
Lecanto, Florida 34461-7788
(352) 527-7650 FAX (352) 527-7644
https://www.citrusbocc.com

April 21, 2021

Andrew Malleck, Project Manager
Guerra Development Corporation
2817 NE 3rd Street
Ocala, FL 34470

Subject: Water and Wastewater Service for Alternate Key #2511672 (US 41 North and N Water Way – On behalf of Mr. Hilger)

Dear Mr. Malleck:

Per your request, we are supplying this letter to verify that the above parcel can be supplied central sewer service by Citrus County Utilities. As your plans become more detailed, please contact me for further requirements with regards to the capacity to accommodate proposed daily demands of your project.

As the parcel is located within Dunnellon Water Association's service area, please contact their office for any water connection information or requirements for the project, including fire hydrant coverage.

Should you require additional information, please do not hesitate to contact this office at 352-527-7648 or email WaterResources@citrusbocc.com.

Sincerely,

Bernadine Flood-Nichols

Bernadine Flood-Nichols
Utility Business Services Director

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Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

South Dunnellon Water Association
PO Box 608
Dunnellon, FL 34430

April 21, 2021

Andrew Malleck, Project Manager
Guerra Development Corp.
2817 NE 3rd Street
Ocala, FL 34470

Subject: Water Service for Alternate Key #2511672 (US 41 North and N Water Way – On behalf of Mr. Hilger)

Dear Mr. Malleck:

Please be advised that South Dunnellon Water Association will be the water service provider for the above parcel. Upon completion of the build-out a connection to South Dunnellon Water Association system will be available.

If further assistance is needed, please feel free to contact this office at 352-489-1777. (Monday, Wednesday, and Friday between 3:00 and 5:00 pm)

Sincerely,

Mary Dolcetti Office Manager
South Water Dunnellon Association

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Land Develop

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
10117 PRINCESS PALM AVENUE
TAMPA, FLORIDA 33610

August 14, 2018

REPLY TO
ATTENTION OF

CESAJ-RD-WT
SAJ-2017-02714 (LOP-PTR)

Mr. Robert Hilger
7501 West Riverbend Road
Dunnellon, Florida 34433
Via Email: farmerhilger@yahoo.com

Dear Mr. Hilger:

This is in reference to your request for a Department of the Army (DA) permit to perform work in or affecting waters of the United States. If you determine the permit provided is acceptable in its entirety and you have chosen to proceed with the authorized activity, then upon recommendation of the Chief of Engineers, pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), you are authorized under a Letter of Permission to construct a commercial building with the following uses; hotel, restaurant, market, associated infrastructure and a 12 slip floating dock and piers at Parcel ID's 18E16S350010 5910, 18E16S350010 6270, 18E16S350010 6770, 12455 North waterway, Citrus County, Dunnellon, Florida.

Geographic Position: Latitude: 29.045512° N
Longitude: -82.465694° W

The project must be completed in accordance with the enclosed construction drawings, and the general and special conditions which are incorporated in, and made a part of, the permit.

Special Conditions:

1. Commencement Notification: Within 10 days from the date of initiating the work authorized by this permit/Within 10 days from the date of initiating the work authorized by this permit for each phase of the authorized project, the Permittee shall provide a written notification of the date of commencement of authorized work to the Corps.

2. Self-Certification: Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

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3. Agency Changes/Approvals: Should any other agency require and/or approve changes to the work authorized or obligated by this permit, the Permittee is advised a modification to this permit instrument is required prior to initiation of those changes. It is the Permittee's responsibility to request a modification of this permit from the Tampa Permits Section. The Corps reserves the right to fully evaluate, amend, and approve or deny the request for modification of this permit.

4. Assurance of Navigation and Maintenance: The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

5. Turbidity Barriers: Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend to within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained until the authorized work has been completed and all suspended and erodible materials have been stabilized. Turbidity barriers shall be removed upon stabilization of the work area.

6. Cultural Resources/Historic Properties:

a. No structure or work shall adversely affect impact or disturb properties listed in the *National Register of Historic Places* (NRHP) or those eligible for inclusion in the NRHP.

b. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps within the same business day (8

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

hours). The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.

c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition ; and if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands, they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the State Archeologist and from the Corps.

e. "If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*."

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If the work authorized is not completed on or before **August 14, 2023**, authorization, if not previously revoked or specifically extended, shall cease and be null and void.

Instructions for Objecting to Permit Terms and Conditions: This letter contains an initial proffered permit for your proposed project/permit application. If you object to certain terms and conditions contained within the permit, you may request that the permit be modified. Enclosed you will find a Notification of Administrative Appeal Options and Process fact sheet and Request for Appeal (RFA) form. If you choose to object to certain terms and conditions of the permit, you must follow the directions provided in Section 1, Part A and submit the completed RFA form to the letterhead address.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria under 33 CFR Part 331.5, and that it has been received by the District office within 60 days of the date of the RFA. Should you decide to submit an RFA form, it must be received at the letterhead address by October 13, 2018.

Should you have any questions regarding this letter, please contact the project manager Peter Romano in writing the letterhead address, by telephone at 813-769-7072, or by email at peter.t.romano@usace.army.mil.

The Corps Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to take a few minutes to visit http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey and complete our automated Customer Service Survey. Your input is appreciated – favorable or otherwise.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

For: Jason A. Kirk, P.E.
Colonel, U.S. Army
District Commander

Enclosures

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
CONSOLIDATED ENVIRONMENTAL RESOURCE PERMIT (ERP) AND
STATE-OWNED SUBMERGED LAND AUTHORIZATION (SL)
INDIVIDUAL CONSTRUCTION
PERMIT NO. 43008803.001
AND
STATE-OWNED SUBMERGED LANDS EXTENDED TERM LEASE

EXPIRATION DATE: July 31, 2023 **PERMIT ISSUE DATE:** July 31, 2018
SL EXPIRATION DATE:

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

Authorization is granted to use state-owned submerged lands as outlined herein and shown by the application, approved drawings, plans, and other documents attached hereto and kept on file at the District under the provisions of Chapters 253 and 258, F.S., and Chapters 18-20 and 18-21, F.A.C., as well as the policies of the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees). This approval does not disclaim any title interests that the Board of Trustees may have in the project site. Any subsequent authorizations by the Board of Trustees or its designated agents may contain conditions necessary to satisfy the fiduciary responsibilities of the Board of Trustees as well as other applicable statutory or rule requirements implemented by the Department of Environmental Protection's Division of State Lands or other governmental agencies authorized by Florida Statutes.

PROJECT NAME:	The Verandah on Water Way
GRANTED TO:	Robert C. Hilger 7501 W. Riverbend Dr. Dunnellon, FL 34433
OTHER PERMITTEES:	N/A

ABSTRACT: This permit authorization is for the construction of a new storm water management system serving a proposed commercial project on the Withlacoochee River in northern Citrus County. The project is located on Water Way just west of Florida Avenue (US Highway 41) in Dunnellon. It includes a building, parking and 12 new boat slips. Water quality treatment is to be provided in 2 equalized ponds, with an effluent filtration system located in the pond discharging into the river (Pond 2). The Engineer-of-Record demonstrated that attenuation of the peak discharge rate was not required, as the peak flow and stage of the Withlacoochee River occur at a much later time than the peak discharge rate from the proposed ponds. Information regarding the wetlands and/or surface waters is stated below and on the permitted construction drawings for the proposed project.

OP. & MAIN. ENTITY:	Robert C. Hilger
OTHER OP. & MAIN. ENTITY:	N/A
COUNTY:	Citrus
WATERBODY NAME:	WITHLACOOCHEE RIVER
AQUATIC PRESERVE:	Non Applicable
SEC/TWP/RGE:	S35/T16S/R18E

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TOTAL ACRES OWNED OR UNDER CONTROL:	2.15
PROJECT SIZE:	2.15 Acres
LAND USE:	Commercial
DATE APPLICATION FILED:	August 22, 2017
AMENDED DATE:	N/A

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
DRA 1	0.33	EFFLUENT FILTRATION
DRA 2	0.09	EFFLUENT FILTRATION
	Total: **0.42**	

Water Quantity/Quantity Comments: Water quality treatment is to be provided in 2 equalized ponds, with an effluent filtration system in the pond discharging into the river (Pond 2). The ponds provide treatment for 0.75 inch of runoff (1.5 times the presumptive criteria requirement), as the pond discharges directly to the Withlacoochee River, an Outstanding Florida Water (OFW). There are 12 boat slips in the proposed facility that all face out into this non-tidal portion of the river; therefore, flushing is anticipated to occur with the river's regular downstream flow. A flushing study was not provided. The site discharges into the river approximately 2 miles upstream from Lake Rousseau, a dammed-up portion of the river that is controlled by an operable structure. The Engineer-of-Record demonstrated that attenuation of the peak discharge rate was not required, as the peak flow and stage of the Withlacoochee River occur at a much later time than the peak discharge rate from the proposed ponds, because the outflow from Lake Rousseau is controlled by an operable structure. The plans approved under this permit are based on the North American Vertical Datum of 1988 (NAVD1988).

A mixing zone is required.
A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
0.00	0.00	No Encroachment	N/A

Floodplain Comments: There is a negligible floodplain impact of less than 0.01 acre-foot. The plans provided compensation for this impact and the design is not anticipated to have an adverse impact on flood levels.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations

Wetland/Other Surface Water Information

Wetland/Other Surface Water Name	Total Acres	Not Impacted Acres	Permanent Impacts		Temporary Impacts	
			Acres	Functional Loss*	Acres	Functional Loss*
Withlacoochee River Wetlands	0.15	0.00	0.15	0.03	0.00	0.00
Pond	0.04	0.00	0.04	0.00	0.00	0.00
Withlacoochee River	0.05	0.00	0.05	0.00	0.00	0.00
Total:	**0.24**	**0.00**	**0.24**	**0.03**	**0.00**	**0.00**

*** For impacts that do not require mitigation, their functional loss is not included.**

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Wetland/Other Surface Water Comments:
There are 0.15 acre of wetlands (FLUCCS 630) located within the project area for this ERP modification. Permanent filling impacts to 0.02 acre of mixed forested wetlands contiguous to the Withlacoochee River (FLUCCS 630) will occur for construction of the commercial building. Permanent filling and dredging impacts to 0.02 acre of qualifying wetlands were evaluated using the Uniform Mitigation Assessment Method (UMAM) as required pursuant to Chapter 62-345, F.A.C. The results of the UMAM analysis indicate a functional loss of 0.02 units due to the permanent impacts proposed.

Secondary wetland impacts to 0.13 acre of qualifying wetlands were evaluated using the UMAM as required pursuant to Chapter 62-345, F.A.C. The results of the Secondary UMAM analysis indicate a functional loss of 0.01 unit due to the secondary impacts associated with the project. The results of the UMAM analysis identify a total functional loss of 0.03 unit due to the project's proposed permanent and secondary wetland impacts.

There is 0.09 acre of other surface water features, consisting of 0.04 acre of upland cut pond and 0.05 acre of the Withlacoochee River (FLUCCS 510), located within the project area. Permanent dredging, filling, and shading impacts to 0.09 acre of the project surface water will occur for construction of the stormwater management system and a 12-slip dock structure.

Mitigation Information
Mitigation Comments:
Wetland mitigation for permanent filling impacts will be provided by the purchase of 0.03 freshwater forested credits from the Boarshead Mitigation Bank, ERP No. 43040444.001. The results of the UMAM analysis indicate a relative functional gain of 0.03 units. The UMAM analysis determined that the mitigation provided by the permit adequately offsets the project's proposed impacts to functional wetland habitat.

Wetland mitigation is not required for permanent filling, dredging, and shading impacts to the 0.04-acre upland cut pond or to the 0.05-acre portion of the Withlacoochee River pursuant to Subsections 10.2.2 and 10.2.2.2 of the ERP Applicant's Handbook Vol. I. Under these Subsections, wetland mitigation is not required for impacts to wholly owned ponds that were constructed in uplands, which are less than one acres in area and do not provide significant habitat for threatened or endangered species and for impacts that have been determined to be de minimis to fish, wildlife and listed species.

IV. State-Owned Submerged Lands

Activity	Preempted Area (Square Feet)	Dredged (Cubic Yards)	Shoreline Length (Linear Feet)
Extended Term Lease	8818	0	248
Totals:	8818	0	248

Total Slips: 12

Comments: The project is located on sovereign submerged lands and requires a lease pursuant to Chapter 18-21.005, F.A.C. The permittee shall not commence construction in, on, or over sovereign submerged lands until the lease instrument has been executed.

Attachment: Applicant's submittal (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

PM2-21-64

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

APPLICATION NUMBER CPA/AA/PUD-21-09 Robert and Janet Hilger
DATE: July 9, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division
Joe Hochadel, Principal Planner, Land Development Division

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

FUTURE LAND USE MAP REQUEST:	From: GNC, General Commercial District To: HDR, High Density Residential District
LAND USE ATLAS MAP REQUEST:	From: GNC, General Commercial District To: GNC, General Commercial District, and HDR, High Density Residential District, with a Planned Unit Development (PUD) for multi-family dwellings
LOCATION:	Section 35, Township 16 South, Range 18 East; more specifically, Lots 591, 592, 625, 626, 627, 677, a portion of Lot 593, a portion of N. Handy Terrace and N. Armstrong Pt., (a street lying between Lots 591 and 590/589.9), Townsite of Dunnellon, Plat Book 1, Page 23. A complete legal is on file with the Land Development Division.
ACREAGE:	Approximately 1.5 acres PUD, 0.8 acres (land use change)
SURROUNDING FUTURE LAND DESIGNATIONS:	North – Withlacoochee River South – GNC, General Commercial District East – GNC, General Commercial District West – CL, Low Intensity Coastal and Lakes District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – Withlacoochee River South – GNC, General Commercial District East – GNC, General Commercial District West – CLR, Coastal and Lakes Residential District with a Planned Unit Development, CLRMH, Coastal and Lakes Residential District, mobile homes allowed
SURROUNDING EXISTING LAND USES:	North – Withlacoochee River; City of Dunnellon South – Single-family residences and vacant commercial sites East – US-41; Residential and commercial sites (vacant and improved) West – Multi-family; vacant and improved residential sites

CHARACTERISTICS of the SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil types in the area are primarily Tavares fine sand (0 to 5 percent slopes) and Adamsville fine sand (0 to 5 percent slopes). Limitations to building site development are only slight in the southern portion of the site

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

(Tavares fine sand), and moderate due to wetness in the area by the river (Adamsville fine sand). The subject property is located in Flood Zone X and AE with a base flood elevation of 32 feet, as found on the Flood Insurance Rate Maps 12017C0087D.

BACKGROUND and ANALYSIS

The request is for a Comprehensive Plan Amendment and Atlas Amendment to change Lots 591, 592, and a portion of 593 (0.813 acres) from the General Commercial District (GNC) to the High Density Residential District (HDR) and to establish a PUD to construct a four-story, 23-unit multi-family condominium building, an outdoor verandah, boat slips, and associated parking on multiple lots. The applicant is proposing to utilize an existing concrete shell structure on Lots 591, 592, and 593 that was partially constructed in 1994 under permit number 1994-01242 for a motel. The structure was never completed, and the permit expired in 1997. The concrete shell structure has an approximately 10,577 square-foot footprint and does not meet current wetland, waterfront, or right-of-way setbacks. The existing structure shows signs of partial structural decay, and the applicant has indicated that the concrete shell is to be refurbished to meet current Florida Building Code standards.

The concrete shell was approved via Variance V-91-06, which proposed a 31-unit hotel and pool, with a 15-foot wetland setback and a 102-foot setback to the centerline of US-41 (15 feet from the property line). At that time, the US-41 right-of-way was 66 feet in width, and it is now approximately 86 feet wide. There was a previous application in 2017 (PUD-17-05) for the subject site requesting a three-story hotel, restaurant, bar, and market with an outdoor verandah deck for seating and special events. That application was heard by the Planning and Development Commission on November 16, 2017, and was continued since the applicant had not provided the required authorization or proof of ownership for Lot 625. The applicant has since acquired proof of ownership of Lot 625 and modified the request in this application.

The applicant is also requesting to utilize off-site lots and platted rights-of-way for parking, buffer, and stormwater requirements of the development. The site plan indicates that a portion of N. Handy Terrace and N. Armstrong Point are proposed for these uses (as further discussed in this report).

There is an existing Florida Department of Transportation (FDOT) drainage retention area (DRA) adjacent to N. Handy Ter. and Lot 677, across N. Water Way from the concrete shell. The property adjacent to N. Armstrong Point to the west consists of multi-family residential. There are single-family residences abutting Lots 625, 626, 627, and 677 to the south with vacant residential being adjacent to Lot 625 to the west. The City of Dunnellon municipal boat ramp is located directly across the Withlacoochee River.

The applicant is proposing a four-story structure with five condominium units consisting of approximately 6,362 square feet of living space and a 1,316 square-foot lobby, on the ground floor, six condominium units consisting of approximately 7,421 square feet of living space on the second floor, six condominium units consisting of approximately 7,421 square feet of living space on the third floor, and six condominium units consisting of approximately 7,628 square feet of

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living space on the fourth floor. The applicant is also proposing an approximately 4,706 square-foot verandah deck behind the condominium units and lobby on the ground floor and 12 boat slips along the Withlacoochee River with access decking. The proposed parking and a majority of the proposed stormwater retention are located off-site from the residential building. The total size of the proposed structure is 42,224 square feet with 28,832 square feet of living space. The building has an approximately 43-foot setback from the centerline of the right-of-way of US-41 (0 feet from the property line) and a 39-foot setback from the centerline of the right-of-way of N. Water Way (14 feet from property line) to the porte cochere. The verandah deck is proposed to have a 16-foot setback to the ordinary high water line at the closest point and encroaches within the wetlands.

REQUEST FOR LAND USE CHANGE

Concurrency

a. Sanitary Sewer – The subject property is in the Citrus County Utilities Division service territory and a letter by the Department of Water Resources indicating the ability to connect to sewer service has been provided.

b. Potable Water – The subject property is in the South Dunnellon Water Association service territory and a letter by the Water Association indicating the ability to connect to potable water service has been provided.

c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill.

d. Drainage – The site has been designed with a proposed drainage system on Lot 677, a portion of Lot 591, and within the platted rights-of-way of N. Armstrong Pt. and N. Handy Ter. The applicant is proposing a shared system with Citrus County. Staff is unaware of a mechanism that can allow stormwater use in a platted, public right-of-way. The applicant has indicated the drainage system has been permitted with the Southwest Florida Water Management District (SWFWMD).

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application appears to be inconsistent with the following objective and policies of 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

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

- Existing topography and vegetation shall be retained within the buffer area

Policy 3.16.1 The County shall continue to implement wetlands protection standards of the LDC. The County shall ensure that the following steps are taken, in order, when assessing proposed activities that may result in wetland impacts:

1. avoidance of wetland impacts
2. minimization of unavoidable wetland impacts
3. compensation for wetland impacts through mitigation

Policy 3.16.10 The County shall direct land uses which are incompatible with the protection and conservation of wetlands and wetland functions away from high quality wetlands and wetlands connected to Outstanding Florida Waterbodies.

Staff Response: The use as proposed currently encroaches within the 15-foot wetland buffer, and the verandah deck is proposed over the wetlands. The wetlands on site are part of the Withlacoochee River, an Outstanding Florida Waterbody, and are high quality wetlands. The applicant has also indicated that a wetland buffer will be provided, although the proposed development cannot meet the 15-foot buffer required due to encroachment.

The applicant has indicated that the site will minimize wetland impacts through the use of pilings rather than a concrete slab under the verandah and has stated that the 0.03 area of primary wetland impacts will be mitigated through a SWFWMD Environmental Resource Permit. The applicant is also requesting all Citrus County requirements for regulation of wetland buffers, vegetation, alteration, and maintenance are to be deferred to SWFWMD.

The verandah deck will have one-half inch spacing between boards and be designed to incorporate a large cypress tree.

Policy 17.3.20 All nonresidential development shall conform to the following Floor Area Ratio (FAR) standards for the land use district in which the development is located.

Land Use	Maximum FAR
Central Ridge Residential	0.2
Coastal and Lakes Commercial	0.3
General Commercial	1.0
Low Density Residential	0.2
Medium Density Residential	0.4
High Density Residential	0.5
Industrial	1.0
Mobile Home Park	0.2
Low Intensity Coastal and Lakes	0.2
Port	0.5
Port Commercial	0.3

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Professional Services/Office	1.0
Public/Semi-public	0.5
Recreational Vehicle Park/ Campground	0.2
Rural Residential	0.2
Rural Activity Center	0.5

Staff Response: Floor Area Ratio is calculated by "…dividing the gross floor area of a building by the area of ***the lot on which it is located****…" [emphasis added], as defined in the LDC. The American Planning Association (APA) notes that the calculation is a measure to control bulk, devised in the early 1900's to avoid tall buildings on smaller parcels with narrow streets. The APA further notes in a Planner Advisory Service Report on FAR,*

> *Although it is reasonable to be guided by what other cities and counties are doing in deciding on some of the minimum zoning requirements, it would probably be a mistake to rely to the same degree on floor area ratio provisions adopted by other jurisdictions. Intensity of land development determines the character of a city and the load on public utilities and services almost as much as the uses to which it is put. Therefore, it is necessary to first have an abstract idea of the desirable limits of building intensity before the controls themselves are drawn up. The floor area ratios suitable for any given community are those that will achieve, or help achieve, the desired intensity of use.*

That advisory report, first written in 1958 and still utilized today, also notes that the Empire State Building in New York City demonstrates one of the higher bulk, or FAR, standards at 32.0.

The application proposes a FAR on the building site of 0.85 (HDR allows a maximum of 0.5), utilizing only "living space" and not any other potential usable space on each floor. (In FAR calculations, areas such as elevators and utility mechanisms are often not included, but hallways, laundry rooms, etc. are included as potential usable space). The applicant is proposing to utilize a weighted FAR, outlined in their June 11, 2021, letter to staff, that includes the parking areas across N. Water Way for a total "weighted" FAR of 0.72 for the total area (GNC allows a maximum of 1.0, while HDR allows a maximum of 0.5). As a reflection of bulk and density, this may not be an accurate way to reflect such by allowing consideration of a parking area lying across a platted and improved right-of-way. However, the applicant is requesting the total area as part of an overall PUD, so will need to provide argument as to why this method is acceptable in considering bulk on the building site.

Objective 17.5 The County shall permit innovative land use patterns via the County LDC such as Planned Developments, to promote excellence in design and to allow for mixed use projects within the County.

Staff Response: The applicant is requesting a four-story residential structure consisting of 23-unit multi-family condominiums, an outdoor verandah, boat slips, and associated parking on multiple lots. The intensity of the request requires off-site parking and stormwater retention since

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

all requirements for the proposed uses cannot be met on site. The request to change from GNC to HDR is requested to obtain the density proposed.

Policy 3.1.9 Runoff from structures, streets, yards, and parking areas shall be carefully controlled to prevent flooding in adjacent areas or pollution of water bodies.

Staff Response: A stormwater system has been proposed as part of this master plan on Lot 677, a portion of Lot 591, and within a portion of the platted roads of N. Handy Ter. and N. Armstrong Pt. The applicant is proposing a roof drain collection system to capture roof runoff prior to discharge into the Withlacoochee River, an Outstanding Florida Waterbody. Roof runoff is proposed to be conveyed to DRA 2, located within the public right-of-way of N. Armstrong Pt., for treatment and attenuation.

Policy 22.3.1 The County will support and encourage the utilization of its natural resources in an environmentally responsible manner to promote economic development activity.

Staff Response: The development as proposed may promote economic development activity in the area. Staff has encouraged the applicant to accommodate the verandah in a way that reduces or eliminates the impacts to the high-quality wetlands along the Withlacoochee River, and half-inch spacing in this area has been proposed.

Impacts on Affordable Housing – The proposal will change approximately 0.813 acres from a non-residential land use to a residential land use to provide 23 multi-family residential units. The applicant has indicated these residential units will have a negligible impact, if any, on affordable housing as proposed.

Compatibility with Adjacent Land Uses – The area proximate to the subject property along N. Water Way is comprised of single-family and multi-family residences, vacant residential and commercial sites, and a Florida Department of Transportation Drainage Retention Area. While a multi-family condominium may be a compatible use in this area, the proposed PUD for a 23-unit, four-story, multi-family condominium with an outdoor verandah, boat slips, and off-site parking and drainage appears to have a scale and intensity that is uncharacteristic of the surrounding area. Typically, a PUD contains safeguards to limit the operations and intensity on the Master Plan which could reduce impacts concerning noise, lighting, glare from other potential nonresidential operations. However, the applicant is requesting multiple deviations, as the scale of the proposal cannot be accommodated on site. The proposed land use change to increase density combined with the applicant having to utilize off-site properties, as well as County rights-of-way, for parking, buffers, and drainage, may be incompatible with the properties immediately surrounding the site.

Environmental – The site is partially developed and cleared; however, if any gopher tortoises or other protected species are found onsite, the applicant will need to coordinate with Citrus County and the Florida Fish and Wildlife Conservation Commission (FWC). A tree preservation

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

plan will be required at the time of development that includes analysis of any specimen trees that may be located on the site.

Transportation – The subject property proposes to take access from N. Water Way, a public, paved, local roadway. The applicant is proposing one access point to the primary site and one access point to the parking facility across N. Water Way. The proposed access drives are lined up to promote a safe intersection and sidewalks and a cross-walk across N. Water Way have been provided.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 0.8 acres from General Commercial District (GNC) to High Density Residential District (HDR) on the FLUM; and from General Commercial District (GNC) to General Commercial District (GNC) and High Density Residential District (HDR) with a Planned Unit Development on approximately 1.5 acres.
2. The site is located outside the PSA and is within the Coastal, Lakes, and River Region.
3. A PUD provides the benefit of a Master Plan of Development that may serve to mitigate against potential conflicts with existing adjacent land uses.

REQUEST FOR PLANNED UNIT DEVELOPMENT

This application proposes to establish a Master Plan of development for a multi-family condominium building, an outdoor verandah, boat slips, and associated parking on multiple lots. The applicant has requested multiple deviations to the LDC.

Consistency with the Land Development Code (LDC) - The applicant has requested multiple deviations as part of the overall PUD request, as outlined below. The master plan shows a 42,224 square-foot, four story, 23-unit multi-family condominium building, an approximately 4,706 square-foot, verandah deck, and 12 boat slips with access decking with off-site parking and drainage. The entire project was evaluated using the standards of LDC Section 4300, Planned Unit Developments (PUD), and the design standards of LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, which includes façade, pedestrian circulation, parking areas, landscaping, buffers, lighting, ground area coverage, and floor area ratio (these standards are discussed below).

- **Setbacks:** The applicant is proposing to utilize an existing concrete shell which was partially constructed in 1994. The shell structure currently has an approximately zero-foot setback to the right-of-way of US-41, a 50-foot setback from the centerline of the right-of-way of N. Water Way (25 feet from the property line), and a 15-foot setback to the jurisdictional wetland line. The proposed porte cochere has a setback of approximately 14 feet from N. Water Way. The proposed verandah deck would have a 16-foot setback from the ordinary high water line and be placed over existing wetlands. Retaining walls for the proposed stormwater system are located within the platted right-of-way of N. Armstrong Pt.

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

➢ Requested setback deviations are outlined in bold in the table below.

Setback	LDC Required	Proposed
US-41 property line	***25 feet***	***0 feet for bldg.***
N. Water Way property line	25 feet	**14 feet**
N. Armstrong Pt.	***25 feet***	***0 feet (in roadway) for retention wall***
Ordinary high water line	***35 feet berm/swale, 50 feet without berm***	***16 feet (no berm) for deck, 25 feet for bldg.***
Wetland line	***35 feet berm/swale, 50 feet without berm***	***0 (impacting wetlands) for deck, approx. 10 feet for bldg.***

The setback to US-41 reflects the setback to the existing concrete shell, and there is a concern with this significantly reduced setback to an arterial roadway. The applicant has been advised to discuss this proposal with FDOT and provide their comments, and this information has not yet been received.

Staff has concerns with the wetland impacts as proposed, as well as the reduced setback to the Withlacoochee River. Removal of the proposed deck, which was not proposed with the original 1991 variance application, would significantly reduce or even eliminate the wetland impacts proposed. Following discussion with staff, the applicant has verbally indicated that the verandah deck will be designed to minimize wetland impacts via a boardwalk configuration with one-half inch spacing between boards, and that the adjacent cypress trees will be protected in the wetland area.

There is also a question as to the ability to utilize two roadways for stormwater, buffers, and a retaining wall for private development rather than the platted use for a public roadway. This is discussed in more detail elsewhere in this report.

- **Impervious Surface Ratio:** The applicant is requesting an ISR of 67 percent for the development site shared among the lots under application, although detailed calculations have not been provided. The condominium site, lying on Lots 591, 592, and a portion of 593, appears to have an ISR of over 80 percent. The off-site parking on Lots 625, 626, and 627 also appear to have an ISR that exceeds 80 percent. The site cannot utilize the right-of-way areas for this impervious surface ratio calculation.

  The applicant has indicated that the verandah will consist of elevated decking with one-half inch spacing above portions of the wetland with no fill or concrete slab, would be designed to incorporate a large cypress tree, and provide wetland buffers. The applicant has not provided details as to how wetland buffers will be provided with the deck encroachment.

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

The 1991 variance included a calculation of approximately 33,976.8 square feet above the ordinary high water line, and proposed a total of 65.1% impervious surface. That application outlined 33 parking spaces, 31 of which were on-site (including nine under the structure), with two employee spaces to be provided at an undisclosed off-site location. (Wetlands were not mentioned in this calculation, but instead appear to have been erroneously included in the overall upland numbers).

LDC Section 2412, General Commercial District, states that the maximum allowable ISR in the GNC District is 70 percent and LDC Section 2407, High Density Residential District, states that the maximum allowable ISR in the HDR District is 55 percent.

- The applicant is requesting a deviation from the maximum allowable ISR from 70 percent in GNC and 55 percent in HDR to 67 percent shared among all lots within the PUD.

- **Floor Area Ratio:** This item was discussed in detail in the Comprehensive Plan Amendment analysis above. The LDC Section 2412, General Commercial District, states that the maximum FAR for the GNC District is 1.0, while LDC Section 2407, High Density Residential District, outlines the maximum FAR for the HDR District is 0.5. The applicant is proposing a 42,224 square-foot structure consisting of four floors on Lots 591, 592, and a portion of 593. That portion of the subject property that contains the structure is approximately 35,414 square feet. As such, the proposed FAR is approximately 1.19, or 0.85 when only including living area as proposed by the applicant (this is uncommon).

  The applicant has indicated in the General Concept Plan Information that there is an overall FAR of 0.72. The applicant is requesting to utilize a FAR that combines both the GNC and HDR designations for all lots under application, which is approximately 65,235 square feet in size. This proposed FAR is within the maximum allowable for the GNC District, but not for the HDR District. The FAR is defined in Section 1500, Definitions, of the LDC as a mathematical expression determined by dividing the gross floor area of a building by the area of the lot in which it is located.

  - Deviation – Allow weighted FAR of 0.72 throughout the entire site, including parking areas on south side of N Water Way

- **Façade:** The concrete shell was constructed in 1994, prior to the LDC design criteria for large, non-residential projects. LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, requires structures to have wall plane projections and/or recesses of not less than five feet in off-set, and 20 feet in length, and have one or more of the following design features: Architectural features such as pilasters, columns, canopies/porticos, arcades, colonnades, and/or parapets. The applicant has provided conceptual color renderings for the façade facing N. Water Way as well as architectural elevations for the proposed structure. The applicant has indicated that the development will meet these standards and is not requesting a deviation.

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

- **Pedestrian Circulation:** The proposed master plan includes sidewalks connecting the main structure to off-site parking areas as well as to the existing sidewalk along US-41. The proposed sidewalks appear to be clearly marked with a cross-walk where crossing N. Water Way, but they do not continue into and throughout the off-site parking area.

  LDC Section 3740 requires pedestrian connectivity between project building entrances and parking areas, public sidewalks, out parcels, and transit stops. A deviation has not been requested so this will need to be demonstrated at the time of permitting.

- **Parking:** The applicant has indicated the off-site parking to be 10-foot by 20-foot spaces as required, and five of the seven spaces in front of the building are to be 10-foot by 18-foot compact spaces. LDC Section 3740 allows up to 10% of the parking area to contain compact spaces, which equates to 4.7 spaces.

  The proposed master plan shows a total of 47 parking spaces for this project, seven in front of the proposed structure and 40 across N. Water Way. Of the 47 proposed parking spaces, two are to be handicapped and five are to be compact. The LDC requires 1.4 parking spaces per dwelling unit for multi-family development. The required parking for the proposed 23-unit multi-family condominium is 33 parking spaces. The 47 spaces provided exceed this requirement.

  LDC Section 3740 also requires that at least 20 percent of the spaces are located in the side or rear of the building, whereas the applicant is not proposing any parking in the rear or side of the building. The applicant has also indicated six bicycle parking spaces will be provided under the porte cochere.

  - Deviation – Utilize off-site parking in PUD, no parking within rear or side of residential building, and allow five compact spaces (out of 47 total spaces).

- **Landscaping:** The proposed master plan shows reduced buffers along the rights-of-way and adjacent uses. Requested deviations are outlined in bold in the table below.

Location	LDC requirement	Proposed	Staff Comments
US-41	**25' Type C**	**Modified Type C of various width**	**Less than 5' in some areas existing**
N. Water Way	5' Type A	5' Type A	For both the building site and the parking area
Parking & adjacent residential lots	**25' Type D with a wall**	**5' Modified Type "C" with an opaque fence**	**The 5' width may not accommodate the number of plantings**

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

DRAs & roadways	**15' Type C**	**Type "A" and Modified Type "C" for portions of the DRAs**	**DRAs and buffers are proposed in and along existing roadways**
Access Drive	**Landscaped island with at least 1 overstory tree every 40 ft.**	**None indicated**	
Parking lot landscaping	**400 sf every 10 spaces**	**Reduced and provided adjacent to, but not in, parking area**	**Spaces next to building may meet this standard**
Foundation	**Along 50% of each façade length, minimum 5' width**	**None indicated**	

- Deviation - The applicant is requesting a deviation from the landscaping requirements for bufferyards, parking areas, access driveways, and drainage retention areas as outlined above. The applicant is also requesting to install DRA landscaping and buffers within the rights-of-way.

- Deviation – Allow palm trees to meet shade tree requirements. LDC Section 5530, Trees, states that trees must have a mature crown spread of at least 15 feet or shall be grouped to create the equivalent of a 15-foot crown spread. Such groupings shall only count for one required tree.

- **Lighting:** Although the proposed master plan does not show exterior lighting, the applicant has indicated that exterior lighting will be in accordance with LDC requirements at time of permitting.

- **Signage:** The following signs are proposed:

Type of Sign	Allowable Size	Proposed Size	Required Setback	Proposed Setback
Free-standing	150 sf (depends on setback)	150 sf	10'	10' to Water Way; 8' **to US-41**
Wall or Projection Signs	225 sf total	225 sf total	n/a	5' from US-41 projection

The proposed freestanding sign appears to have an 8' setback to US-41, while the LDC requires at least 10' due to the size of the sign. The setback is somewhat unclear on the site plan, so this requirement may be being met or the sign can be relocated to accommodate this standard.

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

The application mentions "building-mounted residential name plates; one (1) for each unit permitted per Citrus County LDC". The applicant may be misinterpreting the concept of residential name plates, which are allowed for single-family dwellings, or subdivision identification signs which are allowed for subdivision entrances. Location and size of these signs have not been provided.

A mural has also been requested. Murals are allowable in the County provided they do not include any type of advertising message for the site (which would then be calculated as a sign). Directional and regulatory signs are noted, and also could not include any names/advertising messages for the site.

- Deviation – Reduced setback to US-41 for freestanding sign, residential name plates (size and location unknown)

- **Loading Zone:** The proposed master plan indicates one 12-foot by 21-foot loading area adjacent to the structure under the porte cochere. LDC Section 7290, Loading Areas, requires loading areas for non-residential uses. The structure as proposed is for multi-family residential and does not have an office or other non-residential use; therefore, a loading area is not required.

- **Stormwater Management:** The proposed master plan includes multiple drainage retention areas, which will need to be designed to meet the requirements of Chapter 6, Stormwater Management, of the LDC at time of permitting. The applicant is proposing to place these stormwater retention areas within the public rights-of-way of N. Handy Ter. and N. Armstrong Pt. Staff is unaware of a mechanism that could allow stormwater use in a platted, public right-of-way. The County's Department of Public Works has prepared a draft agreement for consideration of stormwater management for this project, a copy of which has been provided with this application request.

  - Deviation - The applicant is requesting placement of stormwater retention areas within two platted public (unimproved) roadways.

- **Tree Preservation:** The primary site contains an existing concrete shell, with the remainder being heavily-wooded wetland. The off-site parking area and stormwater retention areas are also wooded with some areas that are partially cleared. A tree preservation plan in accordance with LDC Section 5700, Tree Preservation and Protection Standards, will be required at time of permitting. The applicant is not requesting a deviation from the requirements for tree preservation.

Engineering Section: The Engineering Section has provided the following comments regarding access management and stormwater management:

1. LDC Sec. 4000. A Site Development Plan will be required to be submitted, reviewed and approved by the County, supporting the final approved conceptual PUD Plan,

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

satisfying the requirements within Chapter 6 and Chapter 7 of the LDC and per an approved agreement. Additional improvements that are not depicted on within the conceptual PUD Plan may be required.

2. LDC Sec. 4301. B. 1. b. Provide acceptable surety bond, letter of credit, or similar security (additional requirements can be found in Sec. 11040 of the LDC) to the County for the proposed development prior to the commencement of construction to assure completion of proposed improvements to be dedicated to the County and per an approved agreement.

3. LDC Sec. 6205. Stormwater management will be required for the PUD meeting the requirements of Sec. 6200 of the LDC and an approved agreement. The County recognizes that the applicant is securing a SWERP from SWFWMD/FDEP/FWC/USACE for the project. Additional improvements that are not depicted on within the conceptual PUD Plan may be required.

4. LDC 7140.A. Table 7-1 Provide/dimension the driveway connections from US 41 along N. Water Way supporting reducing the required separation spacing requirement for a Local Road condition.

5. LDC Sec. 7320. A Right-of-Way Permit will be required for any construction or development within the County right-of-way.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD); and LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, as specified in the LDC. The PDC may recommend, and the BCC may adopt, modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the amendment to the Planned Unit Development. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The multi-family use proposed is consistent with the Comprehensive Plan, although there are some design criteria which appear to be inconsistent with the policies of the Comprehensive Plan (particularly regarding Floor Area Ratio and wetland impacts and avoidance). The applicant's plans note that wetland impact will be minimized although specific detailed plans have not yet been provided.*

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The PUD provides the*

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

benefit of a Master Plan of Development that serves to safeguard against potential conflicts with existing adjacent land uses. The use as proposed could be allowable in the GNC and HDR land use districts. The applicant has requested flexibility and deviations of multiple development standards of the LDC. The scale of the proposed use in conjunction with the amount of deviations from development standards may be incompatible with the surrounding residential neighborhood.

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *The master plan does not include any specific proposals for accessory uses. Any accessory uses that are proposed in the future would be subject to standards as outlined in the LDC.*

D. **Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *The applicant has been advised that any future uses may require an amendment to this PUD. This would include any additional area for parking or other related development that may be proposed.*

E. **A PUD petition is subject to the following minimum acreage standards:**
   1. **A development consisting of a nonresidential development shall contain at least one acre;**
   2. **A residential development shall have a minimum of five acres; and**
   3. **A mixed-use development shall have a minimum of five acres.**

   The building site consisting of Lots 591, 592, and a portion of 593 contains less than one acre. The project, when viewed as a whole under the PUD, contains approximately 1.5 acres.

F. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *The land area proposed for the uses, both on-site and off-site, is of inadequate proportions to accommodate this development for parking, buffers, and stormwater, and is inconsistent with the LDC and the Comprehensive Plan (most particularly relating to Floor Area Ratio and wetland impacts). The deviations being proposed are primarily a result of inadequate land area for the intensity of the proposal, although the applicant has attempted to address these issues by utilizing platted roadway areas.*

G. **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.**

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

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.**

While the applicant has not addressed these standards, if the application is approved, staff would recommend that these requirements be listed as a condition of approval. The applicant has indicated that encroachment into the wetlands will be mitigated but has requested reduced and/or modified buffers to adjacent residential areas and roadways.

H. **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 land area proposed for the uses does not meet the standards outlined within the Comprehensive Plan regarding Floor Area Ratio and wetlands setbacks. The site cannot adequately accommodate open space and landscape buffer requirements around the development as proposed, although the applicant has attempted to reduce the deviations proposed in a revised site plan.*

I. **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 applicant has not requested a deviation of height or density with this application. Structure heights and density must meet LDC and Comprehensive Plan standards for structures proposed on site. It is noted that the existing concrete structure that is being utilized is two stories (no roof) in height, the 2017 PUD application that has since been withdrawn was for three stories, and the proposed structure for this application will be four stories in height.*

J. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Master Plan date-stamped June 14, 2021 and would be subject to the conditions implemented if approved by the BCC.*

K. **A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void.** *The applicant has not requested a deviation from the termination date of three years after the date of approval.*

If the PDC chooses to recommend approval of this application, or the BCC chooses to approve the application, the following conditions are suggested:

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

1. The Planned Unit Development (PUD) shall allow for the development of a four-story structure containing up to 23 residential units, an outdoor verandah, associated parking and up to twelve boat slips, as generally outlined on the Master Plan date-stamped received June 14, 2021, by the Land Development Division.

2. Access to the development and off-site parking area shall be from N. Water Way, a local street, as depicted on the Master Plan date-stamped received June 14, 2021, by the Land Development Division.

3. A Site Development Plan will be required to be submitted, reviewed and approved by the County, supporting the final approved conceptual PUD Plan, satisfying the requirements within Chapter 6 and Chapter 7 of the LDC and per an approved agreement. Additional improvements that are not depicted on within the conceptual PUD Plan may be required.

4. Provide acceptable surety bond, letter of credit, or similar security to the County for the proposed development prior to the commencement of construction to assure completion of proposed improvements to be dedicated to the County and per an approved agreement.

5. Stormwater management will be required for the PUD meeting the requirements of Section 6200 of the LDC and an approved agreement. The County recognizes that the applicant is securing a SWERP from SWFWMD/FDEP/FWC/USACE for the project. Additional improvements that are not depicted on within the conceptual PUD Plan may be required.

6. Provide information for the driveway connections from US-41 along N. Water Way supporting reducing the required separation spacing requirement for a Local Road condition.

7. A Right-of-Way Permit will be required for any construction or development within the County right-of-way.

8. The project will provide parking landscaping, interior landscaping, and landscape buffers as depicted on the Master Plan date-stamped received June 14, 2021, with the following noted: *[NOTE – Staff does not support these reduced buffers/landscaping standards].*
   - Buffer between parking area and adjacent residential lots – 5' Modified Type "C" with opaque fence
   - Buffer along DRA's and roadways – Type "A" and Modified Type "C" as outlined
   - Buffer along access drive – None required
   - Parking lot landscaping – Reduced buffers and not required within parking lot interior as outlined
   - Foundation landscaping – None required

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

9. The four-story structure shall have a minimum 25-foot setback from the ordinary high water line, a minimum 10-foot setback to the jurisdictional wetland line, a minimum 0-foot setback from the right-of-way of US-41, and a minimum 14-foot setback from the right-of-way of N. Water Way as depicted on the Master Plan date-stamped received June 14, 2021.

10. The verandah deck shall have a minimum 16-foot setback from the ordinary high water line and a minimum 10-foot setback from the right-of-way of US-41 as depicted on the Master Plan date-stamped received June 14, 2021. The existing wetland, including cypress trees, shall be protected with appropriate half-inch deck spacing and other measures.

11. The stormwater management design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting. Applicant has proposed utilizing portions of County rights-of-way for stormwater, as well as placement of required buffers and retaining wall(s) in these areas. If approved, an agreement must be obtained between the Board of County Commissioners and the applicant with approval of County Engineer and County Attorney regarding this proposal.

12. A Tree Preservation Plan must be submitted and approved at the time of permitting.

13. All site lighting shall meet the requirements of the LDC and be positioned and shielded so as not to illuminate adjacent properties or rights-of-way.

14. Landscaping, design and maintenance shall follow the principles of *Florida Friendly Landscaping* ™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.

15. Development on the project sites cannot exceed a 67 percent Impervious Surface Ratio (ISR) and a weighted 0.72 Floor Area Ratio on the entire PUD, as outlined in the Master Plan date-stamped June 14, 2021.

16. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, for façade, pedestrian circulation, and lighting, unless otherwise modified in these conditions of approval.

17. Parking for the residential units shall be provided on the south side of N. Water Way as outlined on the June 14, 2021 Master Plan, and the applicant will provide pedestrian crossing of that roadway in a manner subject to approval by the County Engineer.

18. The site is allowed one freestanding sign not to exceed 150 square feet in sign face area with a minimum setback of at least eight feet from the right-of-way of US-41.

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

19. The development must connect to available central water and central sewer facilities. The central sewer facility must be designed in an acceptable manner as reviewed by the Director of Citrus County Water Resources.

20. The PUD shall terminate three years from the date of approval by the Board of County Commissioners.

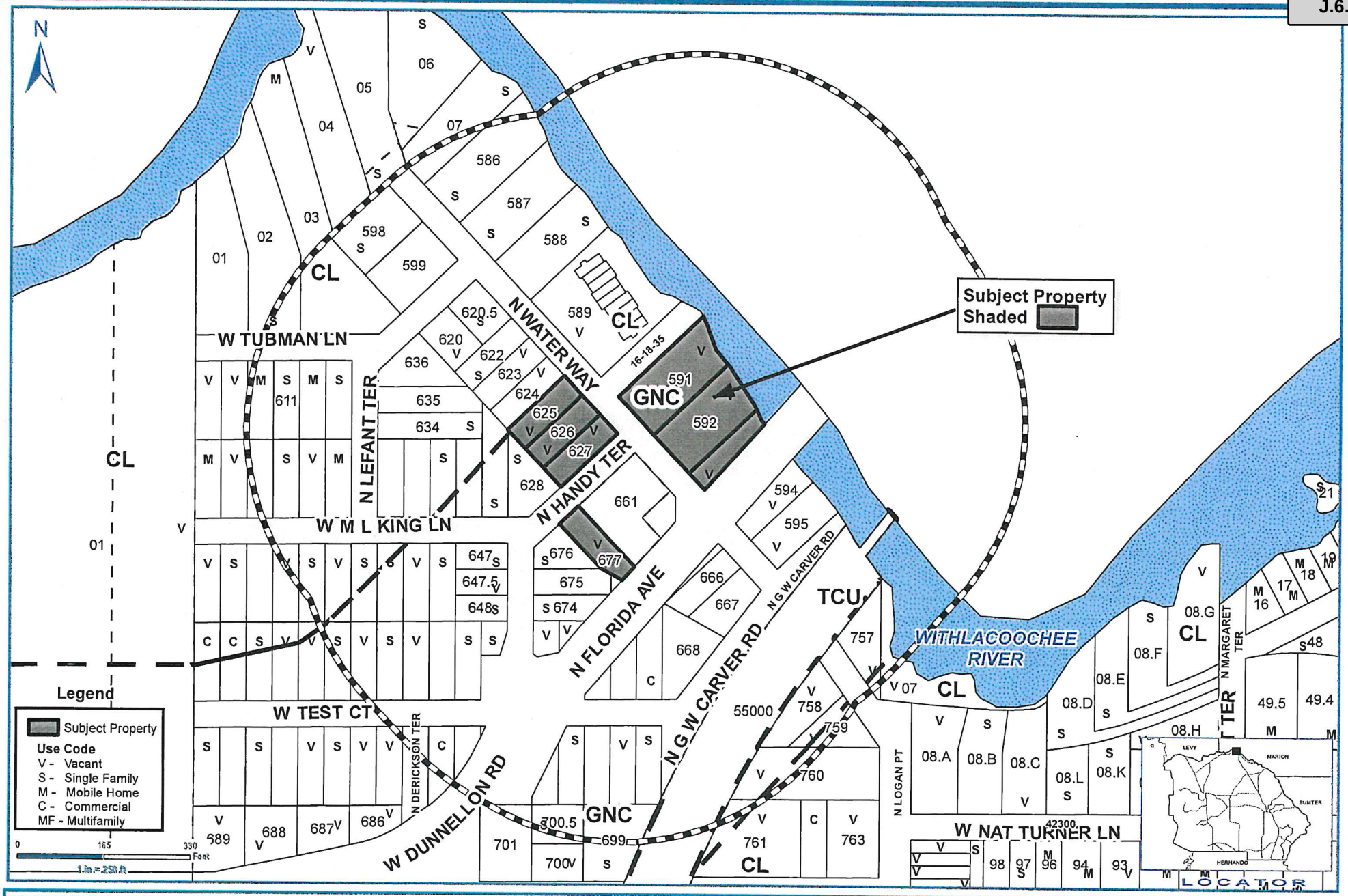
21. A site plan must be submitted to the Land Development Division at the time of permitting indicating compliance with these conditions

22. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within Section 4304 of the LDC.

23. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

JLC/JH/SW/cb

Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)



Application #: CPA-AA-PUD-21-09	**Applicant: Paul Wildman for Robert Hilger**
Proposal: FLUM from GNC to HDR; LUAM from GNC to GNC/PUD and HDR/PUD for condos with a deck and boat slips	**Location: Lots 591-593, 625-627, and lot 677 and a potion of N. Handy Terrace and N. Armstrong Pt**
Future Land Use: General Commercial (GNC)	**S-T-R - 35-16-18 SW**

Planner Initials: JH Date: 6/15/21

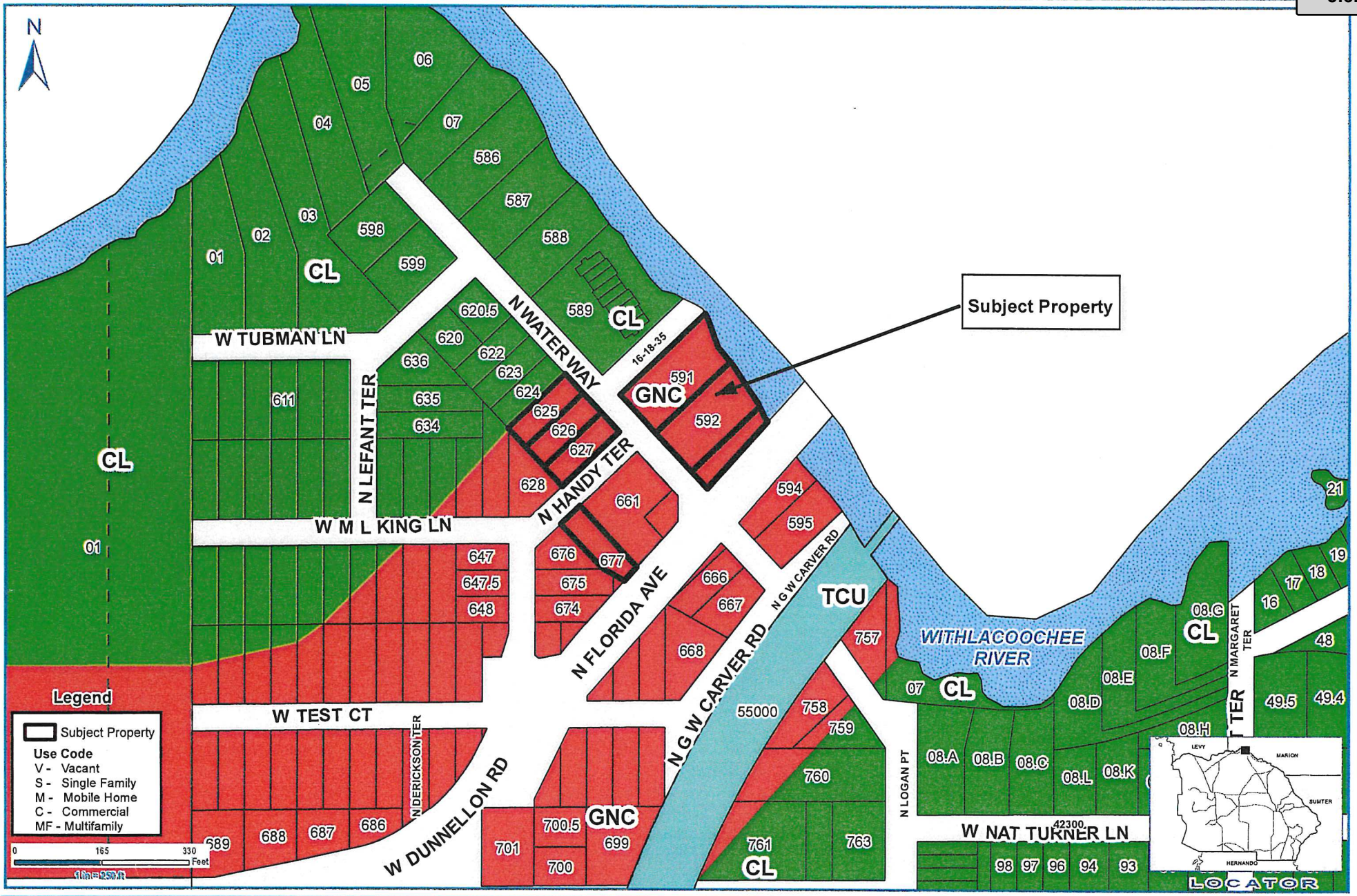
Geographic Information Systems

Prepared By : William Braunsch
Date: June 1, 2021
Source: Enterprise Geodatabase
Map Number: WB0000578

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 content that is accurate and complete as of the date it is posted. However, all information provided must be independently verified by the user.

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



Application #: CPA-AA-PUD-21-09	**Applicant: Paul Wildman for Robert Hilger**
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Land Use Atlas: General Commercial (GNC)	**S-T-R - 35-16-18 SW**

Planner Initials: JH **Date:** 6/15/21

Geographic Information Systems

Prepared By : William Braunsch
Date: June 1, 2021
Source: Enterprise Geodatabase
Map Number: WB0000576

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Attachment: Staff report and locator maps (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Susan K. Wright

From: Joseph C. Hochadel
Sent: Friday, July 2, 2021 8:18 AM
To: Susan K. Wright; Kevin K. OBrien
Subject: FW: CPA/AA/PUD-21-09 The Confluence

FYI, comments from Eng.

-----Original Message-----
From: Cynthia L. Jones <cynthia.jones@citrusbocc.com>
Sent: Thursday, July 1, 2021 10:08 AM
To: Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com>
Cc: Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Subject: RE: CPA/AA/PUD-21-09 The Confluence

Good morning,

We have reviewed the revised application. Per discussion with the County Engineer, the previous comments would still apply to this revised application.

In addition, no objection to the installation of buffers and a retaining wall within the 50-ft ROW for DRA # 2.

As part of this process, we will be reopening a legal request regarding the needed for a stewardship agreement for this project.

Please let me know if you need any additional information.

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.

-----Original Message-----
From: Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com>
Sent: Tuesday, June 29, 2021 11:46 AM
To: Cynthia L. Jones <cynthia.jones@citrusbocc.com>
Cc: Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Subject: RE: CPA/AA/PUD-21-09 The Confluence

Attachment: Engineering Division comments (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Just a reminder that we'll need these comments as you can get them to us. Here are your previous comments, which now include buffers and a retaining wall in the row. Thanks!

Engineering Section: The Engineering Section has provided the following comments regarding access management and stormwater management:

1. LDC Sec. 4000. A Site Development Plan will be required to be submitted, reviewed and approved by the County, supporting the final approved conceptual PUD Plan, satisfying the requirements within Chapter 6 and Chapter 7 of the LDC and per an approved agreement. Additional improvements that are not depicted on within the conceptual PUD Plan may be required.
2. LDC Sec. 4301. B. 1. b. Provide acceptable surety bond, letter of credit, or similar security (additional requirements can be found in Sec. 11040 of the LDC) to the County for the proposed development prior to the commencement of construction to assure completion of proposed improvements to be dedicated to the County and per an approved agreement.
3. LDC Sec. 6205. Stormwater management will be required for the PUD meeting the requirements of Sec. 6200 of the LDC and an approved agreement. The County recognizes that the applicant is securing a SWERP from SWFWM/FDEP/FWC/USACE for the project. Additional improvements that are not depicted on within the conceptual PUD Plan may be required.
4. LDC 7140. A. Table 7-1 Provide/dimension the driveway connections from US 41 along N. Water Way supporting reducing the required separation spacing requirement for a Local Road condition.
5. LDC Sec. 7320. A Right-of-Way Permit will be required for any construction or development within the County right-of-way.

-----Original Message-----
From: Joanna L. Coutu
Sent: Thursday, June 24, 2021 3:39 PM
To: Cynthia L. Jones <cynthia.jones@citrusbocc.com>; Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Subject: RE: CPA/AA/PUD-21-09 The Confluence

I didn't realize you were talking about the comments form a few years ago. Is your office okay with buffers in the right-of-way as proposed? They've changed the use from retail/restaurant/hotel to residential, if that changes any of your previous comments. Thanks.

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From: Cynthia L. Jones <cynthia.jones@citrusbocc.com>
Sent: Friday, June 18, 2021 2:21 PM
To: Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com>; Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Subject: CPA/AA/PUD-21-09 The Confluence

Will the previous comments provided suffice for the staff report? Please let me know if you need any additional comments for this PUD.

Sincerely,

Attachment: Engineering Division comments (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

Cynthia L. Jones, E.I.

Engineer I

Engineering Division

Department of Public Works

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From: Cynthia L. Jones <cynthia.jones@citrusbocc.com>
Sent: Thursday, July 1, 2021 4:38 PM
To: Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com>
Cc: Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Subject: RE: CPA/AA/PUD-21-09 The Confluence

As a follow up, please add the following additional conditionsconditions:

A right of way utilization permit is required for any improvements proposed within County right of way of West Educational Path. Refer to Section 7320, Protection and use of rights-of-way, of the LDC.

Approval of a Stewardship Agreement with the Board of County Commissioners will be required in accordance with County Administrative Regulation AR 13.14-1.

Thank you

Sincerely,

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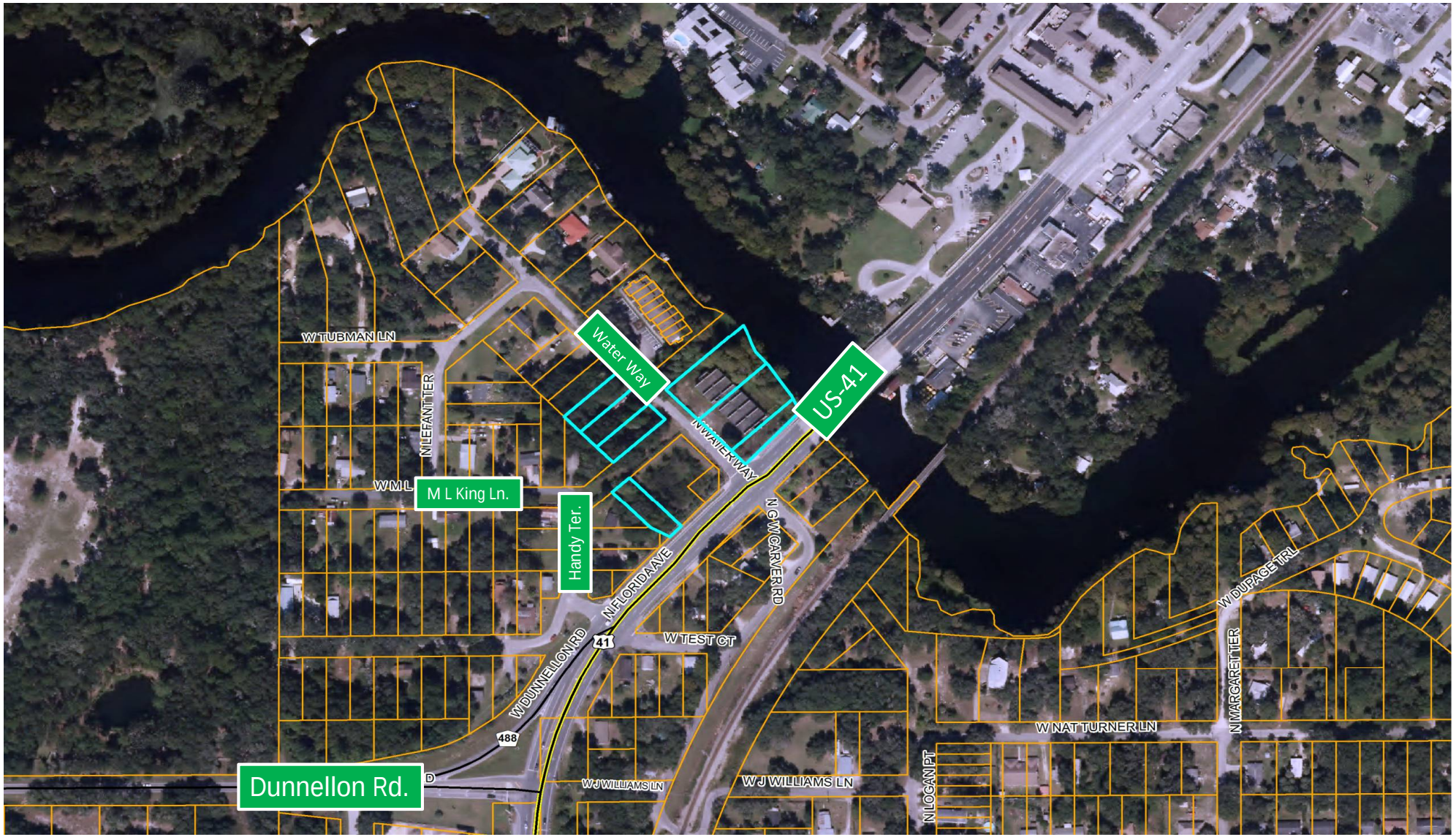
CPA/AA/PUD-21-09

Robert and Janet Hilger

Attachment: Coordinator PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)



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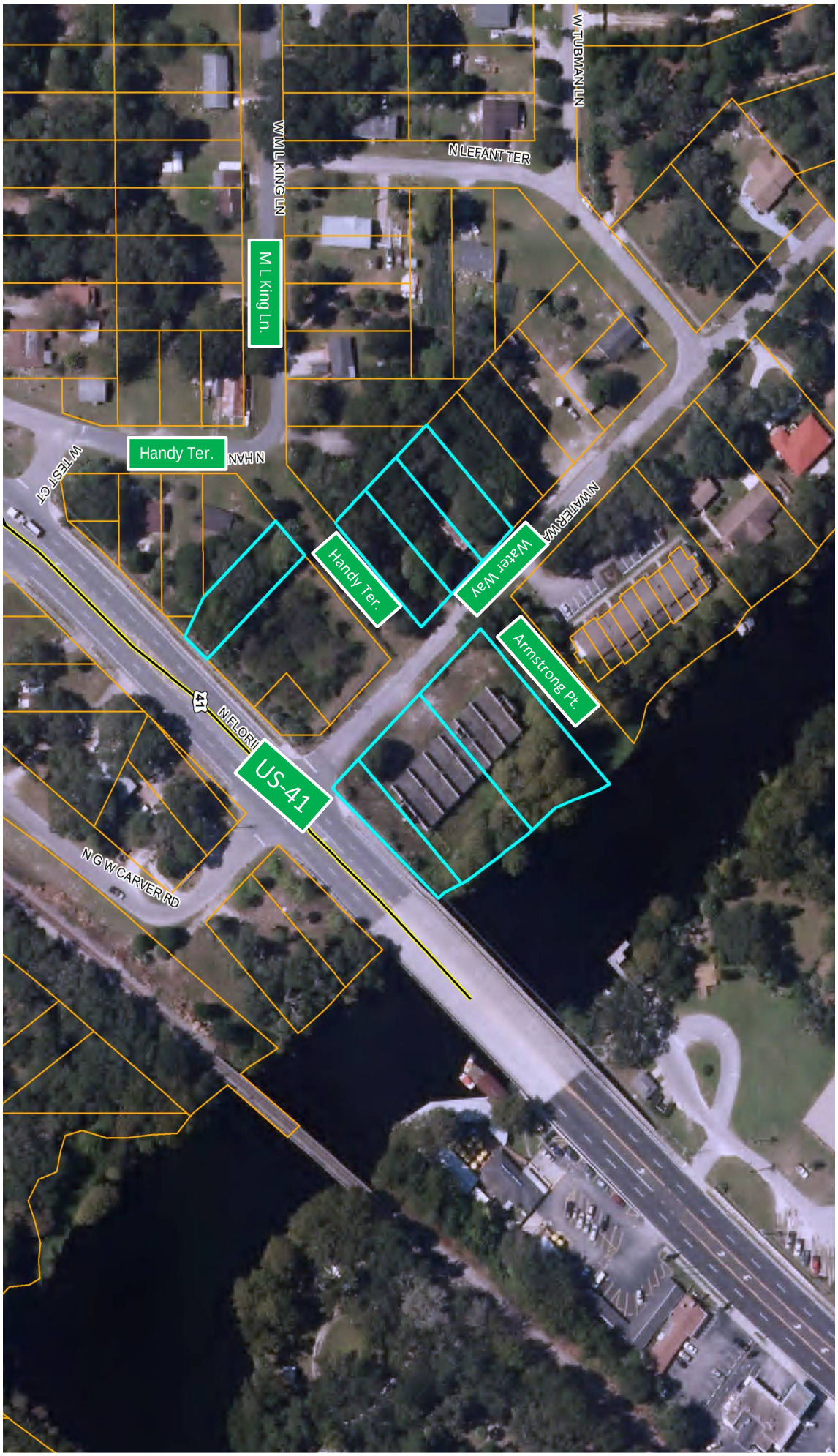
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N LEFANT TER
W M L KING LN
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Handy Ter.
N HAN
W TEST CT
N WATERWAY
Handy Ter.
Water Way
Armstrong Pt.
41
N FLORI
US-41
N G W CARVER RD

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JUN 14 2021
CPA/AA/PUD-21-09
Land Development Division

GENERAL CONCEPT PLAN INFORMATION

AREA DESCRIPTIONS AND CALCULATIONS

LOTS 581, 582, & 583

APPLICANT OWNED AREA	=	0.813 ACRES
EXISTING ZONING/LAND USE	=	GENERAL COMMERCIAL (GNC) / PARTIAL BUILDING & VACANT
PROPOSED ZONING/LAND USE	=	HIGH DENSITY RESIDENTIAL (HDR) / 23 CONDO UNITS

LOTS 625, 626, 627, & 677

APPLICANT OWNED AREA	=	0.684 ACRES
EXISTING ZONING/LAND USE	=	GENERAL COMMERCIAL (GNC) / VACANT
PROPOSED ZONING/LAND USE	=	GENERAL COMMERCIAL (GNC) / PARKING AND DRAINAGE

RIGHT-OF-WAY

UN-NAMED STREET & SECOND STREET	=	0.468 ACRES
EXISTING & PROPOSED USE	=	DRAINAGE

DENSITY

GENERAL COMMERCIAL (GNC)	=	10 UNITS/AC (WITH PUD)
HIGH DENSITY RESIDENTIAL (HDR)	=	20 UNITS/AC (WITH PUD)
0.813 AC X 20 U/AC +0.684 AC X 10 U/AC	=	23.1 UNITS / AC MAX
PROPOSED UNITS	=	23 UNITS

FLOOR AREA RATIO (FAR)

GENERAL COMMERCIAL (GNC)	=	1.0 MAX
HIGH DENSITY RESIDENTIAL (HDR)	=	0.5 MAX
PROPOSED FAR (42,224 SF/65,235 SF)	=	0.65

IMPERVIOUS SURFACE RATIO (ISR)

GENERAL COMMERCIAL (GNC)	=	70% MAX
HIGH DENSITY RESIDENTIAL (HDR)	=	55% MAX
PROPOSED ISR (43,407 SF/65,235 SF)	=	67%

OPEN SPACE

GENERAL COMMERCIAL (GNC)	=	20% MIN
HIGH DENSITY RESIDENTIAL (HDR)	=	ADEQUATE OPEN SPACE
PROPOSED (13,517 SF / 65,235 SF)	=	20.7%

DRIVEWAY ACCESS & PARKING

TWO DRIVEWAYS ARE PROPOSED ON N WATER WAY, A LOCAL COUNTY MAINTAINED ROADWAY.

PARKING SPACES REQUIRED

23 CONDO UNITS (1.4 SP / UNIT)	=	33.00
HANDICAP SPACES PROVIDED	=	2.00
STANDARD SPACES PROVIDED	=	40.00
COMPACT SPACES PROVIDED	=	5.00
TOTAL PARKING SPACES PROVIDED	=	47.00 WITH OPTION TO COVER WITH ALUMINUM CARPORT

BIKE PARKING SPACES REQUIRED	=	5
BIKE PARKING SPACES PROVIDED	=	6

RIGHT-OF-WAY & EASEMENTS

IMPROVEMENTS WITHIN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT INCLUDE DRIVEWAY APRONS, SIDEWALKS, STORM WATER INFRASTRUCTURE AND UTILITIES. LANDSCAPING MAY BE PERMITTED SUBJECT TO A DEVELOPERS AGREEMENT.

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STORMWATER MANAGEMENT SYSTEM

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SIGNS

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- BUILDING MOUNTED RESIDENTIAL NAME PLATES: ONE (1) FOR EACH UNIT PERMITTED PER CITRUS COUNTY LDC
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EVERY 100'
PROP LINE

1. MINIMUM WIDTH: 5 FEET
2. MINIMUM NUMBER OF TREES: TWO
3. MINIMUM NUMBER OF SHRUBS: 20

MODIFIED TYPE C BUFFER
EVERY 100'
PROP LINE

1. MINIMUM WIDTH: VARIES 0-15 FEET
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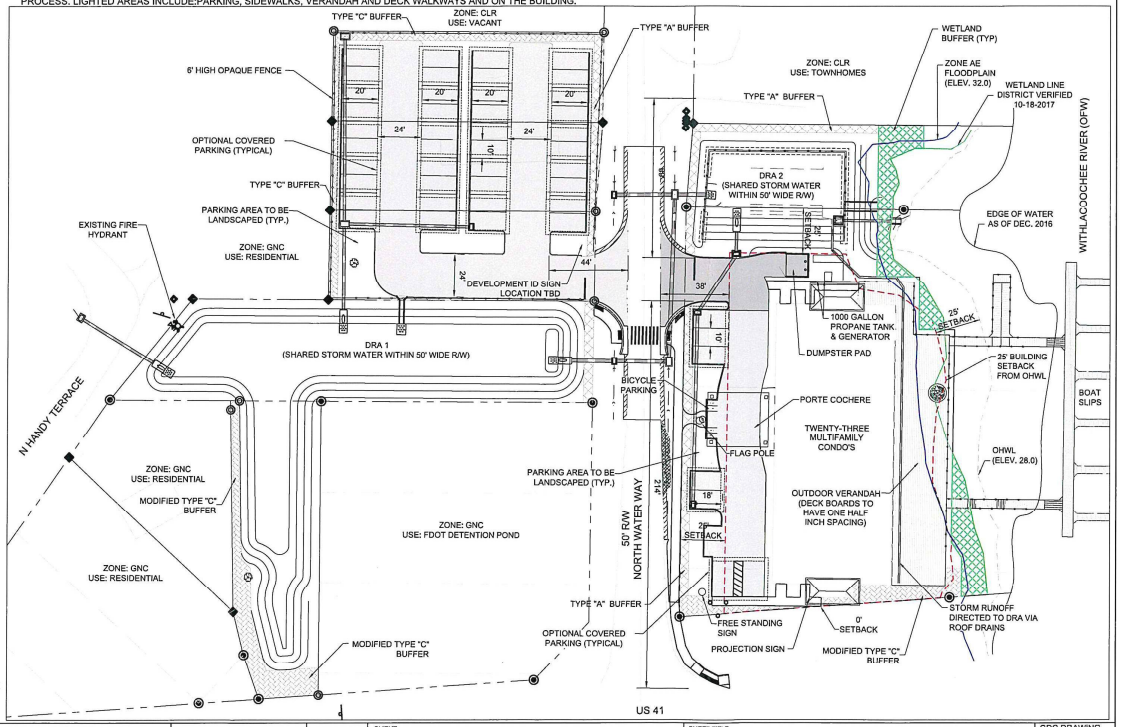


REVISIONS			Names	Date
Date	By	Description	Drawn By: AMM	11 JUNE 21
			Checked By: PRW	
			Designed By: PRW	
			Checked By: JCG	
			Approved By: JCG	

SEAL: Juan C. Guerra, P.E. Fla. Reg. # 0041000 Date:

ENGINEER OF RECORD:
Guerra Development Corp.
Consulting Engineering
2817 NE 3rd St. - Ocala, Florida 34470
(352) 629-8060 Phone
(352) 629-4379 Fax
State of Florida Certificate of Authorization No. 4954

HORZ. SCALE: 1" = 60'
VERT. SCALE: N.A.
0 15' 30' 60'

CLIENT: Mr. Robert Hilger

SHEET TITLE: PUD CONCEPT PLAN

GDC DRAWING: 17-06 PUD

PROJECT NAME: THE CONFLUENCE

JOB NO: 17-06

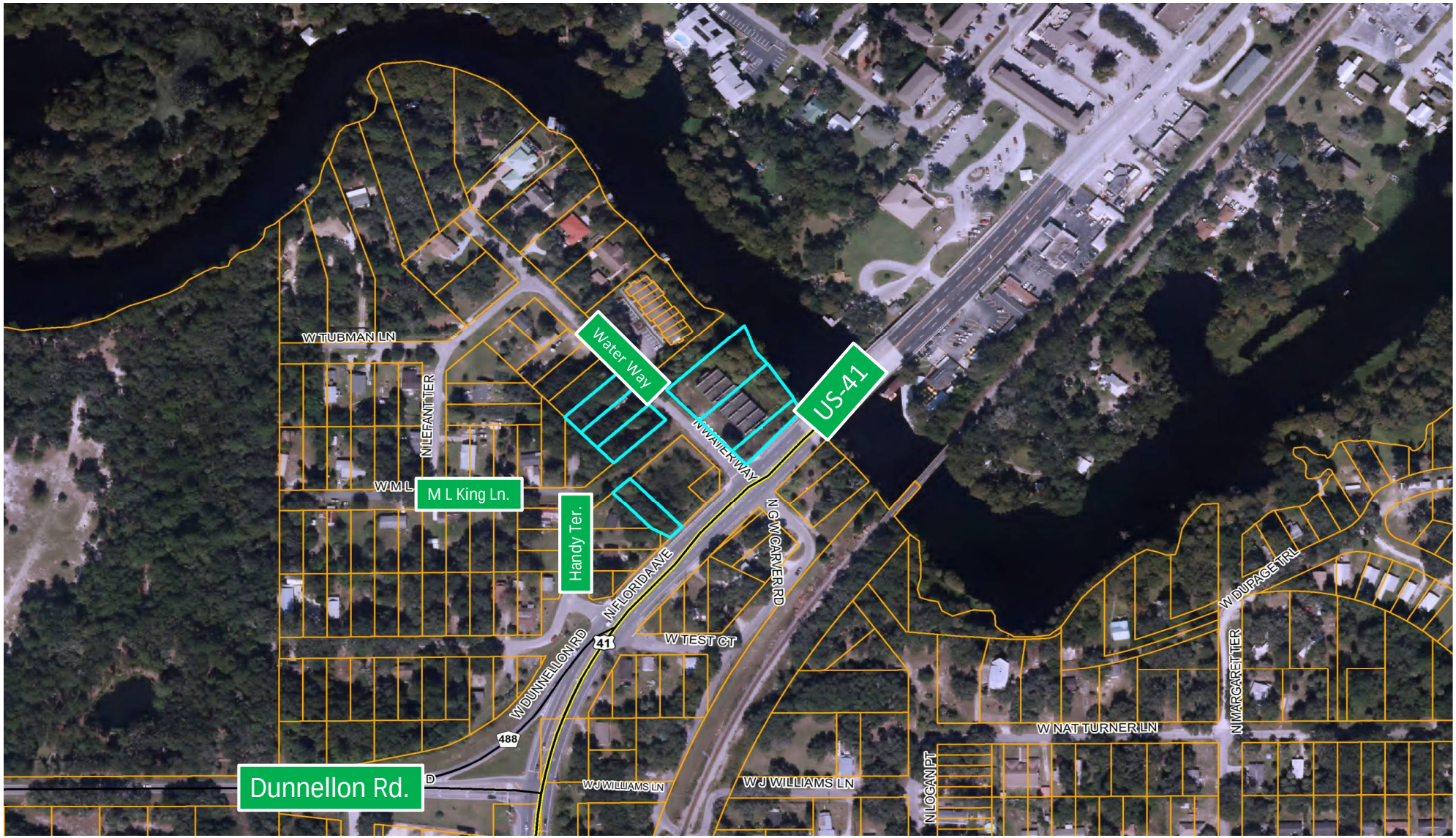
SHEET NO.: C3 OF C3

Attachment: Coordinator PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

CPA/AA/PUD-21-09

Robert and Janet Hilger

Attachment: Planner PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)



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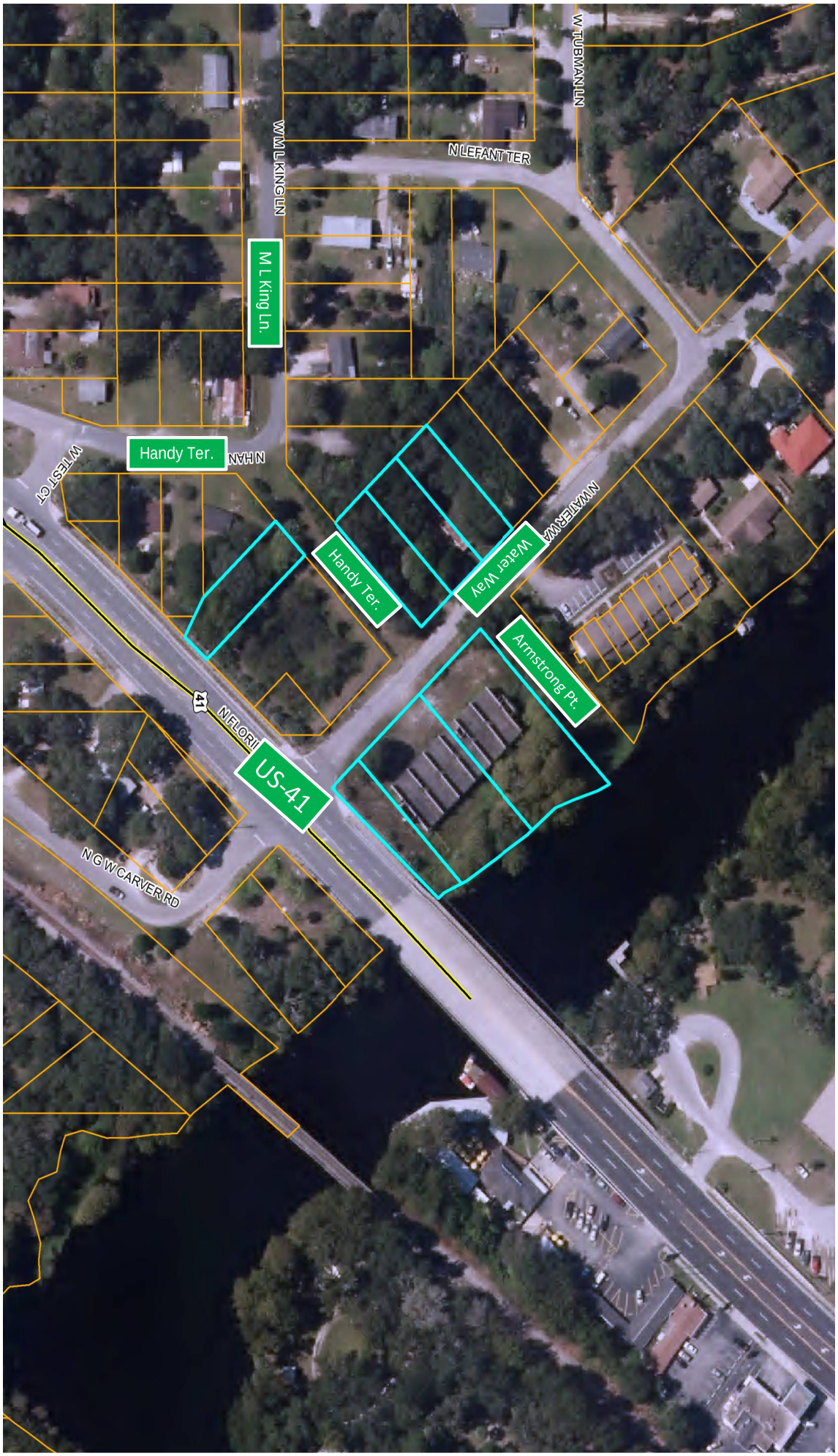

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EXISTING ZONING CLASSIFICATION

= GNC ZONED PARCEL

= CLR ZONED PARCEL

= CLR/PDO ZONED PARCEL

LAND USE CLASSIFICATION OF PROJECT PROPERTIES

= PRIMARY USE - PROPOSED HDR FOR MULTIFAMILY CONDO'S W/ AMENITIES (OUTDOOR VERANDAH, BOAT SLIPS AND LOBBY)

= SUPPORTING USE- PARKING FACILITY

= SUPPORTING USE- STORM WATER FACILITY

= EXISTING DRAINAGE IN R/W TO BE ENHANCED & SHARED W/CITRUS COUNTY

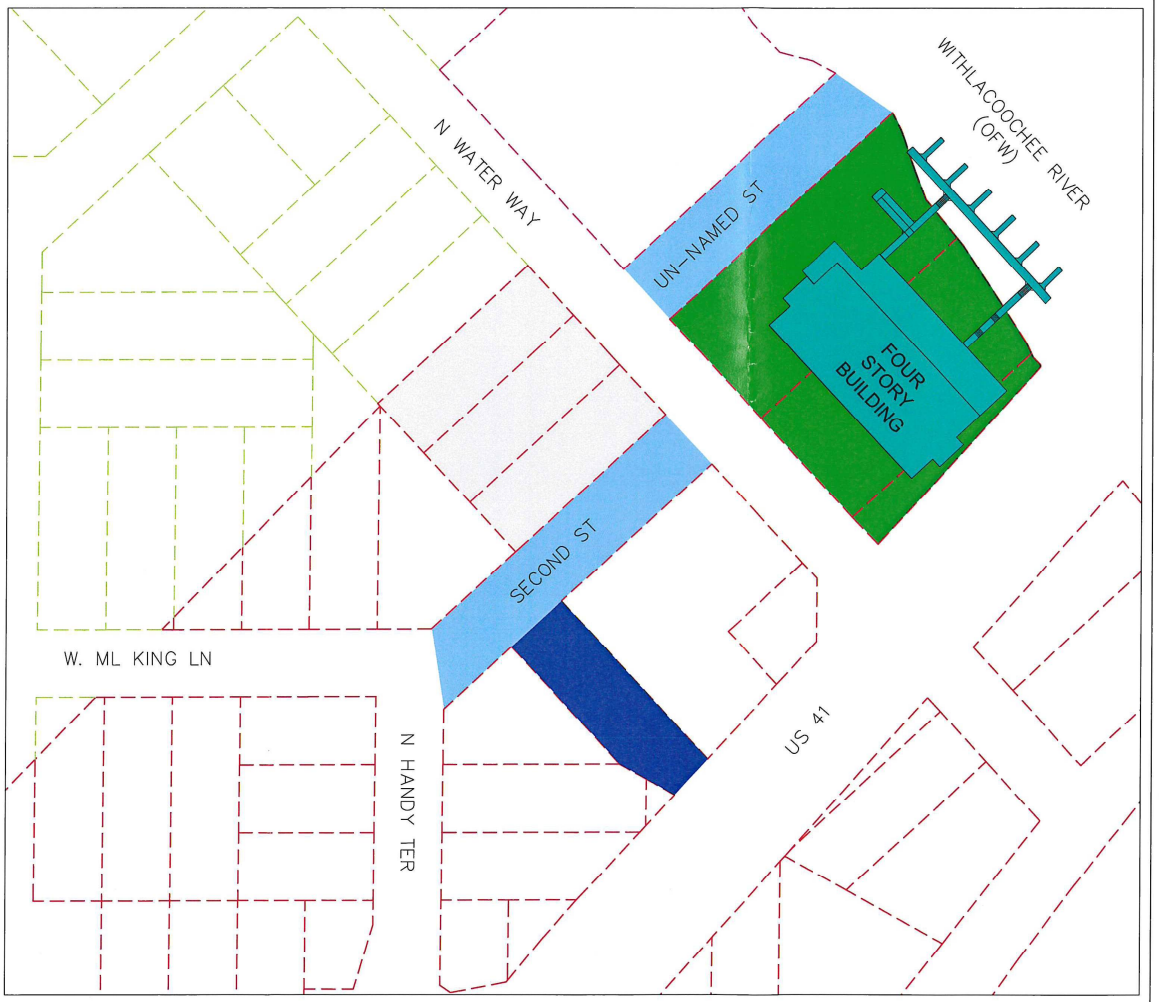
PRIMARY USE DISTRIBUTION OF FOUR STORY BUILDING

FOURTH FLOOR
SIX CONDO UNITS
±7,628 SF LIVING SPACE
PARK REQ = 8.4 SPACES

SECOND AND THIRD FLOOR
12 CONDO UNITS
±14,842 SF LIVING SPACE (7,421 / EA FL)
PARK REQ = 16.8 SPACES

FIRST FLOOR
OUTDOOR VERANDAH
W/ BOAT SLIPS

FIRST FLOOR
5 CONDO UNITS = ±6,362 SF LIVING SPACE
LOBBY = 1,316 SF
TOTAL = 7,678 SF
PARK REQ = 7 SPACES



RECEIVED
JUN 14 2021
CPA/AA/PUD-21-09
and Development Division

REVISIONS							
Date	By	Description					
			Drawn By	AMM	11 JUNE 21		
			Checked By	PRW			
			Designed By	PRW			
			Checked By	JCG			
			Approved By	JCG			

SEAL: Juan C. Guerra, P.E. Fla. Reg. # 0041000 Date:

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State of Florida Certificate of Authorization No. 4954

HORIZ. SCALE: 1" = 40'
VERT. SCALE: N.A.
0 10' 20' 40'

CLIENT: Mr. Robert Hilger

SHEET TITLE: PUD PLAN- LAND USE & DISTRIBUTION

GDC DRAWING: 17-06 PUD

PROJECT NAME: THE CONFLUENCE

JOB NO: 17-06

SHEET NO.: C2 OF C3

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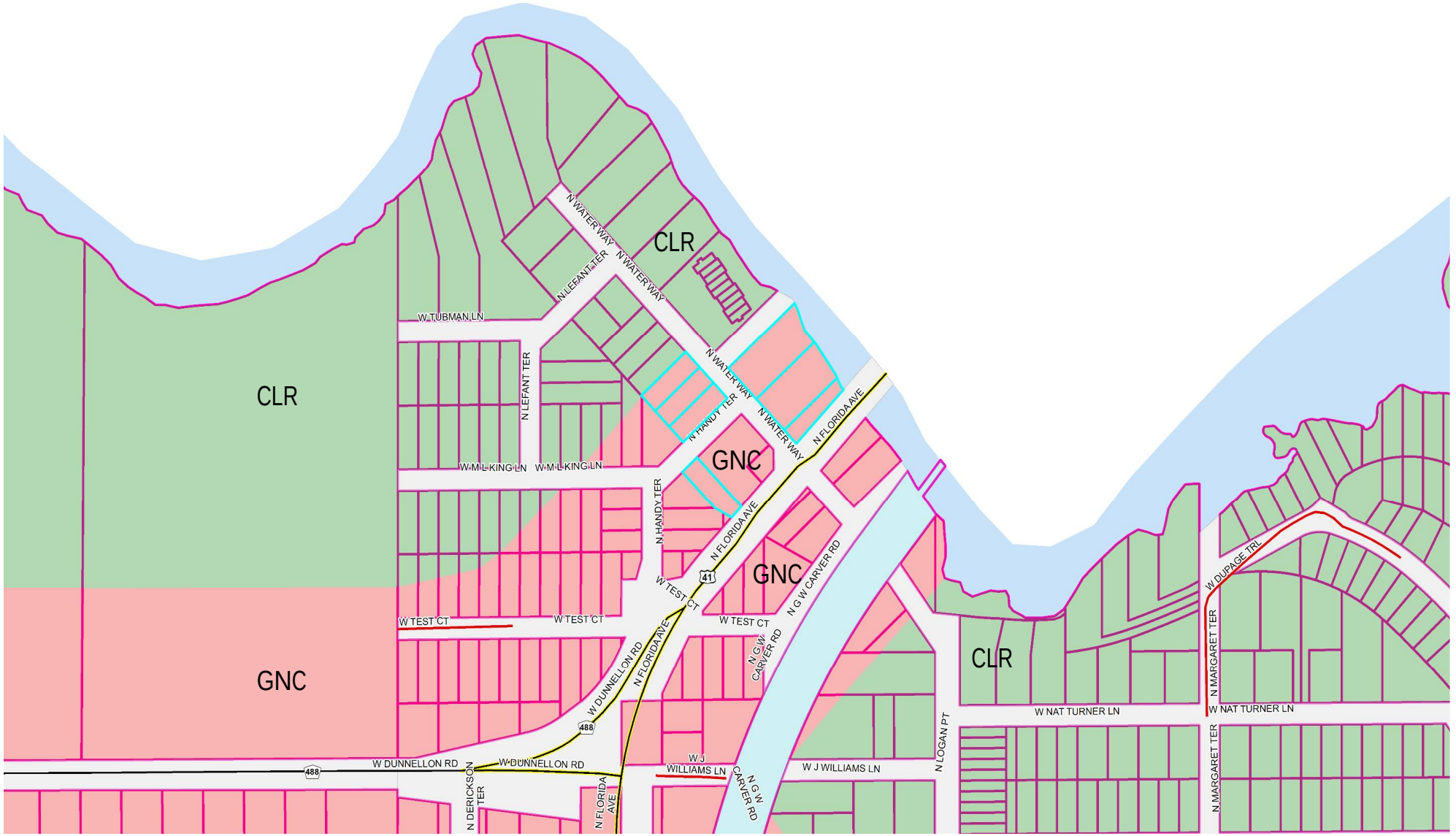

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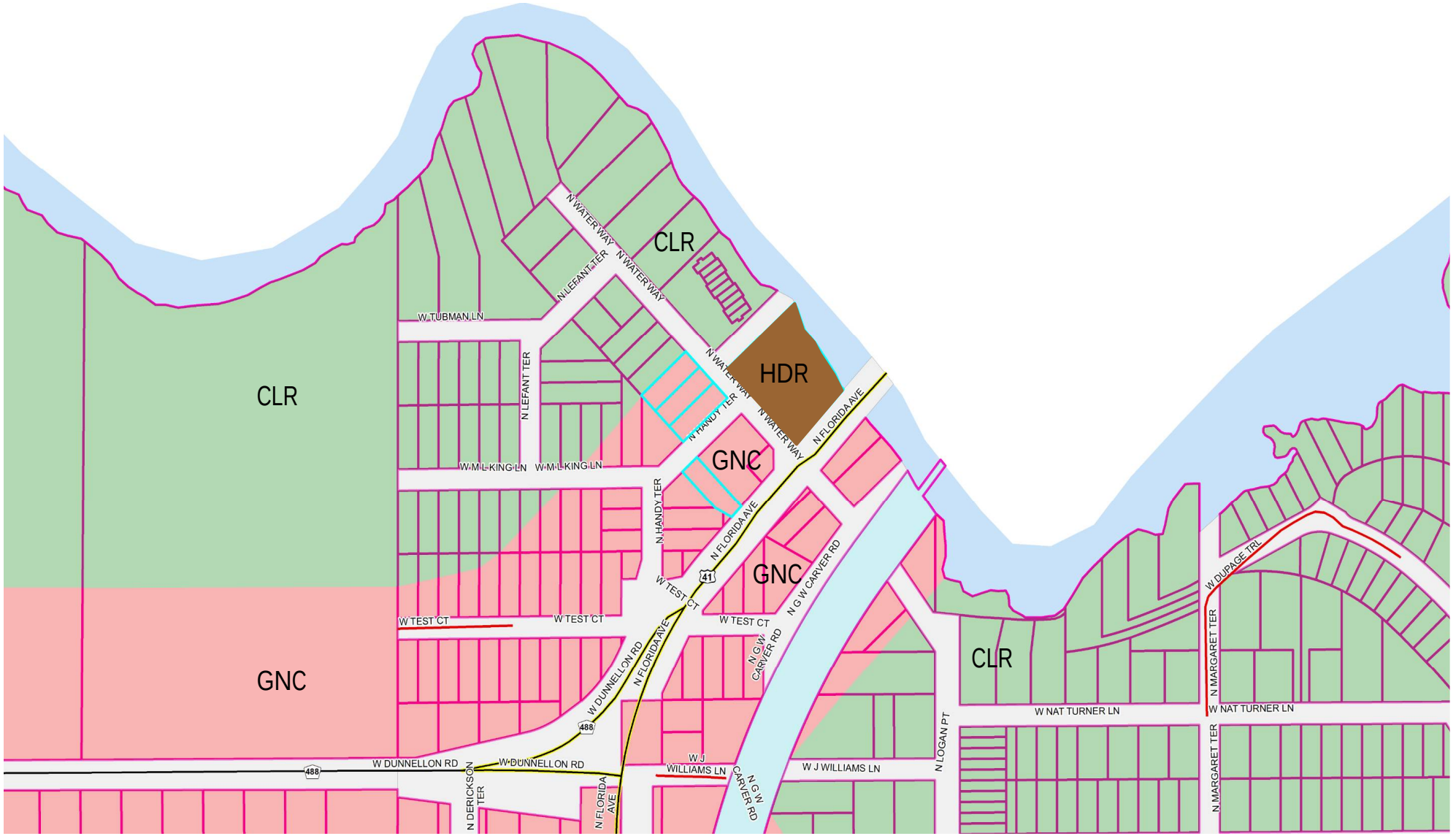

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JUN 14 2021
CPA/AA/PUD-21-09
Land Development Division

GENERAL CONCEPT PLAN INFORMATION

AREA DESCRIPTIONS AND CALCULATIONS

LOTS 591, 592, & 593

APPLICANT OWNED AREA	=	0.813 ACRES
EXISTING ZONING/LAND USE	=	GENERAL COMMERCIAL (GNC) / PARTIAL BUILDING & VACANT
PROPOSED ZONING/LAND USE	=	HIGH DENSITY RESIDENTIAL (HDR) / 23 CONDO UNITS

LOTS 625, 626, 627, & 677

APPLICANT OWNED AREA	=	0.684 ACRES
EXISTING ZONING/LAND USE	=	GENERAL COMMERCIAL (GNC) / VACANT
PROPOSED ZONING/LAND USE	=	GENERAL COMMERCIAL (GNC) / PARKING AND DRAINAGE

RIGHT-OF-WAY

UN-NAMED STREET & SECOND STREET	=	0.468 ACRES
EXISTING & PROPOSED USE	=	DRAINAGE

DENSITY

GENERAL COMMERCIAL (GNC)	=	10 UNITS/AC (WITH PUD)
HIGH DENSITY RESIDENTIAL (HDR)	=	20 UNITS/AC (WITH PUD)
0.813 AC X 20 U/AC +0.684 AC X 10 U/AC	=	23.1 UNITS / AC MAX
PROPOSED UNITS	=	23 UNITS

FLOOR AREA RATIO (FAR)

GENERAL COMMERCIAL (GNC)	=	1.0 MAX
HIGH DENSITY RESIDENTIAL (HDR)	=	0.5 MAX
PROPOSED FAR (42,224 SF/65,235 SF)	=	0.65

IMPERVIOUS SURFACE RATIO (ISR)

GENERAL COMMERCIAL (GNC)	=	70% MAX
HIGH DENSITY RESIDENTIAL (HDR)	=	55% MAX
PROPOSED ISR (43,407 SF/65,235 SF)	=	67%

OPEN SPACE

GENERAL COMMERCIAL (GNC)	=	20% MIN
HIGH DENSITY RESIDENTIAL (HDR)	=	ADEQUATE OPEN SPACE
PROPOSED (13,517 SF / 65,235 SF)	=	20.7%

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TWO DRIVEWAYS ARE PROPOSED ON N WATER WAY, A LOCAL COUNTY MAINTAINED ROADWAY.

PARKING SPACES REQUIRED

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STANDARD SPACES PROVIDED	=	40.00
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TOTAL PARKING SPACES PROVIDED	=	47.00 WITH OPTION TO COVER WITH ALUMINUM CARPORT
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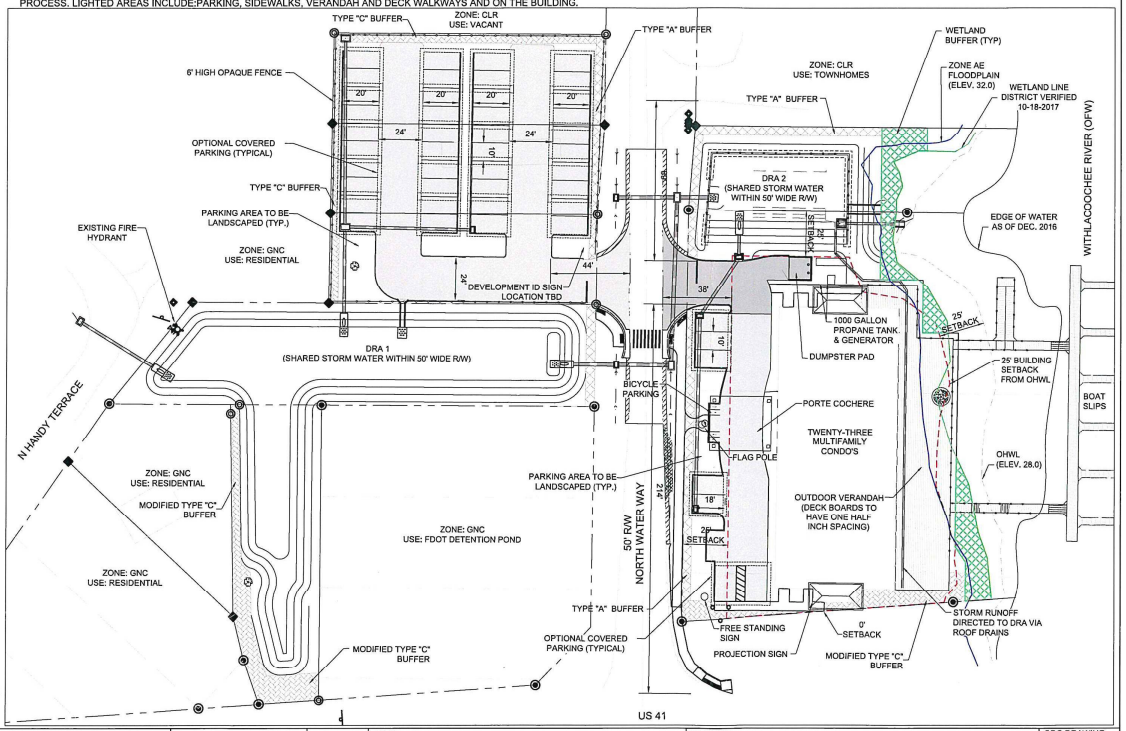

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GDC DRAWING: 17-06 PUD

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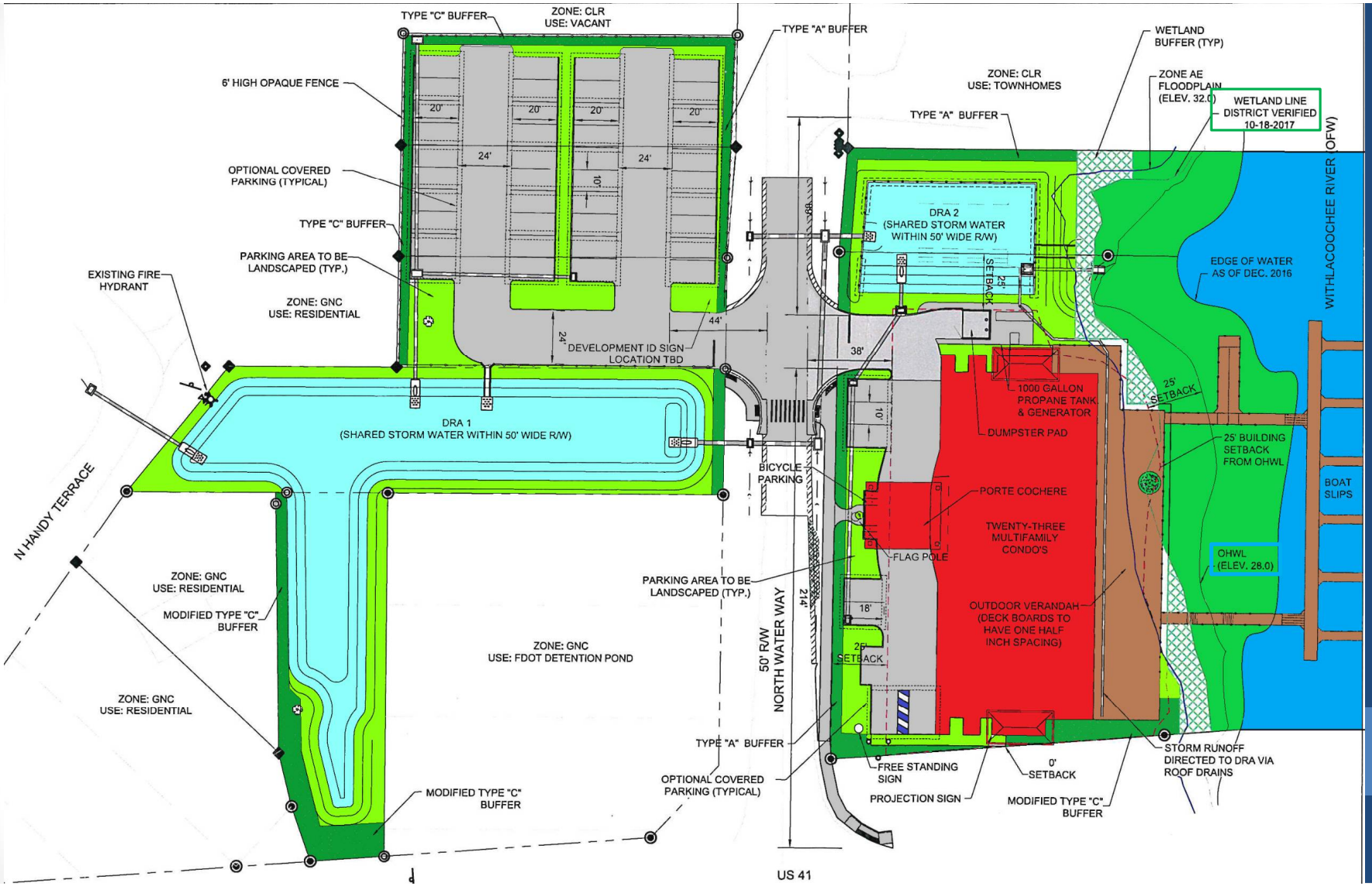

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MAY 1 0 2021

Attachment: Planner PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

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MAY 12 2021
CPA/AA/PUD-21-08
Land Development Division

Attachment: Planner PowerPoint (15126 : CPA/AA/PUD-21-09 Robert and Janet Hilger)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CU-21-09 Nadene and Scott Reynolds
AGENDA DATE:	**August 05, 2021**

BRIEF OVERVIEW:

This request is for a Conditional Use to allow for the raising of animals for non-commercial purposes in the Low Intensity Coastal and Lakes District that exceeds the maximum number of animals per acre, pursuant to Section 3730, Animals, as specified in the LDC.

Specifically, the applicant is asking to keep 25 Nigerian Dwarf goats, 4 Kune Kune pigs, 2 dozen laying hens and a rooster on approximately 5.6 acres in the CL land use district.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on August 5, 2021 to review and consider CU-21-09 Nadene and Scott Reynolds

PM2-21-58

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

CONDITIONAL USE APPLICATION NO. - CU-21-09 Nadene and Scott Reynolds
DATE: July 8, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

CONDITIONAL USE REQUESTED	This request is for a Conditional Use to allow for the raising of animals for non-commercial purposes in the Low Intensity Coastal and Lakes District that exceeds the maximum number of animals per acre, pursuant to Section 3730, Animals, as specified in the LDC. Specifically, the applicant is asking to keep 25 Nigerian Dwarf goats, 4 Kune Kune pigs, 2 dozen laying hens and a rooster on approximately 5.6 acres in the CL land use district.
SUBJECT PROPERTY	Section 5, Township 19S, Range 20E; more specifically, Parcel 23000 (AK 1726026, which address is 6535 E. Turner Camp Road, Inverness, Florida.
ACREAGE	Approximately 5.6 acres
LDC ATLAS DESIGNATION	CL, Low Intensity Coastal and Lakes District
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone X, with a small portion of AE in the northwest corner of the site, as found on Community Panel Number 12017C0352D.
SURROUNDING LDC ATLAS DESIGNATIONS	North – CL, Low Intensity Coastal and Lakes District South – CL District, City of Inverness East – CL District West – CL District
SURROUNDING FLUM DESIGNATIONS	North – CL, Low Intensity Coastal and Lakes District South – CL District, City of Inverness East – CL District West – CL District
SURROUNDING EXISTING LAND USE	North – Single-family residence on acreage; mobile homes and vacant residential lots South – E. Turner Camp Road; Multifamily development in City of Inverness; Utility site East – Vacant residential acreage; single-family residence West – Single-family residence on acreage; Bark Central Dog Park

Attachment: Staff report and locator map (15127 : CU-21-09 Nadene and Scott Reynolds)

CHARACTERISTICS OF THE SURROUNDING AREA	The surrounding area has a mix of uses, with a dog park, utility site, multifamily development and residential lots (many on acreage).

BACKGROUND

The subject property is currently vacant and takes access from E. Turner Camp Road, a paved County-maintained Minor Collector roadway. The applicants were recently issued building permits for a single-family residence (2021-05678) and 24' x 60' pole barn (2021-05680). They have also applied for two permits for an 8' x 40' shipping container (2021-07966) and 30' x 60' pole barn (2021-08506). The submitted site plan shows the residence and both pole barns (one is labeled as a "carport") but does not show the location of the shipping container. A pool is also indicated behind the residence on the site plan with this application but has not yet been submitted for permitting.

Analysis and Consistency with the Land Development Code

Staff reviewed this application under the standards of Section 3730, Animals, as specified in the LDC. The site contains about 5.6 acres and would be subject to the Animal Schedule contained in that section once the residence has been established. The schedule outlines the following limits, although this can be modified via this Conditional Use process depending on the site applicability:

Type of Animal	# Allowed	Requested	Cumulative #
Goats	1 per acre	25	5 or 1 or 0
Pigs	1 per acre	4	0 or 4 or 3
Hens	10 per acre	24	0 or 0 or 20
Rooster	Not allowed	1	0

The Animal Schedule works in a cumulative manner, meaning that the total number of animals allowable is not additive but instead is a total number for all types of animals proposed based on the acreage. For this site, allowing five goats uses up the entire allowable animal standard.

However, the applicant has requested a specific type of goat, the Nigerian Dwarf. These goats are described by the applicant as being 50-60 lbs. in size, while the University of Florida IFAS states that these goats typically weigh around 20 lbs. They also note that goats, depending on the breed, can weigh up to 250 lbs. The specific type of pig proposed is that of the Kune Kune, which are smaller than the usual domestic pig. Roosters are prohibited in residential land use districts, but anti-crow methods may be taken to reduce any impact to the area.

The Animal Schedule in the LDC has been in place since the 1990's and provides an allowance for goats at the same rate as cattle, sheep and swine while horses are allowed at twice the rate (up to 2 horses per acre of land). IFAS at the University of Florida references a "stocking rate" document from the University of Georgia Forage Extension Team that notes that goats require about 1/7th of the forage area required for mature horses, and about 1/5th of the forage area required for one cow. (Reference *"Is your stocking rate correct"*, Carole Knight, UGA Forage Extension Team, June 1, 2018). That article uses the term "goat" in general and does not take into account the smaller size for dwarf goats as proposed.

Attachment: Staff report and locator map (15127 : CU-21-09 Nadene and Scott Reynolds)

Utilizing those calculations, 25 goats as requested would be equivalent to approximately 3.4 horses (without taking into account any reduction in impact for the smaller goats as proposed). Swine are not utilized in that stocking article, but in the Animal Schedule are similar to sheep and will be used for this example.

Type of Animal	Animal Unit Equivalent	Animal Schedule	Requested	Cumulative #
Horse – mature	1.25	2 per acre	0	
Cow	1.00	1 per acre	0	
Goats	0.17	1 per acre	25	4.25 animal units
Pigs (sheep units used)	0.20	1 per acre	4	0.8 animal units
TOTALS				5.05 animal units

The minimum amount of foraging area would not be the sole criteria for regulation of animals on residential sites. The comparison of pigs and sheep above, for example, may have an entirely different viewpoint for citizens; although they are treated identically in the Animal Schedule at a unit of one per acre. The point of this exercise in calculation is to note that the Animal Schedule may not be weighted accordingly for more modern standards for goats, and specifically dwarf goats as proposed.

Staff looked at compatibility in relation to the surrounding neighborhood. The parcel is located adjacent to other parcel acreage and is very close to a large dog park within the City. The applicant has proposed placement of the animal pens for the pigs in front of the residence, while grazing land for the animals would be towards the rear of the site (with an additional "spare grazing lot" also along E. Turner Camp Road. There appear to be other animals in the area, including both cows and horses, but staff could not locate any Conditional Use requests to exceed the animal schedule.

The LDC also requires that any barn, stable, pen, sty, or other similarly utilized building maintain a minimum 50-foot setback to property lines, and the submitted site plan meets this standard.

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 objectives including:

Policy 17.3.16 *Special buffering and/or special separations shall be incorporated into the County LDC to buffer between residential areas and agricultural activities, mining, industrial, or commercial operations having noise, dust, glare, odor, traffic, or other problems incompatible with residential uses.*

Staff Comment: The site contains some tree canopy that should be maintained to further buffers between the site and surrounding residential areas. The pen area, if approved, may necessitate an additional buffer component along the front property line.

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

Attachment: Staff report and locator map (15127 : CU-21-09 Nadene and Scott Reynolds)

approve, disapprove, amend and approve the proposal, or approve the proposal with conditions. Any action taken shall be accompanied by the findings of the PDC upon which the action was based. Approval of a Conditional Use application shall be granted by the PDC only if all the following are positive:

1. ***The proposed uses and structures would violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the LDC.*** The number of animals proposed exceeds the allowable numbers of the Animal Schedule outlined in the LDC but may be considered with the specific breeds proposed.

2. ***The proposed uses and structures would not be incompatible with the uses, structures, and activities on adjacent and nearby lands.*** The general area appears to be rural in nature and additional animals may be compatible with this area with specific conditions.

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;*** This application would not violate residential density or bulk regulations but is requesting to exceed the Animal Schedule for this acreage.
   b. ***The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards;*** Animals on the site would not impact pedestrian or vehicular movement in the area.
   c. ***The use or structure would not create a fire hazard;*** Any structures would need to obtain permits to meet this standard.
   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*** With suggested conditions, this standard should be obtainable.
   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, provided that all suggested conditions are adhered to.
   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.*** N/A,

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.

Attachment: Staff report and locator map (15127 : CU-21-09 Nadene and Scott Reynolds)

If the PDC chooses to approve this application, staff would suggest the following conditions:

1. This conditional use is to allow for the following number of animals, as outlined on the site plan date-stamped received May 6, 2021, by the Land Development Division
   - Up to 25 Nigerian Dwarf goats
   - Up to 4 Kune Kune pigs
   - Up to 24 hens
   - One rooster

2. As required in the LDC, any barn, stable, pen, sty, or other similarly utilized building or structure shall be located not less than 50 feet from any property line. This provision shall not be construed to apply to a perimeter fence.

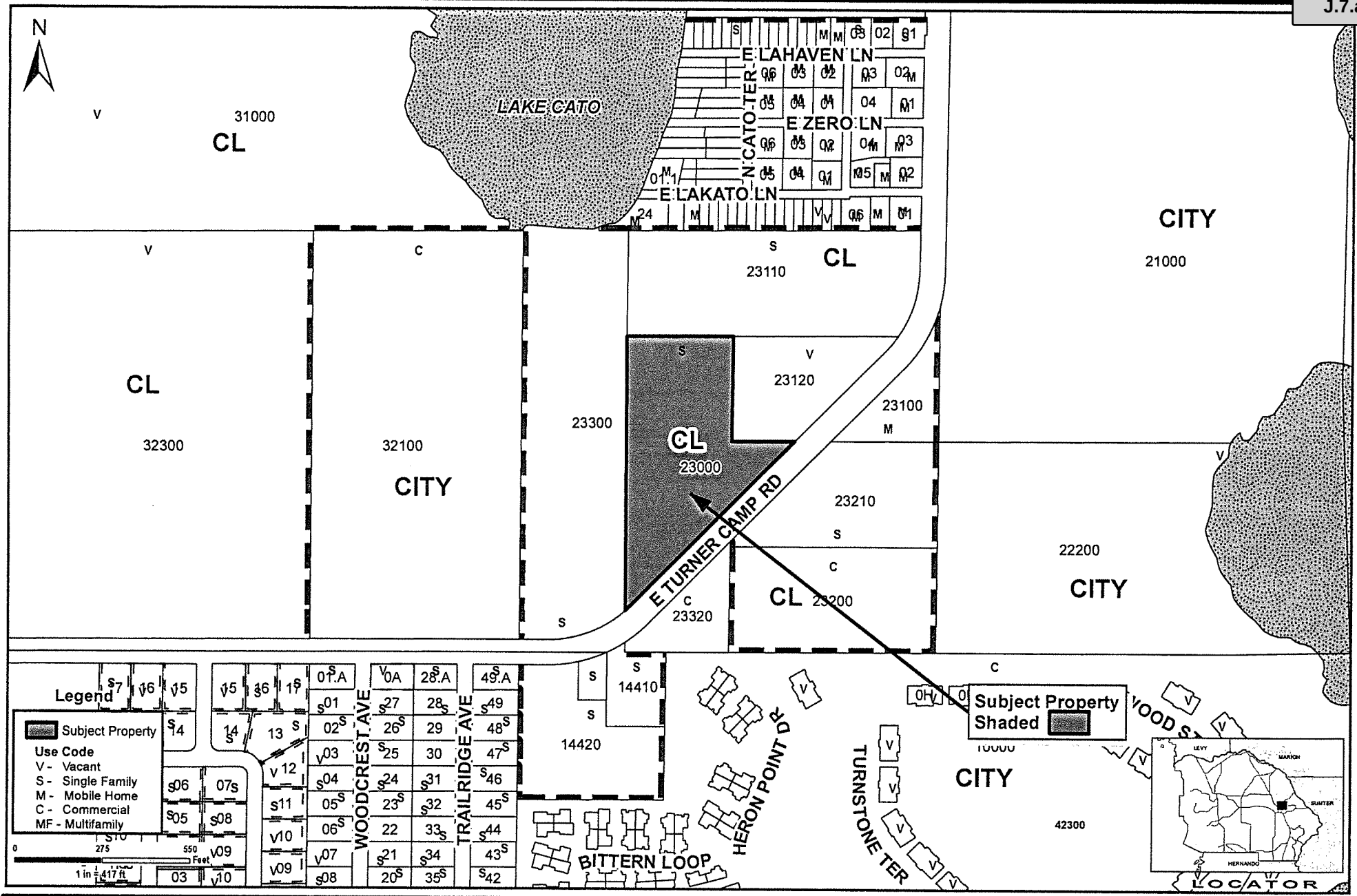
3. Any portion of the property on which animals are kept shall be completely enclosed with a fence sufficient in area, size, and type to contain the number of animals on the property.

4. The raising of animals on the site shall be done under the guidelines of Best Management Practices as established by the University of Florida and the Natural Resources Conservation Service. Methods of waste management, pest control, and odor abatement must be demonstrated.

5. The rooster shall be equipped with an anti-crow device or alternative strategy under Best Management Practices to reduce impacts to the surrounding area.

JLC/SW/cb

Attachment: Staff report and locator map (15127 : CU-21-09 Nadene and Scott Reynolds)



Application #: CU-21-09	Applicant: Nadene Reynolds
Proposal: Exceed animal schedule in CL district	Location: 6535 E. Turner Camp Rd. Inverness, 34453
Land Use Atlas: Low Intensity Coastal and Lakes (CL)	S-T-R - 05-19-20 SE

Planner Initials: _____ Date: 6/19/21

Geographic Information Systems

Cynthia P. Skelhorn, Director

Prepared By : William Braunsch
Date: June 4, 2021
Source: Enterprise Geodatabase
Map Number: WB0000572

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

Citrus County shall not be liable for any claims, demands, actions 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 viewing, copying, or distribution of these materials.

Attachment: Staff report and locator map (15127 : CU-21-09 Nadene and Scott Reynolds)

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-21-09 Date: 5/6/21

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

Applicant*
Name: Nadene Reynolds
Address: 6535 E Turner Camp Rd
City: Inverness
State: FL Zip: 34453
Home No.: Cell No.: 3524766384
Work No.: Fax No.:
Email: nadenereynolds@icloud.com

Property Owner
Name: Same mailing address
Address: 4075 Selma Bushnell, FL
City: 33513
State: Zip:
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 05 Township: 19 South Range: 20 East
Legal Description: See attached
Subdivision: Lot(s): Block/Parcel:
Alternate Key #: 1726026 Parcel ID:
Acreage: 5.61

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

Conditional Use Request: See attached

Describe how it will/will not affect surrounding development:

See attached

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-21-09

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

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 Nadene Michelle Reynolds who is personally known to me or provided FL DL as identification and who did not take an oath.

WITNESS my hand and official seal this 22 day of April, 21.

Wilma Post
Printed Name

Wil Post
Notary Public - State of Florida

Seal

WILMA POST
Commission # HH 025982
Expires July 30, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

For Staff Use Only
Date: 4-22-21
Time: _____
Initials: alp

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

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

CU-21-09

* Conditional use permit application + checklist

FILING REQUIREMENTS

✓ 1. Completed application (additional sheets may be added if more space is needed).

2. Applicable filing fee as required by Resolution adopted by the Board of County Commissioners. The applicant will also be billed for advertising and postage fees, to be billed at a later date. In accordance with the requirements of the Citrus County Land Development Code (Ord. 2012-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. **No application shall be processed for final adoption until all fees are paid.**

✓ 3. Proof of ownership and legal description of property (tax notice or deed may suffice).

✓ 4. Site plan (**DRAWN TO SCALE**), which shall be no smaller than one inch equals 200 feet on a minimum of an 8 1/2 x 11 sheet. **If the site plans and/or booklets are larger than 8½ x 11, 30 copies will need to be submitted**. Include North arrow to indicate orientation. SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:

- ✓ A. Lot area and percentage of lot covered (impervious surface ratio).
- ✓ B. Driveway access location and parking space arrangement included in the site plan.
- ✓ C. All rights-of-way and easements adjacent to and crossing subject property.
- D. All water courses, water bodies, jurisdictional wetlands, and floodplains. The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown when determining waterfront setbacks.
- ✓ E. Proposed or existing potable water/well and waste disposal system/septic
- ✓ F. Existing and proposed location of building/structures including heights and separation.
- ✓ G. All setbacks between building/structures and property lines/waterbodies/jurisdictional wetlands.
- ✓ H. Any walls or fences – give location, height, and material type.
- I. Existing and proposed stormwater management systems including proposed or existing swales and/or berms.
- J. Proposed stormwater management systems.
- K. Fire hydrant – give location (if provided).
- L. Signs – give location, size, and height (as applicable).
- M. Loading – give location and dimensions (as applicable).

5. "Letter of Authorization", if applicant is other than owner (form provided).

✓ 6. Written directions to the property from Department of Development Services office.

✓ 7. Signed "Appeal Notice" (form provided).

✓ 8. Flood Zone designation including base flood elevation.

✓ 9. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date. (NOT applicable for residential applications).

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

Return this application to:

CITRUS COUNTY LAND DEVELOPMENT DIVISION
3600 W Sovereign Path, Suite 140
Lecanto, FL 34461

Signature: _____

Date: 4/22/21

CU-21-09

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

Nadene Reynolds
6535 E Turner Camp Rd
Inverness FL 34453
352-476-6384

April 9th 2021

Permission for Conditional use:

I am requesting to move my already established dairy goat business to our property located at 6535 E Turner Camp Road, Inverness FL 34453. I have had an established dairy goat farm for approximately 5 years in Bushnell, FL. I breed ADGA registered goats for 4H and FFA students, for the occasional pet, as well as for dairy and show.

I house approximately 25 ADGA registered Nigerian Dwarf goats (approximately 50-60 pounds each) at this time. I also have 4 registered breeding Kune Kune pigs (small grazing pigs) and approximately 2 dozen laying hens and a rooster.

I am asking permission to house these animals on my new property, and continue my established business. I would need approval to raise the amount of livestock permitted on my 5.61 acres. We do also plan to submit our paperwork to become an AG property but cannot do so until the animals are on the property.

Regarding the surrounding areas.... we have chosen to place the barn and pens as far away from neighbors as possible. It will allow for easy access to our customers as well, since it's at the front of the property, off of the main road. We have allowed for customer access and parking in front of the barn/office. We have city water lines that will be run alongside the driveway so gaining access to water is relatively easy. Our barn will be 30' x 60' and include multiple stalls, with large attached pens. All animals will be housed in the same area. We will be fencing the entire perimeter of our property with goat/sheep fencing, and have an electric gate to enter. We will be providing adequate fencing in all pens to keep the animals in their designated areas so they don't bother any of the surrounding neighbors. The chicken coop will be separate from the barn but located in the same general area.

We are in the process of permitting to build our residence on the property as well. We will not move the animals to the property until we can be there with them at all times.

Because we breed SHOW animals we supplement with high quality alfalfa hay, we do not rely on the grass to feed our herd. The animals are allowed out to graze as well but their main source of hay/feed is brought in and provided in their pens.

We feel that our operation will be an asset to the community as we also offer private tours, private homeschool & public school events, private farm days and sometimes even goat yoga. We feel that it'll give the local community a "farm experience" close to home and help to provide school aged children with their 4H and FFA project animals.

I hope that you will consider this. I would be happy to explain and answer any questions. Thank you so much for your time.

Sincerely

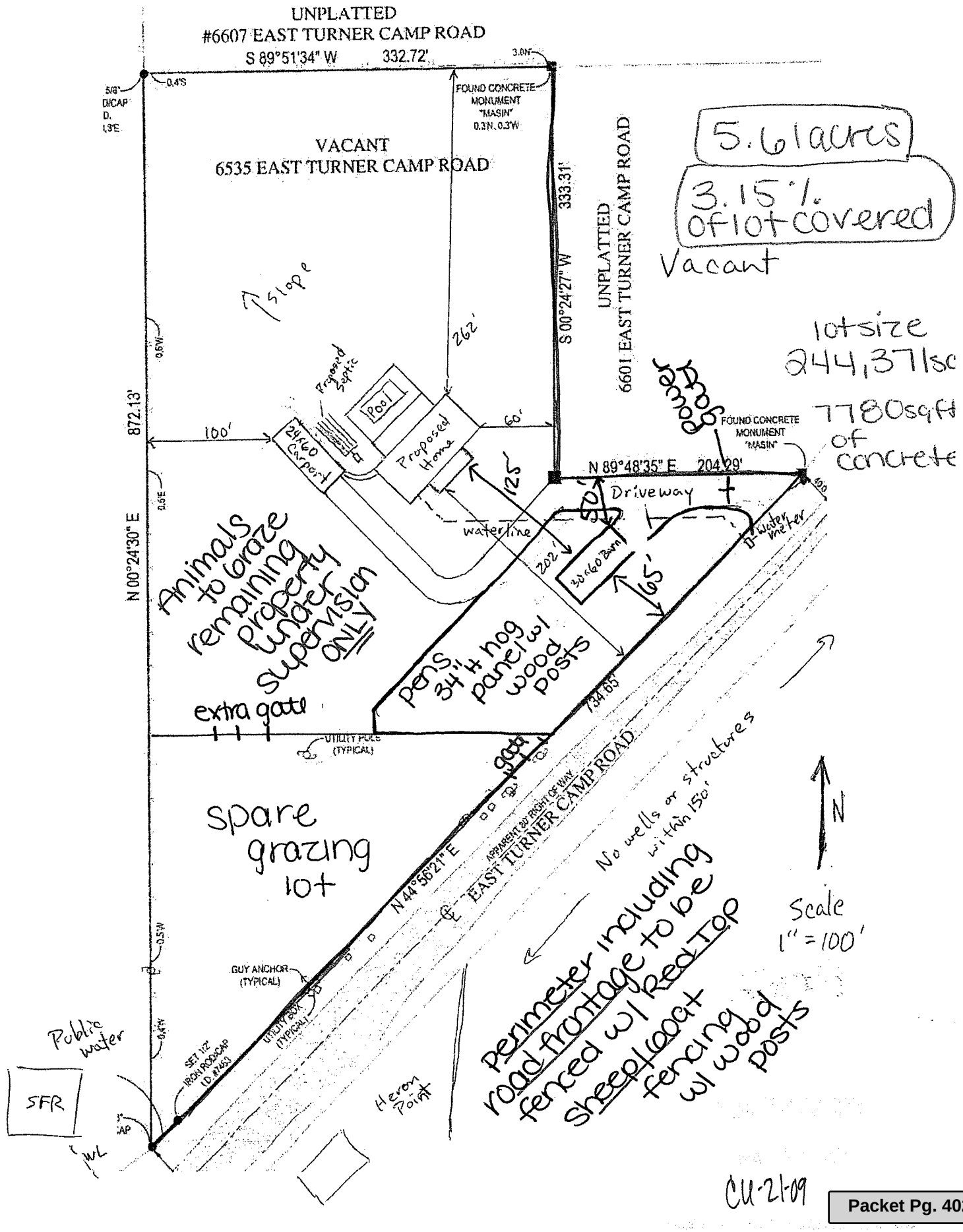
Nadene Reynolds
Old Hidden Creek Ranch

CU-21-09

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

Site pla

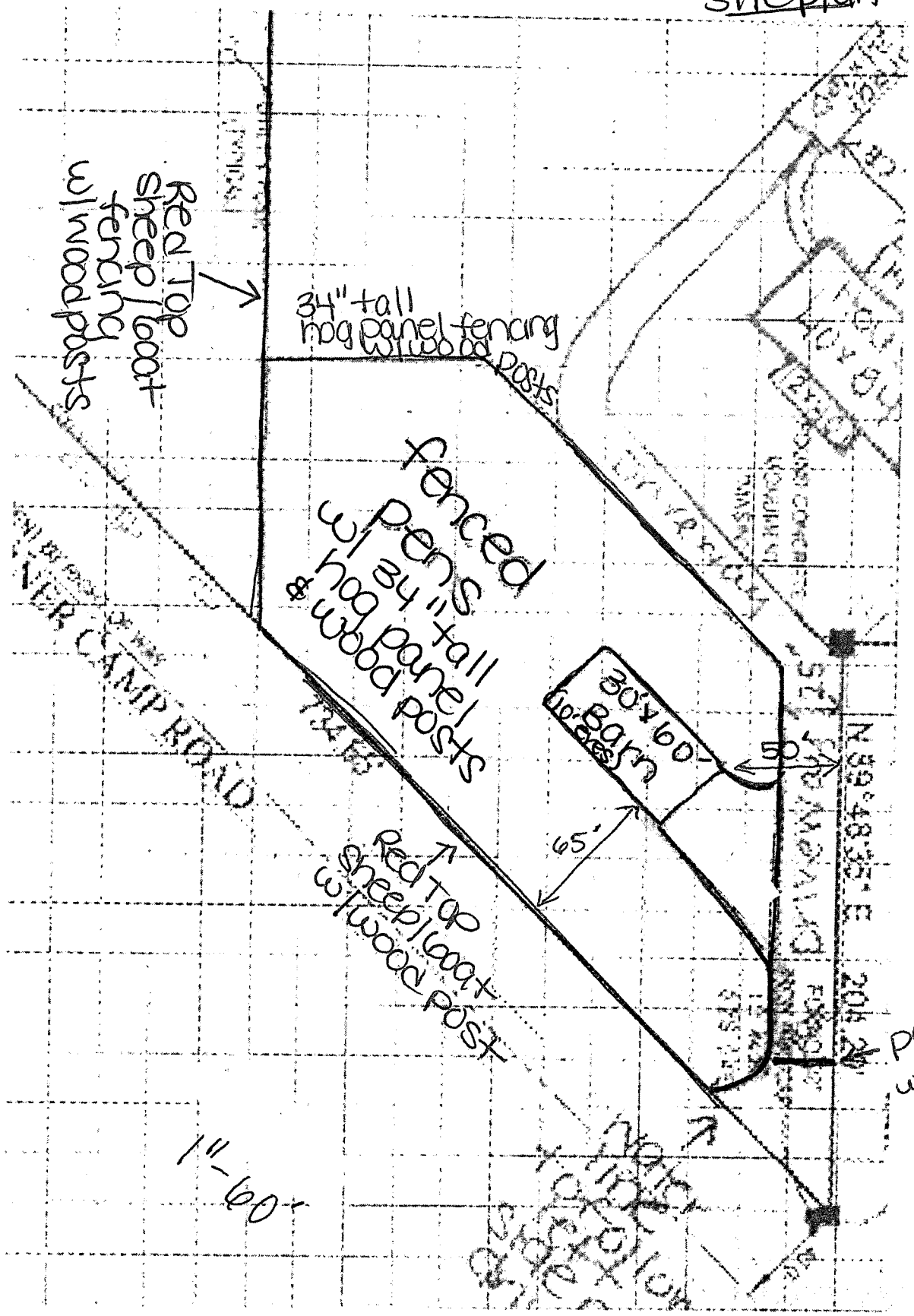
SFR 1



CU-21-09

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

Zoomed into barn/pens siteplan



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CU-21-09

CORDING $18.50 D DOCTAX PD $594.30

proof of ownership warranty deed

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Dawn Martone
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, FL 34453
Property Appraisers Parcel I.D. No: **20E-19S-05-23000**

Space Above This Line For Recording Data

THIS WARRANTY DEED,

made the 15 day of OCT., 2020 by **WILLIAM D. MCKINNEY and PAMELA R, MCKINNEY, husband and wife**, herein called the grantors, to **SCOTT REYNOLDS and NADENE REYNOLDS, husband and wife**, whose post office address is, 4075 SE 104 Way, BUSHNELL, FL 33513, hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of **$84,900.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **CITRUS** County, State of Florida, viz.:

All lands lying North or West of State Road No. 581, which are located in the South 3/4 of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 20 East, Citrus County, Florida;

And

Together with all lands lying North or West of State Road No 581 which are located in the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 20 East, Citrus County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and easements and restrictions of record, the mention of which shall not serve to re-impose them.

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

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances incurred by the Grantors, except taxes accruing subsequent to December 31, 2019.

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

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

CU-21-09

Signed, sealed and delivered in the presence of:

Witness #1 Signature

DAWN MARTONE
Witness #1 Printed Name

Witness #2 Signature

BRENDA MCKENZIE
Witness #2 Printed Name

WILLIAM D. MCKINNEY

1471 N. LAGOON PT., INVERNESS, FL 34453

PAMELA R, MCKINNEY

1471 N. LAGOON PT., INVERNESS, FL 34453

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15 day of OCTOBER, 2020 by **WILLIAM D. MCKINNEY and PAMELA R, MCKINNEY, husband and wife** who are personally known to me or have produced **Driver's License** as identification.

SEAL

DAWN MARTONE
State of Florida - Notary Public
Commission # GG 334456
My Comm. Expires September 11, 2023

My commission expires:

Notary Public

DAWN MARTONE
Printed Notary Name

CU-21-09

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

Altkey: 1726026
REYNOLDS SCOTT

Parcel ID: 20E19S05 23000
6535 E TURNER CAMP RD , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	9900 - NON AG
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	6810 - TURNER CAMP ROAD AREA (OUT OF CITY LIMIT
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	003308 - UNREC TRACTS IN 05-19S-20E
Short Legal	ALL LANDS LYING N OR W OF SR 581 WHICH ARE LOCATED IN THE S3/4 OF E1/2 OF W1/2 OF SW1/4 OF SE1/4 OF SEC 5-19-20 TOGWITH ALL LANDS LYING N OF W OF SR 581 WHICH ARE LOCATED IN
Est. Parcel Sqft	244,169
Est. Parcel Acres	5.61
Map SC-TW-RG	05-19S-20E

legal description

Mailing Address

Name	REYNOLDS SCOTT
Mailing Address	4075 SE 6TH WAY BUSHNELL FL 33513

All Owners

Name	Owner Type
REYNOLDS SCOTT	HW - Husband And Wife
REYNOLDS NADENE	HW - Husband And Wife

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$24,040	$0	$24,040	$24,040	$0	$24,040	$0	$353.47	Link
2019	$25,730	$0	$25,730	$25,730	$0	$25,730	$0	$383.39	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/15/2020	$84,900	3100/1087	00-WARRANTY DEED	V
02/07/2020	$72,000	3038/0766	00-WARRANTY DEED	V
04/01/2009	$35,000	2280/1282	00-WARRANTY DEED	V
04/01/2004	$35,200	1714/1848	00-WARRANTY DEED	V
03/01/1996	$23,500	1124/1874	00-WARRANTY DEED	V
11/01/1995	$100	1107/0409	01-CORRECTIVE/QC/TD/COT	V
11/01/1995	$8,800	1104/1604	15-15	V
07/01/1994	$100	1043/1992	03-SAME FAMILY/DEED FOL	V
10/01/1981	$100	0587/0996	02-MIN DOC STAMP ($100)	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-	A-ACREAGE	5.61	.0					CL

CU-21-09

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

Directions from:

3600 W Sovereign Path
Lecanto, FL 34461

to:

6535 E Turner Camp Rd
Inverness, FL 34453

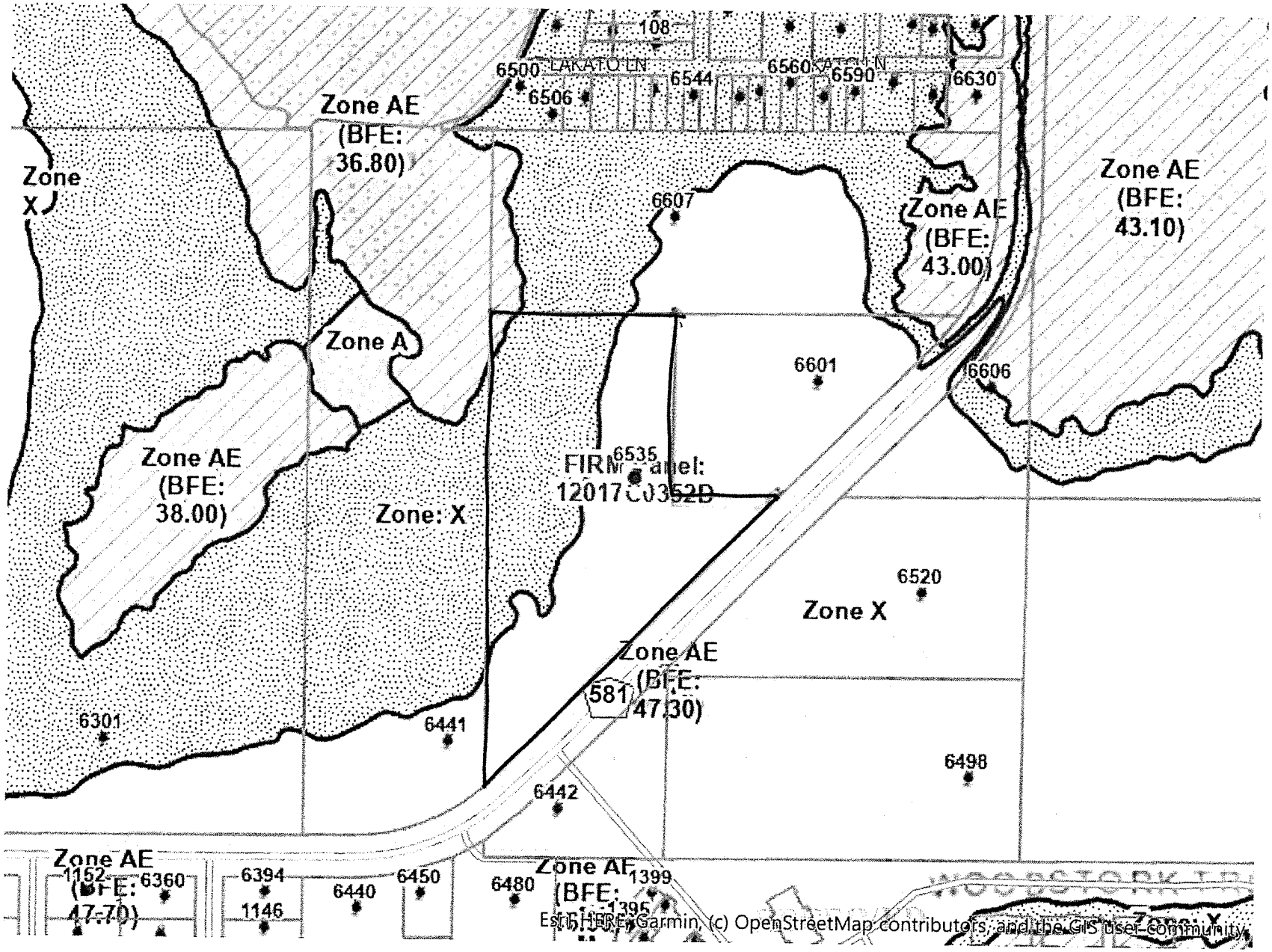
Turn left on to S Lecanto Hwy
in 2 miles, turn right on to W Gulf To Lake Hwy
in 9.3 miles turn left on to US-41
in 700 ft take a slight right onto Davidson Ave
in 100 ft take a right on to W Dampier Street
in 350 ft take a left on to Ella Ave
in 2.1 miles the destination is on the left

6535 E Turner Camp Rd
Inverness FL 34453

Landmarks: this property is the 2nd property after the "Bark Central" Dog Park (on the left) and across the street from Heron Point Drive.

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

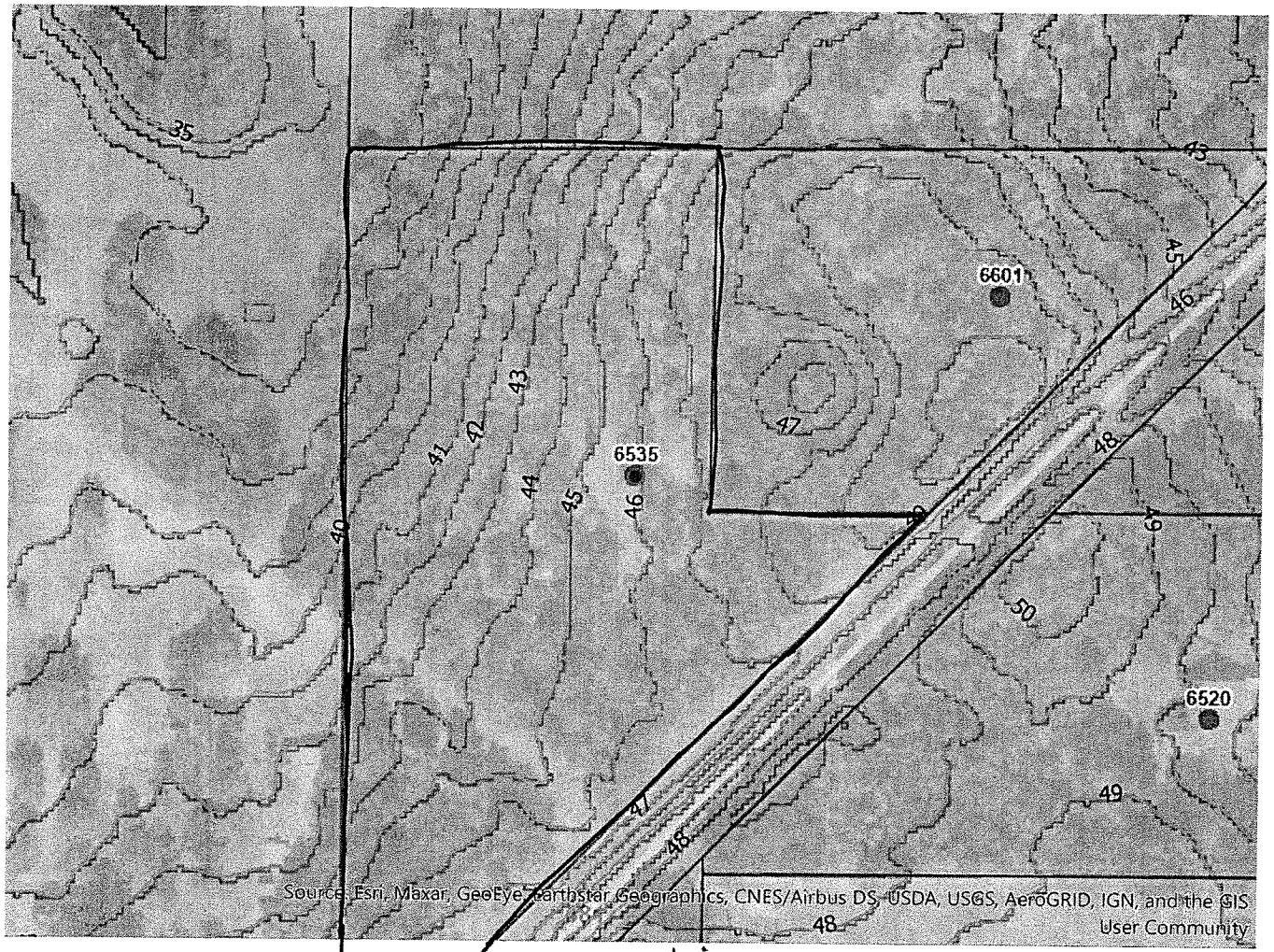
CU-21-09



CU-21-09

flood zone Map

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)



Elevations
6535 & Turner Camp Rd
Inverness, fl 34453

CU-21-09

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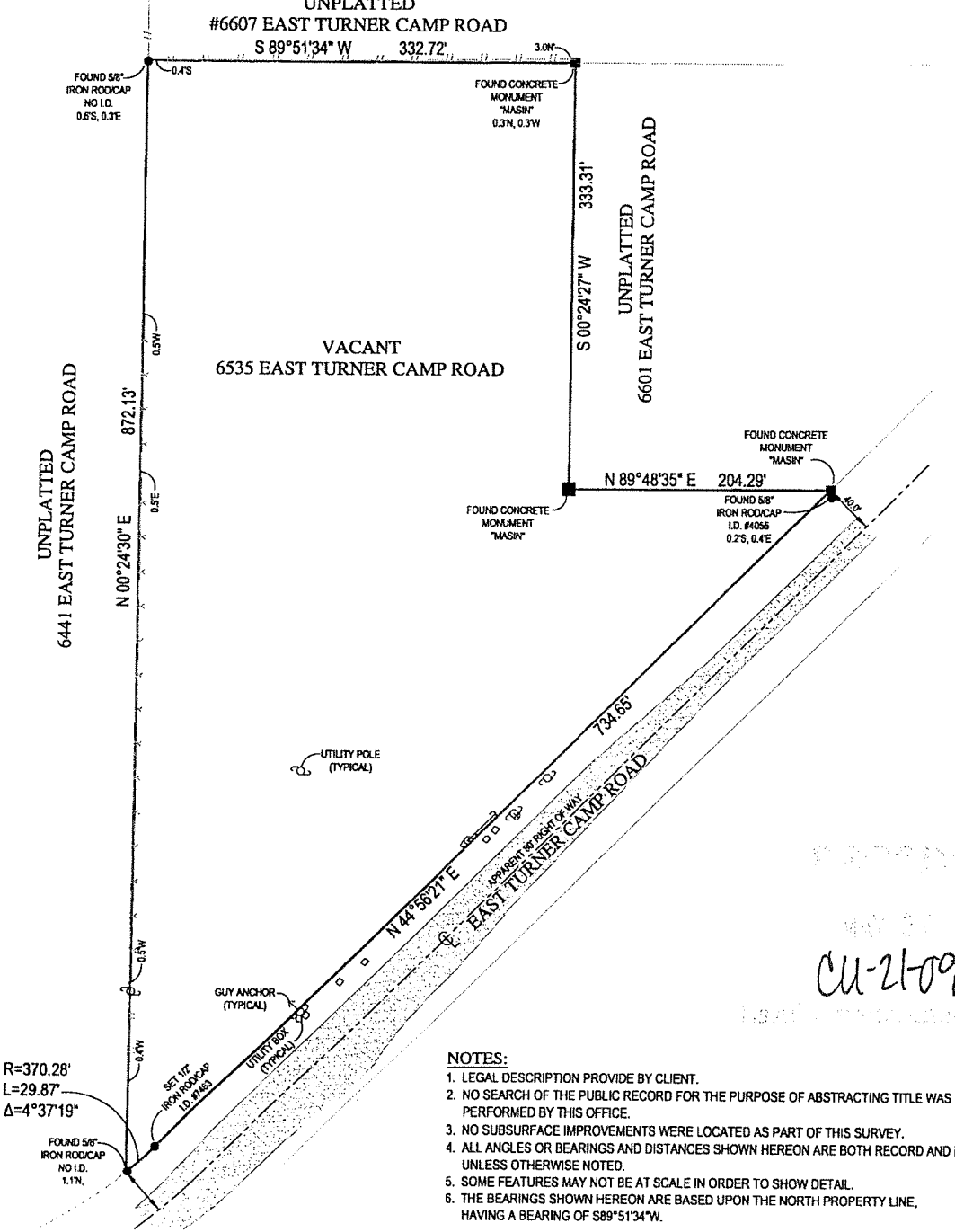
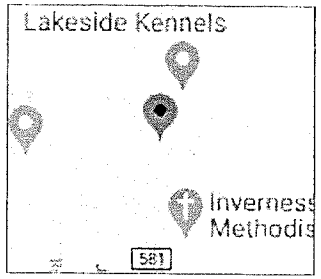




VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

ALL LANDS LYING NORTH OR WEST OF S.R. NO. 581, WHICH ARE LOCATED IN THE S3/4 OF THE E1/2 OF THE W1/2 OF THE SW1/4 OF THE SE1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA;

AND

TOGETHER WITH ALL LANDS LYING NORTH OR WEST OF S.R. NO 581 WHICH ARE LOCATED IN THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE SE1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA.

Flood Zone: X
Community Number: 120063
Panel: 12017C0352
Suffix: D
Base Flood Elevation: NAVD88
FIRM Date: 9/26/2014
FIRM Effect./Rev Date: 9/26/2014

CU-21-09

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.T.S.	NOT TO SCALE
NAD	NAIL & DISC
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
TAN.	TANGENT
T.B.M.	TEMPORARY BENCH MARK
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
CONC.	CONCRETE

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT.
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH PROPERTY LINE, HAVING A BEARING OF S89°51'34"W.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY SURVEY OF
6535 EAST TURNER CAMP ROAD
INVERNESS, FL 34453
PREPARED FOR:
PAMELA McKINNEY

No.	Revision/Issue	Date

Project	Sheet
C-18801	1 OF 1
Date	
03-11-2020	
Scale	
1"=60'	

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463
COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET

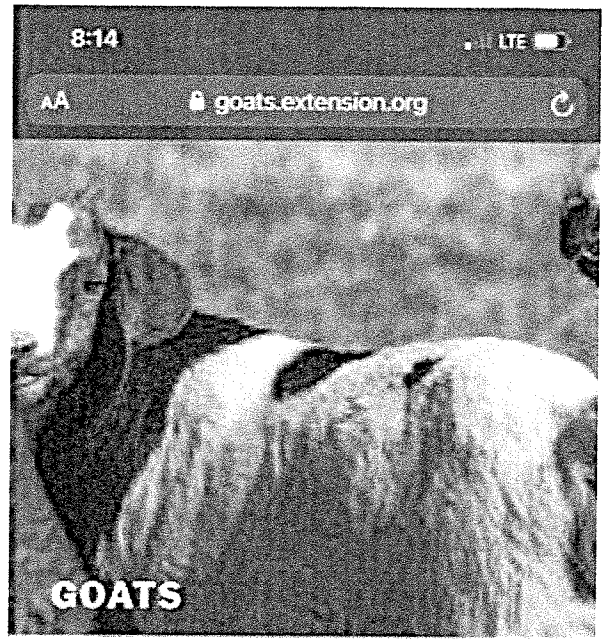
Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

Susan K. Wright

From: Joseph C. Hochadel
Sent: Tuesday, May 11, 2021 8:41 AM
To: Susan K. Wright
Subject: FW: [EXTERNAL]Supporting docs

FYI.

From: Nadene Reynolds <nadenereynolds@icloud.com>
Sent: Thursday, May 6, 2021 8:28 PM
To: Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Subject: [EXTERNAL]Supporting docs



≡ Menu

AUGUST 14, 2018 BY GOATS

What is the recommended stocking rate for meat goats?

A good rule of thumb is six mature goats equal one cow unit on native or improved pasture. The number of goats can be increased depending on the quantity and quality of forages that are available.

Carrying capacity can be calculated using this

CU-21-09

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

AUGUST 14, 2015 BY GOATS

What is the recommended stocking rate for meat goats?

A good rule of thumb is six mature goats equal one cow unit on native or improved pasture. The number of goats can be increased depending on the quantity and quality of forages that are available.
Carrying capacity can be calculated using this formula:

1. acres x forage and browse production per acre x seasonal utilization / daily intake x length of grazing season

It is more difficult to predict stocking rate where there is brush. However, if one can access the soil survey for a specific piece of land, it will have predicted biomass or native range production for the soil type. Multiply this figure by 0.5 (utilization) and allow for 2,000 lb of forage for a mature doe with kids. A stocker goat may require 300 to 1,000 lb of forage depending on size. Carrying capacity of woody species is usually reduced 50 percent by one year's grazing if the plants were severely defoliated in year one, but there may be some more grass available.

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Sent from my iPhone

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

Susan K. Wright

From: Joseph C. Hochadel
Sent: Tuesday, May 11, 2021 8:41 AM
To: Susan K. Wright
Subject: FW: [EXTERNAL]Conditional Use Permit

FYI.

From: Nadene Reynolds <nadenereynolds@icloud.com>
Sent: Thursday, May 6, 2021 8:36 PM
To: Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Subject: [EXTERNAL]Conditional Use Permit

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Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

Nadene Reynolds

6535 E Turner Camp Rd

Inverness FL 34453

352-476-6384

www.oldhiddencreek.com

RECEIVED
MAY
CU-21-09

May 6th 2021

Permission for Conditional use:

I am requesting to move my already established dairy goat business to our property located at 6535 E Turner Camp Road, Inverness FL 34453. I have had an established dairy goat farm for approximately 5 years in Bushnell, FL. I breed ADGA registered goats for 4H and FFA students, for the occasional pet, as well as for dairy and show.

I house approximately 25 ADGA registered Nigerian Dwarf goats (approximately 50-60 pounds each) at any given time. I also have 4 registered breeding Kune Kune pigs (small grazing pigs) and approximately 2 dozen laying hens and a rooster.

I am asking permission to house these animals on my new property, and continue my established business. I would need approval to raise the amount of livestock permitted on my 5.61 acres. We do also plan to submit our paperwork to become an AG property but cannot do so until the animals are on the property.

Regarding the surrounding areas.... we have chosen to place the barn and pens as far away from neighbors as possible. It's at the front of the property, off of the main road. We have city water lines that will be run alongside the driveway so gaining access to water is relatively easy. Our barn will be 30' x 60' and include multiple stalls, with large attached pens. All animals will be housed in the same area. We will be fencing the entire perimeter of our property with goat/sheep fencing, and have an electric gate to enter. We will be providing adequate fencing in all pens to keep the animals in their designated areas so they don't bother any of the surrounding neighbors. The chicken coop will be separate from the barn but located in the same general area.

We are in the process of permitting to build our residence on the property as well. We will not move the animals to the property until we can be there with them at all times.

Because we breed SHOW animals we supplement with high quality alfalfa hay, we do not rely on the Florida grass to feed our herd, as it is deficient in many minerals necessary to raise healthy goats. The animals are allowed out to graze as well but their main source of hay/feed is brought in and provided in their pens. The recommended "stocking rate" for meat goats (full size goats) is 6 goats per acre and can be increased depending on the quantity and quality of forages available. This is information quoted from the USDA extension website, *www.goats.extension.org* Our dwarf goats are less than 1/2 the size of a full-sized goat. With that being said, we DO have plenty of "browse" for the number of goats we own, yet we still bring in quality alfalfa to provide their nutritional needs.

I hope that you will consider this. I would be happy to explain and answer any questions. If you'd like to see the animals that I own, please check out my website www.oldhiddencreek.com for pictures and information.

Thank you so much for your time.

Sincerely

Nadene Reynolds

Old Hidden Creek

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

Susan K. Wright

From: Joseph C. Hochadel
Sent: Tuesday, May 11, 2021 8:48 AM
To: Susan K. Wright
Subject: FW: [EXTERNAL]Conditional Use Permit
Attachments: Video.mov

More info for the CU.

From: Nadene Reynolds <nadenereynolds@icloud.com>
Sent: Friday, May 7, 2021 8:42 AM
To: Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Subject: [EXTERNAL]Conditional Use Permit

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I thought this may be helpful as well 🙃

ADGA is the registry for all of my animals
17"-22.5" tall is the regulation for Nigerian Dwarf Goats (Standard Size goats are approximately 30" tall and 170# each)

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

CU-21-09

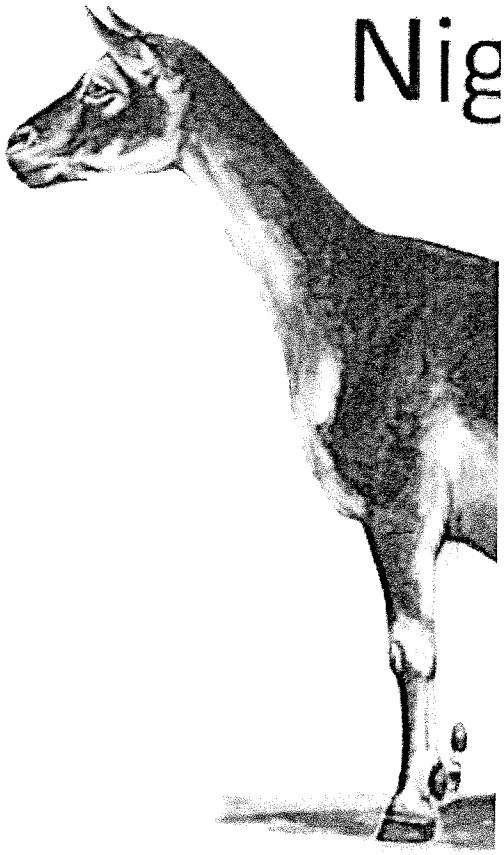
adga.org

NG Known Issues in News ADG

climates and con

NIGERIAN DWARF

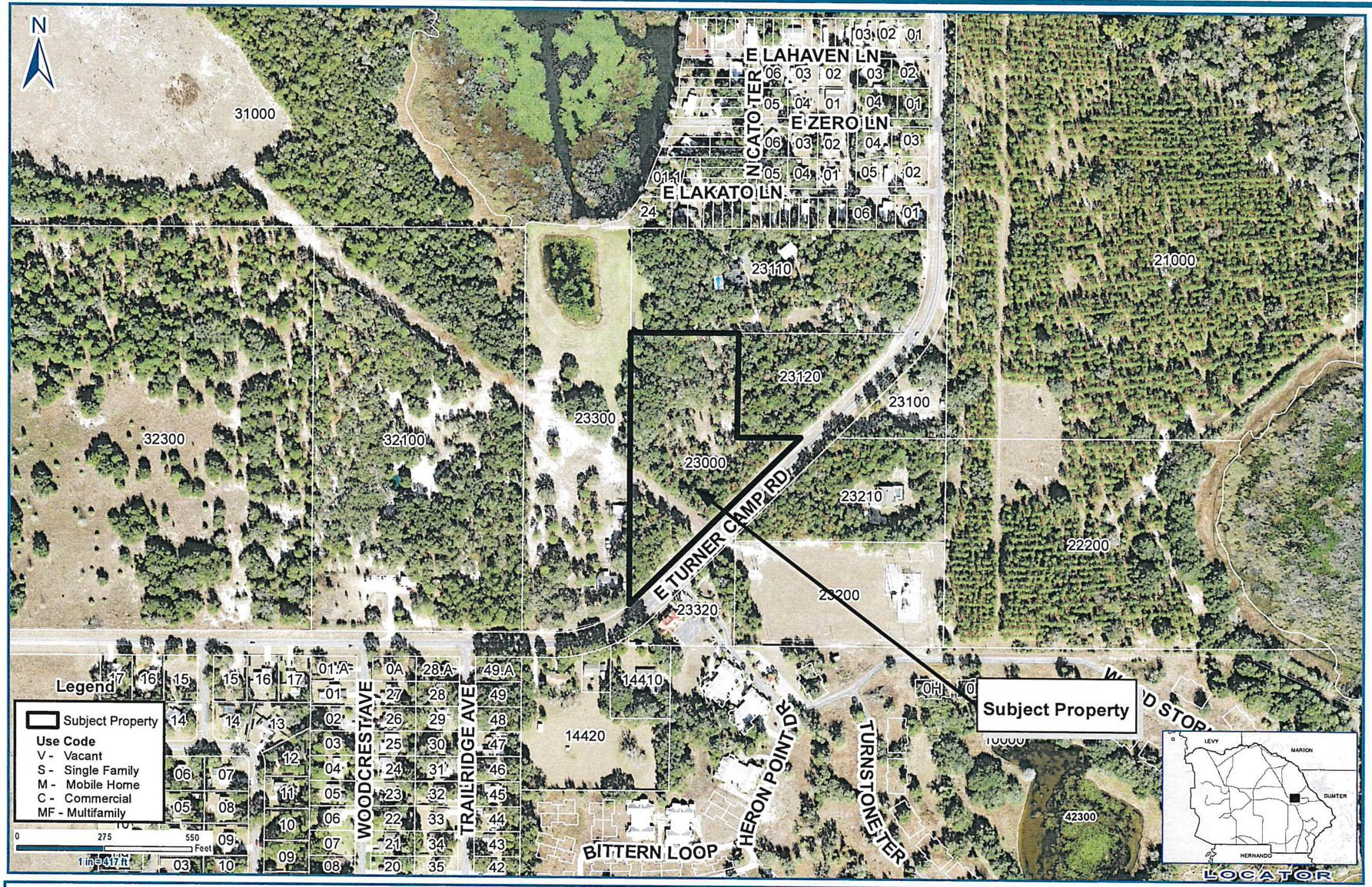
Nig



AMERICAN DAIRY GOAT ASSOCIATION
SINCE 1904

Attachment: Applicant's submittal (15127 : CU-21-09 Nadene and Scott Reynolds)

Attachment: Coordinator PowerPoint (15127 : CU-21-09 Nadene and Scott Reynolds)



Application #: CU-21-09	Applicant: Nadene Reynolds
Proposal: Exceed animal schedule in CL district	Location: 6535 E. Turner Camp Rd. Inverness, 34453
Land Use Atlas: Low Intensity Coastal and Lakes (CL)	S-T-R - 05-19-20 SE

Planner Initials: _____ Date: 6/17/21

Geographic Information Systems

Prepared By : William Braunsch
Date: June 4, 2021
Source: Enterprise Geodatabase
Map Number: WB0000574

Cynthia P. Skelhorn
Director

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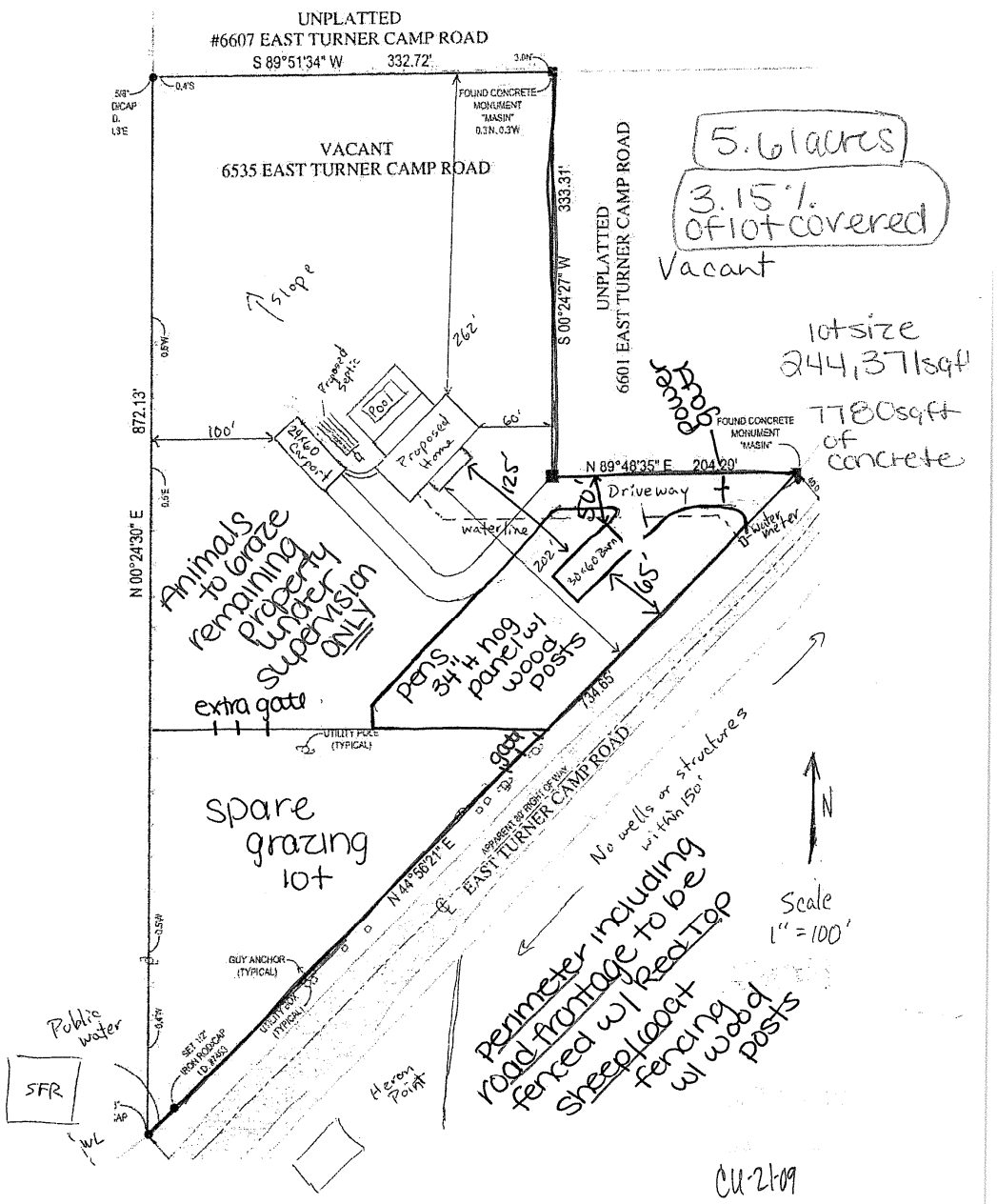
Attachment: Coordinator PowerPoint (15127 : CU-21-09 Nadene and Scott Reynolds)

Attachment: Coordinator PowerPoint (15127 : CU-21-09 Nadene and Scott Reynolds)

Siteplan

1 SFR



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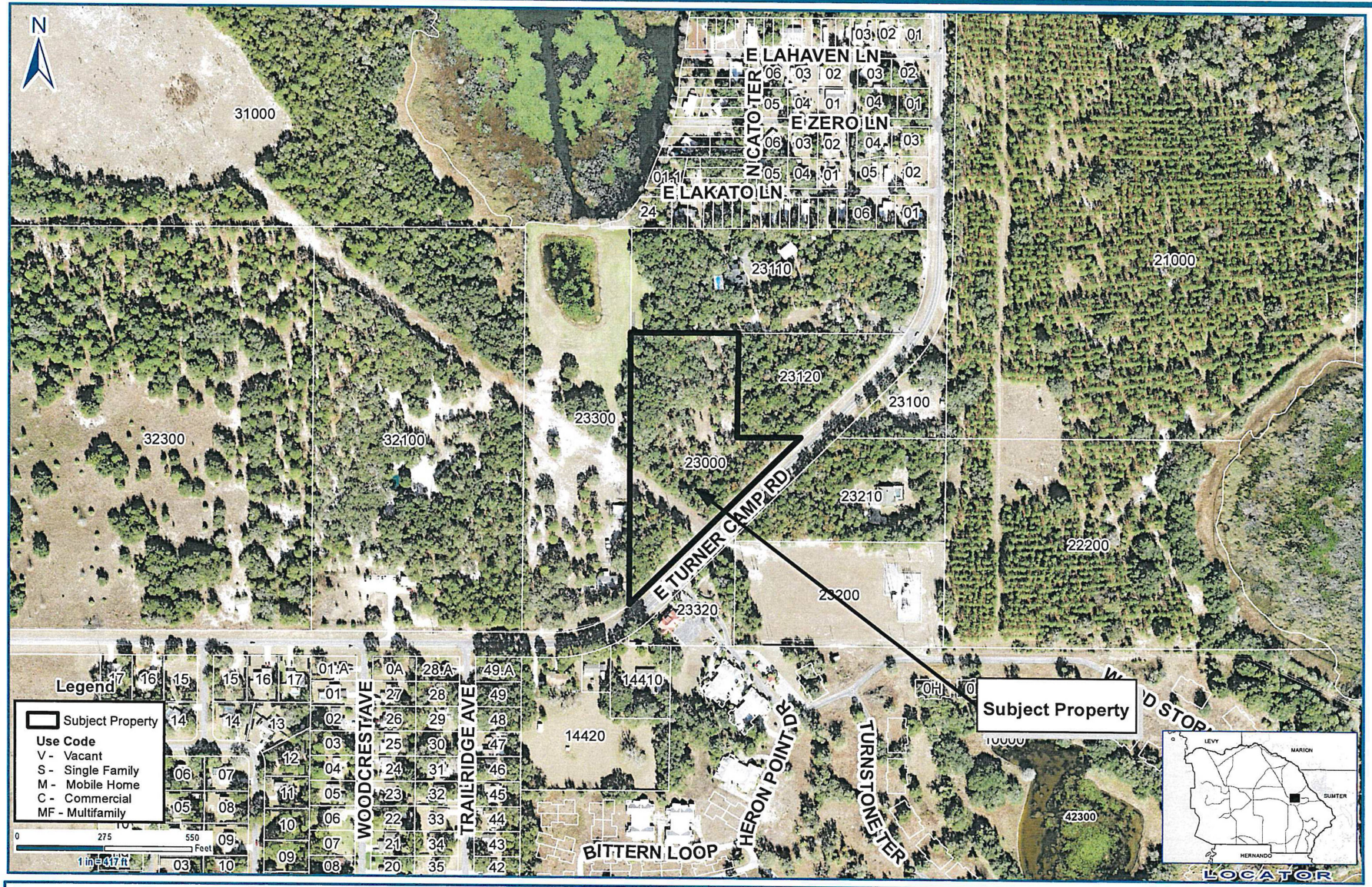
Attachment: Planner PowerPoint (15127 : CU-21-09 Nadene and Scott Reynolds)



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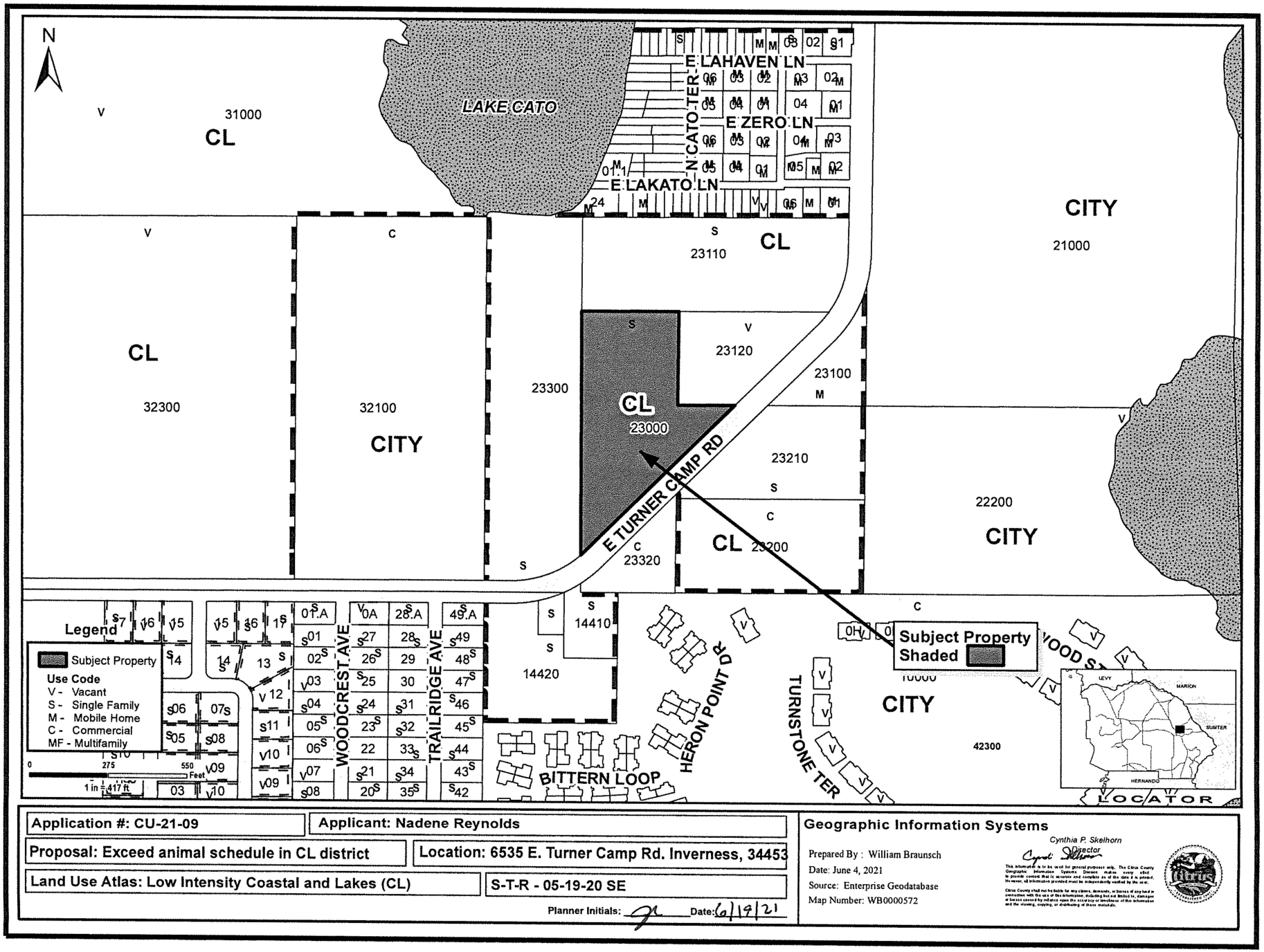
2

Attachment: Planner PowerPoint (15127 : CU-21-09 Nadene and Scott Reynolds)



Application #: CU-21-09	Applicant: Nadene Reynolds
Proposal: Exceed animal schedule in CL district	Location: 6535 E. Turner Camp Rd. Inverness, 34453
Land Use Atlas: Low Intensity Coastal and Lakes (CL)	S-T-R - 05-19-20 SE

Planner Initials: JL Date: 6/19/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: June 4, 2021
Source: Enterprise Geodatabase
Map Number: WB0000572

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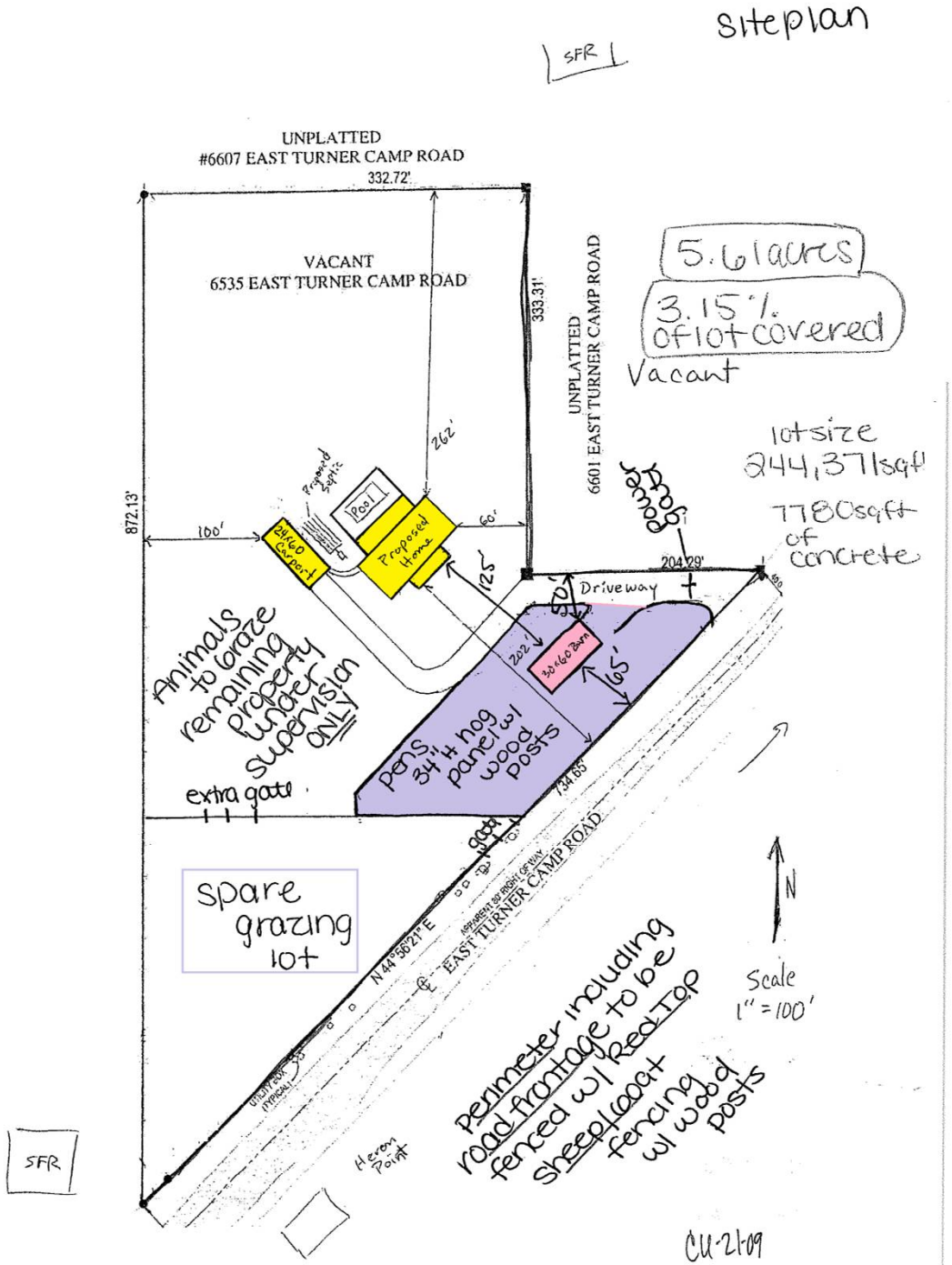

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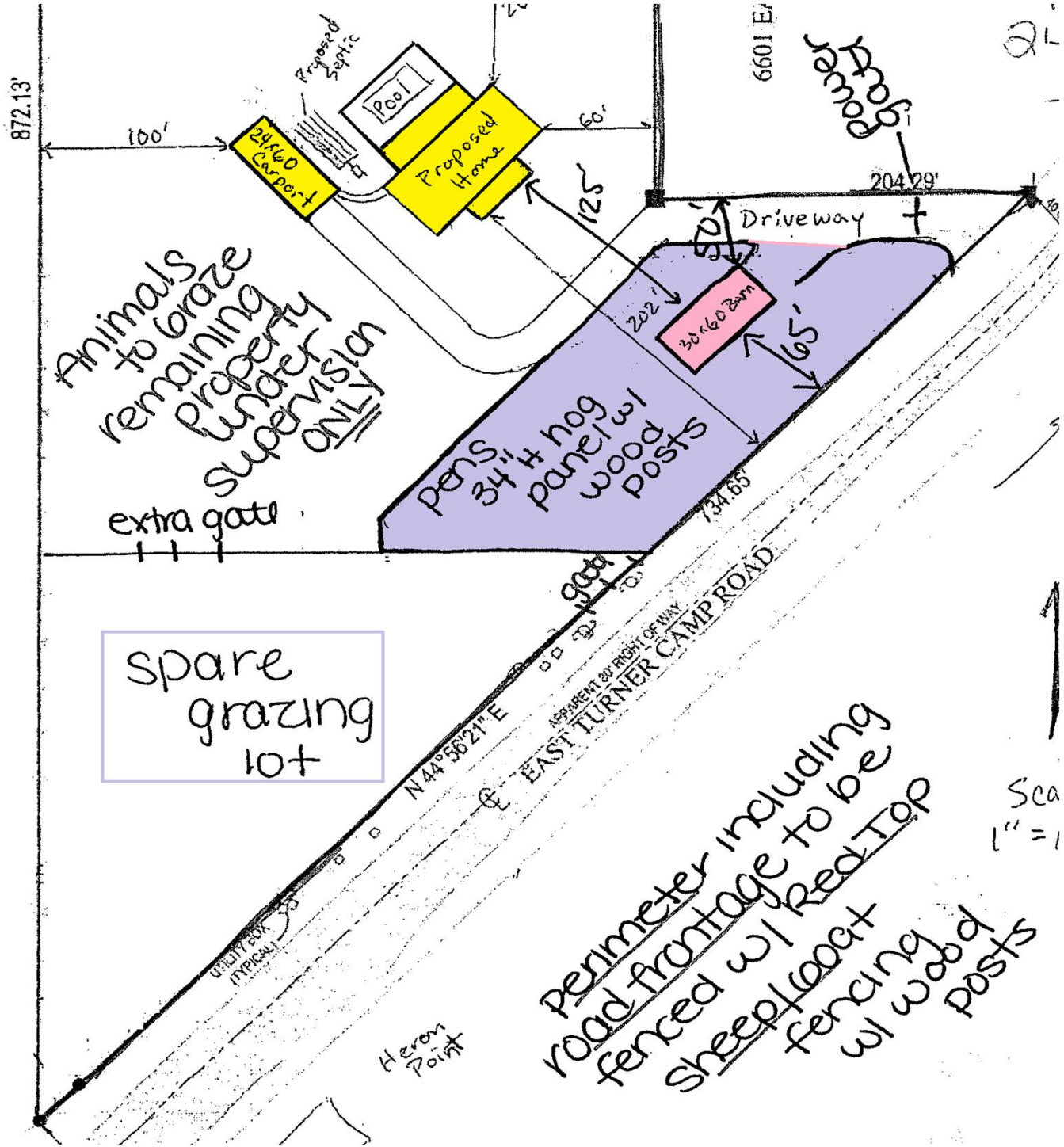
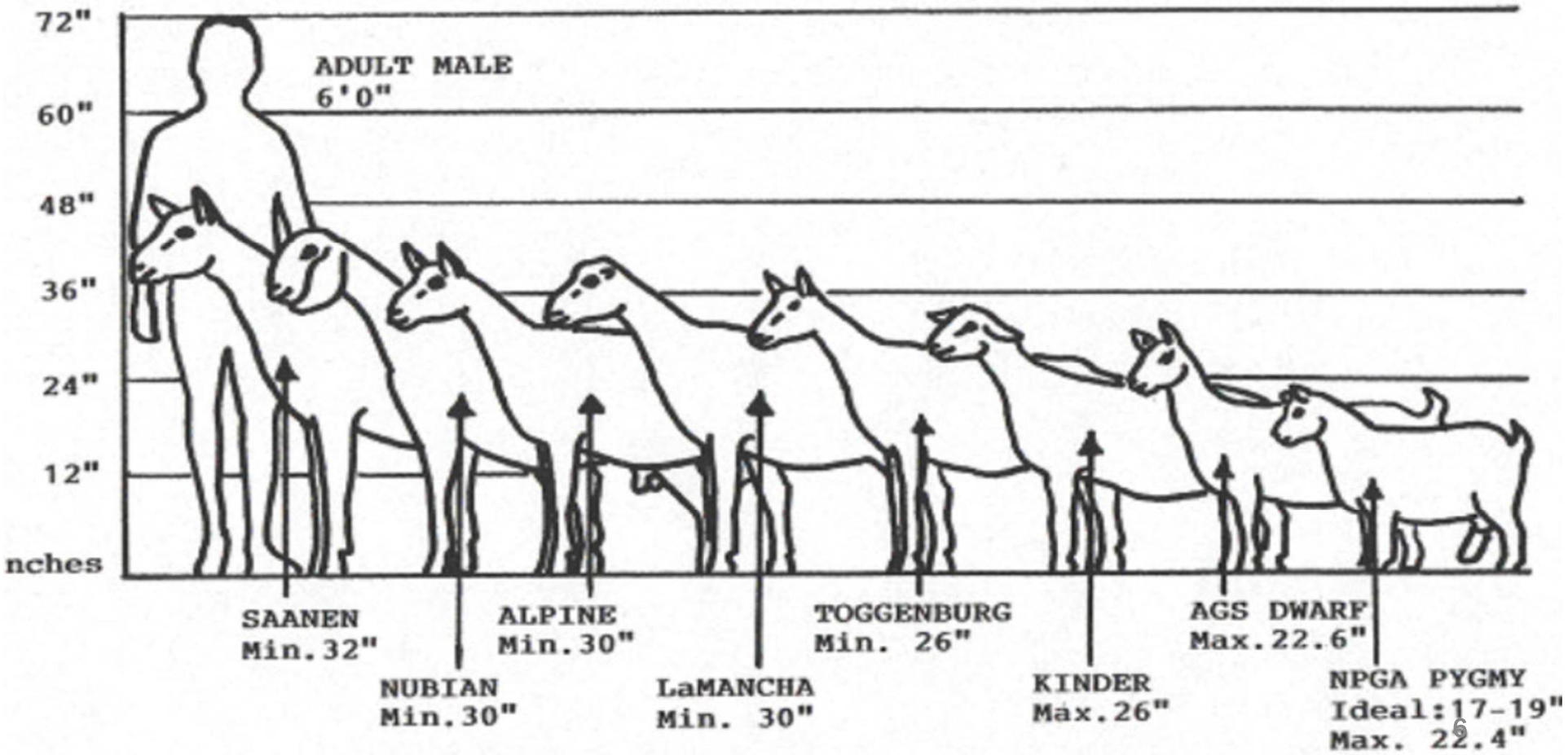


Attachment: Planner PowerPoint (15127 : CU-21-09 Nadene and Scott Reynolds)

Pygmy Goat Body Type

Nigerian Dwarf Body Type



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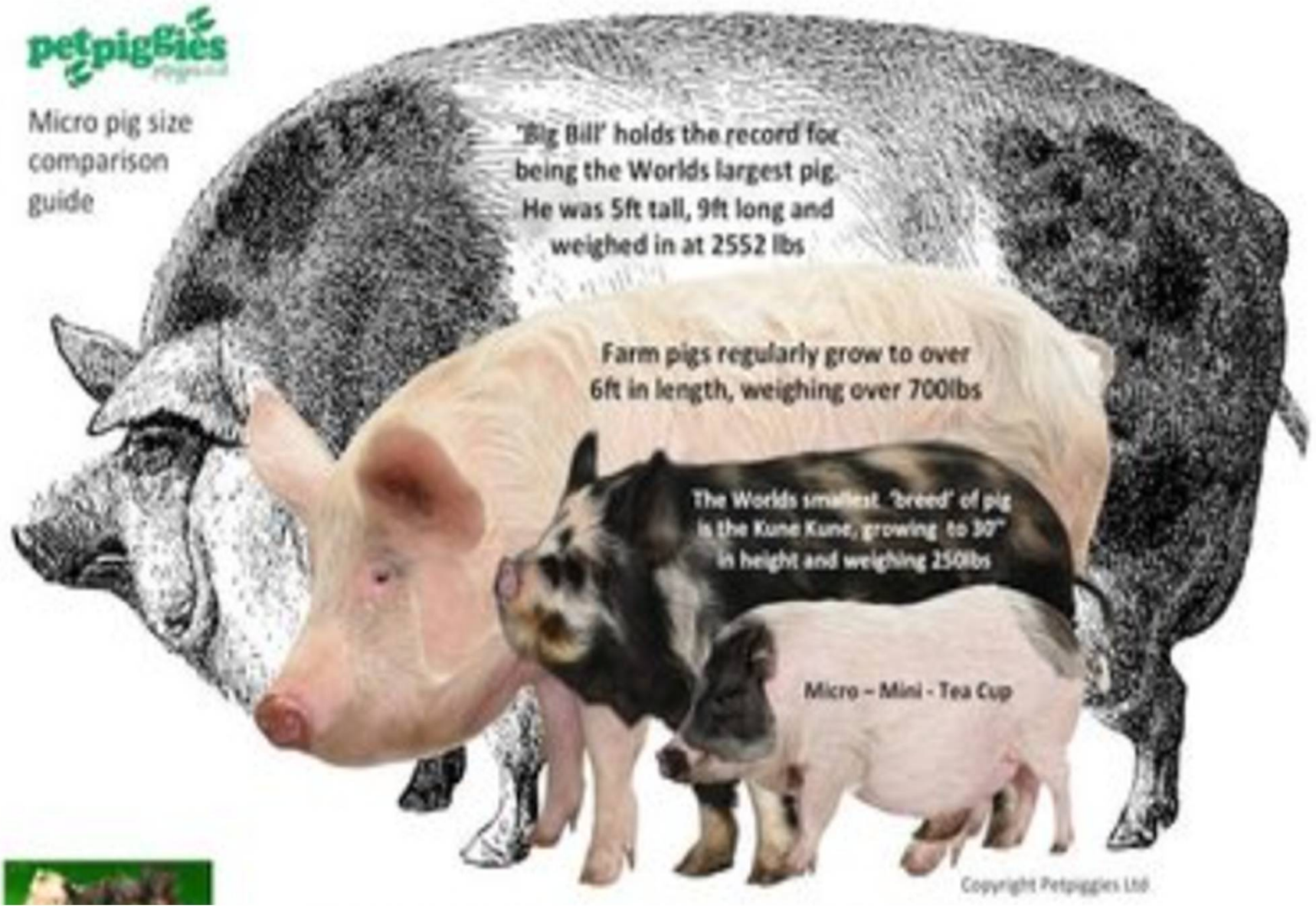

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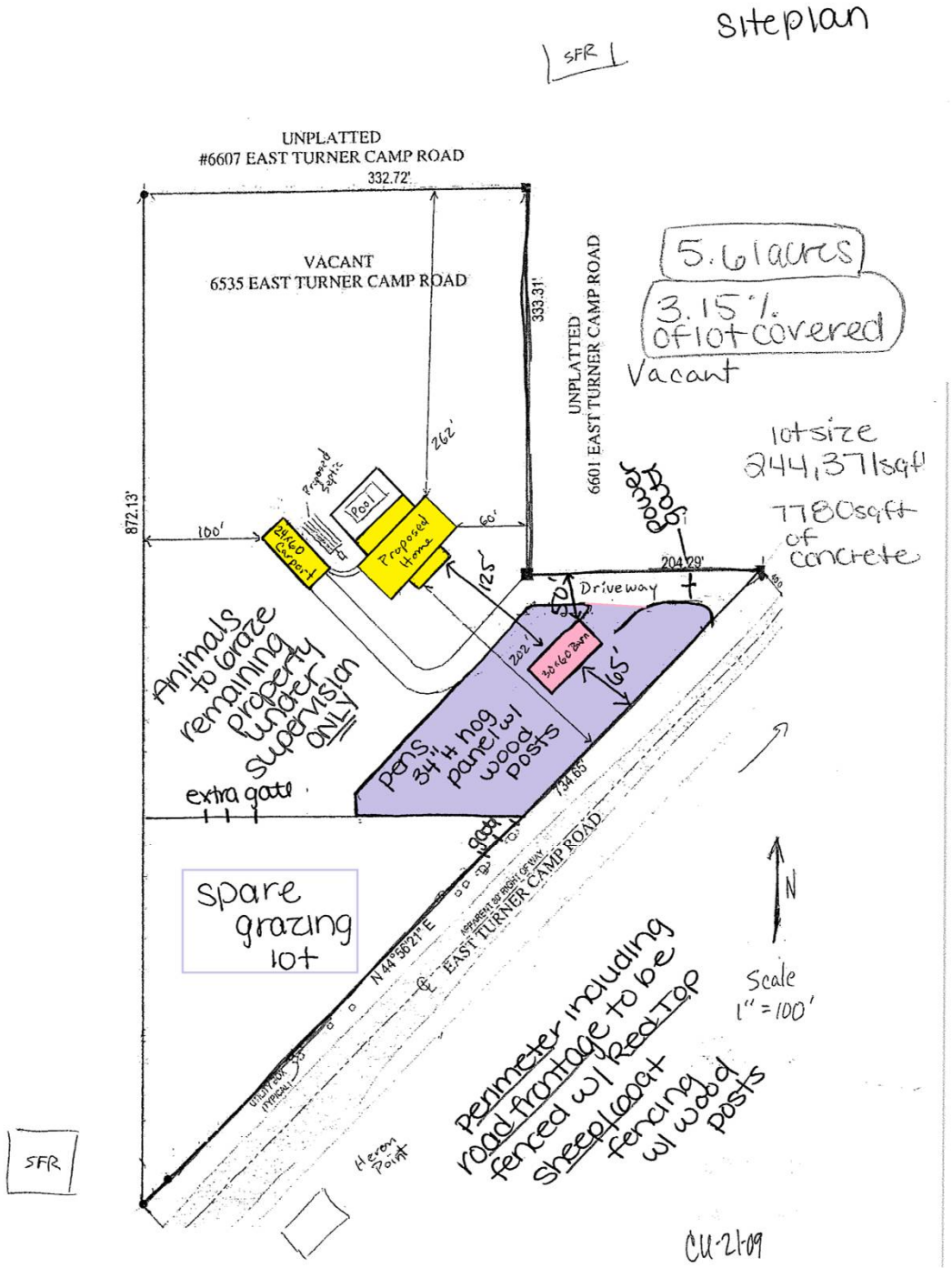

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