CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday August 19, 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 19, 2021, PDC agenda & directions

August 19, 2021, PDC agenda and directions

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. PUD-21-06 –Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC

Conduct a public hearing on August 19, 2021 to review and consider PUD-21-06 -Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC

2. PV-21-03 McKenzie Permitting fro Growland LLC

Conduct a public hearing on August 19, 2021, to review and consider PV-21-03, McKenzie Permitting for Growland LLC, to make a recommendation to the Board of County Commissioners.

3. CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.

Conduct a public hearing on August 19, 2021 to review and consider CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.

4. V-21-11 Albert and Torrie Jasuwan

Conduct a public hearing on August 19, 2021 to review and consider V-21-11, Albert and Torrie Jasuwan.

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 19, 2021 PDC agenda and directions
AGENDA DATE:	**August 19, 2021**

BRIEF OVERVIEW:

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:
August 19, 2021, PDC agenda and directions

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, August 19, 2021 at 9:00 AM

Lecanto Government Building

3600 West Sovereign Path, Room 166

Lecanto, Florida 34461

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

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC – Receive comments from the public

G. APPROVE MINUTES – Approval of available minutes

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION: County Attorney

J. APPLICATIONS

1. LAND USE APPLICATION

a. V-21-10 Clark A. Stillwell, Esq. for John and Tina Whitt

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of an elevated deck having less than the required 50-foot minimum building setback from the mean high-water line, pursuant to Section 3520, Floodplain Protection Standards, as specified in the LDC.

Attachment: Agenda (17173 : August 19, 2021 PDC agenda and directions)

LOCATION: **Section 36, Township 19 South, Range 16 East**; **specifically, Lot 25, BLK 2, of Riverhaven Village (AK 1012481), which address is 12050 W. Tarpon Ct. Homosassa. A complete legal description of the property is on file with the Land Development Division.**

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

2. PLANNED UNIT DEVELOPMENT

a. PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II, LLC (Beverly Hills Development of Regional Impact)

REQUEST: **This request is to modify the Beverly Hills Development of Regional Impact (DRI) Master Plan to 1) change the land use designation on approximately 14.2 acres from LCC (Life Care Center) to BCO5 (Business Commercial/Office); 2) change the land use designation on approximately 28.5 acres from LCC (Life Care Center) to MF4 (Multi-Family); and allow Life Care Center uses in the multi-family areas of MF1, MF2, MF3, and MF4. This request is made pursuant to Section 4300, Planned Unit Developments (PUD), of the Citrus County Land Development Code and Florida Statute 380.06, Developments of Regional Impact, and will amend Resolution 2008-060 and subsequent Resolutions.**

LOCATION: **Section 11, Township 18 South, Range 18 East; more specifically, a portion of Parcel 11000 (AK #3477742); and the remainder of the Beverly Hills DRI lying in Sections 1, 2, 11, 12, 13, 14, 15, and 22, Township 18 South, Range 18 East, and Sections 6 and 7, Township 18 South, Range 19 East. A complete legal description is on file with the Land Development Division.**

STAFF CONTACT: **Joanna Coutu, AICP, Director, Land Development Division**

3. PLAT VACATION

a. PV-21-03 McKenzie Permitting for Grow Land, LLC

REQUEST: **This request is to vacate the platted utility easements lying on north side of Lots 61-68 and on the south side of Lots 13-20, Block 11, Inverness Highlands Unit No. 1, as recorded in Plat Book 2, Pages 93-96, public records of Citrus County, Florida (Section 11, Township 19 South, Range 19 East), which addresses are 3129 and 3131 E. Gulf to Lake Hwy. and 3148 and 3172 E. Thomas Street, Inverness, Florida.**

Attachment: Agenda (17173 : August 19, 2021 PDC agenda and directions)

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

4. **COMPREHENSIVE PLAN AMENDMENT**

a. **CPA/AA/PUD-21-08 Michael Wilburn for Philip Bomhoff, Jr.**

REQUEST: This request is to amend the land use designation on the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from AGR (Agriculture District) to GNC (General Commercial District) and to amend the land use designation of the Land Development Code Atlas Map from AGRMH (Agriculture District with mobile homes allowed) to NEC/PUD (Neighborhood Commercial District with a Planned Unit Development) and to amend an existing Planned Unit Development for a winery, restaurant, wedding/event venue, marketplace, and related uses.

LOCATION: Section 18, Township 20 South, Range 19 East; more specifically, a portion of Parcel 34000; which address is known as 8121 and 8123 S. Lecanto Highway, Lecanto, FL. A complete legal description is on file with the Land Development Division.

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

5. **LAND USE APPLICATION**

a. **V-21-11 Albert and Torrie Jasuwan**

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

LOCATION: Section 31, Township 19 South, Range 17 East; specifically, Lot 10, Block A, of Otter Slide subdivision, PB 7, PG 91, (AK 1144906), which address is 5644 S. Sea Otter Path, Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.

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

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

Attachment: Agenda (17173 : August 19, 2021 PDC agenda and directions)

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 (17173 : August 19, 2021 PDC agenda and directions)

Attachment: Map & Directions (17173 : August 19, 2021 PDC agenda and directions)

Planning and Development Commission

Directions for meeting on August 19, 2021

V-21-10- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W. Grover Cleveland Blvd. Go **5.39 miles** and continue straight across US-19 onto W. Halls River Rd. Go **3.14 miles** and turn slightly right onto W. Riverhaven Dr. Go **1.04 miles** and turn left onto W. Riverhaven Dr. Go **0.17 miles** and take the third right onto W. Tarpon Ct. Go **0.04 miles** and the site is on the left at **12050 W. Tarpon Ct., Homosassa.**

PUD-21-06- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **6.64 miles** and the subject property is on the right which includes all of the **Development of Regional Impact (DRI) of Beverly Hills.**

PV-21-03- 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 **6.49 miles** and the subject property is on the left and is the easement area between addresses **3129 E. Gulf to Lake Hwy, and 3172 E. Thomas St., Inverness.**

CPA/AA/PUD-21-08- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **7.27 miles** and the subject property is on the left at **8121 S. Lecanto Hwy, Lecanto.**

Attachment: Map & Directions (17173 : August 19, 2021 PDC agenda and directions)

V-21-11- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W. Grover Cleveland Blvd. Go **5.39 miles** and continue straight across US-19 onto W. Halls River Rd. Go **0.57miles** and turn slightly left onto W. Fishbowl Ln. Go **1.57 miles** and turn slightly left onto W. Yulee Dr. Go **0.97 miles** and turn left onto S. Mason Creek Rd. Go **0.83 miles** and turn right onto S. Garcia Rd. Go **0.24 miles** and turn right onto W. Priest Ln. Go **0.13 miles** and continue straight as W. Priest becomes S. Sea Otter Path. Go **0.12 miles** and turn right to stay on S. Sea Otter Path. Go **0.04 miles** and the site is on the left at **5644 S. Sea Otter Path. Homosassa.**

Attachment: Map & Directions (17173 : August 19, 2021 PDC agenda and directions)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC
AGENDA DATE:	**August 19, 2021**

BRIEF OVERVIEW:

A request to modify the Beverly Hills Development of Regional Impact (DRI) Master Plan for multiple changes:

1) change the land use designation on approximately 14.2 acres from LCC (Life Care Center) to BCO5 (Business Commercial/Office)

2) change the land use designation on approximately 28.5 acres from LCC (Life Care Center) to MF 4 (Multi Family)

3) allow Life Care Center uses in the multifamily areas of MF1, MF2, MF3, and MF4.

This request is made pursuant to Section 4300, Planned Unit Developments (PUD), of the Citrus County Land Development Code and Florida Statute 380.06, Developments of Regional Impact, and will amend Resolution 2008-060 and subsequent Resolutions.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on August 19, 2021 to review and consider PUD-21-06 -Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC

PM2-21-67

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

PLANNED UNIT DEVELOPMENT APPLICATION NO. PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC

DATE: July 12, 2021

PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

REQUEST FOR AN AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT (DEVELOPMENT OF REGIONAL IMPACT):

REQUEST:	A request to modify the Beverly Hills Development of Regional Impact (DRI) Master Plan to 1) change the land use designation on approximately 14.2 acres from LCC (Life Care Center) to BCO5 (Business Commercial/Office); 2) change the land use designation on approximately 28.5 acres from LCC (Life Care Center) to MF4 (Muli-Family); and allow Life Care Center uses in the multi-family areas of MF1, MF2, MF3, and MF4. This request is made pursuant to Section 4300, Planned Unit Developments (PUD), of the Citrus County Land Development Code and Florida Statute 380.06, Developments of Regional Impact, and will amend Resolution 2008-060 and subsequent Resolutions.
SUBJECT PROPERTY	Area proposed for land use designation change: Section 11, Township 18 South, Range 18 East, more specifically, a portion of Parcel 11000 (AK #3477742); and the remainder of the Beverly Hills DRI lying in Sections 1, 2, 11, 12, 13, 14, 15, and 22, Township 18 South, Range 18 East, and Sections 6 and 7, Township 18 South, Range 19 East. A complete legal is on file with the Land Development Division.
ACREAGE	Approximately 2,233.33 acres (total DRI). Land use change areas: approximately 42.7 acres
FUTURE LAND USE DESIGNATION:	Residential Mixed Use District
LAND DEVELOPMENT CODE ATLAS DESIGNATION:	Request 1: PDR, Planned Residential Development (LCC – Life Care Center) Request 2: PDR, Planned Residential Development (LCC – Life Care Center) Remainder of Area: PDR designation with various uses outlined as per DRI Master Plan

Attachment: PDC Staff Report (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

SURROUNDING COMPREHENSIVE PLAN (GFLUM) DESIGNATIONS:	Outer boundaries of DRI abut multiple land uses
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	Request 1 North – PDR, Planned Residential District (Business Commercial) South – PDR District (Life Care Center and Linear Open Space) East – PDR District (Life Care Center) West – RUR/PDO District (Landscape/Buffer) Request 2 North – PDR, Planned Residential District (Business Commercial and Multi-Family) South – PDR District (Linear Open Space and Utilities) East - PDR District (Utilities and Single-family residential) West – PDR District (Life Care Center) Remainder of DRI – outer boundaries of DRI abut multiple land uses
SURROUNDING AREA	Request 1 North – Vacant commercial and multi-family lands; N. Lecanto Hwy (CR-491) South – Vacant commercial; linear open space East – Vacant commercial West – N. Lecanto Highway (CR-491); Landscape/Buffer Tract Request 2 North – Vacant commercial and multi-family lands South – Linear open space and drainage retention area East – Drainage retention area; single-family residences West – Vacant commercial land

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), throughout the DRI there are a variety of soil types with predominantly Candler-Urban land complex (0 to 8 percent slopes), Lake fine sand (0 to 5 percent slopes) and Candler fine sand (0 to 5 percent slopes). Limitations to building site development are slight. The majority of the DRI lies in Flood Zone X, as found on Flood Insurance Rate Map 12017C0211D.

BACKGROUND AND ANALYSIS

Amendment to Development of Regional Impact (DRI)

There are multiple changes proposed in this amendment:

Attachment: PDC Staff Report (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

- Request 1 - Revise the designation on approximately 14.2 acres from LCC (Life Care Center) to BCO5 (Business Commercial/Office).

This area is adjacent to an existing, but undeveloped, area of BCO5 that is currently 4.3 acres with a frontage road for a total of 6.1 acres. The total BCO5 acreage would then be 20.3 acres in this area along CR-491.

The DRI defines the Life Care Center area as follows:

> *LCC area includes uses and facilities designed to meet the particular needs of the elderly. These facilities would include cafeteria, medical, housekeeping services along with residential, religious, [and] recreation program activities. LCC would complement the overall life-style at Beverly Hills by providing the facilities for older residents who prefer and require a more controlled environment, but who do not want to be isolated totally from the mainstream of community life. The Life Care Center will provide congregate living facilities designed to create a more home-like atmosphere. Forty-five (45) acres is being set aside for this facility. Impacts are projected on the basis of 300-400 residents. Structures will be low-rise, not to exceed three stories. Complete recreation and medical facilities will be designed within the Life Care Center.*

It is noted that at the time of creation of the DRI (1981) the LCC was located in an area near the Civic Center Circle and other public uses but was relocated along CR-491 in 1983. See Request 3 below for more information about relocation of this use.

There are currently multiple similar facilities, usually called Assisted Living Facilities, or Nursing Homes, in the general area but not within the boundaries of the DRI.

BCO, Business/Commercial/Office, is described in the DRI as follows:

> *BCO designation includes general business and commercial uses typical of community shopping areas, along with shopping plazas, free-standing commercial enterprises, office and medical uses. Each phase of BCO will be designed to be self-contained with circulation and parking integrated throughout. A parallel service road will be constructed along CR 491 with ingress and egress designed to facilitate traffic movement and vehicular safety. BCO area comprises 110 acres and is designed for 450,000 square feet of space split approximately 10% medical/professional, 50% general commercial, 20% entertainment, and 20% independent commercial/discount operations.*

Since that time the BCO use has been modified with various amendment requests, and now totals approximately 96.9 acres in size. With this amendment request, the total BCO in the DRI would be 107.5 acres.

The description notes a frontage road in these areas, which are also placed in some OF (Office) areas along CR-491. The applicant has not delineated the full frontage road in this new proposed area with only a stub-out while keeping a driveway connection to CR-491. This frontage roadway will need to be conceptually added to connect with the CR-491 apron as originally contemplated within the DRI and also to comply with cross-access connection requirements along this roadway. Placement of the actual frontage road is conceptual, so that it can be adjusted to accommodate proposed development accordingly.

Attachment: PDC Staff Report (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

- Request 2 – Revise the designation on approximately 28.5 acres from LCC (Life Care Center) to MF4 (Multi-Family).

This area is adjacent to a smaller multi-family area that currently consists of 10.6 acres (including the frontage road). This application, if approved, would increase this area to a total of 39.1 acres.

The Multi-Family Low Density (MF aka MFL) designation is described in the DRI as follows:

> *MFL land use designation includes a variety of one-story, multi-family dwelling types at an average net density not to exceed 10 units/acre. Locations MFL (a) as illustrated on Figure 12A-3 would be primarily for short-term lease. Location MFL (b) are designed to orient to the golf course and are primarily fee simple ownership. Location MFL (c) is designed in support of the Life Care Center and includes rental and fee simple ownership. MFL areas comprise 125 acres for a total of 1,250 units.*

It is noted that MFL (a) as referenced outlines an area along CR-491 that is now designated for BCO use. MFL (b) is an undeveloped area near the Twisted Oaks golf course. It appears that both MFL (a) and MFL (c) were relocated to an area along W. Roosevelt Blvd in 2005, in an area currently undeveloped near the park in that area.

Multi-family use acreage for all tracts currently 142.3 acres and would increase to approximately 169 acres with approval of this application. That equates to no more than 1,415 units (currently), with the same number of units proposed for the increased acreage (i.e., the applicant is proposing no increase in allowable units proposed).

- Request 3 – Authorize the LCC use in all MF districts, for a total of up to 400 units

The Multi-Family district in the DRI, which allows up to 10 dwelling units/acre, is most comparable to the HDR, High Density Residential, district in the LDC which allows up to 6 dwelling units/acre by right and up to 20 units/acre with a PUD. The HDR land use district does allow assisted living facilities, provided they are not located within the Coastal High Hazard Area (the Beverly Hills DRI is not in this area). As such, the request is consistent with the LDC in other areas of the County.

The applicant has also noted that no more than the 400 LCC units could be authorized in the MF areas, so that the use would not increase proposed density in the DRI.

Consistency with the Land Development Code (LDC)

The application as proposed would be consistent with the standards of the Land Development Code, and such criteria as façade, buffers, parking, etc. would continue to be reviewed at the time of permitting. The two use changes proposed are consistent with their surrounding area(s). The application could allow multi-family uses instead of life care center use adjacent to existing residences along W. Colbert Court in Beverly Hills. LCC uses currently require a 25' buffer with a 75% visibility screen adjacent to residential areas, while multi-family uses would generally require a Type "C" buffer. This would remain unchanged with this application if approved.

Attachment: PDC Staff Report (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Consistency with the Comprehensive Plan

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application appears to be consistent with the following objective and policies of 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.*

Policy 17.5.5 *All major modifications to existing Planned Developments shall be approved by the BCC through the Atlas Amendment process. This requirement shall also apply to Planned Developments approved by the Planning and Development Review Board (PDRB) or its predecessor in function.*

[Staff note – the PUD amendment process is consistent with the Atlas Amendment process and allows overall review of the PUD amendment.]

Policy 17.11.3 *All new nonresidential development in the Corridor Planning Zone shall be served by a public central water and public central sewer system having adequate existing capacity prior to the issuance of a Certificate of Occupancy.*

[Staff note – The area of Request 1 lies within a Corridor Planning Zone since it is located directly on an arterial roadway. This requires central water and central sewer, which are both available for this site.

Concurrency – The area is generally served by Rolling Oaks Utilities for both water and sewer, including both request areas. Garbage pick-up is provided by a local licensed franchise hauler. Stormwater standards would be met as currently outlined in the LDC. The amendment for those two areas would not appear to increase the impacts for these areas. As such, the application has met concurrency requirements for water, sewer, stormwater, and solid waste.

Summary of Agency Comments: N/A – no comments have been received to date.

Summary of Public Comments: As of this writing, no public input has been received. Copies of any public input will be included with the packet of information provided for the hearings of this application.

PROPOSED FINDINGS OF FACT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD), of 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 redesignations proposed do not result in an increase in density or intensity within the DRI and are consistent with those previously approved within the Beverly Hills DRI and the*

Attachment: PDC Staff Report (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Comprehensive Plan. The remainder of the DRI Master Plan will remain as currently designated.

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 DRI provides the benefit of a Master Plan of Development that serves to safeguard against potential conflicts with existing adjacent land uses. The proposed changes are compatible with the surrounding areas.*

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.** *N/A - accessory uses are not proposed to be modified with this request.*

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.** *N/A at this time. The application does not propose any additional uses.*

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 site is an existing DRI which meets these minimum standards.

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 DRI would remain unchanged with this application request.*

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.**

   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.**

   N/A. This application is an amendment to an existing DRI which contains its own standards for landscaping and design, and these would remain unchanged with this application.

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 applicant will be required to meet all lot and buffer standards outlined within the DRI and the Citrus County Land Development Code as the DRI continues to be developed.*

Attachment: PDC Staff Report (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

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, setbacks or density as currently outlined in the DRI and/or the LDC.*

J. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The proposed text and map changes are included in this application.*

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.** *N/A - this application is bound by the terms of the Beverly Hills DRI.*

SUMMARY OF FINDINGS

It has been determined that the reviewing body (PDC) may recommend approval of the proposed DRI Amendment (PUD amendment) for the development. The application requests two land use designation changes that are compatible with the surrounding uses in each area, and do not result in an overall increase in either density or intensity within the DRI. The application also requests to allow an existing use of Life Care Center within Multi-Family areas while not proposing any increase in the allowable units already approved in the DRI. The amendment is consistent with the policies of the Comprehensive Plan as identified in this report. Granting this request will not adversely affect the public interest, and would be generally compatible with adjacent properties and other properties in the district provided the conditions as proposed by staff are adhered to.

If this application is recommended for approval, the following conditions are suggested:

1. The area designated as LCC along CR-491 in the Beverly Hills DRI will be changed from LCC use to BCO5 (14.2 acres) and MF4 (28.5 acres) uses, as further outlined in this application. The overall approval units for all MF uses through the DRI remain unchanged, with a total of up to 1,415 dwelling units.

2. The conceptual placement of the 24' wide frontage road shall continue in the Beverly Hills DRI Master Plan in the BCO5 area and is not modified by this application.

3. The LCC use, as outlined in the DRI, is an authorized use within the MF-designated areas of the Beverly Hills DRI Master Plan, for a total of up to 400 units.

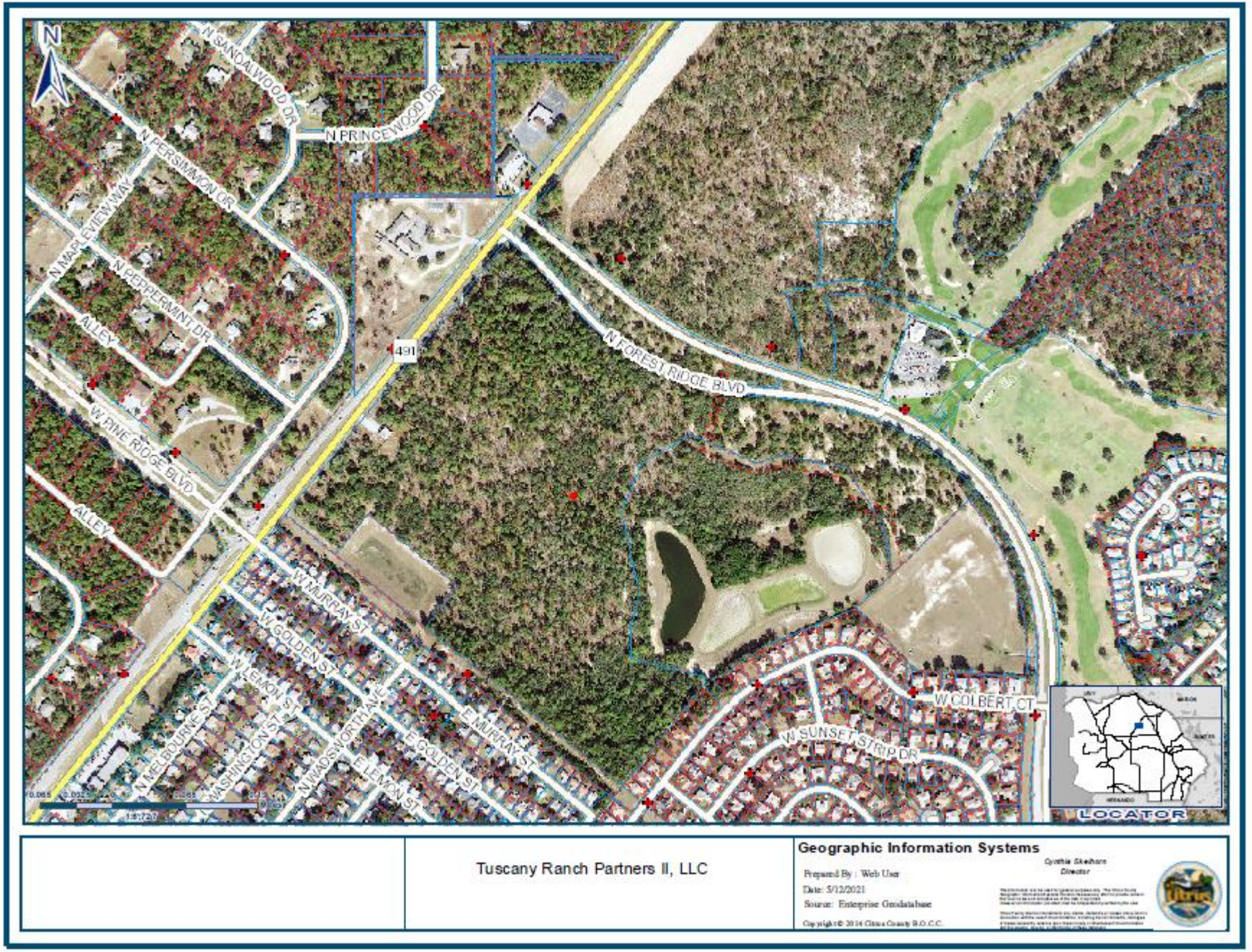
4. All other existing conditions of approval for the DRI are affirmed and remain in effect.

JLC/SW/cb

Attachment: PDC Staff Report (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

PUD-21-06
Clark A. Stillwell
Law Office of Clark A. Stillwell for Tuscany Ranch Partners II, LLC
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com

Attachment: Applicant Presentation (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for



Attachment: Applicant Presentation (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for

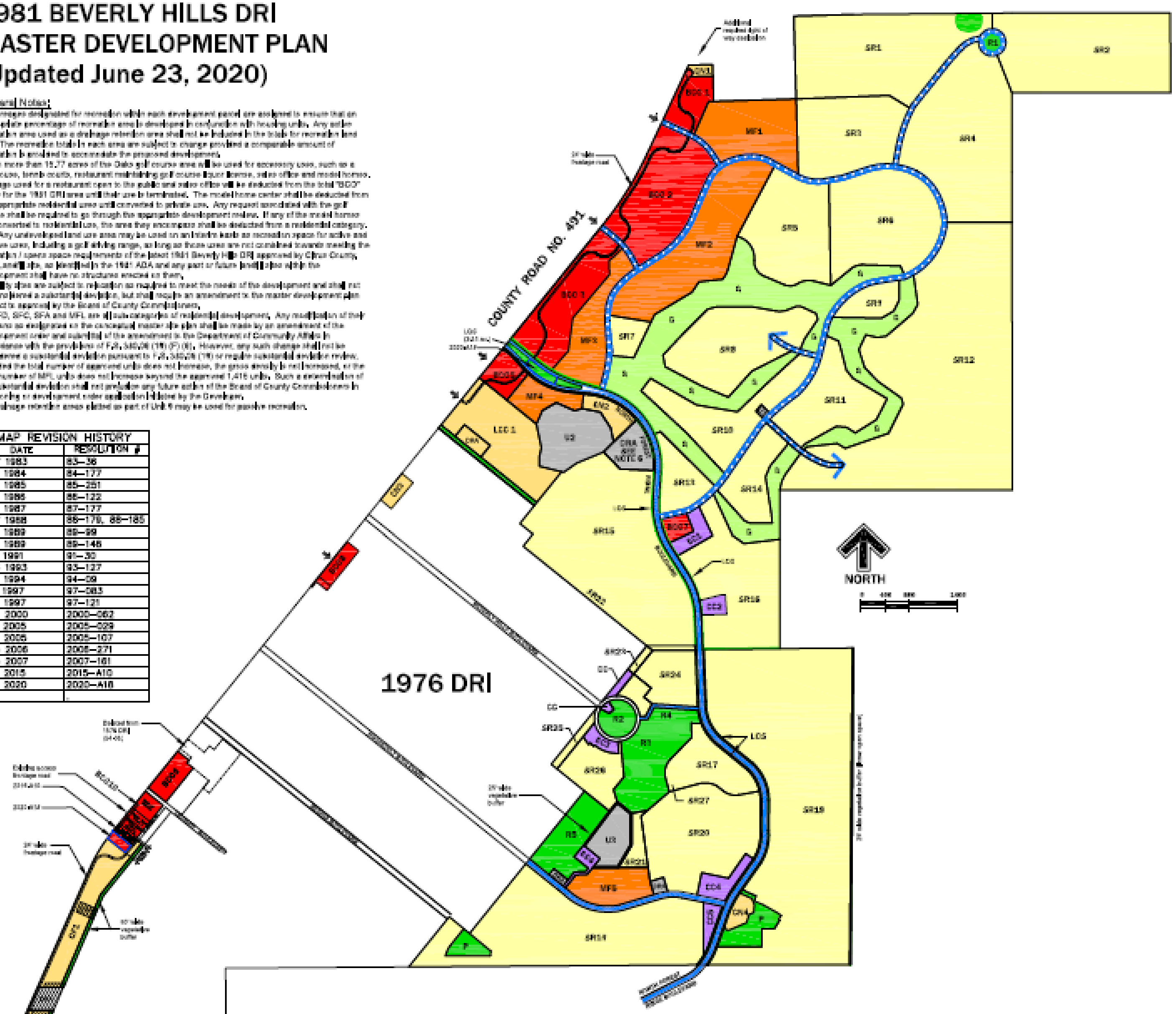
1981 BEVERLY HILLS DRI MASTER DEVELOPMENT PLAN (Updated June 23, 2020)

General Notes:

1. Acreages designated for recreation within each development parcel are assigned to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accommodate the proposed development.
2. No more than 15.77 acres of the Oaks golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant maintaining golf course liquor license, sales office and model homes. Acreage used for a restaurant open to the public and sales office will be deducted from the total "BCO" areas for the 1981 DRI area until their use is terminated. The model home center shall be deducted from the appropriate residential uses until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.
3.a. Any undeveloped land use area may be used on an interim basis as recreation space for active and passive uses, including a golf driving range, as long as those uses are not combined towards meeting the recreation / open space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
3.b. Landfill site, as identified in the 1981 ADA and any part or future landfill sites within the development shall have no structures erected on them.
4. Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendment to the master development plan subject to approval by the Board of County Commissioners.
5. SFD, SFC, SFA and MFL are all subcategories of residential development. Any modification of their locations as designated on the conceptual master site plan shall be made by an amendment of the development order and submittal of the amendment to the Department of Community Affairs in accordance with the provisions of F.S. 380.06 (19) (F) (3). However, any such change shall not be considered a substantial deviation pursuant to F.S. 380.06 (19) or require substantial deviation review, provided the total number of approved units does not increase, the gross density is not increased, or the total number of MFL units does not increase beyond the approved 1,416 units. Such a determination of nonsubstantial deviation shall not prejudice any future action of the Board of County Commissioners in any zoning or development order application initiated by the Developer.
6. Drainage retention areas platted as part of Unit 9 may be used for passive recreation.

MAP REVISION HISTORY

DATE	RESOLUTION #
MAY 1983	83–36
DEC 1984	84–177
DEC 1985	85–251
JUN 1986	86–122
OCT 1987	87–177
NOV 1988	88–179, 88–185
JUN 1989	89–99
SEP 1989	89–146
FEB 1991	91–30
AUG 1993	93–127
JAN 1994	94–09
JUL 1997	97–083
OCT 1997	97–121
APR 2000	2000–062
FEB 2005	2005–029
JUN 2005	2005–107
AUG 2006	2006–271
AUG 2007	2007–161
JUN 2015	2015–A10
JUN 2020	2020–A18



The 1981 Beverly Hills DRI was originally approved by BOC Resolution 81-147, October 23, 1981. This modified development plan reflects all existing development, past modification, and existing approved conceptual plans. Areas in color are inclusive of the 1981 Beverly Hills DRI Boundary.

P — Denotes built park / recreation included as recreation acreage within single family designated land use

Denotes future ingress / egress point

LAND USE SCHEDULE

DESIGNATION	LAND USE & NOTES	DESIGNATED USE ACREAGE	REC / OPEN SPACE ACREAGE	ROW	FRONTAGE ROAD	TOTAL ACREAGE
SR1	Single Family Cluster	80.48	5.09	---	--	85.57
SR2	Single Family Cluster	83.62	5.32	---	--	88.94
SR3	Single Family Attached	41.85	3.24	---	--	44.70
SR4	Single Family Cluster	93.65	5.52	---	--	99.07
SR5	Single Family Attached	45.62	3.28	---	--	48.90
SR6	Single Family Cluster	59.15	3.17	---	--	62.32
SR7	Single Family Detached	6.83	0.50	---	--	7.33
SR8	Single Family Detached	54.68	3.99	---	--	58.67
SR9	Single Family Cluster	9.08	0.66	---	--	9.74
SR10	Single Family Attached	34.34	2.58	---	--	37.02
SR11	Single Family Cluster	33.56	2.44	---	--	36.00
SR12	Single Family Cluster	206.46	11.48	---	--	217.94
SR13	Single Family Cluster	10.75	0.78	---	--	11.53
SR14	Single Family Detached	20.63	1.60	---	--	22.03
SR15	Single Family Detached	99.88	16.41	---	--	116.49
SR16	Single Family Detached	92.18	3.67	---	--	95.85
SR17	Single Family Attached	22.78	0.32	---	--	23.10
SR18	Single Family Detached	212.58	9.50	---	--	222.08
SR19	Single Family Detached	107.50	5.26	---	--	112.76
SR20	Single Family Detached	58.12	---	---	--	58.12
SR21	Single Family Attached	11.07	---	---	--	11.07
SR22	Single Family Detached	16.80	---	---	--	16.80
SR23	Single Family Detached	1.37	---	---	--	1.37
SR24	Single Family Attached	15.91	---	---	--	15.91
SR25	Single Family Detached	3.84	---	---	--	3.84
SR26	Single Family Attached	15.37	---	---	--	15.37
SR27	Single Family Attached	0.67	---	---	--	0.67
R1	Recreation	1.16	1.16	---	--	1.16
R2	Recreation	4.65	4.65	---	--	4.65
R3	Recreation [illegible]	28.69	28.69	---	--	28.69
R4	Recreation	2.30	2.30	---	--	2.30
R5	Recreation	14.65	14.65	---	--	14.65
G	Golf	138.12	138.12	---	--	138.12
MF1	Multi-family Low Density	41.16	3.00	---	--	44.16
MF2	Multi-family Low Density	56.67	4.26	---	--	58.73
MF3	Multi-family Low Density	19.13	1.38	---	--	20.43
MF4	Multi-family Low Density	9.91	0.72	---	--	10.63
MF5	Multi-family Low Density	16.03	0.00	---	--	16.03
U1	Utilities	0.62	---	---	--	0.62
U2	Utilities	24.91	---	---	--	24.91
U3	Utilities	16.87	---	---	--	16.87
BCO-1	Business/Comm/Office	7.68	---	0.56	1.40	9.64
BCO-2	Business/Comm/Office	38.96	---	1.29	3.87	44.32
BCO-3	Business/Comm/Office [illegible]	22.17	---	1.92	3.38	26.97
BCO-4	Business/Comm/Office [illegible]	--	---	---	--	--
BCO-5	Business/Comm/Office [illegible]	4.27	---	0.44	1.28	6.09
BCO-6	Business/Comm/Office [illegible]	0.00	---	---	--	0.00
BCO-7	Business/Comm/Office	2.00	---	---	--	2.00
BCO-8	Business/Comm/Office	4.92	---	---	--	4.92
BCO-9	Business/Comm/Office	6.43	---	---	--	6.43
BCO-10	Business/Comm/Office	8.44	---	---	--	8.44
CN1	Community & Neighborhood Services	0.86	---	0.21	0.77	1.84
CN2	Community & Neighborhood Services	6.28	---	---	--	6.28
CN3	Community & Neighborhood Services	1.80	---	---	--	1.80
CN4	Community & Neighborhood Services	4.97	---	---	--	4.97
LCC	Life Care Center	45.04	---	0.75	1.92	47.71
OP1	Office	19.68	---	---	3.47	23.03
OP2	Office	4.82	---	---	0.35	5.17
CC	Civic Center / Public Use	4.45	---	---	--	4.45
CC2	Civic Center / Public Use	3.03	---	---	--	3.03
CC3	Civic Center / Public Use	2.82	---	---	--	2.82
CC4	Civic Center / Public Use	7.99	---	---	--	7.99
CC5	Civic Center / Public Use	4.29	---	---	--	4.29
CC6	Civic Center / Public Use	1.86	---	---	--	1.86

TOTAL UNITS / SQUARE FOOTAGE / ACRES	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 7, 8, 14-16, 18-20, 22, 23, 25)	494.56	2,219	--	--
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	573.83	2,890	--	--
Single Family Attached (SR 3, 5, 10, 17, 21, 24, 26)	193.52	1,032	--	--
Multi Family Low Density (MF)	142.94	1,416	--	--
Recreation (R)	147.32	--	--	--
Golf Course (G)	138.12	--	--	--
Utilities (U)	41.40	--	--	--
Business / Commercial / Office (BCO)	96.07	490,300 sf	--	--
Community & Neighborhood Services (CN)	14.01	45,353 sf	--	--
Life Care Center (LCC)	45.54	450	--	--
Office (OP)	24.56	275,300 sf	--	--
Civic Center / Public Use (CC)	23.91	--	--	--
ROW / Frontage Roads	135.56	--	--	--
Linear Open Space (LOS)	37.42	--	--	--
TOTALS:	2,238.38 Acres	7,515 Units / 833,331 SF	--	--

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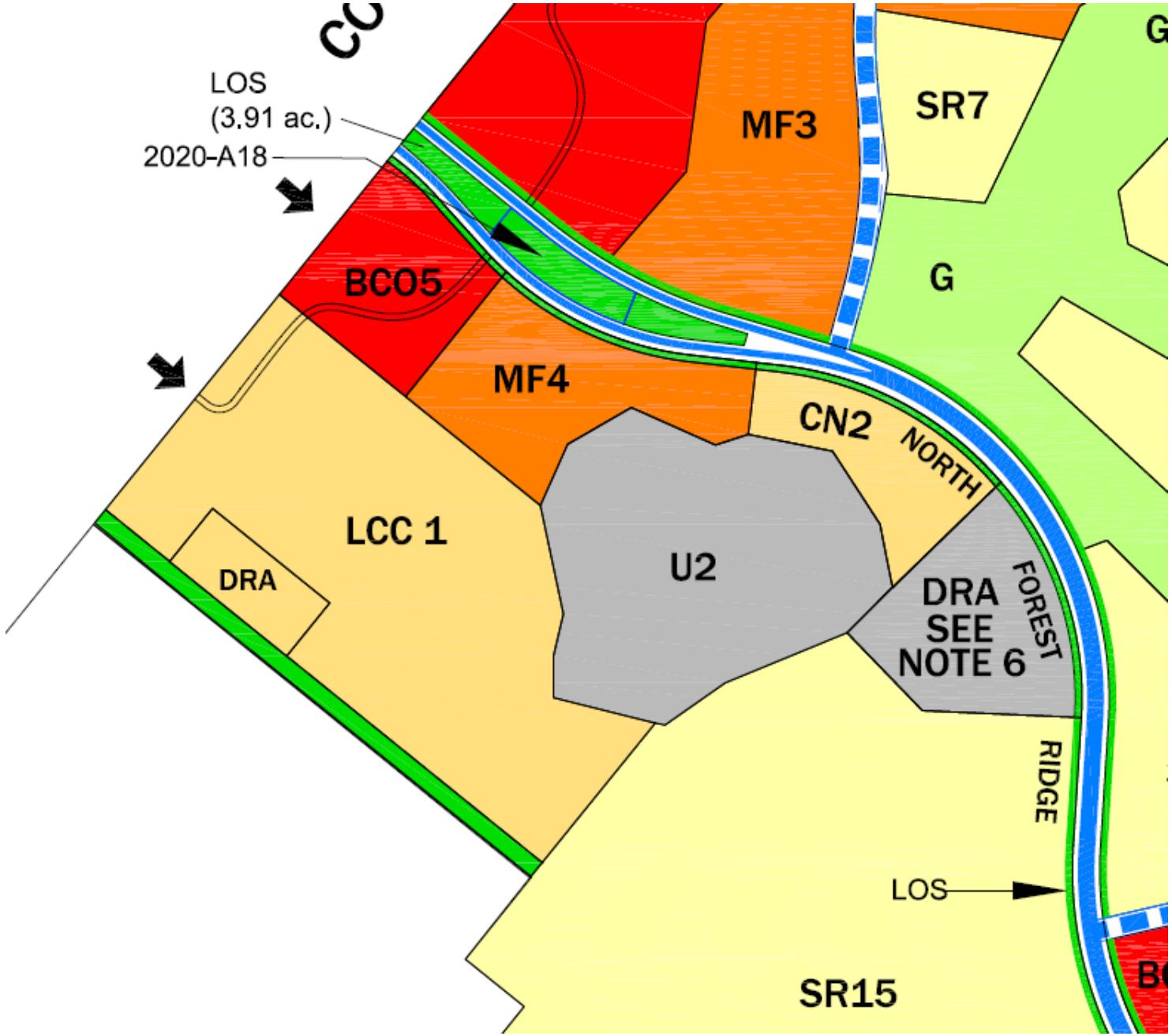

Attachment: Applicant Presentation (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for

1981 BEVERLY HILLS DRI
MASTER DEVELOPMENT PLAN
(Updated May 10, 2021)

General Notes:

1. Acreages designated for recreation within each development parcel are assigned to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accomodate the proposed development.
2. No more than 15.77 acres of the Oaks golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant refurbishing golf course liquor license, sales office and model homes. Acreage used for a restaurant open to the public and sales office will be deducted from the total "BCC" areas for the 1981 DRI area until their use is terminated. The model home center shall be deducted from the appropriate residential uses until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.
3a. Any undeveloped land use area may be used on an interim basis as recreation space for active and passive uses, including a golf driving range, as long as these uses are not counted towards meeting the recreation / opens space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
3b. Landfill site, as identified in the 1981 ADA and any past or future landfill sites within the development shall have no structures erected on them.
4. Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendment to the master development plan subject to approval by the Board of County Commissioners.
5. SFD, SFC, SFA and MFL are all sub-categories of residential development. Any modification of their locations as designated on the conceptual master site plan shall be made by an amendment of the development order and submittal of the amendment to the Department of Community Affairs in accordance with the provisions of F.S. 380.06 (19) (F) (5). However, any such change shall not be considered a substantial deviation pursuant to F.S. 380.06 (19) or require substantial deviation review, provided the total number of approved units does not increase, the gross density is not increased, or the total number of MFL units does not increase beyond the approved 1,474 units. Such a relocation of nonsubstantial deviation shall not preclude any future action of the Board of County Commissioners in any zoning or development order application initiated by the Developer.
6. Drainage retention areas platted as part of Unit 9 may be used for passive recreation.
7. Frontage Roads shown are conceptual and subject to modification as each development parcel is developed.

MAP REVISION HISTORY	
DATE	RESOLUTION #
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DEC 1985	85–251
JUN 1986	86–122
OCT 1987	87–177
NOV 1988	88–178, 88–185
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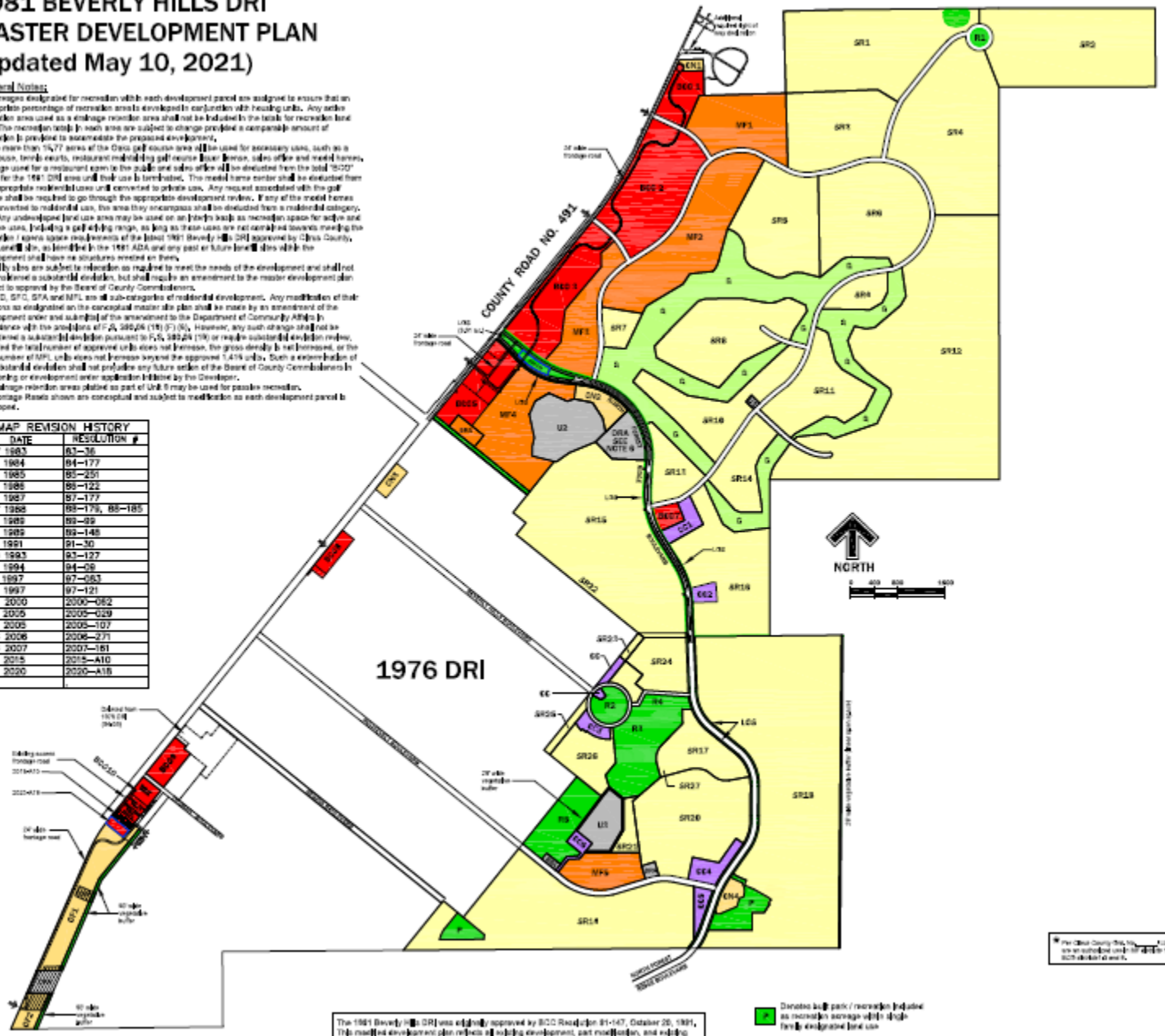


The 1981 Beverly Hills DRI was originally approved by BCC Resolution 81-147, October 26, 1981. This master development plan reflects all existing development, part modification, and existing approved conceptual plans. Areas in color are inclusive of the 1981 Beverly Hills DRI Boundary.

P Denotes built park / recreation inclusive as recreation acreage within single family designated land use

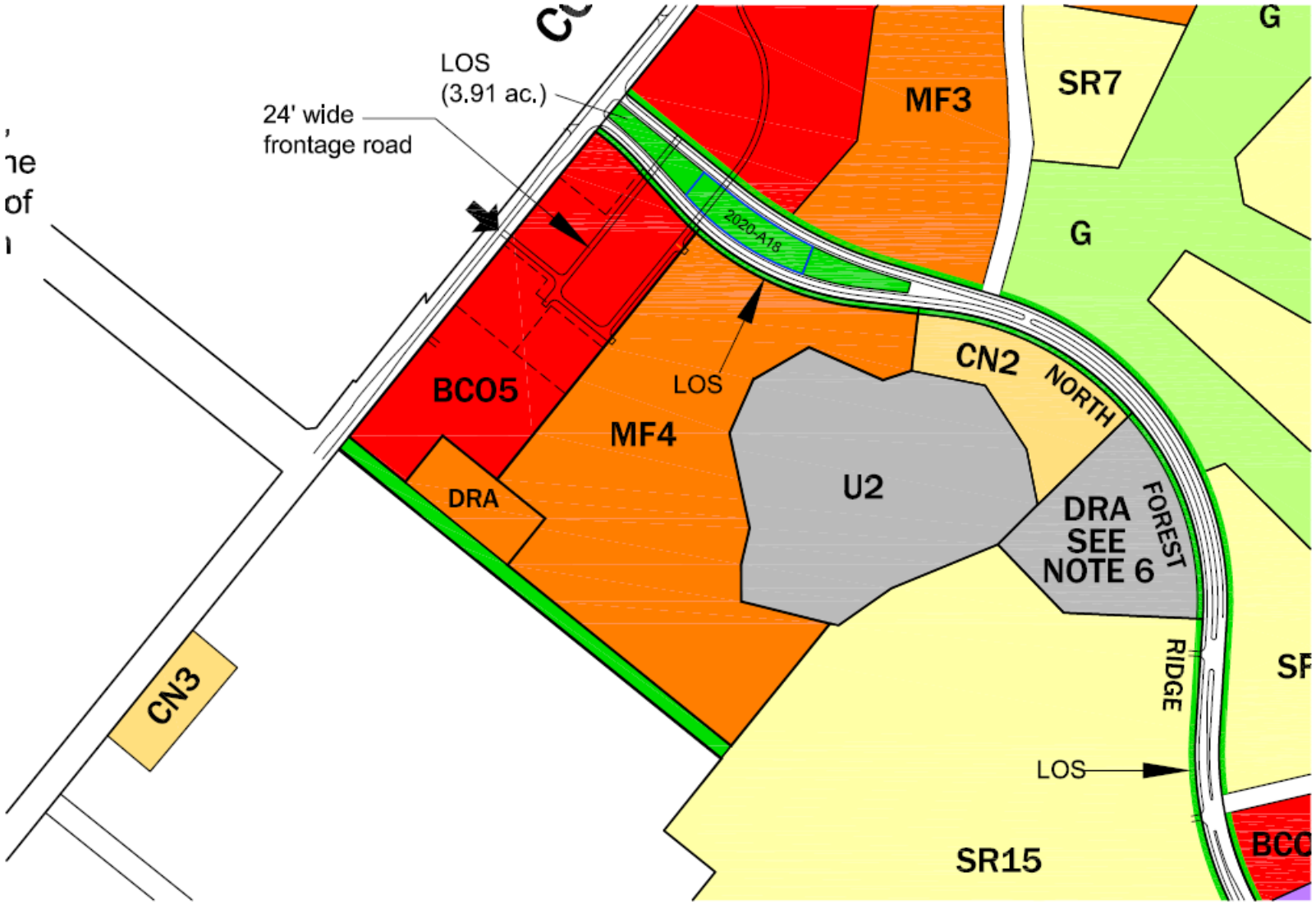
Denotes future ingress / egress point

LAND USE SCHEDULE						
DESIGNATION	LAND USE & NOTES	DESIGNATED USE ACREAGE	REC / OPEN SPACE ACREAGE	ROW	FRONTAGE ROAD	TOTAL ACREAGE
SR1	Single Family Cluster	83.46	9.29	--	---	85.57
SR2	Single Family Cluster	85.02	9.22	--	---	88.04
SR3	Single Family Attached	41.96	3.26	--	---	45.70
SR4	Single Family Cluster	93.08	6.82	--	---	96.37
SR5	Single Family Attached	43.62	3.28	--	---	46.90
SR6	Single Family Cluster	94.13	3.27	--	---	97.40
SR7	Single Family Detached	6.89	0.30	--	---	7.19
SR8	Single Family Attached	34.68	3.29	--	---	38.07
SR9	Single Family Cluster	9.28	0.46	--	---	9.74
SR10	Single Family Attached	35.54	2.58	--	---	37.92
SR11	Single Family Cluster	33.39	3.44	--	---	36.83
SR12	Single Family Cluster	206.68	11.68	--	---	217.84
SR13	Single Family Cluster	10.78	0.78	--	---	11.53
SR14	Single Family Detached	33.53	1.40	--	---	35.03
SR15	Single Family Detached	95.84	19.61	--	---	115.46
SR16	Single Family Detached	83.14	3.47	--	---	86.60
SR17	Single Family Attached	32.74	0.22	--	---	33.15
SR18	Single Family Detached	213.36	9.65	--	---	223.66
SR19	Single Family Detached	107.80	5.26	--	---	112.76
SR20	Single Family Detached	86.12	--	--	---	86.12
SR21	Single Family Attached	11.67	--	--	---	11.67
SR22	Single Family Detached	15.80	--	--	---	15.80
SR23	Single Family Detached	1.27	--	--	---	1.27
SR24	Single Family Attached	16.91	--	--	---	16.91
SR25	Single Family Attached	3.84	--	--	---	3.84
SR26	Single Family Attached	16.32	--	--	---	16.32
SR27	Single Family Attached	0.87	--	--	---	0.87
R1	Recreation	1.76	--	--	---	1.76
R2	Recreation	6.65	6.65	--	---	6.65
R3	Recreation (access to park)	28.68	28.68	--	---	28.68
R4	Recreation	3.30	3.30	--	---	3.30
R5	Recreation	14.68	14.68	--	---	14.68
G	Golf	138.13	138.13	--	---	138.13
MF1	Multi-Family Low Density	41.76	3.22	--	---	44.76
MF2	Multi-Family Low Density	69.67	4.06	--	---	73.73
MF3	Multi-Family Low Density	19.11	1.30	--	---	20.40
MF4	Multi-Family Low Density	34.32	2.85	--	---	37.17
MF5	Multi-Family Low Density	16.89	0.20	--	---	16.89
U1	Utilities	9.62	--	--	---	9.62
U2	Utilities	24.21	--	--	---	24.21
U3	Utilities	16.87	--	--	---	16.87
BCC 1	Business/Comm/Office	7.64	--	0.86	0.40	8.64
BCC 2	Business/Comm/Office	35.06	--	1.25	3.37	40.68
BCC 3	Business/Comm/Office (3.0 acres office use)	32.17	--	1.80	3.38	36.97
BCC 4	Business/Comm/Office (To Industry or use)	--	--	--	---	---
BCC 5	Business/Comm/Office	15.67	--	3.76	5.93	25.36
BCC 6	Business/Comm/Office	9.09	--	--	---	9.09
BCC 7	Business/Comm/Office	2.28	--	--	---	2.28
BCC 8	Business/Comm/Office	4.02	--	--	---	4.02
BCC 9	Business/Comm/Office	6.43	--	--	---	6.43
BCC 10	Business/Comm/Office	8.44	--	--	---	8.44
CN1	Community & Neighborhood Services	5.68	--	3.09	5.77	14.54
CN2	Community & Neighborhood Services	6.28	--	--	--	6.28
CN3	Community & Neighborhood Services	1.22	--	--	---	1.22
CN4	Community & Neighborhood Services	4.07	--	--	--	4.07
LCC	Life Care Center	9.09	--	0.09	0.30	9.09
OF1	Office	19.96	--	--	3.41	23.38
OF2	Office	4.81	--	--	0.36	5.17
CC	Club Center / Public Use	6.49	--	--	---	6.49
CC2	Club Center / Public Use	3.29	--	--	---	3.29
CC3	Club Center / Public Use	2.82	--	--	---	2.82
CC4	Club Center / Public Use	7.28	--	--	---	7.28
CC5	Club Center / Public Use	4.79	--	--	---	4.79
CC6	Club Center / Public Use	1.36	--	--	---	1.36

TOTAL UNITS / SQUARE FOOTAGE / ACREAGE	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 7, 8, 16-18, 19-20, 22, 25, 26)	634.28	2,219	---	--
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	573.65	2,890	---	--
Single Family Attached (SR 3, 5, 10, 17, 21, 24, 27)	195.92	1,582	---	--
Multi Family Low Density (MF)	185.99	1,474	---	--
Recreation (R)	185.79	--	---	--
Golf Course (G)	138.13	--	---	--
Utilities (U)	41.40	--	---	--
Business / Commercial / Office (BCC)	107.47	480,000 sf	---	--
Community & Neighborhood Services (CN)	14.91	80,000 sf	---	--
Life Care Center (LCC)	9.09	400*	---	--
Office (OF)	24.38	270,000 sf	---	--
Club Center / Public Use (CC)	27.61	--	---	--
ROW / Frontage Roads	105.39	--	---	--
Linear Open Space (LOS)	37.42	--	---	--
TOTALS:	2,239.23 Acres	7,645 Units / 480,000 SF	---	--

* Per Citrus County Res. No. ____, A.L.C. units are an authorized use in SF detached 1-4 and BCC detached at work.

Attachment: Applicant Presentation (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for



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TOTAL UNITS / SQUARE FOOTAGE / ACRES	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 7, 8, 14-16, 18-20, 22, 23, 25)	634.08	2,219	—	—
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	573.63	2,850	—	—
Single Family Attached (SR 3, 5, 10, 17, 21, 24, 26)	190.02	1,032	—	—
Multi Family Low Density (MF)	168.95	1,415	—	—
Recreation (R)	149.25	—	—	—
Golf Course (G)	139.12	—	—	—
Utilities (U)	41.40	—	—	—
Business / Commercial / Office (BCO)	107.47	450,000 sf	—	—
Community & Neighborhood Services (CN)	14.01	80,000 sf	—	—
Life Care Center (LCC)	0.00	400*	—	—
Office (OF)	24.38	270,000 sf	—	—
Civic Center / Public Use (CC)	23.51	—	—	—
ROW / Frontage Roads	130.09	—	—	—
Linear Open Space (LOS)	37.42	—	—	—
TOTALS:	2,233.33 Acres	7,916 Units / 800,000 SF	—	—

* Per Citrus County Ord. No._____; LLC Units are an authorized use in MF districts 1-4 and BCO districts1-3 and 5.

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

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

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

MAILING ADDRESS:
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INVERNESS, FL 34451-0250

May 26, 2021

Hand Delivery

Ms. Joanna Coutu
Citrus County Growth Management Department
Citrus County Board of County Commissioners
3600 W. Sovereign Path, Ste. 113
Lecanto, FL 34461

Re: 1981 Beverly Hills DRI PUD Amendment(s) (f/k/a NOPC)
- **a. Map – BCO 5 – add 14.17 Acres**
- **b. Map – MF 4 – add 28.54 Acres**
- **c. Map – LCC – delete 42.71 Acres (MOL)**
- **d. Text – 400 units of LCC are relocated into MF 1, MF 2, MF 3 and MF 4 as an authorized use**

Dear Ms. Coutu:

On behalf of our client, Beverly Hills Development Corporation, the developer of the 1981 Beverly Hills DRI, I enclose (via County PUD application form) the above noted DRI map and text amendments. Specifically, the developer requests:

1. Increase in acreage of BCO 5 from existing 6.09 acres to 20.26 acres. Note, no increase in total BCO developable square feet. Reverse frontage (conceptual in location) road with one (1) access point off County Road 491 remains consistent with existing DRI map;
2. An increase in the number of acres by 28.54 for MF 4 for a total of 39.17 acres. Note, total number of MF units in all MF districts in DRI remains the same;
3. Deletion of 40 acres (MOL) of LLC merged into BCO 5 and MF 4 as outlined in No. 1 and No. 2 above and attached DRI maps;
4. DRI text amendment (PUD ordinance) authorizing the existing 400 units of LCC as an authorized use in MF, MF 2, MF 3 and the expanded MF 4.

As noted, authorized total build out of BCO district and MF district (multi-family residential units) does not change. The noted MF districts do receive an alternative, additional use of the LCC units. These amendments provide for a necessary increase in BCO to service larger projects. (See Exhibit "H" conceptual site plan of BCO #5 buildout) Similarly more space for MF units (a demonstrated need in Citrus County) and

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MAY 27 2021
PUD-21
Land Development Division

Attachment: Application and Applicant's Exhibit List (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

greater flexibility in relocating the LCC units (all or part) into the DRI project to best serve the DRI, the Beverly Hills area and County's Central Ridge.

To assist, I've attached the 1981 BHDC DRI ADA land use district text for each of the above noted districts. Also attached is (1) existing DRI map and matrix (2) proposed DRI map and matrix (3) the text amendment as outlined in "draft" PUD ordinance.

To conclude, the build out intensity of the BHDC 1981 DRI is not modified from current approvals. All other terms and conditions of the existing DRI resolution remain in effect.

Please review for completeness and advise. The filing fee of $1,594.00 based upon PUD fee structure is enclosed. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure

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MAY 27 2021
PUD-21-06
Land Development Division

Attachment: Application and Applicant's Exhibit List (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Board of County Commissioners

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

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: PUD-21-06 Date: 5/27/21

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

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

Property Owner
Name: Tuscany Ranch Partners II, LLC
Address: 670 W Colbert Ct
City: Beverly Hills
State: Florida Zip: 34465
Phone:
Email:

Property Description: Section: 12 Township: 18 South Range: 18 East
Legal Description: See Exhibit "A"
Subdivision: 003636 Lot(s): Block/Parcel:
Alternate Key #: 3477742 Parcel ID:
Acreage:

_____ New Planned Unit Development
X Amendment to a Previously Approved Planned Development (DRI) Previous Application No.: 81-147, as amended

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): DRI map amendments to BCO 5/MF 4 and LLC districts per existing map with text amendment authorizing LLC units in designated MF areas.

Directions to Property: See Exhibit "B"

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

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

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

Signature: Clark A. Stillwell

STATE OF FLORIDA
COUNTY OF CITRUS
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Clark A. Stillwell who is personally known to me or provided _____ as identification and who did not take an oath.
WITNESS my hand and official seal this 26th day of May 2021

Carla Venard
Signature
Carla Venard
Printed Name

Seal

CARLA VENARD
MY COMMISSION EXPIRES
MAY 4, 2023
#GG 322987
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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MAY 27 2021

Date: _____ For Staff Use Only PUD-21-06 Time: _____
Land Development Division

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FILING REQUIREMENTS

x 1. Completed application (additional sheets may be added if more space is needed).

x 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.**

x 3. Proof of ownership and legal description of property (tax notice or deed may suffice). Exhibit "A"

x 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:

Proposed DRI map is attached as Exhibit "E"

_____ 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).

x 5. "Letter of Authorization", if applicant is other than owner (form provided).

x 6. Written directions to the property from Department of Development Services office. Exhibit "B"

x 7. Signed "Appeal Notice" (form provided).

~~n/a~~ 8. Flood Zone designation including base flood elevation. n/a

~~n/a~~ 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: Clark A Stillwell

Date: 05/27/21

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PUD-21-06
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Development

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

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment __X__Other (specify): Amendment to 1981 Beverly Hills DRI Master Plan Map

LEGAL DESCRIPTION OF PROPERTY:

Section 12 Township 18S Range 18E Alternate Key # 3477742

Lot/Parcel_____ Block_____

Subdivision 1981 Beverly Hills DRI

I, Tuscany Ranch Partners II, LLC, owner of the above described property,
(Name of Owner)

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

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

SIGNATURE: _____
John W. Patton, III (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 John W. Patton, III, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 27th day of May 2021

Carla Venard
Printed Name

Seal

CARLA VENARD
MY COMMISSION EXPIRES
MAY 4, 2023
#GG 322987
Notary Public Underwriters
Bonded thru
NOTARY PUBLIC, STATE OF FLORIDA

_____
Notary Public - State of Florida

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Land Development

Attachment: Application and Applicant's Exhibit List (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Exhibit List

Exhibit "A" – Legal/Deed

Exhibit "B" – Directions

Exhibit "C" – Aerial

Exhibit "D" – DRI Map - Existing

Exhibit "E" – DRI Map - Proposed

Exhibit "F" – Draft Ordinance Text

Exhibit "G" – Application Text

Exhibit "H" – Preliminary Development Site Plan – BCO #5

RECEIVED
8 / 2021
PUD-21-06
Development Division

Attachment: Application and Applicant's Exhibit List (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017010725 BK: 2814 PG: 2482 3/8/2017 2:58 PM 1 Receipt: 2017009881
RECORDING $61.00 D DOCTAX PD $7,000.00

Exhibit "A"

THIS INSTRUMENT PREPARED BY:
Barry E. Somerstein, Esq.
Greenspoon Marder P.A.
200 E. Broward Blvd, Suite 1800
Fort Lauderdale, FL 33301

and after recording returned to:
Clark A. Stillwell, Esq.
Clark A. Stillwell, LLC
Bank of Inverness Building
320 U.S. Highway 41 South
Inverness, Florida 34450

Folio Number: 3477742, 2462183, 2959304, 2647477, 2766204.

Return To Land Title 17-33298

FLOOD HAZARD WARNING

This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

This Special Warranty Deed made and executed the 2nd day of March, 2017, by **HEARTWOOD 91-2, LLC, a Florida limited liability company**, having an address of 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, FL 33301 ("Grantor") and **TUSCANY RANCH PARTNERS II, LLC, a Florida limited liability company,** having an address of 670 W. Colbert Court, Beverly Hills, Florida 34465 ("Grantee"):

Witnesseth: That Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain real property situate in Citrus County, Florida ("Real Property") being the property described on **Exhibit "A"** attached hereto and made a part hereof.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or appertaining. **SUBJECT TO the matters set forth on Exhibit "B" attached hereto and made a part hereof but this provision shall not operate to reimpose the same ("Permitted Exceptions").**

To Have and to Hold, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Real Property in fee simple, that it has good right and lawful authority to sell and convey said Real Property; that it hereby specially warrants the title to said land subject to the Permitted

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Land Development

Attachment: Exhibit A - Legal Description and Ownership (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017010725 BK: 2814 PG: 2483 3/8/2017 2:58 PM 2 Receipt: 2017009881
RECORDING $61.00 D DOCTAX PD $7,000.00

Exceptions and ,will defend the same against the lawful claims of all persons claiming by, through and under Grantor subject to the Permitted Exceptions, but against none other.

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

HEARTWOOD 91-2, LLC, a Florida limited liability company

Lisa C Cathell
Signature
Lisa C. Cathell
Print Name

By: _____
Name: Andrew Meran
Title: Vice President

_____
Signature
Eric P Medos
Print Name

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Andrew Meran **as Vice President of HEARTWOOD 91-2, LLC, a Florida limited liability company**, freely and voluntarily under authority duly vested in him/her by said company. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of March 2017.

Lisa C Cathell
Notary Public, State of Florida at Large,
typed, printed or stamped name of Notary Public

My Commission Expires:

LISA C CATHELL
MY COMMISSION # GG031311
EXPIRES September 19, 2020

29664978v2
35739.0004

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Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
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RECORDING $61.00 D DOCTAX PD $7,000.00

Attachment: Exhibit A - Legal Description and Ownership (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

EXHIBIT "A"

PARCEL 1:

BEGIN AT THE MOST NORTHERLY CORNER OF BEVERLY HILLS UNIT 3-AAS RECORDED IN PLAT BOOK 5, PAGE 1, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH LECANTO HIGHWAY, (AKA SR NO. 491, & COUNTY ROAD NO. 491); THENCE N38° 56' 04"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1733.39 FEET TO THE MOST WESTERLY CORNER OF FOREST RIDGE BOULEVARD AS RECORDED IN PLAT BOOK 14, PAGES 29 THRU 31, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING COURSES AND DISTANCES: S51° 00' 42"E 14.36 FEET TO THE PC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 08° 58' 50" AND RADIUS OF 1559.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 244.50 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S46° 31' 17"E 244.25 FEET; THENCE S42° 01' 52"E 214.87 FEET TO THE PC OF A CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 41° 29' 20" AND A RADIUS OF 1199.95 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 868.91 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S62° 46' 32"E 850.05 FEET); THENCE S83° 31' 12"E 337.11 FT. TO THE PC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 43° 04' 37" AND A RADIUS OF 1234.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 928.47 FEET TO THE MOST NORTHERLY CORNER OF TRACT "E" AS SHOWN ON THE PLAT OF OAKWOOD VILLAGE OF BEVERLY HILLS, PHASE ONE; AS RECORDED IN PLAT BOOK 14, PAGES 10 THRU 14, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S61° 58' 54"E 906.76 FEET); THENCE S45° 38' 41"W ALONG THE NORTHWESTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 553.54 FEET TO A BEND IN SAID BOUNDARY, SAID BEND ALSO BEING THE MOST EASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 710, PAGE 849, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTHERLY, WESTERLY, AND SOUTHEASTERLY ALONG SAID BOUNDARY THE FOLLOWING COURSES AND DISTANCES: N11° 11' 39" W 237.37 FEET, N33° 02' 24"W 317.92 FEET, N78° 43' 37"W 313.75 FEET, S71° 58' 46"W 126.06 FEET, N66° 01' 36"W 336.96 FEET, S59° 59' 06"W 268.70 FEET, S23°59' 49"W 244.92 FEET, S12° 07' 04"E 404.89 FEET, S13° 09' 45"W 155.25 FEET, S00° 00' 53"E 155.25 FEET, THENCE S76° 00' 11"E 382.25 FEET TO THE MOST WESTERLY CORNER OF LOT 1, BLOCK 204, AS SHOWN ON SAID PLAT OF OAKWOOD VILLAGE OF BEVERLY HILLS PHASE ONE; THENCE S38° 57' 05"W ALONG THE NORTHWESTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 727.61 FEET TO THE MOST EASTERLY CORNER OF BEVERLY HILLS UNIT 3-AAS RECORDED IN PLAT BOOK 5, PAGE 1, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE N51° 02' 13W ALONG THE NORTHEASTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 2048.88 FEET TO THE MOST NORTHERLY CORNER OF SAID SUBDIVISION, AND THE POINT OF BEGINNING.

LESS AND EXCEPT:

PARCEL NO. 158 (DRAINAGE RETENTION AREA "H"). A PARCEL OF LAND LYING AND BEING PART OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, AND BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 39, BEVERLY HILLS UNIT 3-A, AS RECORDED IN PLAT BOOK 5, PAGE 1, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N38° 55' 53"E 70.00 FEET TO THE POINT OF BEGINNING; THENCE N51° 04' 07"W ALONG THE EASTERLY BOUNDARY OF PARCEL 4-C, AS DESCRIBED IN FINAL JUDGMENT IN OFFICIAL RECORD BOOK 766, PAGE 953, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, 550.00 FEET; THENCE N38° 55' 53"E 250.00 FEET; THENCE S51° 04' 07"E 550.00 FEET; THENCE S38° 55' 53"W 250.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGIN AT THE NE CORNER OF BEVERLY HILLS UNIT NO.7, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 101-105 INCL., PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ROOSEVELT BLVD AS SHOWN ON SAID PLAT; THENCE S78°31'08"E ALONG SAID RIGHT-OF-WAY LINE AS SHOWN ON THE PLAT OF BEVERLY HILLS UNIT NO. 8, PHASE NO. 1, A DISTANCE OF 256.38 FEET TO THE P.C. OF A CURVE CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 09°05'44" AND A RADIUS OF 850.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.94 FEET TO THE P.T. OF SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S73°58'16"E 134.79 FEET), SAID P.T. BEING THE P.C OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 83°39'32" AND A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.80 FEET TO THE P.T. OF SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N68°44'50"E 40.04 FEET), SAID P.T. BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FOREST RIDGE BOULEVARD AS SHOWN ON THE PLAT OF BEVERLY HILLS UNIT NO. 8, PHASE NO. 1, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 08°04'56" AND A RADIUS OF 1550.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 218.65 FEET TO THE P.T. OF SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N30°57'32"E 218.46 FEET); THENCE N35°00'00"E 576.00 FEET TO THE P.C. OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 02°39'03" AND A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.78 FEET TO A POINT, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N33°40'29"E 34.70 FEET); THENCE LEAVING SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: N55°00'00"W 238.20 FEET, S35°00'00"W 541.22 FEET, N55°00'00"W 161.00 FEET, N88°06'18"W 241.58 FEET, S11°28'51"W 400.00 FEET TO A POINT ON THE AFOREMENTIONED RIGHT-OF-WAY OF WEST ROOSEVELT BOULEVARD; THENCE S78°31'08"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS DESCRIBED IN BOOK 890, PAGE 1762, PUBLIC RECORDS CITRUS COUNTY, FLORIDA.

CONTINUED

Attachment: Exhibit A - Legal Description and Ownership (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017010725 BK: 2814 PG: 2486 3/8/2017 2:58 PM 5 Receipt: 2017009881
RECORDING $61.00 D DOCTAX PD $7,000.00

PARCEL 4:

LOT 2, OF A MINOR SUBDIVSION MSP-00-09, AS RECORDED IN OFFICIAL RECORDS BOOK 1382, PAGE 1698, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PARCEL 5:

TRACT "B", AS SHOWN ON THE PLAT OF BEVERLY HILLS UNIT 8, PHASE 1, AS RECORDED IN PLAT BOOK 12, PAGES 147-149 INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

END OF LEGAL DESCRIPTION

Attachment: Exhibit A - Legal Description and Ownership (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

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#2017010725 BK: 2814 PG: 2487 3/8/2017 2:58 PM 6 Receipt: 2017009881
RECORDING $61.00 D DOCTAX PD $7,000.00

Attachment: Exhibits B through E: Aerial, DRI Map (Existing & Proposed) (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch

EXHIBIT "B"

1. Real estate taxes and assessments for the year 2017, and subsequent years, which are not yet due and payable;

2. Easements, restrictions, and other matters of record;

3. Any matters created by or through Grantee;

4. Grant and Assignment of Easement Interests from Beverly Hills Development Corporation to Rolling Oaks Utilities, Inc. recorded in Book 2381, Page 1042.

5. Resolution 81-147 in Book 868, Page 2069; Resolution 89-148 in Book 868, Page 2084; and Resolution 2000-062 in Book 1363, Page 2350; and Restatement of Development Order in Resolution No. 2008-060 in Book 2207, Page 1691.

6. Section Survey as set forth in instrument recorded in Book 2310, Page 374; and affidavit in Book 2310, Page 366.

7. Mineral Right and Royalty Transfer as set forth in instrument recorded in Deed Book 87, Page 375.

8. Conveyance of Oil, Gas and other interests as set forth in instrument recorded in Book 176, Page 150.

9. Conveyance of Oil, Gas and other interests as set forth in instrument recorded in Book 260, Page 406; and Book 260, Page 410.

10. Easement granted to Florida Power Corporation by instrument recorded in Book 638, Page 80.

11. Easement granted to Florida Power Corporation by instrument recorded in Book 676, Page 1368.

12. Terms and Conditions of Access and Maintenance Agreement as set forth in instrument recorded in Book 2452, Page 783.

13. Easement for Drainage as shown on the Plat of NORTH FOREST RIDGE BOULEVARD, recorded in Plat Book 14, Page 29.

14. Terms and Conditions, including but not limited to Restrictions, Covenants and Easements, shown on NOTICE OF FILING APPROVAL NO. MSP-00-09 MINOR SUBDIVISION CITRUS COUNTY, as set forth in instrument recorded in Book 1382, Page 1697.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017010725 BK: 2814 PG: 2488 3/8/2017 2:58 PM 7 Receipt: 2017009881
RECORDING $61.00 D DOCTAX PD $7,000.00

15. Declaration of Covenants, Conditions and Restrictions recorded in Book 685, Page 51, as modified by instrument recorded in Book 696, Page 20.

16. Easement granted to Florida Power Corporation by instrument recorded in Book 460, Page 845.

17. Matters appearing on the plat recorded in Plat Book 12, Pages 147 through 149, inclusive, and Affidavit by surveyor in Book 748, Page 1990, including but not limited to, any building setback lines and/or easements lying within property described on **Exhibit "A"**.

18. Quit Claim Deed to Rolling Oaks Utilities, Inc. recorded in Book 710, Page 2104.

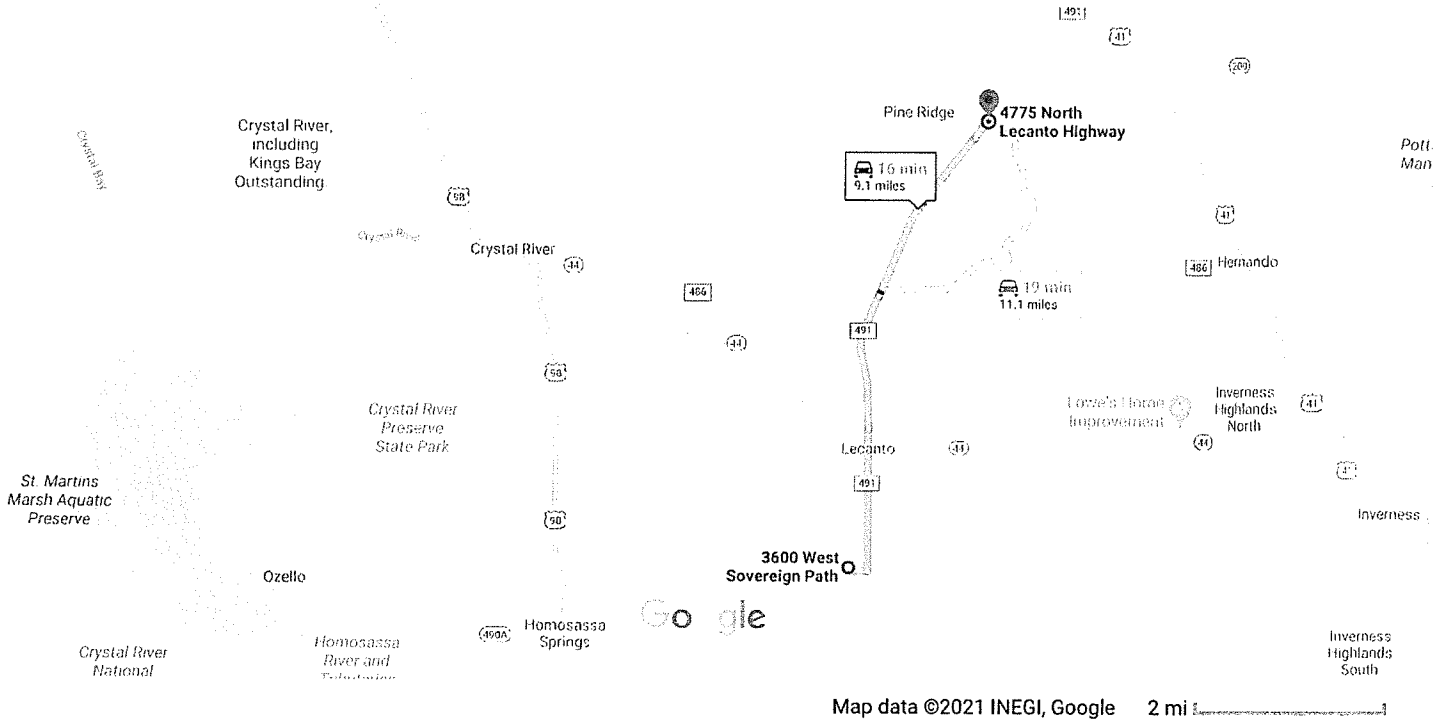
19. Facts that an accurate survey would show.

NOTE: All of the recording information contained herein refers to the Public Records of Citrus County, Florida unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Records Books of Citrus County, unless otherwise noted.

Attachment: Exhibits B through E: Aerial, DRI Map (Existing & Proposed) (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch

Exhibit "B"

Google Maps 3600 West Sovereign Path, Lecanto, FL to 4775 N Lecanto Hwy Drive 9.1 miles, 16 min



3600 W Sovereign Path

Lecanto, FL 34461

1. Head southeast — 364 ft
2. Turn right toward W Educational Path — 0.1 mi
3. Turn left onto W Educational Path — 0.3 mi
4. Turn left at the 1st cross street onto Co Rd 491 — 2.5 mi
5. Continue onto Co Rd 491 — 2.4 mi
6. Continue onto Co Rd 491/N Lecanto Hwy — 3.3 mi
7. Continue straight onto Co Rd 491
   Destination will be on the right — 0.4 mi

4775 N Lecanto Hwy

Beverly Hills, FL 34465

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PUD-21-06
Land Development Division

Attachment: Exhibits B through E: Aerial, DRI Map (Existing & Proposed) (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch

MAY 27 2021
PUD-21-06
Land Development Division

Tuscany Ranch Partners II, LLC

Geographic Information Systems

Prepared By : Web User
Date: 5/12/2021
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

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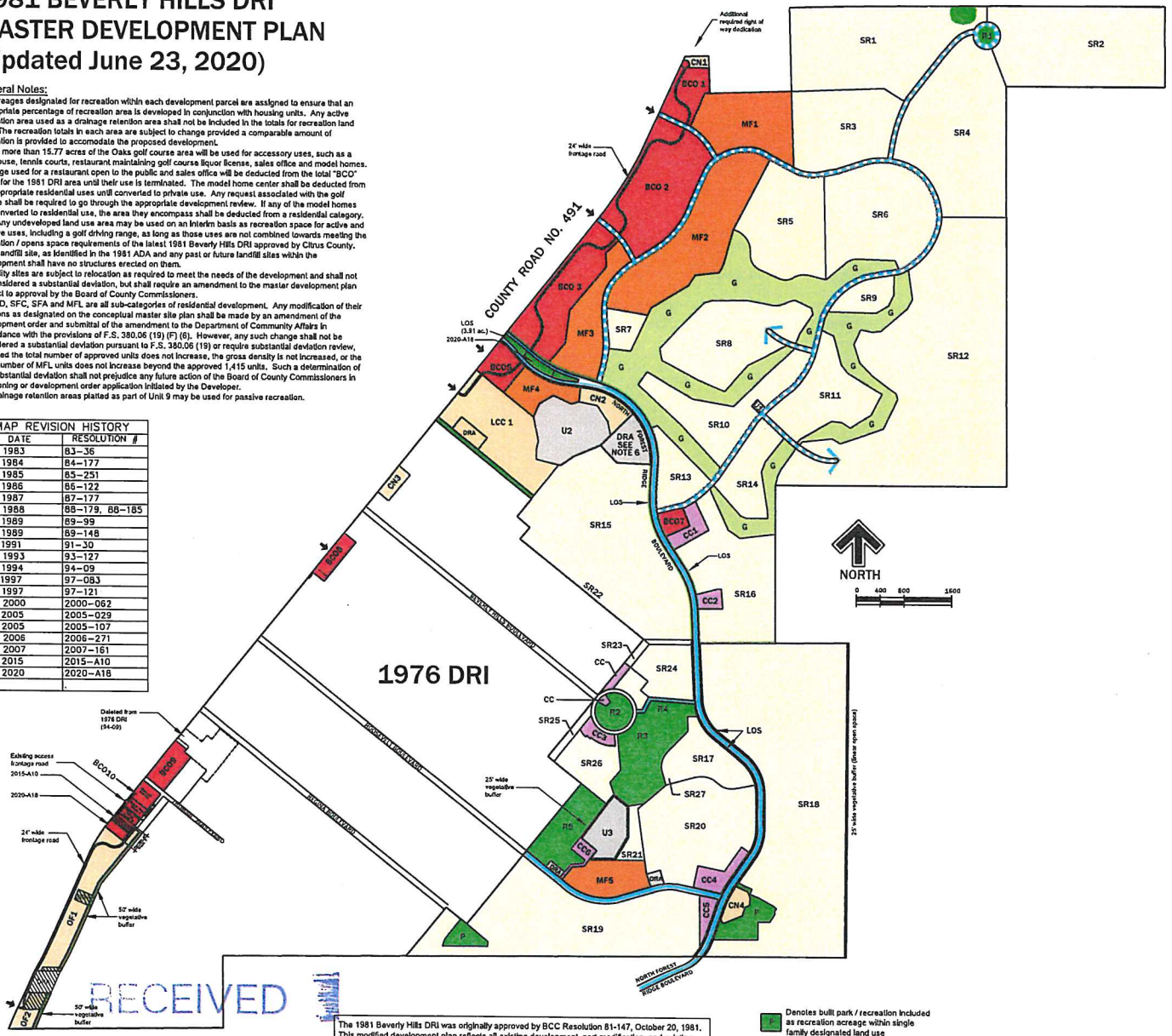
Exhibit "C"

1981 BEVERLY HILLS DRI
MASTER DEVELOPMENT PLAN
(Updated June 23, 2020)

General Notes:

1. Acreages designated for recreation within each development parcel are assigned to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accomodate the proposed development.
2. No more than 15.77 acres of the Oaks golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant maintaining golf course liquor license, sales office and model homes. Acreage used for a restaurant open to the public and sales office will be deducted from the total "BCO" areas for the 1981 DRI area until their use is terminated. The model home center shall be deducted from the appropriate residential uses until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.
3.a. Any undeveloped land use area may be used on an interim basis as recreation space for active and passive uses, including a golf driving range, as long as those uses are not combined towards meeting the recreation / opens space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
3.b. Landfill site, as identified in the 1981 ADA and any past or future landfill sites within the development shall have no structures erected on them.
4. Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendment to the master development plan subject to approval by the Board of County Commissioners.
5. SFD, SFC, SFA and MFL are all sub-categories of residential development. Any modification of their locations as designated on the conceptual master site plan shall be made by an amendment of the development order and submittal of the amendment to the Department of Community Affairs in accordance with the provisions of F.S. 380.06 (19) (F) (6). However, any such change shall not be considered a substantial deviation pursuant to F.S. 380.06 (19) or require substantial deviation review, provided the total number of approved units does not increase, the gross density is not increased, or the total number of MFL units does not increase beyond the approved 1,415 units. Such a determination of nonsubstantial deviation shall not prejudice any future action of the Board of County Commissioners in any zoning or development order application initiated by the Developer.
6. Drainage retention areas platted as part of Unit 9 may be used for passive recreation.

MAP REVISION HISTORY	
DATE	RESOLUTION #
MAY 1983	83-36
DEC 1984	84-177
DEC 1985	85-251
JUN 1986	86-122
OCT 1987	87-177
NOV 1988	88-179, 88-185
JUN 1989	89-99
SEP 1989	89-148
FEB 1991	91-30
AUG 1993	93-127
JAN 1994	94-09
JUL 1997	97-083
OCT 1997	97-121
APR 2000	2000-062
FEB 2005	2005-029
JUN 2005	2005-107
AUG 2006	2006-271
AUG 2007	2007-161
JUN 2015	2015-A10
JUN 2020	2020-A18
.	.



The 1981 Beverly Hills DRI was originally approved by BCC Resolution 81-147, October 20, 1981. This modified development plan reflects all existing development, part modification, and existing approved conceptual plans. Areas in color are inclusive of the 1981 Beverly Hills DRI Boundary.

LAND USE SCHEDULE						
DESIGNATION	LAND USE & NOTES	DESIGNATED USE ACREAGE	REC / OPEN SPACE ACREAGE	ROW	FRONTAGE ROAD	TOTAL ACREAGE
SR1	Single Family Cluster	80.48	5.09	—	—	85.57
SR2	Single Family Cluster	83.62	5.02	—	—	88.64
SR3	Single Family Attached	41.66	3.04	—	—	44.70
SR4	Single Family Cluster	90.55	5.52	—	—	96.07
SR5	Single Family Attached	45.62	3.28	—	—	48.90
SR6	Single Family Cluster	59.13	3.17	—	—	62.30
SR7	Single Family Detached	6.80	0.50	—	—	7.30
SR8	Single Family Detached	54.68	3.99	—	—	58.67
SR9	Single Family Cluster	9.08	0.66	—	—	9.74
SR10	Single Family Attached	35.34	2.58	—	—	37.92
SR11	Single Family Cluster	33.56	2.44	—	—	36.00
SR12	Single Family Cluster	206.46	11.48	—	—	217.94
SR13	Single Family Cluster	10.75	0.78	—	—	11.53
SR14	Single Family Detached	20.53	1.50	—	—	22.03
SR15	Single Family Detached	99.88	16.61	—	—	116.49
SR16	Single Family Detached	52.18	3.67	—	—	55.85
SR17	Single Family Attached	22.78	0.32	—	—	23.10
SR18	Single Family Detached	212.38	9.86	—	—	222.66
SR19	Single Family Detached	107.50	5.26	—	—	112.76
SR20	Single Family Detached	58.12	—	—	—	58.12
SR21	Single Family Attached	11.67	—	—	—	11.67
SR22	Single Family Detached	16.80	—	—	—	16.80
SR23	Single Family Detached	1.37	—	—	—	1.37
SR24	Single Family Attached	16.91	—	—	—	16.91
SR25	Single Family Detached	3.84	—	—	—	3.84
SR26	Single Family Attached	15.37	—	—	—	15.37
SR27	Single Family Attached	0.67	—	—	—	0.67
R1	Recreation	1.16	1.16	—	—	1.16
R2	Recreation	6.55	6.55	—	—	6.55
R3	Recreation (3.0 less lot, lift pit lift [illegible])	28.69	28.69	—	—	28.69
R4	Recreation	2.30	2.30	—	—	2.30
R5	Recreation	14.68	14.68	—	—	14.68
G	Golf	139.12	139.12	—	—	139.12
MF1	Multi-family Low Density	41.16	3.00	—	—	44.16
MF2	Multi-family Low Density	55.67	4.06	—	—	59.73
MF3	Multi-family Low Density	19.10	1.39	—	—	20.49
MF4	Multi-family Low Density	9.91	0.72	—	—	10.63
MF5	Multi-family Low Density	16.50	0.00	—	—	16.50
U1	Utilities	0.52	—	—	—	0.52
U2	Utilities	24.01	—	—	—	24.01
U3	Utilities	16.87	—	—	—	16.87
BCO 1	Business/Comm/Office	7.68	—	0.56	1.40	9.64
BCO 2	Business/Comm/Office	39.96	—	1.29	3.07	44.32
BCO 3	Business/Comm/Office (3.1 acres office sold)	22.17	—	1.52	3.28	26.97
BCO 4	Business/Comm/Office (No residential on land)	—	—	—	—	—
BCO 5	Business/Comm/Office (3.01 acres office sold)	4.37	—	0.44	1.28	6.09
BCO 6	Business/Comm/Office (Added to the Maxwell office use 10,000 sf unit)	0.00	—	—	—	0.00
BCO 7	Business/Comm/Office	2.00	—	—	—	2.00
BCO 8	Business/Comm/Office	4.92	—	—	—	4.92
BCO 9	Business/Comm/Office	6.43	—	—	—	6.43
BCO 10	Business/Comm/Office	8.44	—	—	—	8.44
CN1	Community & Neighborhood Services	0.96	—	0.21	0.77	1.94
CN2	Community & Neighborhood Services	6.28	—	—	—	6.28
CN3	Community & Neighborhood Services	1.80	—	—	—	1.80
CN4	Community & Neighborhood Services	4.97	—	—	—	4.97
LCC	Life Care Center	40.04	—	0.75	1.92	42.71
OF1	Office	19.56	—	—	3.47	23.03
OF2	Office	4.82	—	—	0.35	5.17
CC	Civic Center / Public Use	4.45	—	—	—	4.45
CC2	Civic Center / Public Use	2.00	—	—	—	2.00
CC3	Civic Center / Public Use	2.82	—	—	—	2.82
CC4	Civic Center / Public Use	7.99	—	—	—	7.99
CC5	Civic Center / Public Use	4.29	—	—	—	4.29
CC6	Civic Center / Public Use	1.96	—	—	—	1.96

TOTAL UNITS / SQUARE FOOTAGE / ACRES	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 7, 8, 14-16, 18-20, 22, 23, 25)	634.08	2,219	—	—
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	573.63	2,850	—	—
Single Family Attached (SR 3, 5, 10, 17, 21, 24, 26)	190.02	1,032	—	—
Multi Family Low Density (MF)	142.34	1,415	—	—
Recreation (R)	147.32	—	—	—
Golf Course (G)	139.12	—	—	—
Utilities (U)	41.40	—	—	—
Business / Commercial / Office (BCO)	95.97	450,000 sf	—	—
Community & Neighborhood Services (CN)	14.01	80,000 sf	—	—
Life Care Center (LCC)	40.04	400	—	—
Office (OF)	24.38	270,000 sf	—	—
Civic Center / Public Use (CC)	23.51	—	—	—
ROW / Frontage Roads	130.09	—	—	—
Linear Open Space (LOS)	37.42	—	—	—
TOTALS:	2,233.33 Acres	7,916 Units / 800,000 SF	—	—

RECEIVED
MAY 27 2021
PUD-21-06
Land Development Division

Exhibit "D"

1981 BEVERLY HILLS DRI
MASTER DEVELOPMENT PLAN
(Updated May 10, 2021)

General Notes:

1. Acreages designated for recreation within each development parcel are assigned to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accomodate the proposed development.
2. No more than 15.77 acres of the Oaks golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant maintaining golf course liquor license, sales office and model homes. Acreage used for a restaurant open to the public and sales office will be deducted from the total "BCO" areas for the 1981 DRI area until their use is terminated. The model home center shall be deducted from the appropriate residential uses until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.
3.a. Any undeveloped land use area may be used on an interim basis as recreation space for active and passive uses, including a golf driving range, as long as those uses are not combined towards meeting the recreation / opens space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
3.b. Landfill site, as identified in the 1981 ADA and any past or future landfill sites within the development shall have no structures erected on them.
4. Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendment to the master development plan subject to approval by the Board of County Commissioners.
5. SFD, SFC, SFA and MFL are all sub-categories of residential development. Any modification of their locations as designated on the conceptual master site plan shall be made by an amendment of the development order and submittal of the amendment to the Department of Community Affairs in accordance with the provisions of F.S. 380.06 (19) (F) (6). However, any such change shall not be considered a substantial deviation pursuant to F.S. 380.06 (19) or require substantial deviation review, provided the total number of approved units does not increase, the gross density is not increased, or the total number of MFL units does not increase beyond the approved 1,415 units. Such a determination of nonsubstantial deviation shall not prejudice any future action of the Board of County Commissioners in any zoning or development order application initiated by the Developer.
6. Drainage retention areas platted as part of Unit 9 may be used for passive recreation.
7. Frontage Roads shown are conceptual and subject to modification as each development parcel is developed.

MAP REVISION HISTORY	
DATE	RESOLUTION #
MAY 1983	83-36
DEC 1984	84-177
DEC 1985	85-251
JUN 1986	86-122
OCT 1987	87-177
NOV 1988	88-179, 88-185
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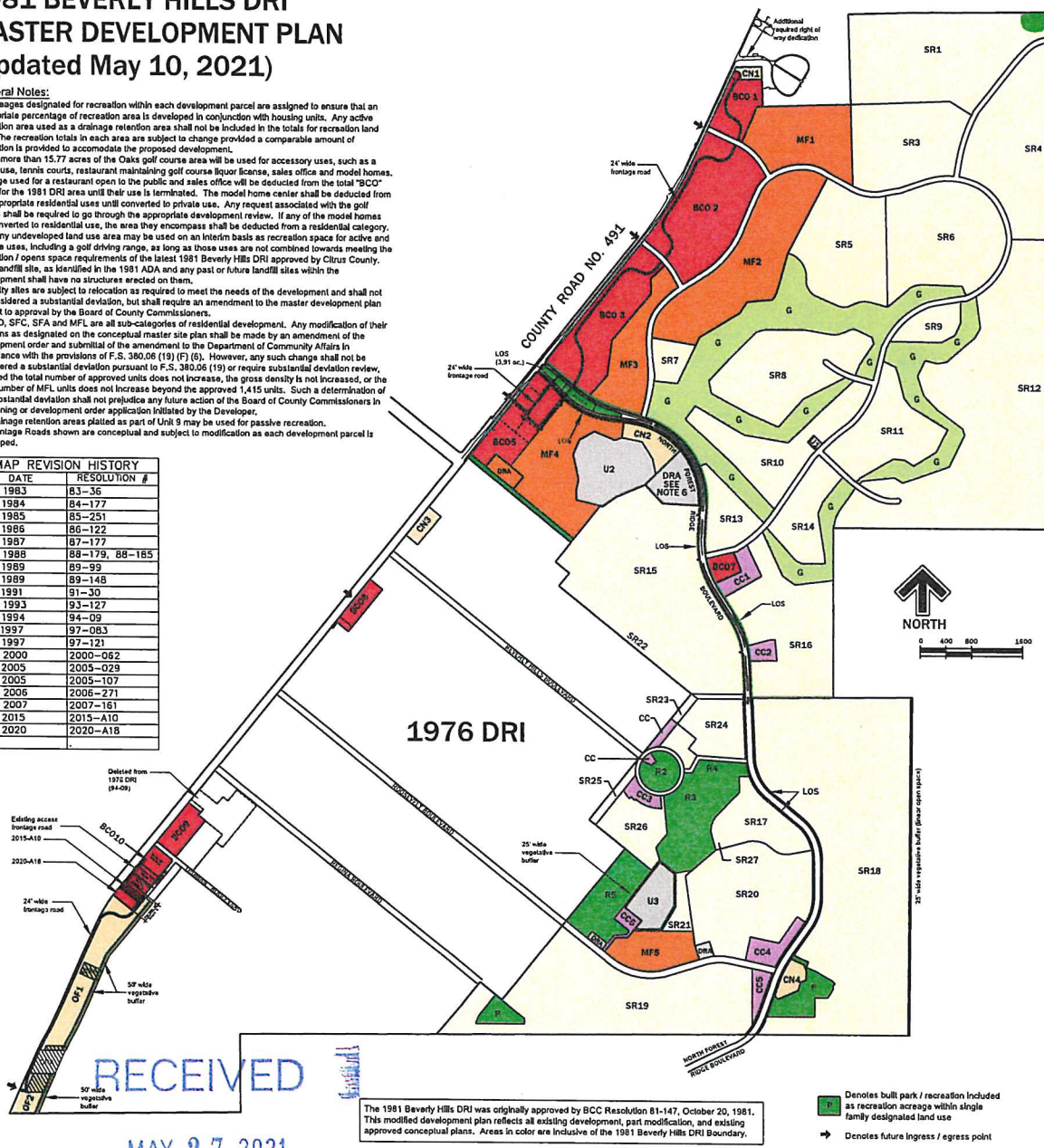
APR 2000	2000-062
FEB 2005	2005-029
JUN 2005	2005-107
AUG 2006	2006-271
AUG 2007	2007-161
JUN 2015	2015-A10
JUN 2020	2020-A18
-	-



The 1981 Beverly Hills DRI was originally approved by BCC Resolution 81-147, October 20, 1981. This modified development plan reflects all existing development, part modification, and existing approved conceptual plans. Areas in color are inclusive of the 1981 Beverly Hills DRI Boundary.

P Denotes built park / recreation included as recreation acreage within single family designated land use

➡ Denotes future ingress / egress point

LAND USE SCHEDULE						
DESIGNATION	LAND USE & NOTES	DESIGNATED USE ACREAGE	REC / OPEN SPACE ACREAGE	ROW	FRONTAGE ROAD	TOTAL ACREAGE
SR1	Single Family Cluster	80.48	5.09	—	—	85.57
SR2	Single Family Cluster	83.62	5.02	—	—	88.64
SR3	Single Family Attached	41.66	3.04	—	—	44.70
SR4	Single Family Cluster	90.55	5.52	—	—	96.07
SR5	Single Family Attached	45.62	3.28	—	—	48.90
SR6	Single Family Cluster	59.13	3.17	—	—	62.30
SR7	Single Family Detached	6.80	0.50	—	—	7.30
SR8	Single Family Detached	54.68	3.99	—	—	58.67
SR9	Single Family Cluster	9.08	0.66	—	—	9.74
SR10	Single Family Attached	35.34	2.58	—	—	37.92
SR11	Single Family Cluster	33.58	2.44	—	—	36.00
SR12	Single Family Cluster	200.46	11.48	—	—	217.94
SR13	Single Family Cluster	10.75	0.78	—	—	11.53
SR14	Single Family Detached	20.53	1.50	—	—	22.03
SR15	Single Family Detached	99.88	16.61	—	—	116.49
SR16	Single Family Detached	52.18	3.47	—	—	55.65
SR17	Single Family Attached	22.78	0.32	—	—	23.10
SR18	Single Family Detached	212.38	9.86	—	—	222.66
SR19	Single Family Detached	107.50	5.26	—	—	112.76
SR20	Single Family Detached	58.12	—	—	—	58.12
SR21	Single Family Attached	11.67	—	—	—	11.67
SR22	Single Family Detached	16.80	—	—	—	16.80
SR23	Single Family Detached	1.37	—	—	—	1.37
SR24	Single Family Attached	16.91	—	—	—	16.91
SR25	Single Family Detached	3.84	—	—	—	3.84
SR26	Single Family Attached	15.37	—	—	—	15.37
SR27	Single Family Attached	0.67	—	—	—	0.67
R1	Recreation	1.16	1.16	—	—	1.16
R2	Recreation	6.55	6.55	—	—	6.55
R3	Recreation	28.69	28.69	—	—	28.69
R4	Recreation	2.30	2.30	—	—	2.30
R5	Recreation	14.68	14.68	—	—	14.68
G	Golf	139.12	139.12	—	—	139.12
MF1	Multi-family Low Density	41.16	3.00	—	—	44.16
MF2	Multi-family Low Density	55.67	4.06	—	—	59.73
MF3	Multi-family Low Density	19.10	1.39	—	—	20.49
MF4	Multi-family Low Density	36.52	2.65	—	—	39.17
MF5	Multi-family Low Density	16.50	0.00	—	—	16.50
U1	Utilities	0.52	—	—	—	0.52
U2	Utilities	24.01	—	—	—	24.01
U3	Utilities	16.87	—	—	—	16.87
BCO 1	Business/Comm/Office	7.68	—	0.56	1.40	9.64
BCO 2	Business/Comm/Office	39.96	—	1.29	3.07	44.32	
BCO 3	Business/Comm/Office (U.S. army office area)	22.17	—	1.52	3.28	26.97
BCO 4	Business/Comm/Office (No designation on map)	—	—	—	—	—
BCO 5	Business/Comm/Office	15.87	—	3.76	0.63	20.26
BCO 6	Business/Comm/Office	0.00	—	—	—	0.00
BCO 7	Business/Comm/Office	2.00	—	—	—	2.00
BCO 8	Business/Comm/Office	4.92	—	—	—	4.92
BCO 9	Business/Comm/Office	6.43	—	—	—	6.43
BCO 10	Business/Comm/Office	8.44	—	—	—	8.44
CN1	Community & Neighborhood Services	0.96	—	0.21	0.77	1.94
CN2	Community & Neighborhood Services	6.28	—	—	—	6.28
CN3	Community & Neighborhood Services	1.80	—	—	—	1.80
CN4	Community & Neighborhood Services	4.97	—	—	—	4.97
LCC	Life Care Center	0.00	—	0.00	0.00	0.00
OF1	Office	19.56	—	—	3.47	23.03
OF2	Office	4.82	—	—	0.35	5.17
CC	Civic Center / Public Use	4.45	—	—	—	4.45
CC2	Civic Center / Public Use	2.00	—	—	—	2.00
CC3	Civic Center / Public Use	2.82	—	—	—	2.82
CC4	Civic Center / Public Use	7.99	—	—	—	7.99
CC5	Civic Center / Public Use	4.29	—	—	—	4.29
CC6	Civic Center / Public Use	1.96	—	—	—	1.96

TOTAL UNITS / SQUARE FOOTAGE / ACRES	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 7, 8, 14-16, 18-20, 22, 23, 25)	634.08	2,219	—	—
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	573.63	2,850	—	—
Single Family Attached (SR 3, 5, 10, 17, 21, 24, 26)	190.02	1,032	—	—
Multi Family Low Density (MF)	168.95	1,415	—	—
Recreation (R)	149.25	—	—	—
Golf Course (G)	139.12	—	—	—
Utilities (U)	41.40	—	—	—
Business / Commercial / Office (BCO)	107.47	450,000 sf	—	—
Community & Neighborhood Services (CN)	14.01	80,000 sf	—	—
Life Care Center (LCC)	0.00	400*	—	—
Office (OF)	24.38	270,000 sf	—	—
Civic Center / Public Use (CC)	23.51	—	—	—
ROW / Frontage Roads	130.09	—	—	—
Linear Open Space (LOS)	37.42	—	—	—
TOTALS:	2,233.33 Acres	7,916 Units / 800,000 SF	—	—

* Per Citrus County Ord. No._____; LLC Units are an authorized use in MF districts 1-4 and BCO districts 1-3 and 5.

Exhibit "E"

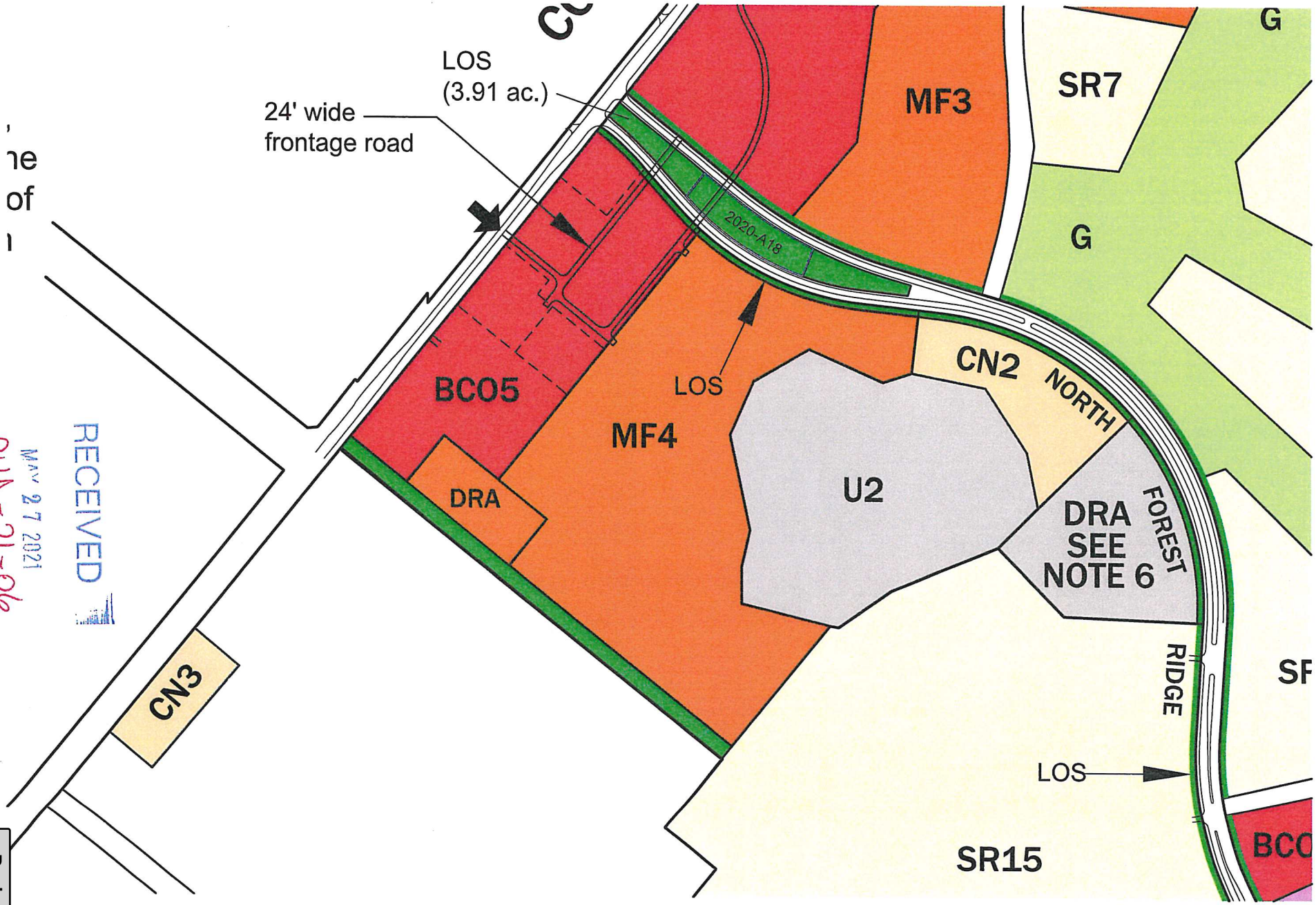
RECEIVED
MAY 27 2021
PUD-21-06
Land Development Division

LAND USE SCHEDULE

DESIGNATION	LAND USE & NOTES	DESIGNATED USE ACREAGE	REC / OPEN SPACE ACREAGE	ROW	FRONTAGE ROAD	TOTAL ACREAGE
SR1	Single Family Cluster	80.48	5.09	----	----	85.57
SR2	Single Family Cluster	83.62	5.02	----	----	88.64
SR3	Single Family Attached	41.66	3.04	----	----	44.70
SR4	Single Family Cluster	90.55	5.52	----	----	96.07
SR5	Single Family Attached	45.62	3.28	----	----	48.90
SR6	Single Family Cluster	59.13	3.17	----	----	62.30
SR7	Single Family Detached	6.80	0.50	----	----	7.30
SR8	Single Family Detached	54.68	3.99	----	----	58.67
SR9	Single Family Cluster	9.08	0.66	----	----	9.74
SR10	Single Family Attached	35.34	2.58	----	----	37.92
SR11	Single Family Cluster	33.56	2.44	----	----	36.00
SR12	Single Family Cluster	206.46	11.48	----	----	217.94
SR13	Single Family Cluster	10.75	0.78	----	----	11.53
SR14	Single Family Detached	20.53	1.50	----	----	22.03
SR15	Single Family Detached	99.88	16.61	----	----	116.49
SR16	Single Family Detached	52.18	3.67	----	----	55.85
SR17	Single Family Attached	22.78	0.32	----	----	23.10
SR18	Single Family Detached	212.38	9.86	----	----	222.66
SR19	Single Family Detached	107.50	5.26	----	----	112.76
SR20	Single Family Detached	58.12	----	----	----	58.12
SR21	Single Family Attached	11.67	----	----	----	11.67
SR22	Single Family Detached	16.80	----	----	----	16.80
SR23	Single Family Detached	1.37	----	----	----	1.37
SR24	Single Family Attached	16.91	----	----	----	16.91
SR25	Single Family Detached	3.84	----	----	----	3.84
SR26	Single Family Attached	15.37	----	----	----	15.37
SR27	Single Family Attached	0.67	----	----	----	0.67
R1	Recreation	1.16	1.16	----	----	1.16
R2	Recreation	6.55	6.55	----	----	6.55
R3	Recreation (7.43 Acres Arch. Site per File (Bk159)	28.69	28.69	----	----	28.69
R4	Recreation	2.30	2.30	----	----	2.30
R5	Recreation	14.68	14.68	----	----	14.68
G	Golf	139.12	139.12	----	----	139.12
MF1	Multi-family Low Density	41.16	3.00	----	----	44.16
MF2	Multi-family Low Density	55.67	4.06	----	----	59.73
MF3	Multi-family Low Density	19.10	1.39	----	----	20.49
MF4	Multi-family Low Density	36.52	2.65	----	----	39.17
MF5	Multi-family Low Density	16.50	0.00	----	----	16.50
U1	Utilities	0.52	----	----	----	0.52
U2	Utilities	24.01	----	----	----	24.01
U3	Utilities	16.87	----	----	----	16.87
BCO 1	Business/Comm/Office	7.68	----	0.56	1.40	9.64
BCO 2	Business/Comm/Office	39.96	----	1.29	3.07	44.32
BCO 3	Business/Comm/Office (3.3 acres office use)	22.17	----	1.52	3.28	26.97
BCO 4	Business/Comm/Office (No designation on map)	----	----	----	----	----
BCO 5	Business/Comm/Office	15.87	----	3.76	0.63	20.26
BCO 6	Business/Comm/Office	0.00	----	----	----	0.00
BCO 7	Business/Comm/Office	2.00	----	----	----	2.00
BCO 8	Business/Comm/Office	4.92	----	----	----	4.92
BCO 9	Business/Comm/Office	6.43	----	----	----	6.43
BCO 10	Business/Comm/Office	8.44	----	----	----	8.44
CN1	Community & Neighborhood Services	0.96	----	0.21	0.77	1.94
CN2	Community & Neighborhood Services	6.28	----	----	---	6.28
CN3	Community & Neighborhood Services	1.80	----	----	---	1.80
CN4	Community & Neighborhood Services	4.97	----	----	---	4.97
LCC	Life Care Center	0.00	----	0.00	0.00	0.00
OF1	Office	19.56	----	----	3.47	23.03
OF2	Office	4.82	----	----	0.35	5.17
CC	Civic Center / Public Use	4.45	----	----	----	4.45
CC2	Civic Center / Public Use	2.00	----	----	----	2.00
CC3	Civic Center / Public Use	2.82	----	----	----	2.82
CC4	Civic Center / Public Use	7.99	----	----	----	7.99
CC5	Civic Center / Public Use	4.29	----	----	----	4.29
CC6	Civic Center / Public Use	1.96	----	----	----	1.96

RECEIVED
MAY 27 2021
PUD-21-06
Planning and Development Division

Attachment: Exhibits B through E: Aerial, DRI Map (Existing & Proposed) (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch



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MAY 27 2021
Development Division
PUD-21-06

Exhibit "F"
ORDINANCE NO. 2021-A_____

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY LAND DEVELOPMENT CODE ATLAS AND THE 1981 BEVERLY HILLS DEVELOPMENT OF REGIONAL IMPACT MASTER PLAN FOR VARIOUS ITEMS INCLUDING A REVISION TO THE LAND USE DESIGNATION ON APPROXIMATELY 42.04 ACRES (MOL); ADDITION OF TEXT REGARDING LLC UNIT DEVELOPMENT INTO THE MF DISTRICTS NO's. 1-4 PROVIDING FOR APPLICABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, AND 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 DRI map and text amendments are necessary to address current market forces in Beverly Hills, Florida area as outlined in developer, Beverly Hills Development application dated _____, 2021; and

WHEREAS, F.S. 380.06 provides the mechanisms for amendment of a Development of Regional Impact, and it has been determined that the proposal is regulated by F.S. 380.06(19)(e)2.k and (19)(e)1. and therefore does not require a determination of whether the amendment is a substantial deviation and does not require a Notice of Proposed Change (NOPC); and

WHEREAS, the proposed DRI amendments are consistent with Citrus County Land Use Plan, LDC and statutory test of compatibility (FS 163._____).

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

1. The Master Plan of Development for the Beverly Hills Development of Regional Impact is hereby amended as follows:

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Attachment: Exhibits F through H: Draft Ordinance, Narrative, Prelim Site Plan (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch

PUD-21-____ Clark A. Stillwell, Esq. for Beverly Hills Development of Regional Impact to expand BCO District No. 5; expand MF District No. 4, eliminate the LLC district and incorporate 400 units of LLC into MF Districts No. 1-4. This request is made pursuant to Section 4300, Planned Unit Developments (PUD) of the Citrus County Land Development Code and Florida Statute 380.06, Developments of Regional Impact. Located in Sections 1, 2, 11-15 and 22, Township 18 South, Range 18 East; and Sections 6 and 7, Township 18 South, Range 19 East, more specifically the 1981 Beverly Hills Development of Regional Impact, as further described in Exhibit "A" (master plan designation changes), Exhibit "B" (legal description – DRI); Exhibit "C" (conditions of approval, attached hereto and incorporated herein by reference.

2. The Atlas of the Land Development Code is hereby amended to reflect the changes described in Section 1 of this Ordinance and attached exhibits.

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

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

5. 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.

6. It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made part of the Citrus County Comprehensive Plan; and that the sections of this ordinance may be renumbered or re-lettered and that the word "Ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention. Regardless of whether such inclusion in the code is accomplished, sections of this ordinance may be renumbered or re-lettered and typographical errors which do not affect the intent may be authorized by the County Administrator's designee, without need of a public hearing, by filing a corrected or re-codified copy of same with the Clerk of the Circuit Court.

7. This ordinance shall become effective as provided by Florida law.

DONE AND ADOPTED at a duly called session of the Board of County Commissioners, Citrus County, Florida, this_____day of_____, 2021.

Attachment: Exhibits F through H: Draft Ordinance, Narrative, Prelim Site Plan (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch

ATTEST

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

_____
BETTY STRIFLER, CLERK

BY: _____
_____, CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY

_____
DENISE A. DYMOND LYN, COUNTY ATTORNEY

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EXHIBIT "___" CONDITIONS OF APPROVAL

1. The portion (14.17 acres) of Alternate key 3477742 along CR-491, as outlined in this application from LLC use to BCO use in the 1981 Beverly Hills DRI Master Plan. There will be no increase in total BCO square footage and build out per existing DRI orders.

2. A portion (28.54 acres) of Alternate Key 3477742 as outlined in this application will be changed from LLC use to MF use in the 1981 Beverly Hills DRI Master Plan. There will be no increase in the total number of MF units authorized in existing DRI.

3. Existing LLC district (42 acres MOL) will be deleted from DRI map and use allocated per condition N. 4 below.

4. The existing 400 LLC units are allowed to be constructed in the DRI Master Plan MF districts 1-4.

5. All other existing conditions of approval for the DRI are affirmed and remain in effect.

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TOTAL UNITS / SQUARE FOOTAGE / ACRES	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 7, 8, 14-16, 18-20, 22, 23, 25)	634.08	2,219	----	----
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	573.63	2,850	----	----
Single Family Attached (SR 3, 5, 10, 17, 21, 24, 26)	190.02	1,032	----	----
Multi Family Low Density (MF)	168.95	1,415	----	----
Recreation (R)	149.25	---	----	----
Golf Course (G)	139.12	---	----	----
Utilities (U)	41.40	---	----	----
Business / Commercial / Office (BCO)	107.47	450,000 sf	----	----
Community & Neighborhood Services (CN)	14.01	80,000 sf	----	----
Life Care Center (LCC)	0.00	400*	----	----
Office (OF)	24.38	270,000 sf	----	----
Civic Center / Public Use (CC)	23.51	---	----	----
ROW / Frontage Roads	130.09	---	----	----
Linear Open Space (LOS)	37.42	---	----	----
TOTALS:	2,233.33 Acres	7,916 Units / 800,000 SF	----	----

* Per Citrus County Ord. No._____; LLC Units are an authorized use in MF districts 1-4 and BCO districts1-3 and 5.

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Exhibit "G" Application Text
Beverly Hills Development Corporation
NOPC – 1981 Beverly Hills DRI
Resolution No. 81-147, as amended and restated
Citrus County, Florida
Alternate Key #3479805 and 3494828

I. SITE CHARACTERISTICS: The 1981 Beverly Hills DRI has a separate land use map and districts created at time of DRI approval. Per County Plan, it is PDR on GFLUM and each area or LDC is designated accordingly. The DRI districts do not match the LDC districts per se but are similar. The subject parcels are part of 1981 Beverly Hills DRI. Total acreage is 42.04; located at the south east corner of County Road 491 and N. Forest Ridge Blvd. Per DRI resolution and map, existing uses are as follows:

a. BCO No. 5 – 6.09 acres.
b. MF No. 4 – 10.53 acres.
c. LLC – 42.71 Acres/400 units.

The sites are vacant. Site slopes from County Road 491 eastward. Soils are suitable for intended use. There are no environmental restraints. Subject parcels are served by regional water/sewer. Existing abutting land uses are as follows:

1. North – Vacant BCO/MF
2. South – SF/Commercial; Beverly Hills Unit No.1
3. West – County Road 491/commercial on County Road 491; Pine Ridge Subdivision
4. East – Beverly Hills DRI – residential (SF)/DRA

The BCO site No. 5 is currently under contract and in due diligence. The end user has indicated parcel size is problematic. On further review, MF No. 4 is undersized for GNC uses. See exhibit "H" preliminary conceptual site plan for BCO No. 5. Note, frontage roads are retained per existing DRI map and resolution. Access to MF parcel No. 4 is enhanced with two (2) potential entrances – (1) frontage road and (2) existing Forest Ridge Blvd.

II. CONCURRENCY:

a. No issues – project is vested for traffic; buildout remains the same.
b. The site will meet Plan/LDC stormwater standards on Parcel II; Parcel I will abrogate any future DRA use in median.
c. Solid waste impacts are the same as build out has not changed.

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III. CAPATIABILITY: Revised acreage puts MF use as transitional zone between abutting SF uses. Increased acreage allows for more open space and site plan flexibility. Abutting uses are generally the same. Meets statutory test (see F.S. 163.3164(9)).

IV. LDC DEVELOPMENT STANDARDS: Each parcel will meet such at time of permitting to include reverse frontage road per DRI map on BCO No. 5..

V. PLAN CONSISTENCY: Site is PSA with regional utilities. Subject area – i.e. Central Ridge is designated by Plan for high intensity type uses such as BCO/MF. Further new BCO area is consistent with FLUE pages 10-131-132 and FLUE Policy 17.6.4 and reflects land uses along County Road 491 in Beverly Hills area. The test of a modification to DRI order is defined by F.S. 380.06(7) – is such consistent with local Plan and development regulations. As there is no increase in buildout numbers i.e. intensity of use and uses are largely the same – the proposal meets statutory test.

VI. CONCLUSION: The amendment to DRI is consistent with Plan and LDC. Modifications provide for greater flexibility in County land uses and enhanced open space. Statutory text of compatibility is met.

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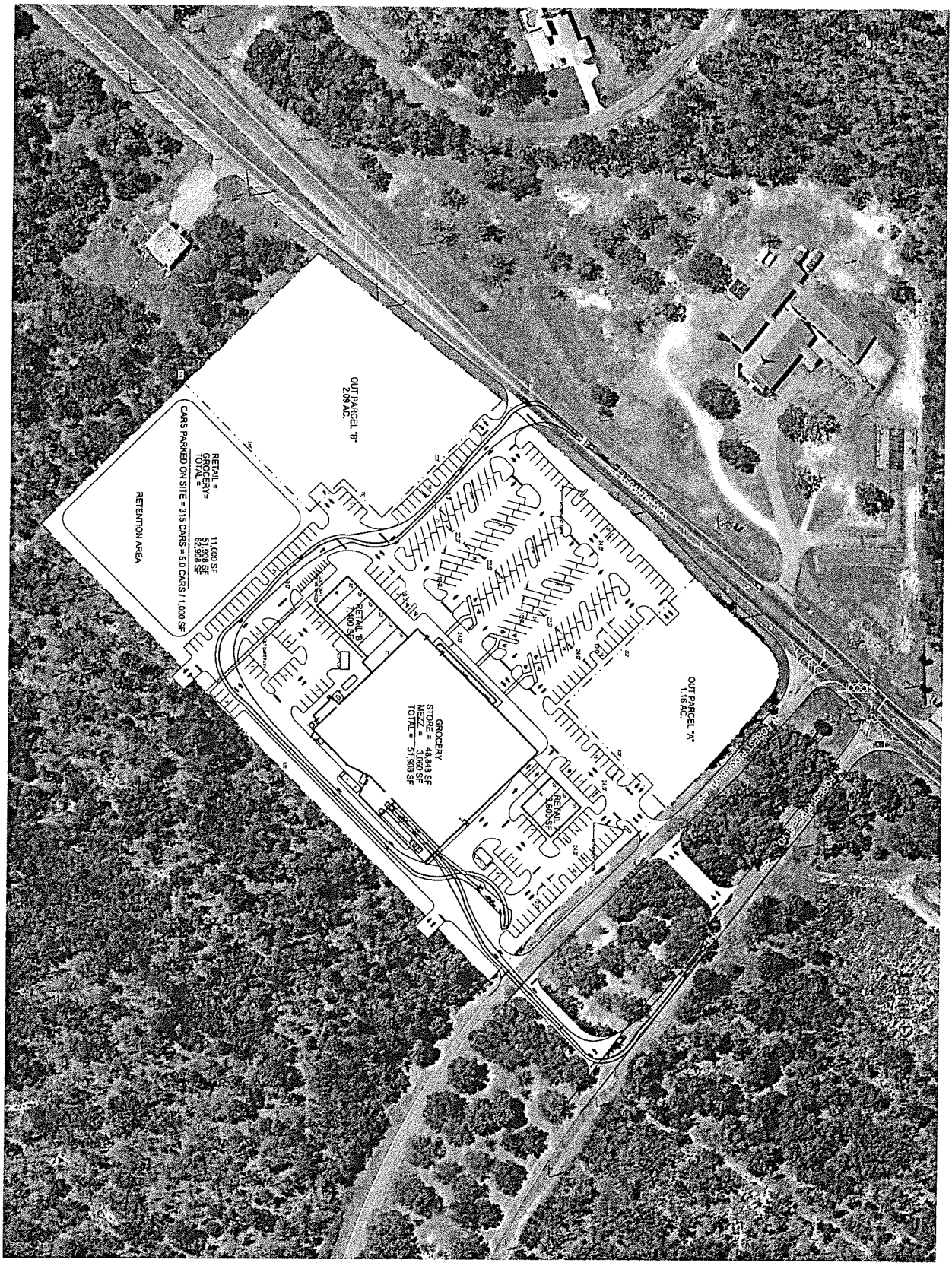
Exhibit "H"



1 SITE PLAN

1" = 60'-0"

MAY 27 2021

PUD-21-06

NOT FOR CONSTRUCTION

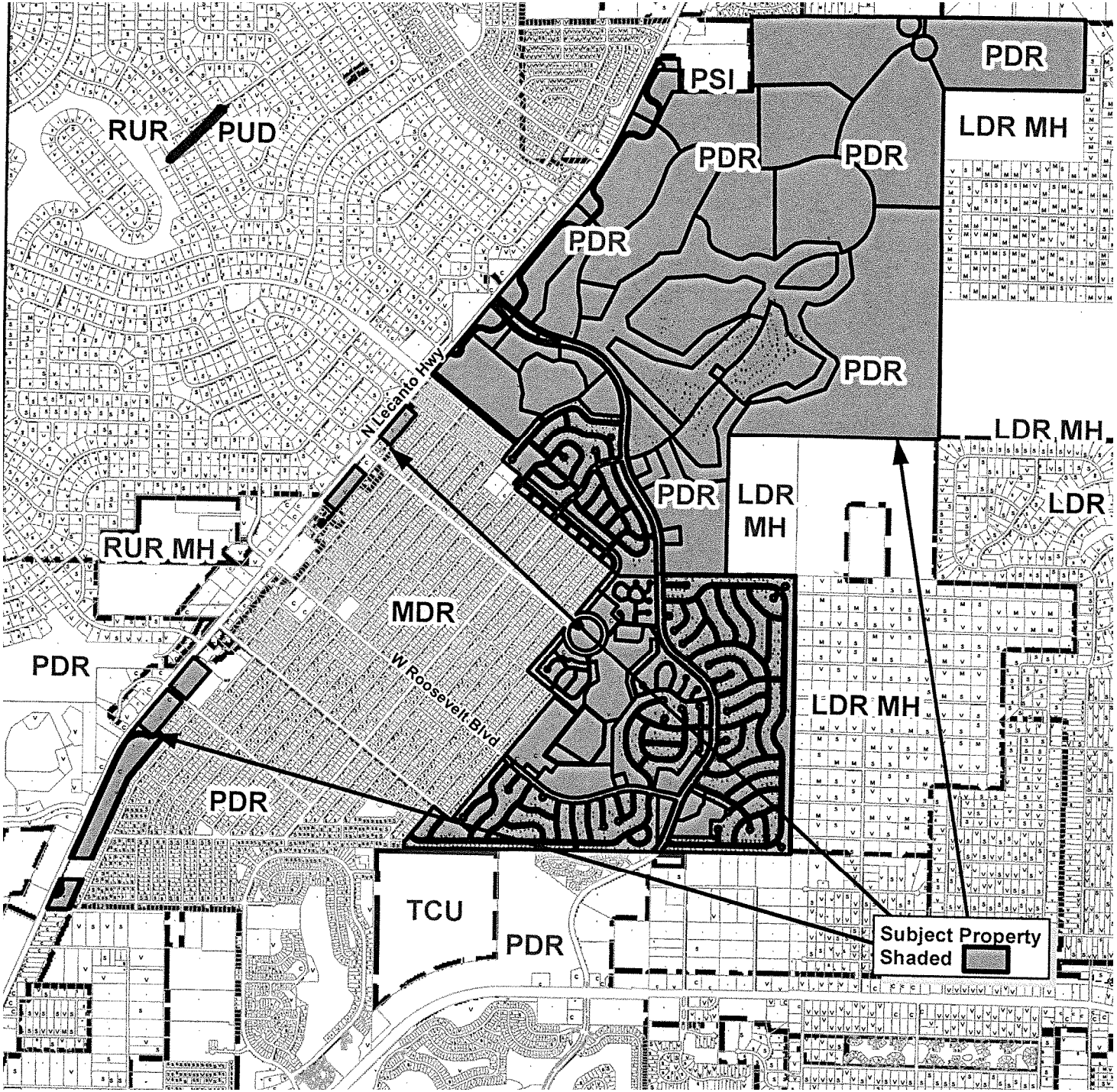
Issue Date: 02-10-21 Project No.:	A1.1	WILLIAM JOE POWERS ARCHITECT 0010829	REVISIONS:	RELEASED FOR: BID PERMIT CONSTR.	SITE PLAN N. LECANTO HWY N. LECANTO HWY & N. FOREST RIDGE BLVD. PORT ST LUCIE, FLORIDA	FISHER AND ASSOCIATES, LLC. ARCHITECTS PLANNERS INTERIOR DESIGNERS AA26000706 2315 BELLEAIR RD. CLEARWATER, FL. 33764 (727) 443-4436

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF FISHER AND ASSOCIATES, AND IS NOT TO BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF FISHER AND ASSOCIATES, LLC AND MUST BE RETURNED UPON REQUEST. NOT FOR GENERAL USE OR PURCHASE.

TO THE BEST OF MY KNOWLEDGE PLANS SHOWN HEREIN COMPLY BUILDING CODES IN EFFECT AT

Attachment: Exhibits F through H: Draft Ordinance, Narrative, Prelim Site Plan (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch

Attachment: PDC coordinator pp (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch



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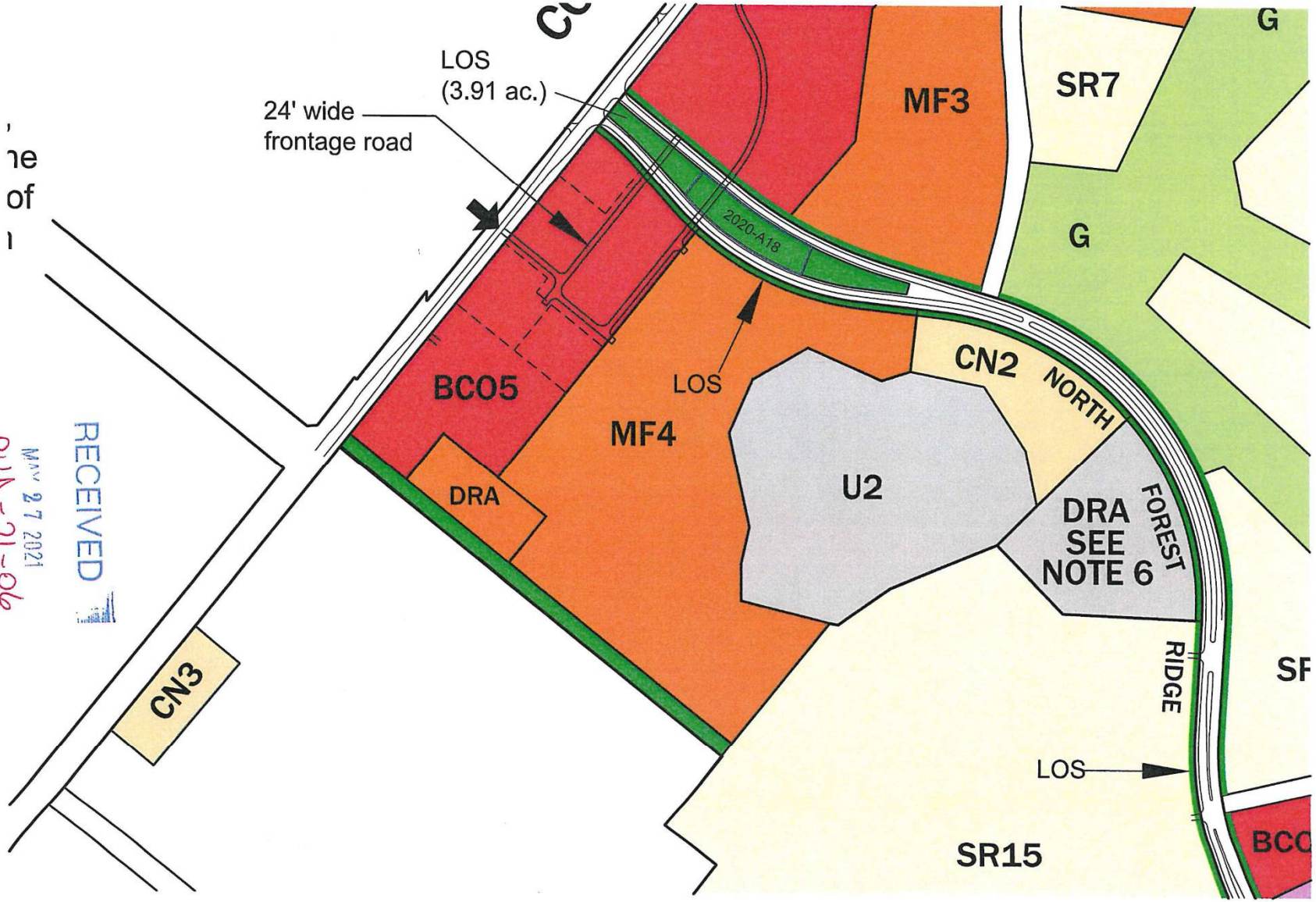

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1981 Beverly Hills DRI

Master Development Plan

General Notes:

1. Acreages designated for recreation within each development parcel are assigned to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accommodate the proposed development.

2. No more than 15.77 acres of the golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant maintaining golf course liquor license, sales office, and model homes. Acreage used for a restaurant open to the public and sales office will be deducted from the total "BCO" areas for the 1981 DRI area until their use is terminated. The model home center shall be deducted from the appropriate residential uses until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.

3. a. Any undeveloped land use area may be used on an interim basis as recreation space for active and passive uses, including a golf driving range, as long as those uses are not combined towards meeting the recreation/open space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
   b. Landfill site, as identified in the 1981 ADA and any past or future landfill sites within the development shall have no structures erected on them.

4. Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendment to the master development plan subject to approval by the Board of County Commissioners.

5. "SFD", "SFC", "SFA" and "MFL" are all sub-categories of residential development. Any modification of their locations as designated on the conceptual master site plan shall be made by an amendment of the development order and submittal of the amendment to the Department of Community Affairs in accordance with the provisions of F.S., 380.06 (19) (F) (6). However, any such change shall not he considered a substantial deciation pursuant to F.S., 380.06 (19) or require substantial deviation review, provided the total number of approved units does not increase, the gross density is not increased, or the total number of "MFL" units does not increase beyond the approved 1,415 units. Such a determination of nonsubstantial deviation shall not prejudice any future action of the Board of County Commissioners in any zoning or development order application initiated by the Developer."

6. Drainage Retention Area platted as part of Unit 9 may be used for passive recreation.

MAP REVISION HISTORY	
DATE	RESOLUTION #
MAY 1983	83-36
DEC 1984	84-177
DEC 1985	85-251
JUNE 1986	86-122
OCT 1987	87-177
NOV 1988	88-179
JUNE 1989	89-99
NOV 1988	88-185
SEP 1989	89-148
FEB 1991	91-30
AUG 1993	93-127
JULY 1997	97-083
OCT 1997	97-121
APRIL 2000	2000-062
FEB 2005	2005-029
JUNE 2005	2005-107
AUG 2006	2006-271
AUG 2007	2007-161
JUNE 2015	2015-A10
JUNE 2020	

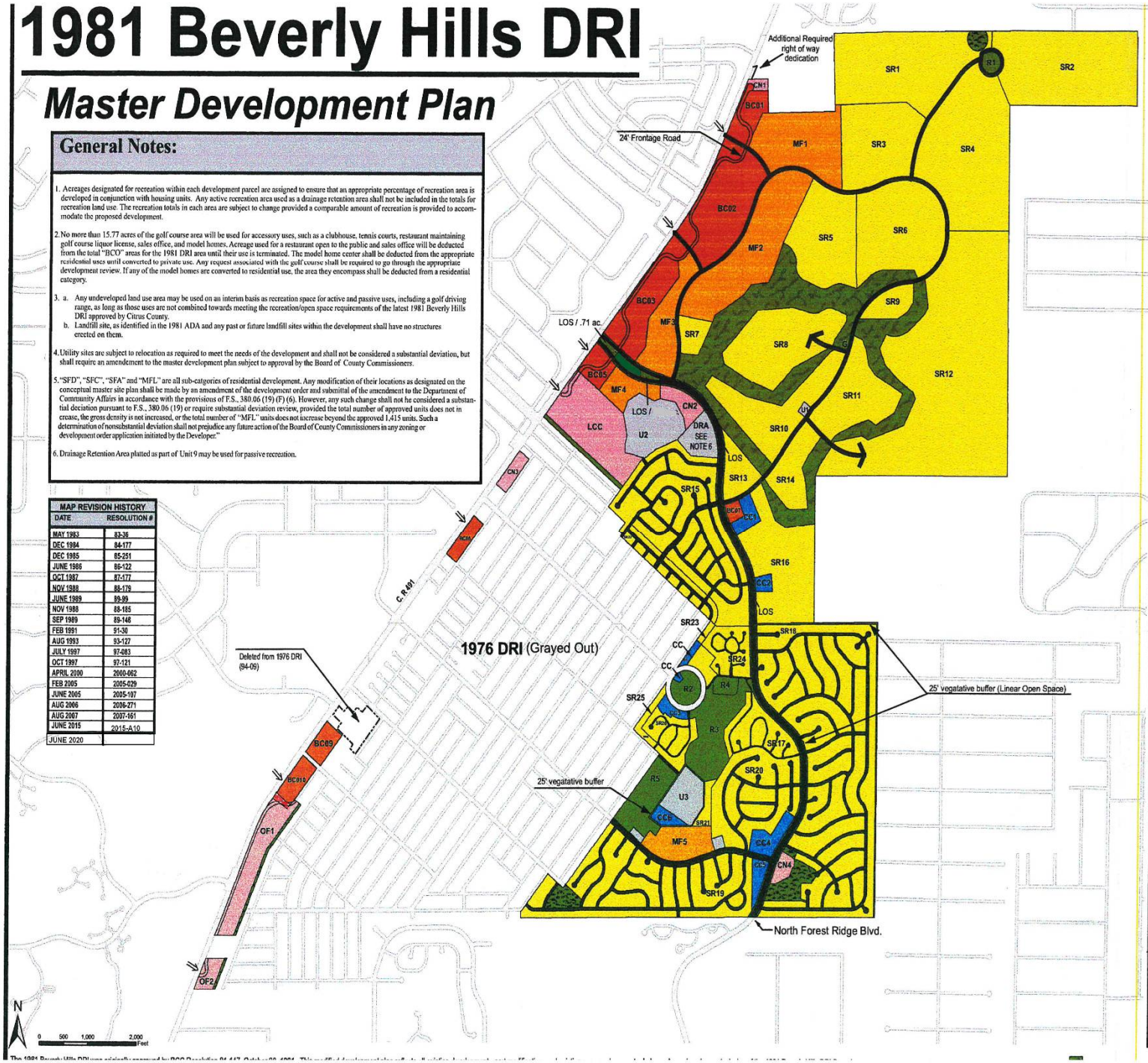

EXHIBIT A

DESIGNATION	LAND USE	DESIGNATED USE ACREAGE	RECREATION/ OPEN SPACE ACREAGE	ROW	FRONTAGE ROAD
SR1	Single Family Cluster	80.48	5.09	-	-
SR2	Single Family Cluster	83.62	5.02	-	-
SR3	Single Family Attached	41.66	3.04	-	-
SR4	Single Family Cluster	90.55	5.52	-	-
SR5	Single Family Attached	45.62	3.28	-	-
SR6	Single Family Cluster	59.13	3.17	-	-
SR7	Single Family Detached	6.8	0.5	-	-
SR8	Single Family Detached	54.68	3.99	-	-
SR9	Single Family Cluster	9.08	0.66	-	-
SR10	Single Family Attached	35.34	2.58	-	-
SR11	Single Family Cluster	33.56	2.44	-	-
SR12	Single Family Cluster	206.46	11.48	-	-
SR13	Single Family Cluster	10.75	0.78	-	-
SR14	Single Family Detached	20.53	1.50	-	-
SR15	Single Family Detached	99.88	16.61	-	-
SR16	Single Family Detached	52.18	3.67	-	-
SR17	Single Family Attached	22.78	0.32	-	-
SR18	Single Family Detached	212.38	9.86	-	-
SR19	Single Family Detached	107.50	5.26	-	-
SR20	Single Family Detached	58.12	-	-	-
SR21	Single Family Attached	11.67	-	-	-
SR22	Single Family Detached	16.8	-	-	-
SR23	Single Family Detached	1.37	-	-	-
SR24	Single Family Attached	16.91	-	-	-
SR25	Single Family Detached	3.84	-	-	-
SR26	Single Family Attached	15.37	-	-	-
SR27	Single Family Attached	0.67	-	-	-
R1	Recreation	1.16	1.16	-	-
R2	Recreation	6.55	6.55	-	-
R3	Recreation	28.69	28.69	-	-
R4	Recreation	2.3	2.3	-	-
R5	Recreation	14.68	14.68	-	-
G	Golf Course	139.12	139.12	-	-
MF1	Multi-family Low Density	41.16	3.0	-	-
MF2	Multi-family Low Density	55.67	4.06	-	-
MF3	Multi-family Low Density	19.1	1.39	-	-
MF4	Multi-family Low Density	9.91	0.72	-	-
MF5	Multi-family Low Density	16.5	0.00	-	-
U1	Utilities	0.52	-	-	-
U2	Utilities	24.01	-	-	-
U3	Utilities	16.87	-	-	-
BCO 1	Business Comm./ Office	7.68	-	0.56	1.40
BCO 2	Business Comm./ Office	39.98	-	1.29	3.07
BCO 3	Business Comm./ Office	22.17	-	1.52	3.28
BCO 4					
BCO 5	Business Comm./ Office	4.37	-	0.44	1.28
BCO 6 removed 2020					
BCO 7	Business Comm./ Office	2.0	-	-	-
BCO 8	Business Comm./ Office	4.92	-	-	-
BCO 9	Business Comm./ Office	6.43	-	-	-
BCO 10	Business Comm./ Office	8.34	-	-	-
CN 1	Community & Neighborhood Serv.	0.96	-	0.21	0.77
CN 2	Community & Neighborhood Serv.	6.28	-	-	-
CN 3	Community & Neighborhood Serv.	1.80	-	-	-
CN 4	Community & Neighborhood Serv.	4.97	-	-	-
LCC	Life Care Center	40.04	-	0.75	1.92
OF 1	Office	20.86	-	-	3.47
OF 2	Office	4.82	-	-	0.35
CC	Civic Center/Public Use	4.45	-	-	-
CC 2	Civic Center/Public Use	2.0	-	-	-
CC 3	Civic Center/Public Use	2.82	-	-	-
CC 4	Civic Center/Public Use	7.99	-	-	-
CC 5	Civic Center/Public Use	4.29	-	-	-
CC 6	Civic Center/Public Use	1.96	-	-	-

TOTAL UNITS/ SQUARE FOOTAGE/ACRES	ACREAGE	UNITS	ACREAGE BUILT
Single Family Detached (SR7-8, 14-16, 18-20, 22, 23, 25)	634.08	2219	
Single Family Cluster (SR1, 2, 4, 6, 9,11-13,)	573.63	2850	
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Multi Family Low Density (M F)	142.34	1415	
Recreation (R)	147.32	-	
Golf Course (G)	139.12	-	
Utilities (U)	41.40	-	
Business/Commercial/Office (BCO)	95.95	450,000 ST	
Community & Neighborhood Services (CN)	14.01	80,000 ST	
Life Care Center (LCC)	40.04	400	
Office (OF)	24.38	270,000 ST	
Civic Center/ Public Use (CC)	23.51	-	
ROW/ Frontage Roads	130.09	-	
Linear Open Space (LOS)	87.44	-	
TOTALS:	2233.33	7916	

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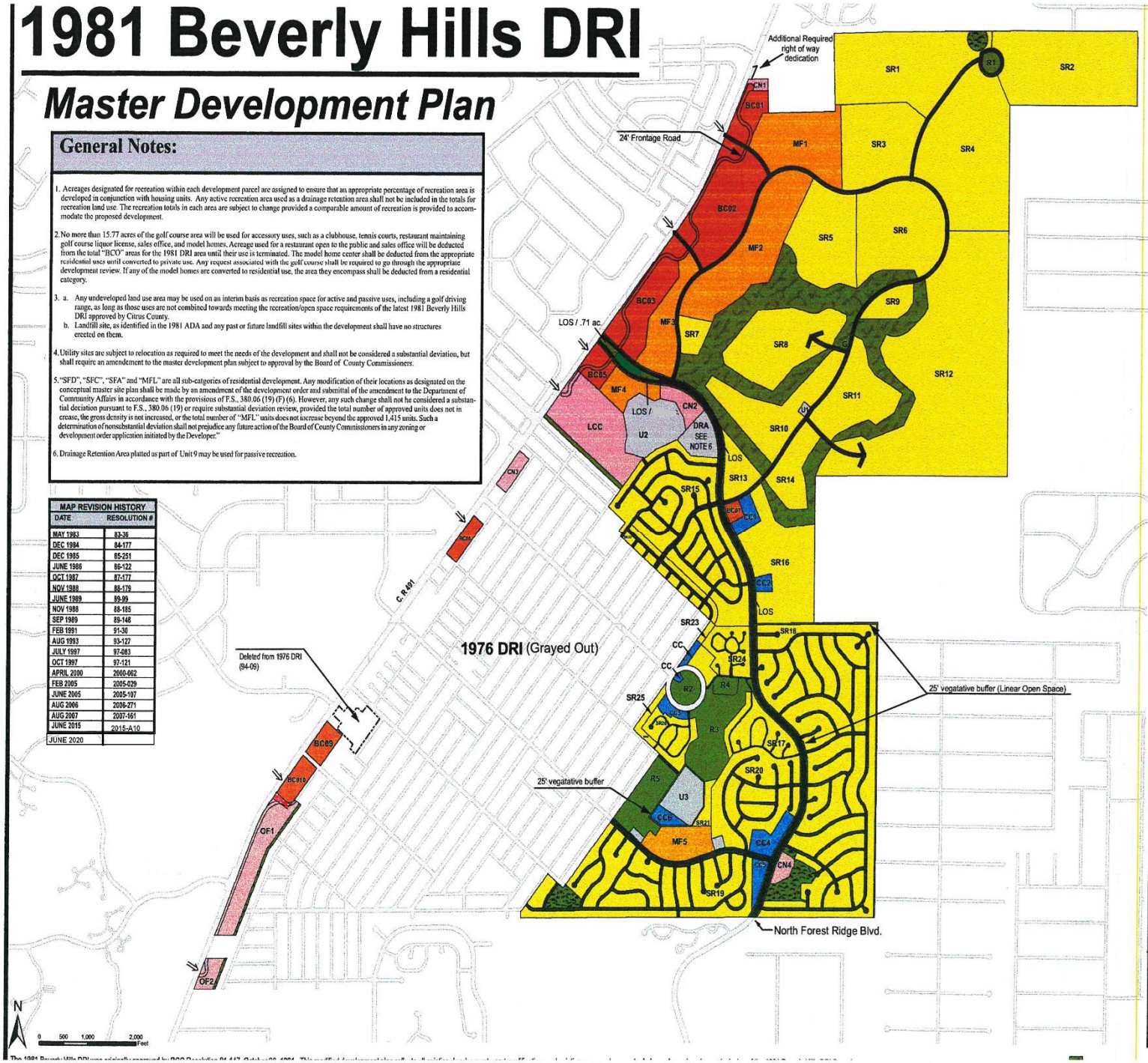
FEB 2005	2005-029
JUNE 2005	2005-107
AUG 2006	2006-271
AUG 2007	2007-161
JUNE 2015	2015-A10
JUNE 2020	



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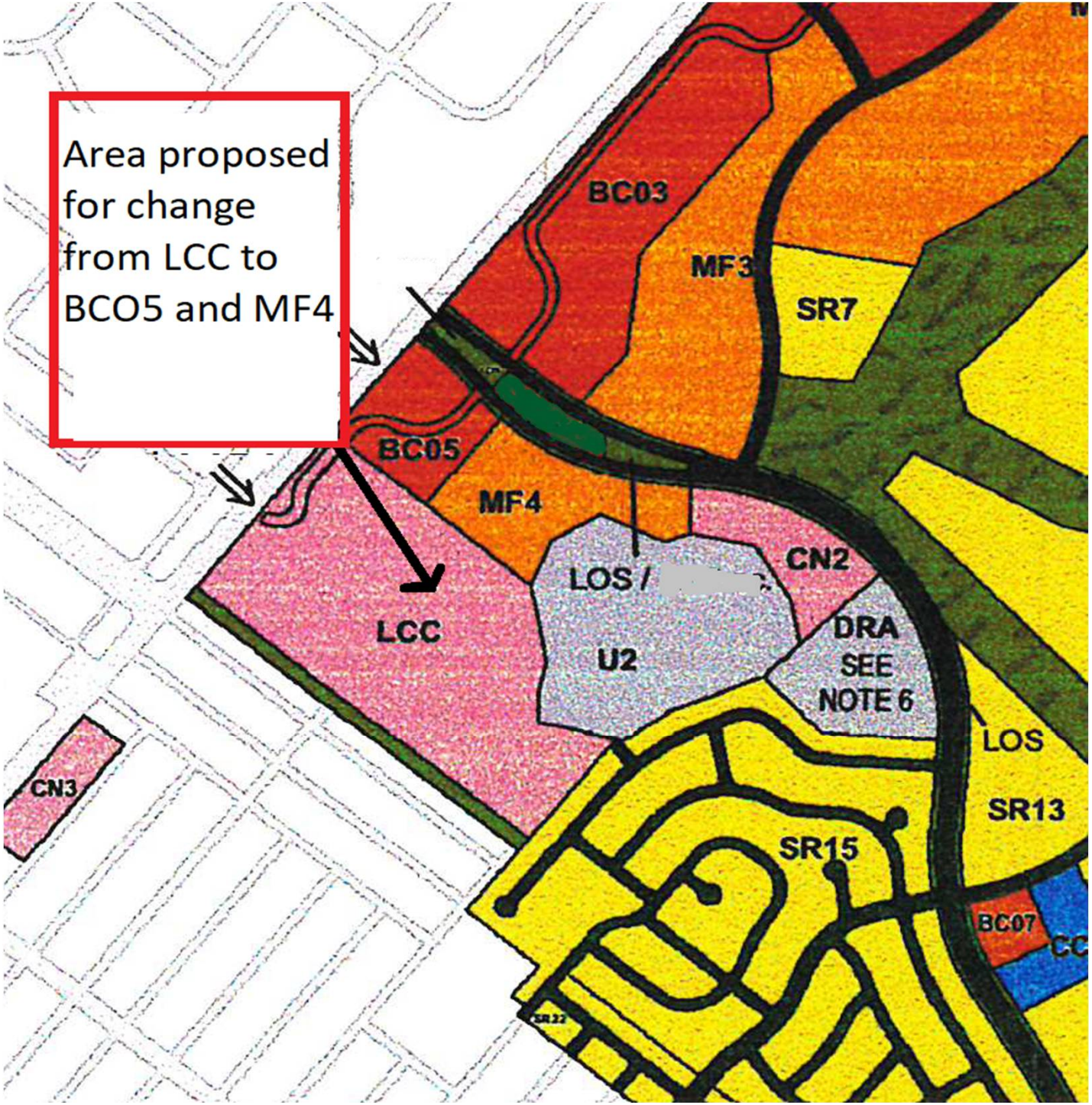
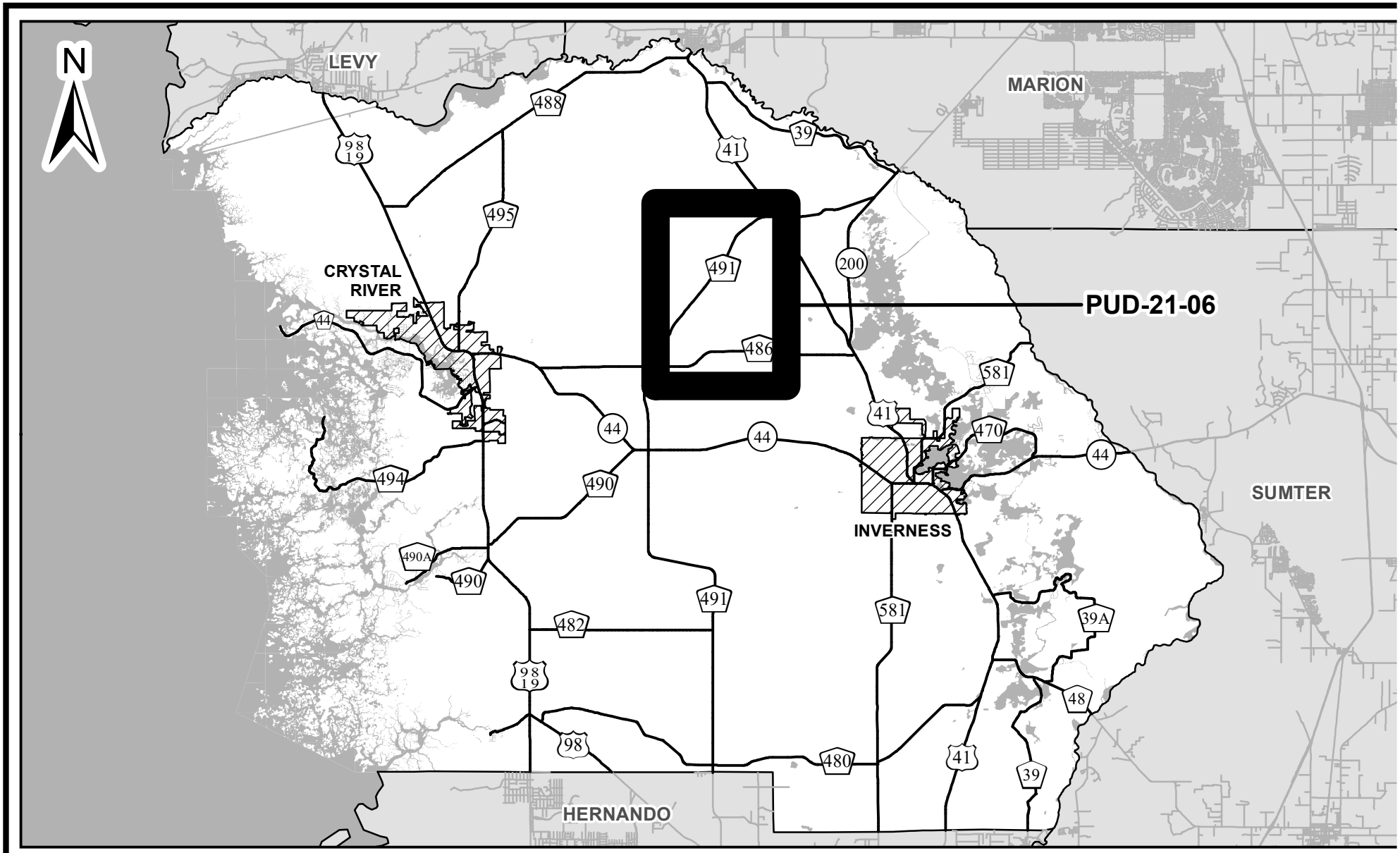
SR5	Single Family Attached	45.62	3.28	-	-
SR6	Single Family Cluster	59.13	3.17	-	-
SR7	Single Family Detached	6.8	0.5	-	-
SR8	Single Family Detached	54.68	3.99	-	-
SR9	Single Family Cluster	9.08	0.66	-	-
SR10	Single Family Attached	35.34	2.58	-	-
SR11	Single Family Cluster	33.56	2.44	-	-
SR12	Single Family Cluster	206.46	11.48	-	-
SR13	Single Family Cluster	10.75	0.78	-	-
SR14	Single Family Detached	20.53	1.50	-	-
SR15	Single Family Detached	99.88	16.61	-	-
SR16	Single Family Detached	52.18	3.67	-	-
SR17	Single Family Attached	22.78	0.32	-	-
SR18	Single Family Detached	212.38	9.86	-	-
SR19	Single Family Detached	107.50	5.26	-	-
SR20	Single Family Detached	58.12	-	-	-
SR21	Single Family Attached	11.67	-	-	-
SR22	Single Family Detached	16.8	-	-	-
SR23	Single Family Detached	1.37	-	-	-
SR24	Single Family Attached	16.91	-	-	-
SR25	Single Family Detached	3.84	-	-	-
SR26	Single Family Attached	15.37	-	-	-
SR27	Single Family Attached	0.67	-	-	-
R1	Recreation	1.16	1.16	-	-
R2	Recreation	6.55	6.55	-	-
R3	Recreation	28.69	28.69	-	-
R4	Recreation	2.3	2.3	-	-
R5	Recreation	14.68	14.68	-	-
G	Golf Course	139.12	139.12	-	-
MF1	Multi-family Low Density	41.16	3.0	-	-
MF2	Multi-family Low Density	55.67	4.06	-	-
MF3	Multi-family Low Density	19.1	1.39	-	-
MF4	Multi-family Low Density	9.91	0.72	-	-
MF5	Multi-family Low Density	16.5	0.00	-	-
U1	Utilities	0.52	-	-	-
U2	Utilities	24.01	-	-	-
U3	Utilities	16.87	-	-	-
BCO 1	Business Comm./ Office	7.68	-	0.56	1.40
BCO 2	Business Comm./ Office	39.98	-	1.29	3.07
BCO 3	Business Comm./ Office	22.17	-	1.52	3.28
BCO 4					
BCO 5	Business Comm./ Office	4.37	-	0.44	1.28
BCO 6 removed 2020					
BCO 7	Business Comm./ Office	2.0	-	-	-
BCO 8	Business Comm./ Office	4.92	-	-	-
BCO 9	Business Comm./ Office	6.43	-	-	-
BCO 10	Business Comm./ Office	8.34	-	-	-
CN 1	Community & Neighborhood Serv.	0.96	-	0.21	0.77
CN 2	Community & Neighborhood Serv.	6.28	-	-	-
CN 3	Community & Neighborhood Serv.	1.80	-	-	-
CN 4	Community & Neighborhood Serv.	4.97	-	-	-
LCC	Life Care Center	40.04	-	0.75	1.92
OF 1	Office	20.86	-	-	3.47
OF 2	Office	4.82	-	-	0.35
CC	Civic Center/Public Use	4.45	-	-	-
CC 2	Civic Center/Public Use	2.0	-	-	-
CC 3	Civic Center/Public Use	2.82	-	-	-
CC 4	Civic Center/Public Use	7.99	-	-	-
CC 5	Civic Center/Public Use	4.29	-	-	-
CC 6	Civic Center/Public Use	1.96	-	-	-

TOTAL UNITS/ SQUARE FOOTAGE/ACRES	ACREAGE	UNITS	ACREAGE BUILT
Single Family Detached (SR7-8, 14-16, 18-20, 22, 23, 25)	634.08	2219	
Single Family Cluster (SR1, 2, 4, 6, 9,11-13,)	573.63	2850	
Single Family Attached (SR3, 5, 10, 17, 21, 24, 26)	190.02	1032	
Multi Family Low Density (M F)	142.34	1415	
Recreation (R)	147.32	-	
Golf Course (G)	139.12	-	
Utilities (U)	41.40	-	
Business/Commercial/Office (BCO)	95.95	450,000 SF	
Community & Neighborhood Services (CN)	14.01	80,000 SF	
Life Care Center (LCC)	40.04	400	
Office (OF)	24.38	270,000 SF	
Civic Center/ Public Use (CC)	23.51	-	
ROW/ Frontage Roads	130.09	-	
Linear Open Space (LOS)	47.44	-	
TOTALS:	2233.33	7916	

Attachment: PDC planner pp (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II



Attachment: PDC planner pp (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II



0 2 4 6 8 10

MILES

LOCATOR MAP

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 8, 2021
Source: Enterprise Geodatabase
Map Number: WB0000606

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 o this information and the viewing, copying, or distributing of these maps.

Attachment: Locator Map (17174 : PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PV-21-03 McKenzie Permitting for Growland LLC
AGENDA DATE:	**August 19, 2021**

BRIEF OVERVIEW:

To vacate the platted utility easements lying on the north side of Lots 61-68 and on the south side of Lots 13-20, Block 11, Inverness Highlands Unit No. 1, as recorded in Plat Book 2, Pages 93-96, public records of Citrus County, Florida (Section 11, Township 19 South, Range 19 East), which addresses are 3129 and 3131 E. Gulf to Lake Hwy. and 3148 and 3172 E. Thomas Street, Inverness, Florida.

BUDGET IMPACT/FUNDING SOURCE:

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

Applicant Responsibility

RECOMMENDED ACTION:

Conduct a public hearing on August 19, 2021, to review and consider PV-21-03, McKenzie Permitting for Growland LLC, to make a recommendation to the Board of County Commissioners.

PM2-21-69
REVISED

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

PLAT VACATION APPLICATION NO.: PV-21-03
McKenzie Permitting for Grow-Land, LLC

DATE: July 16, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

REQUEST AND SUBJECT PROPERTY:	To vacate the platted utility easements lying on north side of Lots 61-68 and on the south side of Lots 13-20, Block 11, Inverness Highlands Unit No. 1, as recorded in Plat Book 2, Pages 93-96, public records of Citrus County, Florida (Section 11, Township 19 South, Range 19 East), which addresses are 3129 and 3131 E Gulf to Lake Hwy. and 3148 and 3172 E. Thomas Street, Inverness, Florida.
SURROUNDING LAND USE	GNC, General Commercial District, on the Land Development Code (LDC) Atlas; and on the Future Land Use Map
SURROUNDING AREA	Commercial uses (vacant and improved lots)

ANALYSIS

The purpose of this application is to remove the utility easements lying on the above-captioned lots to allow development on the site. The property owner is the listed owner of each of the lots involved in this application. In 2017 (2017-03286), a site development application was issued to allow tree removal, a rear driveway apron on E. Thomas Street and grass overflow parking on the rear lots. Another application was submitted in 2020 (2020-06108) for gravel parking, stormwater, and an asphalt drive connecting to the existing commercial buildings on SR-44 (E. Gulf to Lake Highway). That request requires vacation of the easement in that area to allow the asphalt connection as proposed.

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.

Attachment: Staff Report, County and State agency comments (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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

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

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.

JLC/KO/cb

Attachment: Staff Report, County and State agency comments (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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: PL4-21-44

June 21, 2021

Brenda McKenzie
7232 E Gospel Island Rd.
Inverness, FL 33450

RE: PV-21-03- PLAT VACATE, BRENDA MCKENZIE FOR GROWLAND LLC

Dear Ms. McKenzie:

This letter is a follow-up to note that many of the below conditions have now been met (strike-through indicates those conditions that are no longer applicable).

The County Staff made the following recommendations on pending application **PV-21-03:**

Environmental Health has no objection to PV-21-03; 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.

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: Staff Report, County and State agency comments (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

The Land Development Division recommends approval with the following condition:

1. Ownership and Encumbrance Report needs to include the easements in alternate key 1633826 as proposed.

Therefore, I have made the following recommendation on the Plat Vacation **application PV-21-03:**

(X) APPROVAL WITH CONDITION

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, Kevin O'Brien, at kevin.obrien@citrusbocc.com.

Respectfully,

Joanna L. Coutu
Director
Land Development Division
Department of Growth Management

KO

cc: File – PV-21-03

Attachment: Staff Report, County and State agency comments (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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: PL4-21-16

June 4, 2021

Brenda McKenzie
7232 E Gospel Island Rd.
Inverness, FL 33450

RE: PV-21-03- PLAT VACATE, BRENDA MCKENZIE FOR GROWLAND LLC

Dear Ms. McKenzie:

The County Staff made the following recommendations on pending application **PV-21-03:**

Environmental Health has no objection to PV-21-03; 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.

The Land Section of the Division of Engineering has no objection to approval with the following conditions:

> Please provide alternate key number for Lots 13-20 of Block 11, the correct range number on the application, and proof of legal publication.

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

1. Provide correct range number on application cover sheet.
2. Provide alternate key number for Lots 13-20 of Block 11.
3. Clarify in the application what part of plat is being vacated.

Attachment: Staff Report, County and State agency comments (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

4. Provide the property address on the application cover sheet.

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

The Engineering Division has no objection to approval.

The Land Development Division recommends approval with the following conditions:

1. Ownership and Encumbrance Report needs to include the easements in alternate key 1633826 as proposed.

2. Provide proof of publication in the newspaper.

Therefore, I have made the following recommendation on the Plat Vacation **application PV-21-03:**

(X) APPROVAL WITH CONDITIONS

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, Kevin O'Brien, at kevin.obrien@citrusbocc.com.

Respectfully,

Joanna L. Coutu
Director
Land Development Division
Department of Growth Management

KO

cc: File – PV-21-03

Attachment: Staff Report, County and State agency comments (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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: Joanna Coutu, AICP, Director, Land Development Division

FROM: Craig Stevens, Fire Chief

DATE: June 2, 2021

SUBJECT: **Plat Vacation Application Number PV-21-03, McKenzie Permitting for Growland LLC – vacate utility easements lying on Lots 13-20 and Lots 61-68, Block 11, Inverness Highlands Unit No. 1 (Section 11, Township 19 South, Range 19 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
JUN 0 3 2021
Land Development Division

Attachment: Staff Report, County and State agency comments (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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: 05/28/2021

TO: Land Development Director

THROUGH: Planning Coordinator(s)

FROM: Environmental Health Director, Glenn "Will" Bryant

SUBJECT: No Objection to PV-21-03

Environmental Health has no objection to PV-21-03, 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,

G.W. 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

PV-21-03

Attachment: Staff Report, County and State agency comments (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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

STREET/PLAT VACATION APPLICATION

Application No.: PV-21-03 Date: 2/1/2021

* Agent for Petitioner .

Applicant*
Name: McKenzie Permitting
Address: 7232 E. Gospel Island
City: Inverness
State: Florida Zip: 34450
Home No.: 726-0889 Cell No.: 601-0942
Work No.: 726-0889 Fax No.:
Email: mckenziepermitting@gmail.com

Petitioner(s)
Name: GROWLAND LLC
Address: 2227 E. Hampshire Street
City: Inverness
State: Florida Zip: 34453
Home No.: Cell No.:
Work No.: — Fax No.: —
Email: BSM

Property Description: Section: 11 Township: 19S South Range: 18E 19 East
Legal Description:
Subdivision: Inverness Highlands Lot(s): 61-68 13-20 Block/Parcel: 11
Alternate Key #: 1633923 1633826 Parcel ID: 19E 18S

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): N/A

Directions to the Property from Lecanto: 491 NORTH TO 44 TURN RIGHT TO SITE ON LEFT - PAST CROFT ROAD

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 22 day of May 2021

Kimberly K Slater
Printed Name

Seal

Notary Public - State of Florida

KIMBERLY KATHERLEEN SLATER
Commission # GG 226401
Expires August 14, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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
MAY 20 2021
PV-21-03
Land Developme

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Altkey: 1633923
GROW-LAND LLC

Parcel ID: 19E19S020010 00110 0610
3129 E GULF TO LAKE HWY , INVERNESS

1 of 1
Return to Search Results
My Tax Year: 2021

Legal
Land & Agriculture
Residential
Commercial
Misc Improvements
Values
Sketch
Photos
Permits
Quick Links
Map
Pictometry

Citrus County Property Appraiser, Les Cook C.F.A.

PC Code	1100 - STORES
Bldg Counts	Res 0 / MH 0 / Comm 2
Nbhd	0544 - HWY 44 EAST OF KENSINGTON AVE TO HWY 581
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001034 - INVERNESS HIGHLANDS UNIT 1
Short Legal	INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 61, 62, 63, 64, 65,66, 67 & 68 BLK 11 DESC IN OR BK 366 PG 627
Est. Parcel Sqft	19,141
Est. Parcel Acres	.44
Map SC-TW-RG	11-19S-19E

Actions
Neighborhood Sales
Printable Summary
Printable Version

Reports
Attribute Export
Mailing List
Property Record Card
Original Trim Notice
Go

Links
Search Help

Mailing Address

Name	GROW-LAND LLC
Mailing Address	2227 E HAMPSHIRE ST INVERNESS FL 34453

All Owners

Name		Owner Type
GROW-LAND LLC		BU - Business

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	$115,990	$177,340	$293,330	$293,330	$0	$293,330	$0	$4,865.09	Link
2019	$94,540	$197,770	$292,310	$292,310	$0	$292,310	$0	$4,911.14	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$602.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
01/11/2016	$250,000	2734/0954	00-WARRANTY DEED	I
01/06/2016	$100	2734/0951	02-MIN DOC STAMP ($100)	I
06/04/2015	$100	2693/0488	01-CORRECTIVE/QC/TD/COT	I
02/24/2015	$100	2675/0365	01-CORRECTIVE/QC/TD/COT	I
05/01/2013	$310,000	2556/1163	00-WARRANTY DEED	I

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
09/01/1996	199605426	INSTALL PLYWOOD DECK ON E	$100	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1044-COMM HWY 44	S-SQUARE FOOT	19,141.00	160.0	120				GNC

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	PAVING CONCRETE-[1-SF]	1974			1	11,929	
1	2	CURB STOPS-[3-UNIT]	1974			17	1	
1	3	CHAIN LINK FENCE-[1-SF]	2015	1	180	1	180	

Total Misc Value

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MAY 20 2021
PV-21-03
Land Developm

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Altkey: 1633923
GROW-LAND LLC

Parcel ID: 19E19S020010 00110 0610
3129 E GULF TO LAKE HWY , INVERNESS

Citrus County Property Appraiser, Les Cook C.F.A.

PC Code	1100 - STORES
Bldg Counts	Res 0 / MH 0 / Comm 2
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Est. Parcel Sqft	19,141
Est. Parcel Acres	.44
Map SC-TW-RG	11-19S-19E

Mailing Address

Name	GROW-LAND LLC
Mailing Address	2227 E HAMPSHIRE ST INVERNESS FL 34453

All Owners

Name	Owner Type
GROW-LAND LLC	BU - Business

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Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
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2018	$94,540	$171,240	$265,780	$265,780	$0	$265,780	$0	$4,298.29	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$602.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
01/11/2016	$250,000	2734/0954	00-WARRANTY DEED	I
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1	3	CHAIN LINK FENCE-[1-SF]	2015	1	180	1	180	

Total Misc Value

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RECEIVED
MAY 20 2021
PV-21-
Land Development Division

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 166
Lecanto, FL 34461
Telephone (352) 527-5549
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 __X__Other (specify): UTILITY EASEMENT

LEGAL DESCRIPTION OF PROPERTY:

Section 11 Township 19S Range 19E Alternate Key # 1633933

Lot/Parcel _____ Block _____

Subdivision _____

I, X Jeffrey R Grow of Mc Kenzie LLC owner of the above described property,
(Name of Owner)

authorize Brenda McKenzie of McKenzie Permitting to
(Name of Representative) (Name of Business)

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

SIGNATURE: X _____
(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 Jeffrey Grow, who is personally known to me or provided Driver License as identification and who did not take an oath.

WITNESS my hand and official seal this 20th day of January 2021

Kristin Black
Printed Name
_____
Notary Public - State of Florida

KRISTIN BLACK
Notary Public - State of Florida
Commission # HH 022370
My Comm. Expires Sep 18, 2024
Bonded through National Notary Assn.

RECEIVED
MAY 20 2021
PV-21-03
Land Developm

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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,

1485-0530 SUCRN NOTICE TO PETITION TO VACATE PLAT The Peitioner, Brenda McKenzie on behalf of GROW-LAND, LLC, hereby give notice of their intention to petition the Citrus County Board of County Commissioners to vacate a portion of that certain plat

was published in said newspaper in the issues of

May 23rd, 2021, May 30th, 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 1st day of June, 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
Commission # HH 099773
Expires April 20, 2025
Bonded Thru Budget Notary Services

1485-0530 SUCRN

NOTICE TO PETITION TO VACATE PLAT

The Peitioner, Brenda McKenzie on behalf of GROW-LAND, LLC, hereby give notice of their intention to petition the Citrus County Board of County Commissioners to vacate a portion of that certain plat of Inverness Highlands, Unit 1, as described in Exhibit "A" attached hereto and made a part here of.

Exhibit "A" attached
by /s/ Brenda McKenzie
Petitioner

EXHIBIT "A"

Utility Easement Per Plat Books 2 Page 94
Lying between Lots 13-20 and Lots 61-68 Block 11
of INVERNESS HIGHLANDS UNIT 1
Citrus County Public Records

Published May 23 & 30, 2021

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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. 20, 2021

Via email: mckenzie@gmail.com

Ms. Brenda McKenzie
Permitting & Real Estate
7232 E. Gospel Island Road
Inverness, Florida 34450

RE: Vacation of a Portion of Platted Easement
3129 E. Gulf to Lake Hwy & 3148 E. Thomas Street, Inverness
Citrus County, Florida

Dear Ms. McKenzie:

Please be advised that Duke Energy, Distribution and Transmission Departments have **"no objection"** to the vacation and abandonment of the 10.00 foot Utility Easement lying South of Lots 13 – 20, AND North of Lots 61 – 68, Block 11, INVERNESS HIGHLANDS UNIT NO. 1, as recorded in Plat Book 2, Page 93, of the Public Records of Citrus County, Florida.

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

Sincerely,

Irma Cuadra
Irma Cuadra
Research Specialist II

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Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

FLORIDA PUBLIC UTILITIES

24 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 parcels 1633923 & 1633826. Florida Public Utilities has no buried facilities in those locations 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

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Land Development Division

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

From: Bryant, Glenn W
Sent: Wednesday, September 30, 2020 3:20 PM
To: mckenziepermitting@gmail.com
Cc: Booker, Kevin A; Anton, Teresa
Subject: FW: REQUEST FOR NO OBJECTION TO VACATE OF EASEMENT

Brenda,

Environmental Health has no objections this vacation.

Usually the County asks me separately for any land changes, unlike power companies etc. that one has to have a letter from.

Thank you,

Will Bryant, REHS/RS Environmental Public Health Director
Florida Department of Health in Citrus County
3600 W. Sovereign Path, Room 194
Lecanto, FL 34461
352-513-6102, Work
352-302-9255, Cell
www.CitrusCountyHealth.org
Follow us on Twitter @FLHealthCitrus
Let us know how we are doing! 👍👎
bitly.com/CitrusFeedback

Florida HEALTH Citrus County

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

Please note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Booker, Kevin A <Kevin.Booker@flhealth.gov>
Sent: Wednesday, September 30, 2020 2:44 PM

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PV-21-03
Land Development Division

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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.citrubocc.com

September 24, 2020

Brenda McKenzie
McKenzie Permitting & Consulting, Inc.
7232 East Gospel Island Road
Inverness FL 34450

Subject: Vacation of Utility Easement within Inverness Highlands Unit 1 PB 2 PG 93 LOTS 13, 14, 15, 16, 17, 18, 19 & 20, Block 11 (Altkey 1633826)

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

Sincerely,

Ken Cheek – Director, Citrus County Department of Water Resources

cc: File

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PV-21-03
Land Development

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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.citrubocc.com

September 24, 2020

Brenda McKenzie
McKenzie Permitting & Consulting, Inc.
7232 East Gospel Island Road
Inverness FL 34450

Subject: Vacation of Utility Easement within Inverness Highlands Unit 1 PB 2 PG 93 LOTS 61, 62, 63, 64, 65, 66, 67 & 68, Block 11 (Altkey 1633923)

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

Sincerely,

Ken Cheek – Director, Citrus County Department of Water Resources

cc: File

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Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

CITRUS COUNTY MOSQUITO CONTROL DISTRICT

Commissioners:
Leon McClellan
AJ Green
Joe Adams

Director:
George Deskins

July 9, 2020

McKenzie Permitting & Consulting, LLC
7232 E. Gospel Island Rd.
Inverness, FL. 34450

RE: Vacate easements at 3129 E. Gulf to Lake Hwy, Inverness, FL. (altkey 1633923) & 3148 E. Thomas St., Inverness, FL. (altkey 1633826).

Dear Ms. McKenzie:

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

268 N. LECANTO HWY. • LECANTO, FL 34461

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Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Charter

July 9 2020

Brenda McKenzie
McKenzie Permitting & Consulting LLC.
7232 E Gospel Island Rd.
Inverness FL 34450

Re: Easement Vacate: ALT KEY 1633923 & 1633826
For GROW-LAND LLC

Please be advised that Charter Communications has no objection to the easement vacate 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,

Wayne Michaels
Construction Coordinator
Charter Spectrum

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PV-21-03
Land Development Division

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

PROPERTY INFORMATION REPORT ISSUED BY:
AMERICAN TITLE SERVICES OF CITRUS COUNTY, INC.
2230 HIGHWAY 44 WEST, INVERNESS, FL 34453
PHONE: (352) 637-4411 / FAX: (352) 637-4413

THIS PROPERTY INFORMATION REPORT IS ISSUED TO BRENDA MCKENZIE. THIS REPORT IS NOT TITLE INSURANCE. THIS PROPERTY INFORMATION REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843, AND THE MAXIMUM LIABILITY OF THE ISSUER OF THIS REPORT FOR ERRORS OR OMISSIONS IN THIS REPORT, IS LIMITED TO THE AMOUNT PAID FOR THE ISSUANCE OF THIS REPORT AND IS FURTHER LIMITED TO THE RECIPIENT IDENTIFIED ABOVE.

This Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages and judgments recorded in the Official Records Books of **Citrus** County, Florida that appear to encumber the title to said land. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity of sufficiency of any document attached, or is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Property Information Report and the documents attached hereto.

Period searched: From **01/13/2016** to **01/20/2021** @ **8:00 AM**

The land referred to herein is described as follows:

Lots 13, 14, 15, 16, 17, 18, 19 and 20, Block 11, INVERNESS HIGHLANDS UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 2, Pages 93 through 96, of the Public Records of Citrus County, Florida.

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Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Record Title appears to be vested in:

Grow-Land, LLC

by virtue of the following:

Warranty Deed recorded in Official Records Book 2734, Page 926, of the Public Records of Citrus County, Florida.

Trust Affidavit recorded in Official Records Book 2734, Page 925.

Ad Valorem taxes appear to be paid through the year **2019**.

Encumbrances:

1. **Payment of any special lien/assessments imposed by City, County, and/or State.**

   NOTE: This County may have special lien/assessments imposed by the local municipality. These lien/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The municipality which governs subject property must be contacted to verify payment status.

2. No open mortgages found of record.

Dated: **02/01/2021**

File No. **21-36003**
Plant No. **21-10647**

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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Altkey: 1633826
GROW-LAND LLC

Parcel ID: 19E19S020010 00110 0130
3148 E THOMAS ST , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	1000 - VACANT COMM
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	0544 - HWY 44 EAST OF KENSINGTON AVE TO HWY 581
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001034 - INVERNESS HIGHLANDS UNIT 1
Short Legal	INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 13, 14, 15, 16, 17,18, 19 & 20 BLK 11
Est. Parcel Sqft	19,077
Est. Parcel Acres	.44
Map SC-TW-RG	11-19S-19E

Mailing Address

Name	GROW-LAND LLC
Mailing Address	2227 E HAMPSHIRE ST INVERNESS FL 34453

All Owners

Name		Owner Type
GROW-LAND LLC		BU - Business

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	$42,920	$0	$42,920	$42,920	$0	$42,920	$0	$671.38	Link
2019	$42,920	$0	$42,920	$40,084	$0	$40,084	$0	$786.50	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07
0147	WATER UTILITY AVAIL ASMT	$43.54

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
01/07/2016	$50,000	2734/0926	00-WARRANTY DEED	V
05/01/2000	$100	1365/2264	11-11	V
06/01/1996	$100	1139/0003	03-SAME FAMILY/DEED FOL	V
01/01/1992	$100	0924/1958	01-CORRECTIVE/QC/TD/COT	V

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date

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PV-21-03
Land Development Division

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

05/22/2017 201703286 SITE IMPROVEMENT FOR TREE REMOVAL / ADDITIONAL PARKING AND A DRIVEWAY ACCESS POI $12,000

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1000-COMMERCIAL OFF HWY	S-SQUARE FOOT	19,076.00	160.0	120				GNC

Total Misc Value

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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Land Development Division

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Land Developmer

Vacation per Resolution # 2007-069 dated April 24, 2007 recorded in Official Records Book 2122 page 111.

INVERNESS HIGHLANDS

UNIT NO. 1

CITRUS COUNTY, FLORIDA

SHEET 1 OF 4 SHEETS

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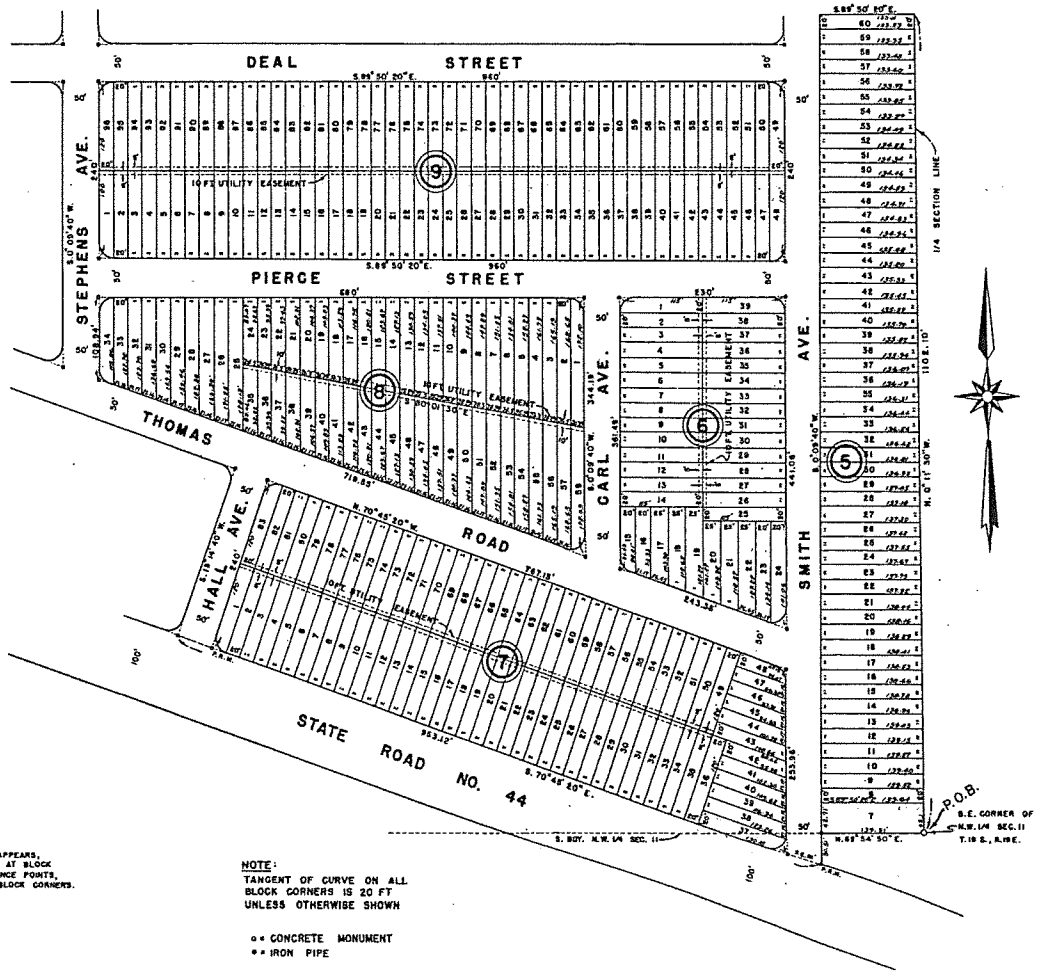
PV-21-03
Land Development Division

VACATED PER RESOLUTION NO. 89-153, RECORDED IN BOOK 834 PAGE 1640



NOTE:
IN MOST PLACES AS IT PLAINLY APPEARS, CONC. MARKERS OR PIPES SHOWN AT BLOCK LINE INTERSECTIONS ARE REFERENCE POINTS, AND ARE NOT ACTUAL LOT OR BLOCK CORNERS.

ALL BLOCKS IN THIS SUBDIVISION ARE NUMBERED CONSECUTIVELY AND BEGIN WITH BLOCK 1

NOTE:
TANGENT OF CURVE ON ALL BLOCK CORNERS IS 20 FT UNLESS OTHERWISE SHOWN

o = CONCRETE MONUMENT
• = IRON PIPE

DESCRIPTION:
BEGINNING AT THE S.E. CORNER OF THE N.W. 1/4 OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST, THENCE N.0°11'30"W. ALONG THE EAST BOUNDARY OF SAID N.W. 1/4 2642.10 FEET, TO THE N.E. CORNER OF SAID N.W. 1/4, THENCE N.0°09'40"E. 151.97 FEET, THENCE N.89°50'20"W. 2608.53 FEET TO THE WEST BOUNDARY OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 19 EAST, THENCE S.0°13'00"W. ALONG SAID WEST BOUNDARY 140.00 FEET TO THE S.W. CORNER OF SAID SECTION 2, THENCE S.0°09'40"W. ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST 1845.41 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, THENCE S.70°45'20"E. ALONG SAID RIGHT-OF-WAY LINE 2629.57 FEET, THENCE N.0°09'40"E. 50.51 FEET TO THE SOUTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 11, THENCE N.89°54'50"E. ALONG SAID SOUTH BOUNDARY 139.91 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 2 AND 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST.

MOORHEAD ENGINEERING COMPANY
115 S. MAIN STREET OCALA, FLORIDA
DATE: OCTOBER 1954 SCALE - 1" = 80FT.

STATE OF FLORIDA
COUNTY OF CITRUS

THE UNDERSIGNED CORPORATION, WHICH IS DULY ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, AND THE OWNERS OF THE REAL ESTATE SHOWN ON THIS PLAT, DO HEREBY AUTHORIZE THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND DO HEREBY DEDICATE TO THE PUBLIC AND TO THE PURCHASERS OF PROPERTY THEREIN ALL STREETS, ALLEYS AND PUBLIC PLACES SHOWN ON SAID PLAT, EXCEPT ONLY IN SUCH INSTANCES AS IT MAY PLAINLY APPEAR FROM AND BY SAID PLAT, THAT SUCH PLACES ARE RESERVED, AND DOES HEREBY WARRANT THAT IT IS THE OWNER OF THE SAID PROPERTY INCLUDED IN AND SITUATE IN SAID PLAT WITH FULL AUTHORITY TO AUTHORIZE THE RECORD OF THE PLAT THEREOF AND TO EXECUTE THIS DEDICATION.

IN WITNESS WHEREOF SAID CORPORATION HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATION SEAL AFFIXED BY ITS UNDERSIGNED OFFICIALS HEREUNTO DULY AUTHORIZED BY ITS BOARD OF DIRECTORS.

ATTEST: _____ SECRETARY
CITRUS COUNTY LAND BUREAU, INC.
_____ PRESIDENT

STATE OF FLORIDA
COUNTY OF CITRUS

BEFORE ME, THIS DAY PERSONALLY APPEARED CADMAN H. FREDERICK AND MARTIN STEIN, PRESIDENT AND SECRETARY RESPECTIVELY OF CITRUS COUNTY LAND BUREAU, INC. A FLORIDA CORPORATION AND ACKNOWLEDGED BEFORE ME THAT, THEY EXECUTED THE DEDICATION HEREON SHOWN FOR THE USES AND PURPOSES THEREIN STATED ON BEHALF OF SAID CITRUS COUNTY LAND BUREAU, INC. AS ITS ACT AND DEED, AND HAVE BEEN DULY AUTHORIZED SO TO DO BY THE BOARD OF DIRECTORS THEREOF.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF OCTOBER A.D. 1954

MY COMMISSION EXPIRES: MAY 30, 1955.

_____ NOTARY PUBLIC

I, J.R. MOORHEAD, JR., OF MOORHEAD ENGINEERING CO., THE MAKERS OF THIS PLAT, DO HEREBY CERTIFY THAT IT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED THEREON AS CALLED FOR UNDER SECTION 7, CHAPTER 10275, LAWS OF FLORIDA.

_____ FLORIDA STATE SURVEYOR'S LICENSE NO. 88

WE HEREBY CERTIFY THE RECORDS OF OUR OFFICE SHOW THAT CITRUS COUNTY LAND BUREAU, INC. IS THE APPARENT OWNER OF THE RECORD TITLE TO THE LAND EMBRACED IN THE PLATS OR MAPS SHOWN IN THIS UNIT.

DATED THIS 7TH DAY OF DECEMBER, 1954.

PRINCIPAL ASSISTANT CASHIER
By _____

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AND APPROVED BY THEM FOR RECORD ON THE 7 DAY OF December A.D. 1954

THIS IS NOT AN APPROVAL OF THE TITLE OF THE LANDS PLATTED AND HAS NO REFERENCE TO THE VALUE THEREOF.

ATTEST: _____ CLERK
_____ CHAIRMAN

I, FRANCIS W. WILLIAMS, CLERK OF THE CIRCUIT COURT OF CITRUS COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS FOREGOING PLAT CONFORMS TO THE PROVISIONS OF CHAPTER 10275, LAWS OF FLORIDA WAS FILED IN MY OFFICE FOR RECORD ON THE 7 DAY OF December A.D. 1954, AND RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY ON THE 7 DAY OF December A.D. 1954, IN PLAT BOOK 2, AT PAGE 93, 94, 95, 96.

File no. 13883

_____ CLERK

PB 2 PG 93

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Vacation per Resolution # 2007-069 dated April 24, 2007, recorded in Official Records Book 2122 page 111.

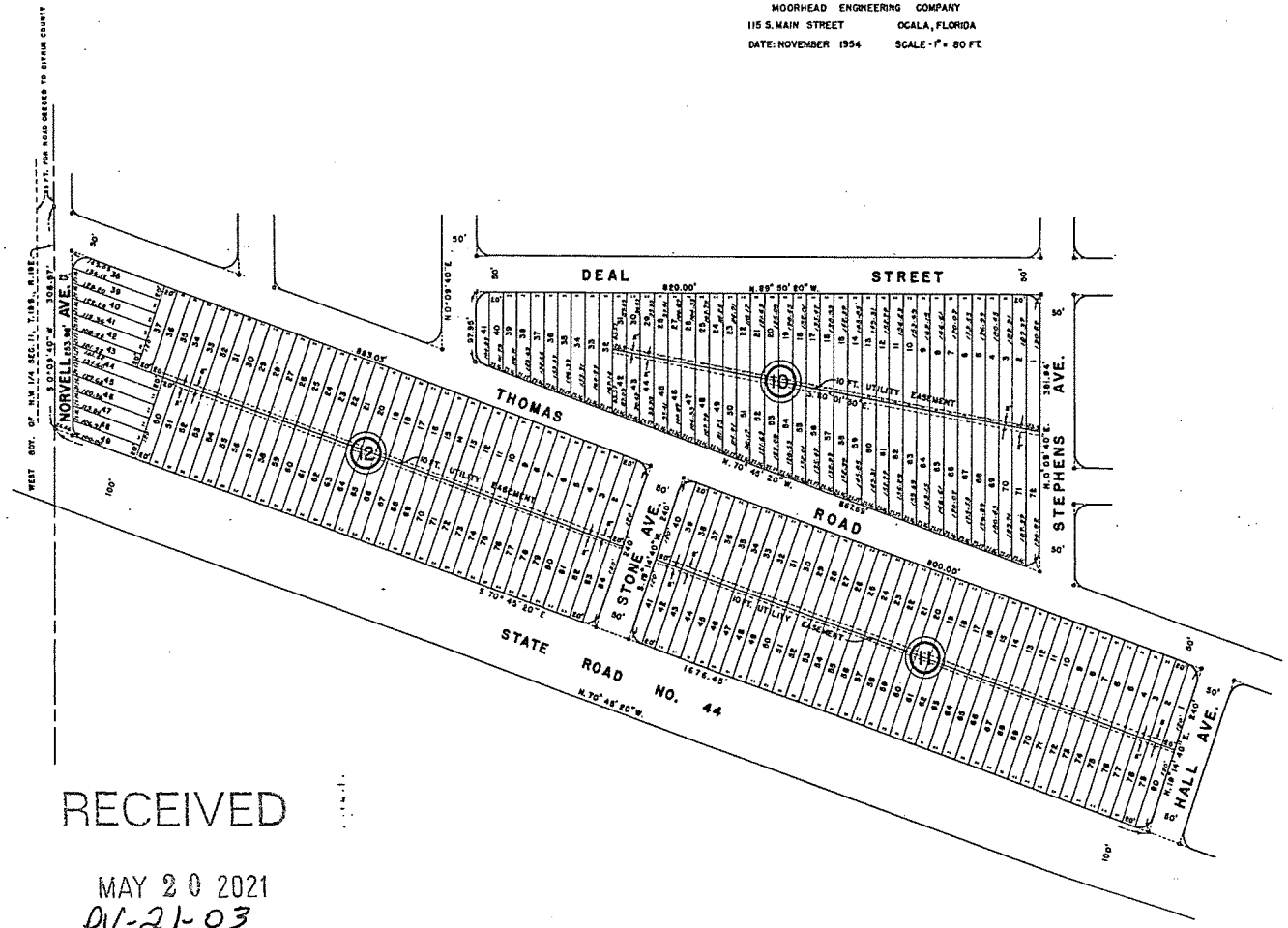
INVERNESS HIGHLANDS

UNIT NO. 1

CITRUS COUNTY, FLORIDA

SHEET 2 OF 4 SHEETS

MOORHEAD ENGINEERING COMPANY
115 S. MAIN STREET OCALA, FLORIDA
DATE: NOVEMBER 1954 SCALE - 1" = 80 FT.



NOTE:
TANGENT OF CURVE ON ALL BLOCK CORNERS IS 20 FT. UNLESS OTHERWISE SHOWN

o = CONCRETE MONUMENT
• = IRON PIPE

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PV-21-03
Land Development Division

PB 2 PG 94

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

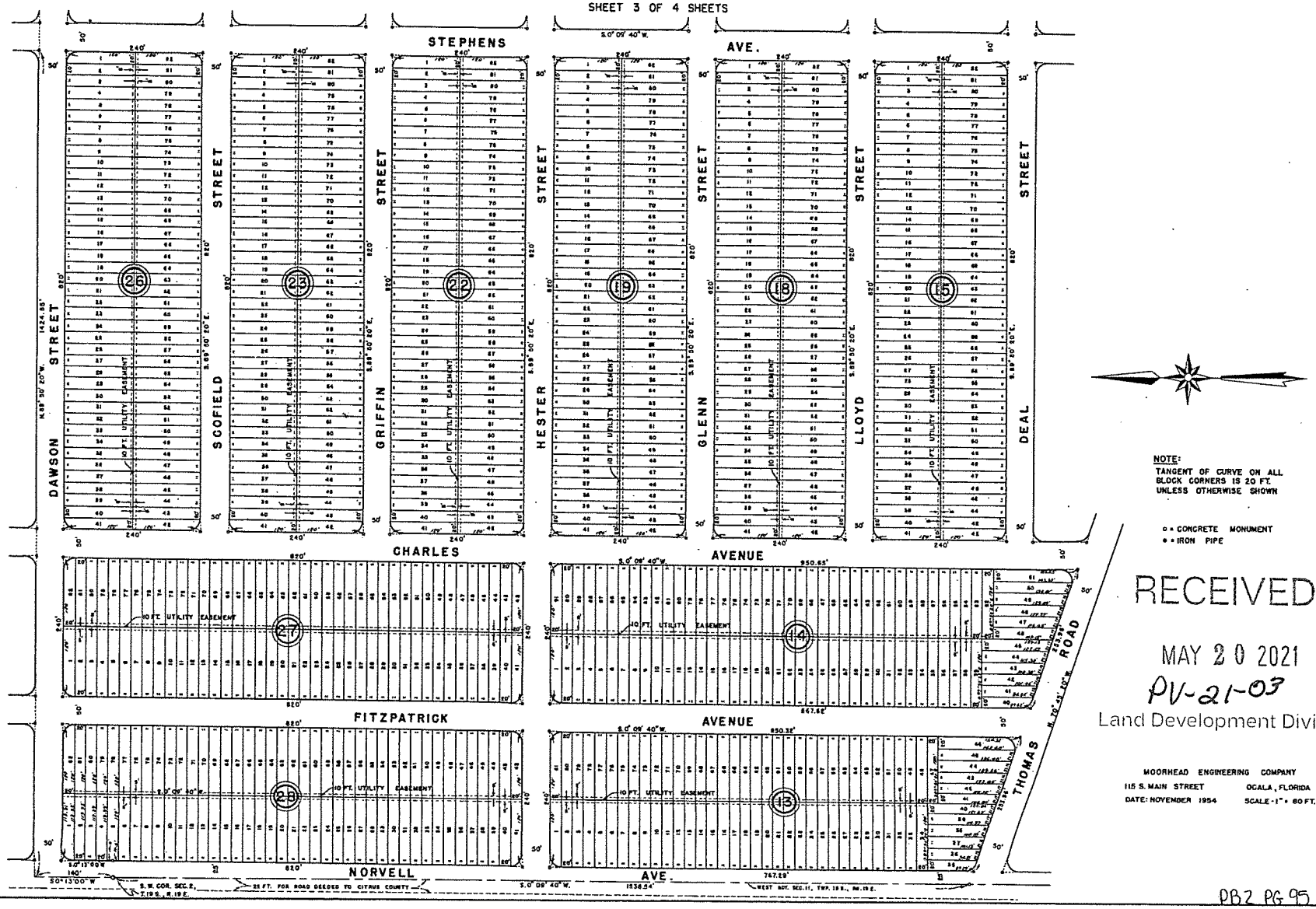
Vacation per Resolution # 2007-069 dated April 24, 2007, recorded in Official Records Book 2122 page 111.

INVERNESS HIGHLANDS

UNIT NO. 1

CITRUS COUNTY, FLORIDA

SHEET 3 OF 4 SHEETS



NOTE:
TANGENT OF CURVE ON ALL BLOCK CORNERS IS 20 FT. UNLESS OTHERWISE SHOWN

o = CONCRETE MONUMENT
• = IRON PIPE

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PV-21-03
Land Development Division

MOORHEAD ENGINEERING COMPANY
115 S. MAIN STREET OCALA, FLORIDA
DATE: NOVEMBER 1954 SCALE - 1" = 60 FT.

PB2 PG 95

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Vacation per Resolution # 2007-069 dated April 24, 2007, recorded in Official Records Book 2122 page 111.

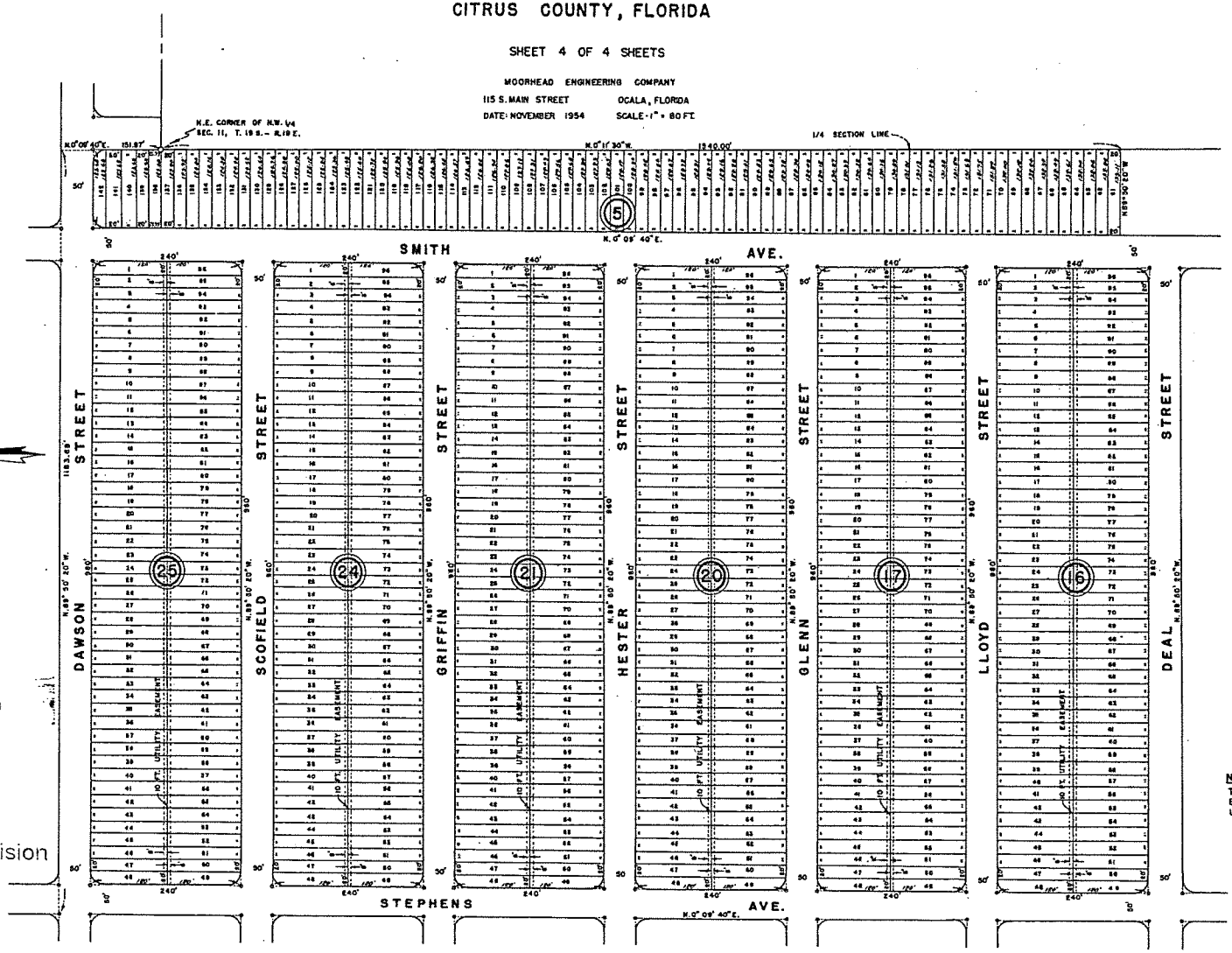
INVERNESS HIGHLANDS

UNIT NO. 1

CITRUS COUNTY, FLORIDA

SHEET 4 OF 4 SHEETS

MOORHEAD ENGINEERING COMPANY
115 S. MAIN STREET OCALA, FLORIDA
DATE: NOVEMBER 1954 SCALE: 1" = 80 FT.



NOTE:
TANGENT OF CURVE ON ALL BLOCK CORNERS IS 20 FT. UNLESS OTHERWISE SHOWN

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PB 2 PG 96

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MAY 20 2021
PV-21-03
Land Development Division

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

Search > Account Summary

Real Estate Account #1633826

Certified Roll Owner:
GROW-LAND LLC

Situs:
3148 E THOMAS ST
INVERNESS 34453
ⓘ Parcel details

Get bills by email

Amount Due

BILL	AMOUNT DUE
2020 Annual Bill	$657.95

Add To Cart

Print (PDF)

Apply for the 2021 installment payment plan

Account History

BILL	AMOUNT DUE
2020 Annual Bill ⓘ	$657.95
	Print (PDF)
2019 Annual Bill ⓘ	$0.00
	Print (PDF)
Total Amount Due	**$657.95**

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MAY 20 2021
PV-21-03
Land Development Division

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

BILL	AMOUNT DUE
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
	Print (PDF)
2012 Annual Bill ⓘ	$0.00
	Print (PDF)
2011 Annual Bill ⓘ	$0.00
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2010 Annual Bill ⓘ	$0.00
	Print (PDF)
2009 Annual Bill ⓘ	$0.00
	Print (PDF)
2008 Annual Bill ⓘ	$0.00
	Print (PDF)
2007 Annual Bill ⓘ	$0.00
	Print (PDF)
2006 Annual Bill ⓘ	$0.00
	Print (PDF)
2005 Annual Bill ⓘ	$0.00
	Print (PDF)
2004 Annual Bill ⓘ	$0.00
	Print (PDF)
2003 Annual Bill ⓘ	$0.00
	Print (PDF)
2002 Annual Bill ⓘ	$0.00
	Print (PDF)
2001 Annual Bill ⓘ	$0.00
	Print (PDF)
2000 Annual Bill ⓘ	$0.00
	Print (PDF)
1999 Annual Bill ⓘ	$0.00
Total Amount Due	**$657.95**

RECEIVED
MAY 20 2021
PV-21-03
Land Development Division

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

BILL	AMOUNT DUE
	Print (PDF)
1998 Annual Bill ⓘ	$0.00
	Print (PDF)
Total Amount Due	**$657.95**

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Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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MAY 20 2021
PV-21-03
Land Development Division

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

2020 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1633826		000X	

GROW-LAND LLC
2227 E HAMPSHIRE ST
INVERNESS, FL 34453

3148 E THOMAS ST

INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 13, 14, 15, 16, 17,
See Additional Legal on Tax Roll

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	42,920	0	42,920	6.2176	266.86
Transportation Trust	42,920	0	42,920	0.5988	25.70
Health Department	42,920	0	42,920	0.0651	2.79
Library	42,920	0	42,920	0.3217	13.81
Fire District	42,920	0	42,920	0.0000	0.00
Stormwater	42,920	0	42,920	0.0974	4.18
Fire Rescue EMS	42,920	0	42,920	0.5881	25.24
Schools Local Req'd Effort	42,920	0	42,920	3.6820	158.03
Schools Capital Outlay	42,920	0	42,920	1.5000	64.38
Schools Discretionary	42,920	0	42,920	0.7480	32.10
SWFWMD General	42,920	0	42,920	0.2669	11.46
Mosquito Control	42,920	0	42,920	0.4478	19.22
			TOTAL	14.5334	$623.77

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
131 Fire Services		4.07
147 Water Utility Avail Assmt		43.54
	NON-AD VALOREM ASSESSMENTS	$47.61

COMBINED TAXES AND ASSESSMENTS	$671.38	See reverse side for important information.

If Paid By	Nov 30, 2020	Dec 31, 2020	Jan 31, 2021	Feb 28, 2021	Mar 31, 2021
Please Pay	$644.52	$651.24	$657.95	$664.67	$671.38

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

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

2020 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1633826		000X	

GROW-LAND LLC
2227 E HAMPSHIRE ST
INVERNESS, FL 34453

3148 E THOMAS ST

INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 13, 14, 15, 16, 17,
See Additional Legal on Tax Roll

RETURN WITH PAYMENT.

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PV-21-03
Land Development Division

DO NOT WRITE ON BOTTOM PORTION

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

If Paid By	Nov 30, 2020	Dec 31, 2020	Jan 31, 2021	Feb 28, 2021	Mar 31, 2021
Please Pay	$644.52	$651.24	$657.95	$664.67	$671.38

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

SunBiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
GROW-LAND LLC

Filing Information

Document Number	L09000028059
FEI/EIN Number	N/A
Date Filed	03/23/2009
Effective Date	03/23/2009
State	FL
Status	ACTIVE

Principal Address

2227 EAST HAMPSHIRE STREET
INVERNESS, FL 34453

Mailing Address

2227 EAST HAMPSHIRE STREET
INVERNESS, FL 34453

Registered Agent Name & Address

GROW, JEFFERY R
2227 EAST HAMPSHIRE STREET
INVERNESS, FL 34453

Authorized Person(s) Detail

Name & Address

Title MGRM

GROW, JEFFERY R
2227 EAST HAMPSHIRE STREET
INVERNESS, FL 34453

Annual Reports

Report Year	Filed Date
2018	03/12/2018
2019	03/11/2019
2020	03/13/2020

Document Images

03/13/2020 -- ANNUAL REPORT View image in PDF format

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Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

03/11/2019 – ANNUAL REPORT	View image in PDF format
03/12/2018 – ANNUAL REPORT	View image in PDF format
03/02/2017 – ANNUAL REPORT	View image in PDF format
03/08/2016 – ANNUAL REPORT	View image in PDF format
03/24/2015 – ANNUAL REPORT	View image in PDF format
01/15/2014 – ANNUAL REPORT	View image in PDF format
01/30/2013 – ANNUAL REPORT	View image in PDF format
02/07/2012 – ANNUAL REPORT	View image in PDF format
05/31/2011 – ANNUAL REPORT	View image in PDF format
02/18/2010 – ANNUAL REPORT	View image in PDF format
03/23/2009 – Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016001548 BK: 2734 PG: 926 1/13/2016 9:17 AM 1 Receipt: 2016001410
RECORDING $18.50 INDEX $2.00 D DOCTAX PD $350.00

Prepared by and Return to Donna Smith ,
an employee of First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450
File No.: 74634-51

1850
350-

WARRANTY DEED

This indenture made on January 11, 2016, by **Carol Trugman, as Successor Trustee of the Yetta a/k/a Ethyl a/k/a Ethel Bloom Trust Agreement dated March 6, 1996 and amended March 13, 1996 and April 17, 1998 and individually** whose address is: 844 S Maple Ave Glen Rock NY 07452, hereinafter called the "grantor",

to **Grow-Land LLC, a Florida limited liability company** whose address is: 2227 E. Hampshire Street, Inverness, FL 34453 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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,** to-wit:

Lots 13, 14, 15, 16, 17, 18, 19, and 20, Block 11, INVERNESS HIGHLANDS UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page(s) 93 to 96 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1633826

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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

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Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016001548 BK: 2734 PG: 927 1/13/2016 9:17 AM 2 Receipt: 2016001410
RECORDING $18.50 INDEX $2.00 D DOCTAX PD $350.00

of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2015.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Carol Trugman, as Successor Trustee of the Yetta a/k/a Ethyl a/k/a Ethel Bloom Trust Agreement dated March 6, 1996 and amended March 13, 1996 and April 17, 1998

by: Carol Trugman
Carol Trugman , Successor trustee and individually

Signed, sealed and delivered in our presence:

Witness 1
Witness Signature
Print Name: JOSEPH VALVANO

Witness 2
Witness Signature
Print Name: PAUL J. DUGGAN

State of NJ
County of BERGEN

The Foregoing Instrument Was Acknowledged before me on JAN 7, 2016, by **Carol Trugman, as Successor Trustee of the Yetta a/k/a Ethyl a/k/a Ethel Bloom Trust Agreement dated March 6, 1996 and amended March 13, 1996 and April 17, 1998 and Individually** , who is/are personally known to me or who has/have produced a valid NJ DRIVERS LICENSE as identification.

Notary Public
Printed Name:
My Commission expires:

PAUL J. DUGGAN
NOTARY PUBLIC OF NEW JERSEY
ID # 2396758
My Commission Expires May 25, 2020

PAUL J. DUGGAN NOTARY PUBLIC NEW JERSEY

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PV-21-03
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RECORDING $10.00 INDEX $1.00

Prepared by and Return to:
Donna Smith
First International Title - Inverness Branch
213 Courthouse Square
Inverness, FL 34450

File Number: **74634-51**
Fax Number:

(Space Above This Line For Recording Data)

ID

TRUST AFFIDAVIT

State of **Florida**
County of **Citrus**

The undersigned **Carol Trugman**, being duly sworn, deposes and says:

That said trust named **Yetta aka Ethyl aka Ethel Bloom Trust**, dated **March 6, 1996 amended March 13, 1996 and April 17, 1998** has not been amended, modified or revoked, except as heretofore disclosed, and that the Trust is still in full force and effect and that **Carol Trugman** is/are still acting trustee(s) and has/have full power to grant, sell, convey, purchase and refinance the real property described as follows:

Lots 13, 14, 15, 16, 17, 18, 19, and 20, Block 11, INVERNESS HIGHLANDS UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page(s) 93 to 96 of the Public Records of Citrus County, Florida.

Further affiant sayeth naught.

X Carol Trugman
Name Printed: **Carol Trugman**

CAROL TRUGMAN
Name Printed: _____

State of New Jersey
County of Bergen

The foregoing instrument was sworn to, subscribed and acknowledged before me this 7th day of **January, 2016**, by **Carol Trugman** and _____ who (__) is/are personally known to me or (__) has/have produced NJDriver's Lic as identification.

_____
NOTARY PUBLIC
Printed Name: _____
My Commission Expires: _____

PAUL J. DUGGAN
NOTARY PUBLIC OF NEW JERSEY
ID # 2396758
My Commission Expires May 25, 2020

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MAY 20 2021
PV-21-03
Land Developi

Attachment: Applicant submittal (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Commonwealth
LAND TITLE INSURANCE COMPANY

Ownership and Encumberance Report

Order No.: 9675091
Customer Reference Number CR312105102A

Addressee:
LandCastle Title Group, LLC dba Wollinka-Wikle Title
7076 W. Gulf to Lake Highway
Crystal River, FL 34429
352-564-0220 Ext.7213
352-563-1319

Commonwealth Land Title Insurance Company has caused to be made a search of the Public Records of Citrus County, Florida, ("Public Records"), from 01/11/2016, through 06/22/2021 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Parcel 1:

Lot (s) 61, 62, 63, 64, 65, 66, 67 and 68, Block 11, Inverness Highlands Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 93 through 96, inclusive, of the Public Records of Citrus County, Florida.

Parcel 2:

Lot (s) 13, 14, 15, 16, 17, 18, 19 and 20, Block 11, Inverness Highlands Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 93 through 96, inclusive, of the Public Records of Citrus County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Grow-Land LLC, A Florida Limited Liabilty Company

The following liens against the said real property recorded in the aforesaid Public Records have been found:

A. NONE.

1. ADDITIONAL INFORMATION:

1. Warranty Deed recorded in Official Records Book 2734, Page 954 (Parcel 1).
2. Warranty Deed recorded in Official Recodes Book 2734, Page 926 (Parcel 2).
3. Trust Affidavit recorded in Official Records Book 2734, Page 925 (Parcel 2).

2. Support Doc:

1. Notice of Environmental Resource Permit recorded in Official Records Book 3164, Page 739 (Parcel 1 & 2)

NOTE: 2020 Real Property Taxes in the gross amount of $4,865.09 are Paid, under Tax I.D. No. 19E19S020010 00110 0610 (Parcel 1).

NOTE: 2020 Real Property Taxes in the gross amount of $671.38 are Paid, under Tax I.D. No. 19E19S020010 00110 0130 (Parcel 2).

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PV-21-03
Land Development Division

Attachment: Supplemental O&E Report (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Commonwealth Land Title Insurance Company agent for the purpose of issuing a Commonwealth Land Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Commonwealth Land Title Insurance Company

Stephen Masluk Jr

Stephen Masluk Jr

Attachment: Supplemental O&E Report (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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	
1633826		000X	

GROW-LAND LLC
2227 E HAMPSHIRE ST
INVERNESS, FL 34453

3148 E THOMAS ST

INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 13, 14, 15, 16, 17,
See Additional Legal on Tax Roll

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	42,920	0	42,920	6.2176	266.86
Transportation Trust	42,920	0	42,920	0.5988	25.70
Health Department	42,920	0	42,920	0.0651	2.79
Library	42,920	0	42,920	0.3217	13.81
Fire District	42,920	0	42,920	0.0000	0.00
Stormwater	42,920	0	42,920	0.0974	4.18
Fire Rescue EMS	42,920	0	42,920	0.5881	25.24
Schools Local Req'd Effort	42,920	0	42,920	3.6820	158.03
Schools Capital Outlay	42,920	0	42,920	1.5000	64.38
Schools Discretionary	42,920	0	42,920	0.7480	32.10
SWFWMD General	42,920	0	42,920	0.2669	11.46
Mosquito Control	42,920	0	42,920	0.4478	19.22
			TOTAL	14.5334	$623.77

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
131 Fire Services		4.07
147 Water Utility Avail Assmt		43.54
	NON-AD VALOREM ASSESSMENTS	$47.61

COMBINED TAXES AND ASSESSMENTS	$671.38	See reverse side for important information.

If Paid By	Jan 31, 2021				
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	
1633826		000X	

RETURN WITH PAYMENT.

GROW-LAND LLC
2227 E HAMPSHIRE ST
INVERNESS, FL 34453

3148 E THOMAS ST

INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 13, 14, 15, 16, 17,
See Additional Legal on Tax Roll

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

If Paid By	Jan 31, 2021				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Paid 02/01/2021 Receipt # 009-20-03220205 $657.95 01/31/2021 Effective Date

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Land Development Division

Attachment: Supplemental O&E Report (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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	
1633923		000X	

GROW-LAND LLC
2227 E HAMPSHIRE ST
INVERNESS, FL 34453

3129 E GULF TO LAKE HWY

INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 61, 62, 63, 6
See Additional Legal on Tax Roll
~~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	293,330	0	293,330	6.2176	1,823.81
Transportation Trust	293,330	0	293,330	0.5988	175.65
Health Department	293,330	0	293,330	0.0651	19.10
Library	293,330	0	293,330	0.3217	94.36
Fire District	293,330	0	293,330	0.0000	0.00
Stormwater	293,330	0	293,330	0.0974	28.57
Fire Rescue EMS	293,330	0	293,330	0.5881	172.51
Schools Local Req'd Effort	293,330	0	293,330	3.6820	1,080.04
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Schools Discretionary	293,330	0	293,330	0.7480	219.41
SWFWMD General	293,330	0	293,330	0.2669	78.29
Mosquito Control	293,330	0	293,330	0.4478	131.35
			TOTAL	14.5334	$4,263.09

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
131 Fire Services		602.00
	NON-AD VALOREM ASSESSMENTS	$602.00

COMBINED TAXES AND ASSESSMENTS	$4,865.09	See reverse side for important information.

If Paid By	Jan 31, 2021				
Please Pay	$0.00				

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

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ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
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See Additional Legal on Tax Roll

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

If Paid By	Jan 31, 2021				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Paid 02/01/2021 Receipt # 009-20-03220205 $4,767.79 01/31/2021 Effective Date

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PV-21-03

Land Development Division

Attachment: Supplemental O&E Report (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

ficial Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
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ECORDING $18.50 INDEX $2.00 D DOCTAX PD $350.00

Prepared by and Return to Donna Smith ,
an employee of First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450
File No.: 74634-51

1850
350-

WARRANTY DEED

This indenture made on January 11, 2016, by **Carol Trugman, as Successor Trustee of the Yetta a/k/a Ethyl a/k/a Ethel Bloom Trust Agreement dated March 6, 1996 and amended March 13, 1996 and April 17, 1998 and individually** whose address is: 844 S Maple Ave Glen Rock NY 07452, hereinafter called the "grantor",

to **Grow-Land LLC, a Florida limited liability company** whose address is: 2227 E. Hampshire Street, Inverness, FL 34453 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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,** to-wit:

Lots 13, 14, 15, 16, 17, 18, 19, and 20, Block 11, INVERNESS HIGHLANDS UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page(s) 93 to 96 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1633826

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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

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of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2015.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Carol Trugman, as Successor Trustee of the Yetta a/k/a Ethyl a/k/a Ethel Bloom Trust Agreement dated March 6, 1996 and amended March 13, 1996 and April 17, 1998

by: Carol Trugman
Carol Trugman , Successor trustee and individually

Signed, sealed and delivered in our presence:

Witness 1
Witness Signature
Print Name: JOSEPH VALVANO

Witness 2
Witness Signature
Print Name: PAUL J. DUGGAN

State of NJ
County of BERGEN

The Foregoing Instrument Was Acknowledged before me on JAN 7, 2016, by **Carol Trugman, as Successor Trustee of the Yetta a/k/a Ethyl a/k/a Ethel Bloom Trust Agreement dated March 6, 1996 and amended March 13, 1996 and April 17, 1998 and Individually** , who is/are personally known to me or who has/have produced a valid NJ DRIVERS LICENSE as identification.

Notary Public
Printed Name:
My Commission expires:

PAUL J. DUGGAN
NOTARY PUBLIC OF NEW JERSEY
ID # 2396758
My Commission Expires May 25, 2020

PAUL J. DUGGAN NOTARY PUBLIC NEW JERSEY

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RECORDING $10.00 INDEX $1.00

Prepared by and Return to:
Donna Smith
First International Title - Inverness Branch
213 Courthouse Square
Inverness, FL 34450

File Number: **74634-51**
Fax Number:

(Space Above This Line For Recording Data)

10

TRUST AFFIDAVIT

State of **Florida**
County of **Citrus**

The undersigned **Carol Trugman**, being duly sworn, deposes and says:

That said trust named **Yetta aka Ethyl aka Ethel Bloom Trust**, dated **March 6, 1996 amended March 13, 1996 and April 17, 1998** has not been amended, modified or revoked, except as heretofore disclosed, and that the Trust is still in full force and effect and that **Carol Trugman** is/are still acting trustee(s) and has/have full power to grant, sell, convey, purchase and refinance the real property described as follows:

Lots 13, 14, 15, 16, 17, 18, 19, and 20, Block 11, INVERNESS HIGHLANDS UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page(s) 93 to 96 of the Public Records of Citrus County, Florida.

Further affiant sayeth naught.

Carol Trugman
Name Printed: **Carol Trugman**

CAROL TRUGMAN
Name Printed: _____

State of New Jersey
County of Bergen

The foregoing instrument was sworn to, subscribed and acknowledged before me this 7th day of **January, 2016**, by **Carol Trugman** and _____ who (__) is/are personally known to me or (__) has/have produced NJ Driver's License as identification.

_____
NOTARY PUBLIC
Printed Name: _____
My Commission Expires: _____

PAUL J. DUGGAN
NOTARY PUBLIC OF NEW JERSEY
ID # 2396758
My Commission Expires May 25, 2020

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ficial Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
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ECORDING $18.50 D DOCTAX PD $1,750.00

Prepared by and Return to Donna Smith ,
an employee of First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450
File No.: 74632-51

WARRANTY DEED

This indenture made on January 11, 2016, by **Alice Watkins** whose address is:
9297 N. Saponaria Dr. Citrus Springs Fl 34433, herein after calledthe "grantor",
to **Grow-Land LLC, a Florida limited liability company** whose address is: 2227 E. Hampshire Street, Inverness, FL 34453 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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,** to-wit:

Lots 61, 62, 63, 64, 65, 66, 67, and 68, Block 11, INVERNESS HIGHLANDS UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page(s) 93 to 96 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1633923

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2015.

RECEIVED
JUL 15 2021
PV-21-03
Land Development Division

Land Development Division
JUL 15 2021
RECEIVED

Attachment: Supplemental O&E Report (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Alice Watkins

Signed, sealed and delivered in our presence:

Witness Signature
Print Name: Donna Smith

Witness Signature
Print Name: Elias Kiallach

State of FLORIDA
County of Citrus

The Foregoing Instrument Was Acknowledged before me on 1-11-16, by **Alice Watkins**, who is/are personally known to me or who has/have produced a valid DL as identification.

Notary Public
Printed Name:
My Commission expires: 11/28/2016

DONNA M SMITH
Notary Public - State of Florida
My Comm. Expires Nov 28, 2019
Commission # EE 221948
Bonded Through National Notary Ass'n

RECEIVED

JUL 15 2021

PV-21-03

Land Development Division

Attachment: Supplemental O&E Report (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021031980 BK: 3164 PG: 739 5/13/2021 11:49 AM 1 Receipt: 2021027244
RECORDING $27.00

J.2.c

RECEIVED
JUL 15 2021
PV-21-03
Land Development Division

RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT

Document Prepared By:

Kim Schwartz

Return to:

Name	**Jennifer McDaniel**
Agency Name	**Southwest Florida Water Management District**
Street Address	**7601 US Hwy 301 N**
City, State Zip	**Tampa, FL 33637**
RE: Permit No.:	**43044614.000**
Grantee:	**Grow-Land, LLC**
Parcel ID:	**19E19S020010 00110 0130**
County:	**Citrus**

Notice

The **Southwest Florida Water Management District** (Agency) hereby gives notice that Environmental Resource Permit No. **43044614.000** has been issued to authorize the construction or modification of a stormwater management system, works or other activities to serve the real-property described on Exhibit "A" attached hereto and made a part hereof ("Premises"). This property is subject to the requirements and restrictions set forth in Chapter 373, Florida Statutes and Rule 62-330, Florida Administrative Code.

Within thirty (30) days of any transfer of interest or control of that portion of the premises containing the stormwater management system, works or other activities (or any portion thereof), the permittee must notify the Agency in writing of the property transfer. Notification of the transfer does not by itself constitute a permit transfer. Therefore, purchasers of that portion of the premises containing the stormwater management system, works or other activities regulated by the Agency (or any portion thereof) are notified that it is unlawful for any person to construct, alter, operate, maintain, remove or abandon any stormwater management system, dam, impoundment, reservoir, appurtenant work, works, or other activities, including dredging or filling, (or any combination thereof), without first having obtained an environmental resource permit from the Agency in the purchaser's name.

Within thirty (30) days of the completion of construction of the stormwater management system, works or other activities regulated by the Agency, a signed and sealed construction completion certification must be submitted to Agency pursuant to the requirements of Rule 62-330.090(5), Florida Administrative Code.

This notice is applicable to property containing the regulated stormwater management system, works or other activities. For purposes of this notice only, these facilities include lakes, canals, swales, ditches, berms, retention or detention areas, water control structures, pumps, culverts, inlets, roads, and wetland mitigation areas, buffers and upland conservation areas, and docking facilities.

Attachment: Supplemental O&E Report (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021031980 BK: 3164 PG: 740 5/13/2021 11:49 AM 2 Receipt: 2021027244
RECORDING $27.00

RECEIVED
JUL 15 2021
PV-21-03
Land Development Division

Conditions
The Permit is subject to the General Conditions set forth in Rule 62-330.350, Florida Administrative Code. The Permit also contains additional Special Conditions. Accordingly, interested parties should closely examine the entire Permit, all associated applications, and any subsequent modifications.

Conflict Between Notice And Permit
This Notice of Permit is not a complete summary of the Permit. Provisions in this Notice of Permit shall not be used in interpreting the Permit provisions. In the event of conflict between this Notice of Permit and the Permit, the Permit shall control.

This Notice Is Not An Encumbrance
This Notice is for informational purposes only. It is not intended to be a lien, encumbrance, or cloud on the title of the premises.

Release
This Notice may not be released or removed from the public records without the prior written consent of the Agency.

This Notice of Permit is executed on this 18 day of September 20 20.

Southwest Florida Water Management District
For Agency

Yolanda Velazquez
Yolanda Velazquez, Agency Contact

STATE OF FLORIDA
COUNTY OF **Hillsborough**

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 18 day of September, 2020 by Yolanda Velazquez, Regulatory Support Supervisor. She is personally known to me.

Notary Public Signature, State of Florida

[Notary Seal]

JENNIFER MCDANIEL
Notary Public - State of Florida
Commission # GG 929131
My Comm. Expires Nov 5, 2023
Bonded through National Notary Assn.

Jennifer McDaniel
Printed, Typed or Stamped Name

Commission/Serial No: **GG 929131**

My Commission Expires: **11/05/2023**

Attachment: Supplemental O&E Report (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021031980 BK: 3164 PG: 741 5/13/2021 11:49 AM 3 Receipt: 2021027244
RECORDING $27.00

DESCRIPTION:
Lots 13, 14, 15, 16, 17, 18, 19, and 20, Block 11, INVERNESS HIGHLANDS UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page(s) 93 to 96 of the Public Records of Citrus County, Florida.

AND

Lots 61, 62, 63, 64, 65, 66, 67, and 68, Block 11, INVERNESS HIGHLANDS UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page(s) 93 to 96 of the Public Records of Citrus County, Florida.

RECEIVED
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PV-21-03
Land Development Division

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Attachment: Supplemental O&E Report (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Vacation per Resolution # 2007-069 dated April 24, 2007 recorded in Official Records Book 2122 page 111.

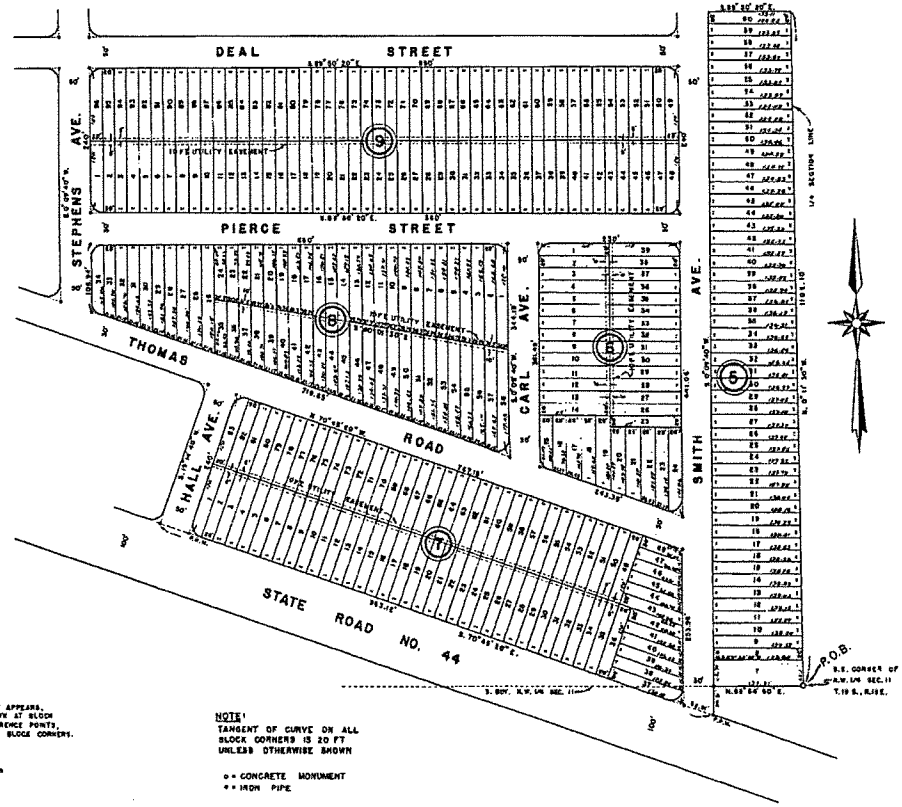
INVERNESS HIGHLANDS

UNIT NO. 1

CITRUS COUNTY, FLORIDA

SHEET 1 OF 4 SHEETS

VACATED PER RESOLUTION NO. 89-153, RECORDED IN BOOK 834 PAGE 1640



NOTE:
ITS MOST PLACES AS IT PLAINLY APPEARS. CONC. MARKERS OR PIPES SHOWN AT BLOCK LINE INTERSECTIONS ARE REFERENCE POINTS, AND ARE NOT ACTUAL LOT OR BLOCK CORNERS.

ALL BLOCKS IN THIS SUBDIVISION ARE NUMBERED CONSECUTIVELY AND BEGIN WITH BLOCK 1

NOTE:
TANGENT OF CURVE ON ALL BLOCK CORNERS IS 20 FT UNLESS OTHERWISE SHOWN

o = CONCRETE MONUMENT
• = IRON PIPE

DESCRIPTION:
BEGINNING AT THE S.E. CORNER OF THE N.W. 1/4 OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST, THENCE N.0°11'30"W. ALONG THE EAST BOUNDARY OF SAID N.W. 1/4 644.30 FEET TO THE N.E. CORNER OF SAID N.W. 1/4, THENCE N.0°09'40"E. 151.87 FEET, THENCE N.89°50'20"W. 2808.03 FEET TO THE WEST BOUNDARY OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 19 EAST, THENCE S.0°13'00"W. ALONG SAID WEST BOUNDARY 140.00 FEET TO THE S.W. CORNER OF SAID SECTION 2, THENCE S.0°09'40"W. ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST 1945.41 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, THENCE S.70°45'20"E. ALONG SAID RIGHT-OF-WAY LINE 2628.87 FEET, THENCE N.0°09'40"E. 50.81 FEET TO THE SOUTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 11, THENCE N.89°54'50"E. ALONG SAID SOUTH BOUNDARY 139.91 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 2 AND 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST.

MOORHEAD ENGINEERING COMPANY
115 S. MAIN STREET OCALA, FLORIDA
DATE: OCTOBER 1954 SCALE - 1" = 80FT

STATE OF FLORIDA
COUNTY OF CITRUS

THE UNDERSIGNED CORPORATION, WHICH IS DULY ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, AND THE OWNERS OF THE REAL ESTATE SHOWN ON THIS PLAT, DO HEREBY AUTHORIZE THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND DO HEREBY DEDICATE TO THE PUBLIC AND TO THE PURCHASERS OF PROPERTY THEREIN ALL STREETS, ALLEYS AND PUBLIC PLACES SHOWN ON SAID PLAT, EXCEPT ONLY IN SUCH INSTANCES AS IT MAY PLAINLY APPEAR FROM AND BY SAID PLAT, THAT SUCH PLACES ARE RESERVED, AND DOES HEREBY WARRANT THAT IT IS THE OWNER OF THE SAID PROPERTY INCLUDED IN AND SITUATE IN SAID PLAT WITH FULL AUTHORITY TO AUTHORIZE THE RECORD OF THE PLAT THEREOF AND TO EXECUTE THIS DEDICATION.

IN WITNESS WHEREOF SAID CORPORATION HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATION SEAL AFFIXED BY ITS UNDERSIGNED OFFICIALS HEREUNTO DULY AUTHORIZED BY ITS BOARD OF DIRECTORS.

ATTEST: _____ SECRETARY

CITRUS COUNTY LAND BUREAU, INC.
_____ PRESIDENT

STATE OF FLORIDA
COUNTY OF CITRUS

BEFORE ME, THIS DAY PERSONALLY APPEARED CADMAN H. FREDERICK AND MARTIN STEIN, PRESIDENT AND SECRETARY RESPECTIVELY OF CITRUS COUNTY LAND BUREAU, INC. A FLORIDA CORPORATION AND ACKNOWLEDGED BEFORE ME THAT, THEY EXECUTED THE DEDICATION HEREON SHOWN FOR THE USES AND PURPOSES THEREIN STATED ON BEHALF OF SAID CITRUS COUNTY LAND BUREAU, INC. AS ITS ACT AND DEED, AND HAVE BEEN DULY AUTHORIZED SO TO DO BY THE BOARD OF DIRECTORS THEREOF.

WITNESS MY HAND AND SEAL THIS 7TH DAY OF OCTOBER A.D. 1954.

MY COMMISSION EXPIRES: MAY 30, 1955. _____ NOTARY PUBLIC

I, J.R. MOORHEAD, JR., OF MOORHEAD ENGINEERING CO., THE MAKERS OF THIS PLAT, DO HEREBY CERTIFY THAT IT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED THEREON AS CALLED FOR UNDER SECTION 17, CHAPTER 10278, LAWS OF FLORIDA.

_____ FLORIDA STATE REGISTERED ENGINEER, NO. 00

WE HEREBY CERTIFY THE RECORDS OF OUR OFFICE SHOW THAT CITRUS COUNTY LAND BUREAU, INC. IS THE APPARENT OWNER OF THE RECORD TITLE TO THE LAND EMBRACED IN THE PLATS OR MAPS SHOWN IN THIS UNIT.

DATED THIS 7TH DAY OF DECEMBER, 1954.

PENNSYLVANIA ASSISTANT COUNTY
By _____

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AND APPROVED BY THEM FOR RECORD ON THE 7 DAY OF December AD, 1954.

THIS IS NOT AN APPROVAL OF THE TITLE OF THE LANDS PLATTED AND HAS NO REFERENCE TO THE VALUE THEREOF.

ATTEST: _____ CLERK

_____ CHAIRMAN

I, FRANCIS W. WILLIAMS, CLERK OF THE CIRCUIT COURT OF CITRUS COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS FOREGOING PLAT CONFORMS TO THE PROVISIONS OF CHAPTER 10278, LAWS OF FLORIDA AND WAS FILED IN MY OFFICE FOR RECORD ON THE 7 DAY OF December A.D. 1954, AND RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY ON THE 7 DAY OF December A.D. 1954, IN PLAT BOOK 2, AT PAGE 93, 94, 95, 96.

_____ CLERK

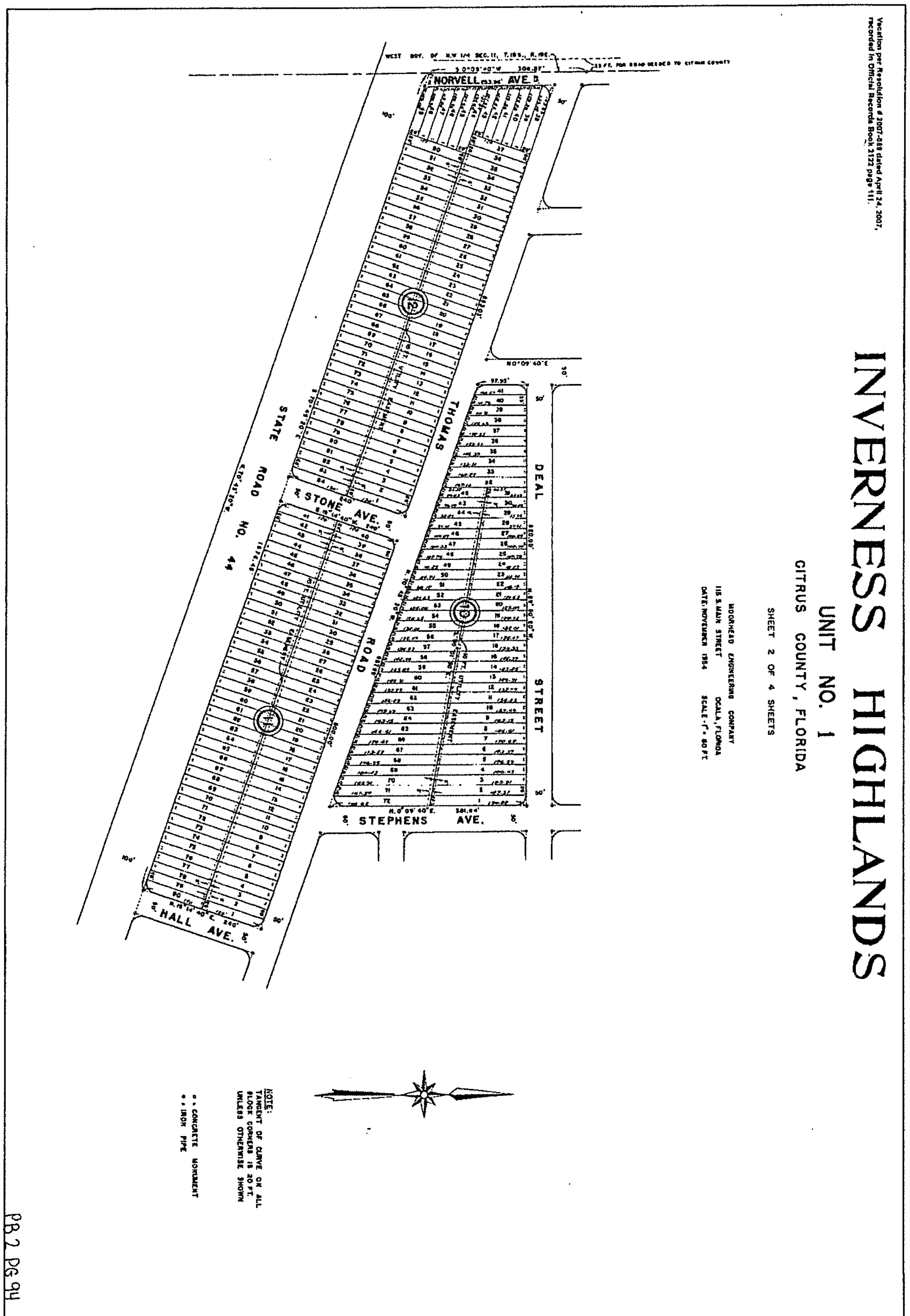
File no. 13793

PB 2 PG 93

RECEIVED
JUL 15 2021
PV-21-03
Land Development Division

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



RECEIVED
JUL 15 2021
PV-21-03
Land Development Division

Attachment: Supplemental O&E Report (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Attachment: Supplemental O&E Report (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

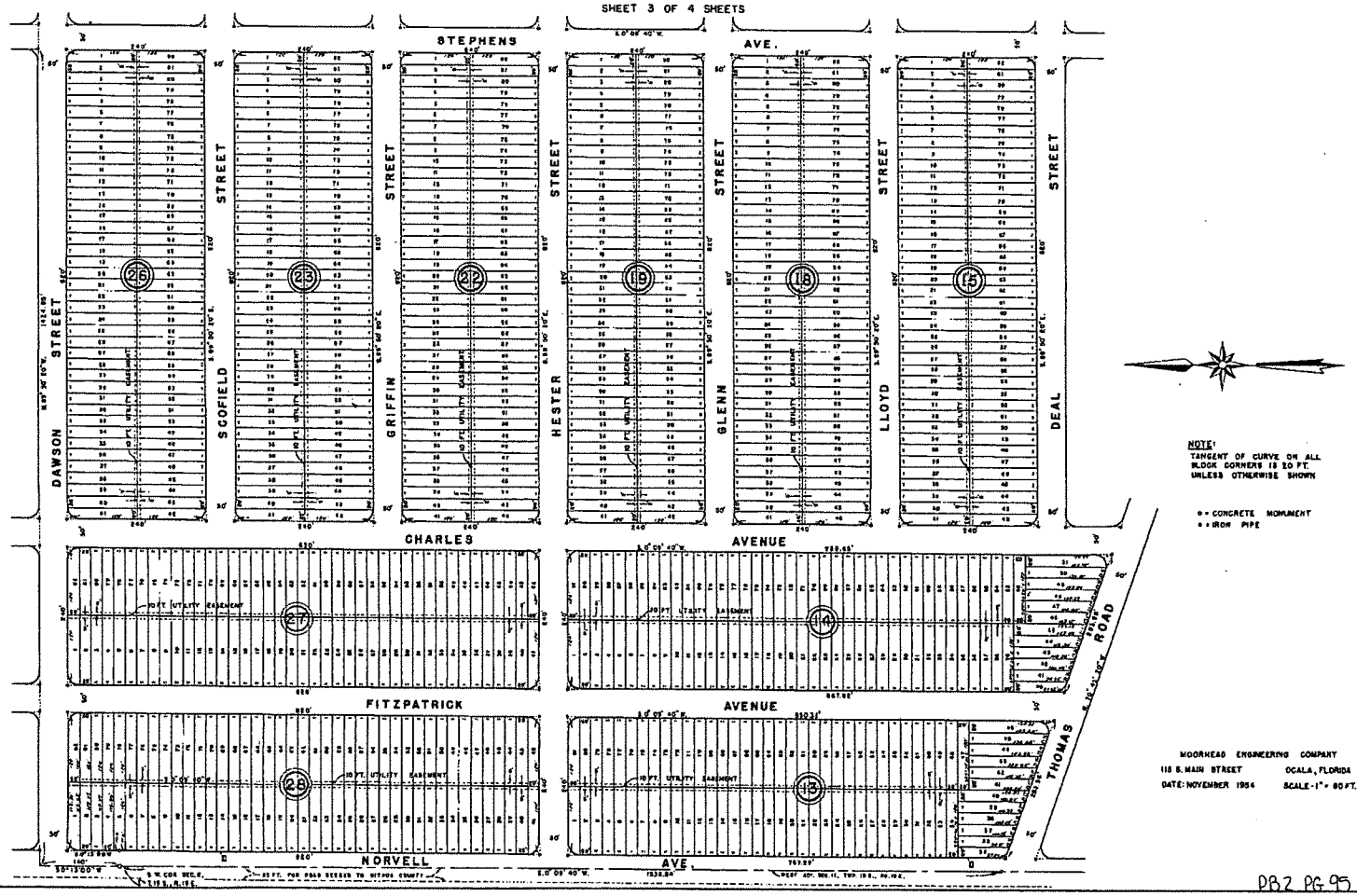
Vacation per Resolution # 2007-069 dated April 24, 2007, recorded in Official Records Book 2122 page 111.

INVERNESS HIGHLANDS

UNIT NO. 1

CITRUS COUNTY, FLORIDA

SHEET 3 OF 4 SHEETS



PB2 PG 95

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RECEIVED

JUL 15 2021

PV-21-03

Land Development Division

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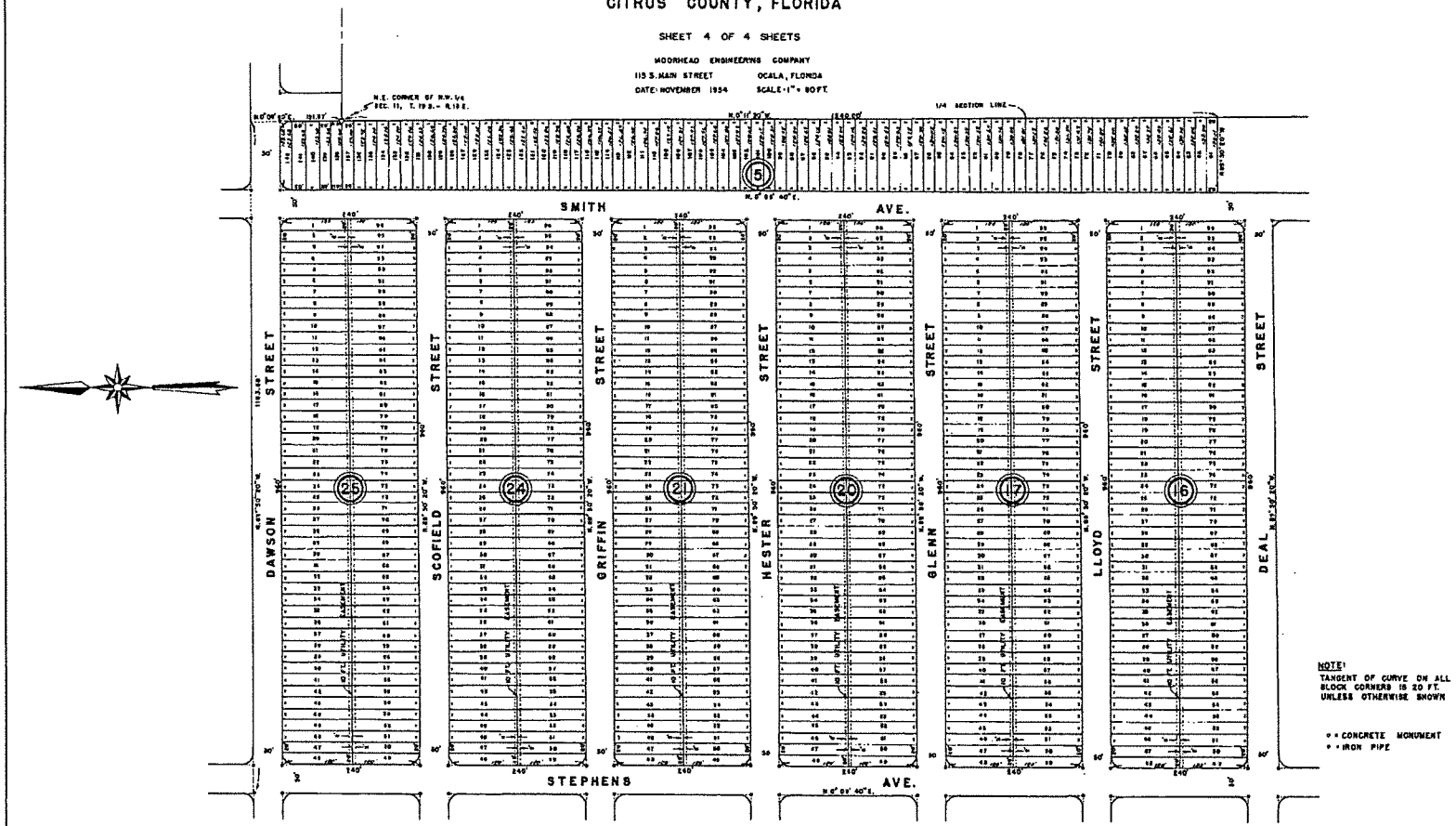
INVERNESS HIGHLANDS

UNIT NO. 1

CITRUS COUNTY, FLORIDA

SHEET 4 OF 4 SHEETS

MOORHEAD ENGINEERING COMPANY
115 S. MAIN STREET OCALA, FLORIDA
DATE: NOVEMBER 1954 SCALE: 1" = 80 FT.



FB 2 PG 96

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RECEIVED
JUL 15 2021
PV-21-03
Land Development Division

Attachment: PDC coordinator pp (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Application #: PV-21-03	Applicant: McKenzie Permitting for Grow-Land LLC
Proposal: Request to Vacate Utility Easement	Location: 3129 & 3131 E Gulf to Lake Hwy 3148 & 3172 E Thomas St., Inverness
LDC Atlas: General Commercial District (GNC)	S-T-R - 11-19-19 NW
Planner Initials: JL Date: 7/1/21	

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: June 30, 2021
Source: Enterprise Geodatabase
Map Number: SO001163

The 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: PDC coordinator pp (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

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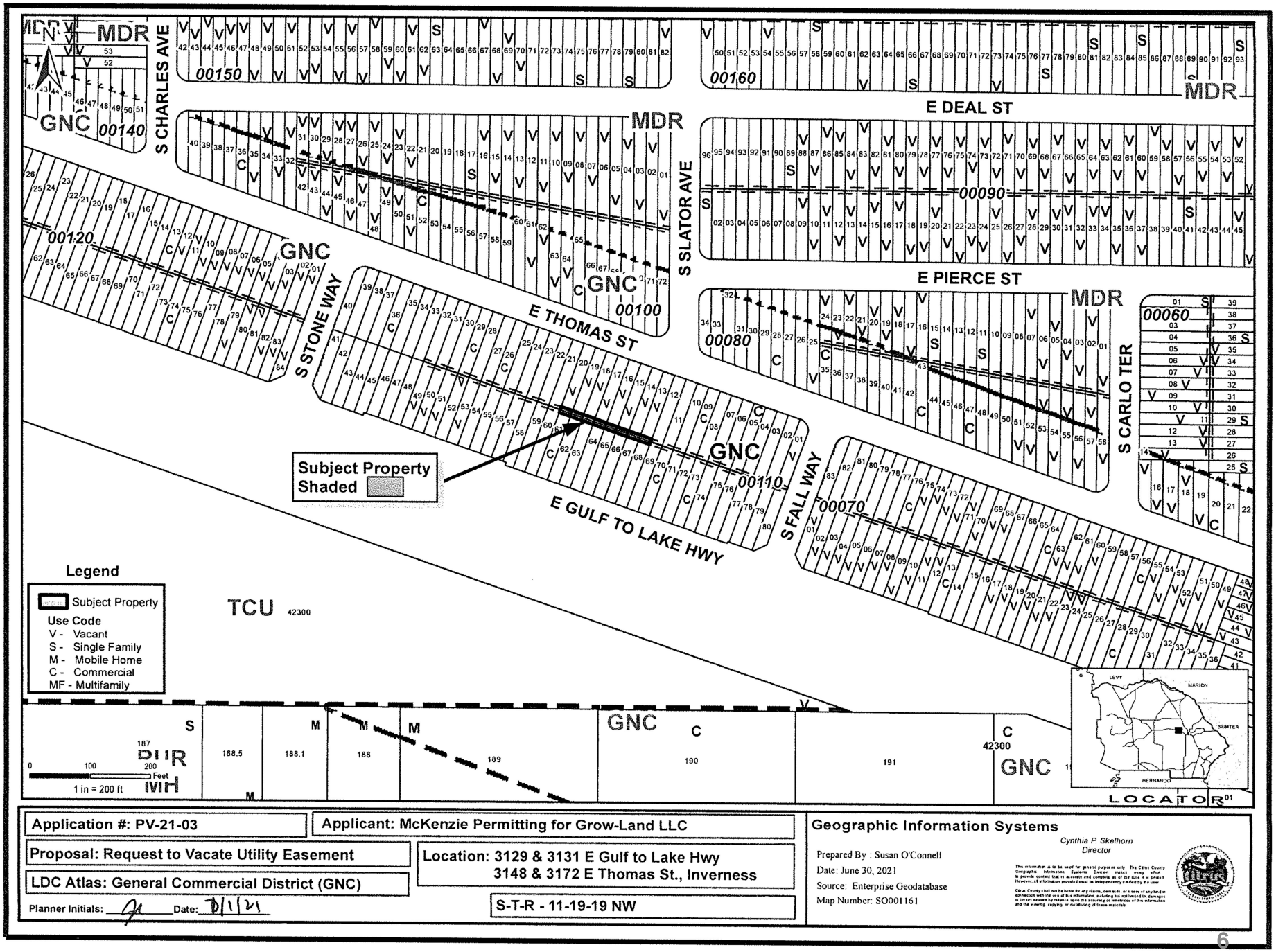

Application #: PV-21-03	Applicant: McKenzie Permitting for Grow-Land LLC
Proposal: Request to Vacate Utility Easement	Location: 3129 & 3131 E Gulf to Lake Hwy 3148 & 3172 E Thomas St., Inverness
LDC Atlas: General Commercial District (GNC)	S-T-R - 11-19-19 NW
Planner Initials: ____ Date: 6/1/21	

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: June 30, 2021
Source: Enterprise Geodatabase
Map Number: SO001161

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Attachment: PDC coordinator pp (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

PV-21-03

McKenzie Permitting for Growland LLC

Attachment: PDC planner pp (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Application #: PV-21-03	Applicant: McKenzie Permitting for Grow-Land LLC
Proposal: Request to Vacate Utility Easement	Location: 3129 & 3131 E Gulf to Lake Hwy 3148 & 3172 E Thomas St., Inverness
LDC Atlas: General Commercial District (GNC)	S-T-R - 11-19-19 NW
Planner Initials: JL Date: 7/1/21	

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: June 30, 2021
Source: Enterprise Geodatabase
Map Number: SO001163

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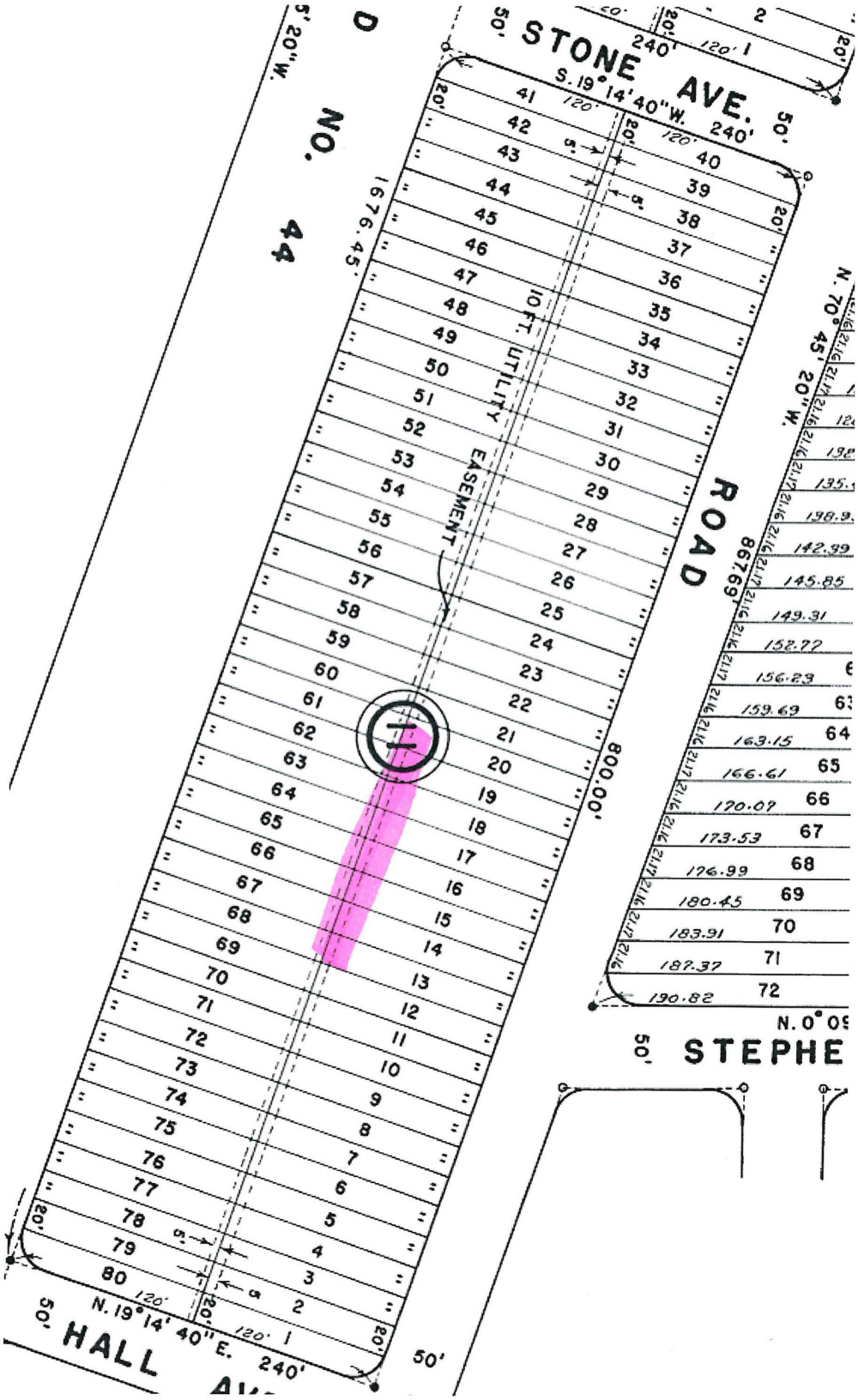
50' STONE AVE. 50'
S. 19° 14' 40" W. 240'
NO. 44 ROAD
10 FT. UTILITY EASEMENT
800.00'
1676.45'
5.20" W.
N. 70° 45' 20" W.
861.69'
50' HALL
N. 19° 14' 40" E. 240'
50' STEPHE
N. 0° 09
120'
240'
50'
20'
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Attachment: PDC planner pp (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Attachment: PDC planner pp (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

Attachment: PDC planner pp (17176 : PV-21-03 McKenzie Permitting for Growland LLC)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.
AGENDA DATE:	**August 19, 2021**

BRIEF OVERVIEW:

This application is a request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from AGR, Agricultural District to GNC, General Commercial District and amend the Land Use Atlas Map (LUAM) of the Land Development Code from AGRMH, Agricultural District with mobile homes allowed to NEC, Neighborhood Commercial District with a Planned Unit Development (PUD) (and to amend an existing Planned Unit Development) for a winery, restaurant, wedding/event venue, retail with bakery/cafe, and related uses..

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on August 19, 2021 to review and consider CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.

PM2-21-66

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

APPLICATION NUMBER CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.
DATE: July 12, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

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

FUTURE LAND USE MAP REQUEST:	From: AGR, Agriculture District To: GNC, General Commercial District
LAND USE ATLAS MAP REQUEST:	From: AGRMH, Agriculture District with mobile homes allowed To: NEC/PUD, Neighborhood Commercial District with a Planned Unit Development (and to amend an existing Planned Unit Development) for a winery, restaurant, wedding/event venue, retail with bakery/café, and related uses
LOCATION:	Section 18, Township 20 South, Range 19 East; more specifically, a portion of Parcel 34000; which address is known as 8121 and 8123 S. Lecanto Highway, Lecanto, FL. A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 11.37 acres (total PUD); land use change 2.37 ac
SURROUNDING FUTURE LAND DESIGNATIONS:	North – AGR, Agriculture District; CON, Conservation District South – RUR, Rural Residential District East – AGR, Agriculture District; CON, Conservation District West – RUR, Rural Residential District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – AGRMH, Agriculture District with mobile homes allowed; CON, Conservation District South – RURMH, Rural Residential District with mobile homes allowed East – AGRMH District and CON District West – RURMH District
SURROUNDING EXISTING LAND USES:	North – remainder of larger agricultural parcel, Withlacoochee State Forest South – single-family residential use East – remainder of larger agricultural parcel; Withlacoochee State Forest West – CR-491, single-family residential use

Attachment: Staff Report and Locator Map (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

CHARACTERISTICS OF THE SUBJECT PROPERTY - According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Arredondo fine sand (0 to 5 percent slopes). Limitations to building site development are slight. The subject property appears to be located in Flood Zone X, as found on the Flood Insurance Rate Map 12017C0452D.

BACKGROUND AND ANALYSIS - The subject property is a portion of a larger 38-acre parcel that has an agricultural classification from the Citrus County Property Appraiser for a blueberry farm. A portion of the site received approval for a PUD in 2018 for a restaurant, wine manufacturing, and an indoor venue for weddings and other events. This application would expand the existing PUD area and add the uses of outdoor events and retail sales/marketplace. The restaurant and indoor venue have submitted, but not yet obtained, permit approval for their construction; although the applicant recently submitted revised drawings to address construction reviewer comments. (Site plan approval was obtained, although the site has changed significantly since that approval and will need to be revised). There have also been recent Code citations by the Building Division for multiple buildings on the site, and the property owner has indicated they will address those citations as soon as possible.

The site is accessed from S. Lecanto Highway (CR-491) via a driveway that includes temporary signage. The previous PUD indicated only indoor events, while this revision would allow outdoor activities in several identified areas as well as seasonal sales/events such as a fall festival or pumpkin or Christmas tree sales. The applicant is also requesting to increase the occupancy of the restaurant and event areas, both of which will require permitting approval. The new PUD indicates a market building and an outdoor venue/restaurant with food carts, which is included in the area proposed for land use change. These revisions are reviewed in more detail below.

SUMMARY OF AGENCY COMMENTS: This application is a small-scale CPA and an AA, and therefore is not required to petition to State agencies for comment.

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

REQUEST FOR LAND USE CHANGE

Concurrency

a) Sanitary Sewer – The existing PUD buildings utilize a septic system, which will need to demonstrate adequate capacity for the additional buildings/uses as proposed.
b) Potable Water – The existing PUD buildings utilize a well, which will need to demonstrate adequate capacity for the additional buildings/uses as proposed.
c) Solid Waste – The property will continue to utilize commercial solid waste collection with disposal in the Citrus County landfill.
d) Drainage – The property owner has constructed large stormwater/drainage facilities onsite. At the time of the previous PUD review, it was expected that no additional impervious surface would be added. Since that time, there has been a significant amount of pavement and buildings added, so the applicant will need to demonstrate adequate capacity prior to release of any construction permits.

Attachment: Staff Report and Locator Map (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

Consistency with Comprehensive Plan – The application is consistent with the following Policies:

Policy 17.5.2 *Commercial, Industrial, and other appropriate uses shall be allowed in Planned Developments when part of an approved Plan of Development and where development standards are met as specified by the LDC.*

Staff comment – The proposal would allow additional commercial uses within an existing and expanding Planned Unit Development (PUD).

Policy 3.15.4 *The County shall designate low density land uses adjacent to natural land reservations and resource based parks where the adjacent lands are undeveloped.*

Policy 3.15.7 *Development occurring along the edges of natural reservations shall be designed to protect and minimize the impact of development on conservation areas through the use of natural vegetative buffers and clustering of structures away from the conservation area.*

Staff comment – The larger parcel abuts the Withlacoochee State Forest on two sides, although the PUD is of a smaller, mostly interior area. The application as proposed would continue to maintain over 500' from the nearest commercial building to the State Forest on the east side and maintain a buffer to the north.

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

Staff comment – The application proposes the use of Neighborhood Commercial zoning rather than General Commercial on the LDC Atlas, which is a sub-category of the GNC designation that is more limited in scope.

Impacts on Affordable Housing – The proposal may create additional jobs but does not appear to have an impact on affordable housing.

Compatibility with Adjacent Land Uses – Location of the site within an overall larger parcel provides some increased buffering for the surrounding State Forest. The adjacent single-family residence to the south is also rural in nature. The existing PUD required the applicant to keep the existing trees along that property line, but many of them have been removed upon installation of a stormwater pond in that area.

Environmental – The applicant has noted that no additional trees will be removed with this application. There are numerous existing trees on the site that appear to meet the minimum tree preservation standards.

Attachment: Staff Report and Locator Map (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate an additional 2.4 acres from AGR to GNC on the Future Land Use Map and from AGR to NEC with a PUD on the Land Development Code Atlas Map, while expanding the existing PUD to approximately 11.4 acres.
2. The proposed land use is consistent with the Comprehensive Plan, including the policies discussed above.
3. The PUD provides the benefit of a Master Plan of Development that serves to mitigate against potential conflicts with existing adjacent land uses.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

Consistency with the Land Development Code (LDC):

Access Management/Transportation: The subject parcel currently obtains access from CR-491, a minor arterial roadway. Engineering staff have continued the same comments as in the 2018 PUD and note the following:

1. A right of way utilization permit will be required for the proposed driveway connection. The applicant will need to demonstrate clear visibility/stopping sight distances are met in accordance with FDOT standards.

2. The proposed driveway connection would need to be spaced a minimum of 440 feet from existing driveways on the same side of the roadway, pursuant to Section 7140.A, Table 7-1 (Minor Arterial having a posted speed limit of greater than 50 MPH).

3. The driveway apron will need to have a minimum width at the property line of 24 feet (Section 7900).

4. Provide trip generation analysis for the proposed development to determine requirements for throat distance (Section 7140.C) and auxiliary lane (Section 7190).

5. Provide delivery truck movement routing in accordance with Section 7290.H, of the LDC.

    - **Deviation Requested** – Use of asphalt milling material and unimproved access aisles from roadway to parking areas. While this deviation was also requested and approved in the 2018 PUD, much of the area was later paved. The new drives and new parking areas for the marketplace and outdoor dining area would request to utilize unimproved areas for parking and access. Other items will need to be demonstrated at the time of permitting, as outlined above.

Cross Access Connection: Projects that are proposed on principal, minor and major collectors shall include cross access to the property line that has a commercial land use. In this case, the site abuts a residential site to the south, and the State Forest lands to the north. As such, cross-access is not required for this site.

Impervious Surface/Stormwater: The impervious surface on the entire PUD site is indicated as approximately 13.8%, with the new land use change area having an impervious surface ratio of less than 2.2%. The maximum allowable impervious surface in the Agriculture District is 10%, and in

Attachment: Staff Report and Locator Map (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

the Neighborhood Commercial District it is 70%. As such, the impervious surface ratio standards are being met.

The applicant will need to demonstrate that the stormwater ponds/system onsite is adequate to accommodate the project before construction permits can be approved. This may include approval or an exemption from the Southwest Florida Water Management District (SWFWMD), or a stormwater design reviewed by Citrus County (as applicable).

Landscaping/Buffers: A Type "C" buffer (15' minimum width with 20' preferred) would be required between the proposed use and the adjacent residential lot to the south, as well as the conservation lands to the north. The applicant had previously proposed to keep the existing trees along the south property line to meet this standard; however, the owner has advised that the expanded stormwater system necessitated removal of a portion of the trees in this area. (The trees adjacent to the wine building/barn have not been impacted). As such, they have located outdoor events away from that property line and more interior to the site. The northern boundary appears to have some existing vegetation which could be used towards a Type "C" buffer standard along this property line.

Foundation landscaping is required for at least 50 percent of each façade length located along a public highway (CR-491), parking area, or which includes a customer entrance. The applicant has not requested a deviation from this requirement and will need to meet this requirement at time of permitting. A site visit indicated that this standard seemed to be met for the wine manufacturing/event center building and will need to be added to the restaurant and marketplace buildings.

Façades: LDC Section 3745 outlines minimum façade requirements including façade standards for offsets/recesses, and detail features such as windows, and materials. The existing PUD allowed a deviation for the restaurant building for metal siding and no offsets along the southern side of the structure. A site visit revealed that all visible facades contained this metal siding, as do the market building and the new storage building. As such, the existing deviation request would continue, but would need to be added to the visible perimeter of the restaurant building, the market building, and the new storage building.

- **Deviation Requested** – Relief from the requirement to provide projections and/or recesses on the restaurant building, market building, 24 x 48 storage building, and outdoor pavilion dining area (all visible facades), and the use of metal façade material on those same structures.

Pedestrian Circulation/Sidewalks: Pedestrian connectivity is required between the parking area and the customer entrances by landscaped areas and sidewalks consisting of scored concrete, pavers, or bricks. The previous PUD did not provide any connectivity and received deviation for such. A site visit indicated that the wine manufacturing/event center building has a pedestrian walkway from the handicapped parking spaces, as does the restaurant building. Otherwise, no connectivity is proposed from the other parking areas or between buildings. Previously staff suggested some connectivity between the restaurant and event center area, utilizing pavers, bricks, or a similar material appropriate for this use, and would continue that suggestion with his new application.

- **Deviation Requested** – No sidewalks or pedestrian connectivity between the parking area and the customer entrances (with the exception of handicapped parking spaces as may be required by the Florida Building Code/ADA).

Attachment: Staff Report and Locator Map (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

Parking Spaces Required: The application proposes to increase the restaurant seating from 150 seats to 200 seats, increase the wedding/event venue seating from 250 seats to 300 seats, and add outdoor events (unknown capacity). While the submitted narrative contains this information, the PUD Master Plan denotes that maximum seating would be "...no greater than allowable in Florida Building Code 2020". Following confirmation with the applicant, staff has utilized the narrative information. Parking analysis is outlined below:

Type of Use	Parking Spaces Required	Parking Spaces Calculation used from LDC
Restaurant – 200 seats	67 spaces	1 per 3 seats
Indoor event area – 300 seats	100 spaces	1 per 3 seats
Market Building – 5,000 SF	20 spaces	1 per 250 square feet
Outdoor Dining Pavilion – 3,200 SF	22 spaces	1 per 150 square feet
Outdoor Event area (total size unknown – 5,000 estimated by staff)	5 spaces	1 per 1,000 square feet
TOTAL	214 spaces	Provided: 177 (on master plan)

Mixed-use parking is a consideration for this site, as visitors may attend more than one area on each visit. In addition, parking spaces delineated on the site plan do not also include the presence of additional areas outside of these areas that may also be available for parking as needed.

The previous PUD approved a deviation for utilization of grass parking spaces throughout the site; however, millings (and limited concrete) has been provided throughout much of the existing areas.

- **Deviation Requested:** Utilization of grass, mulched, or millings parking spaces throughout the site (with the exception of handicapped parking areas as may be required per the Florida Building Code and/or ADA).
- **Deviation Requested:** A reduction to 177 parking spaces (from 214 spaces required as roughly estimated by staff) as shown on the Master Plan.

Lighting, Signage, Etc.: The previous application did not propose any outside lighting, and signage was subject to the criteria outlined within the LDC. A site visit indicated the placement of hooded outside lighting to meet LDC standards.

Additional free-standing signage is requested along CR-491, one at each of the north/south property lines, to allow drivers adequate time to reduce their speed and access the site. The applicant also has placed small directional signage within the site, while the LDC allows one directional sign that is up to 16 square feet in size.

- **Deviation Requested:** Two 8' x 16' freestanding signs along CR-491 on the north and south property lines as outlined on the Master Plan.
- **Deviation Requested:** Use of directional signage throughout the site, with each sign not to exceed 16 SF in size.

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The application includes a request for alcohol sales/use throughout the site. LDC Section 3760, Alcoholic Beverages, restricts alcohol sales within 500 ft of any school, day care, hospital, church, and other public uses. It is debatable if the adjacent State Forest would qualify as a "public park or playground" as outlined in this section; however, for the purpose of clarity, a deviation is noted for this proposed use:

- **Deviation Requested:** Alcohol sales/consumption/manufacturing throughout the PUD site as indicated on the Master Plan (subject to State DPBR approval).

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 approve, approve with modifications and/or conditions, or disapprove 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 uses proposed may be allowable in the NEC District via the PUD process. As previously noted, the proposed PUD is in general conformance with the Comprehensive Plan provided the conditions regarding noise, lighting, etc. are adhered to.*

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The applicant has proposed the outdoor event venues will be held in the interior of the site and will need to ensure that buffers are provided along the north property line and much of the south property line as proposed. As such, it is anticipated that the uses as proposed will be compatible with the surrounding area.*

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.*

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 site is a non-residential use that is greater than one acre in size.

Attachment: Staff Report and Locator Map (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

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 use meets the standards outlined within the Comprehensive Plan.*

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.**

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 has indicated that they will comply with LDC standards, which would include this requirement.

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 meet the standards outlined within the Comprehensive 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. Existing setbacks appear to be consistent with LDC requirements.*

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 site plan date-stamped June 25, 2021, and has confirmed an accompanying narrative description dated June 2, 2021, for this application, and would be required to meet all conditions if the application is approved.*

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 this requirement.*

SUMMARY OF FINDINGS

It has been determined that the reviewing body (PDC), may recommend approval of the proposed Comprehensive Plan Amendment/Atlas Amendment with a Planned Unit Development. The application is consistent with the requirements of the LDC and consistent with the Comprehensive Plan. Granting this request will not adversely affect the public interest and would be generally compatible with adjacent properties and other properties in the district, provided that conditions suggested by staff are adhered to.

Attachment: Staff Report and Locator Map (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

If this application is approved, staff would suggest the following conditions:

1. The Planned Unit Development (PUD) shall allow for the use of a restaurant building (maximum occupancy of 200 seats), a wine manufacturing area, a wedding/event venue (maximum occupancy of 300 persons), a 50' x 100' market building, and a 40' x 80' outdoor pavilion dining area, as well as a storage building and other miscellaneous uses, as outlined on the site plan date-stamped received June 25, 2021, by the Land Development Division unless otherwise specified in these conditions.

2. Outdoor/seasonal events and sales are limited to those areas delineated on the June 25, 2021, Master Plan. The applicant will need to comply with all noise standards in the Citrus County Code that may be applicable for these uses.

3. The project must meet State standards for well and septic for the uses as proposed.

4. The site can utilize stabilized grass parking, millings and/or concrete as proposed on the June 25, 2021, Master Plan. At least 177 parking spaces must be provided as outlined on that plan.

5. Wine manufacturing will be limited to the area delineated on the site plan date-stamped received June 25, 2021, by the Land Development Division.

6. The PUD shall allow relief from LDC standards for façade - the requirement to provide projections and/or recesses on the restaurant building, market building, 24 x 48 storage building, and outdoor pavilion dining area (all visible facades), and the use of unapproved façade material on those same structures.

7. Connectivity must be provided between the restaurant and event center area, utilizing pavers, bricks, or a similar material appropriate for this use. No sidewalks or pedestrian connectivity is required between the parking area and the customer entrances (with the exception of handicapped parking spaces as may be required by the Florida Building Code/ADA).

8. Two 8' x 16' freestanding signs may be installed along CR-491 on the north and south property lines as generally outlined on the June 25, 2021, Master Plan. (These signs will require building permits prior to installation).

9. Directional signage (interior) is approved throughout the site, with each sign not to exceed 16 SF in size.

10. Alcohol sales, consumption, and/or manufacturing are allowable throughout the PUD as indicated on the areas of the Master Plan (subject to State DBPR approval).

11. The site will establish a 20-foot wide Type "C" buffer along the length of the north property line and existing vegetation may be used to meet this requirement. The existing vegetation/buffer along the south property line must remain in place, or, if removed, be otherwise mitigated to continue the existing buffer in this area.

Attachment: Staff Report and Locator Map (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

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

13. The following access management criteria must be met at the time of permitting:

    a. A right of way utilization permit will be required for the proposed driveway connection. The applicant will need to demonstrate clear visibility/stopping sight distances are met in accordance with FDOT standards.

    b. The proposed driveway connection would need to be spaced a minimum of 440 feet from existing driveways on the same side of the roadway, pursuant to Section 7140.A, Table 7-1 (Minor Arterial having a posted speed limit of greater than 50 MPH).

    c. The driveway apron will need to have a minimum width at the property line of 24 feet (Section 7900).

    d. Provide trip generation analysis for the proposed development to determine requirements for throat distance (Section 7140.C) and auxiliary lane (Section 7190).

    e. Provide delivery truck movement routing in accordance with Section 7290.H, of the LDC.

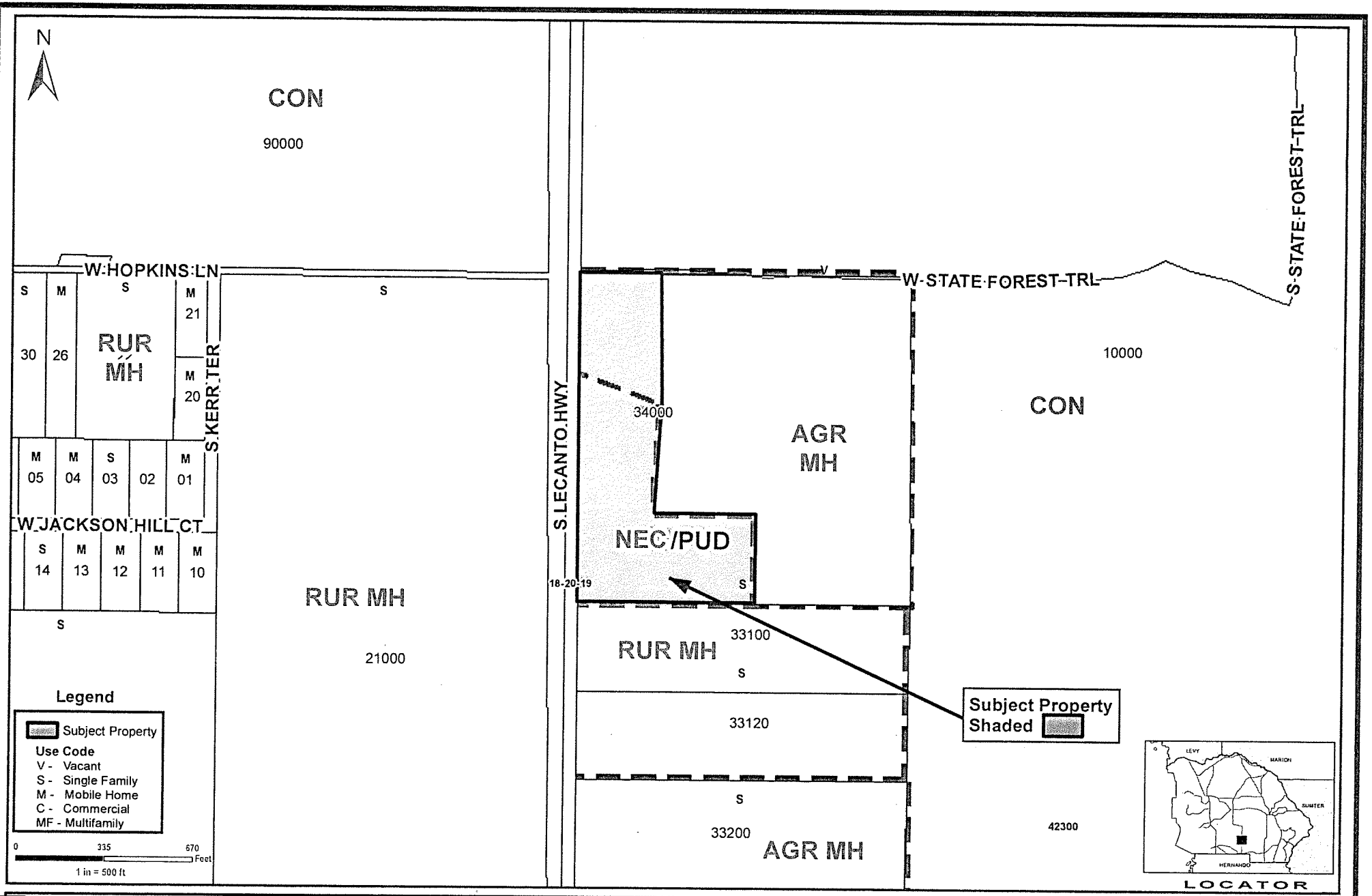
14. Landscaping, design and maintenance shall follow the principles of *Florida Friendly Landscaping* ™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.

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

16. 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.

JLC/SW/cb

Attachment: Staff Report and Locator Map (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)



Application #: CPA-AA-PUD-21-08

Applicant: Dr. Michael Wilburn for Philip Bomhoff, Jr.

Proposal: FLUM from AGR to GNC; LUAM from AGR MH to NEC/PUD for multiple uses

Location: 8121 and 8123 S. Lecanto Highway, Lecanto, FL

S-T-R - 18-20-19 SW

Planner Initials: 7/9/21 Date:

Geographic Information Systems

Cynthia P. Skelhorn, Director

Prepared By : William Braunssch

Date: June 25, 2021

Source: Enterprise Geodatabase

Map Number: WB0000596

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 claim, 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.

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-21-08 Date: 6/30/21

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

Applicant*
Name: Michael Wilburn
Address: P.O. Box 938
City: Floral City
State: FL Zip: 34436
Home No.: 352-726-4875 Cell No.:
Work No.: Fax No.:
Email: localengineeringinc@gmail.com

Property Owner
Name: Phillip Bonhoff
Address: 8123 S. Lecanto Hwy
City: Lecanto
State: FL Zip: 34461
Home No.: Cell No.:
Work No.: 352-419-4466 Fax No.: N/A
Email:

Property Description: Section: 18 Township: 20 South Range: 19 East
Legal Description: 8123 S. Lecanto Hwy, Lecanto
Subdivision: Unrec. Tracts in 18-20S-19E Lot(s): Block/Parcel:
Alternate Key #: 3520661 Parcel ID: 19E20S18 34000
Acreage: ?

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

Is this hearing being requested as a result o 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): ACTIVE MARKET

Directions to Property:
R/T on 491, 8123 on L

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 June, 2021

Angela Love
Printed Name
Angela Love
Notary Public - State of Florida

Seal
Notary Public State of Florida
Angela Michelle Love
My Commission GG 195294
Expires 03/12/2022

Date:
Time:
Initials:

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

CPA/AA/PUD-21-0

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

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

REQUIRED INFORMATION FOR A COMPREHENSIVE PLAN AMENDMENT

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

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

1. A completed Comprehensive Plan application form. (Included in this packet.)

2. If this application is for an amendment to the County's FLUM map(s), a complete legal description must be attached.

3. If this application is for an amendment to the County's map(s), proof of ownership shall be provided.

4. If this application is for an amendment to the County's map(s), a certified boundary survey must be submitted. The survey must show all areas that have been identified as wetlands by Southwest Florida Water Management District (SWFWMD), Department of Environmental Protection (DEP), or US Army Corp of Engineers.

5. If this application is for an amendment to the **text** of the County's Comprehensive Plan, the proposed new text must be submitted. Attach the proposed text on a separate page(s).

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

   Designation: NEC

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: N/A SEPTIC

   Potable Water: N/A WELL

CPA/AA/PUD-21-08

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

Board of County Commissioners
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Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

Drainage: EXISTING SWFWMD PERMIT

Solid Waste: EXISTING PICK UP CURRENTLY ON SITE

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

10. Is this amendment compatible with the objectives and policies of the Future Land Use Element and other elements that may be affected by this proposed change? ✓Yes ____No

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

Objective:

Policy:

Policy:

Objective:

Policy:

Policy:

11. Any additional information that may apply to this application. N/A

CPA/AA/PUD

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

Altkey: 3520661
BOMHOFF PHILIP JR

Parcel ID: 19E20S18 34000
8123 S LECANTO HWY , LECANTO

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	5000 - IMPROVED AGRI
Bldg Counts	Res 1 / MH 0 / Comm 4
Nbhd	5606 - GREEN ACRES HWY 491 CARDINAL SOUTH
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	003283 - UNREC TRACTS IN 18-20S-19E
Short Legal	(MSP-97-15 OR BK 1219 PG 1391-1392)PCL 34000: COM AT THE SW COR OF SW1/4 OF SEC18-20-19, TH N 89 DEG 43M 20S E AL THE S LN OF SW1/4 OF SD
Est. Parcel Sqft	1,626,16[illegible]
Est. Parcel Acres	37.33
Map SC-TW-RG	18-20S-19E

Mailing Address

Name	BOMHOFF PHILIP JR
Mailing Address	8123 S LECANTO HWY LECANTO FL 34461

All Owners

Name	Owner Type
BOMHOFF PHILIP JR	IN - Individual

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	$221,690	$1,778,904	$2,000,594	$1,770,10[illegible]	$50,000	$1,720,104	$141,912	$27,388.31	Link
2019	$221,690	$1,569,425	$1,791,115	$1,586,491	$50,000	$1,536,491	$116,046	$24,709.99	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
0030	SOLID WASTE, RESID IMPRVD	$25.00
0131	FIRE SERVICES ASSESSMENT	$2,216.09

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I

PUD-21-07

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

09/01/2010	$100 2424/0361	01-CORRECTIVE/QC/TD/COT	I
07/01/2010	$100 2366/1781	02-MIN DOC STAMP ($100)	I

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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
12/17/2019	201911531	SITE IMPROVEMENTS TO INCLUDE CLEARING GRADING PARKING FACILITIES STORMWATER LAND	$180,000	
01/23/2006	200517508	REPL for SFD ONLY---NOC IN FILE FOR SFD/LANAI ONLY	$679,096	12/11/2007
12/11/2001	200109606	MH--2001 --32 X 76 ---H.C	$66,000	01/16/2002

Additional Site Addresses

Seq	Adrno	Dir	Street	Suffix	Suffix 2	City	Unit #
1	8121	S	LECANTO	HWY		LECANTO	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	5000-AGRICULTURE IMPROVED NON-WATER	A-ACREAGE	1.00	.0					AGRMH
2	1091-COMM COUNTY ROAD 491	A-ACREAGE	8.34	.0					GNC
3	6930-BLBERRY 00	A-ACREAGE	25.79	.0		Y			AGRMH
4	5000-AGRICULTURE IMPROVED NON-WATER	A-ACREAGE	2.00	.0					AGRMH

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	2007
Total FLA	7,138
Total Under Roof	11,892
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	2 - CONCRETE BLOCK/STEM
HVAC	109 - HEAT PUMP
Stories	2
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	4/3/
Addl Fixtures	2
FPL: Stacks/Openings	/

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	2007	4,558
1	SCR PORCH FIN	2007	371
1	SCR PORCH FIN	2007	700
1	SCR PORCH FIN	2007	800
1	SCR PORCH FIN	2007	371
1	SCR PORCH FIN	2007	144
1	GARAGE FINISHED	2007	1,680
1	UPPER FLR LIV AREA	2007	2,580
1	UTLY STOR FINISHED	2007	688

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	OPEN POLE AVERAGE QUALITY	2007	30	35	1	1,050	
1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2007	12	10	1	120	
1	3	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2007	16	10	1	160	
1	5	CONCRETE PATIO NO FOOTER-[1-SF]	2007	22	22	1	484	
1	8	GARAGE DETACHD CONCRETE BLOCK STUCCO-[1-SF]	2016	50	40	1	2,000	
1	9	OPEN PORCH FIN CONCRETE BLOCK STUCCO LIKE H-[1-SF]	2016	50	10	1	500	
3	1	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	2018	14	46	1	644	
3	12	PAVING CONCRETE-[1-SF]	2018			1	2,640	
4	1	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	2018	9	4	1	36	
4	10	PAVING CONCRETE-[1-SF]	2018			1	3,800	
4	11	PARK LOT LIGHT MERCURY-[3-UNIT]	2018			9	1	

Total Misc Value

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

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): PUD AMENDMENT

LEGAL DESCRIPTION OF PROPERTY:

Section 18 Township 20 Range 19 Alternate Key # 3520661

Lot/Parcel_____ Block____ _____

Subdivision 383 UNRECORDED TRACTS

I, PHILIP BONHOFF JR _____, owner of the above described property,
(Name of Owner)

authorize MICHAEL WILBURN _____ of LOCAL ENGINEERING, INC 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 Philip Bonhoff Jr, 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 19th day of May 2021

Kristie M. Spears
Printed Name

Notary Public - State of Florida

Seal

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

PUD-21-07

ORDINANCE NO. 2018- A21

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 9.1 ACRES FROM THE AGRICULTURE DISTRICT TO THE GENERAL COMMERCIAL DISTRICT; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, 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-18-04, Kenneth Ellingham for Philip Bomhoff, Jr., and shall be effective within the unincorporated areas of Citrus County, Florida.

SECTION 2. AUTHORITY

This Citrus County Comprehensive Plan Amendment CPA/AA/PUD-18-04, Kenneth Ellingham for Philip Bomhoff, Jr., is adopted pursuant to Chapter 163, Florida Statutes.

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

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

CPA/AA/PUD-18-04 Kenneth Ellingham for Philip Bomhoff, Jr.

Re-designation from Agriculture District (AGR) to General Commercial District (GNC) modifying the Future Land Use Map as presented in CPA/AA/PUD-18-04 and as further described in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 4. SEVERABILITY

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

SECTION 5. 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: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

DONE AND ADOPTED in regular meeting of the Board of County Commissioners of Citrus County, Florida, this 13th day of November 2018.

ATTEST:

BOARD OF COUNTY COMMISSIONERS SEAL CITRUS COUNTY, FL

for **ANGELA VICK, CLERK OF COURT**

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

BY: _____
RONALD E. KITCHEN JR., CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

DENISE A. DYMOND LYN,
COUNTY ATTORNEY

APPROVED
NOV 13 2018
BOARD OF COUNTY COMMISSIONERS

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

EXHIBIT A

CPA/AA/PUD-18-04

LEGAL DESCRIPTION

A portion of Parcel 34000: Commence at the SW corner of the SW ¼ of Section 18, Township 20 South, Range 19 East, Citrus County, Florida; THENCE N 89°43'20" E along the South line of the SW ¼ of said Section 18 a distance of 40.40 feet to a point being on the Easterly right-of-way line of County Road 491, having a 100.00 foot wide right-of-way; THENCE N 00°23'00" W along said Easterly right-of-way line a distance of 708.86 feet to the Southwest corner of Lands described in Official Records Book 0980, Page 0070 of the Public Records of Citrus County, Florida; THENCE continue N 00°23'00" W along said Easterly right-of-way line a distance of 682.92 feet to the POINT OF BEGINNING; THENCE continue N 00°23'00" W along said Easterly right-of-way line a distance of 897.25 feet; THENCE S 69°45'59" E a distance of 345.54 feet; THENCE S 02°53'38" W a distance of 431.54 feet; THENCE N 89°50'06" E a distance of 393.06 feet; THENCE S 00°08'26" E a distance of 344.32 feet to a point that bears N 89°42'22" E from the Point of Beginning; THENCE S 89°42'22" W a distance of 690.34 feet to the POINT OF BEGINNING. TOGETHER with and subject to covenants, easements and restrictions of record.

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

ORDINANCE NO. 2018- A22

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY LAND USE ATLAS MAP BY REDESIGNATING APPROXIMATELY 9.1 ACRES FROM THE AGRICULTURAL DISTRICT WITH MOBILE HOMES ALLOWED TO THE NEIGHBORHOOD COMMERCIAL DISTRICT; WITH A PLANNED UNIT DEVELOPMENT FOR A WINERY, RESTAURANT, AND WEDDING/EVENT VENUE; 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-18-04 – Kenneth Ellingham for Philip Bomhoff, Jr.

   Re-designation of approximately 9.1 acres from the Agriculture District with mobile homes allowed (AGRMH) to the Neighborhood Commercial District (NEC) with a Planned Unit Development (PUD) for a winery, restaurant, wedding/event venue and associated uses, modifying the Land Use Atlas Map as presented in CPA/AA/PUD-18-04 and as further described in Exhibit "A", legal description, Exhibit "B", master 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.

4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

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

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

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

DONE AND ADOPTED in regular meeting by the BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, this 13th day of November, 2018.

ATTEST:

BOARD OF COUNTY COMMISSIONERS SEAL CITRUS COUNTY FL

Drey Mosley D.C.

for ANGELA VICK, CLERK OF COURT

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

BY:

RONALD E. KITCHEN JR., CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

DENISE A. DYMOND LYN, COUNTY ATTORNEY

APPROVED
NOV 13 2018
BOARD OF COUNTY COMMISSIONERS

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

EXHIBIT A

CPA/AA/PUD-18-04

LEGAL DESCRIPTION

A portion of Parcel 34000: Commence at the SW corner of the SW ¼ of Section 18, Township 20 South, Range 19 East, Citrus County, Florida; THENCE N 89°43'20" E along the South line of the SW ¼ of said Section 18 a distance of 40.40 feet to a point being on the Easterly right-of-way line of County Road 491, having a 100.00 foot wide right-of-way; THENCE N 00°23'00" W along said Easterly right-of-way line a distance of 708.86 feet to the Southwest corner of Lands described in Official Records Book 0980, Page 0070 of the Public Records of Citrus County, Florida; THENCE continue N 00°23'00" W along said Easterly right-of-way line a distance of 682.92 feet to the POINT OF BEGINNING; THENCE continue N 00°23'00" W along said Easterly right-of-way line a distance of 897.25 feet; THENCE S 69°45'59" E a distance of 345.54 feet; THENCE S 02°53'38" W a distance of 431.54 feet; THENCE N 89°50'06" E a distance of 393.06 feet; THENCE S 00°08'26" E a distance of 344.32 feet to a point that bears N 89°42'22" E from the Point of Beginning; THENCE S 89°42'22" W a distance of 690.34 feet to the POINT OF BEGINNING. TOGETHER with and subject to covenants, easements and restrictions of record.

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

EXHIBIT C

CPA/AA/PUD-18-04

CONDITIONS OF APPROVAL

1. The Planned Unit Development (PUD) shall allow for the use of a restaurant building (maximum occupancy of 150 seats), a wine manufacturing area, and a wedding/event venue (maximum occupancy of 250 persons) as outlined on the site plan date-stamped received July 11, 2018 by the Land Development Division unless otherwise specified in these conditions.

2. There will be no outdoor activities on the site associated with the wedding/event venue, and outdoor lighting is not proposed with this application.

3. The project must meet State standards for well and septic for the uses as proposed.

4. The site can utilize stabilized grass parking as proposed, and concrete milling/asphalt can continue to be used for the access drive from CR-491. The applicant will need to provide a parking study or demonstrate compliance with LDC standards for parking at the time of permitting.

5. Wine manufacturing will be limited to the area delineated on the site plan date-stamped received July 11, 2018 by the Land Development Division.

6. The site will establish a 20-foot wide Type "C" buffer along the length of the south property line, and existing vegetation may be used to meet this requirement.
7. The site and stormwater management design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.

8. The following access management criteria must be met at the time of permitting:

    a. A right of way utilization permit will be required for the proposed driveway connection. The applicant will need to demonstrate clear visibility/stopping sight distances are met in accordance with FDOT standards.

    b. The proposed driveway connection would need to be spaced a minimum of 440 feet from existing driveways on the same side of the roadway, pursuant to Section 7140.A, Table 7-1 (Minor Arterial having a posted speed limit of greater than 50 MPH).

    c. The driveway apron will need to be improved to have a minimum width at the property line of 24 feet (Section 7900).

    d. Provide trip generation analysis for the proposed development to determine requirements for throat distance (Section 7140.C) and auxiliary lane (Section 7190).

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

e. Provide delivery truck movement routing in accordance with Section 7290.H, of the LDC.

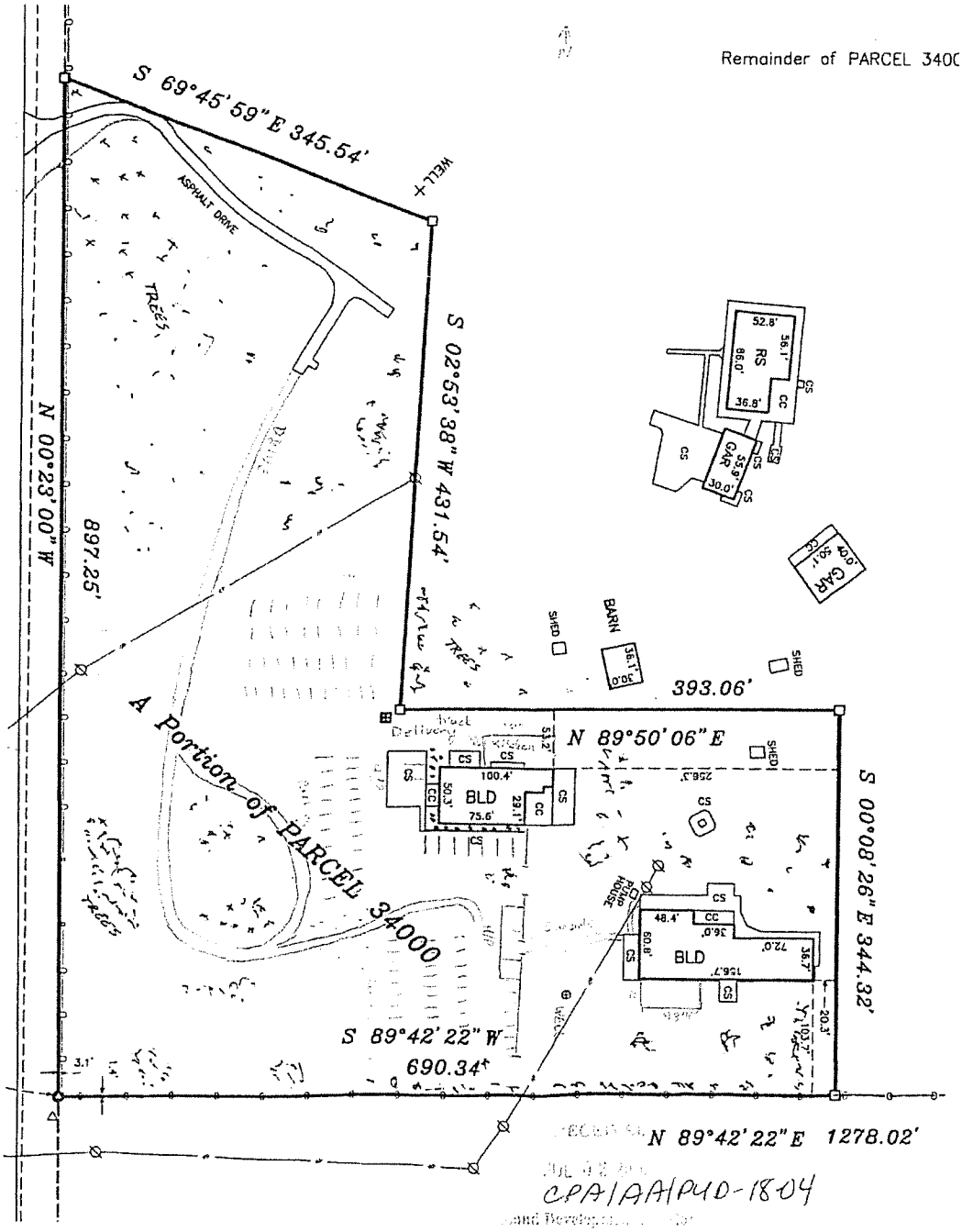
9. Landscaping, design and maintenance shall follow the principles of *Florida Friendly Landscaping* ™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.

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

11. 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: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

EXHIBIT B
CPA/AA/PUD-18-04
MASTER SITE PLAN



Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

Amendment to PUD

Market Building:

For retail space, to include a bakery/cafe with indoor/attached outdoor seating for café, wine tasting, wine retail sales and alcohol consumption.

Covered Patio for outside seating, Farm Events, and u-pick staging.

Warehouse for stock, equipment, and supplies.

This would include outdoor events, such as a fall festival or Christmas night and also small events on the patio.

- We have a shed in front of the covered patio for u-pick buckets, check in, etc. (Unsure if we leave this ag?)

Existing PUD

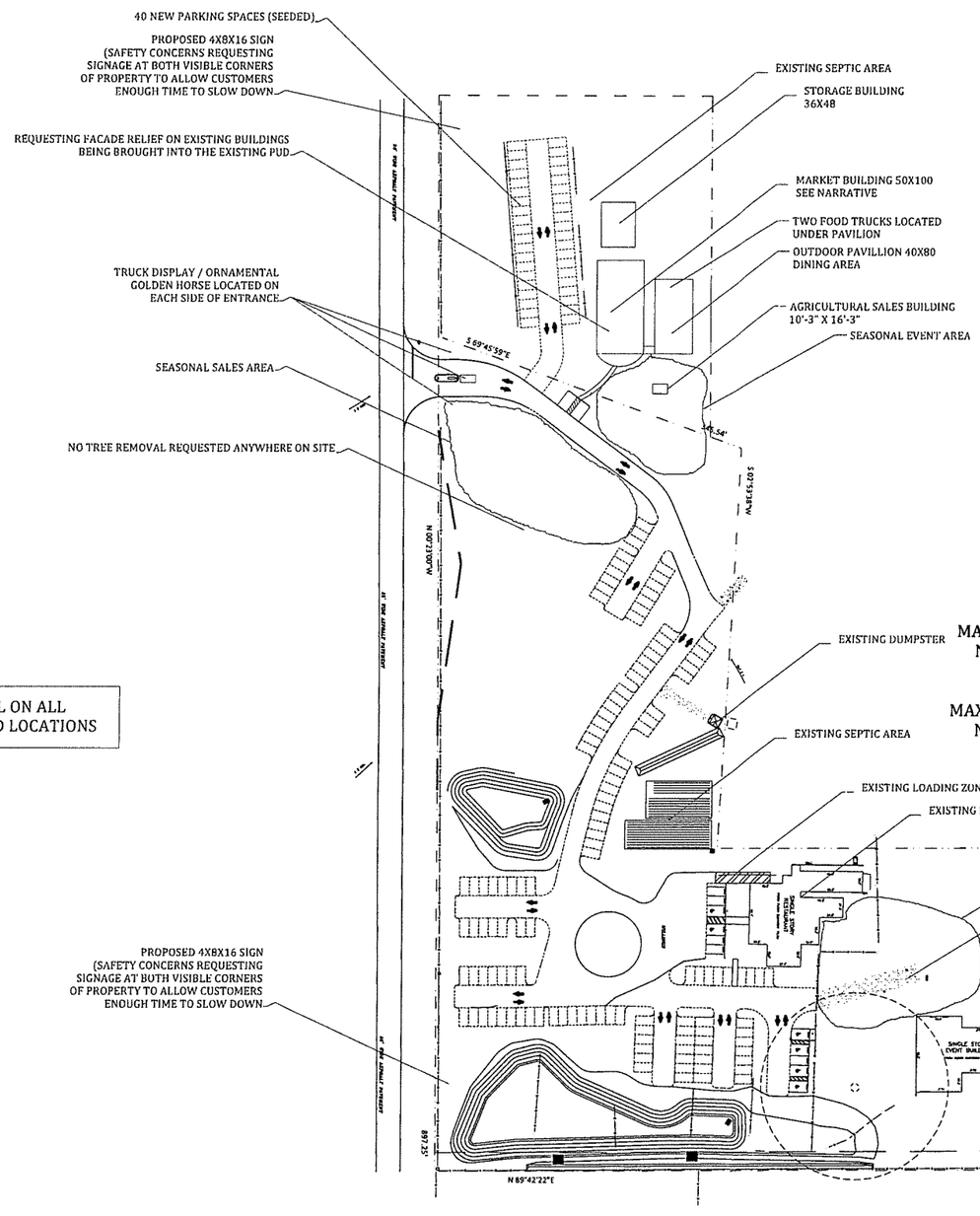
Increase restaurant seating to allow for 200 people

Increase event seating to 300

Allow outdoor events

PUD-21-07

Attachment: Applicant Submittal (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)



ALCOHOL ON ALL STRUCTURED LOCATIONS

SITE DATA

PREVIOUS PUD PARCEL AREA = 392,015 SF / 9.00 ACRES
AMENDED ADDITIONAL PUD AREA = 103,298 SF / 2.37 ACRES
TOTAL PUD AREA = 495,313 SF / 11.37 ACRES

IMPERVIOUS SURFACE AREAS

EXISTING BUILDING AREAS = 17,373 SF
EXISTING ASPHALT & MILLINGS AREAS = 37,027 SF
EXISTING SIDEWALKS = 153 SF
EXISTING TOTAL IMPERVIOUS AREA = 54,400 SF
EXISTING TOTAL IMPERVIOUS RATIO = 13.88%

PROPOSED BUILDING AREAS = 10,088 SF
PROPOSED ASPHALT & MILLING AREAS = 580 SF
PROPOSED TOTAL IMPERVIOUS =10,668 SF
PROPOSED IMPERVIOUS SURFACE RATIO = 2.15%

TOTAL BUILDING AREAS = 27,461 SF
TOTAL ASPHALT & MILLINGS AREAS = 38,187 SF
TOTAL SIDEWALK AREAS = 326 SF
TOTAL IMPERVIOUS AREAS = 56,974 SF
TOTAL IMPERVIOUS SURFACE RATIO = 13.32%

REQUESTED MAX IMPERVIOUS AREAS

MAX BUILDING AREAS (ALLOWABLE) = 28,000 SF
MAX ASPHALT AREAS (ALLOWABLE) = 40,000 SF
MAX TOTAL IMPERVIOUS AREA = 68,000 SF
MAX IMPERVIOUS SURFACE RATIO = 13.73%

MAXIMUM SEATING REQUESTED IN PUD FOR RESTAURANT AREA TO BE NO GREATER THAN ALLOWABLE IN FLORIDA BUILDING CODE 2020

MAXIMUM SEATING REQUESTED IN PUD FOR EVENT CENTER AREA TO BE NO GREATER THAN ALLOWABLE IN FLORIDA BUILDING CODE 2020

CPA/AA/PUD-21-08

DESIGN / DRAFTING / INSPECTIONS / ENGINEERING

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

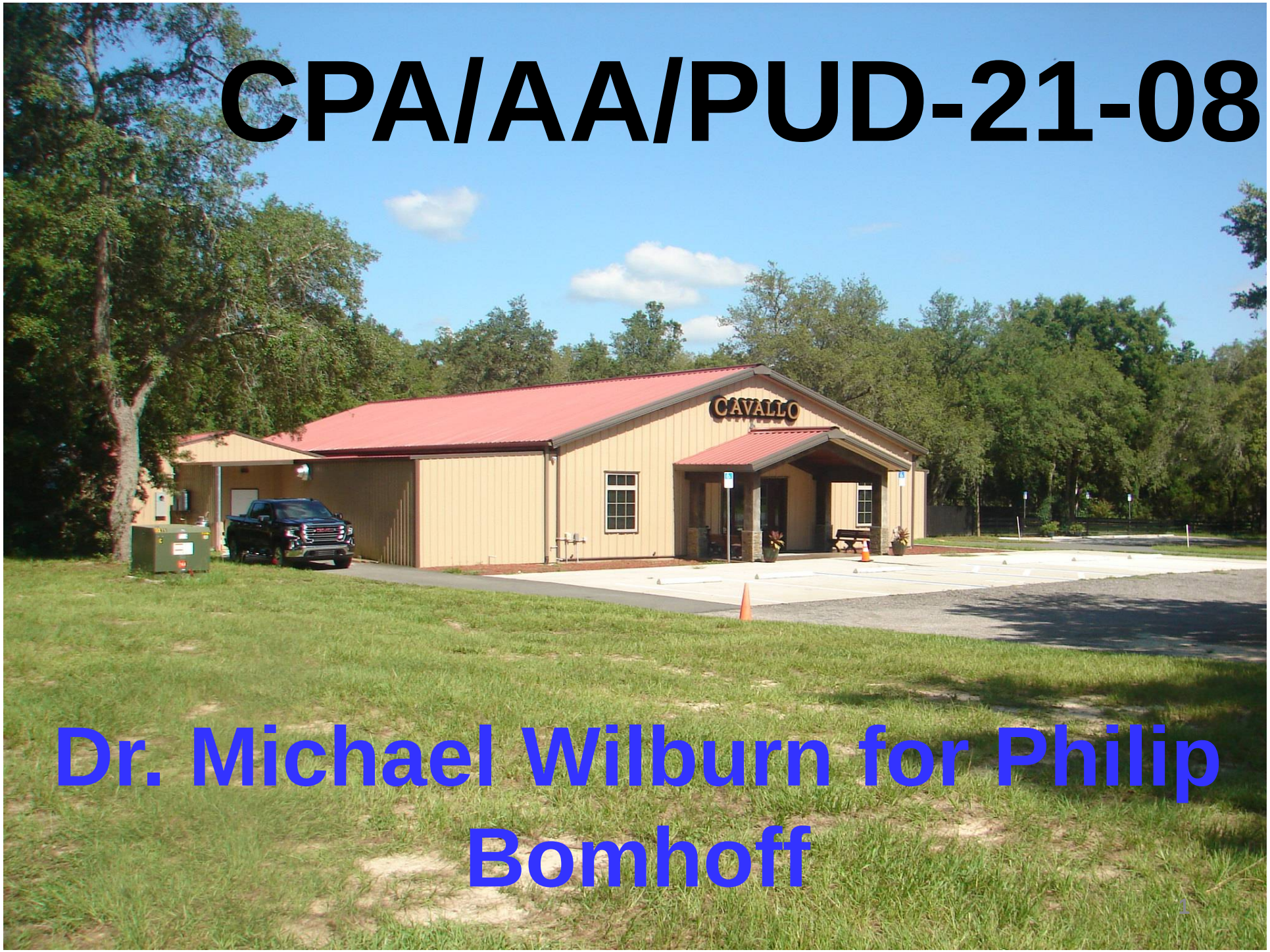
JOB: CAVALLO
DATE: 5/4/21 REV. 6.25.21
SCALE: 1" = 200'
PAGE 1 of 1

MASTER PLAN / PUD CAVALLO

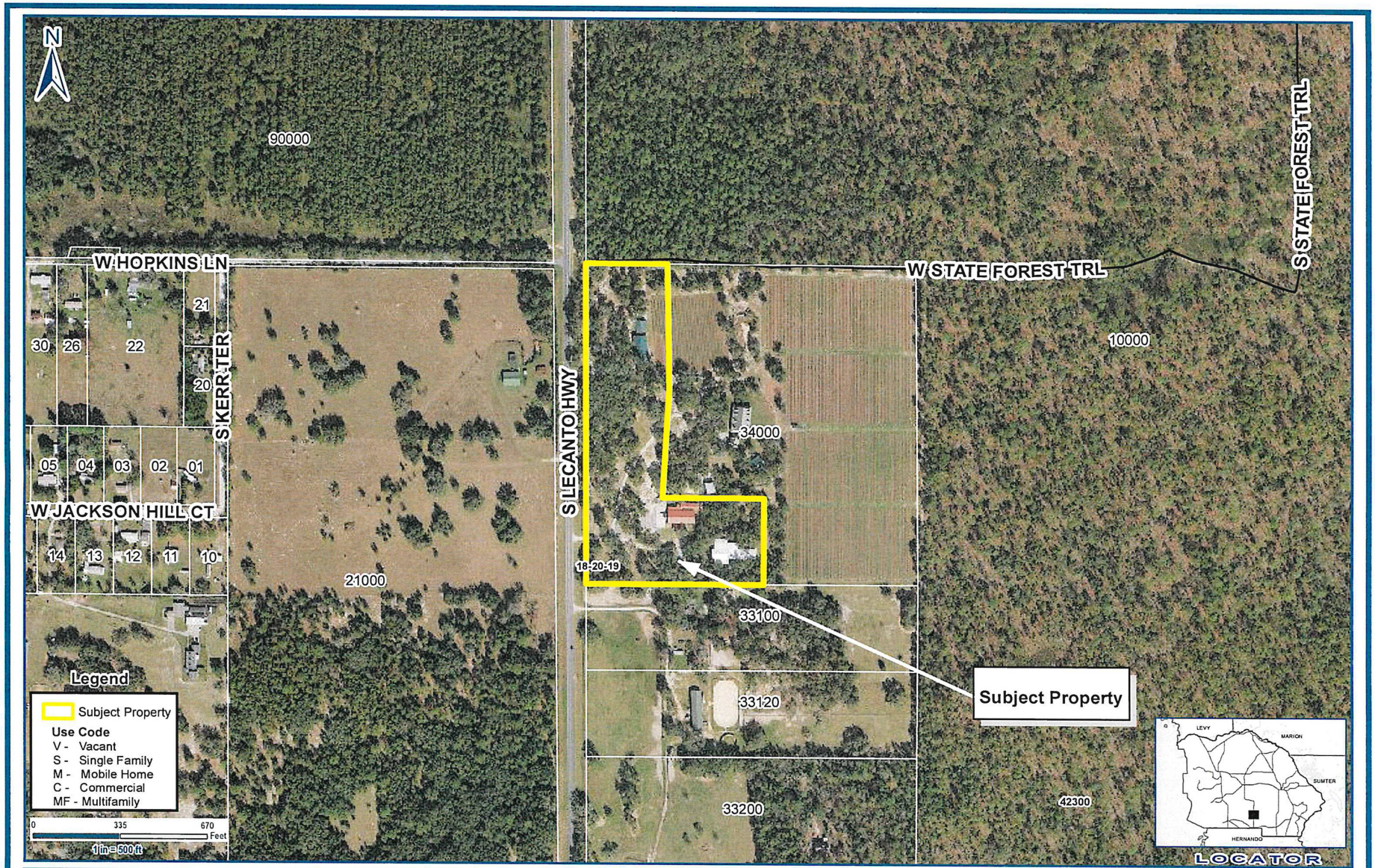
LOCAL ENGINEERING, INC.

CERTIFICATE OF AUTH.
32355

Attachment: Proposed Master Plan (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)



Attachment: PDC coordinator pp (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)



Application #: CPA-AA-PUD-21-08	Applicant: Dr. Michael Wilburn for Philip Bomhoff, Jr.
Proposal: FLUM from AGR to GNC; LUAM from AGR MH to NEC/PUD for multiple uses	Location: 8121 and 8123 S. Lecanto Highway, Lecanto, FL
	S-T-R - 18-20-19 SW
Land Use Atlas: Agriculture District with mobile homes allowed (AGRMH)	Planner Initials: _____ Date: _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunssch
Date: June 25, 2021
Source: Enterprise Geodatabase
Map Number: WB0000598

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 the information and the viewing, copying, or distributing of these materials.

2

Attachment: PDC coordinator pp (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

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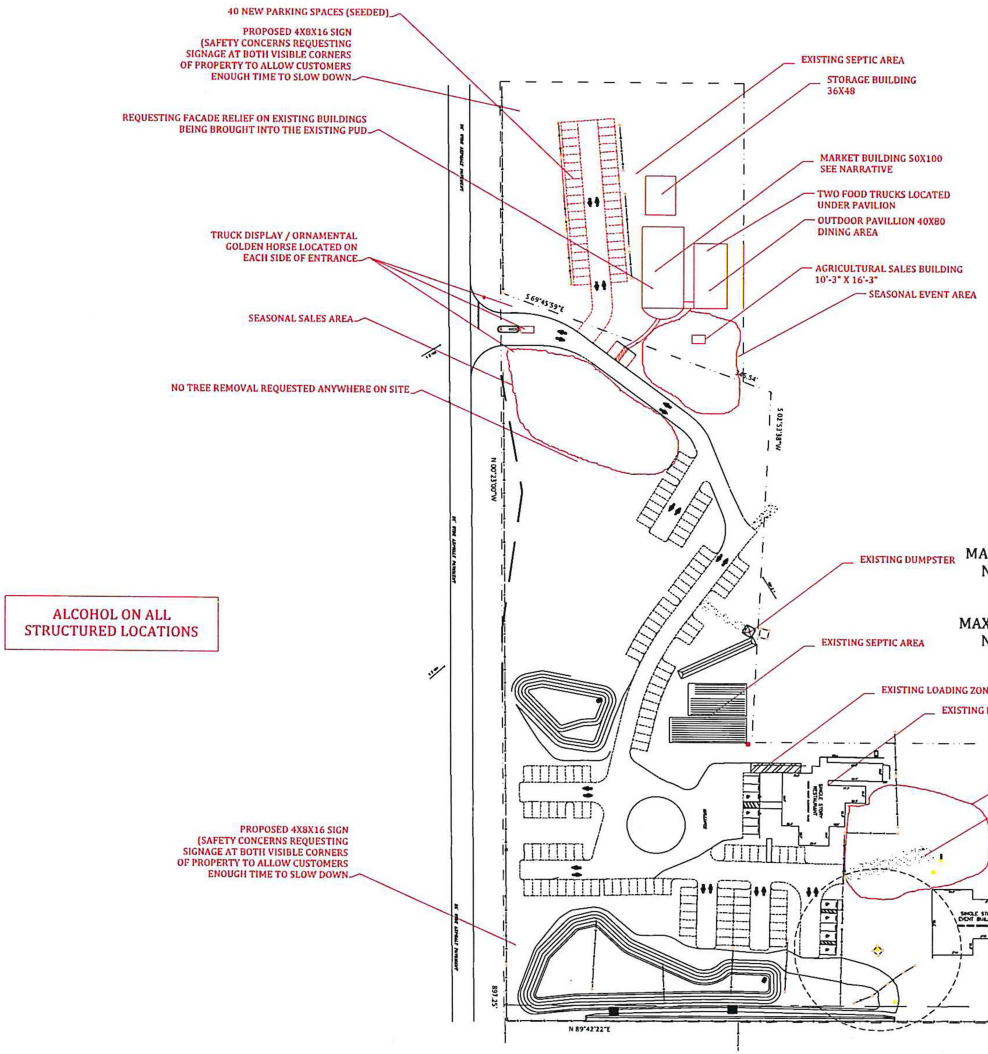

ALCOHOL ON ALL STRUCTURED LOCATIONS

SITE DATA

PREVIOUS PUD PARCEL AREA = 392,015 SF / 9.00 ACRES
AMENDED ADDITIONAL PUD AREA = 103,298 SF / 2.37 ACRES
TOTAL PUD AREA = 495,313 SF / 11.37 ACRES

IMPERVIOUS SURFACE AREAS

EXISTING BUILDING AREAS = 17,373 SF
EXISTING ASPHALT & MILLINGS AREAS = 37,027 SF
EXISTING SIDEWALKS = 153 SF
EXISTING TOTAL IMPERVIOUS AREA = 54,400 SF
EXISTING TOTAL IMPERVIOUS RATIO = 13.88%

PROPOSED BUILDING AREAS = 10,088 SF
PROPOSED ASPHALT & MILLING AREAS = 580 SF
PROPOSED TOTAL IMPERVIOUS =10,668 SF
PROPOSED IMPERVIOUS SURFACE RATIO = 2.15%

TOTAL BUILDING AREAS = 27,461 SF
TOTAL ASPHALT & MILLINGS AREAS = 38,187 SF
TOTAL SIDEWALK AREAS = 326 SF
TOTAL IMPERVIOUS AREAS = 56,974 SF
TOTAL IMPERVIOUS SURFACE RATIO = 13.32%

REQUESTED MAX IMPERVIOUS AREAS

MAX BUILDING AREAS (ALLOWABLE) = 28,000 SF
MAX ASPHALT AREAS (ALLOWABLE) = 40,000 SF
MAX TOTAL IMPERVIOUS AREA = 68,000 SF
MAX IMPERVIOUS SURFACE RATIO = 13.73%

MAXIMUM SEATING REQUESTED IN PUD FOR RESTAURANT AREA TO BE NO GREATER THAN ALLOWABLE IN FLORIDA BUILDING CODE 2020

MAXIMUM SEATING REQUESTED IN PUD FOR EVENT CENTER AREA TO BE NO GREATER THAN ALLOWABLE IN FLORIDA BUILDING CODE 2020

ENGINEERING | INSPECTIONS | DRAFTING | DESIGN

PAGE 1 of 1
SCALE: 1" = 200'
DESIGN: DCB CAVALLO
DATE: 5/4/21 REV: 6.25.21

MASTER PLAN / PUD CAVALLO

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

LOCAL ENGINEERING, INC.

CERTIFICATE OF AUTH.
32355

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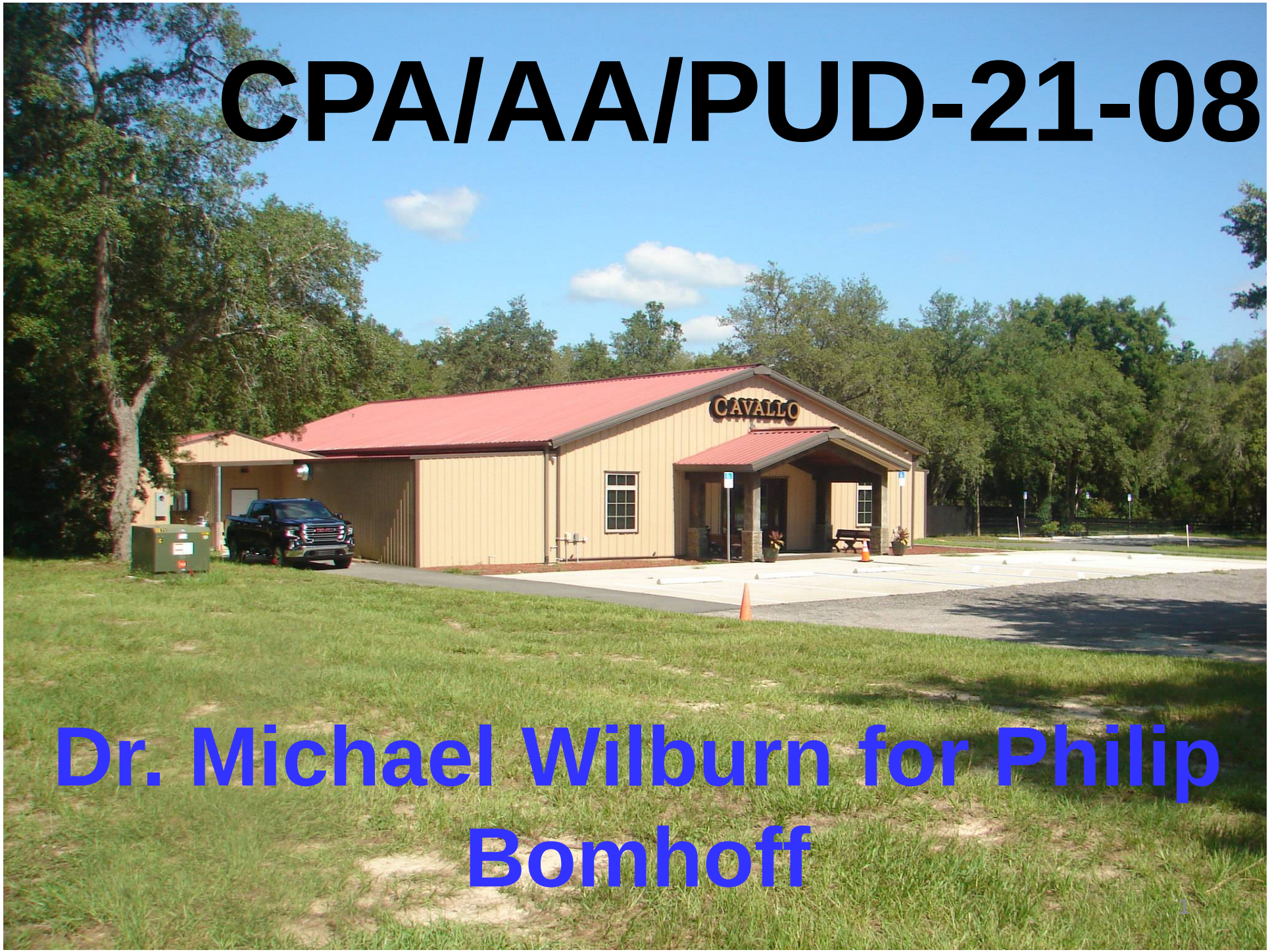
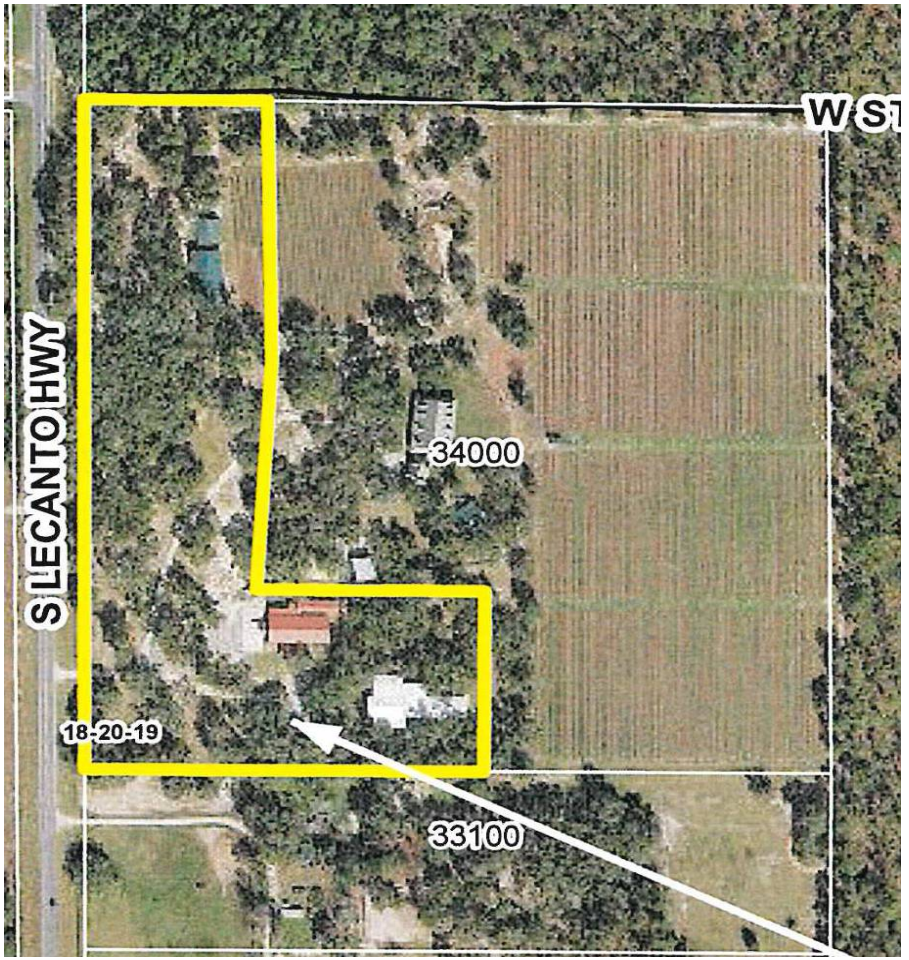


Attachment: PDC planner pp (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

2018 CPA/AA/PUD area



2021 CPA/AA/PUD area

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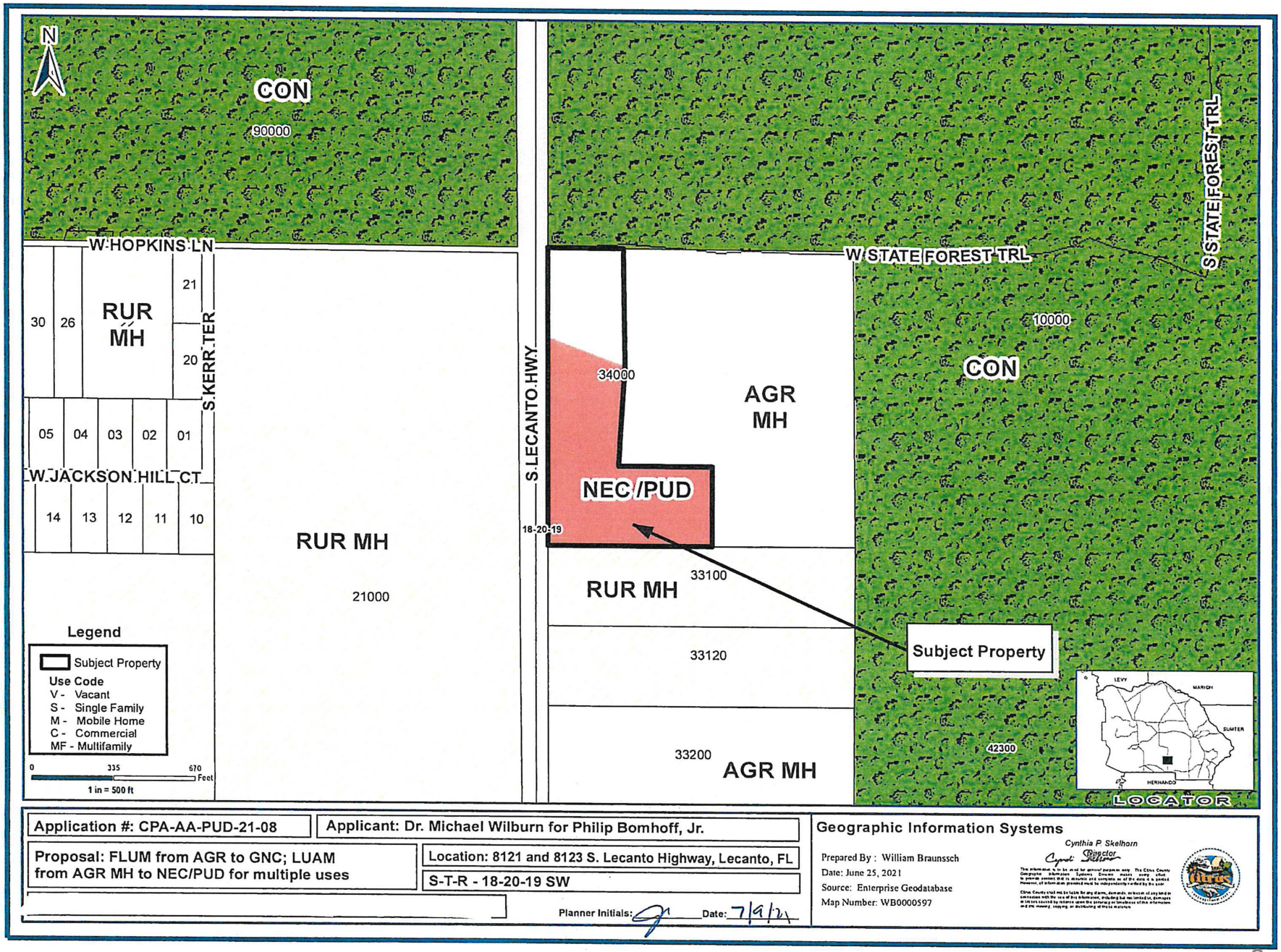

Application #: CPA-AA-PUD-21-08	Applicant: Dr. Michael Wilburn for Philip Bomhoff, Jr.
Proposal: FLUM from AGR to GNC; LUAM from AGR MH to NEC/PUD for multiple uses	Location: 8121 and 8123 S. Lecanto Highway, Lecanto, FL
	S-T-R - 18-20-19 SW
	Planner Initials: Date: 7/9/21

Geographic Information Systems

Cynthia P Skelhorn
Director

Prepared By : William Braunssch
Date: June 25, 2021
Source: Enterprise Geodatabase
Map Number: WB0000597

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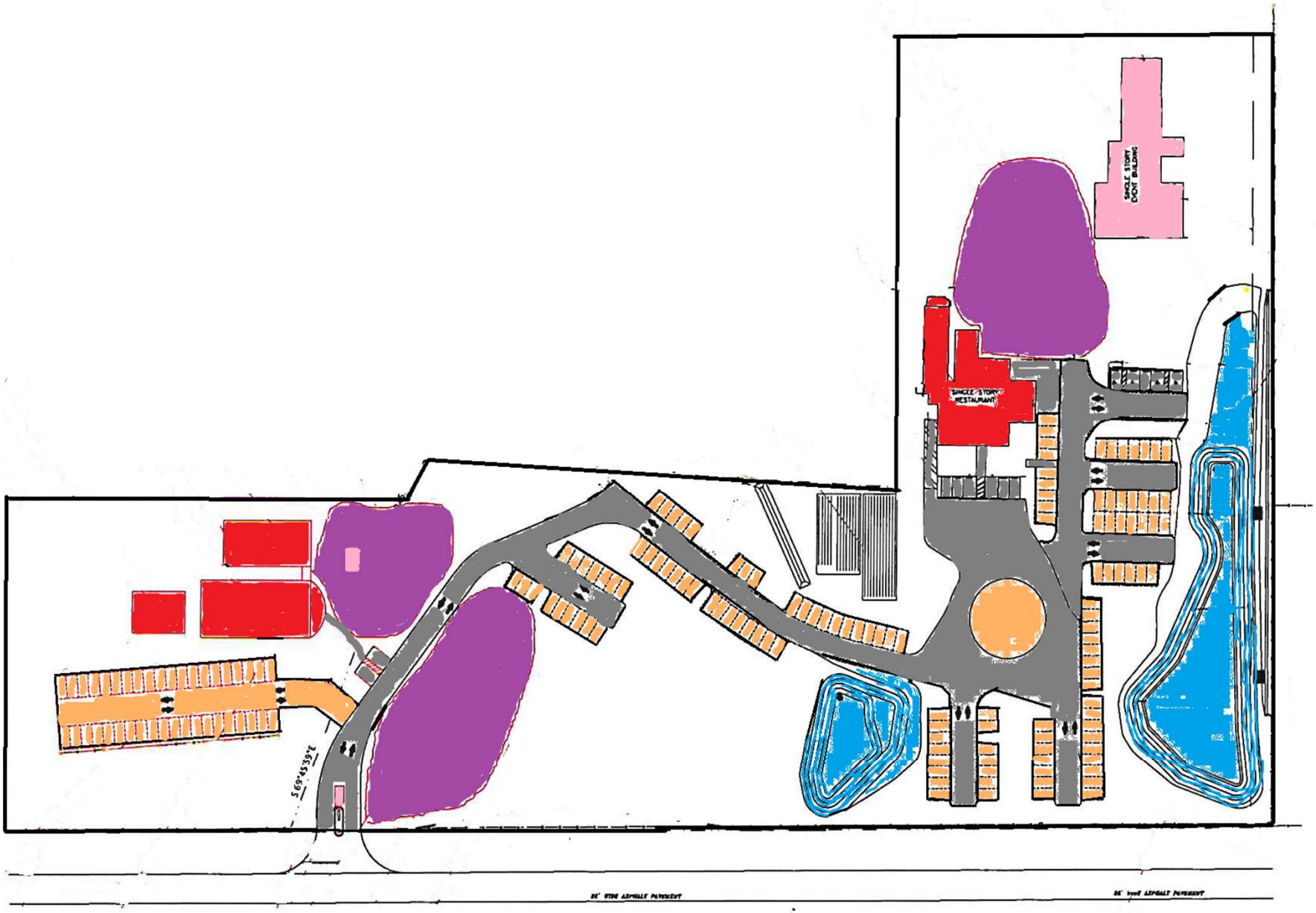

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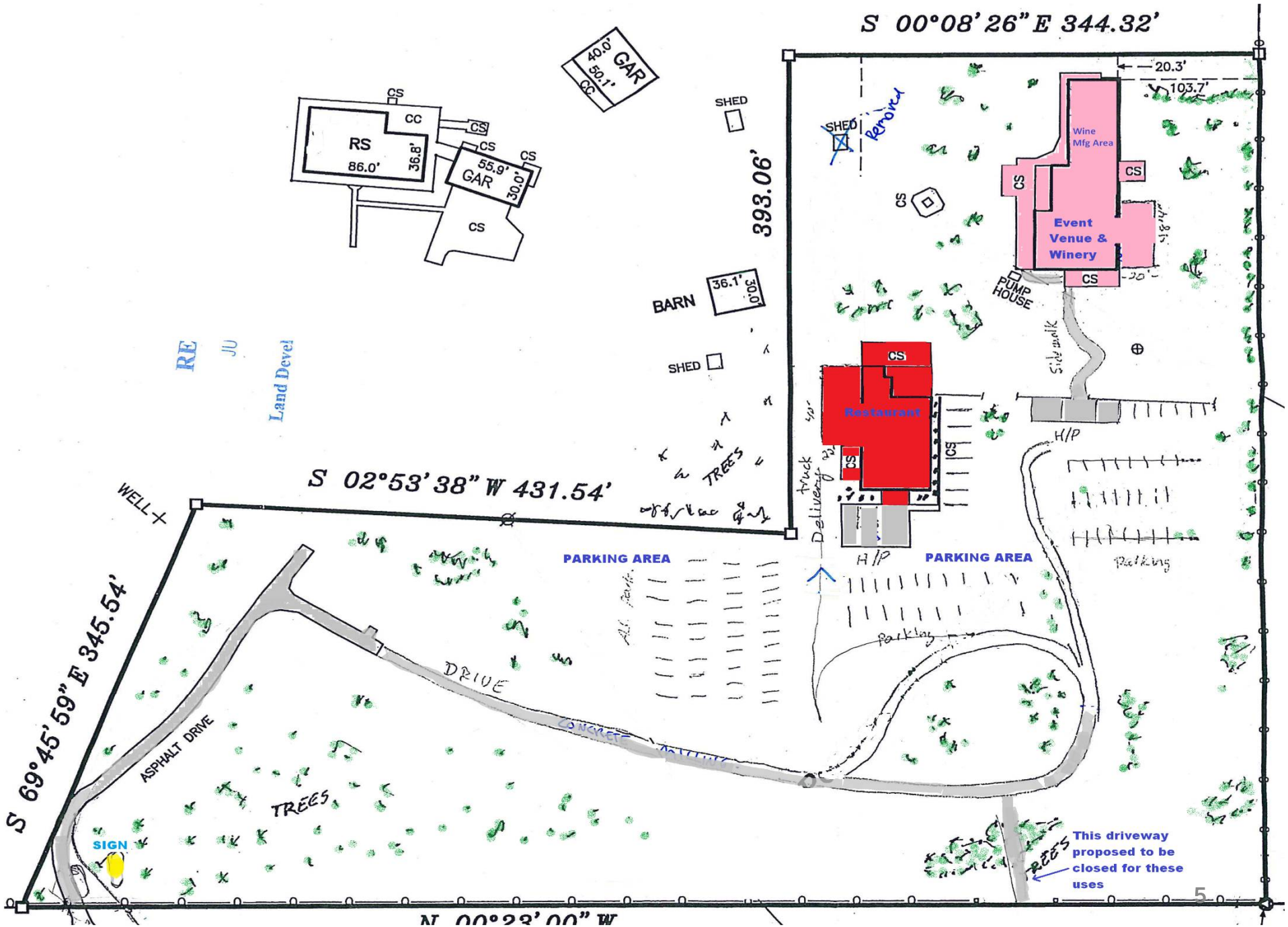

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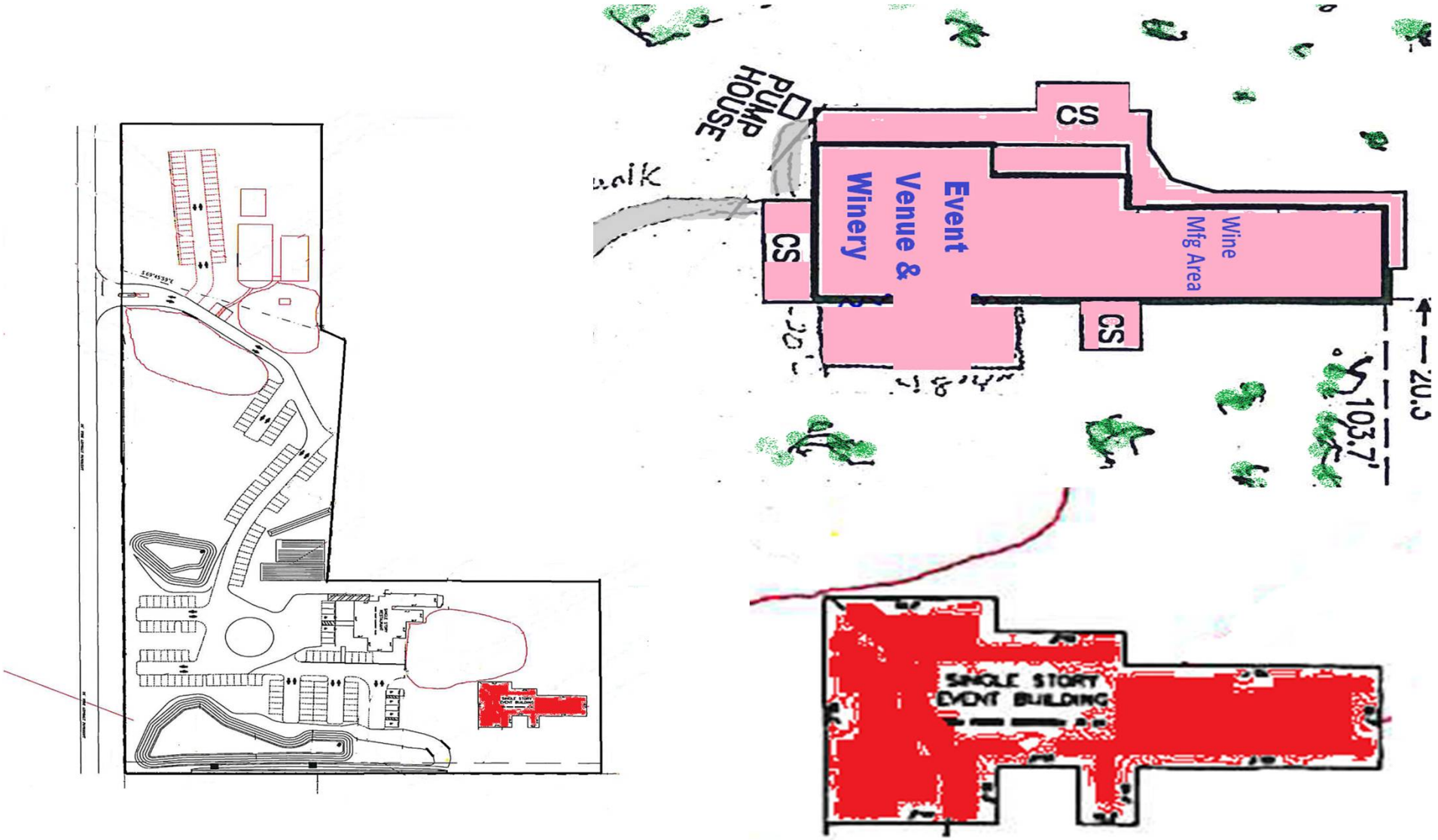

Wine/event building - Increase seating from 250 to 300

Attachment: PDC planner pp (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

PARKING BY DISABLED
PERMIT ONLY
TOW-AWAY ZONE
& FINE UP TO $250

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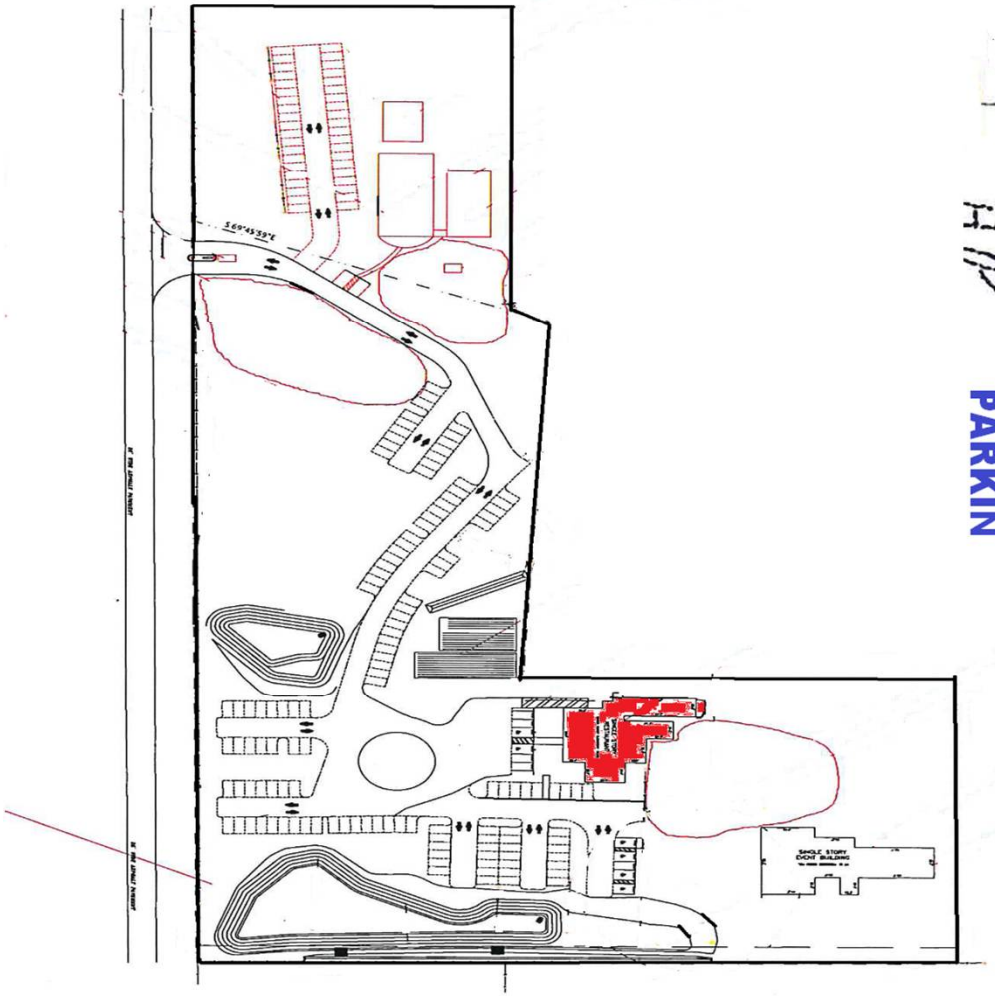

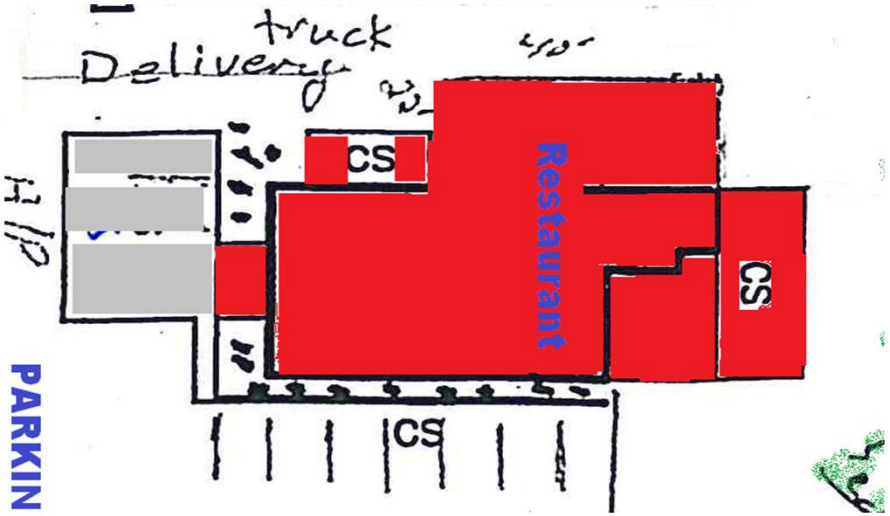

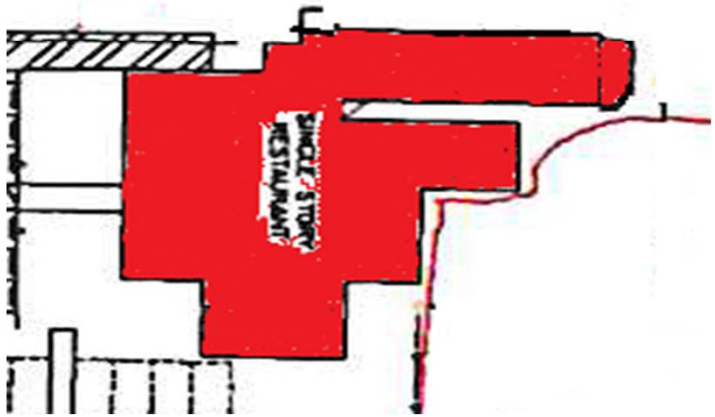

Increase seating from 150 to 200 seats

Attachment: PDC planner pp (17177 : CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.)

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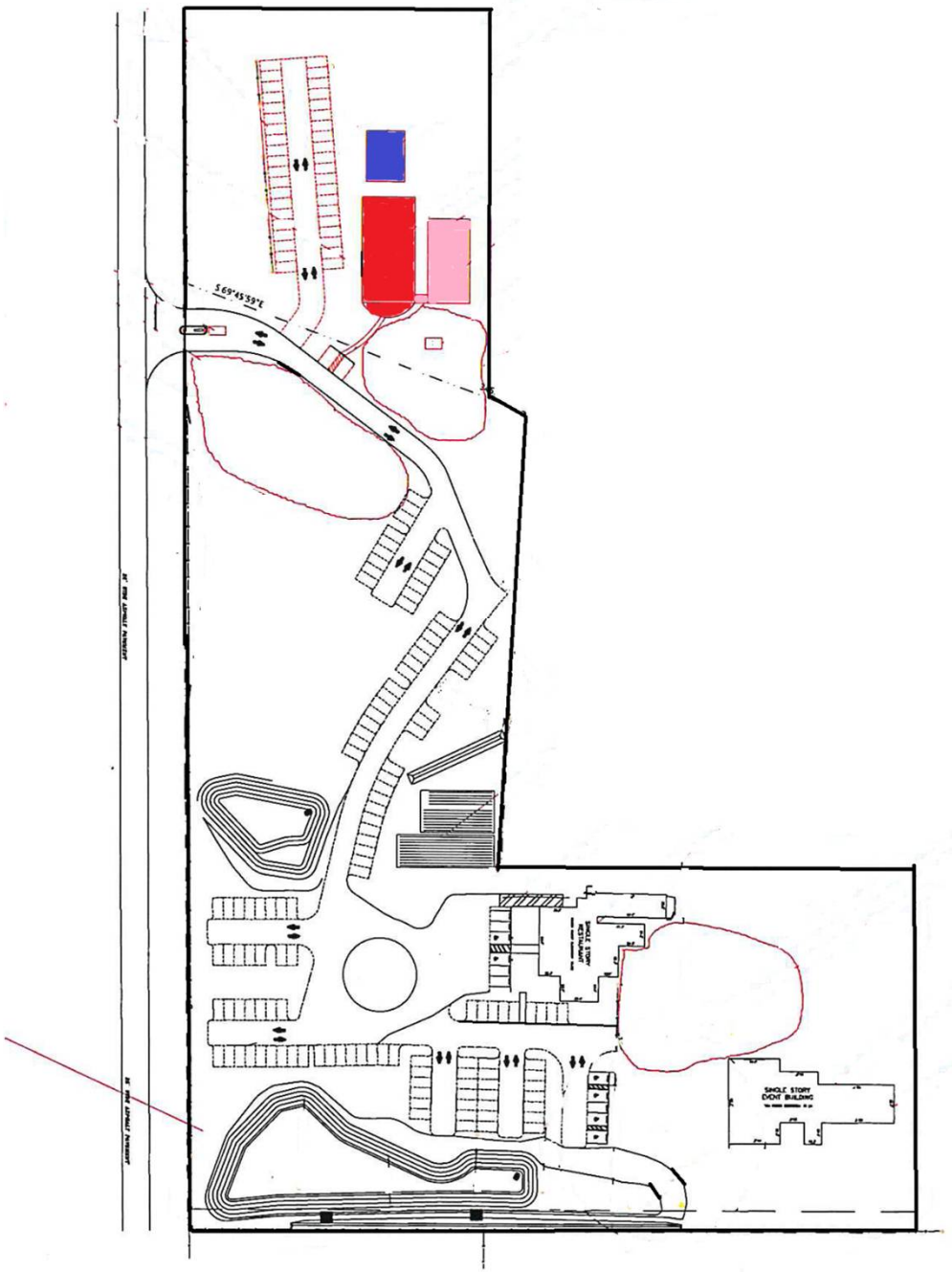
CAVALLO



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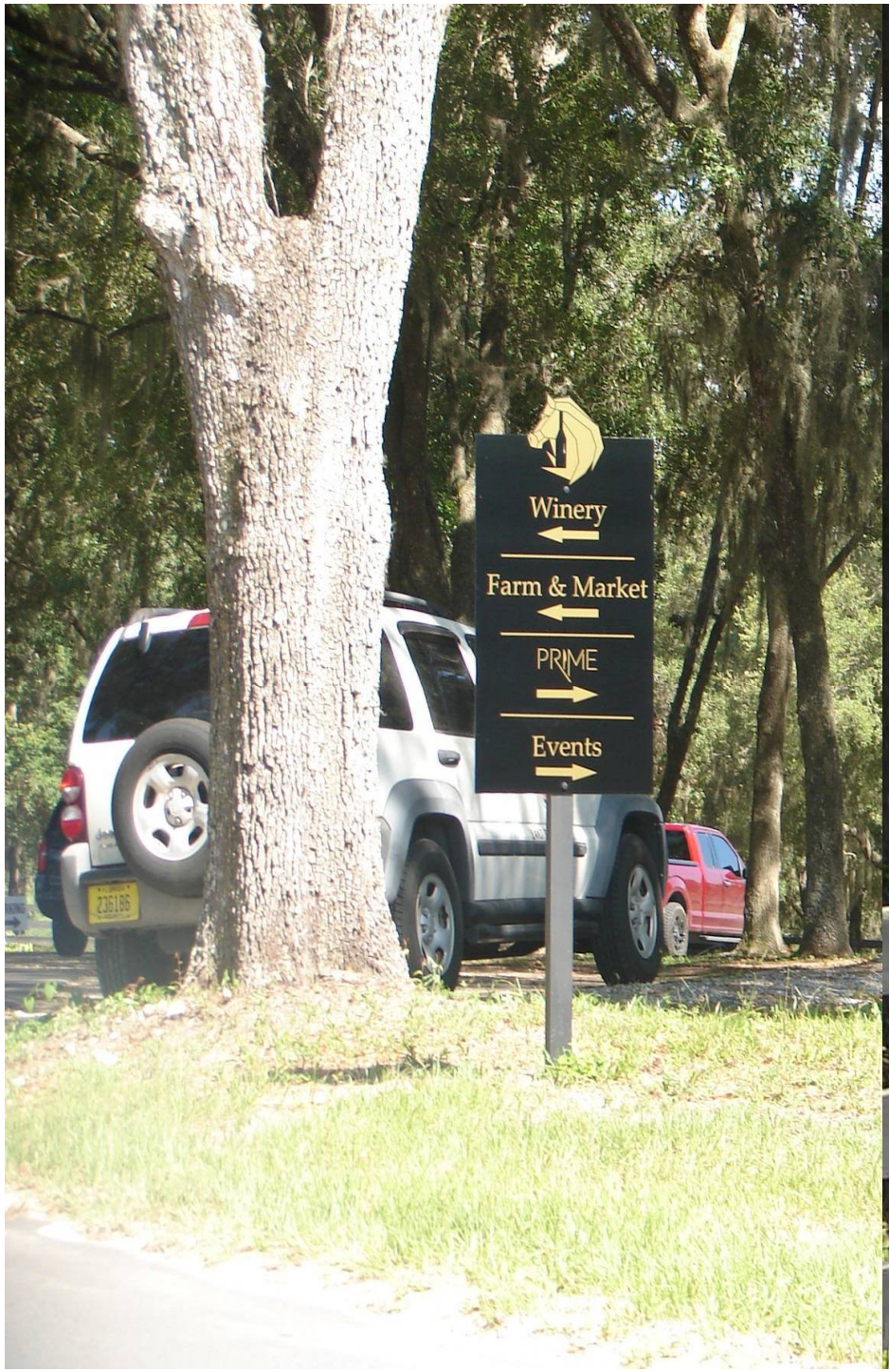

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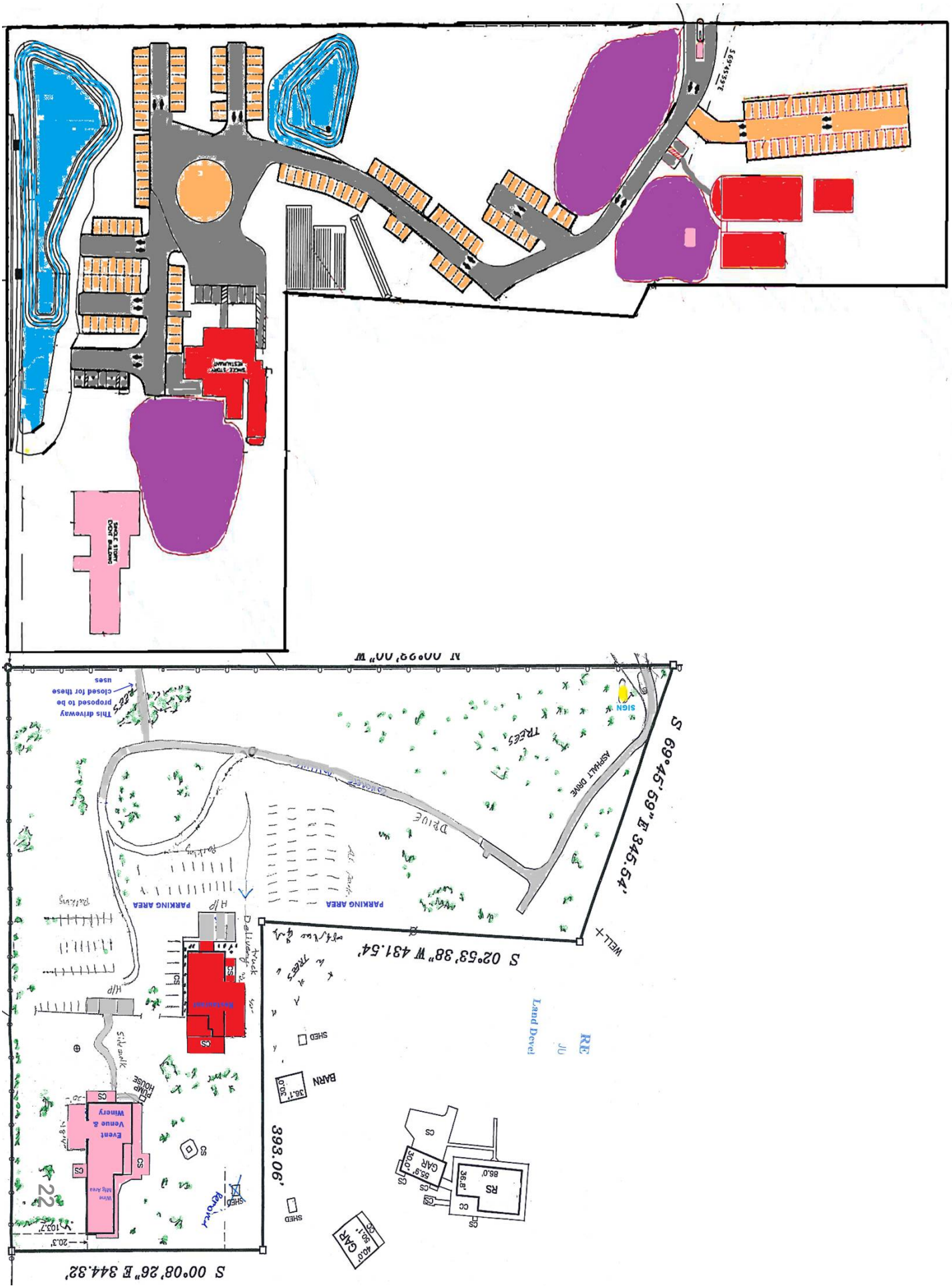

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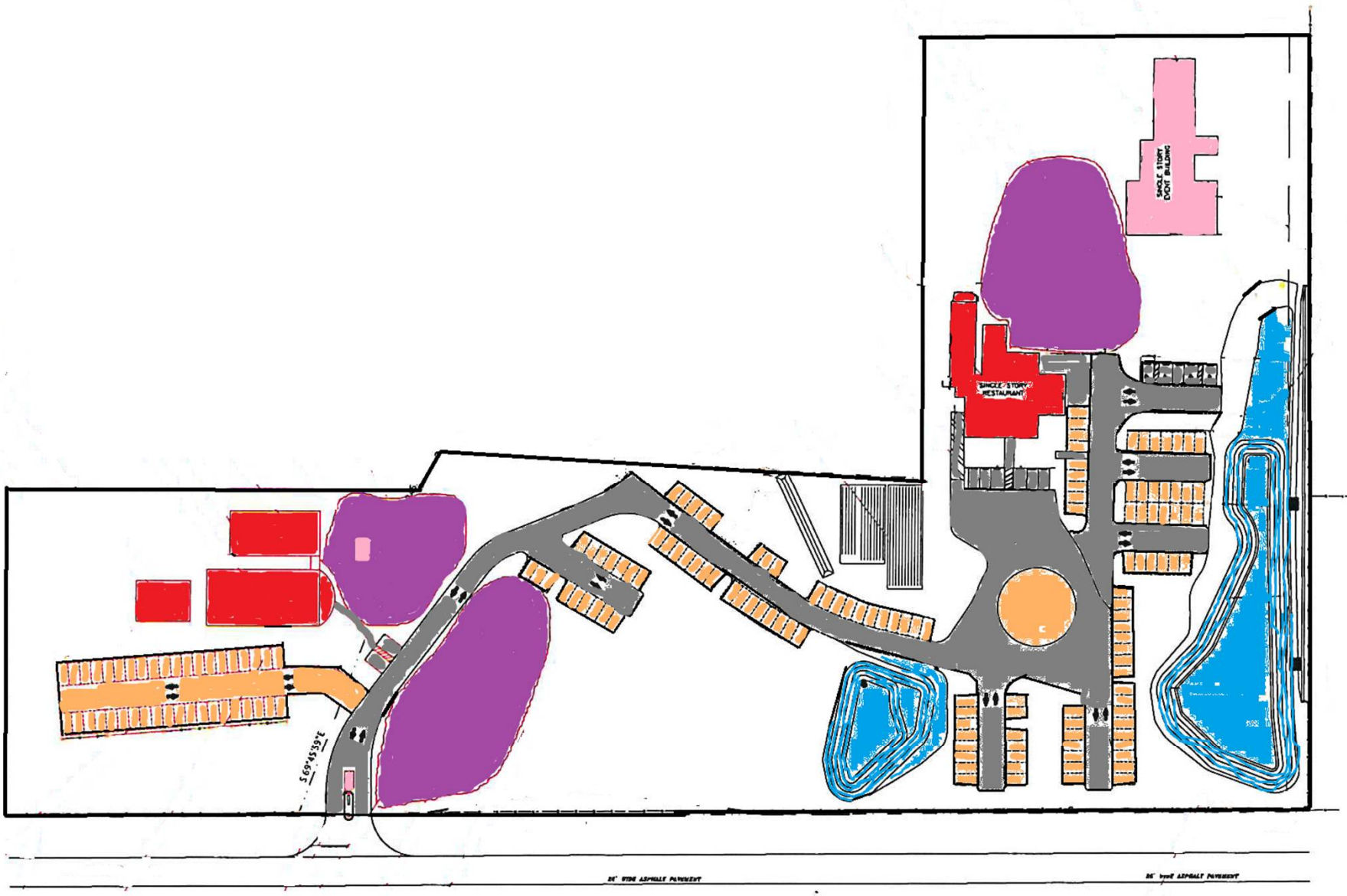

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AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-21-11 Albert and Torrie Jasuwan
AGENDA DATE:	**August 19, 2021**

BRIEF OVERVIEW:

This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family residence having less than the required 50-foot minimum building setback from the mean high water line and jurisdictional wetland 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 single-family residence with a 15-foot setback from the mean high water line and the jurisdictional wetland line.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on August 19, 2021 to review and consider V-21-11, Albert and Torrie Jasuwan.

PM2-21-70

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

VARIANCE APPLICATION NO. V-21-11 Albert and Torrie Jasuwan
DATE: July 20, 2021
PREPARED BY: Joe Hochadel, Principal Planner; Land Development Division JH

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family residence having less than the required 50-foot setback from the mean high water line and jurisdictional wetland 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 single-family residence, with a 15-foot setback from the mean high water line and the jurisdictional wetland line.
SUBJECT PROPERTY	Section 31, Township 19 South, Range 17 East; specifically, Lot 10, Block A, of Otter Slide subdivision, PB 7, PG 91, (AK 1144906), which address is 5644 S. Sea Otter Path, Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 13,349 square feet (0.3 acres).
LAND USE	CLR, Coastal and Lakes Residential District, on the LDC Atlas; CL, Low Intensity Coastal and Lakes District on the Future Land Use Map.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in Flood Zone AE with a Base Flood Elevation of 11 feet, as found on Community-Panel Number 12017C0 313E.
SURROUNDING AREA	North – Expired Planned Unit Development South – Single-family residence East – Canal West – S. Sea Otter Path The site is located in the Otter Slide subdivision, where there are single-family dwellings predominantly along canals. The lots in the subdivision vary in size.

Attachment: Staff Report and locator map (17178 : V-21-11 Albert and Torrie Jasuwan)

BACKGROUND

The subject property consists of a vacant waterfront lot with a concrete seawall in the Otter Slide subdivision. The lot is approximately 75 feet wide and has a depth varying from approximately 140 to 209 feet deep. There is a wetland on site predominantly located in the northwest portion of the property with a smaller portion in the northeast corner. This site is located in the Coastal High Hazard Area (CHHA) and the AE Flood Zone. The lot gains access from S. Sea Otter Path, a 30-foot wide, paved, public, local street.

ANALYSIS

The applicant is requesting the wetland and waterfront setback be reduced from 50 feet (or 35 feet with a berm/swale system) to 15 feet from the jurisdictional wetland line and mean high water line to construct a single-family dwelling with a 1,400 square-foot footprint. The applicant has indicated that the overhangs will be one-foot, six-inches and include gutters and eaves. The stairs and A/C unit will be within the proposed footprint. The property has access to central water, but the applicant has not indicated if central sewer is available and, if not, where the septic is to be located. The applicant has indicated that the wetland and waterfront restrictions are justification for this variance request.

The proposed single-family dwelling has a setback to the mean high-water line of 15 feet at the closest point and a wetland setback of 15 feet. The available building envelope without the need for a variance is approximately 640 square feet, outside of the 35-foot waterfront setback, 35-foot wetland setback, and five-foot side yard setbacks, and has an irregular shape. Although it would be difficult to construct a residence on the subject property and meet all LDC setback requirements, this variance does not appear to be a minimal request as it appears the applicant could reduce and relocate the proposed single-family residence to further minimize the request. The proposed driveway will need to be relocated and possibly reduced in width to meet separation from the wetland located along S. Sea Otter Path.

The applicant has not requested an Impervious Surface Ratio (ISR) variance on the subject property. The request includes the 1,400 square-foot footprint for the single-family residence and an approximately 1,297 square-foot driveway for a proposed ISR of approximately 20 percent, which is less than the maximum allowable ISR of 40 percent for lots over 10,000 square feet in the CLR District.

The six closest developed lots criterion is based on LDC Section 10620, Development Standards, and is intended to assure compatibility of construction between new units and existing development. This criterion was used to determine the size of the sample for average and comparison with surrounding properties, specifically five closest developed lots to the south along S. Sea Otter Path. The lots in this area vary in size from approximately 7,840 square feet to 13,503 square feet, but are generally similar; however, these existing developed sites do not appear to contain internal wetlands, have single-family dwellings that were constructed prior to LDC standards, and some utilize more than one lot as a homesite. The average building footprint is 1,964 square feet, with the largest being 3,232 square feet. The average waterfront setback is 17 feet. The five closest developed sites have a waterfront setback that is less than the minimum required. Many of the surrounding dwellings predate current adopted Surface Water Quality Protection Standards as well as Floodplain Protection. There have been no variances approved on this portion of S. Sea Otter Path. Based upon the observed average building footprint and average waterfront setback, this proposal does

Attachment: Staff Report and locator map (17178 : V-21-11 Albert and Torrie Jasuwan)

appear to be compatible with the surrounding properties, although the request is not a minimal request.

Building envelope and setback analysis			
Proposed building footprint	1,400 sf	**Average building footprint**	1,964 sf.
Proposed waterfront setback	15 ft.	**Proposed wetland setback**	15 ft.
Average waterfront setback	17 ft	**Available building envelope** (without the need for a variance)	**640 sf**

SUMMARY OF AGENCY COMMENTS:

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

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

- A grading and drainage plan will need to be submitted at time of permitting in accordance with Section 6420 Chapter 6 Stormwater Management of the Land Development Code.

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

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

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

Staff comment: *The site appears to have been partly cleared with some natural vegetation and a concrete seawall on the property. The site does have natural vegetation to meet the required 15-foot buffer adjacent to a water body and the wetland.*

Attachment: Staff Report and locator map (17178 : V-21-11 Albert and Torrie Jasuwan)

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

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

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

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

Staff comment: *The subject property has an irregularly shaped available building envelope consisting of 640 square feet to place a single-family dwelling without the need of a variance; however, the request does not appear to be a minimal request as the size of the proposed single-family dwelling could be reduced and relocated to minimize the request.*

PROPOSED FINDINGS OF FACT

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

1. ***Special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The subject property appears to be similarly sized in comparison with other lots that have been developed with single-family dwellings. Most of which have been developed prior to current waterfront setback requirements; however, the location of the wetland on the lot in conjunction with the waterfront setback hinders development and reduces the available building envelope.

2. ***The special conditions and circumstances do not result from the actions of the applicants.*** The encroachment into the required waterfront setback is not the result of the applicant/property owner; however, the applicant could design the proposed single-family dwelling in such a way as to minimize the impact and reduce the wetland and waterfront encroachment.

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 many single-family dwellings in the area encroach within the required waterfront setback, most were constructed prior to current adopted Surface Water Quality Protection Standards. The proposal is for new construction of a single-family dwelling. The available building envelope is 640 square feet and is irregularly shaped. The proposed

Attachment: Staff Report and locator map (17178 : V-21-11 Albert and Torrie Jasuwan)

footprint is within the average for the area; however, the proposed structure could be designed to reduce the encroachment.

4. ***Literal interpretation of the provisions of this code which would deprive the applicant of rights commonly enjoyed by other similarly situated properties and would work unnecessary and undue hardship on the applicant.*** The applicant is proposing a single-family dwelling with a 1,400 square-foot footprint. The proposed building footprint includes the stairs and A/C pad. Due to the location of the wetland and the waterfront, it would be difficult for the applicant to locate a single-family dwelling so as not to require a variance.

5. ***The variance granted is <u>not</u> the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** Due to the size and shape of the available building envelope, it would be difficult for the applicant to reasonably place a single-family dwelling on the subject property that would eliminate the need for a variance; however, the proposed single-family dwelling could be reduced in size and relocated to minimize the encroachment.

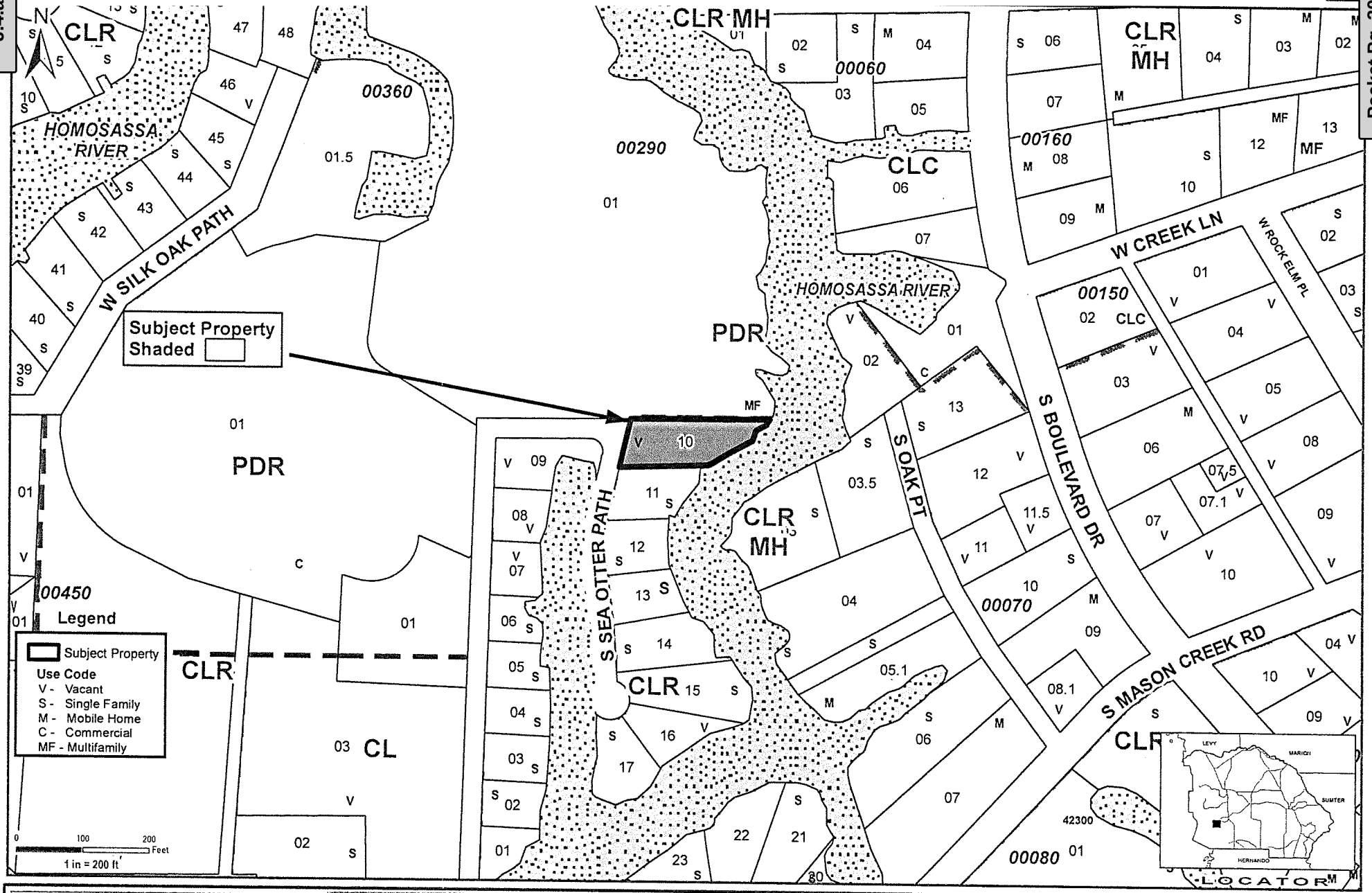
6. ***The granting of the variance will be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.*** Although the proposed single-family dwelling does not meet setback standards for wetlands or waterbodies, it would be consistent with many of the existing single-family dwellings in the area, which were placed prior to the existing requirements or received variances.

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

8. ***Granting of the variance <u>will</u> deviate from the clear intent of the adopted Comprehensive Plan.*** The application is inconsistent with the Comprehensive Plan, as discussed in this staff report.

JH/KO/cb

Attachment: Staff Report and locator map (17178 : V-21-11 Albert and Torrie Jasuwan)



Application #: V-21-11	Applicant: Albert & Torrie Jasuwan
Proposal: Waterfront & Wetland Setback For a Residence	Location: 5644 S Sea Otter Path, Homosassa
LDC Atlas: Coastal & Lakes Residential Mobile Homes Allowed (CLR MH)	S-T-R - 31-19-17 SE

Planner Initials: gH Date: 7/5/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: June 30, 2021
Source: Enterprise Geodatabase
Map Number: SO001165

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

CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

V-21-11 6/2/21
Application No.: Date:

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

Applicant* Property Owner **Jasuwan Development Group (Albert and Torrie Jasuwan)**
Address:: **5644 S SEA OTTER PATH , HOMOSASSA**
City: Homosassa
State: Florida Zip: 34448: Home No.: 7274037280 Cell No.: 72724521961 Work No.:7274521961 Email: Albert@JASalloy.com

Property Description: Section: 31 Township: 19S South Range: 17E East Legal Description:

OTTER SLIDE PB 7 PG 91 LOT 10

Subdivision:001365 - OTTER SLIDE Lot(s): 0000 Block/Parcel: Alternate Key #: **1144906**
Parcel ID: **17E19S310050 0100**

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. No

Variance Request: We are asking for a 15ft setback hardship variance from the high water line as well as a variance of 15ft buffer zone from the wetlands. The lot is currently mostly grass with some smaller trees and is mowed weekly. We tried multiple ways of positioning the house but no matter how we place it we will need a 15ft setback on both to be able to build our home away from home for our family.

State hardship that justifies the granting of the variance:

Our property has several challenges from the wetlands line to the mean high water line.

The lot is currently mostly grass with some smaller trees and is mowed weekly. We tried multiple ways of positioning the house but no matter how we place it we will need a 15ft setback on both to be able to build our home away from home for our family.

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.

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

Signature: Albert Jasuwan

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 ALBERT JASUWAN, who is personally known to me or provided PERSONAL KNOWN as identification and who did not take an oath.

Attachment: Applicant Submittal (17178 : V-21-11 Albert and Torrie Jasuwan)

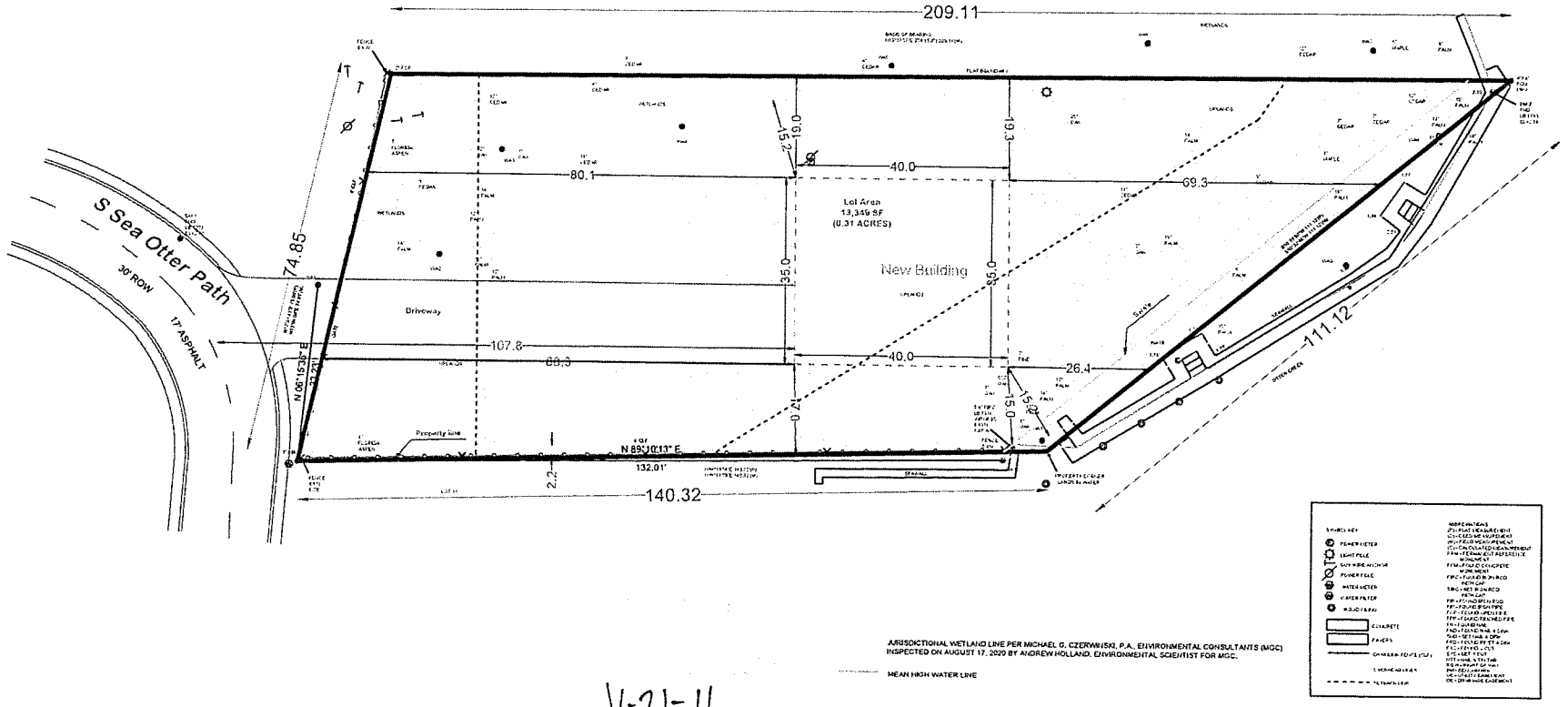
MySitePlan.com
Site Plans When You Need Them

Parcel No. 17E-19S-31-0050-010.0
Address for site plan :
5644 S Sea Otter Path
City ,State ,ZIP: Homosassa ,FL 34448
Purpose of site plan: Building a house
Scale 1"= 30'

Owner:
ALBERT ADISORN JASUWAN &TORRIE TIERNAN JASUWAN
Legal Info :
LOT 10,OF OTTER SLIDE ,ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7,PAGE 91,PUBLIC RECORDS OF CITRUS COUNTY ,FLORIDA.
Zoning : CLR COASTAL LAKES &RVRS

1400 sqft home stilted 12ft above the slab.

Swale line added along the seawall



V-21-11

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

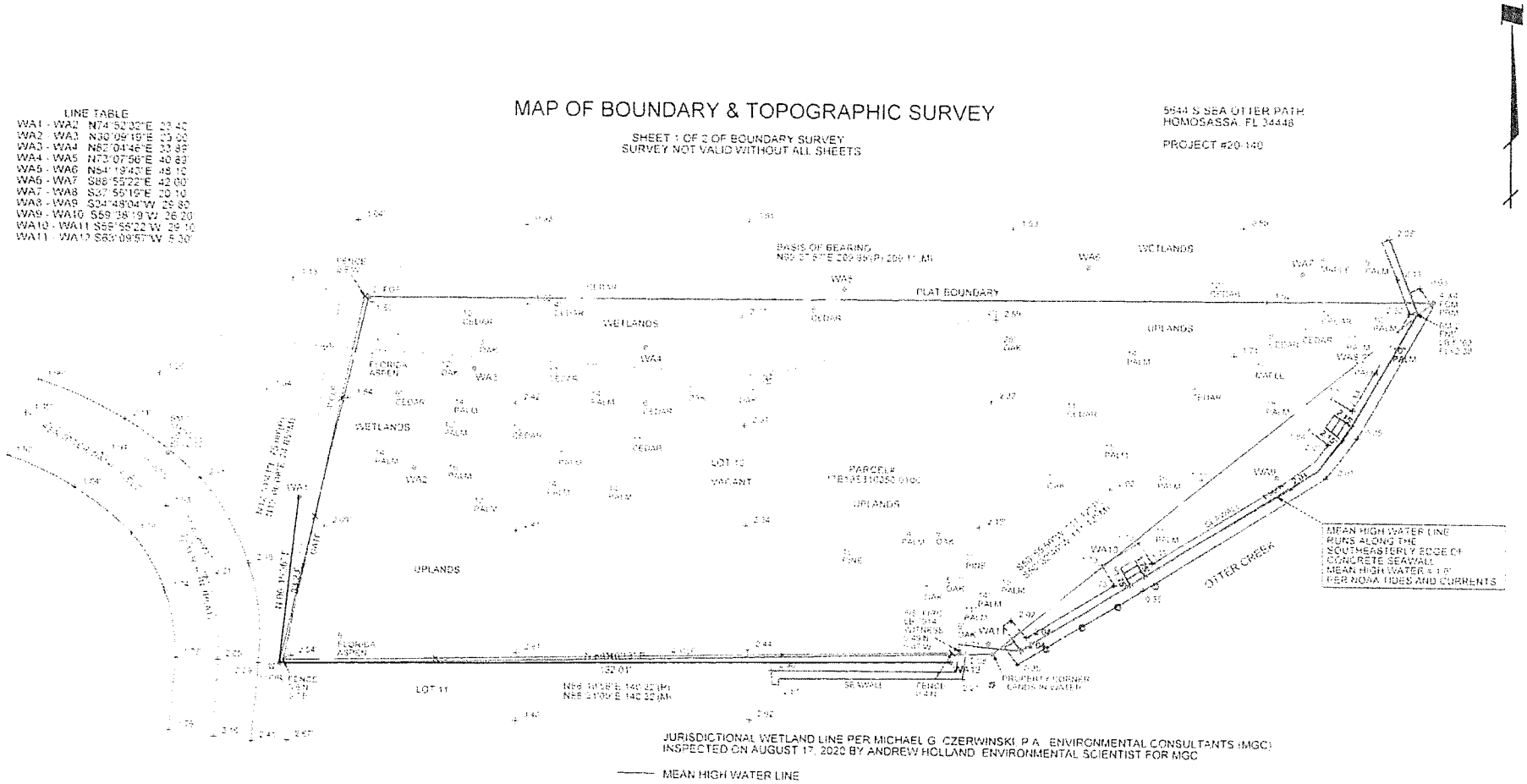
SHEET 1 OF 2 OF BOUNDARY SURVEY
SURVEY NOT VALID WITHOUT ALL SHEETS

5544 S SEA OTTER PATH
HOMOSASSA, FL 34448

PROJECT #20-140

LINE TABLE

WA1 - WA2	N74°52'03"E	28.45'
WA2 - WA3	N30°09'18"E	29.05'
WA3 - WA4	N82°04'46"E	33.89'
WA4 - WA5	N73°07'56"E	40.83'
WA5 - WA6	N54°19'43"E	48.10'
WA6 - WA7	S88°55'22"E	42.00'
WA7 - WA8	S37°55'19"E	20.10'
WA8 - WA9	S24°48'04"W	29.80'
WA9 - WA10	S59°38'19"W	26.20'
WA10 - WA11	S59°55'22"W	29.10'
WA11 - WA12	S83°09'57"W	5.30'



JURISDICTIONAL WETLAND LINE PER MICHAEL G. CZERWINSKI, P.A., ENVIRONMENTAL CONSULTANTS (MGC)
INSPECTED ON AUGUST 17, 2020 BY ANDREW HOLLAND, ENVIRONMENTAL SCIENTIST FOR MGC

—— MEAN HIGH WATER LINE

SILVER KING SURVEYORS, INC.		
PROFESSIONAL SURVEYORS & MAPPERS LB 7933		
4831 8TH ST. N. ST. PETERSBURG, FL 33703		
DATE: 09/21/2020	SCALE: 1" = 20'	DRAWN BY: TH

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

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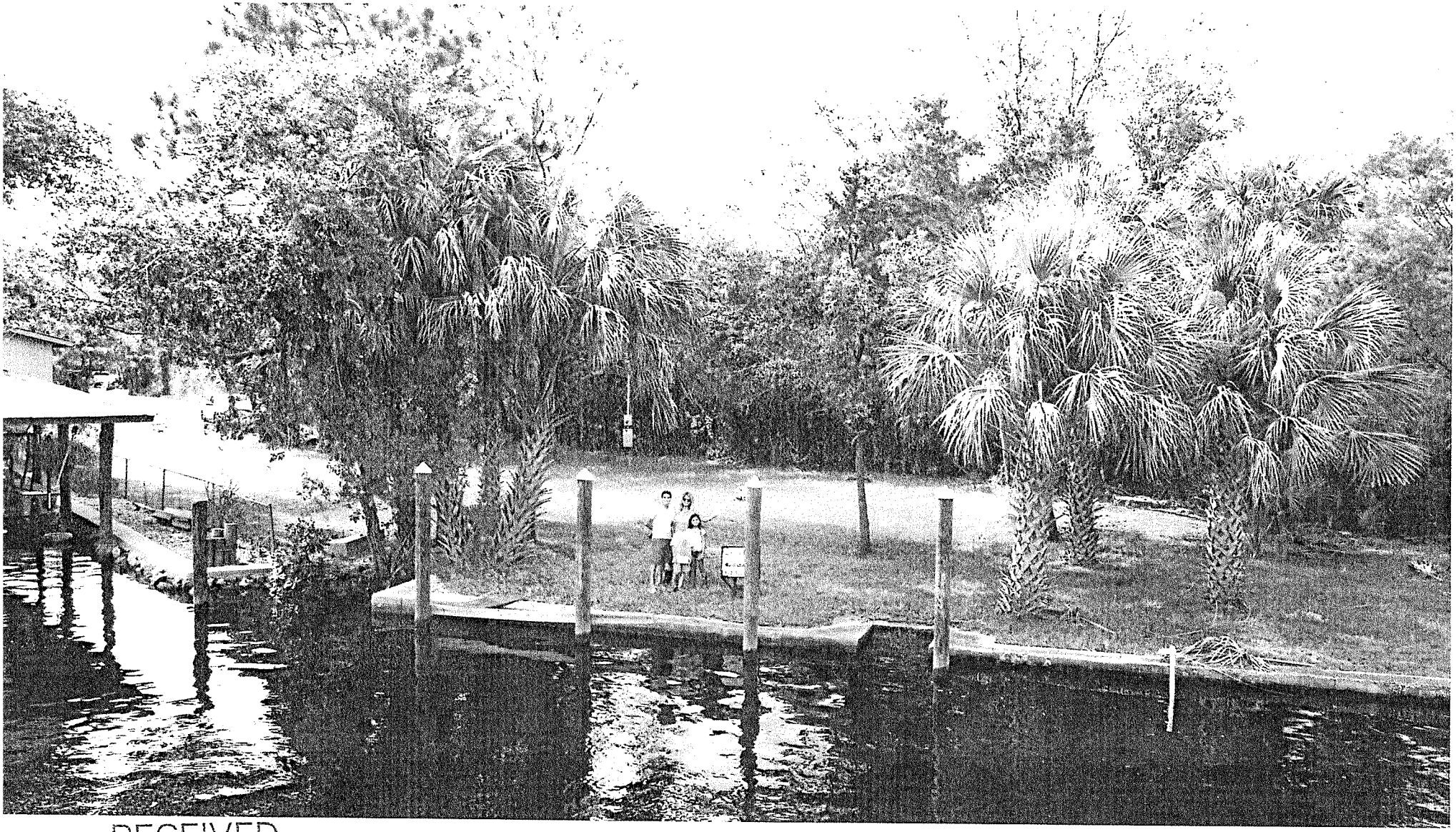

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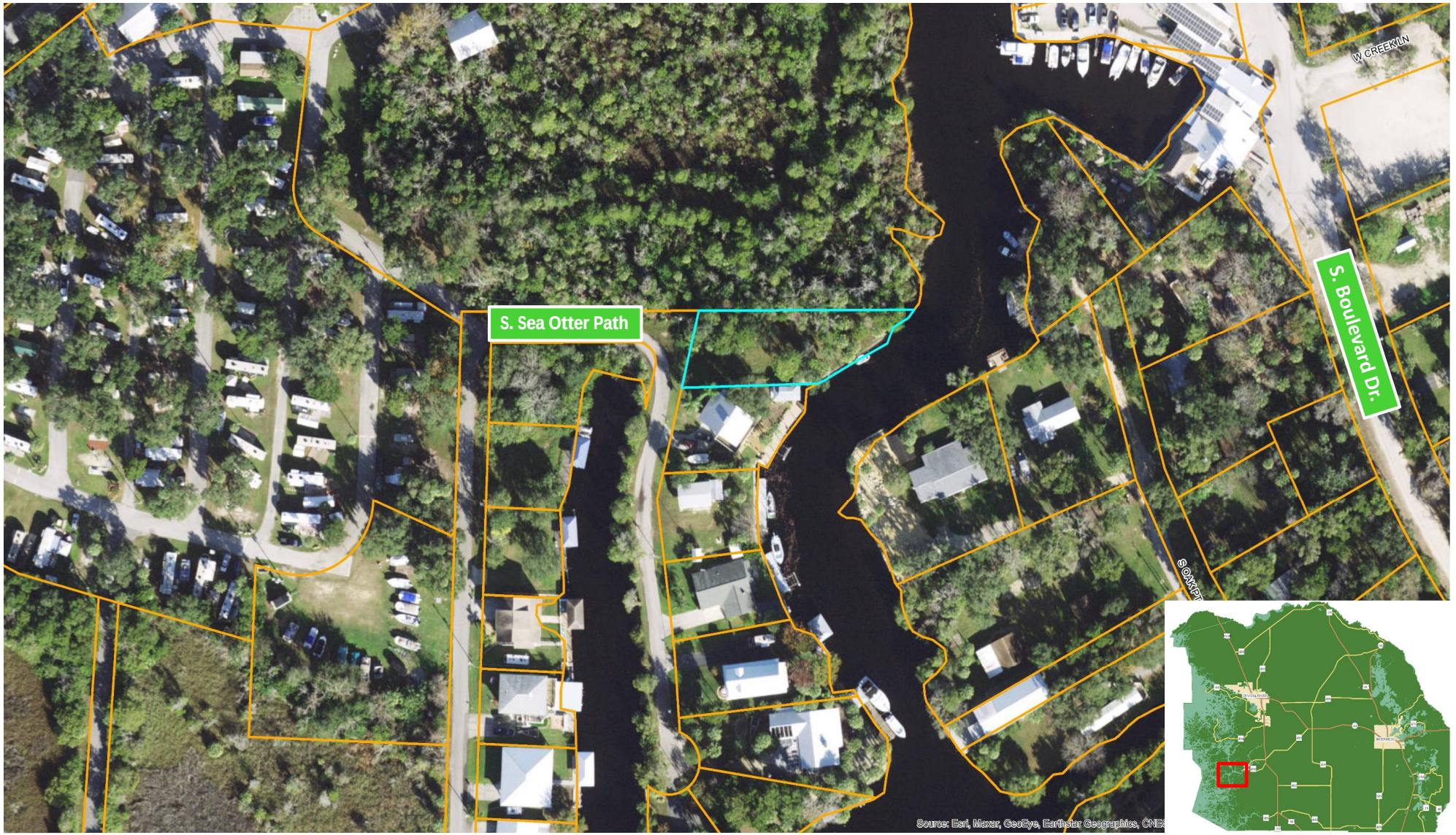

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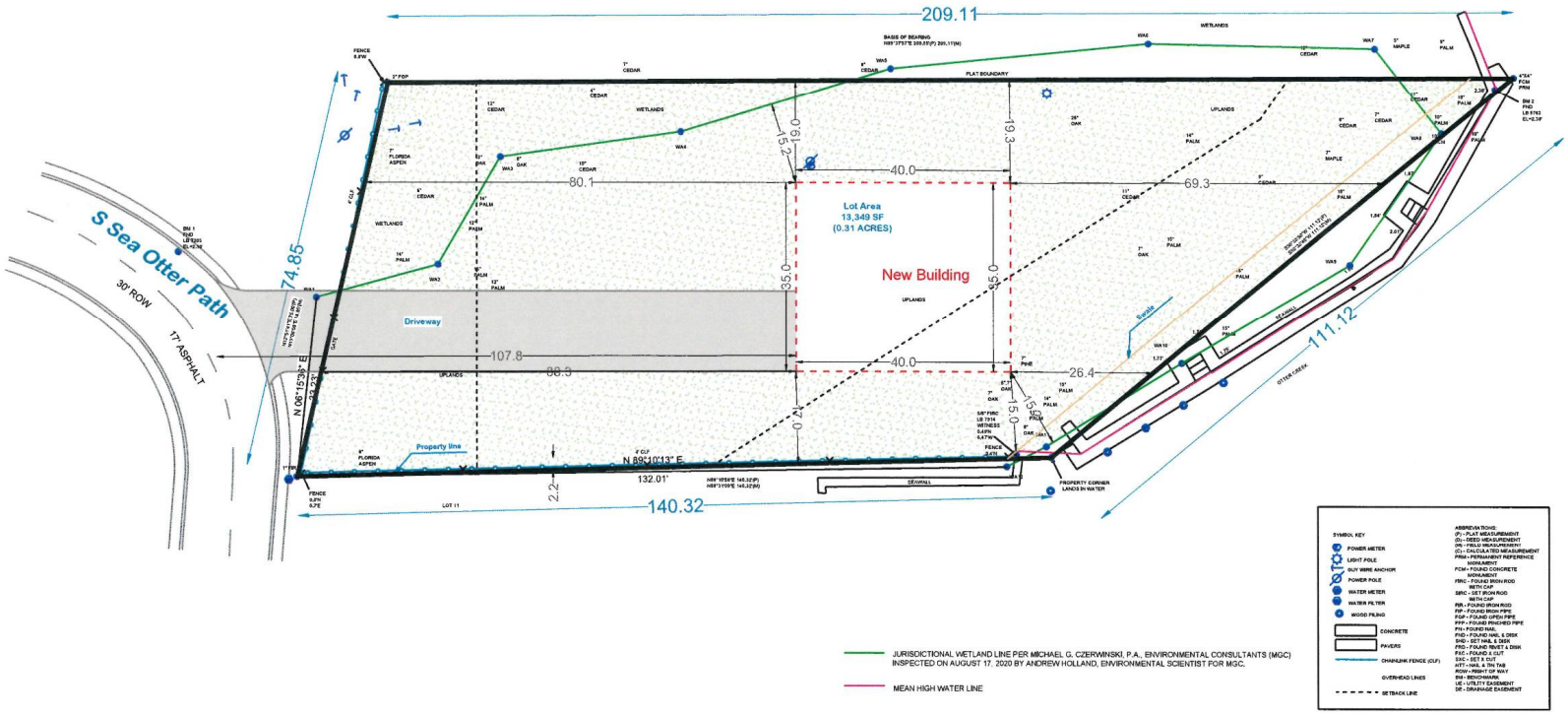

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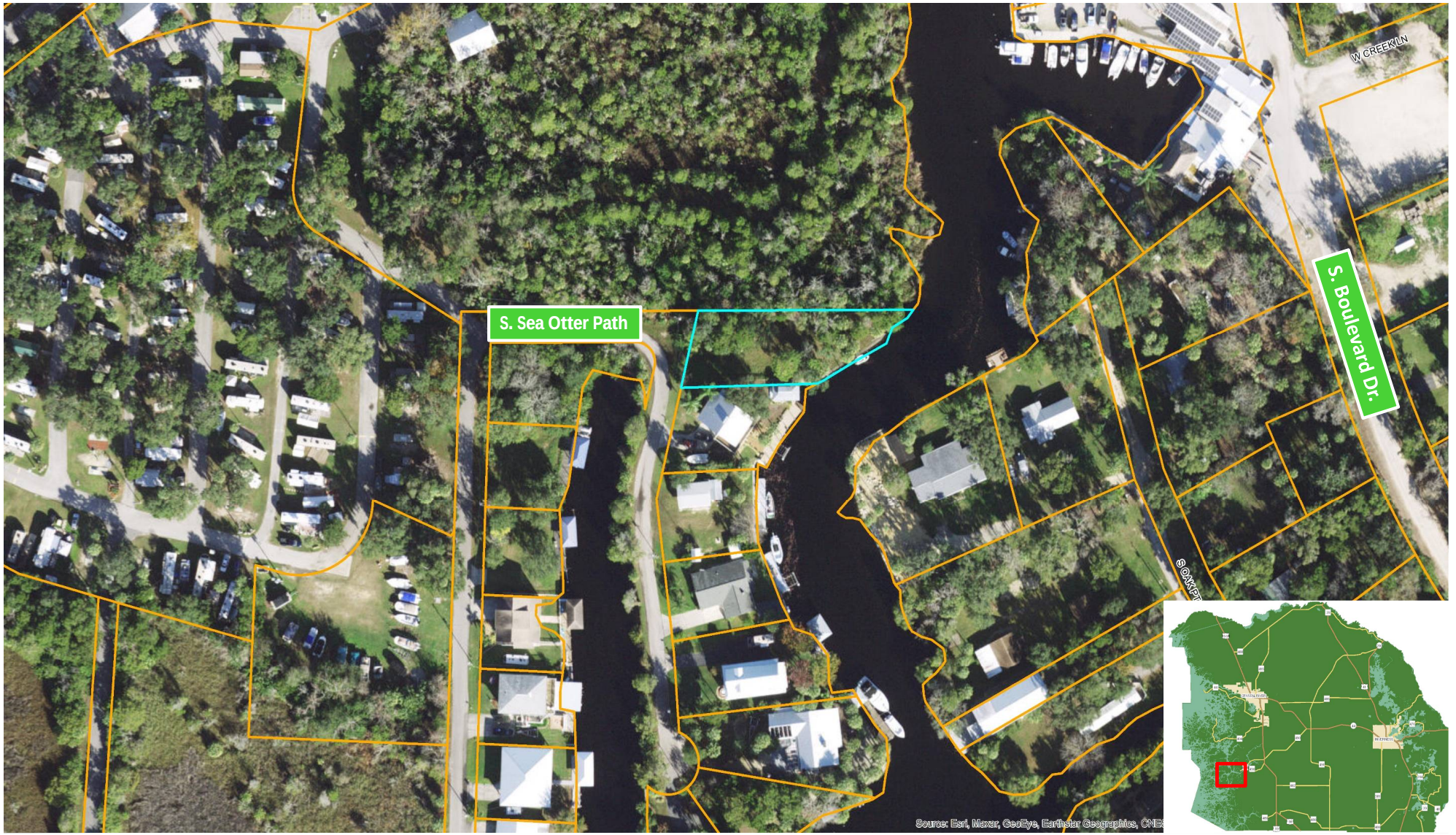

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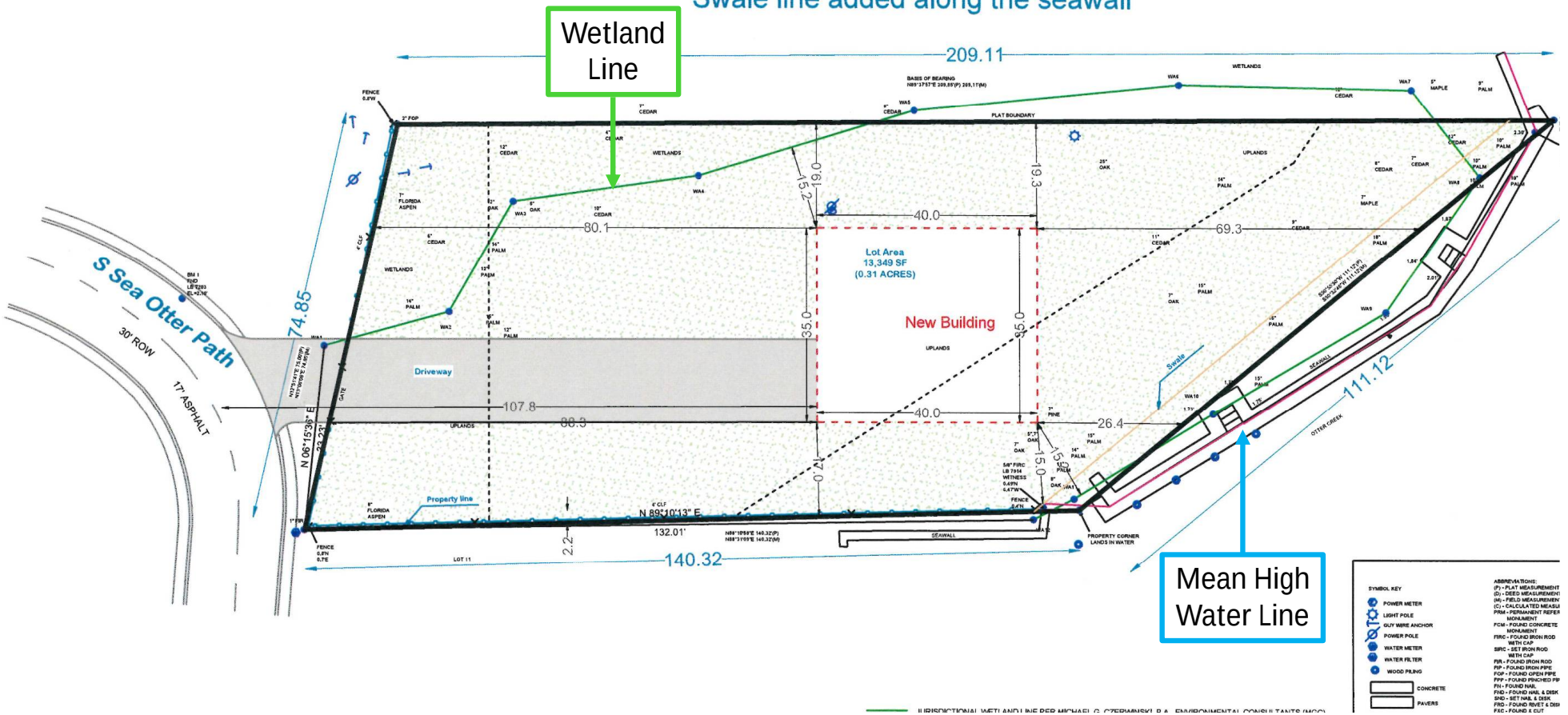

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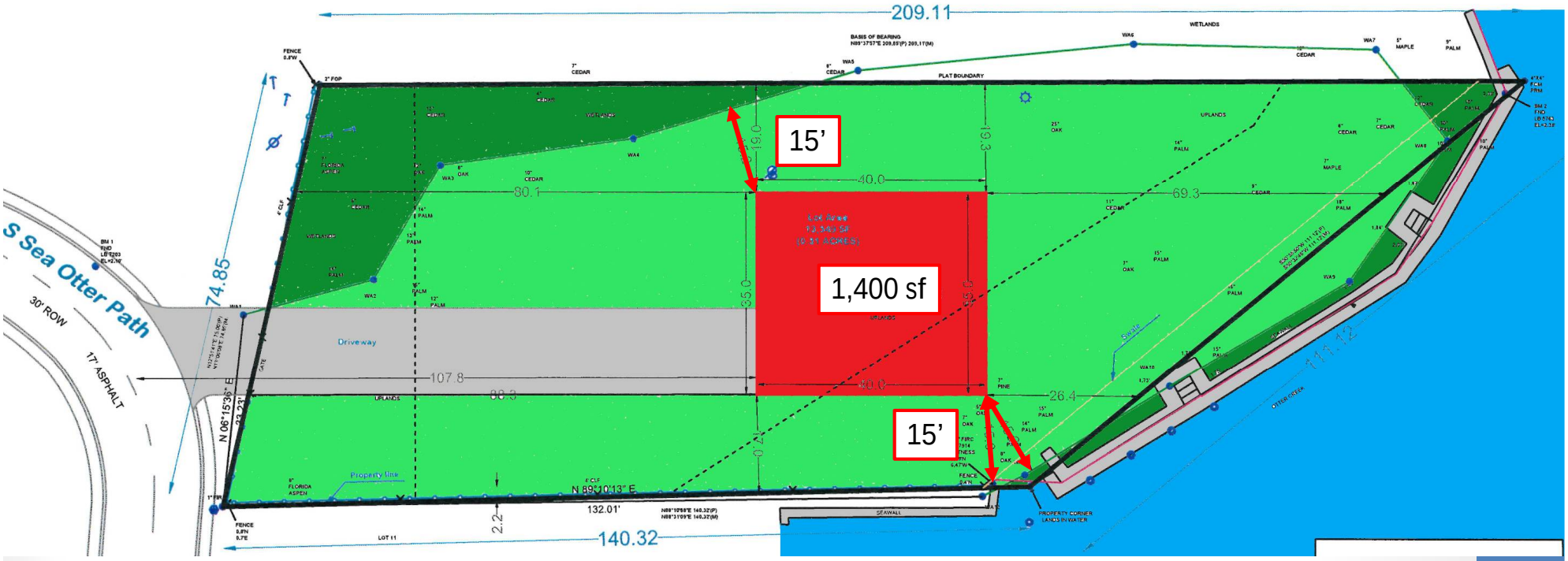

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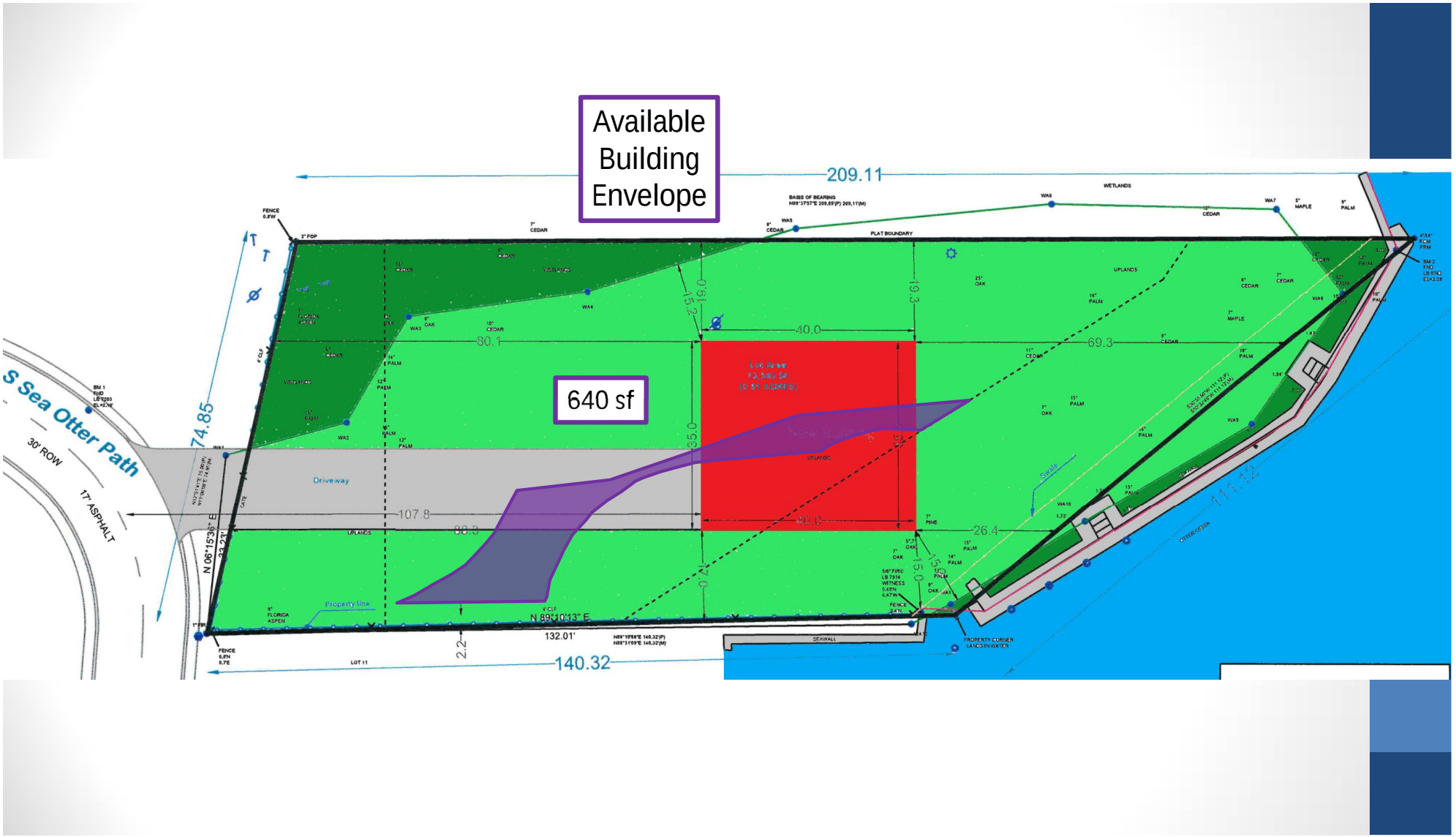
Available Building Envelope
640 sf
209.11
WETLANDS
PLAT BOUNDARY
UPLANDS
40.0
80.1
69.3
19.0
15.2
19.3
74.85
55.0
107.8
88.3
40.0
26.4
15.0
0.7
111.12
132.01'
N 89°10'13" E
140.32
2.2
Driveway
Property line
Swale
SEAWALL
LOT 11
S Sea Otter Path
30' ROW
17' ASPHALT
N 06°15'36" E
33.23'