CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday September 2, 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. September 2, 2021, PDC agenda, draft minutes, & map/directions

September 2, 2021, PDC agenda, draft minutes, and map/directions

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. SV-21-02 Gerald Zahringer / Acme Storage LLC

Conduct a public hearing on September 2, 2021, to review and consider SV-21-02 Gerald Zahringer / Acme Storage LLC

2. V-21-03 McKenzie Permitting for Susan Waddington

Conduct a public hearing on September 2, 2021, to review and consider V-21-03, McKenzie Permitting for Susan Waddington.

3. CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development

Conduct a public hearing on September 2, 2021, to review and consider CU-21-10, Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development.

4. PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer

Conduct a public hearing on September 2, 2021, to review and consider PV-21-04, Clark A. Stillwell for Kevin and Angela Shaffer.

5. V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman

Conduct a public hearing on September 2, 2021, to review and consider V-20-10, Law Office of Clark A. Stillwell for Maurice and Christina Ryman.

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:	September 2, 2021 PDC agenda, draft minutes, and map/directions
AGENDA DATE:	**September 02, 2021**

BRIEF OVERVIEW:

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:
September 2, 2021, PDC agenda, draft minutes, and map/directions

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, September 2, 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. STREET VACATION APPLICATION

   a. SV-21-02 Gerald Zahringer

   REQUEST/LOCATION: This request is to vacate that portion of W. International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County, Florida (Sections 13 and 24, Township 20 South, Range 17 East), in Homosassa, FL. A complete legal description is on file with the Land Development Division.

Attachment: Agenda 9-2-21 (17250 : September 2, 2021 PDC agenda, draft minutes, and map/directions)

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

2. LAND USE APPLICATION

a. V-21-03 McKenzie Permitting for Susan Waddington

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the expansion of a single-family dwelling with a screened room having less than the required 50-foot minimum building waterfront setback in a Coastal A Zone, pursuant to Section 3520, Floodplain Protection Standards, as specified in the LDC.

LOCATION: Section 30, Township 18 South, Range 17 East; specifically, Dixie Shores Unit 1, Lot 141 (AK 1097550), which address is 11982 W. Bayshore Dr., Crystal River. A complete legal description of the property is on file with the Land Development Division.

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

b. CU-21-10 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development

REQUEST: This request is for a Conditional Use to allow for a skilled nursing facility and assisted living facility with accessory uses in the Low Density Residential District, pursuant to Section 2405, Low Density Residential District, as specified in the LDC.

LOCATION: Section 24, Township 18 South, Range 18 East; more specifically, Lot 1, Block 4A000, of an unrecorded tract; also known as Alternate Key Number 3229868, which address is 555 W. Norvell Bryant Hwy., Hernando, Florida. A complete legal description of the property is on file with the Land Development Division.

STAFF CONTACT: Miranda Anaya, Senior Planner, and Joe Hochadel, Principal Planner, Land Development Division

3. PLAT VACATION APPLICATION

a. PV-21-04 Clark A. Stillwell, Esq. for Kevin and Angela Shaffer

REQUEST/LOCATION: This request is to vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 3, as recorded in Plat Book 8, Pages 112-134, public records of Citrus County, Florida (Section 24, Township 16 South, Range 17 East), which addresses are 8700 and 8688 N. Barberry Way, Crystal River, Florida.

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

4. LAND USE APPLICATION

a. V-20-10 Maurice and Christina Ryman

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a pool and pool deck having less than the required 50-foot minimum building setback from the Mean High Water Line and the Jurisdictional Wetland Line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

LOCATION: Section 25, Township 19S, Range 16E; Lot 12 of Riverhaven Village, PB 9, Pg 31, (AK 1012261), which address is 12070 W Broad Jump Ct., Homosassa, FL.

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

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

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DRAFT

PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
June 17, 2021

Members Present: Michael Facemyer, Chair; Robert Bass, 2nd Vice Chair; Richard Barmes, James Roys; Kurt Stone, Stacey Worthington and William Burda, alternate

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

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

Absent: David Bramblett, 1st Vice Chair; and School Board Representative, Chuck Dixon

A. CALL TO ORDER

Mr. Facemyer called the meeting to order at 9:02 a.m.

B. INVOCATION

The Invocation was given by Mr. Bass.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Facemyer.

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC: None.

G. STAFF ANNOUNCEMENTS:

The applicant for application AA-21-03 requested that the application be postponed. It was rescheduled for the August 19, 2021 PDC meeting.

H. EX PARTE COMMUNICATIONS:

Ms. Lyn polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. All PDC members stated they had no ex parte communications. Messrs. Barmes and Facemyer and Ms. Worthington advised

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of site visits on applications V-20-11 and CPA/AA-21-06. Mr. Stone advised of a site visit on application CPA/AA-21-06.

I. APPLICATIONS

1. LAND USE APPLICATION

a. V-20-11 Anthony and Jennifer Ardolino

REQUEST: This request is for a variance for the placement of single-family residences having less than the required 50-foot setback from the jurisdictional wetland line (35-foot with a berm or swale). The request is for a 15-foot setback from the jurisdictional wetland line.

LOCATION: Section 10, Township 19 South, Range 16 East; specifically, Lots 3 and 4, Block A, of St. Martin's Estuary Retreats Unit 1, PB 4, PG 27, (AK 3270175 and 3270187), which addresses are 1310 and 1312 S. Estuary Dr., Crystal River, FL.

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

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

APPLICANT: Anthony and Jennifer Ardolino purchased the property in 2005 for the purpose of constructing a home. When the property was purchased, there was not a need for a variance to build a home on the property. Subsequently, the jurisdictional wetland lines were changed. The applicants propose to build two homes on the lots (one as their residence and one residence for their daughter).

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: This request is to allow for a 15-foot setback from the jurisdictional wetland line on both of the subject properties. The applicant proposes to construct one home on each of the lots. The two lots combined total approximately .66 acres in size, are currently vacant and are bisected by wetlands. Mr. Hochadel's presentation included photos of the subject property, the proposed site plan as submitted by the applicant and a rendering of a two-story home. The applicant requested a variance from the wetland line to construct one two-story single-family dwelling with a 1,506 square-foot footprint on Lot 3 and one one-story single-family dwelling with a 915 square-foot

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footprint on Lot 4. The footprints include the overhangs, eaves, stairs and A/C unit pads. The proposed septic system was shown near the right-of-way of East Estuary Drive. Due to the location of the wetland, the driveway access for both homes was proposed to be located on Lot 4.

When the application was submitted in 2020, the subject properties were located within Flood Zone AE which allowed for a 35-foot setback from a mean high-water line with a berm or swale system. In January 2021, FEMA updated the flood maps, and the subject properties are now located within a Coastal A Zone (CAZ). Since the application was submitted prior to the flood designation update, the applicant can proceed with the setback requirements of Flood Zone AE. The applicant did submit stormwater plans before the deadline and the Engineering Division stated that it was compatible with their requirements with some minor revisions.

The average footprint for a single-family dwelling in this area is about 960 square feet. While some single-family dwellings in the area encroach within the required waterfront setback or right-of-way setback, all were constructed prior to the current standards in the Land Development Code. The available building envelope on these two properties is approximately 830 square feet and is irregularly shaped. Mr. Hochadel stated that due to the wetlands on the property and the irregular shape of the building envelope; this request appeared to be a minimal request and the findings of fact have all been found to be positive findings.

COMMISSION QUESTIONS:

Mr. Facemyer requested clarification of the difference in the wetland delineation. Mr. Hochadel stated that the applicant had advised that the wetland delineation had changed since the purchase of the property; however, staff did not have documentation as to what the wetland line was at the time the property was purchased and could only present findings based upon the survey that was provided by the applicant. Mr. Facemyer made a comment with regard to waterfront setback requests and that the applicant was requesting 36 feet. Mr. Hochadel explained that the application met the waterfront setback that is required in the AE Flood Zone; the applicant is not requesting a waterfront setback variance but is requesting a wetland setback variance of 15 feet for both of the dwellings.

PROPONENT: None.

OPPONENT: None.

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COMMISSION COMMENTS:

Mr. Burda commented that he recommends approval of the applicants' request. He inquired if all of the homes in that area were in compliance with the wetland setback requirement. Mr. Hochadel stated that all of the homes are not compliant, but they were built prior to the current standards. Mr. Hochadel also noted that there are suggested conditions in the Staff Report.

Mr. Stone stated that current construction is being attempted to be fit into an area where it was feasible in the past but is not so now due to the current standards. He stated that it appears that the lots are too small to accommodate the applicants' proposal and advised that he would not support the application.

Mr. Bass stated that the proposal shows many things being done on this property with the 15-feet setback from the wetland, the location of the proposed driveway being next to the wetlands as you enter the property and the proposed septic system next to the wetlands as well. Based on those observations, Mr. Bass advised that he would not be in favor of the application.

Ms. Worthington commented that the staff report stated multiple times that the lots were irregularly shaped with a building envelope consisting of 830 square feet. The applicant also provided a stormwater management plan. She stated that she would support the application.

Mr. Roys stated that he would also be in support of this application due to the hardship of the irregular-shaped building footprint.

Mr. Bass suggested that if the Board planned to approve the application; only approve the single 830 square-foot building envelope to be built upon instead of constructing two homes on a parcel that cannot adequately support them unless the Board grants the variance. Mr. Bass stated that he still cannot support the application as submitted.

Mr. Facemyer inquired if the applicant was aware of the suggested conditions set forth by staff. The applicant stated yes.

MOTION: The Planning and Development Commission finds application number ***V-20-11 CONSISTENT*** with the Citrus County Land Development Code and ***IS*** in keeping with the intent of the Policies of the Citrus County Comprehensive Plan and that this Board ***APPROVES WITH CONDITIONS*** of the application based upon the evidence and testimony presented and the staff report and conclusions regarding this petition with the following conditions.

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MOTION:

1st Mr. Burda 2nd Mr. Roys

VOTE: 3 - 4, Motion Denied

Yays: Burda, Roys and Worthington

Nays: Barmes, Bass, Facemyer and Stone

2. COMPREHENSIVE PLAN AMENDMENT

a. AA-21-03 Dennis and Elizabeth Blauer – POSTPONED AT APPLICANT'S REQUEST

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

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

LOCATION: Section 9, Township 18 South, Range 17 East; more specifically, a portion of Parcel 14200; also known as Alternate Key Number 1052742, which address is 9300 W. Tom Mason Dr., Crystal River, FL.

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

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

APPLICANT: Mr. Cubas stated that the request is to redesignate a portion of the property (approximately 60.65 acres) from LDR to RVP in accordance with the Land Development Code and the Comprehensive Plan. He noted that the property is densely wooded. Mr. Cubas presented the proposed site plan and explained that the setbacks along Tom Mason Drive were proposed at 175 feet and that the proposed buffer complied with all of the buffer requirements as set forth in the Land Development Code. He further explained that the proposed site plan also showed the required 20-foot bike/walk path and has additional buffers on each side. For the areas where the RVs would be located, each RV site has a minimum of five feet and a maximum of eight feet of additional buffer behind it. Mr. Cubas explained that the Land Development Code requires 75

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feet from the centerline of a major collector roadway and the proposed site plan shows the park at 435 feet from the centerline of Citrus Avenue, the major collector roadway. He stated that there were two emergency exits provided on the proposed site plan (one on the north side to Tom Mason Drive and the second one on the west side to Ladybug Drive). The only access road for the proposed RV resort would be on Citrus Avenue.

The applicant stated that the subject property has two land use designations, LDR and PSO. Section 2405 of the Land Development Code allows two units per acre on the property designated LDR without a Planned Unit Development and six units per acre with a Planned Unit Development. The portion of the subject property designated as LDR is approximately 67 acres. The portion of the subject property designated as PSO is approximately 17 acres. Section 2409 of the Land Development Code allows up to ten units per acre.

He advised that the application requested to establish an RV park with up to 600 RV sites. The proposed Master Plan shows 587 spaces, and the site schedule indicates 591 proposed spaces. He explained that the difference is because he has not been able to determine the size of the wetland on the subject property. It appears that the wetland may be approximately one acre out of the 85 acres. The request is for 600 RV sites on the 60.65 acres. He has not requested any RV sites on the acreage zoned PSO.

Mr. Cubas explained his calculations on the differences in the intensity on the subject property for the construction of an RV park versus a residential subdivision. He stated that he had researched the average number of vehicles per household in zip code 34428 by reviewing census data for 2019. With that research, he estimated that there would be approximately 982 vehicles in a residential subdivision consisting of 573 units on the subject property. He went into detail explaining trip generations/calculations by the persons visiting the RV resort. Mr. Cubas stated that in his opinion the proposed RV park was less intense on the neighborhoods and surrounding streets for the subject parcel. He stated that his belief was that the development of a residential subdivision would create 10 times more traffic than an RV resort.

Another characteristic for factoring the intensity of the project is noise generation. All of the amenities for the proposed RV park are located within the center of the site plan which is the farthest away from the neighbors. His calculations were that the proposed bar/grill within the park would be 950 feet from the property line at Tom Mason Drive.

Mr. Cubas stated that the subject property is located with the Coastal High Hazard Area (CHHA). The LDC requires that an RV park having more than 20 sites and located within the CHHA must have central water and central sewer hookups. Central water is available for the subject property; however, central sewer service is not available. The applicant stated that the installation of an Advanced Wastewater Treatment Plant would be installed in accordance with AWT standards to service the proposed RV park exclusively.

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He further explained the economic impact that the proposed RV park would have on Citrus County. It would provide revenue for the County and jobs for the citizens of Citrus County.

Mr. Cubas spoke about staff's comments with regard to access. One of staff 's suggested conditions was that the access drive would have to meet access management standards and line up with the driveway/road across N. Citrus Avenue or be separated by approximately 750 feet. He stated that he does not agree with that separation distance as it does not match the standards set forth by FDOT and the Florida Administrative Code.

He provided the following comments with regard to the suggested conditions listed in the staff report. The applicant stated that the proposed RV park would meet the requirements of the Citrus County Land Development Code. He commented that the site would have central sewer through a package plant. The plant would have AWT standards. The applicant agrees with suggested conditions 3, 4 and 5 regarding stormwater management design, tree preservation plan and a boundary survey showing the jurisdictional wetland line. Mr. Cubas stated that suggested condition 6 would be addressed at the time of permitting as the pedestrian walkways and/or golf cart paths or lanes connecting RV areas to the amenities are within the resort area and for the sole use of the vacationers staying within the resort. The walkways and paths are considered private roads. With regard to condition 7, the applicant agrees with the access and shared access. Mr. Cubas stated that he does not agree with condition 8 as it is not in compliance with FDOT standards for access management standards. He commented that he does not agree with condition 9 as a legal description from a revised boundary survey is not required until time of recording with the Clerk of Court. A new legal description can only be accomplished by a boundary survey. Chapter Four does not require a boundary survey and a legal description until the submission of a development application. The applicant agrees with conditions 10, 11 and 12.

QUESTIONS FROM STAFF: Ms. Coutu noted that the applicant said that there is about an acre of wetlands on the site. She inquired about how the applicant plans to address the internal access drives that are proposed over the wetland areas. Ms. Coutu stated that the internal access drives cannot be relocated significantly if the application is approved. Mr. Cubas advised that the LDC states that the Director has the discretion to make modifications to an existing Master Plan. Ms. Coutu stated that significant vehicular access cannot be changed. She stated that without a wetland inventory it would be difficult to know what areas of the proposed site plan would be impacted. She also stated that there cannot be an access drive across the PSO portion of the property for the RV park. If the access drive is platted as a roadway, it may be an option. Ms. Coutu advised that the legal description for the land use change is needed before the application can be presented to the County Commission and then forwarded to the Department of Economic Opportunity. Ms. Coutu stated that the subject property is surrounded on three sides by properties that are

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designated LDR. If the proposed RV park is approved, each of the current single-family residences would abut to seven or eight RV sites. She requested how the applicant was to address the compatibility on the outlying areas. Mr. Cubas advised that he has researched properties that abut to or across from the subject parcel and there are approximately 76.15 acres designated LDR. He did the same analysis on properties along the CR-495 corridor that abut or across from the subject property and there is approximately 74 acres designated GNC or PSO. The subject property is located on a major collector and surrounded by both LDR and GNC/PSO. Finally, she noted that the application could not move forward to the BOCC for consideration without a legal description for the proposed land use change area. Mr. Cubas said he understood.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bass provided comments to the applicant's presentation regarding the determination of trips generated, noise generation and wetlands delineation. Mr. Cubas rebutted by stating that his engineer's suggestion was to use the wetlands for the wastewater treatment plant and to construct a second pond for wastewater treatment on a portion of the property designated as PSO.

STAFF: Mr. Hochadel stated that this application requested to change a portion of the subject property from Low Density Residential (LDR) to Recreational Vehicle Park (RVP) to establish a 600-site recreational vehicle park. His presentation included an aerial view of the subject property which is 84.5 acres in its entirety. Mr. Hochadel also presented a map outlining the current land uses of surrounding properties which are include LDR, PSO and GNC. The existing uses in the area are predominantly single-family residences and there is a House of Worship across the street. There did not appear to be any commercial uses located across Citrus Avenue.

Mr. Hochadel presented a copy of the proposed site plan that was submitted by the applicant. The request is to establish an RV park with 600 sites with a bar and grill, gym, golf cart rental and storage and recreational amenities. The primary access proposed is from CR-495/Citrus Avenue. The applicant proposed two emergency accesses; one from W. Tom Mason Drive and one from N. Ladybug Drive. The applicant indicated that there are multiple uses proposed in the PSO portion that will serve the general public as well as the RV park. Section 3310 of the LDC requires that those uses within the RV park may only serve those staying within the RV park.

The applicant's proposed site plan showed the proposed location of the wastewater treatment plant. It appears that the advanced wastewater treatment plant and some of the internal accesses are within a wetland area.

In reviewing the site plan, it appears that the proposal meets the LDC requirements for density, ISR, open space and recreation requirements in

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Section 3310. The applicant did not request any deviations from those requirements. Staff has some major concerns about the project as it is presented. The applicant did not provide a legal description or a survey. The legal description is needed for advertising purposes and ordinances. The survey is needed in order to delineate any wetlands that may be on the property.

The main access into the proposed project from CR-495 does not appear to be part of the applicant's request. All portions of the RV park must be considered a unified development; therefore, it must be included with the application, or it has to be a platted road. The Engineering Division requested that the access drive be relocated.

The intensity does not appear to be compatible with the surrounding area.

Mr. Hochadel stated that there were suggested conditions if the Board recommends approval to the County Commission. Suggested condition 2 could be amended to clarify by the following: The site must connect to central water and central sewer provided by the Advanced Wastewater Treatment Plant as approved by the State of Florida to provide appropriate sanitary services to the RV park. Condition 6 was discussed earlier when Ms. Coutu questioned the applicant. The access must be part of this application or be a platted road. The Engineering Division provided comments with regard to Condition 8 about relocating the access drive or be separated by 750 feet. The County cannot deviate from Condition 9 as a legal description for the land use change must be provided.

REBUTTAL BY APPLICANT:

Mr. Cubas asked Mr. Hochadel if the uses listed on the PSO portion of the property were allowed. Mr. Hochadel stated that the PSO district does allow certain commercial uses, so it could be developed with those allowable uses in that area.

COMMISSION QUESTIONS TO APPLICANT:

Mr. Bass stated that there was an email from the Utilities Division stating a force main would be built along West Deepwoods Drive. Mr. Bass inquired if the applicant planned to have the RV park "tie in" rather than have an AWTP. Mr. Cubas stated that the RV park would most likely "tie in" to that connection. Mr. Bass asked if the applicant was aware of the requirement in the LDC that recreational vehicle spaces shall be located within 300 feet of restroom facilities. Mr. Cubas stated yes, and he had proposed one every 300 feet. Mr. Bass stated that the location and distance of the restroom facilities would impact the number of RV spaces. Mr. Cubas stated that the location of the restroom facilities should not alter the amount of RV spaces. Mr. Bass inquired if the golf carts would be utilizing the internal roads and how wide were the roads. Mr. Cubas advised yes, and the roads would be a minimum of 20 feet.

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Mr. Bass commented that he thought the roads should be made wider for safety reasons. Mr. Cubas stated that all of the internal roads are one-way roads.

Mr. Stone inquired if the applicant intends to sell the RV spaces. The applicant stated that decision had not been made at this time.

Mr. Facemyer asked if there had been any studies performed for traffic and noise by certified engineers who specialize in those areas. Mr. Cubas said no.

COMMISSION QUESTIONS TO STAFF:

Mr. Barmes inquired if it is a requirement for the application process for the wetlands to be delineated. Mr. Hochadel stated that the wetlands are typically located during the application process. He advised that the insufficiency letter dated April 1 that was provided to the applicant requested confirmation of the wetlands, and in this case it may impact the proposed design.

RECESS: 11:10 – 11:20

PROPONENT: None.

OPPONENT:

The following persons voiced their opposition to the application:

John Weil commented that the proposal of 600 RV sites in an established residential neighborhood is not compatible. He stated that the noise generated from the recreational vehicles and the patrons enjoying the amenities would be disruptive to the neighbors on Ladybug Drive and Tom Mason Drive. He also commented that if the land use is changed and the proposed RV park is not built, the compatibility and density will be changed and prevents the neighbors from speaking out against future development for the subject property. He suggested the Board deny the recommendation to the County Commission.

Roy Gordon stated he does not support this application for an RV park on the subject parcel because it does not belong in a quiet neighborhood.

Charles Stoney stated his concerns were the environmental impacts and increased traffic in the area. He commented that he hopes that there is research performed on the area before a decision is made.

Teresa Johns-Gordon indicated that her property abuts the proposed RV park. Her concerns were that the applicant proposed the maximum number of lots/spaces with the minimum allowable requirements. She further commented that this proposed development would destroy the neighborhood.

Fred Taylor stated that he was opposed to the proposal due to the negative impacts that it would have upon the subject area.

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Mark Van Sicklen provided his concerns that the subject property is about stormwater. He is also concerned about the increased traffic in the area.

Penny Broussard was concerned about the increased traffic and that the proposed park will abut residences on three sides. She also voiced her concern about the water runoff from the subject property causing additional flooding to the residences.

Joanne Wood echoed all of the comments presented by the previous speakers. She read comments by neighbors who could not attend. Lawren and Walt Starner stated that they hoped that the property could be left in a natural state for the habitat for the wildlife that they frequently see in that area. They were also concerned about the increased traffic and density. Roberta and David Page were troubled with the increased traffic in the area.

Eric Ross stated that this proposal is not compatible with the existing neighborhood. He is concerned about the increased traffic on the small roads that are not designed for the weight of RVs. He was also bothered with the emergency accesses with no assurances that those accesses would not be opened for traffic at a later date. He commented that he was worried about the decrease in the property values due to the proposed park abutting their properties and the increase in stormwater runoff.

Mark Schultz stated that he opposes the land use change. His concerns were the stormwater runoff, increased traffic and noise. The roads in the neighborhoods are not designed for Class A RVs.

Gail Taylor commented that the proposed development would destroy the natural habitat for the wildlife in the area. The noise, pollution and increase traffic was also a concern. She also stated that the proposal is not compatible with their neighborhood.

Robert Hathorn stated that he is adamantly opposed to this proposal. He is concerned about the stormwater runoff and flooding.

Cindy Lee voiced her concerns about the proposed development causing additional flooding in the neighborhood.

Art Kappele was troubled with the environmental hazards with there being a wastewater treatment site on the proposed development. He is also concerned about additional flooding.

Brown Dumas, III stated his opposition to the proposal due to density, compatibility and intensity with the area.

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Philip Malphurs expressed his concerns with additional flooding and the fact that his property directly abuts the proposed RV park. For the property owners along Deepwoods, there are no buffer zones. This proposal is not compatible with the neighborhood.

David Heckman stated his concerns were the runoff, additional flooding and increased traffic. The roads are not designed for the weight of the Class A RVs and fifth wheels.

Donna Norton commented that her property does not abut the proposed RV park but would definitely be impacted by the increased traffic on Williams Avenue. She also stated that she wanted the property to remain as natural as possible.

Ernie Lee stated his concerns regarding flooding, noise, the lack of setbacks from RV park and residential homes and area becoming a trailer park.

Isaac Hoffman commented that the proposal is not compatible for the neighborhood.

REBUTTAL BY APPLICANT:

Mr. Cubas stated that he respected all of the comments that were brought to the Board by the concerned citizens. He responded to the comments regarding buffering and density and stated that the proposal followed the requirements in the LDC.

COMMISSION COMMENTS:

Mr. Facemyer commented that when he visited the area prior to the meeting, he noted the amount of traffic on Citrus Avenue. He also commented to the concerns that the residents brought forward such as environment, traffic, noise and flooding. He stated that missing the wetland delineation and a solid traffic plan, he would not support the application.

Ms. Worthington stated that with the lack of information, specifically a survey showing the wetlands, and the fact that the proposed RV park does not have access without crossing over the PSO portion of the property, she could not support the application.

Mr. Roys stated his concerns with regard to the property having limerock below it, the additional flooding that may be caused, the lack of providing a survey showing the location of the wetlands and the vagueness of the AWTP. He would not be in support of the application.

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Mr. Stone advised that with the current land use designation being LDR and that an RV park is not compatible with the area, he would not support the land use change.

Mr. Burda commented that he is not in agreement with the application due to compatibility, intensity and density.

Mr. Barmes provided his comments that the application was missing critical information and he would not support.

Mr. Bass stated that he did not support the application as sufficient information with regard to wetlands and the AWTP was not provided with the application. He also echoed Ms. Worthington's comments with regard to no access to the property. Mr. Bass also had concerns with the size of the drainage retention area.

MOTION: The Planning and Development Commission finds application number ***CPA/AA-21-06 INCONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***DENIAL*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Ms. Worthington 2nd Mr. Barmes

VOTE: 7 - 0, Motion Carried

J. ADDITIONAL ITEMS:

Ms. Coutu stated that on June 22, the County Commission would hear the Ordinance Amendment regarding amending the setbacks for measurements to the wall instead of the eaves. The agendas for the meetings for July and August are heavy.

K. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS:

M. ADJOURN

The Planning and Development Commission adjourned at 12:35 p.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

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DRAFT

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

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

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

Also Present: Michael Sherman, Growth Management Director

Absent: David Bramblett, 1st Vice Chair, and Denise Lyn, County Attorney

A. CALL TO ORDER

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

B. INVOCATION

The Invocation was given by Mr. Bass.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Facemyer.

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC: None.

G. APPROVE MINUTES –

Approve minutes of June 3, 2021.

1st Mr. Bass 2nd Mr. Barmes

VOTE: 7 – 0, Motion Carried.

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H. STAFF ANNOUNCEMENTS: None.

I. EX PARTE COMMUNICATIONS:

Ms. Coutu polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. All PDC members stated they had no ex parte communications. Messrs. Barmes and Facemyer and Ms. Scragg advised of site visits on all of the applications.

J. APPLICATIONS

1. ATLAS AMENDMENT

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

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

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

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

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

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

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

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

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

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

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

COMMISSION QUESTIONS/COMMENTS:

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

PROPONENT: None.

OPPONENT: None.

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

MOTION:

1st Ms. Worthington 2nd Ms. Scragg

VOTE: 7 - 0, Motion Carried

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2. LAND USE APPLICATIONS

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

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

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

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

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

APPLICANT: Michael Wilburn represented the applicant. The applicant's proposal is to expand an existing mini warehouse in the GNC district. The existing mini warehouse consists of 36,750 square feet. The proposal is for an addition of 7,440 square feet across the rear of the subject property. With the additional square footage, the ISR would increase by 2.57 percent which is below the allowable in the land use district. The applicant proposed to remove existing asphalt area that is currently being used as RV/boat storage for the addition. Dr. Wilburn stated that an addition of a loading zone is required due to the increased square footage of the overall project.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS:

Mr. Facemyer requested clarification from the applicant that the RV/boat storage area would be removed. Dr. Wilburn advised that there is approximately 180 linear feet of RV/boat storage area that will be removed.

STAFF: Ms. Bidwell stated the application is for a conditional use to allow for an expansion of a mini warehouse in the GNC district for the construction of one additional building consisting of 7,440 square feet. The subject property is approximately 5.43 acres. This property was developed with mini warehouses in 2000. In 2003, an after-the-fact permit was issued allowing RV/boat storage on unpaved surfaces as an accessory to the mini warehouse. In 2015, application CU-15-01 was approved to allow for the expansion of the mini warehouse by the addition of two buildings for an addition of 19,500 square feet. Her presentation included an aerial view of the subject property, photos

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of the surrounding area and the proposed site plan. The existing gross floor area is 36,750 square feet. The proposed expansion would result in a total gross floor area of 41,190 square feet. With the additional square footage, the applicant would be required to provide one additional loading area. Since the proposed expansion is not visible from US-19, the façade requirement will not be required; however, the applicant must maintain a Type C buffer on the east property line.

Ms. Bidwell read the proposed conditions into the record if the application is to be approved:

1. The use of the subject property is restricted to mini-warehouse use for an overall expansion of 7,440 square feet as outlined on the site plan date stamped April 8, 2021.
2. The applicant will be required to meet the requirements outlined in LDC Section 3745, Design Standards for Small Non-Residential Development Projects, and all other applicable codes.
3. The buffer to the east must be maintained as a 20-foot Type C landscaped buffer.
4. The applicant will be required to ensure that any noise, odor, glare, or vibration will not be detectable at the property line.
5. Conditional Use application CU-21-07 will be valid for five (5) years from the date of approval.
6. Loading zones will not be utilized for the storage of recreational vehicles or boats. They will be stored in the areas approved by permit number 200302749.

Applicant agreed to the proposed conditions.

COMMISSION QUESTIONS/COMMENTS:

Mr. Roys inquired what is to the east of the subject property. Ms. Bidwell advised there is a residential development to the east of the subject property.

PROPONENT: None.

OPPONENT:

Richard Estes stated that he was opposed to the expansion of the mini-warehouses due to needing to set a precedence for the greenbelt. He further stated that if the expansion was to be approved, the area should be soundproofed from the residential neighborhood with limited hours.

Carmen Rodriguez stated that she was opposed to the expansion as this would occur right behind her property. She also commented stating that a barrier

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should be installed so that the expansion of the mini-warehouse cannot be seen or heard by the residents.

REBUTTAL:

Dr. Wilburn stated that the applicant is not requesting a change of use; they are requesting to expand the mini-warehouse facility by using the existing area that is currently used as outdoor storage for RV/boats. He commented that the expansion would create a sound and sight barrier for the residents. He stated that there will not be any stormwater or drainage impacts to the neighbors behind the proposed expansion as the stormwater will be draining towards the front of the subject property.

Mr. Facemyer inquired about the current buffers for the subject property. On the east side of the property, there is currently a 20 foot Type C buffer (six trees and 24 shrubs every 100 feet) which have been there since 2000.

COMMISSION QUESTIONS/COMMENTS:

Mr. Barmes asked if the proposed building was dual-sided. Dr. Wilburn advised that the proposed building is one side; the side facing the residential areas is a wall.

Ms. Worthington stated that she supported this application with the suggested conditions from staff.

MOTION: The Planning and Development Commission finds application number ***CU-21-07 CONSISTENT*** with the Citrus County Comprehensive Plan and the Citrus County Land Development Code and that Board ***APPROVES WITH CONDITIONS*** the application based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition. It has been determined that ***APPROVING*** the proposed Conditional Use will not adversely affect the public interest; that there is compliance with special rules governing individual conditional uses of the type involved; that the proposed development, with conditions and safeguards attached, would be generally compatible with adjacent properties and other property in the district; and that the PDC is empowered under the section of the LDC described in the application to grant this Conditional Use.

MOTION:

1st Ms. Worthington 2nd Mr. Bass

VOTE: 7 - 0, Motion Carried

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b. V-21-05 Florida Land Trust

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

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

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

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

APPLICANT: Michael Wilburn inquired if he could present both applications (V-21-05 and V-21-06) as the applications are similar. Chairman Facemyer stated that he did not foresee a problem with that request. Ms. Coutu advised that the motions would need to be separate.

Dr. Wilburn stated that in reviewing the application, he realized that he did not need the request for the setback from the centerline of the right-of-way as the dimensions are meeting the 50-foot setback and he may be able to move the homes forward. The applicant is requesting a 25-foot setback from the waterfront to construct a single-family home on each of the lots (lots 13 and 14). The average lot size on buildable lots that have homes constructed on them is .406 acres. The two subject properties are each approximately .31 acres in size and are vacant. The average size of the closest residences is 1,440 square feet of living space and 2,068 square feet of total area. The proposals are to construct a single family residence on each lot consisting of 1,368 square foot living space with a total of 1,831 square foot of total area. The jurisdictional wetland line extends an average of 28 feet into the property. Dr. Wilburn noted in his presentation of the site plan that the line shown is a traverse line, not the property line. He also noted that due to the subject properties being in a flood zone, a stormwater plan is required and with building improvements, there is almost 68 feet of property that is somewhat eliminated due to required buffering and setbacks. Both homes must be built one foot above the base flood elevation per the Florida Building Code in which he will have to bring in fill dirt. The properties slope approximately 3½ feet from the right-of-way property lines toward the water line. There are cypress trees on the sites that he would like to navigate from in the design of the homes. Due to the topography of the properties, retention areas will be required in the front and rear of the property. There is also a deed restriction on the minimum square footage of a residence for the neighborhood.

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QUESTIONS FROM STAFF:

Ms. Coutu followed up on the statement that the applicant may be able to move the proposed homes forward on the lots. Dr. Wilburn stated that he did not have any objections if the Board would allow him to construct the homes closer to the right-of-way. He also stated that he was limited as to how much the proposed homes could be moved to the front due to the location of the septic systems.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: Ms. Bidwell stated that the requests for V-21-05 and V-21-06 are for variances from the Citrus County Land Development Code (LDC) for the placement of single-family dwellings having less than the required 50-foot minimum building setback from a jurisdictional wetland (35-foot with a berm or swale). Her presentation included an aerial view of the subject property, photos of the subject property and surrounding area and a proposed site plan.

The subject properties are approximately .31 acres each. The properties slope from the right-of-way down toward the water ranging from an elevation of 42 feet at the property line and decreases to 39 feet at the water.

The applicant proposes to construct on each lot a 1,368 square foot single-family residence with a 63 square-foot front porch and a 400 square-foot attached garage for a total footprint of 1,831 square feet. The six closest lots on either side of the subject properties are similar in size and shape. The single-family residences in the area were developed in 1987 and 1988 and are similar in size to the applicant's proposals.

Ms. Bidwell read the proposed conditions into the record if the application is to be approved:

1. A berm, swale, or other engineered stormwater system approved by the Engineering Division must be installed and maintained.
2. Erosion control measures shall be installed to protect waterbodies, wetlands and/or adjacent properties before starting land disturbance activities, as per Citrus County Code Section 42-172(c).
3. At time of permitting, the applicant will need to submit a grading and drainage plan prepared by a professional engineer licensed in the State of Florida, providing all of the items listed in the Land Development Code, Chapter 6, Section 6420.A & B.2.
4. An as-built survey demonstrating compliance with these conditions.

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COMMISSION QUESTIONS/COMMENTS:

Ms. Worthington inquired about the available building envelope for the properties. Ms. Bidwell advised that the available building envelope shown in the presentation was increased slightly due to the measurement being from the right-of-way and not the edge of the pavement.

Mr. Bass requested clarification from the applicant about approximate dimensions of the homes. Dr. Wilburn advised that both of the proposed homes as shown on the site plans are meeting the 50-foot setback from the right-of-way.

OPPONENT: None.

PROPONENT: Brenda McKenzie stated that she was in favor of this application. She stated that her son purchased two lots near the subject properties. He is having the same issue with the available building envelope due to the setback and stormwater management requirements.

COMMISSION COMMENTS:

Mr. Stone stated that he was opposed to these applications due to the fact that if the waiver of the waterfront setback was approved, the owners of the undeveloped properties in this development would request the same deviation from the waterfront setback and would change the standards for the entire development.

Mr. Facemyer stated he echoed those comments and was opposed as well.

Mr. Bass commented that he was not in favor of the applications as they were presented as this could set a precedence for the subdivision and others in the County.

Ms. Scragg indicated that she was in favor of these applications because the Board was narrowing the ability to build on the subject properties. She also was in favor because the applicant was willing to change the location of the homes to be five feet further from the water.

Mr. Roys stated that he was in favor of the applications due to the applicant's willingness to locate the homes closer to the right-of-way so they would be further from the water.

Ms. Worthington commented that she was in favor of the applications because the properties have small available building envelopes. She stated that each application before the Board is based upon if it is a reasonable use of the property, and the applicant is doing everything he can.

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Mr. Barmes indicated that he could not support the applications as presented. He commented that moving the residences forward on the properties five feet would not alleviate the other issues on the properties.

Mr. Wilburn requested a continuance.

MOTION: The Planning and Development Commission finds to ***CONTINUE*** application number ***V-21-05***.

MOTION:

1st Ms. Worthington 2nd Mr. Roys

VOTE: 7 - 0, Motion Carried

c. V-21-06 Florida Land Trust

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

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

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

MOTION: The Planning and Development Commission finds to ***CONTINUE*** application number ***V-21-06***.

MOTION:

1st Mr. Bass 2nd Mr. Roys

VOTE: 7 -0, Motion Carried

d. V-21-04 Robert and Karin Robison

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

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LOCATION: Section 8, Township 20 South, Range 17 East; specifically, Lot 5 of Homosassa Retreats Unrecorded Subdivision (AK 1179351); which address is 6765 S. Beagle Dr., Homosassa, Florida.

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

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

APPLICANT: Rob Robison requested a reduced right-of-way setback on the property for a single-family dwelling. The proposed site plan indicated the home to be a 58' x 40' with approximately 2,373 square feet. The available building envelope for the property is irregular-shaped. The subject property is located at the end of a dead-end street. Wetlands are located on the property making that portion of the property unbuildable. Mr. Robison stated that he was willing to construct a berm or swale.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: Ms. Anaya stated that the applicant requested a 32-foot setback from the centerline of S. Beagle Drive for a single-family dwelling. Her presentation included an aerial view of the subject property along with photos of the subject property and surrounding areas. The property is approximately 1.03 acres; however, the survey that was submitted with the application indicates that there is only .3 acres of upland. The subject property gains access from S. Beagle Drive which is a 50-foot wide, paved, public right-of-way and narrows to a 25-foot unpaved road along most of the subject property. The surrounding area contains single-family dwellings, mobile homes and vacant lots. The property has an irregular-shaped building envelope. The proposed site plan submitted by the applicant indicated the requested footprint is approximately 2,373 square feet.

COMMISSION QUESTIONS/COMMENTS:

Ms. Worthington asked for clarification that the property is located at the end of a dead-end road. Ms. Anaya stated yes.

Mr. Facemyer requested Ms. Anaya explain the buildable footprint versus the footprint of the proposed dwelling. Ms. Anaya explained that with a 50-foot right-of-way and 35-feet waterfront setback, the available building envelope is 2,386 square feet. The applicant requested a reduction of the right-of-way setback from 50 feet to 32 feet.

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Ms. Anaya read the proposed conditions for the record if the application is to be approved:

1. The single-family dwelling with a covered patio shall maintain a 32-foot setback from the centerline of S. Beagle Drive as outlined on the site plan received by the Land Development Division date-stamped April 27, 2021.
2. A berm/swale system must be installed and maintained as outlined in the LDC or another stormwater system as approved by the Engineering Division.
3. An as-built survey demonstrating compliance with these conditions must be submitted to and approved by the Land Development Division within 30 calendar days.

PROPONENT: None.

OPPONENT: None.

MOTION: The Planning and Development Commission finds application number ***V-21-04 – CONSISTENT*** with the Citrus County Land Development Code and ***IS*** in keeping with the intent of the Policies of the Citrus County Comprehensive Plan and that this Board ***APPROVES WITH CONDITIONS*** of the application based upon the evidence and testimony presented and the staff report and conclusions regarding this petition with the following conditions.

1. The single-family dwelling with a covered patio shall maintain a 32-foot setback from the centerline of S. Beagle Drive as outlined on the site plan received by the Land Development Division date-stamped April 27, 2021.
2. A berm/swale system must be installed and maintained as outlined in the LDC or another stormwater system as approved by the Engineering Division.
3. An as-built survey demonstrating compliance with these conditions must be submitted to and approved by the Land Development Division within 30 calendar days.

MOTION:

1st Mr. Barmes 2nd Ms. Worthington

VOTE: 7 - 0, Motion Carried

e. V-21-01 James Adams

REQUEST: This request is for a variance from the Citrus County Land Development Code (LDC) for the placement of a screen porch addition having less than the required 50-foot setback from the mean high water line (35-foot

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with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

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

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

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

APPLICANT: James Toombs, Esq. represented the applicant. Mr. Adams stated his request was for a 32-foot setback from the mean high water line. He explained the variance request was for the construction of a screen room consisting of 176 square-feet with a crawl space onto the existing 16' x 20' cabin. The previous request was for a 25-foot setback to construct a 224 square-foot screen porch. The revised request reduces the setback request by seven feet and reduces the screen porch by 48 square feet. His presentation included the proposed site plan and stormwater management plan. He further explained that the revised site plan shows a reduction of the encroachment along the north building line from six feet to three feet. The area within the 35-feet setback line has been reduced from 72 square feet to 24 square feet.

Mr. Toombs and Mr. Adams rebutted the eight proposed findings of fact listed in the staff report dated June 1, 2021. With regard to #1, Mr. Adams stated that the lot area size and dimensions are similar to the other lots in the subdivision that was platted in 1962. The existing building structure is unique; both for the structure proper and for the location on the property. He explained that he, as the lot owner, did not create the lot or the non-conforming lot size. His comments to #3 included that the granting of the variance would not confer any special privilege to him as the requested waterfront setback is consistent with the properties in the neighborhood. He stated that the average waterfront setback for the 12 closest lots was 17 feet, and his proposal is at 32 feet. With regard to #4, Mr. Adams advised that 25 of the 27 developed properties have screened porches/patios facing the waterfront. He stated that a denial of the waterfront setback would deny the applicant of rights commonly enjoyed by the other property owners in the subdivision. As to #5, he commented that any location of an attachment to the cabin other than the east waterfront side would deny the applicant of rights commonly enjoyed by other property owners in the subdivision. He further explained that a screen room on the south side of the cabin would not work as it would be too small, limit access to the boat ramp and would not facilitate an entrance on the east side of the cabin. The construction of a screen room with a crawl space would provide minimum impact.

Attachment: July 1, 2021, PDC DRAFT minutes (17250 : September 2, 2021 PDC agenda, draft minutes, and map/directions)

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: Mr. Hochadel stated that this variance is requested for a 32-foot waterfront setback for the addition of a screen porch on the subject properties. The properties are approximately .28 acres in size with an existing 330 square-foot single family dwelling. This application was originally heard by the PDC on February 18, 2021. The original request was for a 224 square foot screen room addition with a 25-foot setback. The applicant requested a continuance and resubmitted a revision requesting a 176 square foot screen room addition with a 32-foot setback. Mr. Hochadel's presentation included photos of the surrounding area, the boat ramp, the original site plan submitted and a revised site plan. The total footprint with the revision for the single-family dwelling, the screen porch addition and the landing is 536 square feet and is smaller than the average in the area which is 1,572 square feet. At the time of the original submittal, the subject property was designated to be in AE Flood Zone which allowed for a 35-foot setback from the mean high water line with a berm and swale system. In January, the flood zone for the subject property was changed to Coastal A Zone and FEMA requiring a mandatory 50 foot setback from the mean high water line; however, because his original submittal was prior to the change in January, the applicant was allowed to request the deviation based on the 35-foot setback. Mr. Hochadel stated that this is not a minimal request and that all of the findings of fact are not positive findings.

QUESTIONS TO STAFF:

Mr. Toombs inquired about proposed Finding of Fact #1 as it does not seem to address the building, only the property. Mr. Hochadel stated the single-family structure as it currently exists is smaller than the others in the subdivision; however, the current setback is 43 feet from the mean high water line which would have met the setback requirement at the time. Mr. Toombs commented that the size of the structure is substantial evidence that it meets #1. Mr. Hochadel rebutted by stating that the placement of the structure was not a special condition at the time it was constructed. Mr. Toombs stated that the size of the structure is a special condition.

Mr. Toombs inquired as to the special conditions in proposed Finding of Fact #2. Mr. Hochadel stated that the special condition for the building as it existed there were no special conditions because it met the setback; the addition of the screen porch created special conditions. Mr. Toombs contended that the size of the existing structure is a special condition.

Mr. Toombs requested clarification that proposed Findings of Fact # 6, #7 and #8 were satisfied. Mr. Hochadel stated yes.

Attachment: July 1, 2021, PDC DRAFT minutes (17250 : September 2, 2021 PDC agenda, draft minutes, and map/directions)

DRAFT

COMMISSION QUESTIONS/COMMENTS:

Mr. Stone asked for clarification on the "L" shaped option for the screened addition being objectionable by FEMA regulations. Mr. Adams said that is one of FEMA's requirements for construction within the flood plain as long as it does not exceed the cost of 50 percent of the depreciated value of the structure itself.

Mr. Barmes inquired about the available building envelope. Mr. Hochadel stated that the available building envelope is based on the flood zone at the time the applicant submitted which was last year.

PROPONENT: None.

OPPONENT: None.

REBUTTAL BY APPLICANT:

Mr. Toombs stated that the request is for a variance from a man-made canal, not a pristine wetland. Mr. Adams substantially reduced the request from the previous application.

STAFF:

Mr. Hochadel read the proposed conditions for the record if this application is to be approved:

1. The screen porch must maintain a 32-foot setback from the Mean High Water Line as outlined on the site plan received by the Land Development Division date-stamped April 14, 2021.
2. A berm, swale, or other engineered stormwater system approved by the Engineering Division must be installed and maintained.
3. Erosion control measures shall be installed to protect waterbodies, wetlands and/or adjacent properties before starting land disturbance activities, as per Citrus County Code Section 42-172(c).
4. An as-built survey demonstrating compliance with these conditions must be submitted to and approved by the Land Development Division within 30 calendar days of establishing the screen porch.

Mr. Adams acknowledged that he was agreeable to the conditions.

COMMISSION COMMENTS:

Mr. Facemyer stated that there is only a small pie-shaped area that would be encroaching upon the waterfront setback.

Mr. Bass advised that he was not in favor of the application at this time.

Attachment: July 1, 2021, PDC DRAFT minutes (17250 : September 2, 2021 PDC agenda, draft minutes, and map/directions)

Mr. Stone commented that he was undecided at this time and would like to hear the comments by the other Board members.

Ms. Worthington stated that she supported the idea, and that variances are granted when there is no reasonable use without it.

Mr. Barmes indicated that he could not support the application as presented as there is an approximate 5,487 square-feet building envelope and strongly believes there are other available options with encroaching on the waterfront setback.

Ms. Scragg commented that the applicant made revisions and was able to reduce the variance request and would support the application.

Mr. Roys stated that the applicant made reasonable efforts to reduce the request for the waterfront setback.

MOTION: The Planning and Development Commission finds application number ***V-21-01 – CONSISTENT*** with the Citrus County Land Development Code and ***IS*** in keeping with the intent of the Policies of the Citrus County Comprehensive Plan and that this Board ***APPROVES WITH CONDITIONS*** of the application based upon the evidence and testimony presented and the staff report and conclusions regarding this petition with the following conditions.

1. The screen porch must maintain a 32-foot setback from the Mean High Water Line as outlined on the site plan received by the Land Development Division date-stamped April 14, 2021.
2. A berm, swale, or other engineered stormwater system approved by the Engineering Division must be installed and maintained.
3. Erosion control measures shall be installed to protect waterbodies, wetlands and/or adjacent properties before starting land disturbance activities, as per Citrus County Code Section 42-172(c).
4. An as-built survey demonstrating compliance with these conditions must be submitted to and approved by the Land Development Division within 30 calendar days of establishing the screen porch.

MOTION:

1st Ms. Scragg 2nd Mr. Roys

VOTE: 4 - 3, Motion Carried

YAYS: Roys, Stone, Worthington and Scragg

NAYS: Facemyer, Bass and Barmes

Attachment: July 1, 2021, PDC DRAFT minutes (17250 : September 2, 2021 PDC agenda, draft minutes, and map/directions)

K. ADDITIONAL ITEMS:

The next meeting is July 15 and there are eight applications. There are seven applications on the August 5 agenda and eight applications on the August 19 agenda.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS:

Mr. Facemyer reminded Board members that there is suggested language in the Board members' binders for motions. Ms. Worthington inquired if the site plans in the packets could be more legible. Ms. Coutu stated that staff attempts to make the site plans more definitive by adding colors and shading and those copies are in the PowerPoint presentation in the staff's presentation in the packet. Mr. Dixon requested on applications that would affect schools if an addition of land use compatibility of the current use and the proposed use could be added and in particular traffic impacts. Ms. Coutu stated that traffic concurrency is not part of the review process for the Board.

M. ADJOURN

The Planning and Development Commission adjourned at 11:07 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

Attachment: July 1, 2021, PDC DRAFT minutes (17250 : September 2, 2021 PDC agenda, draft minutes, and map/directions)

Attachment: Map & Directions 9-2-21 (17250 : September 2, 2021 PDC agenda, draft minutes, and map/directions)

Planning and Development Commission

Directions for meeting on September 2, 2021

SV-21-02- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **5.75 miles** and turn right onto W. Cardinal St. Go **6.16 miles** then turn left onto S. Suncoast Blvd./US-19. Go **1.76 miles** and turn right onto W. International Ct. and the subject property is the right-of-way known as W. International Court adjacent to address **7280 W. International Ct.,** Homosassa.

CU-21-10- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **4.88 miles** and turn right onto W. Norvell Bryant Hwy. Go **2.56 miles** and make a u-turn onto CR-486 (Norvell Bryant Hwy). Go **.02 miles** and the subject property is on the right at **555 W. Norvell Bryant Hwy.**, Hernando.

V-21-03- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn left onto W. Gulf to Lake Hwy. Go **1.84 miles** and turn left onto W. Crystal Oaks Dr. Go **1.77 miles** then W. Crystal Oaks Dr. becomes W. Venable St. Continue straight on W. Venable St. for **2.6 miles** then right onto S. Suncoast Blvd./US-19. Go **1.27 miles** then turn left onto Fort Island Trl. Go **2.42 miles** and turn left onto W. Dixie Shores Dr. Go **1.10 miles** and turn right onto W. Bayshore Dr. Go **032 miles** and the subject property is on the left at **11982 W. Bayshore Dr.**, Crystal River.

Attachment: Map & Directions 9-2-21 (17250 : September 2, 2021 PDC agenda, draft minutes, and map/directions)

PV-21-04- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn left onto W. Gulf to Lake Hwy. Go **7.31 miles** and turn right onto S. Suncoast Blvd./US-19. Go **7.29 miles** and turn right onto W. Riverwood Dr. Travel **.27 miles** and take the second right onto N. Barberry Way. The subject property is **.09 miles** down on the right at **8700 N. Barberry Way,** Crystal River.

V-20-10- 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 on** W. Halls River Rd. then turn slight right onto W. Riverhaven Dr. Go **0.76 miles** and turn right onto S. Prices Pt. Go **0.17 miles** and take the first right onto W. Broadjump Ct. Go **0.04 miles** and the site is on the left at **12070 W. Broadjump Ct.,** Homosassa.

Attachment: Map & Directions 9-2-21 (17250 : September 2, 2021 PDC agenda, draft minutes, and map/directions)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	SV-21-02 Gerald Zahringer/Acme Storage LLC
AGENDA DATE:	**September 02, 2021**

BRIEF OVERVIEW:

This request is to vacate that portion of W. International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County, Florida (Sections 13 and 24, Township 20 South, Range 17 East), in Homosassa, FL.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on September 2, 2021, to review and consider SV-21-02 Gerald Zahringer / Acme Storage LLC

PM2-21-75

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

PLAT VACATION APPLICATION NO. – SV-21-02 Gerald Zahringer/Acme Storage LLC

DATE: August 4, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

REQUEST AND SUBJECT PROPERTY:	To vacate that portion of W. International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County, Florida (Sections 13 and 24, Township 20 South, Range 17 East), in Homosassa, FL.
SURROUNDING LAND USE	GNC, General Commercial, on the Land Development Code (LDC) Atlas; and the Future Land Use Map on both sides of the vacate area CON, Conservation on the LDC Atlas and the Future Land Use Map to the west
SURROUNDING AREA	RV and Boat Storage/Sales/Repair (on both sides of proposed vacate area); US-19

ANALYSIS

The purpose of this application is to remove a roadway that separates property owned and developed by the applicant. The platted right-of-way, only a portion of which is improved, leads west from US-19. On paper, the roadway continues to State conservation lands, but only a portion has been cleared. The applicant is currently using part of this roadway for the adjacent RV/boat storage/sales/repair areas, and approval of this application could allow permitted use of this area.

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.*

Based on Policy 10B.4.3 and a review of the application, it has been determined that this request is consistent with the Comprehensive Plan.

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 & Locator Map (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

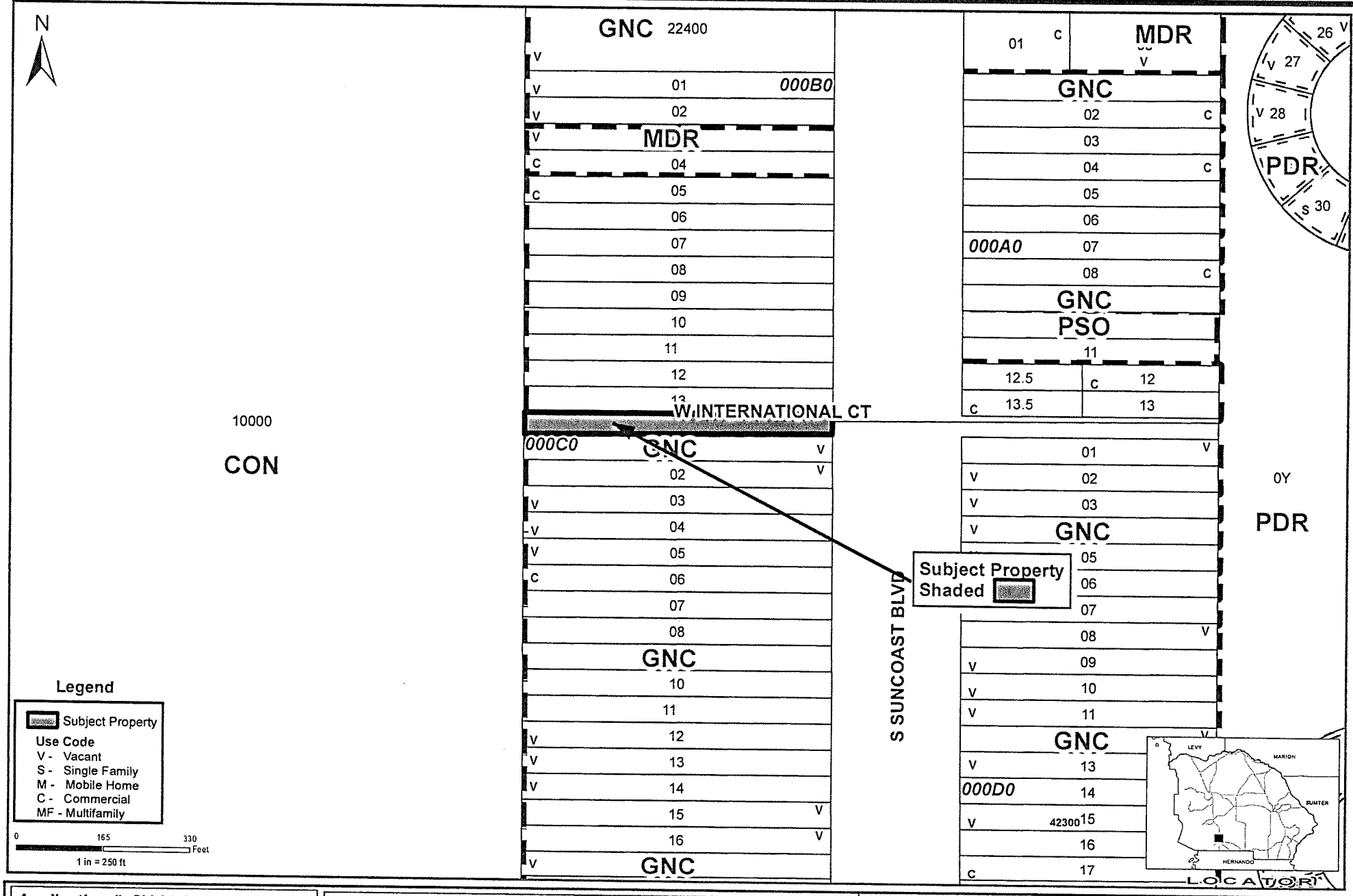
Utility companies that service the area had no concerns. The utility company comments are provided with this application.

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

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

JLC/KO/cb

Attachment: Staff Report & Locator Map (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)



Application #: SV-21-02

Applicant: Gerald Zahringer

Proposal: Portion of W. International Court lying west of US-19, between Blocks B and C

Location: To vacate that portion of W. International Court lying west of US-19, between Blocks B and C

Land Use Atlas: GNC, General Commercial

S-T-R - 13&24-20-17

Planner Initials: _____ Date: 7/19/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 14, 2021
Source: Enterprise Geodatabase
Map Number: WB0000610

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 of the user caused by reliance upon the accuracy or timeliness of the 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
Telephone: (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

STREET/PLAT VACATION APPLICATION

Application No.: SV-21-02 Date: 4/23/21

* Agent for Petitioner .

Applicant*
Name: Gerald Zahringer
Address: 8438 S. Suncoast Blvd
City: Homosassa
State: FL Zip: 34446
Home No.: Cell No.: 352-302-0821
Work No.: 352-382-1671 Fax No.: 352-382-4514
Email: JZahringer@Acmehomesfla.com

Petitioner(s)
Name:
Address:
City:
State: Zip:
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 13 Township: 20S South Range: 17 East
Legal Description: US 19 No 3 ADDN PB 2 PG 123 Lots 5 Thru 13 BLK B LESS
Subdivision: 001888 - US 19 3rd Addition Lot(s): 5-13 Block/Parcel:
Alternate Key #: 2956267 Parcel ID: 17E20S240010000B00058

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): We own Property on both sides - No 4 Owners Nearby on West W/ No Access to their Property - they'll Use the East - We would like to Fence off to Traffic that go to our Property without going in our driveway. This road could Easily Still work, to Left on Hwy 19 to Right on International Ct

Directions to the Property from Lecanto: Hwy 491 South to Right on Cardinal Ln

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 Gerald Zahringer who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 18th day of March, 21.

Justin Adelstein
Printed Name

Notary Public - State of Florida

JUSTIN ADELSTEIN
MY COMMISSION EXPIRES
FEBRUARY 11, 2024
#GG 957307
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

For Staff Use Only
Date:
Time:
Initials:

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

SV-21-02

., 2017

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage 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:

PL4-21-42

June 21, 2021

Gerald Zahringer
8438 S. Suncoast Blvd.
Homosassa, FL 34446

RE: STREET VACATION APPLICATION SV-21-02 BY GERALD ZAHRINGER - TO VACATE A PORTION OF W. INTERNATIONAL CT. (SECTION 24, TOWNSHIP 20 SOUTH, RANGE 17 EAST)

Dear Mr. Zahringer:

County and State Staff made the following recommendations on pending application **SV-21-02:**

Environmental Health has no objection to SV-21-01, however, this letter 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 objection and recommends approval.

The Survey Section of the Division of Engineering Mark Thomas, (352) 527-5446, recommends approval.

The Geographic Information Systems (GIS) Division recommends approval.

The Engineering Division Cynthia Jones, (352) 527-5247, recommends approval.

The Land Development Division recommends approval.

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

Therefore, I have made the following recommendation on the Street Vacation application **SV-21-02:**

(X) APPROVAL*

***This application is currently scheduled to be heard by the Planning and Development Commisison on September 2, 2021.**

If you have questions, please contact our office at (352) 527-5239.

Respectfully,

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

SW

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

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

HEALTH

Vision: To be the Healthiest State in the Nation

Ron DeSantis
Governor

Scott A. Rivkees, MD
State Surgeon General

MEMORANDUM

DATE: 05/28/2021

TO: Land Development Director

THROUGH: Planning Coordinator(s)

FROM: Environmental Health Director, Glenn "Will" Bryant

SUBJECT: No Objection to SV-21-02

Environmental Health has no objection to SV-21-02, 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

SV-21-02

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

Joanna L. Coutu

From: Thompson, Devyn <DThompson@sheriffcitrus.org>
Sent: Thursday, July 8, 2021 9:42 AM
To: Joanna L. Coutu
Cc: Harvey, David
Subject: [EXTERNAL]Vacation of Utility Easement SV-21-02 - W International Court
Attachments: SV-21-02.pdf

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

Director Coutu,

The Citrus County Sheriff's Office has no object to Plot Vacation Application Number PV-21-02.

Devyn Thompson

9-1-1 Coordinator

Citrus County Sheriff's Office
3549 Saunders Way

Lecanto, FL 34461
+1 (352) 249-2702 Office

RECEIVED
JUL 12 2021
SV-21-02
Land Development Division

<http://www.sheriffcitrus.org/images/CCSO_S_Logo_250.png>

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage 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: July 9, 2021

SUBJECT: **Street Vacation Application Number SV-21-02, Gerald Zahringer – vacate a portion of W. International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County, Florida (Sections 13 and 24, Township 20 South, Range 17 East)**

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

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

RECEIVED
JUL 12 2021
SV-21-02
Land Developm

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

FLORIDA PUBLIC UTILITIES

12 Mar 2021

To Whom It May Concern;

Florida Public Utilities has no objection to the vacate of the easement along W International Ct. Florida Public Utilities has no buried facilities in that location and releases any future access to the location.

Thank you

Philip Zimmer
Gas Operations Supervisor
Florida Public Utilities
3050 N Florida Ave
Hernando FL 34442

SV-21-02

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

CITRUS COUNTY MOSQUITO CONTROL DISTRICT

Commissioners:
Stephanie Adams
AJ Green
Joe Adams

Director:
George Deskins

March 11, 2021

ACME Homes II, Inc.
Ryan Diefel
ryan@acmehomesfla.com

RE: Easement vacation at: W. International Ct, 8438 S. Suncoast Blvd, Homosassa, FL.

Dear Mr. Diefel:

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

SV-21-02

968 N. LECANTO HWY. • LECANTO, FL 34461
PHONE: (352) 527-7478 • FAX: (352) 527-9567
WWW.CITRUSMOSQUITO.ORG

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

Charter

March 9, 2021,

Gerald Zahringer
Acme Homes II, INC
8438 S. Suncoast Blvd
Homosassa FL 34446

Re: Easement Vacate: W. International Ct. Homosassa FL 34448

Please be advised that Charter Communications has no objection to the vacation of easement proposed on your request. I have enclosed your original request for your reference. Please let me know if I can be of further assistance.

Sincerely,

Anthony Eichhorn
Construction Supervisor
Charter Spectrum

SV-21-02

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage 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.citrusbocc.com

March 2, 2021

Acme Storage
8438 S. Suncoast Boulevard
Homosassa FL 34446

Subject: Vacate of Road Right-of-Way know as West International Court

This letter will confirm that the Citrus County Water Resources Department has no objection to the property owner's request to vacate the road right-of-way known as W. International Court.

Sincerely,

Ken Cheek – Director, Citrus County Department of Water Resources

cc: File

SV-21-02

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Partner

February 10, 2021

John E Zahringer & Darlene A Zahringer
9971 Thaxton St
Weeki Wachee Fl 34613

RE: Vacation of Utility Easement

Dear John E Zahringer & Darlene A Zahringer:

Withlacoochee River Electric Cooperative, Inc. does not have any electrical facilities in the proposed location and has no objections to your planned vacation of the utility easement on WEST INTERNATIONAL CT adjacent to parcel # 17E20S240010 000B0 0050 Altkey: 2956267

If you have any questions or need further information, please feel free to contact me at (352) 795-4382, ext. 4130.

Sincerely,

Steve Bowler
District Supervisor
Engineering Services

SB/rj

cc: file

SV-21-02

Crystal River District Office ♦ P.O. Box 1055, Crystal River, FL 34423-1055
(352) 795-4382 Dunnellon (352) 489-6818 Web Site **www.wrec.net**

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

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

2021 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
2955571		0000	

ACME STORAGE LLC
8438 S SUNCOAST BLVD
HOMOSASSA, FL 34446

INSTALLMENT 1 (JUN) 2021
7280 W INTERNATIONAL CT

US 19 NO 3 ADDN PB 2 PG 123 LOTS 1, 2 & 3 BLK C

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	139,530	0	139,530	6.2176	867.54
Transportation Trust	139,530	0	139,530	0.5988	83.55
Health Department	139,530	0	139,530	0.0651	9.08
Library	139,530	0	139,530	0.3217	44.89
Fire District	139,530	0	139,530	0.0000	0.00
Stormwater	139,530	0	139,530	0.0974	13.59
Fire Rescue EMS	139,530	0	139,530	0.5881	82.06
Schools Local Req'd Effort	139,530	0	139,530	3.6820	513.75
Schools Capital Outlay	139,530	0	139,530	1.5000	209.30
Schools Discretionary	139,530	0	139,530	0.7480	104.37
SWFWMD General	139,530	0	139,530	0.2669	37.24
Mosquito Control	139,530	0	139,530	0.4478	62.48
			TOTAL	14.5334	$2,027.85

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
131 Fire Services		4.07
	NON-AD VALOREM ASSESSMENTS	$4.07

COMBINED TAXES AND ASSESSMENTS	$2,031.92	See reverse side for important information.

If Paid By	Jun 30, 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

2021 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
2955571		0000	

ACME STORAGE LLC
8438 S SUNCOAST BLVD
HOMOSASSA, FL 34446

INSTALLMENT 1 (JUN) 2021
7280 W INTERNATIONAL CT

US 19 NO 3 ADDN PB 2 PG 123 LOTS 1, 2 & 3 BLK C

RETURN WITH PAYMENT.

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

If Paid By	Jun 30, 2021				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

Paid 06/21/2021 Receipt # 000-20-17221951 $477.50

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

PETITION

TO: THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA:

The undersigned, hereby petitions this Board to close, vacate, abandon, and discontinue (that, those) certain street(s), road(s), alleyway(s) delineated on the recorded plat of U.S. Hwy No3 Addn, recorded in Plat Book 2, Page 123, public records of Citrus County, Florida, described on the attached Exhibit "A", which is hereby made a part hereof by reference; that petitioner would not inconvenience anyone for the same to be closed, that Petitioner recognizes, acknowledges and accepts the reservation by said County, the right to create any easements upon said vacated lands as may be necessary to further and/or preserve the public health, safety, and welfare, and that Petitioner will pay the expense of public notice of the hearing to determine the advisability of closing the same.

WHEREFORE, the undersigned petitions this Board to call a public hearing at Petitioner's expense to determine the viability of closing said street(s), road(s) alleyway(s) and that, upon such a hearing, this Board will determine that the same should be closed and adopt an appropriate Resolution closing, vacating, abandoning and discontinuing the same, and renouncing and disclaiming any right of Citrus County and the public in and to any land delineated on the recorded plat of said, except for the reservation of the right to any easements as may be found necessary, by the Board of County Commissioners, to further and/or preserve the public health, safety, and welfare.

Petitioner

SV-21-02

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
1410 N. Westshore Blvd. Ste. 800
Tampa, FL 33607
Phone: 813-228-0555
Fax: 866 596-8764

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

Agent File No.: Zahringer

File No: 21033998-Amendment 2

RECEIVED
JUN 2 1 2021
Land Development Division

PRECISION TITLE OF THE SUNCOAST
5975 S. Suncoast Blvd
HOMOSASSA, FL 34446
Phone: 352-382-3100

ATTN: Wendy

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

See Attached Legal Description

Last Record Title Holder:

Citrus County, a political subdivision of the state of Florida

Documents of Record (copies attached):

1. All matters contained on the Plat of U.S. 19 NO. 3 ADD'N, as recorded in Plat Book 2, 123.
2. All matters contained on the Plat of U.S. 19 NO. 3 ADD'N., as recorded in Plat Book 2, Page 91; as affected by Resolution No. 80-73 recorded in O.R. Book 563, Page 27.

Period Searched:

From May 1, 1979 to February 15, 2021 @ 8:00AM.

Tax Information:

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

Tax ID Number: 2955571 and 2956267 and 1153441

2020 Taxes are Due
Back Taxes: None

1. Note: Taxes for the year 2021 became a lien on the land January 1st although they will not be due or payable until November 1st of said year. Taxes for the year 2020 in the amount of $2,031.92 are NOT PAID. Tax ID Number 2955571. Abuts along the South of West International Ct.

   Acme Storage, LLC
   7280 W. International CT.
   Homosassa, FL 34446

2. Note: Taxes for the year 2021 became a lien on the land January 1st although they will not be due or payable until November 1st of said year. Taxes for the year 2020 in the amount of $2,834.95 are NOT PAID. Tax ID Number 2956267. Abuts along the North of West International Ct.

   John E. Zahringer, as Trustee of the John E. Zahringer Intervivos Trust Agreement dated the 30th day of November. 2006 and Darlene A. Zahringer, as Trustee of the Darlene A. Zahringer Inter Vivos Trust Agreement dated the 30th day of November, 2006
   8424 S. Suncoast Blvd
   Homosassa, FL 34446

3. Note: Taxes for the year 2021 became a lien on the land January 1st although they will not be due or payable until November 1st of said year. Taxes for the year 2020 are EXEMPT. Tax ID Number 1153441. Abuts along the West of West International Ct.

   The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida is the current owner of Parcel 3
   8801 W. Burnt Bridge Rd.
   Homosassa, FL 34448

4. US 19 - S. Suncoast Blvd. abuts along the East of West International Ct. and appears to still be in use.

   US 19 - S Suncoast Blvd is in control of Citrus County on behalf of the public.

NOTE: THIS INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

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.

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

Date: May 25, 2021

Authorized Signatory Wendy J Rowthorn

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

EXHIBIT A

DESCRIPTION OF LAND TO BE VACATED:

That portion of U.S. 19 NO. 3 ADD'N, according to plat thereof as recorded in Plat Book 2, Page 91, as corrected in Plat Book 2, Page 123, of the Public Records of Citrus County, Florida; lying between Block B and C, thereof.

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

Altkey: 2955571
ACME STORAGE LLC

Parcel ID: 17E20S240010 000C0 0010
7280 W INTERNATIONAL CT , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	1000 - VACANT COMM
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	0419 - HWY 19 W INDUSTRIAL LN SOUTH TO COUNTY L
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	001888 - U. S. 19 3RD ADDITION
Short Legal	US 19 NO 3 ADDN PB 2 PG 123 LOTS 1, 2 & 3 BLK C
Est. Parcel Sqft	87,888
Est. Parcel Acres	2.02
Map SC-TW-RG	24-20S-17E

Mailing Address

Name	ACME STORAGE LLC
Mailing Address	8438 S SUNCOAST BLVD HOMOSASSA FL 34446

All Owners

Name	Owner Type
ACME STORAGE 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	$139,530	$0	$139,530	$139,530	$0	$139,530	$0	$2,031.92	Link
2019	$139,530	$0	$139,530	$139,530	$0	$139,530	$0	$2,060.98	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/05/2020	$100	3080/2191	02-MIN DOC STAMP ($100)	V
10/02/2019	$100	3008/1740	02-MIN DOC STAMP ($100)	V
11/01/2006	$100	2078/0186	03-SAME FAMILY/DEED FOL	V
01/01/2001	$75,000	1404/1996	00-WARRANTY DEED	V

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
07/08/2020	202003091	CONSTRUCT BUILDING COVERED STORAGE "B" WITH ELECTRIC - * NOC IN OR BK 3073 PG 50	$800,000	
07/08/2020	202003090	CONSTRUCT BUILDING COVERED STORAGE "A" WITH ELECTRIC - * NOC IN OR BK 3073 PG 49	$800	
07/08/2020	202003092	CONSTRUCT STEEL BUILDING COVERED STORAGE "C" WITH ELECTRIC - * NOC IN OR BK 3073	$800,000	
10/16/2019	201905724	SITE IMPROVEMENT PLAN FOR 3 OPEN COVERED RV AND BOAT STORAGE BUILDINGS -- (NO OF	$60,000	

SV-21-02

Additional Site Addresses

Seq	Adrno	Dir	Street	Suffix	Suffix 2	City	Unit #
2	8522	S	SUNCOAST	BLVD		HOMOSASSA	

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1019-COMM HWY 19	S-SQUARE FOOT	87,888.00	150.0	593				GNC

Total Misc Value

Legal Description

Legal Description
US 19 NO 3 ADDN PB 2 PG 123 LOTS 1, 2 & 3 BLK C

2955571

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

Altkey: 2956267
ZAHRINGER JOHN E TRUSTEE &

Parcel ID: 17E20S240010 000B0 0050
8424 S SUNCOAST BLVD , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	1200 - STORE/OFF/RES
Bldg Counts	Res 0 / MH 5 / Comm 1
Nbhd	0419 - HWY 19 W INDUSTRIAL LN SOUTH TO COUNTY L
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	001888 - U. S. 19 3RD ADDITION
Short Legal	US 19 NO 3 ADDN PB 2 PG 123 LOTS 5 THRU 13 BLK B LESS R/W AND THE E 400 FT OF LOTS 11 THRU 13 BLK B US 19 NO 3 IN PB 2 PG 91 DESC IN OR BK 2078 PG 189
Est. Parcel Sqft	271,890
Est. Parcel Acres	6.24
Map SC-TW-RG	13-20S-17E

Mailing Address

Name	ZAHRINGER JOHN E TRUSTEE &DARLENE A ZAHRINGER TRUSTEE
Mailing Address	9971 THAXTON ST WEEKI WACHEE FL 34613

All Owners

Name		Owner Type
ZAHRINGER JOHN E TRUSTEE &	DARLENE A ZAHRINGER TRUSTEE	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$397,800	$332,410	$730,210	$730,210	$0	$730,210	$0	$11,373.04	Link
2019	$397,800	$324,350	$722,150	$722,150	$0	$722,150	$0	$11,406.26	Link

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$150.00
0131	FIRE SERVICES ASSESSMENT	$610.60

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/01/2006	$100	2078/0189	03-SAME FAMILY/DEED FOL	I

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
04/17/2019	201903429	ROOFOVER MH 2/12 PITCH 13 SQ (WOOD CONSTRUCTION ROOF & METAL OVER EXIST MH) * NO	$4,500	
07/11/2006	200514671	SITE PERMIT FOR REPLACEMENT OFFICE BUILDING—NOC	$0	12/07/2006
07/11/2006	200514672	BUILDING PERMIT FOR A MODULAR TO REPLACE EXISTING	$125,798	12/07/2006
05/04/2006	200514673	2 PORCHES/EXTERIOR STAIRS/REATTACH HANDICAP RAMP–	$0	
03/31/2006	200603224	REPL MOBILE HOME 14 X 76 1991 FLEETWOOD! * NOC N/A	$3,000	05/17/2006
04/01/2000	200003116	INSTALL NEW 200 AMP SERVI	$900	
12/01/1996	9505539	OFFICE ADDITION TO MH SAL	$435	
05/01/1992	9202979	92 MH 24X52 REPL	$10,000	05/01/1992
01/01/1986	63501	MH-SALES OFFICE (MODEL)	$22,068	06/01/1986
01/01/1980	23405	MH	$2,500	04/01/1980

SV-21-02

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

Additional Site Addresses

Seq	Adrno	Dir	Street	Suffix	Suffix 2	City	Unit #
2	8436	S	SUNCOAST	BLVD		HOMOSASSA	
3	8448	S	SUNCOAST	BLVD		HOMOSASSA	
4	8456	S	SUNCOAST	BLVD		HOMOSASSA	
5	8468	S	SUNCOAST	BLVD		HOMOSASSA	
6	8473	S	TIMBER PINES	AVE		HOMOSASSA	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1019-COMM HWY 19	A-ACREAGE	6.24	450.0	594				GNC

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1982
Total FLA	1,152
Total Under Roof	1,152
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	08 - ROOFOVER
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1982	1,152

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	4	DECKING WOOD-[1-SF]	1982	8	6	1	48	
1	5	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	2017	8	6	1	48	
1	6	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	2017	8	6	1	48	
2	1	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1980	8	12	1	96	
4	1	DECKING WOOD-[1-SF]	1986	6	8	1	48	
6	1	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	2006	5	8	1	40	
6	2	PAVING ASPHALT-[1-SF]	2006			1	3,250	
6	3	PAVING CONCRETE-[1-SF]	2006			1	390	

Total Misc Value

Legal Description

Legal Description

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

US 19 NO 3 ADDN PB 2 PG 123 LOTS 5 THRU 13 BLK B LESS R/W
AND THE E 400 FT OF LOTS 11 THRU 13 BLK B US 19 NO 3 IN PB
2 PG 91 DESC IN OR BK 2078 PG 189

Commercial

Building Number	6
Improvement Name	RESIDENTIAL USE
Year Built	2006
Area	2,760
Units	0
Total Stories	2

Base RCN

Total RCNLD

Cost Value

Summary of Interior/Exterior Data

Building Number	Line Number	Section	From Floor	To Floor	Area	Use
6	1	01	01	01	1,560	12C-COMMERIAL & RESIDENT
6	2	01	02	02	1,200	12C-COMMERIAL & RESIDENT

Other Feature Details

Card	Line #	Code/Description	Measurement 1	Measurement 2	Identical Units
6	1	B2-BATHS TWO-FIX			3
6	1	BX-BATHS EX-FIX			1
6	2	OPF-OPEN PORCH FIN	160	1	1
6	2	OPF-OPEN PORCH FIN	160	1	1

2956267

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

Altkey: 1153441
TIITF/FORESTRY

Parcel ID: 17E19S34 10000
8801 W BURNT BRIDGE RD , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	8000 - DISTRICTS
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	2310 - HOMOSASSA
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	001894 - VILLA SITE ADDITION TO HOMOSAS
Short Legal	34-19-17 (10000): TRACT A PCL 4: NE1/4; SE1/4; S1/2 OF SW1/4; NW1/4 OF SW1/4; NE1/4 OF NW1/4 EXC 3 X 62.78 FT PCL & EXC 5 X 2 FT PCL & EXC PT OF US HWY 19 DESC IN OR BK 932
Est. Parcel Sqft	141,448,343
Est. Parcel Acres	3,247.21
Map SC-TW-RG	12-20S-17E

Mailing Address

Name	TIITF/FORESTRYHOMOSASSA RES FOREST
Mailing Address	C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399

All Owners

Name		Owner Type
TIITF/FORESTRY	HOMOSASSA RES FOREST	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$3,833,230	$0	$3,833,230	$3,833,230	$3,833,230	$0	$0	$.00	Link
2019	$3,833,230	$0	$3,833,230	$3,833,230	$3,833,230	$0	$0	$.00	Link

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/01/1992	$172,500	0932/0467	14-SALE / MORE THAN 1 PARCEL	V
04/01/1992	$2,467,500	0932/0459	14-SALE / MORE THAN 1 PARCEL	V
04/01/1992	$4,860,000	0932/0412	14-SALE / MORE THAN 1 PARCEL	V

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	8700-STATE	A-ACREAGE	569.00	.0					CON
2	8700-STATE	A-ACREAGE	1,019.00	.0					CON
3	8700-STATE	A-ACREAGE	735.00	.0					CON
4	8700-STATE	A-ACREAGE	235.00	.0					CON
5	8700-STATE	A-ACREAGE	355.00	.0					CON
6	8700-STATE	A-ACREAGE	10.00	.0					CON
7	9600-WASTELAND	A-ACREAGE	260.00	.0					CON
8	8700-STATE	A-ACREAGE	40.00	.0					CON

Total Misc Value

SV-21-02

Legal Description

Legal Description
34-19-17 (10000): TRACT A PCL 4: NE1/4; SE1/4; S1/2 OF

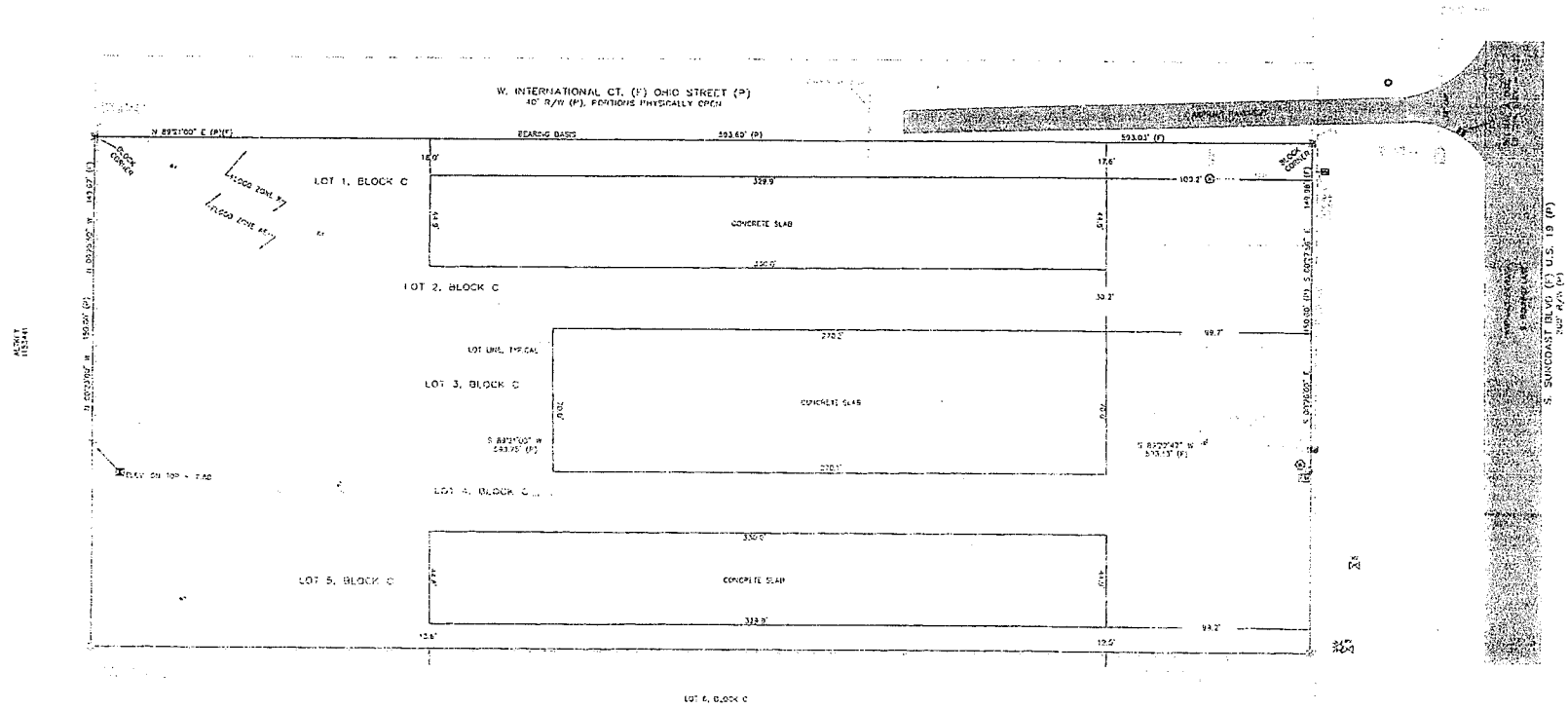
Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

SW1/4; NW1/4 OF SW1/4; NE1/4 OF NW1/4 EXC 3 X 62.78 FT PCL & EXC 5 X 2 FT PCL & EXC PT OF US HWY 19 DESC IN OR BK 932 PG 415 ---&--- 1-20-17 (11000): TRACT A PCL 5: ALL GL 1, 2, 3 & 4 W OF US HWY 19 EXC PT S & E OF RD DESC IN OR BK 683 PG 1037 (11000-1) EXC OR BK 661 PG 328(005C) EXC 660 PG 503(005B & 006B), OR BK 652 PG 639(005A), OR BK 654 PG 546(006C), OR BK 645 PG 1955(006A), OR BK 644 PG 2173(007D), OR BK 660 PG 255 002D & 007C) OR BK 654 PG 1147(007A), OR BK 636 PG 835(007B) ---&--- 2-20-17 (11000): TRACT A PCL 6: GL 1, 2 & S1/2 OF GL 3 ---&--- 11-20-17 (41000): TRACT A PCL 16: N1/2 OF NW1/4 N OF CTRLN OF RD IN OR BK 692 PG 717 ---&--- 11-20-17 (10000): TRACT A PCL 17: E1/2 EXC RD IN 513 PG 303 ---&--- 12-20-17 (30000 & 13000): TRACT A PCL 19 & TRACT B PCL 18: W1/2 OF E1/2 & SW1/4 & NW1/4 EXC RD R/W IN OR BK 513 PG 303 ---&--- 13-20-17 (13000): TRACT A PCL 20 & (24000): TRACT A PCL 22 & (40000): TRACT A PCLS 23A-C & (23000):TRACT B PCL 21 DESC AS: W1/2 OF E1/2 & E1/2 OF SW1/4 & NW1/4 ---&--- 14-20-17 (30000): TRACT A PCL 25 & 14-20-17 (13000): TRACT B PCL 24 DESC AS: W1/2 OF NE1/4; SW1/4; NW1/4 ---&--- 23-20-17 (14000): TRACT A PCL 31 & 23-20-17 (13000): TRACT B PCL 30 & 23-20-17 (23000): TRACT B PCL 32 DESC AS: W1/2 OF NE1/4; SE1/4; E1/2 OF NW1/4 & NW1/4 OF SW1/4 ---&--- 24-20-17 (10000): TRACT A PCL 33B & TRACT B PCL 33A DESC AS: W1/2 OF NE1/4; W1/2 OF SE1/4; SW1/4; SE1/4 OF NW1/4 --- ALL DESC IN OR BK 932 PGS 412 & 459

1153441

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

LEGAL DESCRIPTION:
Lots 1, 2, 3, 4 and 5, Block C, of U.S. 19 No. 3 ADDITION, as per plat thereof, recorded in Plat Book 2, page 123, of the Public Records of Citrus County, Florida.



SURVEYORS NOTES:
1. The bearings shown hereon are based on the Plat of U.S. 19 No. 3 ADDITION, as per plat thereof, recorded in Plat Book 2, page 123 with the N. line of block C being held to bear N 89°21'00" E as computed from data shown on said plat.
2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
3. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
4. The lands bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
5. The elevations shown hereon are based on NAVD 88 and were obtained by G.P.S. (Global Positioning System) observation.
6. There are mobile homes being stored on this property which are not surveyed.

LEGEND:
- FOUND 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) UNLESS AS NOTED
- BENCHMARK
- UTILITY POLE
- WATER METER
- 4" WELL
- R/W RIGHT-OF-WAY
- (P) PLAT
- (M) FIELD MEASURED
- (R) RECORDED BEARING AND DISTANCE
- C.B.S. CONCRETE BLOCK AND STUCCO
- C.C. CORNER
- (UNLESS NOTED OTHERWISE)
- PALM TREE (SIZE NOTED)
- PINE TREE (SIZE NOTED)
- OAK TREE (SIZE NOTED)
- SPOT ELEVATION
- CENTER ELEVATION
- FENCE
- NAVD 88 NATIONAL GEODETIC VERTICAL DATUM OF 1988
- ELEV. ELEVATION
- ELECTRIC METER
- GAS VALVE
- FIRE HYDRANT

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

CERTIFIED TO:
John Zahringer and Darlene Zahringer
Bronnen Banks
Precision Title of the Suncoast, Inc.
Old Republic National Title Insurance Company

7-30-2020
Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7312
Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

FLOOD STATEMENT:
The property shown hereon is located in Flood Zones X and AE (Elevation 8.1) per Flood Insurance Rate Map number 12017C (Scale) dated: September 26, 2014.

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

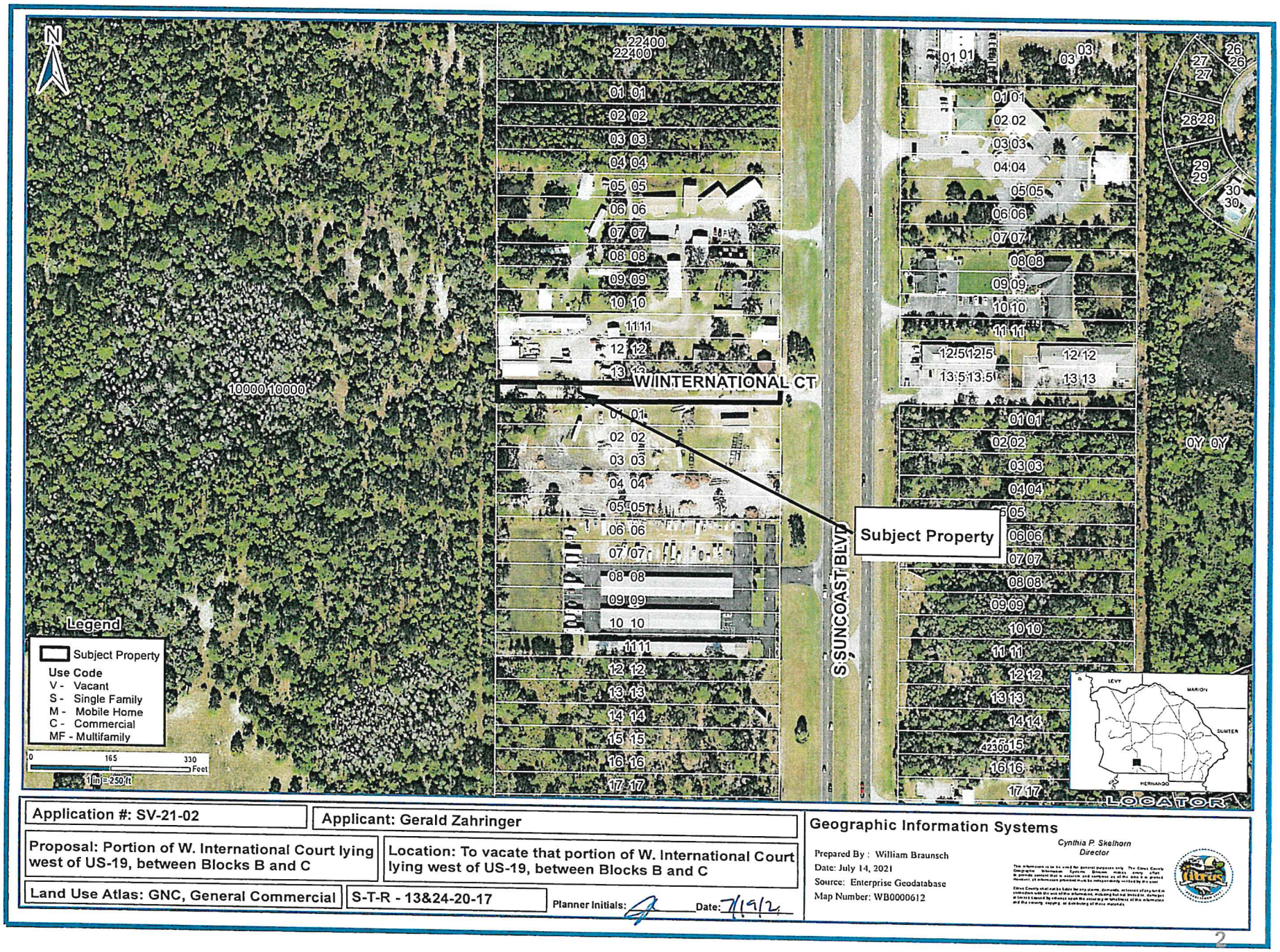
DATE: REVISION

BOUNDARY SURVEY FOR
John Zahringer and Darlene Zahringer
COUNTY, FLORIDA

Field Book: See File
Drawn By: CFB
Field Date: 07-29-2020

Attachment: Applicant Submittal, Staff Review, Utility and Agency Letters (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)


SV-21-02
Gerald Zahringer/Acme Storage LLC
1



Application #: SV-21-02	Applicant: Gerald Zahringer
Proposal: Portion of W. International Court lying west of US-19, between Blocks B and C	Location: To vacate that portion of W. International Court lying west of US-19, between Blocks B and C
Land Use Atlas: GNC, General Commercial	S-T-R - 13&24-20-17

Planner Initials: _____ Date: 7/19/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 14, 2021
Source: Enterprise Geodatabase
Map Number: WB0000612

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide correct data in accurate and complete as all the data is a private document, all information presented must be independently verified by the user.

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

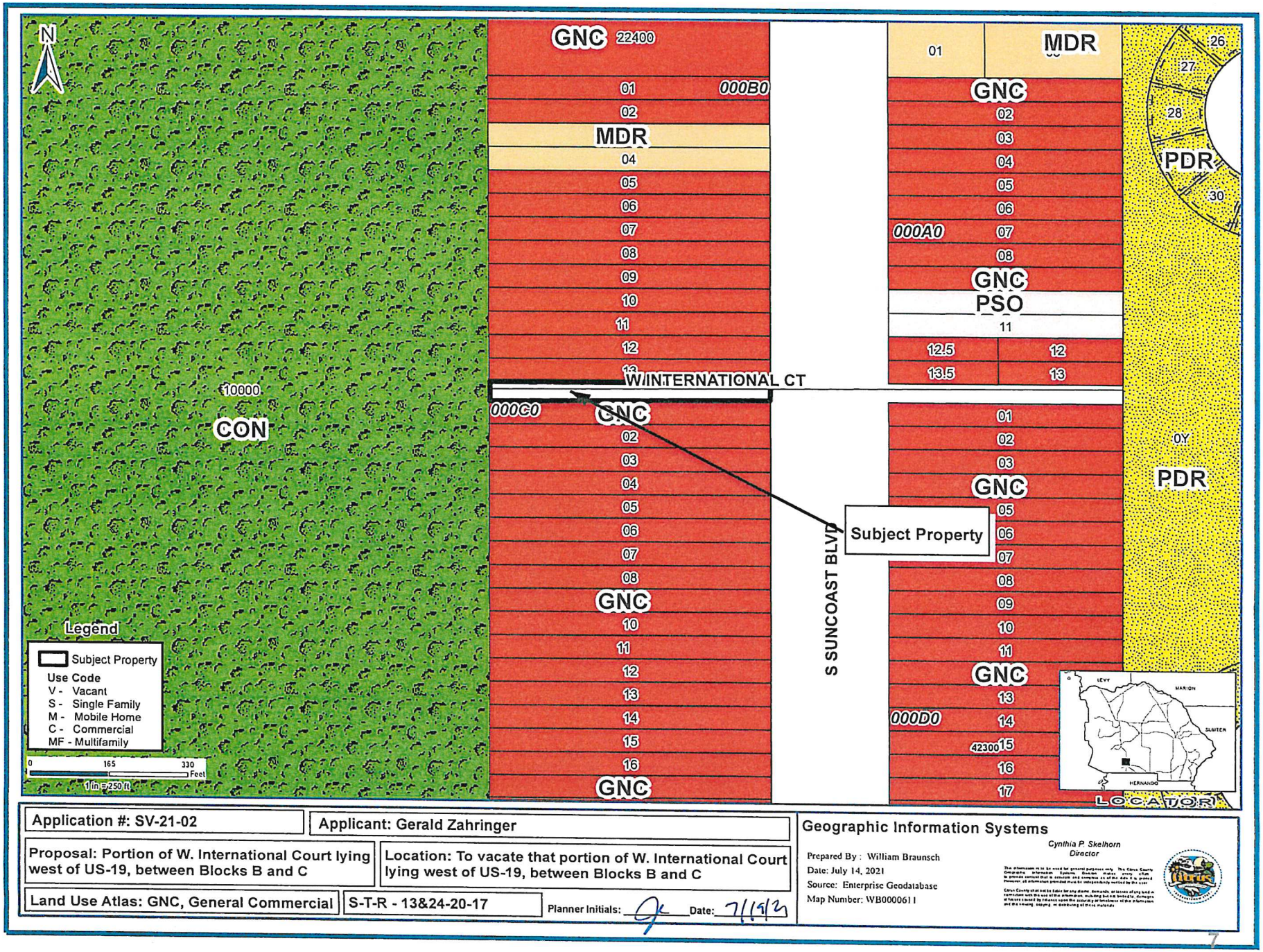
Attachment: Coordinator PP (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)


ORAGE


INTERNATIONAL CT







Application #: SV-21-02	Applicant: Gerald Zahringer	Geographic Information Systems
Proposal: Portion of W. International Court lying west of US-19, between Blocks B and C	Location: To vacate that portion of W. International Court lying west of US-19, between Blocks B and C	Cynthia P. Skelhorn, Director Prepared By : William Braunsch Date: July 14, 2021 Source: Enterprise Geodatabase Map Number: WB0000611
Land Use Atlas: GNC, General Commercial	S-T-R - 13&24-20-17	Planner Initials: JL Date: 7/19/21

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Section makes every effort to provide correct data in accurate and complete maps, but assumes no responsibility for any errors contained thereon. All information provided must be independently verified by the user.

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SV-21-02
Gerald Zahringer/Acme Storage LLC
1



Attachment: Planner PP (17251 : SV-21-02 Gerald Zahringer/Acme Storage LLC)

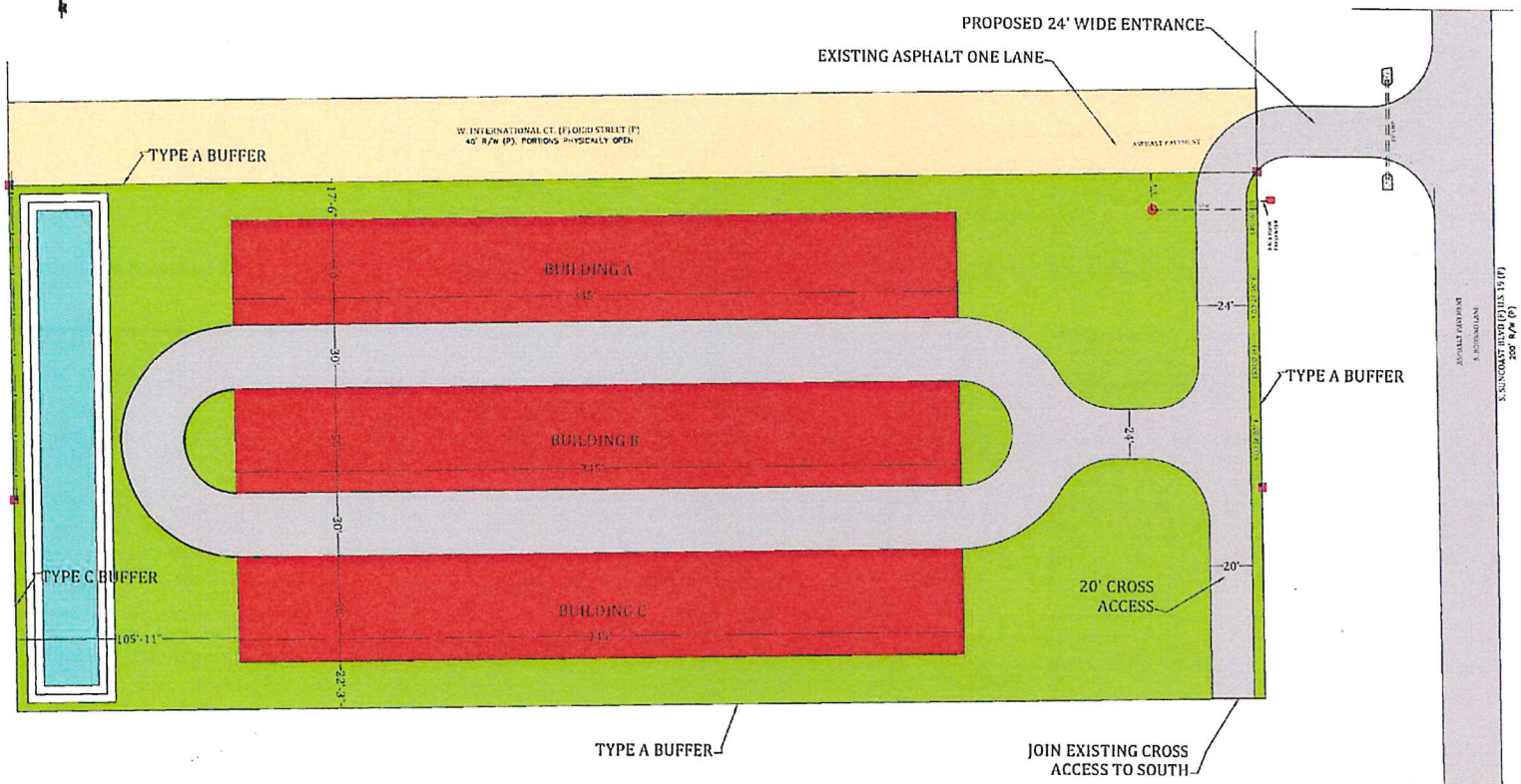

ORAGE
3

SITE DATA
PARCEL AND PROJECT AREA = 148,172 SF / 3.40 ACRES

IMPERVIOUS SURFACE
EXISTING BUILDINGS = 0 SF
EXISTING ASPHALT & LIMEROCK= 0 SF
EXISTING CONCRETE= 0 SF
TOTAL EXISTING IMPERVIOUS = 0 SF
EXISTING IMPERVIOUS SURFACE RATIO = 0%

PROPOSED BUILDING AREAS = 51,750 SF
PROPOSED ASPHALT = 35,546 SF
PROPOSED SIDEWALK AREAS = 0 SF
PROPOSED TOTAL IMPERVIOUS = 87,296 SF
PROPOSED IMPERVIOUS SURFACE RATIO = 58.89%

NO OFFICE ON SITE
NO RESTROOMS ON SITE
COVERED/CLOSED IN RV STORAGE



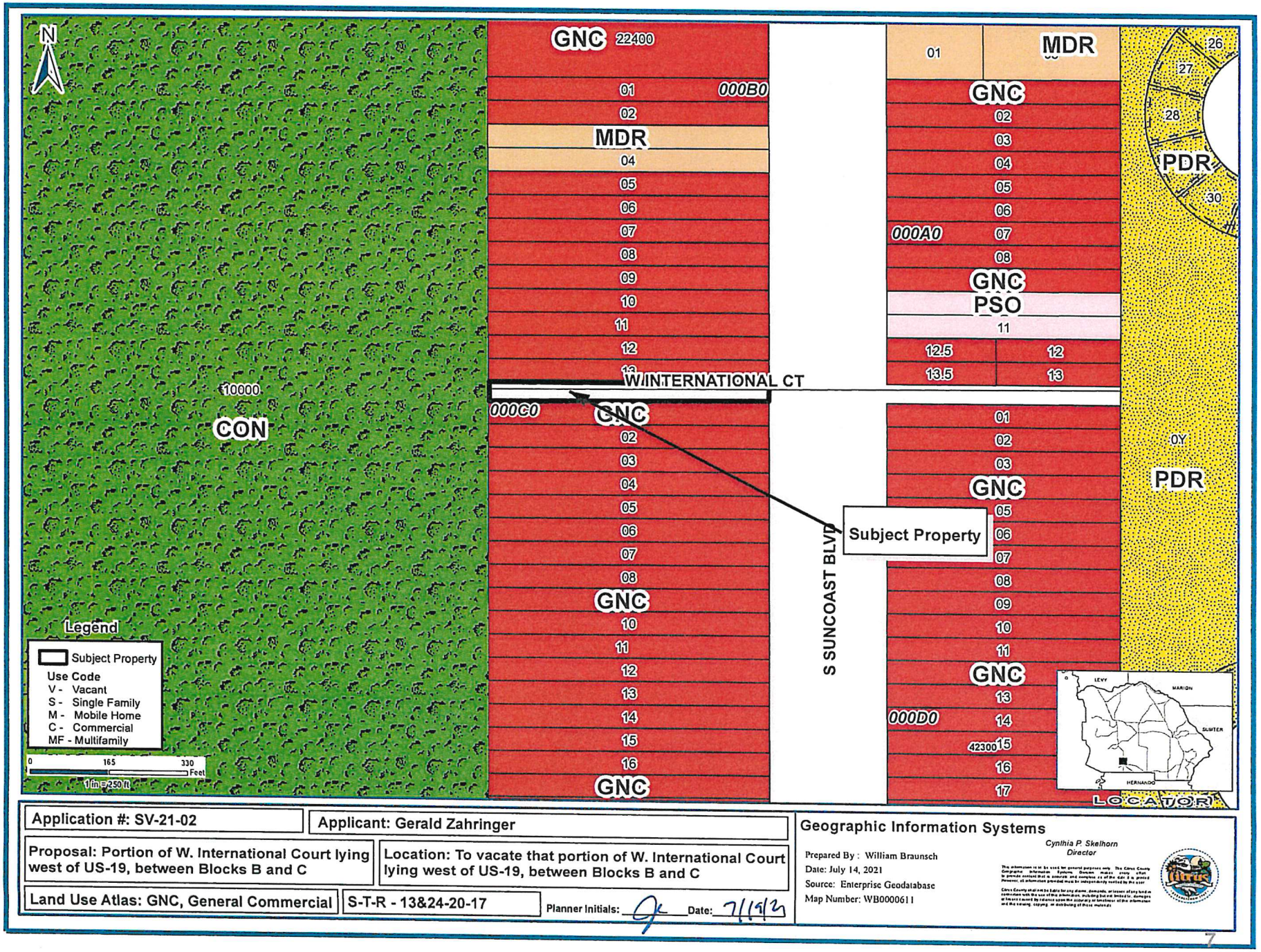
CONDITIONAL USE PERMIT
TO ALLOW COVERED, ENCLOSED, AND
OUTDOOR RV / BOAT STORAGE

RECEIVED
NOV 09 2018
CU-19-04
Land Development Division

DESIGN
DRAFTING
INSPECTIONS
ENGINEERING
LOCAL ENGINEERING, INC.
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352) 697-5384
PAGE 1 of 1
SCALE 1"=40'
DATE 11/5/18
108 ACRE STORAGE
CU CONCEPTUAL SITE
LOCAL ENGINEERING, INC.
CERTIFICATE OF AUTH. 32385




6



Application #: SV-21-02	Applicant: Gerald Zahringer
Proposal: Portion of W. International Court lying west of US-19, between Blocks B and C	Location: To vacate that portion of W. International Court lying west of US-19, between Blocks B and C
Land Use Atlas: GNC, General Commercial	S-T-R - 13&24-20-17

Planner Initials: JK Date: 7/19/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 14, 2021
Source: Enterprise Geodatabase
Map Number: WB0000611

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AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-21-03 McKenzie Permitting for Susan Waddington
AGENDA DATE:	**September 02, 2021**

BRIEF OVERVIEW:

This request is for a Variance from the Citrus County Land Development Code (LDC) for the expansion of a single-family dwelling with a screened room having less than the required 50-foot minimum building waterfront setback in a Coastal A Zone, pursuant to Section 3520, Floodplain Protection standards, as specified in the LDC.

The applicant is requesting a 24-foot setback from the mean high water line, to develop a screen room addition to an existing single-family residence.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on September 2, 2021, to review and consider V-21-03, McKenzie Permitting for Susan Waddington.

PM2-21-77

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

VARIANCE APPLICATION NO. V-21-03 McKenzie Permitting for Susan Waddington
DATE: August 6, 2021
PREPARED BY: Amy Bidwell, Senior Planner; Land Development Division

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) for the expansion of a single-family dwelling with a screened room having less than the required 50-foot minimum building waterfront setback in a Coastal A Zone, pursuant to Section 3520, Floodplain Protection standards, as specified in the LDC. The applicant is requesting a 24 foot setback from the mean high water line, to develop a screen room addition to an existing single family residence.
SUBJECT PROPERTY	Section 30, Township 18 South, Range 17 East; specifically, Dixie Shores Unit 1, Lot 141 (AK 1097550), which address is 11982 W. Bayshore Dr., Crystal River. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 15,696 square feet (0.36 acres).
LAND USE	CLR, Coastal and Lakes Residential District CL, Low Intensity Coastal and Lakes Residential District on the Future Land Use Map.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in Flood Zone VE and CAZ with a base flood elevation of 42.40 feet, as found on Community-Panel Number 12017C0 170E.
SURROUNDING AREA	North – Vacant, single-family dwellings South – Dixie Bay East – Single-family dwellings, W. Bayshore Dr. West – Vacant, single-family dwellings, Dixie Bay The site is located in Dixie Shores Unit 1, where there are single-family dwellings.
SOIL INFORMATION	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily waters of the Gulf of Mexico, Matlacha, Limestone Substratum-Urban Land Complex. Limitations to development include moderate wetness.

Attachment: Staff report and locator map (17254 : V-21-03 McKenzie Permitting for Susan Waddington)

BACKGROUND

The subject property is part of the Dixie Shores Unit 1 Replat subdivision which was platted in 1968. It abuts vacant land and residences to the north, Dixie Bay to the south, single-family dwellings and W. Bayshore Dr. to the east, and vacant land, single-family dwellings and W. Bayshore Dr. to the west. This site is located in the Coastal High Hazard Area (CHHA) and the Coastal A and Velocity Flood Zones. It takes access from W. Bayshore Dr., a 50-foot wide, paved, County maintained right-of-way.

The property is approximately 0.36 acres in size and is developed with a single family residence that is 2,594 square feet built in 1974. In 2006, the 568 square foot garage was redesigned into living area resulting in a current total floor area of 3,162 square feet. The existing single-family residence waterfront setback is approximately 38 feet which encroaches the required 50 foot setback.

The surrounding area contains mostly single-family residences, several vacant lots, and Dixie Bay. Many of the surrounding residences were built in the 1960's and 1970's and have non-conforming setbacks that predate current adopted Surface Water Quality Protection Standards as well as Floodplain Protection Standards for Velocity Zones.

ANALYSIS

The applicant is requesting the waterfront setback be reduced from 50 feet to 24 feet from the mean high-water line to construct a 498 square foot rear screen porch.

The six closest lots on either side of the subject property are mostly similar in size and shape. Although this request is similar to the observed average, many of the surrounding dwellings predate current adopted Surface Water Quality Protection Standards as well as Floodplain Protection Standards for Velocity Zones. One variance has been granted since the adoption of the current version of the LDC. V-20-05 was granted with a 30-foot setback from the mean high-water line for a 900 square foot pool and pool deck.

Building envelope and waterfront setback analysis			
Average building footprint along W. Bayshore Dr.	2,996 sf.	**Existing building footprint** **Proposed building footprint.**	3,162 sf. 3,832 sf.
Average waterfront setback along W. Bayshore Dr. Range from 10 ft. to 60 ft.	34 ft.	**Proposed waterfront setback.**	24 ft.
Available Building envelope (without the need for a variance)			Approximately 7,386 sf.

Attachment: Staff report and locator map (17254 : V-21-03 McKenzie Permitting for Susan Waddington)

The **Engineering Division** has provided the following comments and recommends the following conditions if the application is approved:

The Engineering Division would have no objection to this application with a stormwater system with the details of the design to be addressed at the time of permitting.

Submit a grading and drainage plan prepared by a professional engineer licensed in the State of Florida, providing all of the items listed in the Land Development Code, Chapter 6, Section 6420.A & B.2.

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

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

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

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.

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

Staff comment: *Since this property is designated by the Federal Emergency Management Agency (FEMA) to be located in a Coastal A Zone (CAZ) and Velocity Zone (VE), special standards apply.*

PROPOSED FINDINGS OF FACT

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

1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The subject property is similarly sized in comparison with other lots in the Dixie Shores Unit 1 Replat, most of which predate current

Attachment: Staff report and locator map (17254 : V-21-03 McKenzie Permitting for Susan Waddington)

adopted Surface Water Quality Protection Standards and the Floodplain Protection Standards, or which have been developed without the need for variances.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The encroachment into the required setback is the result of the applicant/property owner. By requesting a screen room in the location proposed, this is an owner-created hardship.

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.*** Screen rooms on surrounding lots that do not meet the waterfront setback were constructed prior to current adopted Surface Water Quality Protection Standards and the Floodplain Protection Standards. The proposal is for new construction of a screen room and the applicant has other options available in order to lessen or eliminate the need for a variance, including the reduction of the building footprint, or reconfiguring the placement of the screen room.

4. ***Literal interpretation of the provisions of this code which would not deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** The applicant is proposing 498 square foot screen room. The applicant's proposed building footprint is not necessary to utilize the property.

5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** It is possible for the applicant to reasonably develop a screen room on the lot with a building footprint which would eliminate or reduce the need for a variance.

6. ***The granting of the variance will not be in harmony with the general intent and purpose of this code and will be injurious to the area involved or otherwise detrimental to the public welfare.*** The screen room does not meet standards for Surface Water Quality Protection and the Floodplain Protection.

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

8. **Granting of the variance will deviate from the clear intent of the adopted Comprehensive Plan.** The application is not consistent with Policy 17.4.1 of the Comprehensive Plan, as discussed in this staff report.

Attachment: Staff report and locator map (17254 : V-21-03 McKenzie Permitting for Susan Waddington)

ADDITIONAL FINDINGS OF FACT FOR FLOOD PROTECTION STANDARDS

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

1. ***The danger that materials may be swept from the site onto other lands.*** There has been no information provided demonstrating that it will utilize the types of materials at or below Base Flood Elevation (BFE) that will be flood-resistant or will break away during a storm event. This would be required at the time of permitting.

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

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

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

5. ***Availability of alternative locations, not subject to flooding or erosion, for the proposed use.*** There is no alternate location on the subject property that the structure could be placed that is not subject to flooding or storm damage, although a screen room structure could be located on the lot to meet setback requirements.

6. ***Compatibility of the proposed use with existing and anticipated neighboring development.*** The proposed use of a screen room is consistent with the other properties in the Dixie Shores Unit 1 Replat subdivision. The proposed building footprint and screen room are larger than the average footprint for the area.

7. ***The relationship of the proposed use to the Comprehensive Plan and the County's floodplain management program.*** The proposed setback for the screen room is not consistent with the Comprehensive Plan.

8. ***Safe vehicular access to the property in times of flood.*** There is an existing concrete driveway connection to the public right-of-way which will not be impacted by the applicant's proposal.

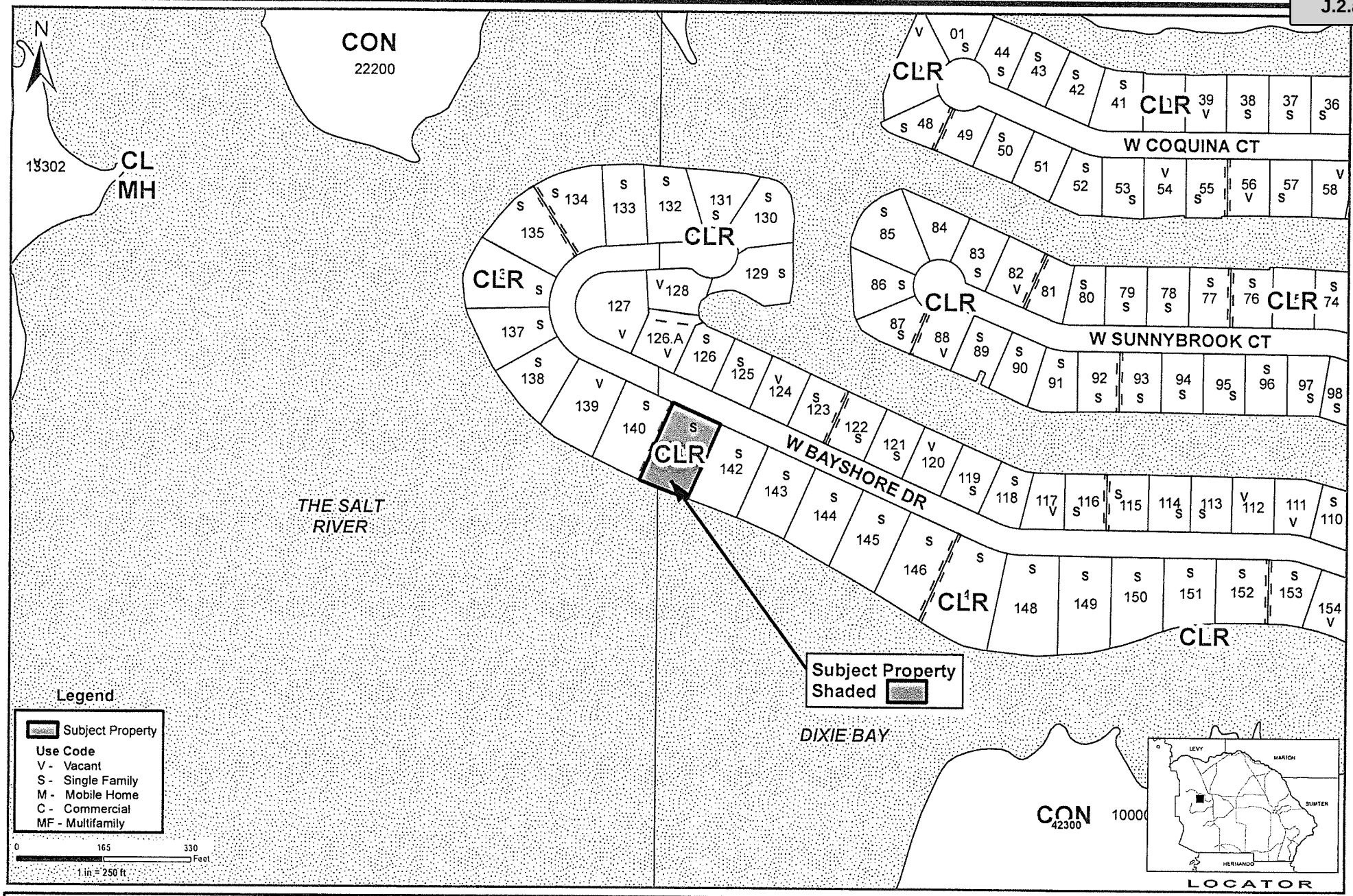
9. ***Expected heights, velocity, duration, rate of rise, sediment transport by the flood waters, and effects of wave action, if applicable, at the site.*** Engineering plans demonstrating that the proposed structure could meet the appropriate building and flood zone standards would be required during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

Attachment: Staff report and locator map (17254 : V-21-03 McKenzie Permitting for Susan Waddington)

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

AB/SW/cb

Attachment: Staff report and locator map (17254 : V-21-03 McKenzie Permitting for Susan Waddington)



Application #: V-21-03	Applicant: Brenda McKenzie for Susan Waddington
Proposal: Waterfront setback	Location: 11982 W. Bayshore Dr, Crystal River 34429
Land Use Atlas: Coastal Lakes Residential (CLR)	S-T-R - 30-18-17 SW

Planner Initials: CAB Date: 7/8/21

Geographic Information Systems

Prepared By : William Braunsch
Date: April 1, 2021
Source: Enterprise Geodatabase
Map Number: WB0000486

Cynthia P. Skelhorn
Director

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Attachment: Staff report and locator map (17254 : V-21-03 McKenzie Permitting for Susan Waddington)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

Application No.: V-21-03 Date: 3-17-2021

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

Applicant*		Property Owner	
Name:	Brenda McKenzie	Name:	SUSAN WADDINGTON
Address:	7232 E. Gospel Island Road	Address:	11982 W. BAYSHORE DRIVE
City:	Inverness, FL 34450	City:	CRYSTAL RIVER
State:	352-601-0842	State:	FLORIDA Zip: 34429
Home No.:	mckenziepermitting@gmail.com Cell No.:	Home No.:	Cell No.: 352-283-0406
Work No.:	Fax No.:	Work No.: 352-283-0406	Fax No.:
Email:		Email:	

Property Description: Section: 30 Township: 18 South Range: 17 East
Legal Description: DIXIE SHORES UNIT 1 REPLAT LOT 141
Subdivision: DIXIE SHORES UNIT 1 Lot(s): Replat 141 Block/Parcel:
Alternate Key #: 1097550 Parcel ID: 17E18S 30000 10 1410

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

Variance Request: 24' REAR SETBACK

* NO SEE UMS ARE UNBEARABLE*

State hardship that justifies the granting of the variance: HOME WAS BUILT IN 1974 AND DIDNT ALLOW FOR EXPANSION - OWNER WANTS TO INSTALL STORMWATER MANAGEMENT + GUTTERS + ENJOY ABUTTING NEIGHBORS SETBACKS

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

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

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

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

Signature: Brenda McKenzie

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

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

Lanette Ferdinand
Printed Name
Lanette Ferdinand
Notary Public - State of Florida

Seal

LANETTE FERDINAND
Commission # HH 040524
Expires January 5, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

For Staff Use Only
Date: 3/17
Time: _____
Initials: _____
ATF: _____
QTR: _____
LUD: MAR 1 FZ: _____

V-21-03

Attachment: Applicant's submittal (17254 : V-21-03 McKenzie Permitting for Susan Waddington)

Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/3/
Addl Fixtures	1
FPL: Stacks/Openings	1 / 1

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1974	2,594
1	OPEN PORCH FIN	1974	64
1	FLR LIV AREA	2006	568

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SEA WALL CONCRETE BLOCK-[2-LINEAL]	1974			1	100	

Total Misc Value

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Last Updated: 09/Mar/2021
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V-21-03

Attachment: Applicant's submittal (17254 : V-21-03 McKenzie Permitting for Susan Waddington)

V-21-03

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

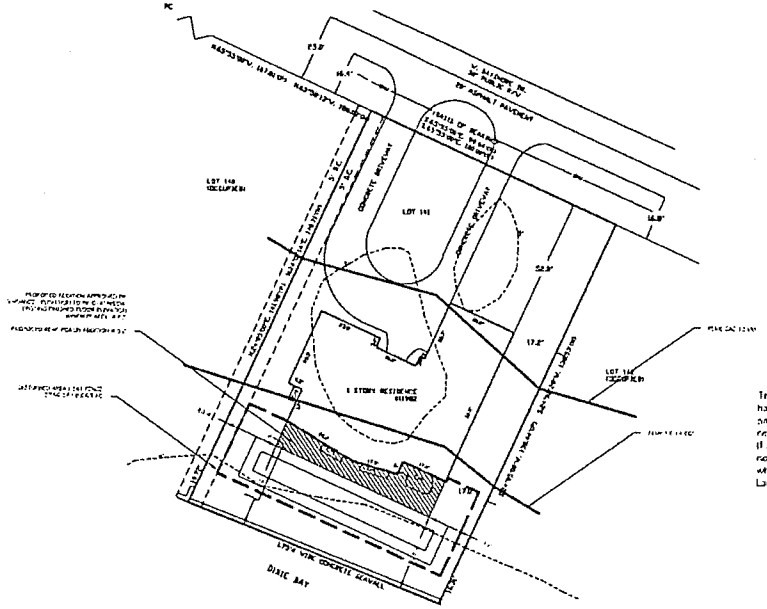
SURVEYOR INFORMATION PROVIDED BY:
WILLIS R. HOWELL

PROPERTY ADDRESS
17492 N. KEYSTONE DR.
CRYSTAL RIVER, FL

LEGAL DESCRIPTION: UNIT 1 REPLAT LOT 141

NO OTHER INFORMATION PROVIDED BY SURVEYOR





SITE DATA
PARCEL AREA = 15,728 SF / 0.36 ACRES
DISTURBED AREA = 19,973 SF / 0.458 ACRES

IMPERVIOUS SURFACE
EXISTING DRIVEWAY / SIDEWALK AREAS = 2,490SF
EXISTING BUILDING AREAS = 3,334 SF
TOTAL EXISTING IMPERVIOUS AREA = 5,824 SF
EXISTING IMPERVIOUS RATIO = 37.03%

PROPOSED REAR ADDITION AREA 498 SF
PROPOSED TOTAL IMPERVIOUS AREA = 6,322
PROPOSED IMPERVIOUS RATIO = 40.19%

3/4" RETENTION OF DEVELOPED AREA #1
3/4" (2,756 SF) = 173 CF

RETENTION AREA PROVIDED:
RETETION AREA = 564 SF
RETENTION PERIMETER = 157 LF
RETENTION AREA DEPTH = 0'-4"

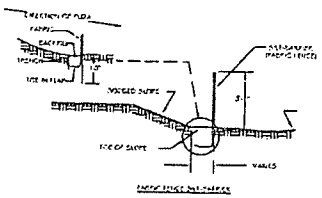
TOTAL REQUIRED RETENTION 173 CF
TOTAL PROVIDED RETENTION 292 CF

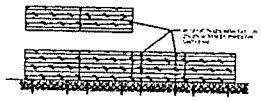
FLOOD PLAIN COMPENSATION
FILL ON SITE FOR SFR ONLY - NO FILL REQUIRED FOR POND AREA

Michael Wilburn
Digitally signed by Michael Wilburn
Date: 2021.06.01 15:09:56 -04'00'

MICHAEL DON WILBURN — PROFESSIONAL ENGINEER

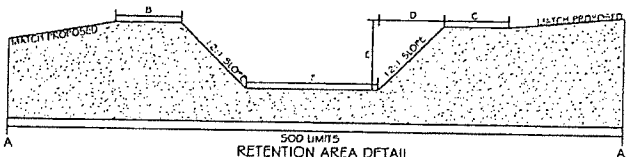
The Stormwater Management System shown on this plan has been designed to provide treatment of the runoff from small storms to protect the adjacent water body and/or retention of stormwater to reduce flooding of downstream properties. If at the time of the Final Lot Grade Inspection the finished project does not match these plans, the Engineer of Record will be required to verify what has been constructed will satisfy the requirements of the Land Development Code and submit an As-Built Plan.





PERIMETER EROSION AND SEDIMENT CONTROL

NOTES:
1. CONTRACTOR IS RESPONSIBLE TO CONTROL ANY DEVIATIONS FROM THE PROPOSED EROSION CONTROL PLAN. INSTALLATION OF OTHER BMPS THAT ARE NOT SHOWN ON THE PLAN MAY BE REQUIRED TO ADDRESS SITE CONDITIONS. THE BMPS MUST REMAIN IN PLACE UNTIL
2. EXISTING SOILS DO NOT EXHIBIT EROSION. CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY SEDIMENT IF DEPOSITED.



RETENTION AREA DETAIL
N.T.S.

B	0.00
C	0.00
D	4'
E	4"
F	8'

L-X WDL NONE
CONTOUR LINE
FEMA (SEE PLAN)
PROPOSED CONTOUR
DISTURBED AREA / SILT FENCE

NOTES:
SEC 6420 B.2.A - 1"=20' SCALE
SEC 6420 B.2.B - NO ADVERSE AFFECTS
SEC 6420 B.2.C - SEE SUBMITTED AERIAL
SEC 6420 B.2.D - SEE TOPO ELEVATIONS PROVIDED BY SURVEYOR
SEC 6420 B.2.E - SEE PLAN SET FOR FEMA FLOOD ELEVATION (12.00 & 14.00), COMPENSATION AREA, AND RETENTION
SEC 6420 B.2.F - SEE PLAN SET FOR SWALE AND RETENTION LOCATIONS
SEC 6420 B.2.G - SEE PLAN SET FOR RETAINAGE OF 3/4" OF RAINFALL FROM DEVELOPED AREA
SEC 6420 B.2.H - SEE PLAN SET FOR PROPOSED STRUCTURE LOCATIONS
SEC 6420 B.2.I - SEE PLAN SET FOR LOCATION AND DIMENSIONS OF DRIVEWAY
SEC 6420 B.2.J.2 - FINISHED FLOOR ELEVATION IS 6.40' BELOW FEMA 100 YEAR FLOOD ELEVATION
SEC 6420 B.2.K - SEE PLAN SET FOR LOCATION OF PROPOSED WATER SOURCE
SEC 6420 B.2.L - SEE PLAN SET FOR PROPOSED SPOT ELEVATIONS AND CONTOURS FOR DEVELOPED AREAS
SEC 6420 B.2.M - SEE PLAN SET DETAIL FOR CROSS SECTION OF SWALE AND RETENTION AREAS
SEC 6420 B.2.N - SEE PLAN SET FOR COMPLIANCE
SEC 6420 B.2.O - SEE PLAN SET FOR EROSION CONTROL PLAN
SEC 6420 B.2.P - SEE PLAN SET FOR COMPLIANCE
SEC 6420 B.2.Q - SEE PLAN SET FOR COMPLIANCE (4:1 MAX. ON ALL SLOPES)
SEC 6420 B.2.R - SEE PLAN SET FOR FLOOD COMPENSATION CALCULATIONS
SEC 6420 B 2.S-N/A

ENGINEER OF RECORD
LOCAL ENGINEERING, INC.
MICHAEL D. WILBURN, PH.D., P.E.
PO BOX 934
FLORAL CITY, FL 34436
PHONE (352) 697-3384

MICHAEL D. WILBURN, P.E.
LICENSE NO. 74441

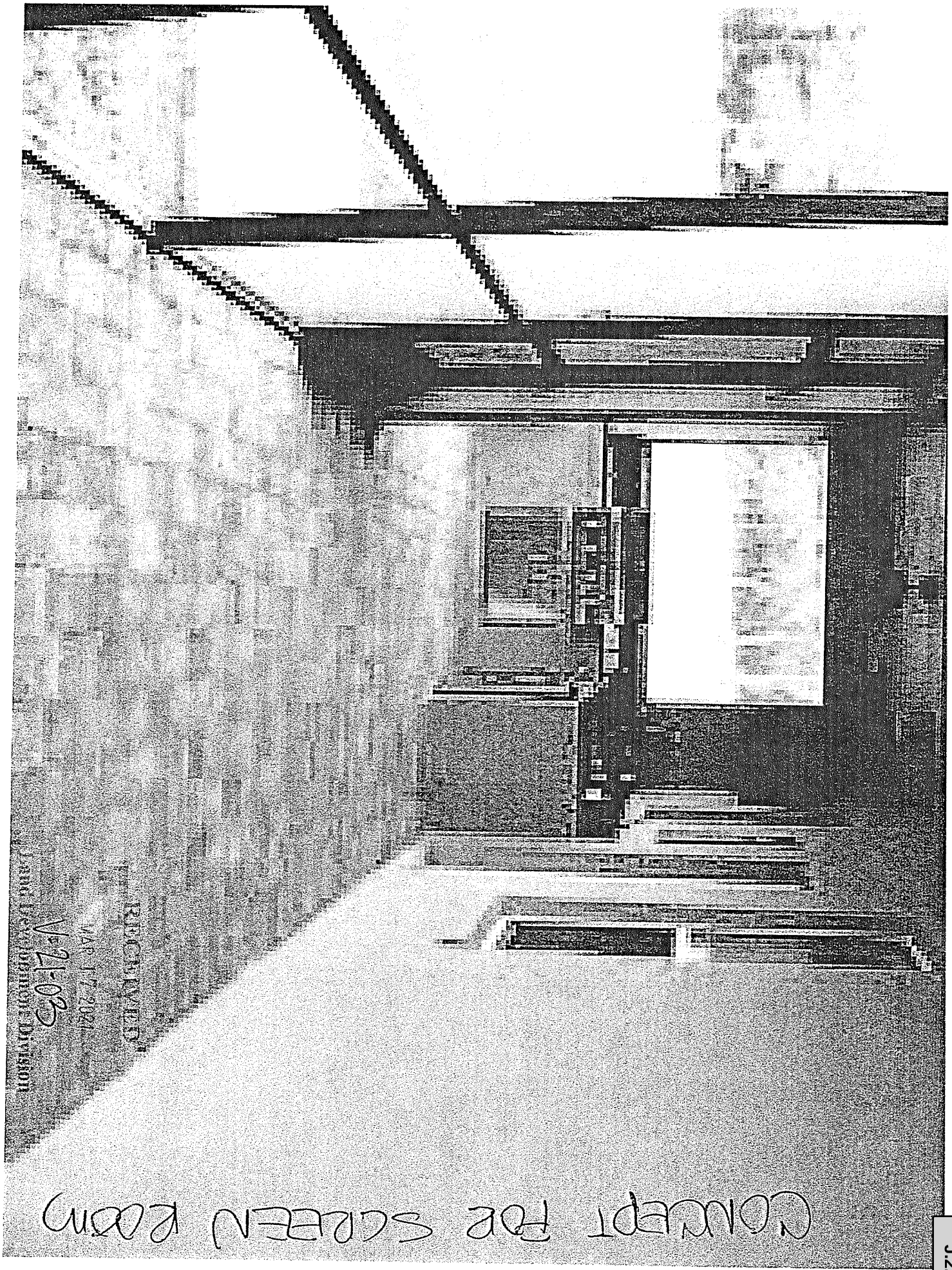
PAGE 1 of 1
JOB: DETACHED RESIDENCE
DATE: 05/4/20
SCALE: 1"=20'

STORMWATER PLAN

LOCAL ENGINEERING, INC.

CERTIFICATE OF AUTH. 32355

Attachment: Applicant's submittal (17254 : V-21-03 McKenzie Permitting for Susan Waddington)


Except for screen room
RECEIVED
MAR 17 2021
Land Development Division
V-21-03

V-21-03

McKenzie for Waddington

Attachment: Coordinator PowerPoint (17254 : V-21-03 McKenzie Permitting for Susan Waddington)



Attachment: Coordinator PowerPoint (17254 : V-21-03 McKenzie Permitting for Susan Waddington)



Attachment: Coordinator PowerPoint (17254 : V-21-03 McKenzie Permitting for Susan Waddington)


ION PENDING
MENT OF THIS PROPERTY
NPUT ACCEPTED
T CITRUS COUNTY
OWTH MANAGEMENT
527-5239
11982
12000



Attachment: Coordinator PowerPoint (17254 : V-21-03 McKenzie Permitting for Susan Waddington)

Attachment: Coordinator PowerPoint (17254 : V-21-03 McKenzie Permitting for Susan Waddington)

V-21-03

McKenzie for Waddington

Attachment: Planner PowerPoint (17254 : V-21-03 McKenzie Permitting for Susan Waddington)



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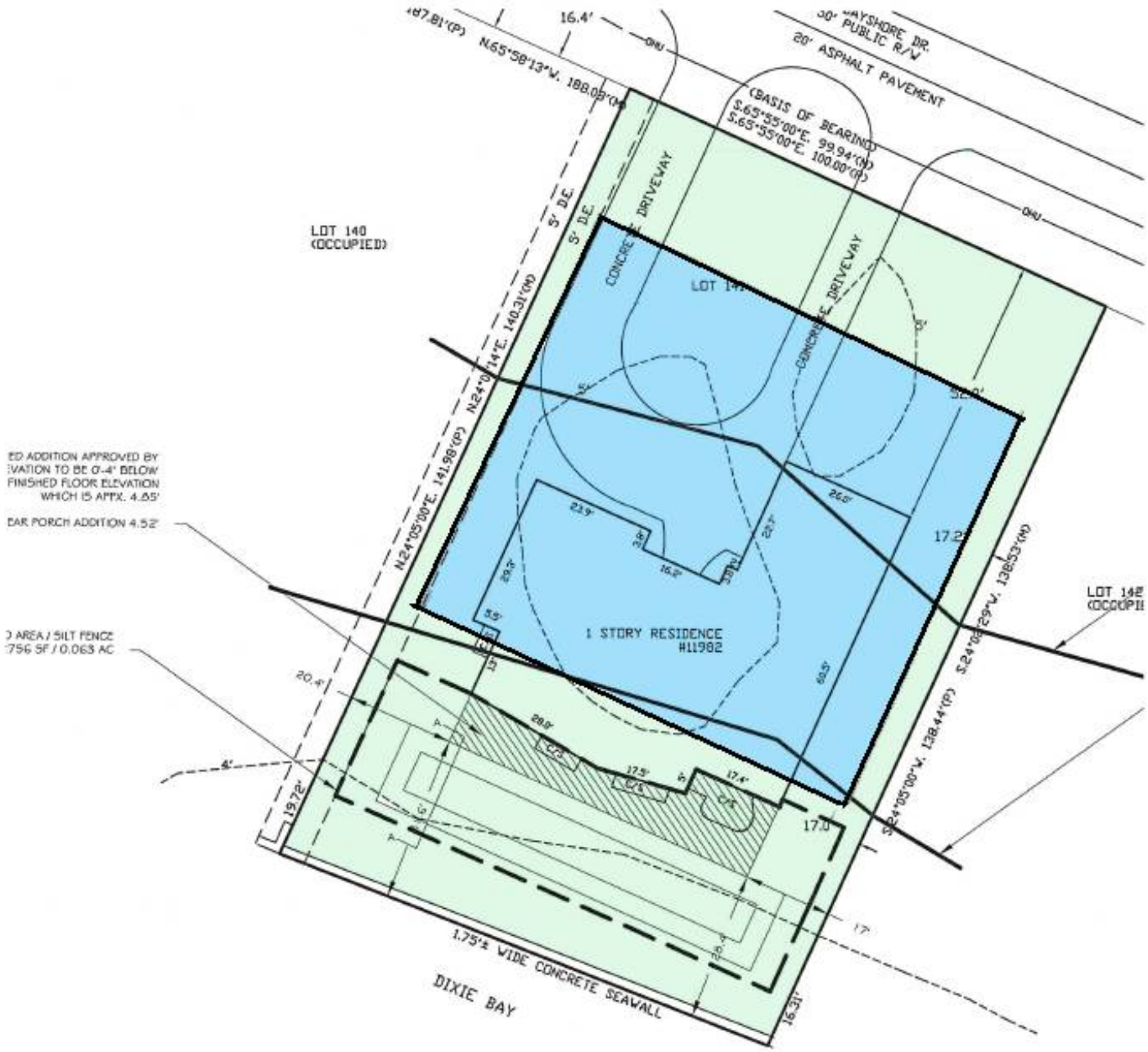


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Attachment: Planner PowerPoint (17254 : V-21-03 McKenzie Permitting for Susan Waddington)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development
AGENDA DATE:	**September 02, 2021**

BRIEF OVERVIEW:

This request is for a Conditional Use to allow for a skilled nursing facility and assisted living facility with accessory uses in the Low Density Residential District , pursuant to Section 2405, Low Density Residential District, a specified in the LDC.

Specifically, the applicant is requesting to allow a 93-bed skilled nursing facility and a 60- unit assisted living facility.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on September 2, 2021, to review and consider CU-21-10, Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development.

PM2-21-80
REVISED

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

CONDITIONAL USE APPLICATION NO. - CU-21-10
Clark A. Stillwell for Pruitt Properties, Inc./Citrus Hills Land Development

DATE: August 6, 2021

PREPARED BY: Miranda Anaya, Senior Planner, Land Development Division MA
Joe Hochadel, Principal Planner; Land Development Division JH

CONDITIONAL USE REQUESTED	This request is for a Conditional Use to allow for a skilled nursing facility and assisted living facility with accessory uses in the Low Density Residential District, pursuant to Section 2405, Low Density Residential District, as specified in the LDC. Specifically, the applicant is requesting to allow a 93 bed skilled nursing facility and a 60 unit assisted living facility in two phases.
SUBJECT PROPERTY	Section 24, Township 18 South, Range 18 East, more specifically, Lot 1, Block 4A000, of an unrecorded tract; also known as Alternate Key Number 3229868, which address is 555 W. Norvell Bryant Hwy., Hernando, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 19.25 acres
LDC ATLAS DESIGNATION	LDR, Low Density Residential District GNC, General Commercial District
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone X as found on Community Panel Number 12017C0214D.
SURROUNDING LDC ATLAS DESIGNATIONS	North – PDR, Planned Development Residential District (Community Public use) South – PDR, Planned Development Residential District (Community Commercial) East – LDR, Low Density Residential District; GNC, General Commercial District West – PDR, Planned Development Residential District (Multi-Family High Density, Community Commercial)
SURROUNDING FLUM DESIGNATIONS	North – RMU, Residential Mixed Use District South – RMU, Residential Mixed Use District East – LDR, Low Density Residential District; GNC, General Commercial District West – RMU, Residential Mixed Use District

Attachment: Staff Report, Locator Map & Site Plan (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

SURROUNDING EXISTING LAND USE	North – Forest Ridge Elementary School South – Vacant commercial, Pharmacy East – Single-family residences, Vacant residential, Vacant commercial West – Fast food restaurant, Shopping center, Multi-family development
CHARACTERISTICS OF THE SURROUNDING AREA	The surrounding area is residential and commercial in nature.

BACKGROUND AND ANALYSIS

The subject property under application is an unrecorded tract and not part of a larger subdivision. The parcel maintains frontage on CR-486 (W. Norvell Bryant Hwy.), a minor arterial roadway. There is currently a right-in, right-out driveway to the subject property from W. Norvell Bryant Hwy. The parcel is currently vacant and heavily wooded. The property is located adjacent to the Shoppes of Citrus Hills commercial plaza to the west, the Forest Ridge Senior Residences multi-family development to the west, and the Forest Ridge Elementary School to the north. The subject property has an existing 25-foot wide easement along a portion of the west property line for road right-of-way.

The applicant is requesting to allow for a skilled nursing facility with 93 beds and an approximately 49,254 square-foot, 60 unit assisted living facility in the LDR District. The applicant has indicated the skilled nursing facility will be approximately 90,419 square feet in size. However, the site plan submitted states the skilled nursing facility use is 81,746 square feet and also states the skilled nursing facility building footprint is 110,402 square feet. This will need to be clarified. The applicant is also proposing a storage and workshop area of 937 square feet. The property is 19.25 acres with approximately 13.2 acres designated LDR and approximately 6.05 acres designated GNC on the LDC Atlas. The entire 19.25 acres is designated LDR on the Future Land Use Map and will require a Comprehensive Plan Amendment to utilize the GNC portion for future GNC development.

The maximum allowable Impervious Surface Ratio (ISR) for the GNC district is 70 percent. The maximum allowable Impervious Surface Ratio (ISR) for the LDR district is 35 percent. The applicant has indicated an ISR of approximately 34.5 percent for Phase One which is near the maximum allowed. The applicant has not addressed ISR for Phase 2. The maximum Floor Area Ratio (FAR) per LDC for LDR is 0.2. The submitted site plan indicates a FAR of 0.2 for Phase 1 and 2, reaching the limit allowed. Future development in the GNC portion would have a maximum FAR of 1.0.

The applicant is proposing to phase the project with Phase One consisting of the 93-bed skilled nursing facility, access drive, parking, cross access, stormwater retention, and landscaping. Phase Two will consist of the 60-unit assisted living facility and additional parking. The GNC portion is not proposed to be developed at this time. The site will continue to access W. Norvell Bryant Hwy. through the existing right-in, right-out driveway, as well as through cross access to the adjacent shopping plaza.

Consistency with the Comprehensive Plan – All development applications shall demonstrate complete compliance with the Citrus County Comprehensive Plan. This Conditional Use application is consistent with the Comprehensive Plan with conditions as proposed by staff.

Attachment: Staff Report, Locator Map & Site Plan (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

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

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

Staff Comment: *The proposed use is compatible with the surrounding residential and nonresidential committed land uses as long as the proposed conditions are adhered to.*

Consistency with the Land Development Code (LDC) – Staff reviewed this application under the standards of Section 3170, Nursing Homes and Assisted Care Facilities, as specified in the LDC; Section 2405, Low Density Residential District, as specified in the LDC, Section 3740, Design Standards for Large Non-Residential Development Projects, as specified in the LDC.

2405. Low Density Residential District (LDR)

Staff comment: *According to LDC, Section 2405, a skilled nursing facility and an assisted living facility can be allowable as a Conditional Use in this district. The LDR Land Use District allows for a maximum ISR of 35 percent and the applicant has proposed an Impervious Surface Ratio of 34.5 percent for Phase One only. Applicant is proposing 0.2 FAR which is the limit for the LDR district.*

3170. Nursing Homes and Assisted Care Facilities

A. General Requirements: The following requirements shall apply for all facilities regulated by this Section:

1. There shall be a 1,000-foot separation from the legal boundary of the lot containing the proposed facility to the legal boundary of the lot containing another facility regulated by this Section and shall be measured in a straight line.

Staff comment: *The applicant is requesting one deviation from the 1,000-foot separation from the legal boundary of another facility regulated by Section 3170. The subject property is approximately 885 linear feet to legal boundary of the Grand Living at Citrus Hills assisted living facility property located across W. Norvell Bryant Hwy. to the southwest although the applicant is indicating 930 feet. There is another skilled nursing facility, The Grove Health and Rehabilitation Center, located over 1,000 feet to the southeast. The applicant has also provided a Certificate of Need from the State of Florida Agency for Health Care Administration for a 93-bed skilled nursing facility in this area.*

- Deviation- 885 linear feet to Grand Living at Citrus Hills assisted living facility.

2. No proposed facility regulated by this Section shall be located within 2,640 feet of an Adult Day Care Center, Adult Family Care Home, Community Residential Home (Small), Family Child Care Home (large), boarding house, rooming house, group home, lodge, nursing home, supervised living facility, family group home, supervised care level facility, and/or

Attachment: Staff Report, Locator Map & Site Plan (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

facility offering personal services for residents. The separation distance applies only to those facilities in residential districts.

Staff comment: *The applicant appears to meet the 2,640-foot setback requirement.*

3. Each proposed facility shall provide at least 200 square feet of living space for each resident, staff, owner, operator, manager, administrator, adult, and/or child related by blood or marriage who reside in the facility or who require services to residents as defined in Florida Statutes.

Staff comment: *The applicant has indicated this requirement will be met at time of permitting.*

4. Each proposed facility shall comply with the residential densities outlined within the Comprehensive Plan. For the purpose of calculating residential density, every six residents in the facility shall equal a dwelling unit.

Staff comment: *The density of the LDR district is two dwelling units per acre. Per Section 3170, every six (6) residents in a facility shall equal a dwelling unit. The LDR portion is approximately 13.2 acres allowing a maximum of 26 dwelling units, or 156 residents. The applicant is proposing 93 beds for the skilled nursing facility and 60 units for the assisted living facility, for a density of 25.5 dwelling units. The proposal meets allowable density as long as each unit within the assisted living facility has one resident.*

B. Architectural Characteristics of Facility:

1. Facilities providing services for six or fewer adult residents - No external evidence distinguishing the facility from existing residential structures in the neighborhood shall be visible from adjacent properties.

2. Facilities providing services for more than six adult residents - Each facility shall be designed to appear as similar to existing structures in the neighborhood as possible.

C. Buffering Requirements: A proposed facility providing services for sixteen or more adult residents shall provide a 25-foot wide buffer and 75 percent visibility screen from surrounding residential uses or residentially committed areas. However, if the applicant can provide alternatives providing equivalent protection of adjacent properties from undesirable views, lighting, noise, or other external impacts through such techniques as alternative forms of landscaping, berming, building relocations, modifications of mechanical equipment, change in circulation patterns, provisions of open space, or modifications of operational characteristics, the required screening may be reduced or eliminated.

Landscaping/Buffers: The applicant is providing a 25-foot wide Type D landscape buffer along the east, north, and a portion of the west property lines. The LDC requires a 25-foot wide buffer and 75 percent visibility screen from residential uses or areas per Section 3170 and Section 3740 requires a Type D landscape buffer with a wall along residential property. The applicant has not indicated a landscape buffer either between the proposed development and the GNC portion or within the GNC portion along the property lines or right-of-way of W. Norvell Bryant Hwy. Any future development within the GNC portion will be required to meet landscape standards at time of development.

Attachment: Staff Report, Locator Map & Site Plan (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

This proposal must also comply with the design standards for non-residential development according to Section 3740 (Projects over 25,000 square feet of Gross Floor Area), including foundation landscaping, DRA buffer, and parking areas.

- Parking areas - If proposing an office, it will need parking, which requires parking area landscaping. Additional buffering to meet the required landscape buffers per the LDC standards may be required at the time of permitting.
- Foundation landscaping - for at least 50% of each façade length located along an improved right-of-way, parking area, or includes a customer entrance. The foundation landscaping must be installed per LDC standards at the time of permitting.
- Type C buffer shall be adjacent to improved rights-of-ways, parking spaces, and/or access drives with an approved DRA.

➢ Deviation: A Type D buffer with no wall or fence along the adjacent residential property lines.

Parking Spaces Required: Chapter 7 of the Land Development Code requires Assisted Living Facilities to have 0.5 spaces per living unit and Nursing Home at 1 space for each two authorized beds.

Facility	Required	Provided
Skilled nursing facility (nursing home)	1 space per two beds X 93 = 46.5 spaces	140 spaces
Assisted living facility	60 units/.5 per unit= 120 spaces	90 spaces
Total	167 spaces	230 spaces

Note: As mentioned elsewhere in this staff report, it appears the proposal is almost at its maximum ISR with Phase One (140 spaces provided), so development of Phase Two would require further approval.

Façade Standards: According to LDC Section 3745 D.1, any elevation of the building that fronts on an improved right-of-way shall meet façade requirements including material, entryways, and roof standards.

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

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

The **Engineering Division** has provided the following comments and recommends the following conditions if the application is approved:

1. Cross access to the east will be provided at time of development of the commercial frontage.
2. The site must meet the access and stormwater requirements of Chapter 6 and Chapter 7 of the LDC.

Attachment: Staff Report, Locator Map & Site Plan (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

PROPOSED FINDINGS OF FACT

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

1. ***The proposed uses and structures would not violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the LDC.*** The proposed ALF and nursing facility appear to be able to meet the requirements of the Comprehensive Plan and the Land Development Code. The property is zoned LDR and GNC, however, the nursing facility and ALF will only be in the LDR portion. LDC standards for Nursing Homes and Assisted Living Facilities and Large Non-residential Development will need to be met at time of permitting. The proposal meets allowable density as long as each unit within the assisted living facility has one resident.

2. ***The proposed uses and structures would not be incompatible with the uses, structures, and activities on adjacent and nearby lands.*** The request is compatible with the adjacent and nearby lands comprising of a mixture of commercial and residential uses.

3. ***The proposed uses and structures would not violate health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure, specifically with respect to:***
   a. ***The use or structure would not exceed the applicable density or bulk regulations except as specifically authorized, nor shall the use or structure result in overcrowding of land or buildings;*** The proposed use will need to show the site does not exceed allowable density, bulk regulation, Floor Area Ratio, and Impervious Surface Ratio at the time of permitting.
   b. ***The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards;*** The use will not impair pedestrian or vehicular movement.
   c. ***The use or structure would not create a fire hazard;*** The application as proposed would not create a fire hazard as long as Fire Code requirements are met at the time of permitting.
   d. ***The use or structure would not result in noise, odor, glare, vibration or other similar characteristic, which is detectable at the property line, and which exceeds the level which will result from permitted uses;*** The use as proposed will not result in noise, odor, glare or vibration.
   e. ***The use or structure would not prevent an adjoining landowner from the legal use of his property pursuant to the LDC;*** The use as proposed will not prevent use of adjoining lands.
   f. ***The use or structure would not violate a requirement or limitation of any applicable state or federal law or regulation;*** The use as proposed will not violate applicable state law or federal regulation.
   g. ***The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.*** The proposal does not impact public facilities.

4. ***Termination and/or expiration of Conditional Uses - The PDC may specify a term for the duration of a Conditional Use. A Conditional Use will terminate if no development activity under the Conditional Use is commenced within three years of the date of approval, or if the***

Attachment: Staff Report, Locator Map & Site Plan (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

approved use ceases for a period of three years. The property owner may seek an extension by applying to the PDC. The applicant has not requested an extension of the three-year term.

PROPOSED CONDITIONS

1. This Conditional Use is to allow for a Skilled Nursing Facility and Assisted Living Facility in the LDR land use district as proposed on the site plan submitted with this application date-stamped June 7, 2021. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

2. At the time of permitting, the applicant must demonstrate compliance with LDC Section 3170 including providing 200 square feet of living area per resident.

3. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3740, Design Standards for Large Non-Residential Development Projects, excluding buffer walls.

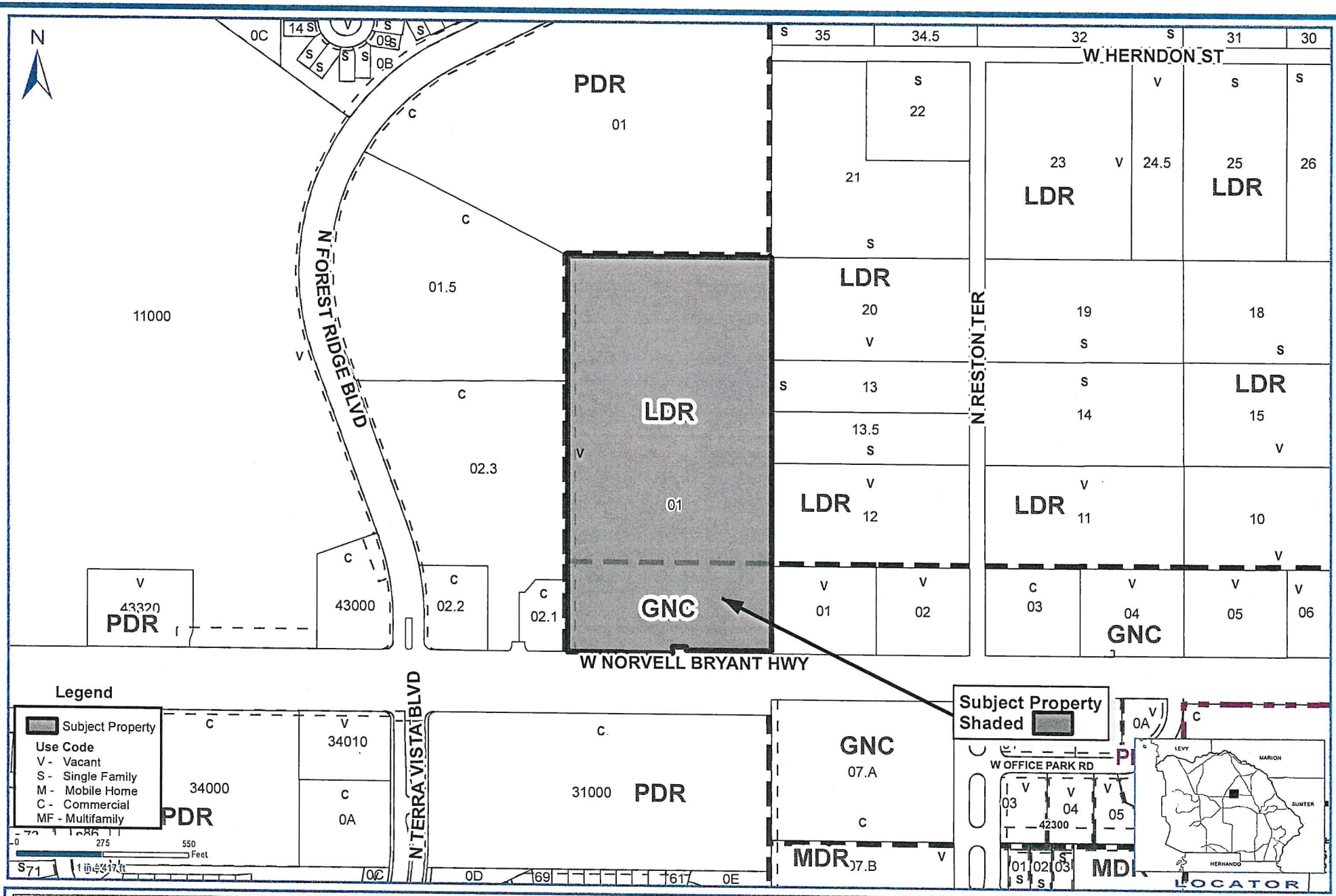
4. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

5. Cross access to the east will be provided at time of development of the commercial frontage.

6. The site must meet the access and stormwater requirements of Chapter 6 and Chapter 7 of the LDC.

MA/JH/KO/cb

Attachment: Staff Report, Locator Map & Site Plan (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



Application #: CU-21-10	Applicant: Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development
Proposal: This request is for a Conditional Use to allow for a skilled nursing facility and assisted living facility with accessory uses in the Low Density Residential District	Location: 555 W Norvell Bryant Hwy., Hernando
Land Use Atlas: LDR, Low Density Residential District; GNC General Commercial District	S-T-R - 24-18-18 NW

Planner Initials: MA Date: 8/4/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 15, 2021
Source: Enterprise Geodatabase
Map Number: WB0000617

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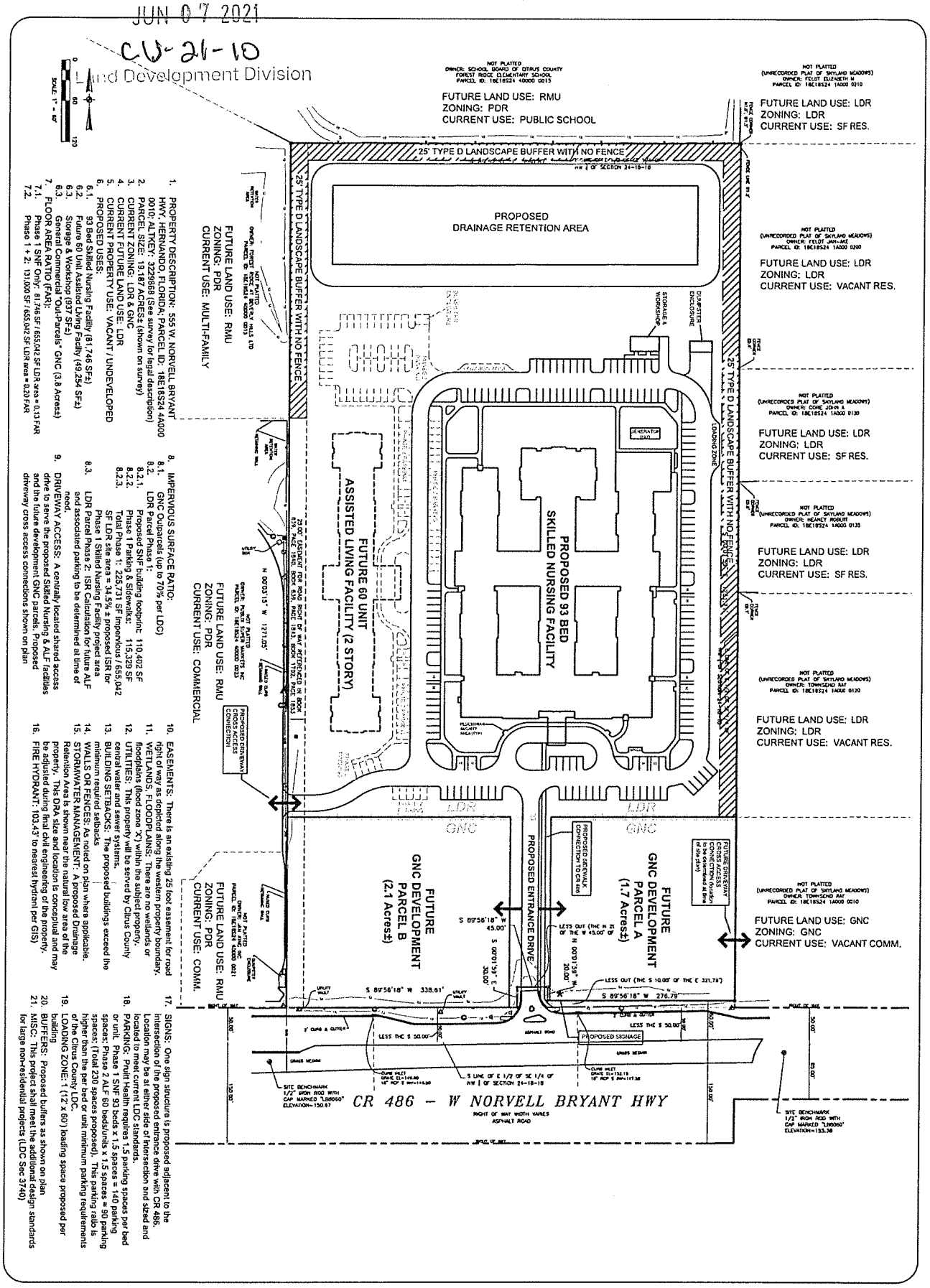
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JUN 07 2021

CU-21-10

Land Development Division

Exhibit "I"



1. PROPERTY DESCRIPTION: 555 W. NORVELL BRYANT HWY, HERNANDO, FLORIDA; PARCEL ID: 18E18S24 4A000 0010; ALTKEY: 3229868 (See survey for legal description)
2. PARCEL SIZE: 19.187 ACRES± (shown on survey)
3. CURRENT ZONING: LDR & GNC
4. CURRENT FUTURE LAND USE: LDR
5. CURRENT PROPERTY USE: VACANT / UNDEVELOPED
6. PROPOSED USES:
   - 6.1. 93 Bed Skilled Nursing Facility (81,746 SF±)
   - 6.2. Future 60 Unit Assisted Living Facility (49,254 SF±)
   - 6.3. Storage & Workshop (937 SF±)
   - 6.3. General Commercial "Out-Parcels" GNC (3.8 Acres±)
7. FLOOR AREA RATIO (FAR):
   - 7.1. Phase 1 SNF Only: 81,746 SF / 655,042 SF LDR area = 0.13 FAR
   - 7.2. Phase 1 + 2: 131,000 SF / 655,042 SF LDR area = 0.20 FAR
8. IMPERVIOUS SURFACE RATIO:
   - 8.1. GNC Outparcels (up to 70% per LDC)
   - 8.2. LDR Parcel Phase 1:
     - 8.2.1. Proposed SNF building footprint: 110,402 SF
     - 8.2.2. Phase 1 Parking & Sidewalks: 115,329 SF
     - 8.2.3. Total Phase 1: 225,731 SF Impervious / 655,042 SF LDR site area = 34.5% ± proposed ISR for Phase 1 Skilled Nursing Facility project area
   - 8.3. LDR Parcel Phase 2: ISR Calculation for future ALF and associated parking to be determined at time of need.
9. DRIVEWAY ACCESS: A centrally located shared access drive to serve the proposed Skilled Nursing & ALF facilities and the future development GNC parcels. Proposed driveway cross access connections shown on plan
10. EASEMENTS: There is an existing 25 foot easement for road right of way as depicted along the western property boundary.
11. WETLANDS, FLOODPLAINS: There are no wetlands or floodplains (flood zone 'X') within the subject property.
12. UTILITIES: This property will be served by Citrus County central water and sewer systems.
13. BUILDING SETBACKS: The proposed buildings exceed the minimum required setbacks
14. WALLS OR FENCES: As noted on plan where applicable.
15. STORMWATER MANAGEMENT: A proposed Drainage Retention Area is shown near the natural low area of the property. This DRA size and location is conceptual and may be adjusted during final civil engineering of the property.
16. FIRE HYDRANT: 103.43' to nearest hydrant per GIS)
17. SIGNS: One sign structure is proposed adjacent to the intersection of the proposed entrance drive with CR 486. Location may be at either side of intersection and sized and located to meet current LDC standards.
18. PARKING: Pruitt Health requires 1.5 parking spaces per bed or unit. Phase 1 SNF 93 beds x 1.5 spaces = 140 parking spaces; Phase 2 ALF 60 beds/units x 1.5 spaces = 90 parking spaces; (Total 230 spaces proposed). This parking ratio is higher than the per bed or unit minimum parking requirements of the Citrus County LDC.
19. LOADING ZONE: 1 (12' x 60') loading space proposed per building
20. BUFFERS: Proposed buffers as shown on plan
21. MISC: This project shall meet the additional design standards for large non-residential projects (LDC Sec 3740)

SHEET 1 OF 1

Community Engineering Associates

Paul C. Gibbs, P.E. #52001129
State of Florida

DRAWN BY: PCG
DATE: 05/31/21
SCALE: 1"=60'

PRUITT HEALTH
CITRUS HILLS

555 W NORVELL BRYANT HWY
HERNANDO, FLORIDA

MASTER SITE PLAN
June 1, 2021

PLAN REVISIONS

DATE	DESCRIPTION

Attachment: Staff Report, Locator Map & Site Plan (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

CU-21-10

Clark A. Stillwell

Law Office of Clark A. Stillwell for

Pruitt Properties, Inc.

320 US Hwy 41 South

Inverness, Florida 34450

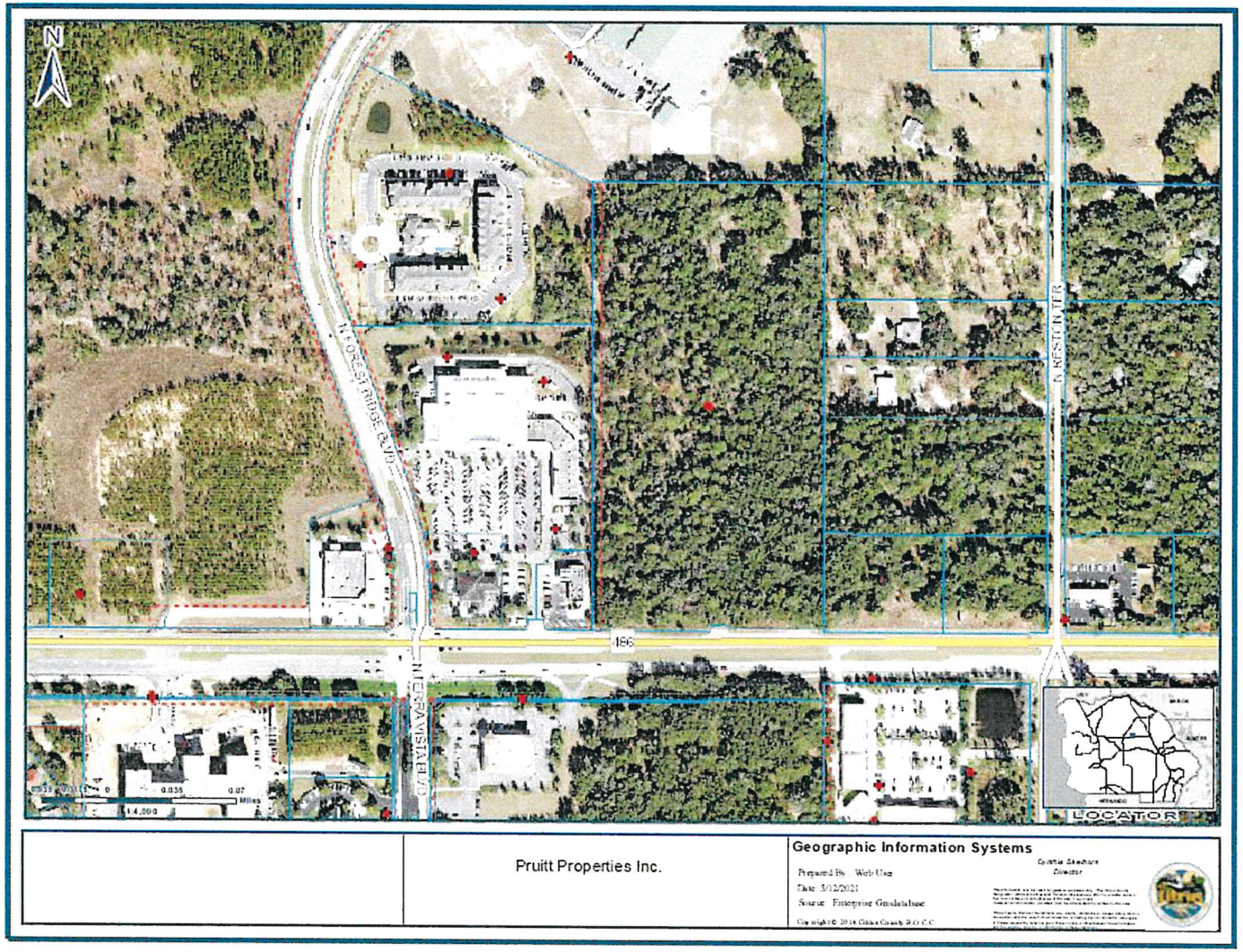
caslaw@tampabay.rr.com

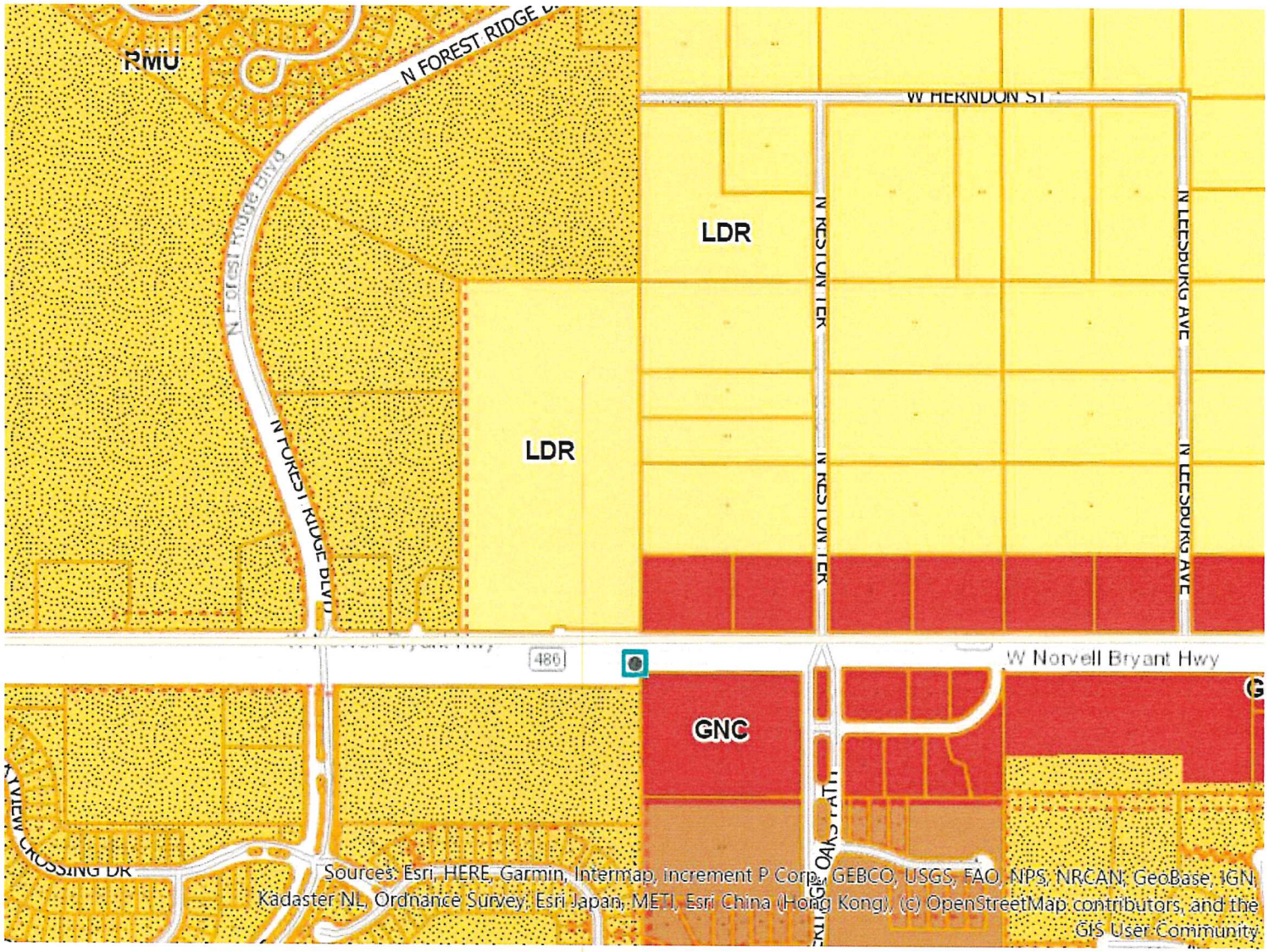
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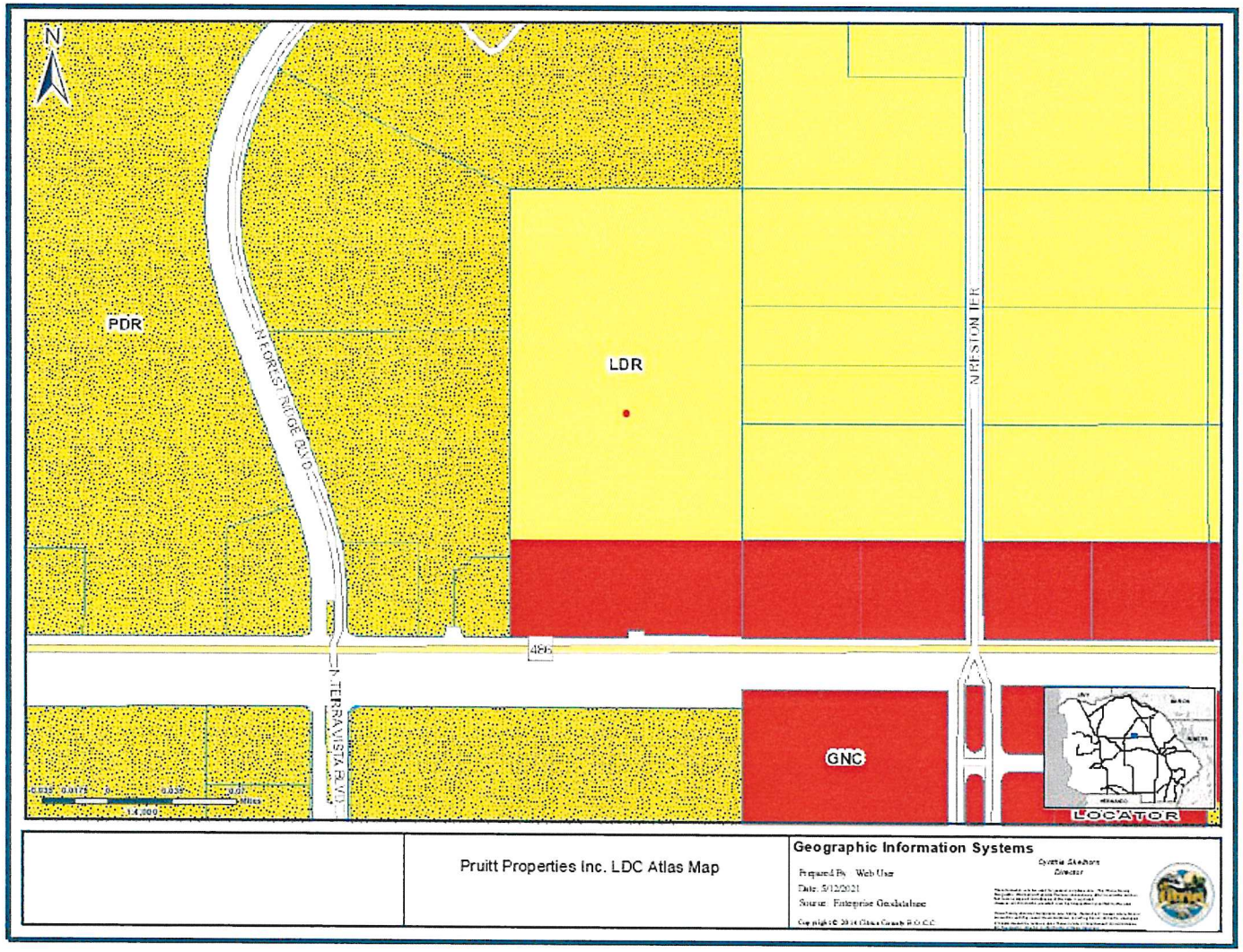
AUG 09 2021

CU-21-10

Land Development Division


N
FOREST RIDGE BLVD
N CITRUS HILLS BLVD
N NESTON TER
486
LOCATOR
Pruitt Properties Inc.
Geographic Information Systems
Prepared By: Web User
Date: 5/12/2021
Source: Enterprise Gisdatabase


RMU
N FOREST RIDGE BLVD
W HERNDON ST
LDR
LDR
N RESTON TER
N LEESBURG AVE
W Norvell Bryant Hwy
GNC
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community


N
PDR
LDR
GNC
486
NEPTUNE DR
TERRAVISTA BLVD
LOCATOR
Pruitt Properties Inc. LDC Atlas Map
Geographic Information Systems
Prepared By: Web User
Date: 5/12/2021
Source: Enterprise Geodatabase

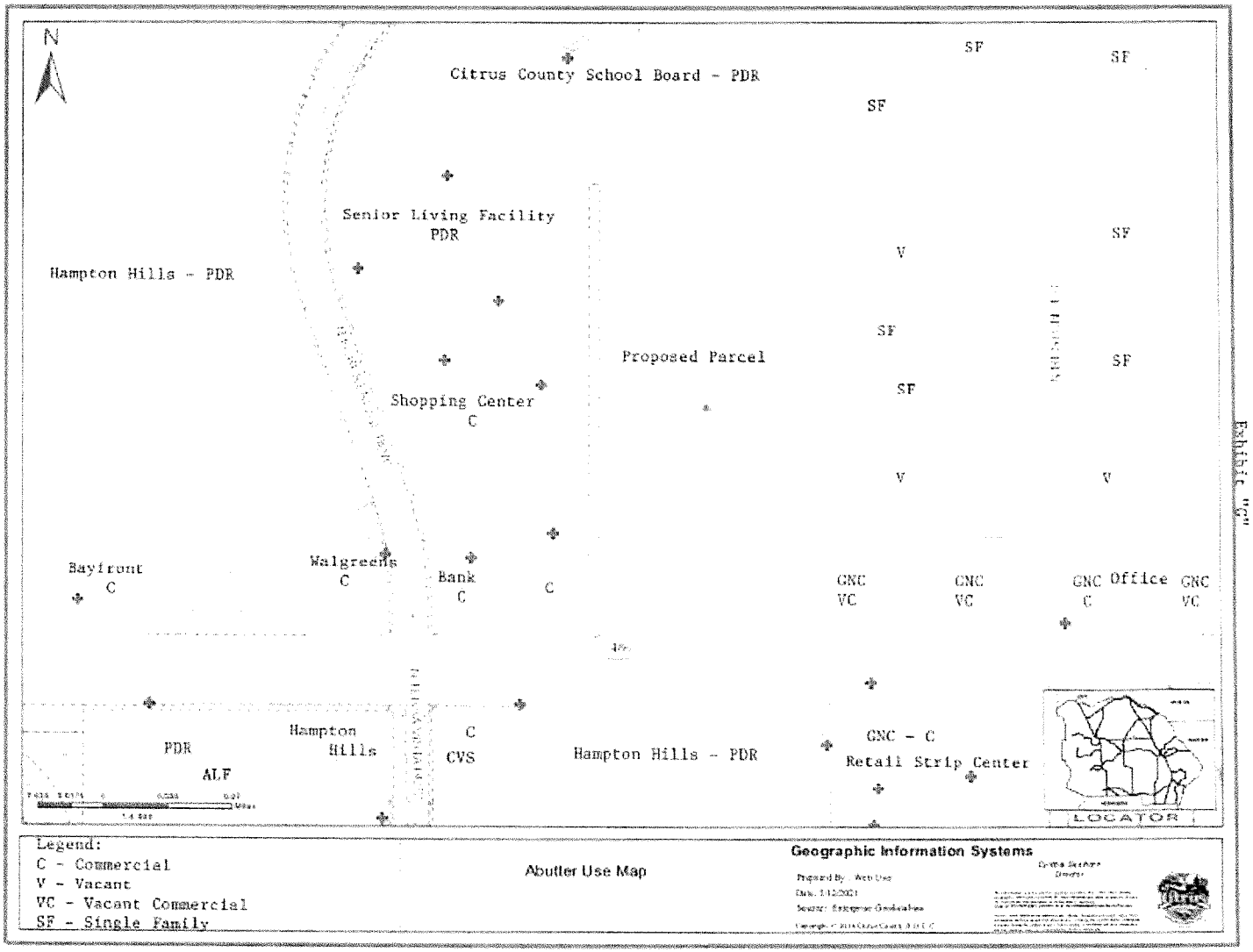

N
Citrus County School Board - PDR
SF
SF
SF
Senior Living Facility
PDR
V
Hampton Hills - PDR
SF
SF
Proposed Parcel
Shopping Center
C
SF
V
V
Bayfront
C
Walgreens
C
Bank
C
C
GNC
VC
GNC
VC
GNC Office
C
GNC
VC
PDR
ALF
Hampton
Hills
C
CVS
Hampton Hills - PDR
GNC - C
Retail Strip Center
LOCATOR
Legend:
C - Commercial
V - Vacant
VC - Vacant Commercial
SF - Single Family
Abutter Use Map
Geographic Information Systems

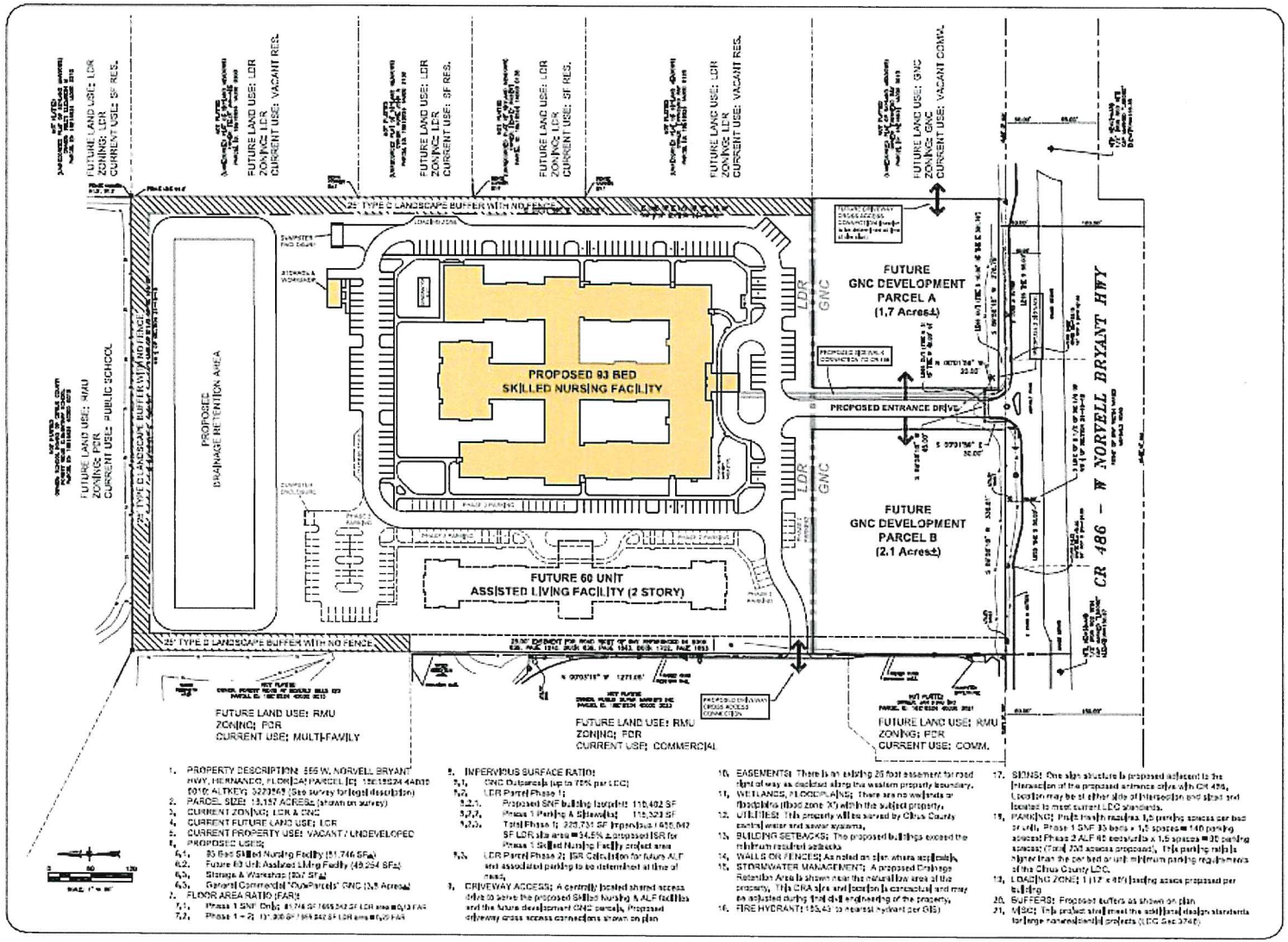
Exhibit "G"

Who is Pruitt Health

PruittHealth, Inc. (“PruittHealth”)
PruittHealth, Inc. was founded in 1969 as the Toccoa Nursing Center, in Toccoa, GA. Since that time, it has demonstrated a steady and continuous pattern of growth. Through prudent facility acquisitions and related ancillary service expansion, the PruittHealth family of providers has expanded across Georgia, into Florida, South Carolina and North Carolina. PruittHealth’s parent company, United Health Services Inc., is also the ultimate parent company to more than 100 long-term skilled nursing and rehabilitation centers/assisted living facilities, one independent living facility, 29 hospice agencies, 26 home health agencies, 10 home first agencies, six pharmacies, a rehabilitation services company, a healthcare management services company, a nutritional services company, a clinical services company, a medical supply company, 16 SOURCE (care management) offices, and a construction/renovation company. With more than 16,000 employees, PruittHealth’s affiliated entities touch the lives of more than 24,000 clients and residents daily.

IN 2020, PRUITTHEALTH RECEIVED FROM THE STATE OF FLORIDA, AGENCY FOR HEALTH CARE ADMINISTRATION, A CERTIFICATE OF NEED FOR THE PROPOSED 93 BED SKILLED NURSING FACILITY. APPLICANT’S TEXT PROVIDES, IN PART, EXCERPTS OF THE CON APPLICATION AND APPROVAL OF THE SUBJECT SITE.

Attachment: Applicant PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



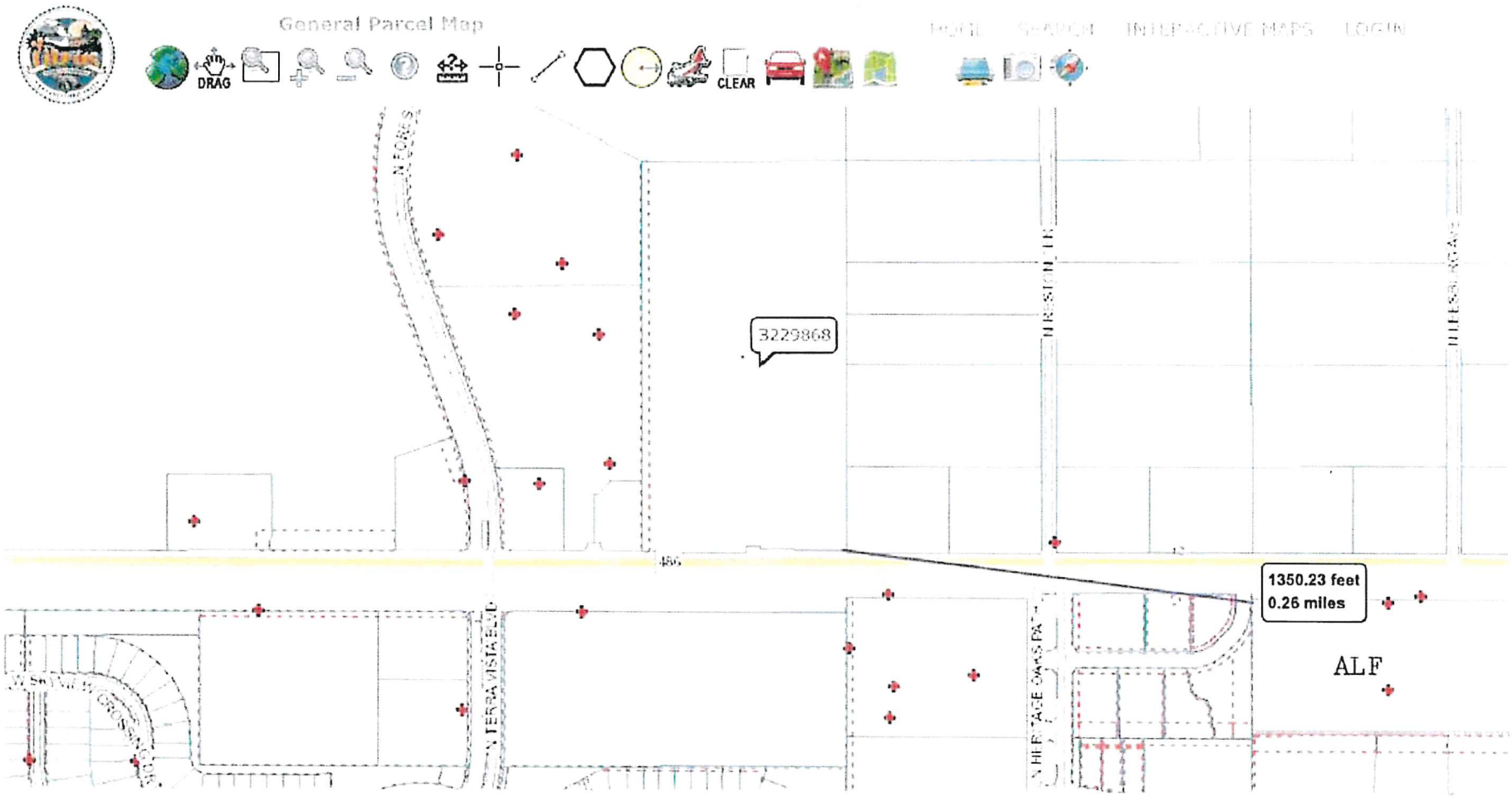
1. PROPERTY DESCRIPTION: 555 W. NORVELL BRYANT HWY, HERNANDO, FLORIDA | PARCEL ID: 18E18S24 4A010 0010 | ALTKEY: 3272949 (See survey for legal description)
2. PARCEL SIZE: 13.157 ACRES± (shown on survey)
3. CURRENT ZONING: LDR & GNC
4. CURRENT FUTURE LAND USE: LDR
5. CURRENT PROPERTY USE: VACANT / UNDEVELOPED
6. PROPOSED USE(S):
   - 6.1. 93 Bed Skilled Nursing Facility (51,746 SF±)
   - 6.2. Future 60 Unit Assisted Living Facility (49,264 SF±)
   - 6.3. Storage & Warehse (800 SF±)
   - 6.4. General Commercial "Out-Parcels" GNC (3.8 Acres±)
7. FLOOR AREA RATIO (FAR):
   - 7.1. Phase 1 SNF Only: 51,746 SF / 565,542 SF LDR area = 0.09 FAR
   - 7.2. Phase 1 + 2: 101,010 SF / 565,542 SF LDR area = 0.18 FAR
8. IMPERVIOUS SURFACE RATIO:
   - 8.1. GNC Outparcels (up to 75% per LDC)
   - 8.2. LDR Parcel Phase 1:
     - 8.2.1. Proposed SNF building footprint: 110,402 SF
     - 8.2.2. Phase 1 Parking & Sidewalks: 115,323 SF
     - 8.2.3. Total Phase 1: 225,731 SF Impervious / 565,542 SF LDR site area = 34.6% ± proposed ISR for Phase 1 Skilled Nursing Facility project area
   - 8.3. LDR Parcel Phase 2: ISR Calculation for future ALF and associated parking to be determined at time of need.
9. DRIVEWAY ACCESS: A centrally located shared access drive to serve the proposed Skilled Nursing & ALF facilities and the future development GNC parcels. Proposed driveway cross access connections shown on plan
10. EASEMENTS: There is an existing 20 foot easement for road right of way as cracked along the western property boundary.
11. WETLANDS, HYDROLOGY, ETC.: There are no wetlands or floodplains (Base zone X) within the subject property.
12. UTILITIES: This property will be served by Citrus County central water and sewer systems.
13. BUILDING SETBACKS: The proposed buildings exceed the minimum required setbacks.
14. WALLS OR FENCES: As noted on plan where applicable.
15. STORMWATER MANAGEMENT: A proposed Drainage Retention Area is shown near the natural low area of the property. This DRA size and location is conceptual and may be adjusted during final civil engineering of the property.
16. FIRE HYDRANT: 155.43' to nearest hydrant per GIS)
17. SIGNS: One sign structure is proposed adjacent to the intersection of the proposed entrance drive with CR 486. Location may be at either side of intersection and sign and located to meet current LDC standards.
18. PARKING: Public roads exist to the north and south. Phase 1 SNF 93 beds ÷ 1.5 spaces = 140 parking spaces; Phase 2 ALF 60 residents x 1.5 spaces = 90 parking spaces; (Total 230 spaces proposed). This parking ratio is higher than the per bed or unit minimum parking requirements of the Citrus County LDC.
19. LOAD/NO ZONE: 1 (12' x 40') loading space proposed per building.
20. BUFFERS: Proposed buffers as shown on plan
21. MISC: This project shall meet the additional design standards for large commercial projects (LDC Sec 3748).

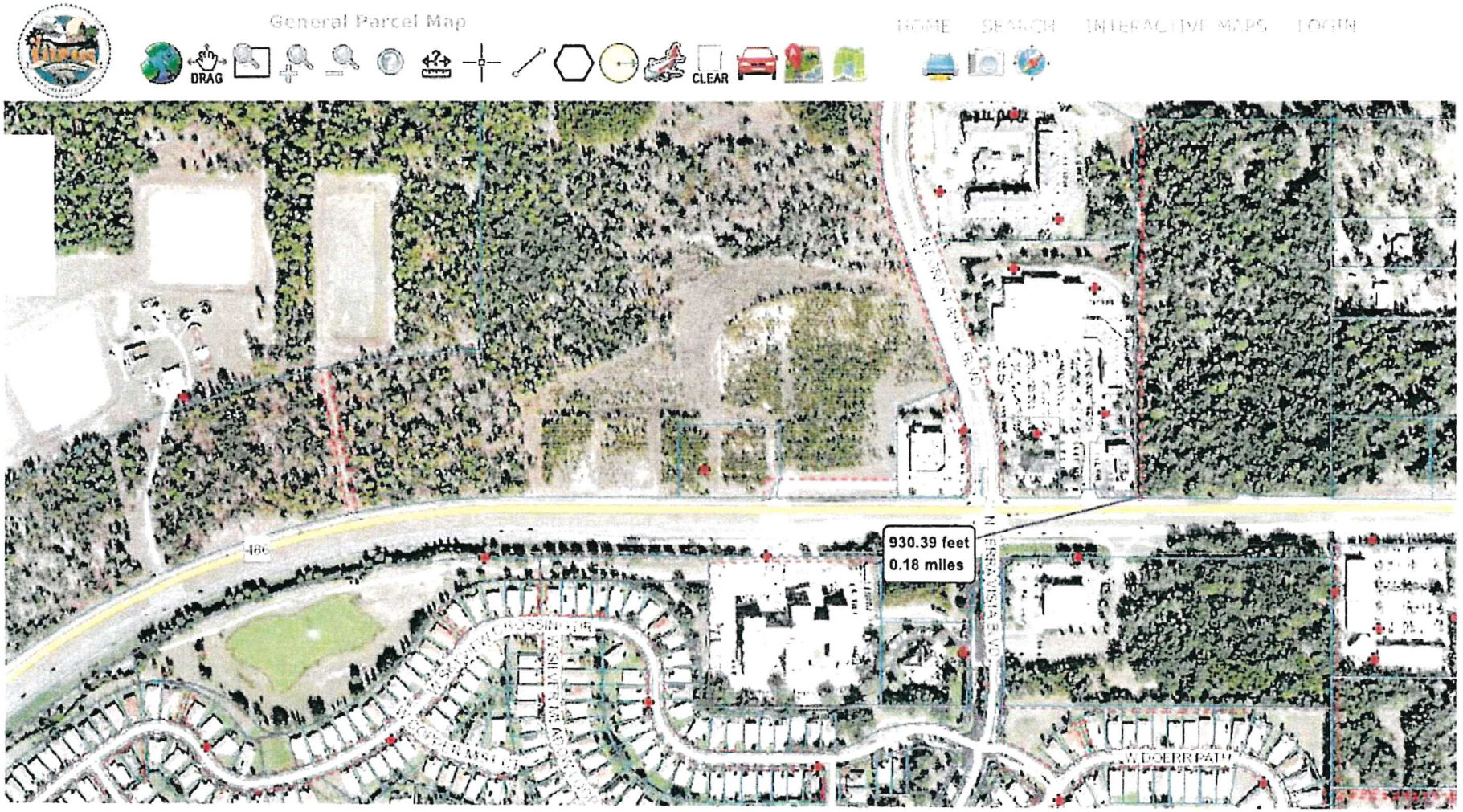
MASTER SITE PLAN
June 1, 2021

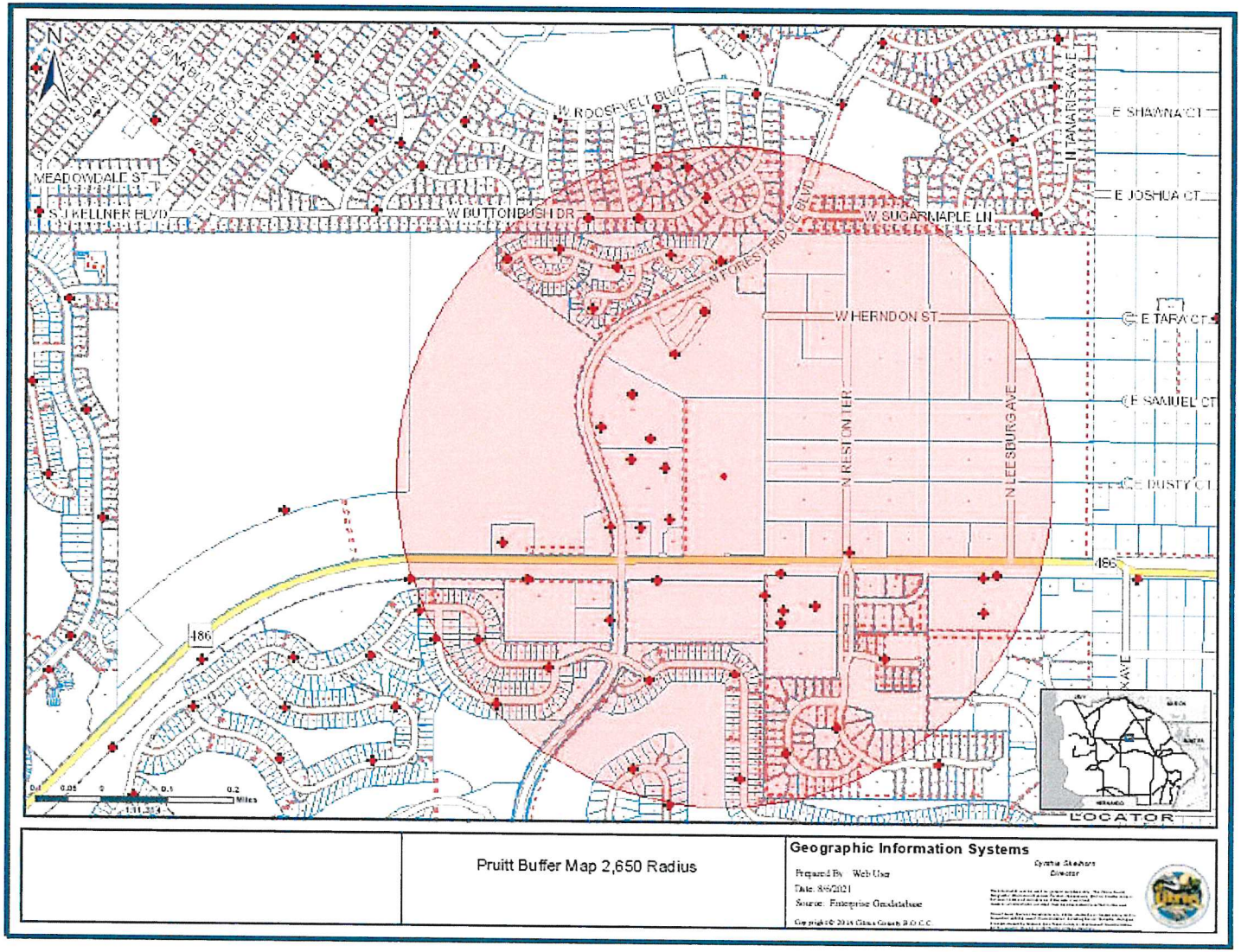
PRUITT HEALTH
CITRUS HILLS
555 W NORVELL BRYANT HWY
HERNANDO, FLORIDA

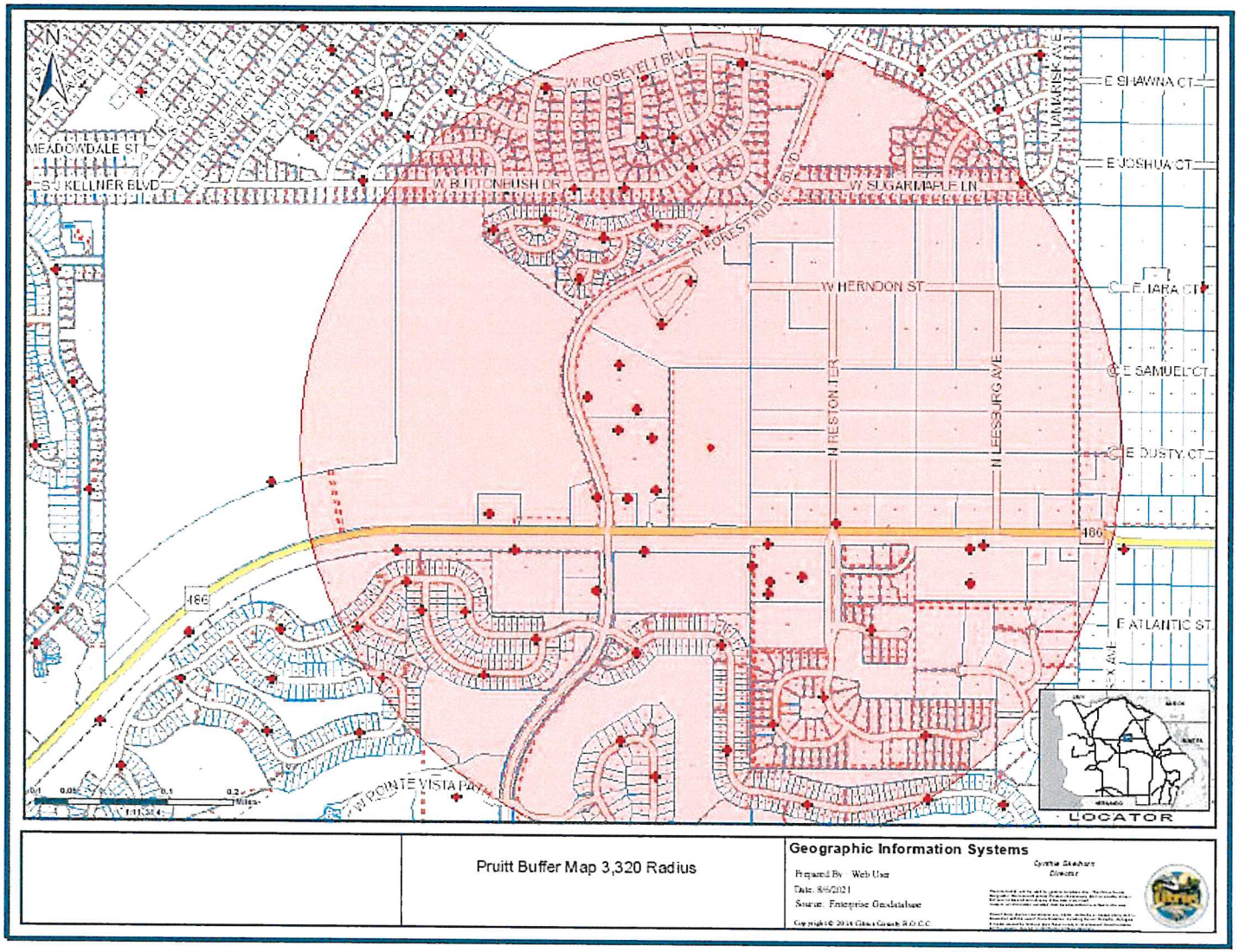
Community Land Planning

SHEET
1 OF 1


General Parcel Map
DRAG
CLEAR
3229868
1350.23 feet
0.26 miles
ALF


General Parcel Map
HOME
SEARCH
INTERACTIVE MAPS
LOGIN
DRAG
CLEAR
930.39 feet
0.18 miles
486
N. DOERR PATH


W ROOSEVELT BLVD
MEADOWDALE ST
S ITKELLNER BLVD
W BUTTONBUSH DR
W SUGARMAPLE LN
N FORESTROSE CT
E SHAWNA CT
N TAMARISK AVE
E JOSHUA CT
W HERNDON ST
E TARA CT
E SAMUEL CT
E DUSTY CT
N RESTON TER
N LEESBURG AVE
486
KAYE
LOCATOR
Pruitt Buffer Map 2,650 Radius
Geographic Information Systems
Prepared By: Web User
Date: 8/6/2021
Source: Enterprise Geodatabase


N
W ROOSEVELT BLVD
MEADOWDALE ST
S KELLNER BLVD
W BUTTONBUSH DR
W SUGARMAPLE LN
W FOREST RIDGE RD
E SHAWNA CT
E JOSHUA CT
W HERNDON ST
E IARA CT
E SAMUEL CT
E DUSTY CT
N RESTON TER
N LEESBURG AVE
E ATLANTIC ST
X AVE
466
W POINTE VISTA PLZ
LOCATOR
Pruitt Buffer Map 3,320 Radius
Geographic Information Systems
Prepared By: Web User
Date: 8/6/2021
Source: Enterprise Gisdatabase

LDC Conditional Use Standards – Section 4500(c)

1. The proposed uses and structures would not violate the land uses, densities, or other directives of the adopted Comprehensive Plan or of Code.	**The Stated use in GNC is authorized/LDC allows for use as C/U. See Policy 17.3.3 of FLUE and HIAP Objective 1.4 from the Housing Element – which emphasizes special needs for the aging population regarding mobility and health care.**
2. The proposed uses and structures would not be incompatible with the uses, structures, and activities of adjacent and nearby lands.	Meets statutory test; existing GNC uses along County Road 486 abut residential area(s) with no long-term historical issues of compatibility.

Attachment: Applicant PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

LDC Conditional Use Standards – Section 4500(c)

3. The proposed uses and structures would not violate the health, safety, welfare and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure, specifically with respect to:	No public health or safety issues. No impact to County resident's health and safety. In fact the public health is enhanced by this service. See discussion on CON.
a. The use or structure would not exceed the applicable density or bulk regulations except as specifically authorized, nor shall the use or structure result in overcrowding of land or buildings.	a. CU is consistent with LDR Section of Code at this local. The deviation from LDC Separation standards is minimal. The build out of the surrounding area makes the separation distance greater in reality than the actual measurement.

Attachment: Applicant PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

LDC Conditional Use Standards – Section 4500(c)

b. The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards.	None – limited traffic - not a traditional intense commercial use with offsite impacts.
c. The use or structure would not create a fire hazard.	State regulations mandate higher fire hazard standard for nursing homes to include evacuation plans for emergencies.

Attachment: Applicant PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

LDC Conditional Use Standards – Section 4500(c)

d. The use or structure would not result in noise, odor, glare, vibration, or other similar characteristic, which is detectable at the property line and which exceeds the level which will result from permitted uses.	None – any visual impacts will be buffered. On site lighting will be hooded.
e. The use or structure would not prevent an adjoining landowner from the legal use of his property pursuant to this code.	Residential abutting uses are not impacted, directly or indirectly, by this low intensity use.

Attachment: Applicant PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

LDC Conditional Use Standards – Section 4500(c)

F. The use or structure would not violate a requirement or limitation of any applicable state or federal law or regulation.	None.
g. The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.	Adequate public facilities exist to service site; use will meet any concurrency standards at time of permitting. Stormwater and utility letters are included in application. Use enhances "public" facilities in the County.

Attachment: Applicant PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
CONDITIONAL USE APPLICATION

Application No.: CU-21-10 Date: 6/7/21

* 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
Home No.: Cell No.:
Work No.: 726-6767 Fax No.:
Email: caslaw@tampabay.rr.com

Property Owner
Name: See Exhibit "A"
Address:
City:
State: Zip:
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 24 Township: 18 South Range: 18 East
Legal Description: See Exhibit "A"
Subdivision: 003392 Unrec tracts Lot(s): Block/Parcel:
Alternate Key #: 3229868 Parcel ID:
Acreage: 19.25 acres (MOL)

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

Conditional Use Request: The owner and contract vendee seek a conditional use for a skilled nursing facility with accessory uses to include varied levels of nursing services (Phase I). Future Phase II is for a sixty (60) unit assisted living facility.

Describe how it will/will not affect surrounding development: See application text Exhibit "H"

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.

RECEIVED
JUN 07 2021
CU-21-10
Land Developmer

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

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 _X_Conditional Use ____Minor Subdivision ____Lot Reconfiguration

____Plat Vacation ____Street Vacation ____Comprehensive Plan Amendment

____Atlas Amendment ____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 24 Township 18 Range 18 Alternate Key # 3229868

Lot/Parcel _____ Block _____

Subdivision 003392 Unrec Tracts 24-18-18

I, Citrus Hills Land Development, 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: _____
(Signature of Owner)

Ashish Sanon
Managing Member, CHLD, LLC

STATE OF FLORIDA
COUNTY OF

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

WITNESS my hand and official seal this 5th day of May, 2021

Deborah Fiore
Printed Name

Deborah Fiore
Notary Public - State of Florida

Seal

DEBORAH FIORE NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires August 24, 2024
Comm# HH 35633

RECEIVED
JUN 07 2021
CU-21-10
Land Development Division

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

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance __X__Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 24 Township 18 Range 18 Alternate Key # 3229868

Lot/Parcel _____ Block _____

Subdivision 003392 Unrec Tracts 24-18-18

I, Pruitt Properties, Inc., 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: _____
Neil L. Pruitt, Jr. CEO (Signature of Owner)

STATE OF Georgia
COUNTY OF Gwinnett

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

WITNESS my hand and official seal this 21 day of April, 2021

Teresa K Rabun
Printed Name

_____
Notary Public - State of Florida

Seal

TERESA K RABUN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 7, 2024

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JUN 07 2021
CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

Exhibit List

Exhibit "A" – Owners Information/Legal/Deed

Exhibit "B" – Directions

Exhibit "C" – Topo Survey

Exhibit "D" – Aerial

Exhibit "E" – GFLUM Map

Exhibit "F" – LDC Atlas

Exhibit "G" – Abutter Map

Exhibit "H" - Application Text

Exhibit "I" - Site Plan

Exhibit "J" – Drainage Report

Exhibit "K" – Flood Plain Map

Exhibit "L" – Utility Letter

Exhibit "M" - Certificate of Need Excerpt

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CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

Exhibit "A"
Property Owner Information

Property Owner
Citrus Hills Land Development, LLC
PO Box 641000
Beverly Hills, Florida 34464-1000

Contract Vendee
Pruitt Properties, Inc.
1626 Jeurgens Court
Norcross, GA 30093

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JUN 07 2021
CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

Corporate Warranty Deed

2004019862 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $6.00
DOCUMENTARY TAX: $6,265.00
2004019862 BK:1702 PG:1853-1853
03/29/2004 01:53 PM 1 PG
TWHITE,DC Receipt #012637

This Indenture, made , March 26, 2004 A.D.
Between
LLJR, INC. whose post office address is: P.O. BOX 369, HERNANDO, FL 34442 a corporation existing under the laws of the State of , Grantor and **CITRUS HILLS LAND DEVELOPMENT, LLC** whose post office address is: 3568 NO. PINE VALLEY LOOP, LECANTO, FL 34461, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Citrus, State of Florida, to wit:

The East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 18 South, Range 18 East, LESS AND EXCEPT The South 50 feet thereof; and subject to a 25 foot wide easement along the West boundary thereof for road right-of-way, public records of Citrus County, Florida; LESS AND EXCEPT the following described property: A parcel of land being the South 10.00 feet of the East 321.79 feet, together with the North 20.00 feet of the South 30.00 feet of the West 45.00 feet of the East 321.79 feet of property described in OR Book 639, Page 1843 of the public records of Citrus County, Florida, said parcel bounded on the South by the existing North right-of-way line of County Road 486.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number:

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

LLJR, INC.

By: Raymond Townsend President
RAYMOND TOWNSEND
Its PRESIDENT

Signed and Sealed in Our Presence:

Peggy Burke
Witness Print Name: PEGGY BURKE

J. Barry Cook
Witness Print Name: J. BARRY COOK

(Corporate Seal)

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this March 26, 2004, by RAYMOND TOWNSEND, the PRESIDENT of **LLJR, INC.** A corporation existing under the laws of the State of , on behalf of the corporation.
He/She is personally known to me or has produced a driver's license as identification.

Peggy Burke (Seal)
Notary Public
Notary Printed Name: _____

My Commission Expires::
PEGGY J. BURKE
Notary Public, State of Florida
My Comm. Exp. Mar. 14, 2007
Comm DD 181738

Prepared by:
PEGGY BURKE, an employee of
MANATEE TITLE COMPANY, INC.,
2408 North Essex Avenue
Hernando, Florida 34442
File Number: M 04-203

RECEIVED
JUN 07 2021
CU-21-10
Land Development Division

Closer's Choice Florida Corporate Deed/Letter

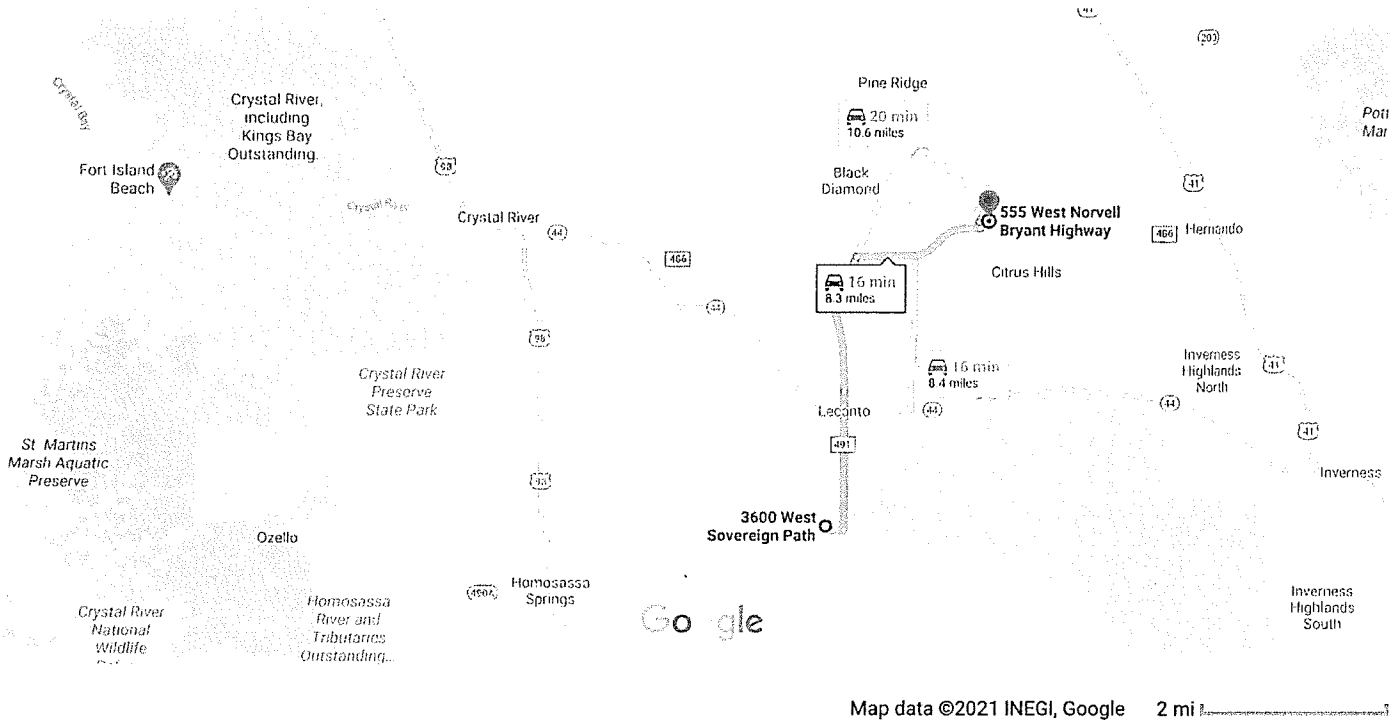
Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

Exhibit "B"

Google Maps

3600 West Sovereign Path, Lecanto, FL to 555 West Norvell Bryant Highway

Drive 8.3 miles, 16 min



3600 W Sovereign Path

Lecanto, FL 34461

Take W Educational Path to Co Rd 491

2 min (0.4 mi)

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

Follow Co Rd 491 and County Rd 486/West Norvell Bryant Highway to Pine Ridge

12 min (7.6 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

0.1 mi

7. Turn right onto County Rd 486/West Norvell Bryant Highway

2.4 mi

RECEIVED
JUN 07 2021
CU-21-10
And Development Division

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8. Turn left onto N Forest Ridge Blvd

0.1 mi

Drive to your destination

1 min (0.2 mi)

9. Turn right

62 ft

10. Turn left

0.2 mi

555 West Norvell Bryant Highway

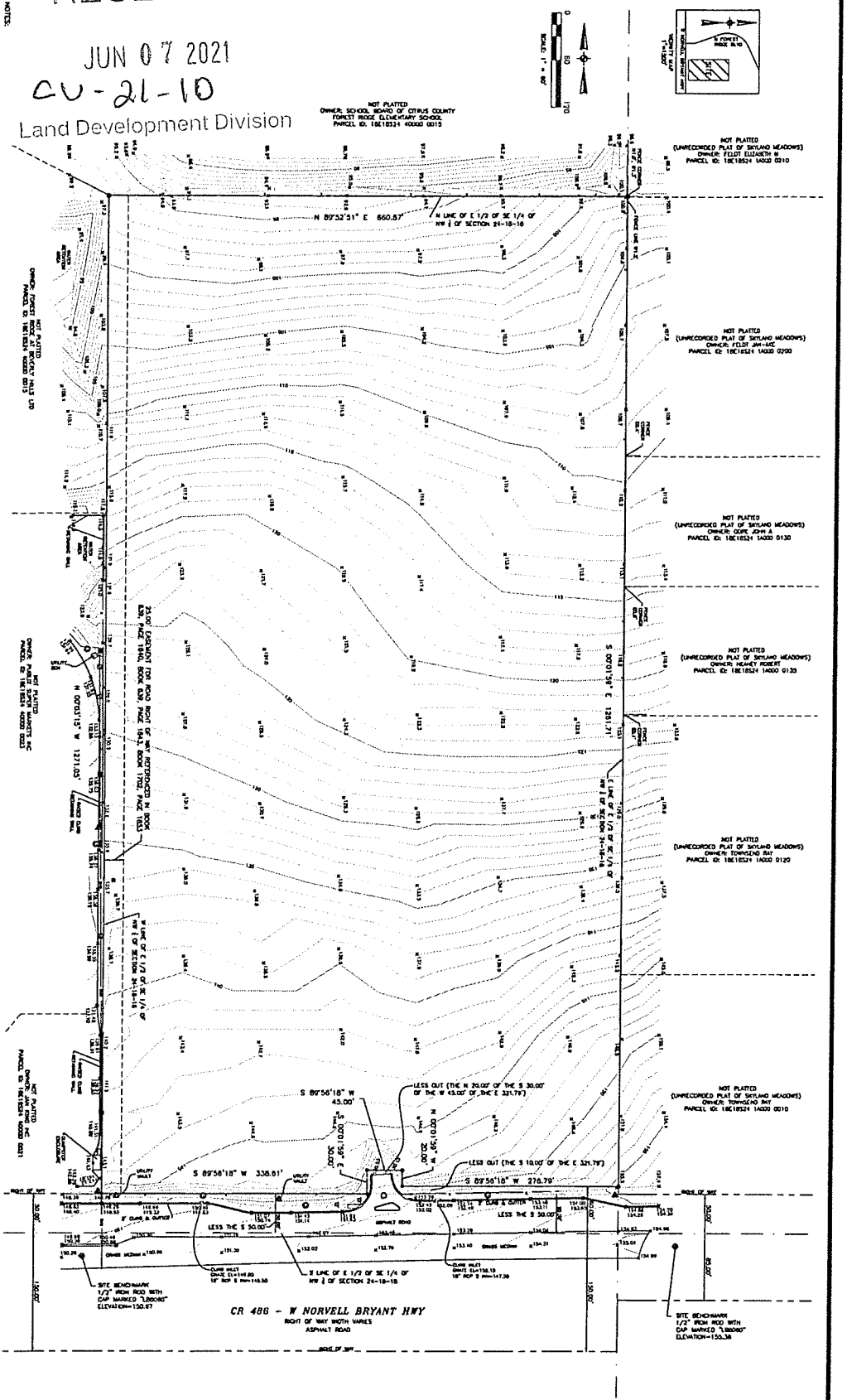
Hernando, FL 34442

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

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Exhibit "C"

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NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 18 S, RANGE 18 EAST, BEING S00°01'59"E A GRID BEARING BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT), EAST ZONE.
2. THIS SURVEY IS BASED ON AN ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2080-5142792, DATED 1/5/2021 AT 8:00AM. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY, AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. SUBJECT PROPERTY SHOWN HEREON LIES IN ZONES X, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12017C0210 H, MAP REVISED 9/26/2014. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON THE NGS BENCHMARK S-814, PUBLISHED ELEVATION=94.43.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR ELECTRONIC SIGNATURE AS SET FORTH IN F.A.C. 5J-17.062(3).
6. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WITHOUT CONSENT.
7. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL SURVEY AND SUBJECT TO LEGAL INTERPRETATION.
8. ADJACENT PARCEL INFORMATION WAS OBTAINED FROM THE CITRUS COUNTY PUBLIC ACCESS SYSTEM.
9. SUBJECT PROPERTY CONTAINS 19.187 ACRES, MORE OR LESS.

DESCRIPTION:

The Land referred to herein below is situated in the County of Citrus, State of Florida, and is described as follows:

The East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 18 South, Range 18 East, Citrus County, Florida, LESS AND EXCEPT the South 50 feet thereof, and LESS AND EXCEPT the following described property: A parcel of land being the South 10.00 feet of the East 321.79 feet, together with the North 20.00 feet of the South 30.00 feet of the West 45.00 feet of the East 321.79 feet of property described in Official Records Book 639, Page 1843, of the Public Records of Citrus County, Florida, said parcel bounded on the South by the existing North Right-of-way line of County Road 486.

SURVEYOR'S SECTION 1 - SURVEY RELATED EXCEPTIONS:

ITEM 11: 25 foot easement for road right-of-way referenced in Book 639, Page 1843 and Book 1702, Page 1653, (AFFECTS PROPERTY, GRAPHICALLY SHOWN HEREON)

This survey is made for the benefit of Pruitt Properties, Inc. This is to certify that this survey was made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS and includes items 1-4, 6(a), 7(a), 7(b1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19 of Table A thereof. The fieldwork was completed on March 17, 2021.

Date of Plat or Map: March 18, 2021.

STEVEN E. BLANKENSHIP P.S.M. #5361
STATE OF FLORIDA

STEVEN BLANKENSHIP SURVEYING INC. LB6060

Date	Revisions

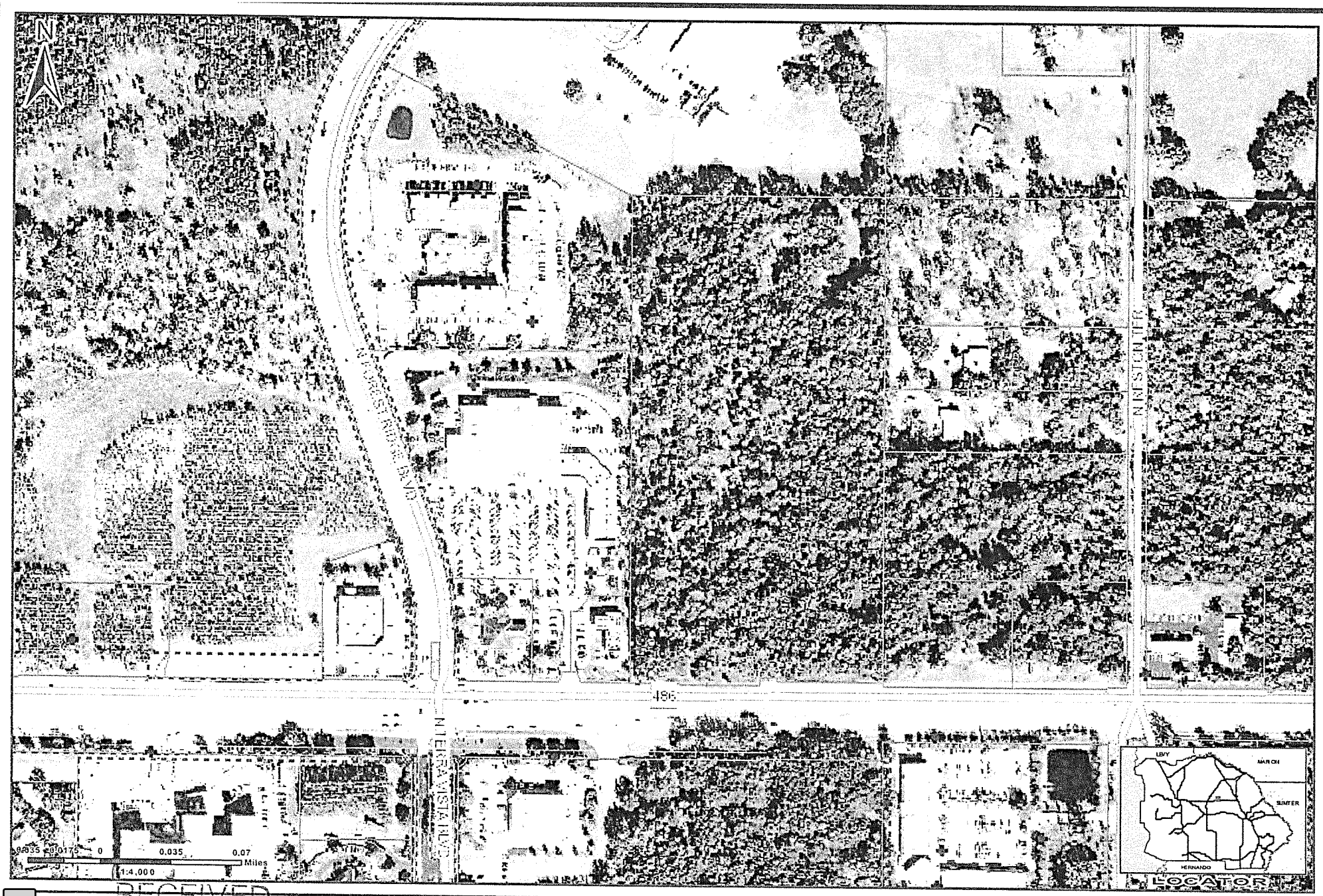
ALTA/NSPS LAND TITLE SURVEY

555 W NORVELL BRYANT HWY

DWG	3/18/21
SCALE	1" = 60'
CHK BY	SEB
DRAWN BY	SEB
JOB NO.	12111-B

ATLANTIC SURVEYING
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 906-1853/FAX (407) 906-1939
LB#6060

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Land Development Division

Pruitt Properties Inc.

Geographic Information Systems

Prepared By : Web User

Date: 5/12/2021

Source: Enterprise Geodatabase

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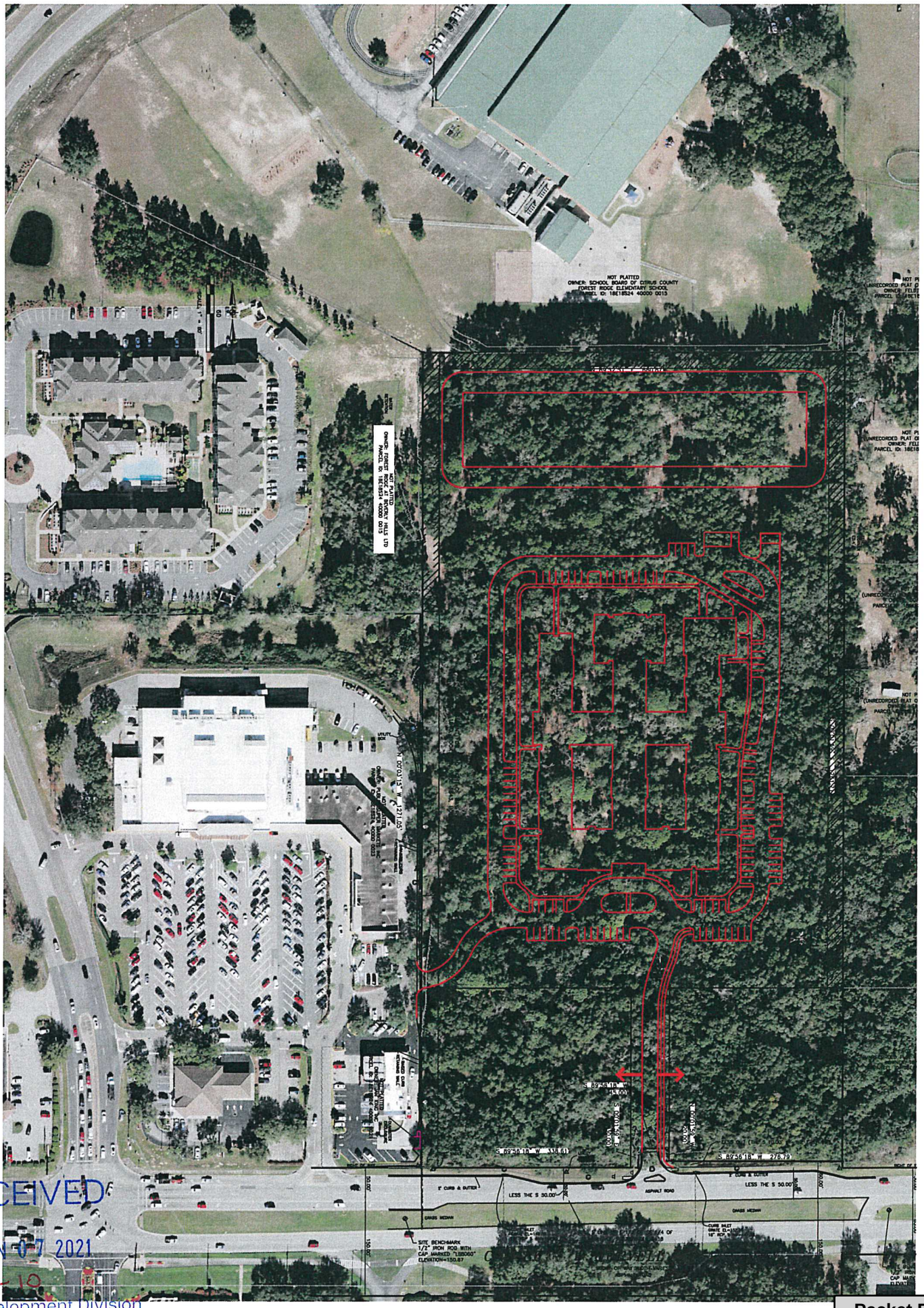
Cynthia Skelhorn
Director

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Citrus County makes no warranty, express or implied, as to any use of the information, including but not limited to, damages of any kind, including consequential damages, or implied warranties of merchantability and fitness for a particular purpose.

Exhibit "D"

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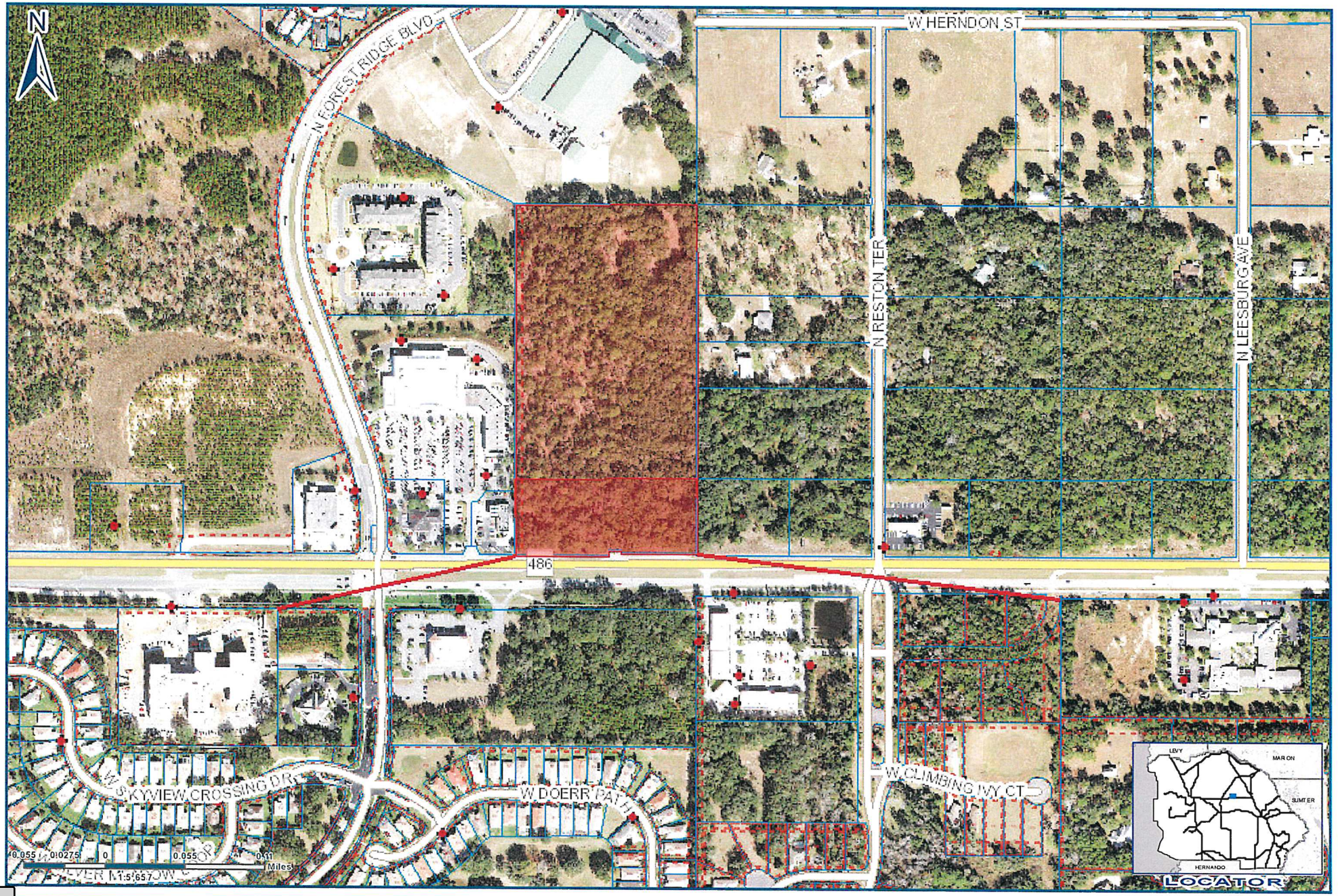


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My Map of Citrus County

Geographic Information Systems

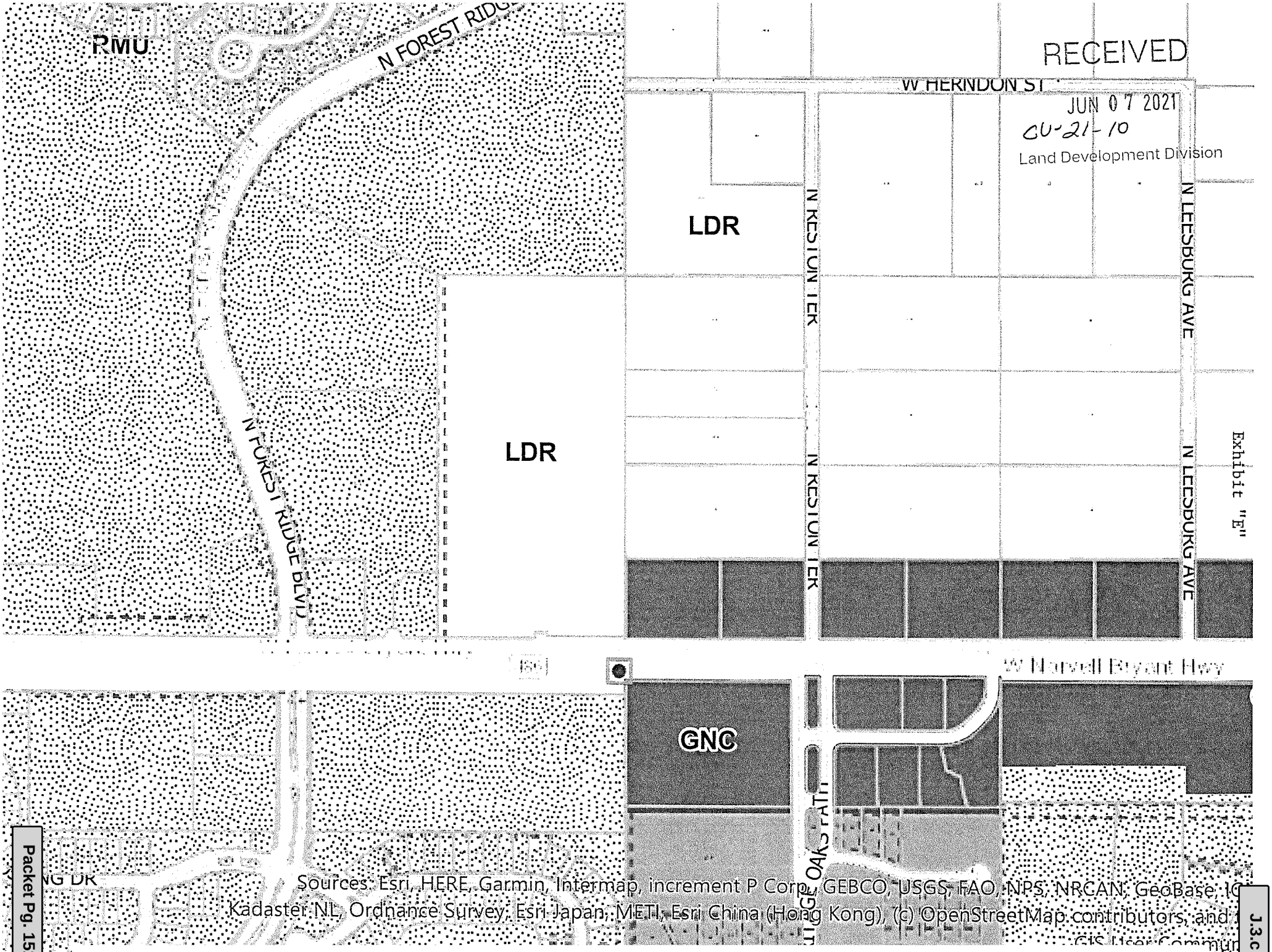
Cynthia Skelhorn
Director

Prepared By : Web User
Date: 6/10/2021
Source: Enterprise Geodatabase

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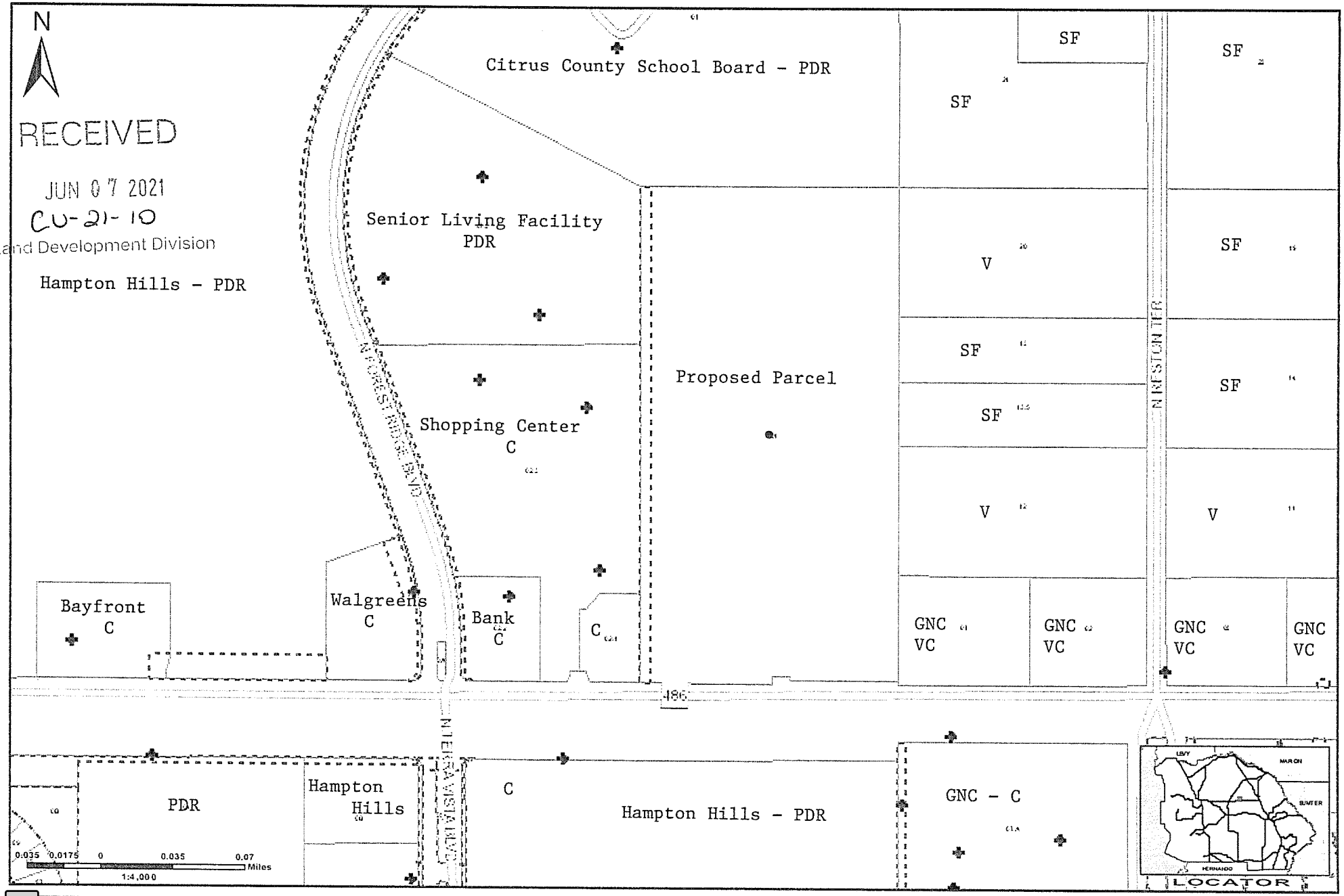
CU-21-10

Land Development Division

Exhibit "F"

	Pruitt Properties Inc. LDC Atlas Map	**Geographic Information Systems** *Cynthia Skelhorn* *Director* Prepared By : Web User Date: 5/12/2021 Source: Enterprise Geodatabase Copyright © 2014 Citrus County B.O.C.C.

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Legend:
- Commercial
- Vacant
C - Vacant Commercial
F - Single Family

Abutter Use Map

Geographic Information Systems

Cynthia Skelhorn
Director

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

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Exhibit "G"

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Exhibit "H" – Application Text
Pruitt Properties, Inc. – Conditional Use
Alternate Key No.: 3229868
Hernando, Florida 19.25 acres (MOL)

I. General Facts/Site Characteristics: The subject parcel is located on County Road 486 (north side) in Citrus Hills subdivision area (see aerial – Exhibit "D"). The parcel is vacant. Parcel size is 19.25 acres with 660 feet of road frontage. Parcel slopes from south to north. Soils are arredondo fine sand, 0 to 5 percent slopes, kendrick fine sand, 0 to 5 percent slopes, candler fine sand, 0 to 5 percent slopes. There are no environmental constraints. Flood zone is "X".

Parcel is serviced by regional water and sewer. It is located on an arterial roadway – County Road 486. Parcel is located in county's Central Ridge area and Planned Service Area (PSA). Per GFLUM the entire parcel is LDR. The front 400 feet of the parcel (6.05 acres) is designated GNC on LDC Atlas maps. The remaining balance of the parcel (13.19 acres) is designated LDR on LDC Atlas maps. Surrounding land uses and districts are as follows:

(1) North – LDR – one (1) residential home, vacant SF residential lots/and primary school (PSI).
(2) East – GNC/LDR – office use/residential lots (4) – (2) improved SF lots.
(3) South – County Road 486 (divided arterial four-lane 150 ft. in width) and GNC/Hampton Hills PUD.
(4) West- GNC – shopping center/senior living facility.

Proposed Phase I use is a skilled nursing facility with 93 beds and building size of 90,419 square feet assisted living facility. Phase II is 60 unit assisted living facility. See Site Plan Exhibit "I". Access will be off County Road 486. To the north – site plan depicts a DRA and buffer abutting residential/school. To the east – site plan depicts a 20' type "D" buffer with no fence. The proposed use is authorized in GNC and a conditional use in LDR. Each building will be subject to large non-residential design standards (LDC Section 3740). The proposed use is low traffic generator with no traditional offsite issues such as noise, odors etc.

II. LDC Conditional Use Standards – Section 4500(c)

1. Plan Land Use and Density	1.The stated use in GNC is authorized/LDC allows for use as C/U. See Policy 17.3.3 of FLUE.
2. Compatibility of use with adjacent uses	2.Meets statutory test; existing historic GNC uses along County Road 486 abut

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

	residential area(s) with no long-term historical issues of compatibility
3. Use does not health, safety and welfare of abutting uses and land	3.No public health or safety issues. No impact to County resident's health and safety. In fact the public health is enhanced by this service. See discussion on CON.
a. Meets density/bulk vegetation's	a.CU is consistent with LDR Section of Code at this locale.
b. Impacts to traffic/pedestrian	b. None – limited traffic – not a traditional intense commercial use with offsite impacts.
c. Fire Hazzard	c. State regulations mandate higher fire hazard standard for nursing homes.
d. Noise, odor, glare, vibration at property line	d. None – any visual impacts will be buffered. On site lighting will be hooded.
e. Does not prevent adjacent property authorized use of property	e. Residential abutting uses are <u>not</u> impacted directly or indirectly by this low intensity use.
f. Use does not violate any law/or regulation	f. None
g. Use does not impact or impair public facilities and meets adopted standards.	g. Adequate public facilities exist to service site; use will meet any concurrency standards at time of permitting. Stormwater and utility letters are attached. Use enhances "public" facilities in the County.

III. <u>Concurrency</u>: No issues – regional utilities; large area with good soils for onsite drainage.

IV. <u>Compatibility:</u> The test of such defined by F.S. 163.3164(9); which is met. County Road 486 corridor is repleat with GNC type uses abutting residential areas with no known issues. Applicant is low intensity GNC type use consistent with area and land use plan (See V below).

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V. Plan Consistency: Meets FLUE standards for stated use. Specifically, Policies 17.1.3, 17.2.2, 17.2.3 and 17.2.7; Also Obj. 17.3 and Policy 17.3.3, later expressly recognizing the stated use in residential districts outside of C/L district.

VI. Site Plan: Depicts two (2) building locations and size, DRA, buffers, access of County Road 486 and standards for conditional use site plan per LDC Section 4000-4003 and conditional use application (Phase I). No ISR or FAR issues. Note, front area(s) along County Road 486 are reserved for future development in existing GNC district (this will require a future GFLUM map amendment into GNC). The skilled nursing facility will be constructed first; no specific timetable for Phase II.

VII. Conclusion: The proposed use fills a documented need in Citrus County for skilled nursing beds. Site is in PSA and County's growth area of Central Ridge. While commercial in nature – the site has low traffic, and no offsite impacts from its residents. Given such, site and uses are compatible with abutting residential parcels and existing uses (FS 380.3164(g)). The parcel and stated uses meet the land use plan and statutory test of consistency. As documented above, the stated uses meet LDC test of conditional use on the subject parcel.

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Exhibit "J"

BURRELL
ENGINEERING, INC.
CIVIL ENGINEERING

12005 N. FLORIDA AVE.
DUNNELLON, FL 34434
PH. 352-489-4144
FAX 352-489-4741

May 19, 2021

Mr. Clark Stillwell
Attorney at Law
320 US HWY 41 South
Inverness, FL 34450

Subject: Parcel Alt Key # 3229868
Section 24, Township 18, Range 18
Analysis of Drainage, Water and Wastewater Facilities
BEI Project 21-14

Dear Mr. Stillwell:

As requested, Burrell Engineering, Inc. has conducted a drainage facilities and public facilities analysis as required by the Citrus County Board of County Commissioner's Administrative Regulation (A.R.) 13.08-2. on the referenced site. The site comprises one parcel and is approximately 19.25 ac in size and is in Section 24, Township 18, Range 18. It is bordered by CR 486 on the south, by the Publix Shopping Center on the west side, Forest Ridge Elementary School on the south and large residential lots on the east. The analysis includes a physical inspection of the site, and a review of available data produced by various public agencies. The analysis is limited to the specific areas of concern discussed in the A.R., as outlined below:

1. *DRAINAGE FACILITES*

a. Soil's evaluation, demarcation, and preliminary hydrogeology:

Onsite soils are predominantly Candler fine sand, 0 to 5% slopes, Arredondo fine sand, 0 to 5% slopes and Kendrick fine sand, 0 to 5% slopes. According to the SCS Soil Survey for Citrus County, Candler sands are nearly level to gently sloping excessively drained with a SHWT greater than a depth of 80 inches throughout the year. Arredondo and Kendrick sands are nearly level to gently sloping well drained with a SHWT greater than a depth of 72 inches most years.

Based on the current Southwest Florida Water Management District (SWFWMD) criteria for stormwater systems, the site drainage will most likely need to be designed as a dry retention system, depending on the actual SHWT determined from soil borings. These types of systems are commonly used and thus should not pose an impediment to the proposed development.

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b. *Topography of the existing site, proposed changes to topography and their impact on adjacent properties including abutting roads:*

The proposed site has significant topographic variation and most likely lies within a closed drainage basin. As such, the drainage design associated with site improvements is most likely "volume dependent". A typical design for a closed basin would consist of calculating the pre-development discharge volume to offsite areas for the 100yr-24hr storm event and constructing a stormwater management system that attenuates the post-development runoff volume so that the pre-development discharge volume is not increased. Based upon the soil conditions found on this parcel a drainage design meeting these requirements can be created utilizing a dry retention drainage system.

Proposed changes to the topography (when and if the site is developed) would most likely be significant due to the relatively steep slopes on portions of the site. The modifications would also include the creation of additional impoundment areas to serve as drainage retention areas for the new impervious area created. All the above appears to be obtainable on this site.

c. *If within a floodplain, floodplain compensation needs and the ability of the site to accommodate same:*

Attached is an excerpt from the National Flood Insurance Program Flood Insurance Rate Map (FIRM) panel 12017C0214D. As can be seen from the map, the property lies within flood zone X, area of minimal flooding. Therefore, floodplain compensation will not be required to develop the site.

d. *Any impact to either onsite or adjacent wetlands or surface waters:*

The proposed site does not appear to have any wetlands onsite based on the National Wetlands Inventory Map. Therefore, there would not be any wetland impacts if the property is developed.

e. *Ability of the site to accommodate all stormwater generated by improvements of a 25 year/24-hour storm event:*

The proposed development has enough room onsite to construct a drainage retention area sufficient to store and treat the stormwater runoff from a 25 year/24-hour storm to meet the County and Water Management District requirements.

f. *Any modification to existing drainage flows from adjacent property either developed or vacant:*

Based upon the above and by utilizing good engineering practices, this site can be designed to have no adverse impact to drainage flows coming from, or onto, adjacent properties. Should runoff from offsite areas flow into the proposed site in the pre-development condition these flows will either be

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

accommodated into the drainage design or routed around the site to maintain pre-development flow patterns.

2. *ABILITY OF THE SITE TO SUPPORT AN ONSITE SANITARY SEWER DISPOSAL SYSTEM AND ONSITE WATER FACILITY*

WASTEWATER DISPOSAL

Wastewater service is available to the site from the County's central wastewater collection system via gravity mains in the center of CR 486. Therefore, most likely the site would be required to construct a sanitary pump station and pump to the gravity main.

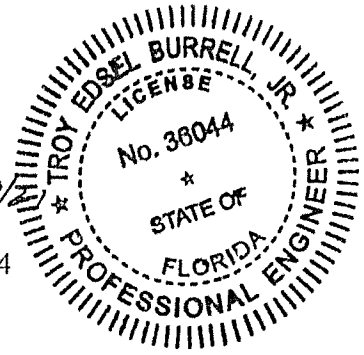
WATER SERVICE

Central water is also available to the site on the south side of CR 486, therefore connection to the central water supply system will be required for this project.

I trust that this information is adequate to meet the indicated requirements of A.R. 13.08-2. However, if you have any questions, please do not hesitate to call. As always, we appreciate this opportunity to be of service to you.

Sincerely,

Burrell Engineering, Inc.

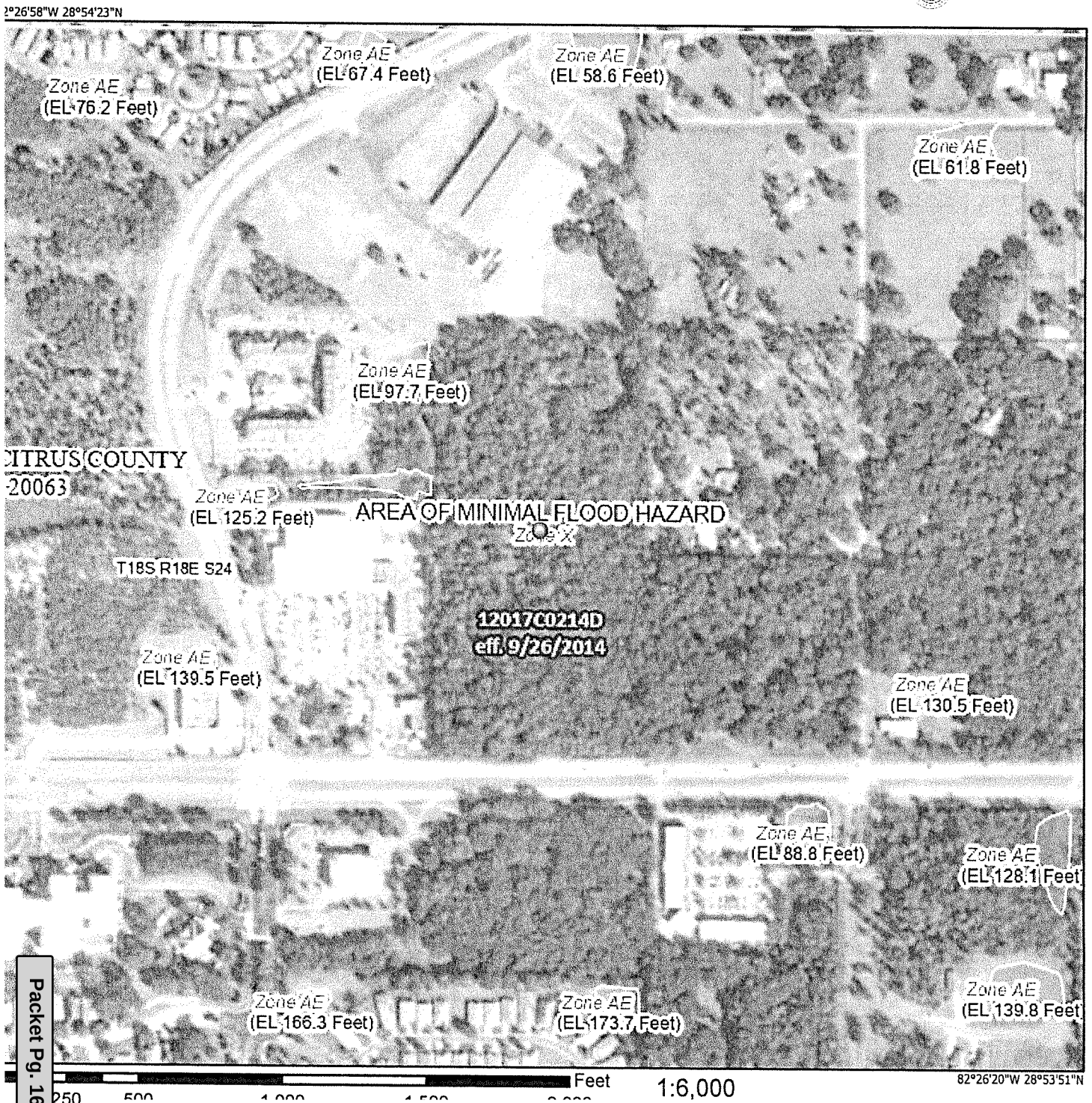


Troy E. Burrell, Jr, P.E.
Florida Registration 36044
President

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National Flood Hazard Layer FIRMette

FEMA



Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

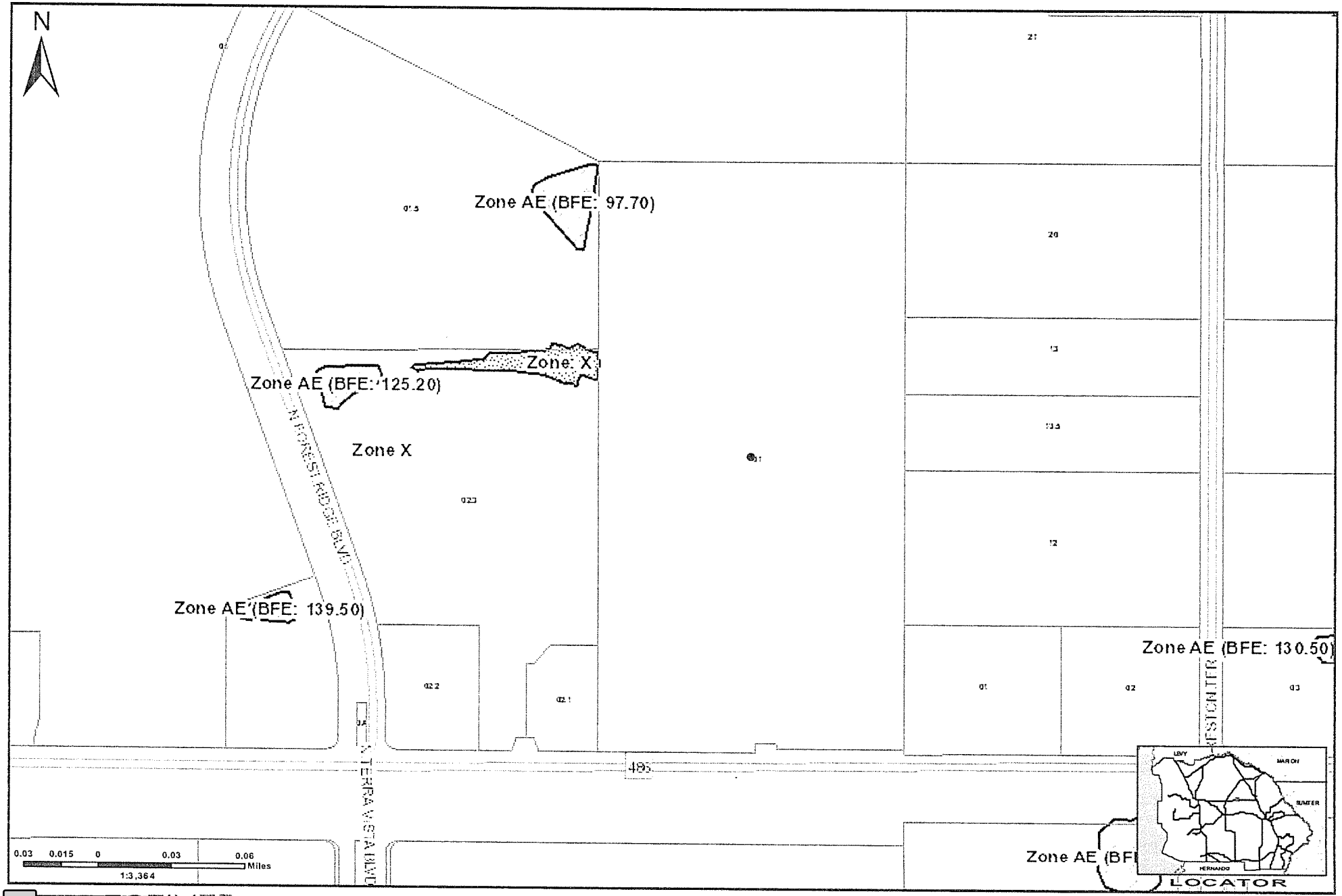
N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/18/2021 at 2:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for



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Flood Plain Map

Geographic Information Systems

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

Cynthia Skelhorn
Director

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Exhibit "K"

Exhibit "L"

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
UTILITY PLANNING AND ENGINEERING DIVISION
3600 W. Sovereign Path, Suite 291
Lecanto, Florida 34461-7788
Telephone: (352) 527-7650 Fax: (352) 527-7644
TTY Telephone: (352) 527-5312
www.bocc.citrus.fl.us
E-mail Address: WaterResources@bocc.citrus.fl.us

05/26/2021

Mr. Clark A. Stillwell, Esquire
Law Office of Clark A. Stillwell, LLC
P.O. Box 250
Inverness, FL 34451
caslaw@tampabay.rr.com

RE: Pruitt Properties, Inc. - Conditional Use
Alternate Key No.: 3229868
19.25 acres (MOL) LDR to GNC
Plan/LDC Map Amendment

Dear Mr. Stillwell:

Citrus County Utilities currently has both potable water and wastewater capacity to serve the above referenced site for the General Commercial use described in your March 25, 2021 letter.

The public water system serving this vicinity is the Charles A. Black Water System (Public Water System ID. No. 609-4948), having a current permitted capacity of 14.544 million gallons per maximum day. An 18-inch diameter water transmission main runs along the south right-of-way line of CR-486 in front of the above referenced site with a 6-inch stub out crossing CR-486 to the above described parcel.

Sewer service to this vicinity is provided by the County's Brentwood Wastewater Treatment Facility (Permit No.: FLA011844), having a current permitted capacity of 0.500 million gallons per day (MGD) three-month rolling average daily flow (3MRADF). A gravity sewer system runs down the center of CR-486 and there are two 8-inch diameter stub outs extending to the above referenced parcel.

Please let us know if this information is not responsive to your request.

CITRUS COUNTY DEPT. OF WATER RESOURCES

Layne C. Cady, P.E. - Senior Engineer

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Exhibit "M"

SCHEDULE B

All Applicants

Except Transfer of CON

PROJECT DESCRIPTION

and

CONFORMANCE WITH REVIEW CRITERIA

E. CONFORMITY OF PROJECT WITH REVIEW CRITERIA

The following indicate the level of conformity of the proposed project(s) with the criteria and application content requirements found in sections 408.035 and 408.037, Florida Statutes; and applicable rules of the State of Florida; Chapters 59C-1 and 59C-2, Florida Administrative Code.

Agency rules may require the applicant to provide information or documentation for the specific type of service proposed. Please refer to the service-specific rules found in Chapter 59C-1.032-.044 of the Florida Administrative Code, and be sure that your responses include any supplemental information required for the type of project being proposed.

1. FIXED NEED POOL

Does the project proposed respond to need as published by a fixed need pool? Or does the project proposed seek beds or services in excess of the fixed need pool? (If so, provide any needs analysis or other justification supporting the number of beds or services sought. The service-specific agency rules describe the documentation necessary when the need pool shows no numeric need). [s.59C-1.008(2), F.A.C.]

This CON Application is being submitted in response to AHCA's Fixed Need Pool publication dated October 4, 2019 indicating a calculated bed need for 93 beds in Subdistrict 3-5, District III. PruittHealth – Citrus will feature 93 private rooms, including a 16-bed Alzheimer's unit. The private room initiative is in response to recommendations by constituents in the Subdistrict given the very limited nature of private rooms available for Medicaid, Medicare and other nursing home patients. PruittHealth – Citrus will be the first nursing home in the county to have all private rooms. This will nearly double the current private bed inventory in the County.

The Alzheimer's unit will be developed as a response to the growing incidence and prevalence rates of this disease in Citrus County. This facility will also feature six bariatric suites to address the high obesity rates in the market, and the lack of nursing home beds equipped to handle this patient population.

The Applicant will also place a concerted emphasis on serving the needs of Medicaid long term care clients. Given there are only 101 private rooms in the entire Citrus County, PruittHealth – Citrus will increase the private room inventory by more than 92 percent, nearly doubling the current private bed county, and it will be the first all private facility in the County. This will enhance quality of offerings to Medicaid clientele as existing facilities with limited private beds typically allocate the private room use to private pay or Medicare clients.

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Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

SCHEDULE B

All Applicants

Except Transfer of CON

PROJECT DESCRIPTION

and

CONFORMANCE WITH REVIEW CRITERIA

Population

Citrus County, Subdistrict 3-5 is home to 151,813 residents. Of these nearly 152,000 residents, 52,976 are ages 65 and older. Seniors, who are the largest utilizers of nursing home services, represent 35 percent of total Citrus County population. Of the 52,976 seniors in the service area, 46.3 percent are age 75 and older.

Citrus County, Subdistrict 3-5 Current Population as of July 2019	
Age Cohort	**July 2019 Population**
Ages 65-74	28,463
Ages 75+	24,513
Ages 65+	52,976
All Ages	151,813
Ages 65+ as Percent of Total	34.9%

Source: Florida Population Estimates and Projections as of July 1, 2019, February 2015 and NHA Analysis

The senior age cohort in the service area is projected to increase from 52,976 in 2019 to 56,393 by January 2023 and further, to 57,372 by January 2024. The older age cohort (75+) is expected to increase from 25,513 in 2019 to 26,957 by 2023 and 27,730 by 2024. Seniors will represent 36 percent of all Citrus County residents in 2024, an increase from 35 percent of all residents in 2019. This information is supplied on the table below.

Citrus County, Subdistrict 3-5 Forecasted Population January 2023 and January 2024		
Age Cohort	**Jan-23**	**Jan-24**
Ages 65-74	29,436	29,642
Ages 75+	26,957	27,730
Ages 65+	56,393	57,372
All Ages	157,947	159,718

Source: Florida Population Estimates and Projections as of January 2023 and 2024, February 2015 and NHA Analysis

Citrus County will incur more than 4,396 seniors in the ensuing four and a half years, signifying an 8.3 percent rate of growth. This data is presented below.

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Breakout of Subdistrict 3-5 Growth Rate in 65+ Population July 2019 to January 2024				
County	Jul-19	Jan-24	Change, 2019-2024	Percentage Change, 2019-2024
Citrus	52,976	57,372	4,396	8.3%

Source: Florida Population Estimates and Projections, January 1, 2019 and July 1, 2023, February 2015 and NHA Analysis

The anticipated growth rate amongst those ages 65 and older, who reside within Subdistrict 3-5 supports the need for additional skilled nursing beds to accommodate incremental demand for such services. PruittHealth – Citrus will be located in an optimal geographic location where it will have the ability to penetrate the long term Medicaid population within the County, those who need short term rehabilitation including bariatric patients, persons with severe Alzheimer's among other service area constituents.

Bed Need Computation

Per CON Rule 59C-1.036(4)(c) the net bed need for nursing home beds licensed under Chapter 400, F.S., for subdistrict 3-5 is calculated in accordance with the following formula:

1. A = (POPA × BA) + (POPB × BB)

where:
A is the projected age-adjusted total number of nursing facility beds to be licensed under Chapter 400, F.S., at the planning horizon for the District in which the District is located.
POPA is the projected population age 65-74 years in the district.
POPB is the projected population age 75 years and older in the district.
BA is the estimated current bed rate for facilities licensed under Chapter 400, F.S., for the population age 65-74 years in the district.
BB is the estimated current bed rate for facilities licensed under Chapter 400, F.S., for the population age 75 years and over in the district.

2. BA = LB / (POPC + (6 × POPD))

where:
LB is the number of nursing facility beds licensed under Chapter 400, F.S., in the district as of January 1, for fixed bed need pools published between January 1 and June 30, or as of July 1 for fixed bed need pools published between July 1 and December 31.
POPC is the current population age 65-74 years in the district.
POPD is the current population age 75 years and over in the district.

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patient days will be Medicaid long term care patients. Furthermore, all beds at PruittHealth – Citrus will be private rooms. PruittHealth – Citrus will also offer a 16-bed Alzheimer's unit to enhance access to nursing facility beds for the Alzheimer's dementia patient population. The Applicant will also provide 6 bariatric suites to accommodate this patient population. PruittHealth – Citrus will enhance access to nursing facility beds for Medicaid long term care enrollees and provide them with state-of-the-art private accommodations which is rarely the case for this patient population.

Existing Nursing Home Landscape and Utilization

There are 9 nursing facilities in Citrus County with 1,103 licensed beds. During the six months ending June 30, 2019, these 9 facilities operated at 89.7 percent occupancy. Individual occupancy rates ranged between 78.4 and 95.7 percent in the most recent 6 months ending June 30, 2019. Of the 9 facilities in the service area, 7 nursing homes were at or above 90 percent average occupancy during the first half of 2019. The table below summarizes Service Area community nursing home utilization for the most recent available 12 months of data by facility.

Subdistrict 3-5 Citrus County
Community Skilled Nursing Facility Utilization
12 Months Ending June 30, 2019

Name of Facility:	Skilled Nursing Facility Beds	Patient Days		Occupancy Rate	
		July - December 2018	January – June 2019	July - December 2018	January – June 2019
ARBOR TRAIL REHAB & SKILLED NURSING	116	17,360	16,466	81.3%	78.4%
AVANTE AT INVERNESS INC	104	16,660	16,987	87.1%	90.2%
CITRUS HEALTH AND REHAB CENTER	111	18,885	18,731	92.5%	93.2%
CRYSTAL RIVER HEALTH AND REHAB CTR	150	24,146	24,678	87.5%	90.9%
CYPRESS COVE CARE CENTER	120	20,400	20,607	92.4%	94.9%
DIAMOND RIDGE HEALTH AND REHAB CTR	142	20,412	20,617	78.1%	80.2%
THE GROVE HEALTH AND REHAB CENTER	120	21,521	20,787	97.5%	95.7%
HEALTH CENTER AT BRENTWOOD	120	20,568	20,680	93.2%	95.2%
LIFE CARE CENTER OF CITRUS COUNTY	120	18,343	19,514	83.1%	89.8%
SUBDISTRICT 3-5	**1,103**	**178,295**	**179,067**	**87.9%**	**89.7%**

Source: Florida Nursing Home Bed Need Projections by District and Subdistrict, October 4, 2019 and NHA Analysis

In aggregate for the 12 months ending June 30, 2019, there were 357,362 nursing home patient days provided by 9 nursing facilities in the service area (with community beds). Combined, they had an average daily census of 979 patients and experienced an average annual occupancy rate of 88.8 percent.

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PruittHealth – Citrus carried out detailed market research to determine how it can be of biggest benefit and add greatest value to the residents of the service area. Based on an evaluation of services provided at the 9 licensed community nursing homes in Citrus County, based on their respective websites and FloridaHealthFinder.gov, it is confirmed that all 9 facilities provide subacute care, respite care, hospice on site, physical, occupational and speech therapy. However, none of the 9 facilities offer all private accommodations. Private rooms as a percent of total beds range from between 1 to 21 percent of total facility licensed beds. Furthermore, while several of the facilities provide care to patients with Alzheimer's disease, only 4 have secure Alzheimer's units.

The Applicant will foster competition in the Subdistrict through implementation of state-of-the-art facilities, top notch amenities and quality programs and services. All beds will be private; this 100 percent private initiative far exceeds the Subdistrict's average of just 9.2 percent. PruittHealth's proposed Citrus facility will benefit the community with market knowledge, significant services and amenities, lifestyle enhancement experience, and high quality programming.

The map on the following page illustrates the geographic location of the 9 Subdistrict 3-5 skilled nursing and also illustrates the position of the Subdistrict's hospitals relative to the existing skilled nursing facilities.

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PruittHealth – Citrus's Response to Demonstrated Need in the Subdistrict

The following pages identify characteristics of existing nursing homes as well as gaps in service within the market.

Available and Accessible Secure Alzheimer's Unit

Alzheimer's disease is a degenerative brain disease thought to begin 20 years or more before symptoms arise, with small changes in the brain that are unnoticeable to the person affected. After years of brain changes, individuals experience noticeable symptoms, such as memory loss and language problems. Symptoms occur because nerve cells (neurons) in parts of the brain involved in thinking, learning and guidance have been damaged or destroyed. Individuals typically live with Alzheimer's symptoms for years. Over time, symptoms increase and start interfering with the person's ability to perform everyday activities. At this point in the disease, the individual is said to have dementia due to Alzheimer's disease, referred to as Alzheimer's dementia.

As the disease progresses, neurons in parts of the brain that enable a person to carry out basic bodily functions, such as walking and swallowing, are affected. Individuals in the final stages of Alzheimer's disease are bed-bound and require around the clock care. This disease is ultimately fatal.

Prevalence of Alzheimer's Dementia

An estimated 5.8 million Americans of all ages are living with Alzheimer's dementia in 2019. Of those, 5.6 million are 65 years of age and older. Of the 5.8 million people with Alzheimer's dementia, 81 percent are 75 years of age and older.

Of the total population in the United States:

- One in 10 people (10 percent) age 65+ has Alzheimer's dementia.
- The percentage of people with Alzheimer's dementia increases with age:
  - 3 percent of people 65 to 74 years of age,
  - 17 percent of people 75 to 84 years of age, and
  - 32 percent of people 85 and older have Alzheimer's dementia.

The chart below illustrates the ages of those with Alzheimer's dementia in 2019 in the United States.

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Trends in the Prevalence and Incidence of Alzheimer's Dementia Over Time

A large segment of the American population, the baby boom generation, has reached 65 and older, which is when risk for Alzheimer's is elevated. The number of Americans surviving into their 80s, 90s and beyond is expected to grow dramatically due to medical advances, as well as social and environmental conditions. This will result in an additional 12 million oldest-old people in the country, those who are at the greatest risk for developing Alzheimer's dementia.

State and Local Statistics

According to the Alzheimer's Association, it is estimated that in the state of Florida, in 2019, there are 560,000 residents age 65 and older who have Alzheimer's dementia. Alzheimer's disease is now the 6th leading cause of death in Florida and it is estimated that 1 in 3 senior dies with Alzheimer's disease or some other dementia. By 2025, this statistic will increase to 720,000 afflicted with Alzheimer's dementia. The number of Alzheimer's dementia cases in Florida is projected to increase 28.6 percent between 2019 and 2025, signifying a greater growth rate than half of the 50 states in the country.

Application of national prevalence rates by age cohort to Claritas population estimates and projections reveals that in 2019 there are 6,043 persons afflicted with Alzheimer's dementia in Subdistrict 3-5. This statistic is projected to grow 9.2 percent, to 6,597 people by year two of this proposed project (2024). This data is supplied below.

Estimates of Persons Afflicted with Alzheimer's Dementia
Subdistrict 3-5: Citrus County
2019 and 2024

	2019			2024		
	Population	Incidence	Alzheimer's Estimate	Population	Incidence	Alzheimer's Estimate
Age 65 to 74	31,039	3%	931	35,973	3%	1,079
Age 75 to 84	18,074	17%	3,073	19,300	17%	3,281
Age 85+	6,372	32%	2,039	6,991	32%	2,237
Total	55,485		6,043	62,264		6,597

Source: Claritas/Environics, 2019 Alzheimer's Disease Facts and Figures, Alzheimer's Association and NHA Analysis

There must be healthcare programs and providers in place in this market, prepared to treat individuals confronted with Alzheimer's dementia. Of the 9 skilled nursing facilities existing in Citrus County, four reportedly provide secure accommodations for this patient population. However, these operate at full occupancy. There is significant need for an Alzheimer's unit in the Subdistrict. PruittHealth – Citrus will feature a 16-bed all private Alzheimer's unit. PruittHealth Memory Support is designed to assist Alzheimer's and dementia patients by attempting to slow memory loss and other cognitive changes.

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LAW OFFICE OF
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ATTORNEY AT LAW

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INVERNESS, FL 34451-0250

June 3, 2021

Hand Delivery

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

Re: Pruitt Properties, Inc. – Conditional Use
Alternate Key No.: 3229868
Hernando, Florida 19.25 acres (MOL)

Dear Ms. Coutu:

On behalf of our client, Pruitt Properties, Inc., I enclose County CU application form the above noted parcel for a 90,419 sq. ft.; 93 bed skilled nursing facility (Phase I) and 49,254 sq. ft. (MOL), 60 unit bed assisted living facility (Phase II).

The subject parcel (19.25 acres MOL) has split LDC Atlas land use districts – GNC along road frontage to 400 feet depth and the balance LDR. A majority of the proposed facility is located in the LDR area. Per GFLUM the total parcel is LDR. The proposed site uses are per LDC Section 2404, authorized via a conditional use application. See also: FLUE Policy 17.3.7 on these type of facility in varied residential districts.

The applicant has a State of Florida Certificate of Need (CON) for the facility. Attached as Exhibit "M" are excerpts of the client Pruitt Properties Certificate of Need application to the State of Florida, Agency for Healthcare Administration (AHCA). These supporting materials reflect that AHCA has identified a need for new skilled nursing beds in Citrus County; the applicant's CON meets stated need. Please note the emphasis on Alzheimer's treatment facilities included in this facility. A major issue in Citrus County given its population age.

The proposed facilities are is in Central Ridge area on a major arterial roadway. It's in PSA and the site has regional utilities. The site has varied uses adjacent to such – commercial, senior care, primary school and large lot residential. As the use is low impact it is compatible with all listed abutters. The uses fit well with senior living facilities in the area. Within Citrus County there are numerous like facilities tied into

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residential and commercial areas which have existed without any land use issues arising. As stated in the application text, use fills a well-documented need of the County. The attached text outlines the CU LDC standards and the applicants compliance therewith.

Please review for completeness and advise. The filing fee of $1,000.00 based upon CU fee structure is enclosed. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

LAW OFFICE OF
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June 15, 2021

Email and US Mail Delivery

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

Re: Pruitt Properties, Inc./Citrus Hills Land Development, CU-21-10

Dear Ms. Coutu:

The subject CU, in part, addresses generally compliance with pertinent Plan and LDC regulations. Specifically, the application did not address LDC Section 3701(1) which sets separation standards for senior care facilities. Attached is the revised text which includes a discussion of noted LDC standard. Please note, applicant as part of CU request, is requesting a waiver of the 1,000 feet separation (if applicable) for 70 feet.

Between the two (2) parcels of Grand Living ALF and proposed skilled nursing home (Phase I), (corner to corner) the distance is 930 feet. The separation between the actual uses is > 1,000 feet. The request is nominal and appropriate, given one facility is an ALF and proposed facility is skilled nursing facility. The proposed facility (Phase I) has a CON (attached) from the State of Florida, AHCA. Such is based on demonstrated need for this service. Finally, located between the two (2) facilities are major commercial uses and a divided four lane highway. I'm unaware of exact public policy the separation standard tries to promote – likely cumulative impacts to residential areas if too many of these facilities are built proximate to each other. That does not exist in this case. See discussion regarding compatibility in the application and revised text.

Please add letter and revised text to application package.

Finally, is it possible to make the August 19the PDC meeting?

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

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Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

CAS/cv
Enclosure
cc: Client
Denise Lyn, Esquire

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

Exhibit "H" – REVISED Application Text
Pruitt Properties, Inc. – Conditional Use
Alternate Key No.: 3229868
Hernando, Florida 19.25 acres (MOL)

I. General Facts/Site Characteristics: The subject parcel is located on County Road 486 (north side) in Citrus Hills subdivision area (see aerial – Exhibit "D"). The parcel is vacant. Parcel size is 19.25 acres with 660 feet of road frontage. Parcel slopes from south to north. Soils are arredondo fine sand, 0 to 5 percent slopes, kendrick fine sand, 0 to 5 percent slopes, candler fine sand, 0 to 5 percent slopes. There are no environmental constraints. Flood zone is "X".

Parcel is serviced by regional water and sewer. It is located on an arterial roadway – County Road 486. Parcel is located in county's Central Ridge area and Planned Service Area (PSA). Per GFLUM the entire parcel is LDR. The front 400 feet of the parcel (6.05 acres) is designated GNC on LDC Atlas maps. The remaining balance of the parcel (13.19 acres) is designated LDR on LDC Atlas maps. Surrounding land uses and districts are as follows:

(1) North – LDR – one (1) residential home, vacant SF residential lots/and primary school (PSI).
(2) East – GNC/LDR – office use/residential lots (4) – (2) improved SF lots.
(3) South – County Road 486 (divided arterial four-lane 150 ft. in width) and GNC/Hampton Hills PUD.
(4) West- GNC – shopping center/senior living facility.

Proposed Phase I use is a skilled nursing facility with 93 beds and building size of 90,419 square feet assisted living facility. Phase II is 60 unit assisted living facility. See Site Plan Exhibit "I". Access will be off County Road 486. To the north – site plan depicts a DRA and buffer abutting residential/school. To the east – site plan depicts a 20' type "D" buffer with no fence. The proposed use is authorized in GNC and a conditional use in LDR. Each building will be subject to large non-residential design standards (LDC Section 3740). The proposed use is low traffic generator with no traditional offsite issues such as noise, odors etc.

II. LDC Conditional Use Standards – Section 4500(c)

1. Plan Land Use and Density	1.The stated use in GNC is authorized/LDC allows for use as C/U. See Policy 17.3.3 of FLUE.
2. Compatibility of use with adjacent uses	2.Meets statutory test; existing historic GNC uses along County Road 486 abut

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	residential area(s) with no long-term historical issues of compatibility
3. Use does not health, safety and welfare of abutting uses and land	3.No public health or safety issues. No impact to County resident's health and safety. In fact the public health is enhanced by this service. See discussion on CON.
a. Meets density/bulk vegetation's	a.CU is consistent with LDR Section of Code at this locale.
b. Impacts to traffic/pedestrian	b. None – limited traffic – not a traditional intense commercial use with offsite impacts.
c. Fire Hazzard	c. State regulations mandate higher fire hazard standard for nursing homes.
d. Noise, odor, glare, vibration at property line	d. None – any visual impacts will be buffered. On site lighting will be hooded.
e. Does not prevent adjacent property authorized use of property	e. Residential abutting uses are <u>not</u> impacted directly or indirectly by this low intensity use.
f. Use does not violate any law/or regulation	f. LDC Section 3170(1) sets a 1,000 ft. separation standard between any ALF in area and requested skilled nursing units (Phase I). The Grand Living facility on County Road 486 (south side) to the west of subject parcel is 930 feet between parcels (see map). The actual senior living facilities separation exceeds 1,000 feet. Applicant requests a deviation in CU process for the noted seventy (70) feet. Specifically, the two (2) uses are different in scope of services provided, the applicant has a CON from the state which is based on a demonstrated need and the parcels are geographically in totally different "areas" given major road and large scale commercial in-between each use. Along County Road 491 in Allen Ridge area, there is a collection of such senior living

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g. Use does not impact or impair public facilities and meets adopted standards.	facilities with no long-term impacts from such. The relationship of the senior living rental units abutting site, the proximate ALF and now the proposed skilled nursing facility is wholly symbiotic to each parcel. g. Adequate public facilities exist to service site; use will meet any concurrency standards at time of permitting. Stormwater and utility letters are attached. Use enhances "public" facilities in the County.

III. Concurrency: No issues – regional utilities; large area with good soils for onsite drainage.

IV. Compatibility: The test of such defined by F.S. 163.3164(9); which is met. County Road 486 corridor is repleat with GNC type uses abutting residential areas with no known issues. Applicant is low intensity GNC type use consistent with area and land use plan (See V below).

V. Plan Consistency: Meets FLUE standards for stated use. Specifically, Policies 17.1.3, 17.2.2, 17.2.3 and 17.2.7; Also Obj. 17.3 and Policy 17.3.3, later expressly recognizing the stated use in residential districts outside of C/L district.

VI. Site Plan: Depicts two (2) building locations and size, DRA, buffers, access of County Road 486 and standards for conditional use site plan per LDC Section 4000-4003 and conditional use application (Phase I). No ISR or FAR issues. Note, front area(s) along County Road 486 are reserved for future development in existing GNC district (this will require a future GFLUM map amendment into GNC). The skilled nursing facility will be constructed first; no specific timetable for Phase II.

VII. Conclusion: The proposed use fills a documented need in Citrus County for skilled nursing beds. Site is in PSA and County's growth area of Central Ridge. While commercial in nature – the site has low traffic, and no offsite impacts from its residents. Given such, site and uses are compatible with abutting residential parcels and existing uses (FS 380.3164(g)). The parcel and stated uses meet the land use plan and statutory test of consistency. As documented above, the stated uses meet LDC test of conditional use on the subject parcel.

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

STATE OF FLORIDA
AGENCY FOR HEALTH CARE ADMINISTRATION

CERTIFICATE OF NEED

Under the provisions of the "Health Facility and Services Development Act" (Sections 408.031-.045, **Florida Statutes** (Supp 1992), AND Chapter 59C-1, **Florida Administrative Code**), the Agency for Health Care Administration certifies the need for this project.

APPLICANT:
PruittHealth – Citrus County, LLC
1626 Jeurgens Court
Norcross, Georgia 30093

NUMBER:	10615
PROJECT COST:	$23,612,491
ISSUE DATE:	March 13, 2020
TERMINATION DATE:	September 12, 2021
REVISED TERMINATION DATE:	

COUNTY: Citrus

DISTRICT: 3

SUBDISTRICT: 5

PROJECT DESCRIPTION: Establish a new 93-bed community nursing home. The project involves 90,419 GSF of new construction and a construction cost of $14,467,040.

CONDITIONS: See Attachment.

FORM 1793, APRIL 1993 Jason B. McLaurin

DATE: March 16, 2020

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1. There shall be no change in the major elements of the project (including but not limited to costs, location, services to be provided, etc.) without prior approval of the Agency for Health Care Administration. Approval of changes by the Agency will be evidenced by the amended Certificate of Need which will be sent to the Certificate of Need holder and will highlight the amendment(s) to this Certificate.

2. Section 408.040(2)(a), Florida Statutes, states: "Unless the applicant has commenced construction, if the project provides for construction, unless the applicant has incurred an enforceable capital expenditure for a project, if the project does not provide for construction, or unless subject to paragraph (b), a certificate of need shall terminate 18 months after the date of issuance. The Agency shall monitor the progress of the holder of the certificate of need in meeting the timetable for project development specified in the application with the assistance of the local health council as specified in 408.033(1)(b)5., and may revoke the certificate of need, if the holder of the certificate is not meeting such timetable and is not making a good faith effort, as defined by rule, to meet it."

A. Rule 59C-1.018(3) F.A.C. states:
The following sections address the extension of the validity period for a certificate of need.

(a) Extensions of up to 60 calendar days per each request may be requested by a certificate of need holder who is approaching the end of the 18-month validity period. The holder must submit a written request to the Agency for approval at least 15 calendar days before the certificate of need terminates. The filing of a request does not extend the validity period of a certificate of need. Failure to timely file is a waiver of the right to request an extension. This request for an extension must demonstrate that good faith commencement of the project is being delayed by litigation or by governmental action or inaction with respect to regulations or permitting which precludes commencement on the project. The request must provide the Agency a detailed explanation of the problem and a plan of action to be undertaken by the holder to resolve the problem within the time frame requested.

1. Land zoning issues will be considered for extension of the certificate of need validity period beyond the 18 months, if the certificate of need holder can demonstrate that action has been initiated to obtain proper zoning for the proposed site for the facility, and that such action was timely with respect to the requirements for obtaining proper zoning.
2. Untimely filing of submission of plans and requests for local and state permits, based on the processing time required by the state and local governments for such plans and permits, will not be considered as justification for an extension beyond the 18-month period.

(b) Where the holder of a valid certificate of need is precluded from commencement of the project due to litigation, including appeal, or if the holder's certificate of need is the subject of an appeal of a final order approving the issuance of the certificate of need, an extension of the validity period shall be granted for the actual amount of time of the validity period which is equivalent to the period of litigation, including appeal. The holder of a certificate of need shall submit a request for an extension to the Agency, in writing, not later than 15 calendar days prior to the termination date.

(c) Upon written request from the holder of a certificate of need received at least 15 days prior to the termination date of the certificate of need, and upon submission of a transfer application by the proposed transferee, the Agency will extend the validity period of the proposed transferred certificate of need for a period of 60 days to ensure that the certificate of need remains valid throughout the Agency's timetable for review of the transfer application. Only one such request for a 60 day extension will be granted under the provisions of this subsection.

B. Rule 59C-1.018 (2) F.A.C. states:
Undertaking a project authorized by a certificate of need. A certificate of need will terminate after the 18-month time frame set forth in subsection (1) unless the applicant meets one of the minimum requirements described below:

(a) Certificates of Need for New Construction or Renovation Projects.

1. A holder of a certificate of need with a project for new construction must, by the date of termination of the certificate of need, be deemed to have commenced continuous construction as defined in subsection 408.032(4), Florida Statutes. For purposes of compliance, site preparation must be completed as defined below:

a. Completion of site preparation activities which include clearing of land, removal of soil, placement and compacting of fill dirt, and grading and leveling of the site for that portion of the site which will contain the foundation;

b. Foundation permit;

c. Completion of footprint of the certificated portion of the building, unless the contractor is building a hospital using the fast-track method of construction and the agreement between the contractor and the certificate of need holder provides for the use of that method; and,

d. Foundation forming with placement of concrete and steel which will become an integral part of the final facility to be constructed.

2. A holder of a certificate of need for renovation of an existing structure must, by the date of termination of the certificate of need, be deemed to have commenced construction. This is established by completing site preparation which is defined as having a demolition permit or building permit, having an executed owner or contractor agreement, and demonstrating proof of the commencement of demolition.

3. The Agency staff or a designated representative shall make an unannounced visit to each project site on the termination date of the certificate of need. The visit shall result in photographs of the site and a written report. The certificate of need holder may submit information for evaluation to the staff of the Agency or the designated representative on the day of the site visit. On or before 14 calendar days of receipt of the information, staff designated by the Agency shall evaluate the information and make a determination of whether or not the project has commenced construction.

a. If deemed to have commenced construction, continuous construction must be maintained. For purposes of monitoring compliance, "continuous construction" refers to work performed under the authority of an architect to whom the contractor is responsible and which advances the project towards completion in accordance with the project timetable and standard, acceptable construction procedures. Any return to site preparation as defined in sub-subparagraph 59C-1.018(2)(a)1.a. thru d., F.A.C. without approval, as provided in paragraph 59C-1.021(2)(a) and (b), F.A.C., of the Agency is strictly prohibited and is deemed not to be continuous construction.

b. If deemed not to have commenced construction, the holder of the certificate of need shall be notified, in writing, of the determination and the right to a hearing under Section 120.57, Florida Statutes, by the director or his or her designee from the Agency. The certificate of need shall terminate by operation of Law.

(b) Certificates of Need for Non-construction Projects.

1. A holder of a certificate of need for a non-construction project including hospice, bed conversions and establishment of new health services, or a substantial change in such services, must provide proof of having made an enforceable capital expenditure greater than 10 percent of the total project cost, or have received appropriate licensure and certification by the date of termination of the certificate of need.

2. A holder of a certificate of need who undertook a project authorizing the offering of a new service for which there is neither construction nor enforceable capital expenditure must provide utilization data to the Agency within 30 calendar days after the termination date of the certificate of need. The data must demonstrate that the service became operational on or before the termination date of the certificate of need.

Pursuant to Rule 59C-1.013(3), F.A.C., a report to the Agency must by filed annually after licensure or operation assessing compliance with any conditions placed on this Certificate of Need. Any questions regarding such reporting should be directed to the Certificate of Need Office at:

Agency for Health Care Administration
Certificate of Need Office
2727 Mahan Drive, MS #28
Tallahassee, Florida 32308
(850) 412-4401

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JUN 17 2021
CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: Joanna Coutu

FROM: Clark A. Stilwell, Esquire
LAW OFFICE of CLARK A. STILLWELL, LLC

DATE: June 28, 2021

RE: Pruitt Health – CU-21-10

Joanna:

Please add the attached to the backup material for the above noted application. Thanks

CAS/cv
Enclosure

RECEIVED
JUN 28 2021
CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

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:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

June 28, 2021

Via Email and US Mail

Mr. Chuck Dixon, AICP, Director
Roger Weaver Educational Complex
2527 S. Panther Pride Drive
Lecanto, Florida 34461

Re: Pruitt Properties, Inc./Citrus Hills Land Development, CU-21-10
Alternate Key No.: 3229868

Dear Mr. Dixon:

Our office represents the contract vendee ("Buyer") of the above noted real property. The client has a State of Florida Certificate of Need (CON) for a 93 bed skilled nursing facility for this parcel. The client has filed for a conditional use thereon consistent with the CON. See site plan attached.

As the School Board is an abutter – I enclose a courtesy copy of the application. On review, please call with questions. The parcel is LDR per GFLUM with GNC on LDC Atlas maps.

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure
cc: Client
Denise Lyn, Esquire w/o encl.

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JUN 28 2021
CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

1. PROPERTY DESCRIPTION: 555 W. NORVELL BRYANT HWY; HERNANDO, FLORIDA; PARCEL ID: 16E18S24 44000 0010; ALT KEY: 3229808 (See survey for legal description)
2. PARCEL SIZE: 15.187 ACRES± (shown on survey)
3. CURRENT ZONING: LDR & GNC
4. CURRENT FUTURE LAND USE: LDR
5. CURRENT PROPERTY USE: VACANT / UNDEVELOPED
6. PROPOSED USES:
   - 6.1. 93 Bed Skilled Nursing Facility (81,715 SF±)
   - 6.2. Future 60 Unit Assisted Living Facility (49,254 SF±)
   - 6.3. Signage & Wayfinding (377 SF±)
   - 6.4. General Commercial "Out-Parcels" GNC (3.8 Acres±)
7. FLOOR AREA RATIO (FAR):
   - 7.1. Phase 1 SNF Only: 81,715 SF / 455,094 SF LDR area = 0.18 FAR
   - 7.2. Phase 1 + 2: 131,508 SF / 661,582 SF LDR area = 0.20 FAR
8. IMPERVIOUS SURFACE RATIO:
   - 8.1. GNC Overall (up to 70% per LDC)
   - 8.2. LDR Parcel Phase 1:
     - 8.2.1. Proposed Staff building footprint: 110,402 SF
     - 8.2.2. Phase 1 Parking & Sidewalks: 115,328 SF
     - 8.2.3. Total Phase 1: 225,731 SF impervious / 655,042 SF LDR site area = 34.5% < proposed ISR (or
   - 8.3. LDR Parcel Phase 2: ISR Calculation for future ALF and associated parking to be determined at time of
9. DRIVEWAY ACCESS: A centrally located shared access either to serve the proposed Skilled Nursing & ALF facilities and the future development GNC parcels. Proposed driveway cross access connections shown on plan.
10. EASEMENTS: There is an existing 25 foot ± easement for road right of way as described in the western property boundary.
11. WETLANDS, FLOODPLAINS: There are no wetlands or floodplains (flood zone "X") within the subject property.
12. UTILITIES: This property will be served by Citrus County central water and sewer systems.
13. BUILDING SETBACKS: The proposed buildings exceed the minimum required setbacks.
14. WALLS OR FENCES: As noted on plan where applicable.
15. STORMWATER MANAGEMENT: A proposed Drainage Retention Area is shown near the northern boundary of the property. Retention / detention facility design shall be engineered at the time of development plan submittal.
16. FIRE HYDRANT: 103.43' to the nearest hydrant per GIS)
17. SIGNS: One sign structure is proposed adjacent to the intersection of the proposed entrance drive with CR 486. Location may be at either side of intersection and sized and located to meet current LDC standards.
18. PARKING: Pruitt Health requires 1.5 parking spaces per bed or unit. Phase 1 SNF 93 beds x 1.5 spaces = 140 parking spaces; Phase 2 ALF 60 beds/units x 1.5 spaces = 90 parking spaces; (Total 230 spaces proposed). This parking ratio is higher than the per bed or unit minimum parking requirements of the Citrus County LDC.
19. LOADING ZONE: 1 (12' x 60') loading space proposed per building.
20. BUFFERS: Proposed buffers as shown on plan
21. MISC: This project shall meet the additional design standards for large non-residential projects (LDC Sec 3740)

PRUITT HEALTH
CITRUS HILLS
555 W NORVELL BRYANT HWY
HERNANDO, FLORIDA

MASTER SITE PLAN
June 1, 2021

SHEET
1 OF 1

JUN 28 2021
CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

Clark A. Stillwell

From: Dixon, Chuck <dixonc@citrusschools.org>
Sent: Monday, June 28, 2021 1:43 PM
To: Clark A. Stillwell
Cc: 'County Attorney Denise Lyn'; Aneel Gill; Randall Loggins
Subject: RE: Pruitt Properties, Inc./Citrus Hills Land Development, CU-21-10 Alternate Key No. 3229868

Thanks for the opportunity to review it.

I don't see any issues for the school.

Chuck Dixon, AICP
Director of Planning and Growth Management
Citrus County Schools

(352) 746-3960 or
(352) 726-1931 extension 6319

http://www.citrus.k12.fl.us/departments/planning_and_growth_management

From: Clark A. Stillwell <caslaw@tampabay.rr.com>
Sent: Monday, June 28, 2021 12:24 PM
To: Dixon, Chuck <dixonc@citrusschools.org>
Cc: 'County Attorney Denise Lyn' <Denise.lyn@bocc.citrus.fl.us>; Aneel Gill <asgill@pruitthealth.com>; Randall Loggins <RLoggins@pruitthealth.com>
Subject: Pruitt Properties, Inc./Citrus Hills Land Development, CU-21-10 Alternate Key No. 3229868

CAUTION: This E-mail originated outside of Citrus County Schools. **DO NOT** click links or open attachments unless you confirm the incoming address, and are expecting an attachment/link from the sender.

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
Post Office Box 250
Inverness, Florida 34451-0250
(352) 726-6767
(352) 726-8283-Facsimile
caslaw@tampabay.rr.com

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JUN 28 2021
CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joanna Coutu**

FROM: **Clark A. Stilwell, Esquire**
LAW OFFICE of CLARK A. STILLWELL, LLC

DATE: **June 30, 2021**

RE: **Pruitt Health – CU-21-10**

Joanna:

Please see attached letter, please include such within the file and the backup material for the above noted application. Hearing date set yet? Thanks

CAS/cv
Enclosure

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JUN 30 2021
CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

Coping with Dementia LLC

P.O. Box 143, Inverness, FL 34451 • 352-422-3663 • www.coping.today

June 27, 2021

Law Office of Clark A. Stillwell., LLC
PO Box 250
Inverness, FL 34451-0250

Re: Pruitt Properties Inc.-Conditional Use-Skilled Nursing
Alternate Key No.: 3229868
Hernando, FL 19.25 acres (MOL)

Dear Mr. Stillwell,

I am responding to your letter dated June 10, 2021. I do support the need for a new dementia care-focused skilled nursing community in Citrus County. I would especially support a facility that is focused on the person centered care with a staff that is trained in more progressive dementia care and modern techniques that exceed current State minimum requirements.

I believe our residents and families who are dealing with dementia deserve a better standard of care.

I would be interested in attending the public hearings and to learn what your client's intentions are for Citrus County.

Thank you for contacting me and I look forward to learning the results of the public hearing.

Best Regards, Deborah J Selsavage

Deborah Selsavage, President Coping with Dementia LLC

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JUN 30 2021
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Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joe Hochadel**
Miranda Anaya

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Pruitt – CU-21-10 - Separation Standards**

DATE: **July 8, 2021**

Joe/Miranda:

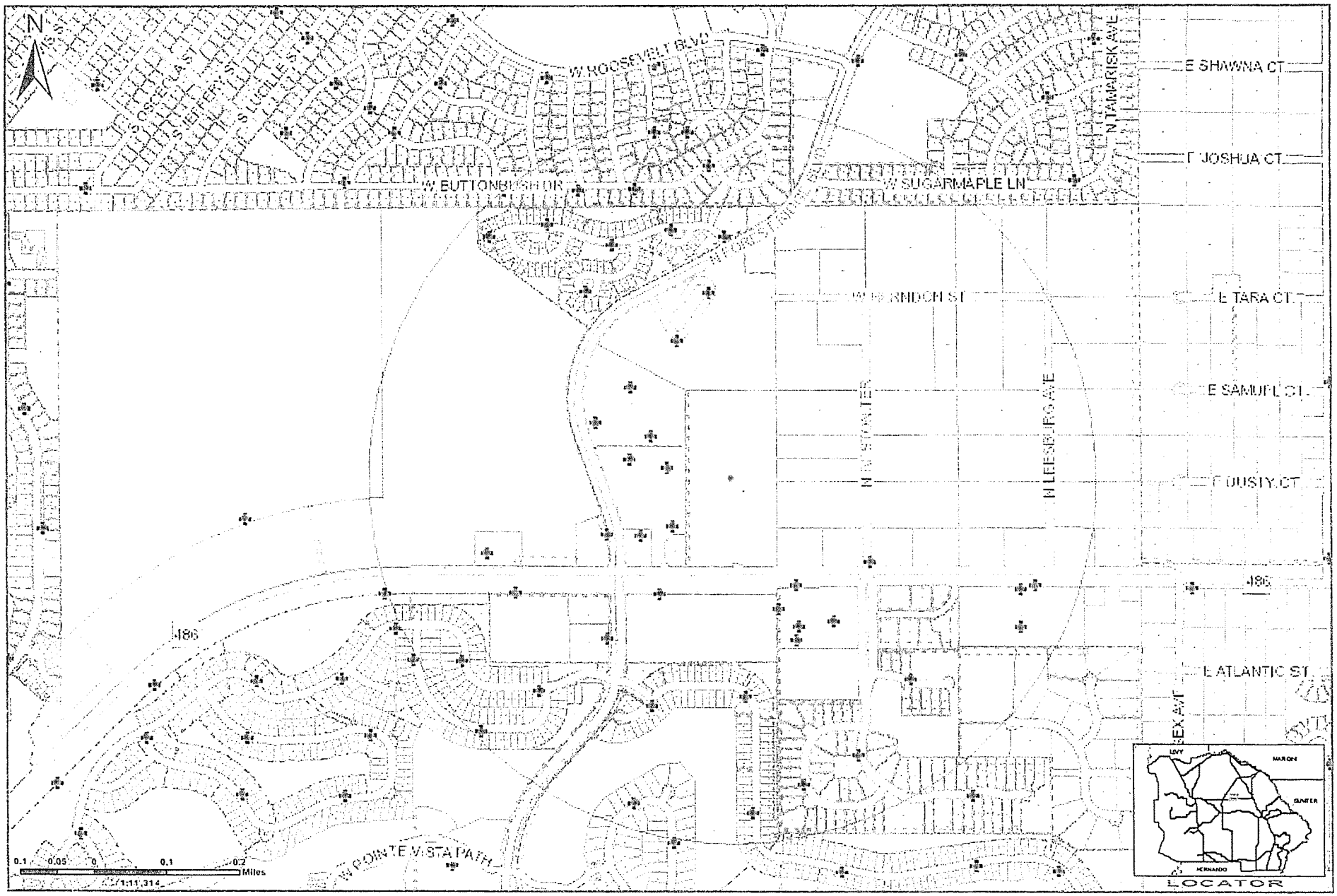
Looking at LDC Section 3170(A)(2) and the 2,650 setback standard for a list of health care uses in residential districts, I attach two (2) maps. The first is 2,650 radius from center of subject parcel. The second is 3,320 from center of subject parcel – this adds 670 feet and is the equivalent of 2,650 from corners of subject parcel.

Looking at aerials of the residential districts reflected by the maps, I'm unaware of any of the listed uses subject to this LDC setback. In the residential districts (areas), it's all single family use or vacant residential.

CAS/cv
Enclosure
cc: Denise Lyn, Esquire

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JUL 08 2021
CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



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JUL 08 2021

CU-21-10

Pruitt Properties Inc.

Geographic Information Systems

Prepared By : Web User

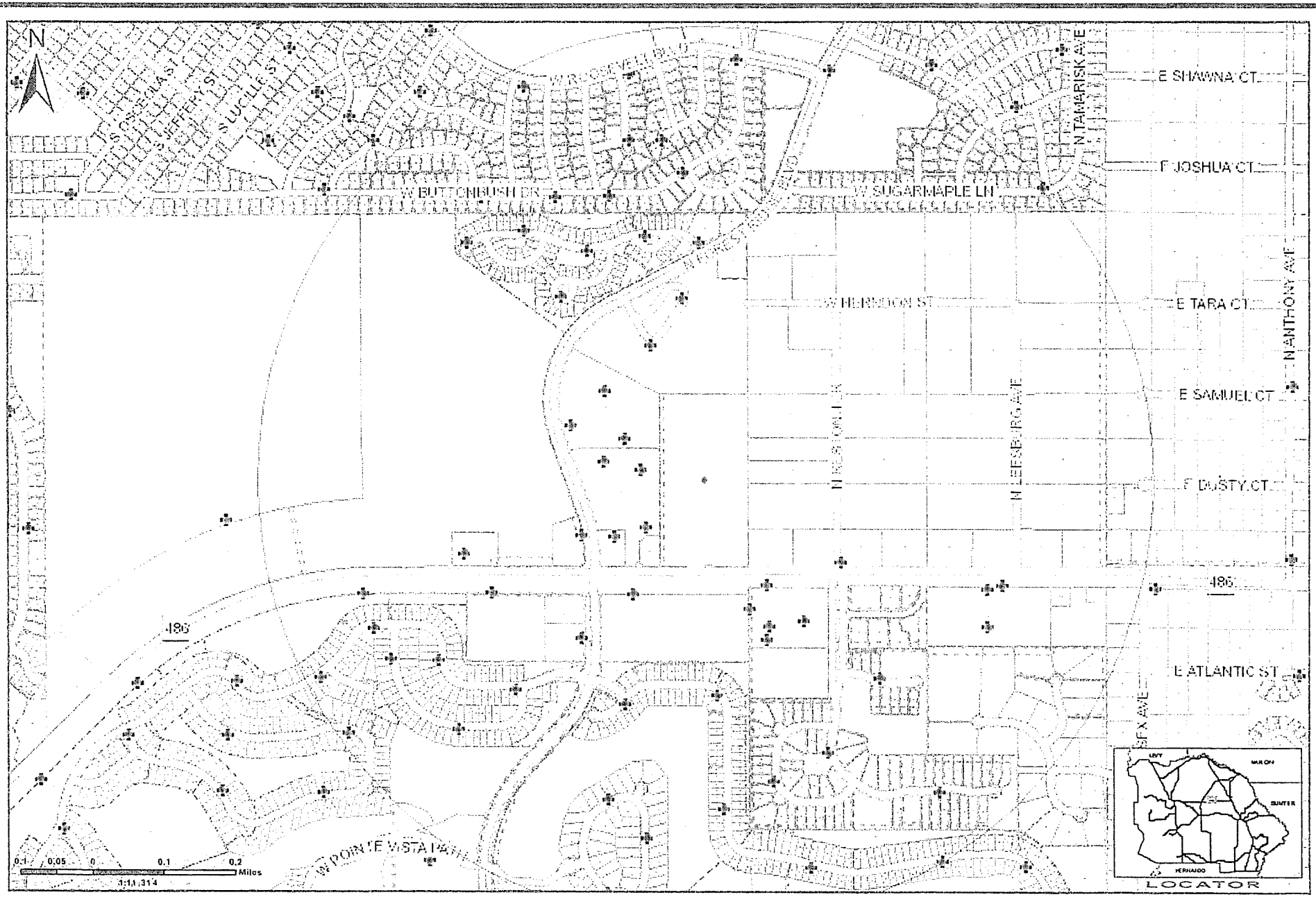
Date: 7/8/2021

Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

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Land Development Division



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CU-21-10
JUL 08 2021

Pruitt Properties Inc.

Geographic Information Systems

Prepared By : Web User
Date: 7/8/2021
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

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

BANK OF INVERNESS BUILDING
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INVERNESS, FLORIDA 34450

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joe Hochadel**
Miranda Anaya

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Pruitt – CU-21-10 - Separation Standards**

DATE: **July 9, 2021**

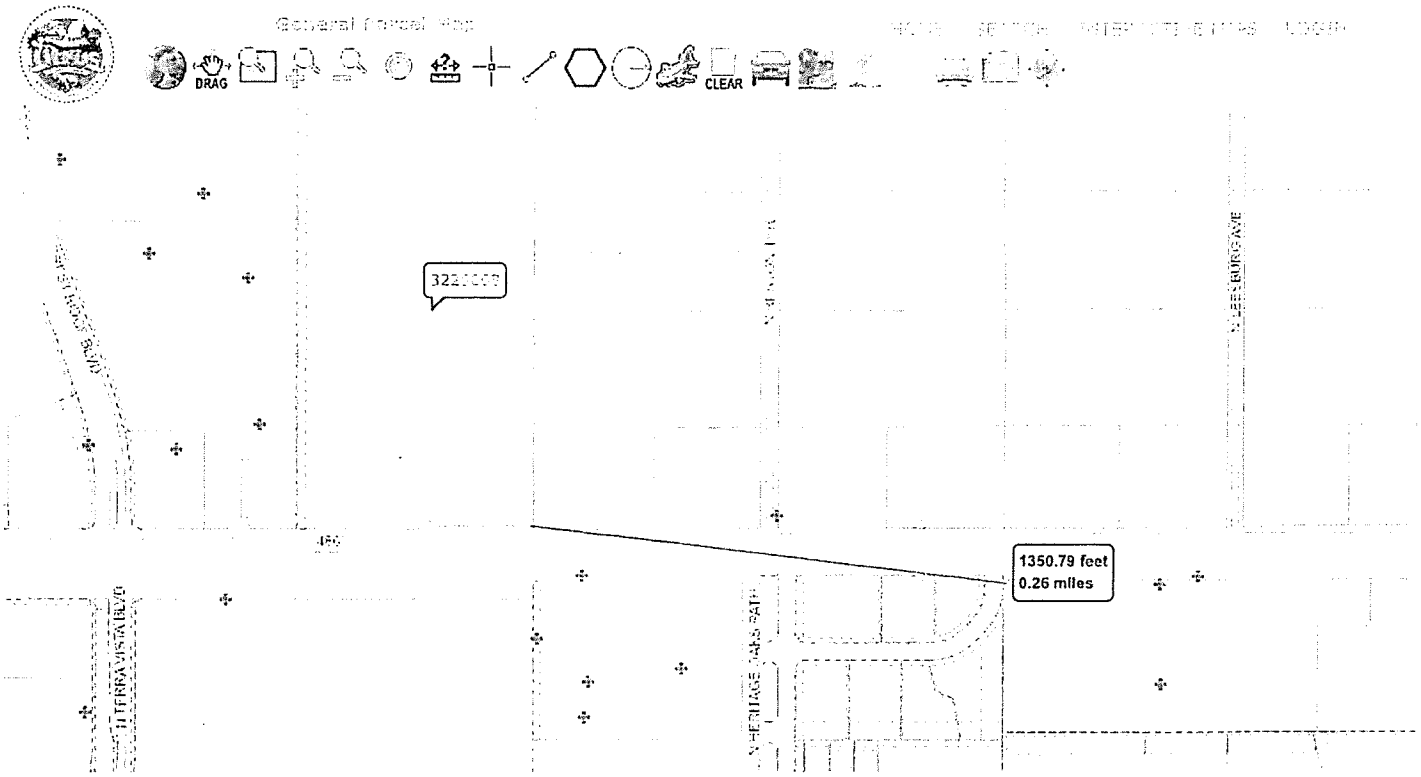
Joe/Miranda:

Attached is a map detailing the separation distance of the nursing home located at 124 W Norvell Bryant HWY, Hernando, from the Pruitt site. The distance per County mapping is 1,350 ft. (MOL). Please add to the application package. This site is zoned GNC.

CAS/cv
Enclosure
cc: Denise Lyn, Esquire
Joanna Coutu

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CU-21-10
Land Developm

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



Map Scale: 1:4756.83
Coordinates: 515719.347, 1660106.771

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CU-21-10

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Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

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:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

July 7, 2021

US Mail - Email

Miranda Anaya, Senior Planner
Joe Hochadel, Principal Planner
Land Development Division
3600 W. Sovereign Path
Lecanto, FL 34461

Re: Pruitt Properties, Inc. – Conditional Use CU 21-10 – Sufficiency Letter

Dear Miranda and Joe:

Thank you for your sufficiency letter. As to the items listed, please see below.

1. Authorization form – Dr. Sanon is the principal of the co-member Sanon Holdings, LLLP. Per Florida Secretary of State (attached). Also attached is the parties' contract data where Dr. Sanon executed such for owner as managing member. Please advise if this is sufficient;

2. Separation Distance, ALF – using County's GIS mapping shows the distance 930 feet (attached) between parcels. Please correct the application to reflect this map;

3. LDC Section 3170 – Living Space Standard - client relates this LDC condition will be met; actually room size will exceed such. I suggest you make it a condition of the CU approval;

4. LDC Section 3170 - Separation – As I read this section of the LDC, is it only applies to the listed facilities in residential district(s). Reviewing aerials and general inspections of residential land use districts within 2,640 feet; I'm unaware of any such facilities. There may be some facilities in County Road 486 commercial strip. Using the same County mapping techniques, Brentwood facilities are > 6,000 feet between parcels. Frankly not sure how one would do such a search. Let's discuss this point.

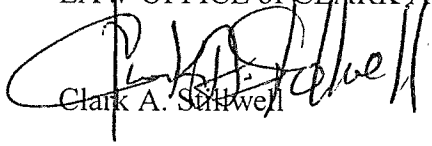
Hopefully the above is sufficient.

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Land Development

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC



Clark A. Stillwell

CAS/cv
Enclosure
cc: Client
Denise Lyn, Esquire
Joanna Coutu

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



Detail by Entity Name

Florida Limited Liability Company
CITRUS HILLS LAND DEVELOPMENT LLC

Filing Information

Document Number	L04000017203
FEI/EIN Number	20-0897836
Date Filed	02/23/2004
State	FL
Status	ACTIVE

Principal Address

243 N.E. 7TH STREET
CRYSTAL RIVER, FL 34428

Changed: 04/26/2009

Mailing Address

PO BOX 641000
BEVERLY HILLS, FL 34464

Changed: 04/28/2007

Registered Agent Name & Address

CLARDY, JOHN SIII
243 N.E. 7TH STREET
CRYSTAL RIVER, FL 34428

Address Changed: 04/26/2009

Authorized Person(s) Detail

Name & Address

Title Authorized Member

AWARE INVESTMENTS LIMITED PARTNERSHIP
16408 Avila Blvd
Tampa, FL 33613

Title Authorized Member

Sanon Holdings, LLLP

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JUL 12 2021
CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

PO BOX 641000
BEVERLY HILLS, FL 34464

Annual Reports

Report Year	Filed Date
2019	05/01/2019
2020	06/30/2020
2021	05/01/2021

Document Images

05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/30/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
05/01/2013 -- ANNUAL REPORT	View image in PDF format
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04/28/2011 -- ANNUAL REPORT	View image in PDF format
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04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/28/2007 -- ANNUAL REPORT	View image in PDF format
04/29/2006 -- ANNUAL REPORT	View image in PDF format
01/06/2005 -- ANNUAL REPORT	View image in PDF format
02/23/2004 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

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JUL 12 2021
CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



Detail by Entity Name

Florida Limited Partnership
SANON HOLDINGS, LLLP

Filing Information

Document Number	A09000000363
FEI/EIN Number	27-0304451
Date Filed	06/03/2009
State	FL
Status	ACTIVE

Principal Address

243 N.E. 7TH STREET
CRYSTAL RIVER, FL 34428

Changed: 05/03/2010

Mailing Address

PO BOX 641000
BEVERLY HILLS, FL 34464

Changed: 05/03/2010

Registered Agent Name & Address

CLARDY, JOHN S, Esq.
243 N. E. 7TH STREET
CRYSTAL RIVER, FL 34428

Name Changed: 04/29/2015

Address Changed: 05/03/2010

General Partner Detail

Name & Address

ASHISH&RITU SANON,AS TENANTS BY THE ENTIRE
P.O. BOX 641000
BEVERLY HILLS, FL 34464

Annual Reports

Report Year	Filed Date
2019	05/01/2019
2020	06/30/2020

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JUL 12 2021
CU-21-10
Land Development Division

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

Execution Copy

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT OF PURCHASE AND SALE (this "**Agreement**") is made and entered into this 1st day of January, 2021 (the "**Effective Date**"), by and between Citrus Hills Land Development, LLC a Florida limited liability company (the "**Seller**") and Pruitt Properties, Inc. a Georgia corporation, or its assigns as permitted under Section 19(i) of this Agreement ("**Buyer**")

RECITALS:

WHEREAS, the Seller owns certain real property located in Citrus County, Florida, which property consists of approximately 19.25 (+/-) acres of land and all improvements thereon located at 555 West Norvell Bryant Highway, Hernando, FL 34442 and more particularly described on **Exhibit A** attached hereto (the "**Land**"), together with all easements, rights and interests appurtenant to the Land.

WHEREAS, Seller desires to sell the Property (as hereinafter defined) to Buyer and Buyer desires to purchase the Property from Seller upon the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the sums as hereinafter described, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **RECITALS.** The above recitals are true and correct and are incorporated herein by reference.

2. **AGREEMENT TO SELL AND CONVEY.** Seller agrees to sell, assign and convey to Buyer, and Buyer agrees to purchase and accept the Property for the Purchase Price (as defined below) and on the terms and conditions set forth herein, together with all of Seller's rights, title and interest in and to the following:

(a) All rights and appurtenances pertaining to the Land, including, but not limited to, any right, title and interest of Seller in and to adjacent streets, roads, alleys, easements and rights-of-way;

(b) All of Seller's other rights, licenses, interests and properties pertaining to the Land, including, without limitation, all of Seller's right, title and interest in and to all permits, water and sewer connections, water rights, development rights, including any vested rights and those granted contractually by the County of Citrus County, Florida, concurrency rights, zoning rights, applications, submittals and site plan rights relating thereto (collectively, the "**Development Rights**");

(c) All of Seller's rights, title and interest, if any, in and to any and all other tangible and intangible personal property relating to the ownership, use, development and maintenance of the Land, including but not limited to construction documents, design and engineering plans, marketing plans, drawings, renderings, warranties and guarantees, and insurance claims (collectively, the "**Personal Property**"); and

(d) To the extent assignable and transferable, all of Seller's right, title and interest in and to all permits, licenses and approvals for the Property related to ownership, operation, management,

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1/4/2021

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IN WITNESS WHEREOF, the parties have executed this Agreement of Purchase and Sale as of the day and year first above written.

SELLER:

CITRUS HILLS LAND DEVELOPMENT, LLC, a Florida limited liability company

By:_____
Name: Ashish Sanon, MD
Its: Managing Member
Date: 01/04/2021

BUYER:

PRUITT PROPERTIES, INC., a Georgia corporation

By:_____
Name: Neil L. Pruitt, Jr.
Its: Chairman and Chief Executive Officer
Date: 12.31.20

JOINDER OF ESCROW AGENT

The undersigned, as Escrow Agent, hereby joins in the execution of this Agreement merely for the purpose of acknowledging and agreeing to its responsibilities as an escrow agent hereunder.

Clardy Law Firm, PA

By:_____
Print Name: John S. Clardy III, Esq.
Date:_____

Exhibits:
Exhibit A Depiction of Land

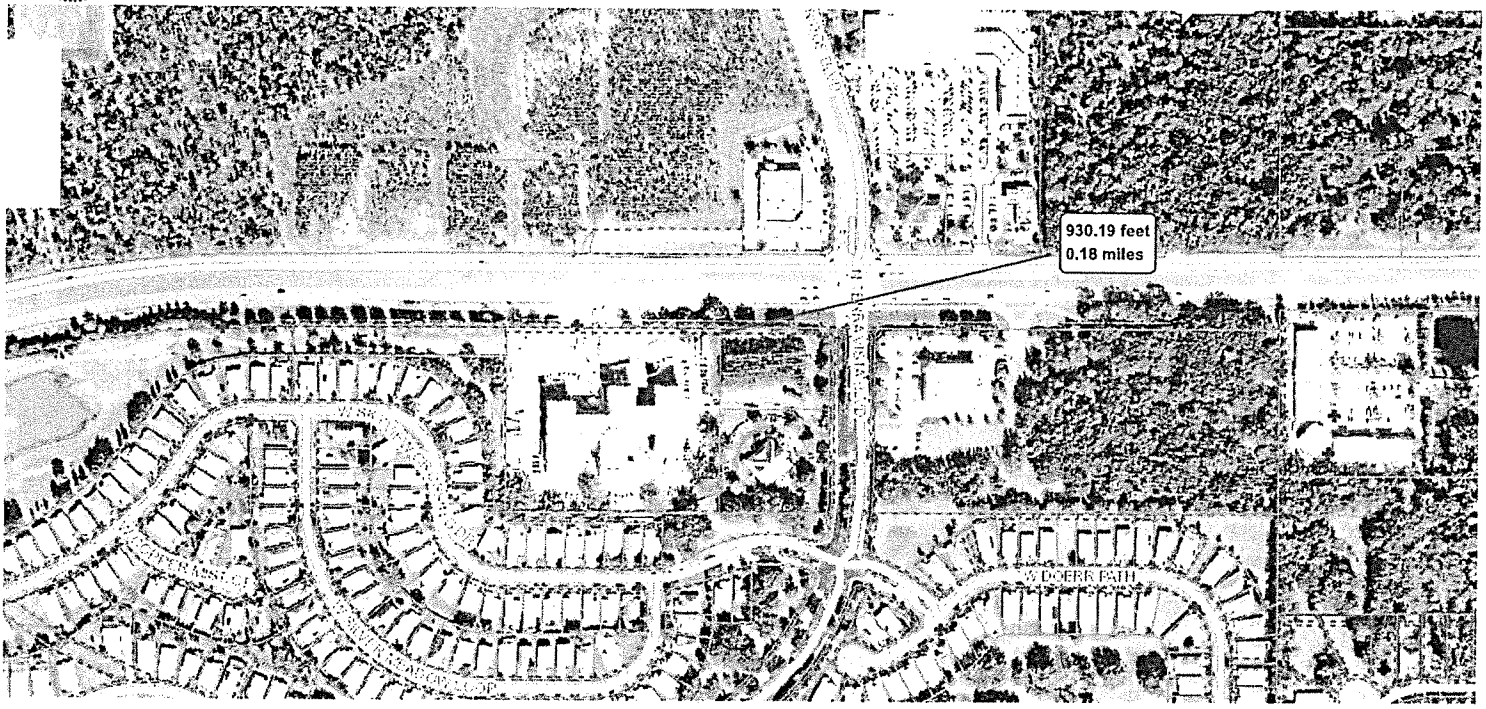
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General Parcel Map

HOME SEARCH INTERACTIVE MAPS LOGIN

DRAG CLEAR



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Map Scale: 1:4756.83
Coordinates: 513758.436, 1660264.100

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

BANK OF INVERNESS BUILDING
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INVERNESS, FLORIDA 34450

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joe Hochadel**
Miranda Anaya

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Plan's – Wellness Policies/Goals/Objectives**

DATE: **July 28, 2021**

Joe/Miranda:

The County recently adopted the above referenced material in its Plan – Ordinance number? Such likely may be applicable directly or indirectly to Pruitt Healthcare nursing home CU-21-10. Thanks

CAS/cv
cc: Denise Lyn, Esquire
Joanna Coutu

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INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joe Hochadel**
Miranda Anaya

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Pruitt – CU-21-10**

DATE: **July 27, 2021**

Joe/Miranda:

Has the applicant adequately addressed issues in the noted conditional use application?

CAS/cv
cc: Denise Lyn, Esquire
Joanna Coutu

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MEMORANDUM

TO: **Joe Hochadel**
Miranda Anaya

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Pruitt – CU-21-10**

DATE: **July 30, 2021**

Joe/Miranda:

I've reviewed the recently enacted CPA-20-03 Health in all Policies (HIAP) in regard to the above matter. First for benefit of the PDC, attached are highlighted background materials on purpose of HIAP. They are the basis/rationale for new Objective 1.4 from Plan's Housing Element which states as follows:

> *Citrus County shall continue to provide adequate sites for assisted living facilities, foster care homes, group homes, and other similar facilities for households with special needs. This shall include the special needs for the aging population regarding mobility and health care.(emphasis supplied)*

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As you know, the application and the proposed skilled nursing facility is focused on dementia and Alzheimer's disease – clearly two (2) special needs for the County's aging population.

Please note the cited objective in staff report on Plan consistency. Thank you

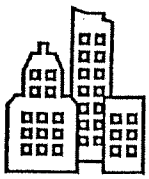
CAS/cv
Enclosure
cc: Denise Lyn, Esquire
Joanna Coutu
Client

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HEALTH IN ALL POLICIES

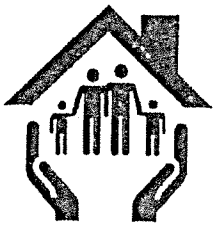
What is Health in All Policies (HiAP)?



HiAP is a **strategy to ensure that leaders are informed about the health consequences of decisions that affect residents.** It also encourages leaders to consider these consequences – along with other important factors such as financial or environmental impact – when creating policies and plans that affect the community.

Why is HiAP important?

Conditions in the environments where we are **born, live, learn, work, play, and age**— known as social determinants of health— have a big effect on how healthy we will be over the course of our lives.



HiAP is cost-effective and evidence-based. Creating an environment that promotes health improves mental and physical wellbeing of residents. For every dollar spent on prevention, there is a five-to-one return on investment.

HiAP allows local government to formally acknowledge that their decisions about issues like **food access, housing, transportation, public safety, education, sustainability, land use, parks, air and water quality, criminal justice, and economic development**, can have a direct impact on health.

How do we make it happen?

HiAP works best when incorporated into policy. Leaders might choose to adopt a resolution, ordinance, or proclamation that includes some or all of the following:



- **A recognition of the ways that policy decisions affect health and wellbeing**
- **A commitment to use the HiAP approach** to improve community health and reduce health inequities, ideally by dedicating funding to a HiAP staff person or project
- **The establishment of an interagency or interdepartmental HiAP task force**
- **A method for monitoring HiAP recommendations.** This may include tracking "non-health" data like tree canopy assessments, sidewalk inventories, graduation rates, and crime statistics, as well as assessing more traditional measures like policy outcomes (have health considerations explicitly been included into policy documents?) and organizational change (how have health experts been consulted on policy decisions?).

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This handout adapted from:
NACCHO, *Health in All Policies: Frequently Asked Questions*
ChangeLab Solutions, *Model Health in All Policies Resolution*
World Health Organization, *Health in All Policies: Framework For Country Action*

HEALTH
Citrus County

Attachment: Health Dept Information (11473 : CPA-20-03 Health in all Policies)

Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

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INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joe Hochadel**
Miranda Anaya

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Pruitt – CU-21-10**

DATE: **July 2, 2021**

Joe/Miranda:

I'm getting some documents together to address your sufficiency letter. After I forward them – we can discuss via phone on the last two items listed.

CAS/cv
cc: Denise Lyn, Esquire

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caslaw@tampabay.rr.com

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INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joe Hochadel**
Miranda Anaya

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Pruitt – CU-21-10**

DATE: **August 2, 2021**

Joe/Miranda:

For the benefit of the public and PDC members, please see attached background data on applicant's experience in stated use and related healthcare facilities.

CAS/cv
Enclosure
cc: Denise Lyn, Esquire
Joanna Coutu
Client

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Kevin K. OBrien

From: Aneel Gill <asgill@pruitthealth.com>
Sent: Sunday, August 1, 2021 9:18 AM
To: Clark A. Stillwell; Randall Loggins; Nicole Frazier
Cc: Mike Schaaf
Subject: RE: Pruitt - CU-21-10
Attachments: PruittHealth Background Info.pdf

Hey Clark,

See attached for the requested background info for PruittHealth.

Aneel Gill
Vice President of Planning and Development
PruittHealth

Phone: (678) 533-6699
Email: asgill@pruitthealth.com

PruittHealth
FAMILY MAKES US STRONGER

STAY SAFE | WEAR | WATCH | WASH

From: Clark A. Stillwell <caslaw@tampabay.rr.com>
Sent: Friday, July 30, 2021 11:21 AM
To: Aneel Gill <asgill@pruitthealth.com>; Randall Loggins <RLoggins@pruitthealth.com>; Nicole Frazier <nfrazier@pruitthealth.com>
Cc: Mike Schaaf <mschaaf@schaaflaw.com>
Subject: Pruitt - CU-21-10

External email, not from PruittHealth.

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
Post Office Box 250
Inverness, Florida 34451-0250
(352) 726-6767
(352) 726-8283-Facsimile
caslaw@tampabay.rr.com

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PruittHealth, Inc. ("PruittHealth")

PruittHealth, Inc. was founded in 1969 as the Toccoa Nursing Center, in Toccoa, GA. Since that time, it has demonstrated a steady and continuous pattern of growth. Through prudent facility acquisitions and related ancillary service expansion, the PruittHealth family of providers has expanded across Georgia, into Florida, South Carolina and North Carolina. PruittHealth's parent company, United Health Services Inc., is also the ultimate parent company to more than 100 long-term skilled nursing and rehabilitation centers / assisted living facilities, one independent living facility, 29 hospice agencies, 26 home health agencies, 10 home first agencies, six pharmacies, a rehabilitation services company, a healthcare management services company, a nutritional services company, a clinical services company, a medical supply company, 16 SOURCE (care management) offices, and a construction / renovation company. With more than 16,000 employees, PruittHealth's affiliated entities touch the lives of more than 24,000 clients and residents daily.

PruittHealth provides administrative-related services to all of its affiliated healthcare providers in Florida, Georgia, North Carolina and South Carolina, and will provide these same services to this facility upon construction. Affiliated providers supply skilled nursing center services (as will be the case with the facility proposed via this CON Application), assisted living services, institutional pharmacy services, home health, medical supply services, adult day care services, rehabilitation services, commercial insurance care management programs and community care programs. Additionally, PruittHealth is one of the largest contract providers for long-term veterans' services in the southeast through PruittHealth Veterans Services, an affiliated entity.

PruittHealth's Continuum of Care

PruittHealth has built an industry-leading holistic model of healthcare, known as the continuum of care, to meet a spectrum of long-term and ancillary care needs in the communities its affiliates serve. PruittHealth is known throughout the southeast for having affiliated providers that provide high quality care through proactive performance improvement programs, including on-site visits and in-service education. Its vision, *Committed to Caring,* defines not only what it does, but the culture in which it works.

As part of its post-acute continuum, PruittHealth has established regionally based supply centers that provide pharmaceutical and other supplies to support its skilled nursing facilities, hospices and home health agencies throughout southern Georgia and northern Florida. PruittHealth's initiative to achieve an enhanced presence in Florida is integral to its overall strategy to establish skilled nursing facilities in markets that are proximate to southern Georgia and effectively serviced by its regional operations centers. Each of these Subdistricts where PruittHealth will operate is within reasonable proximity to its pharmacy services and medical/nutritional supply centers in Valdosta, Lowndes County, Georgia. Promoting accessibility in this manner provides a logistical advantage to PruittHealth facilities as its pharmaceuticals, medical supplies and other similar products are available 24/7 (including weekends) either through the operations centers or their back up facilities, thus assuring timely availability and quality for residents/patients of these facilities. The distribution centers' services and benefits are discussed in greater detail later within this CON Application.

All PruittHealth affiliated skilled nursing facilities reflect the organization name, PruittHealth. The unified PruittHealth name promotes consistency and clearly articulates PruittHealth's comprehensive model of care to customers, patients, residents, and referral sources. Furthermore, as a family-owned company, the "Pruitt" name is a testament to its quality and commitment thereto.

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Attachment: Applicant Submittal file 1 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

Attachment: Applicant Submittal file 2 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

COMMITTED TO CARING

PruittHealth understands that its partners (employees), as they are called, are its greatest resource. Whether it is its clients, residents, families or friends, volunteers, or the communities served, Pruitt Health ' s affiliated providers are committed to serving healthcare needs, gaining loyalty, and maintaining a high level of customer satisfaction.

PruittHealth's affiliates are committed to promoting a timely, courteous rapport with the people who affect the healthcare industry, including the public, those in the healthcare work force , vendors, and referral sources. PruittHealth and its affiliates adhere to the tenants of the "Quality First" pledge. Lastly, PruittHealth and its affiliates are committed to upholding a culture that fosters caring, fairness and respect for people and property. Such a philosophy brings forth the best client, customer and employee care.

Annual CNA Disney Retreat

PruittHealth and its affiliates are committed to open and honest communication that provides a foundation for conducting daily operations in an ethical and legal manner. They cherish and value employee competency built through continuing professional development. PruittHealth rewards teamwork and empowering those who promote quality care and services. Never is this initiative seen more than at the annual "Disney Retreat" where more than 100 of the company's certified nursing assistants are sent on a week-long retreat to Disney World as a reward for their commitment to quality service . See below for a Facebook post about this year's Retreat.



Over 100 CNA's and our leadership team attended PruittHealth's Annual Disney CNA Retreat where they fine-tuned their client service skills, attended training courses, and participated in a variety of activities!

Guiding Light Caregiver of the Year

Each year, PruittHealth recognizes and honors its top certified nursing assistants from each of its affi liates. Nominations are made by the provider's Administrator and each application must include information regarding sustained excellence in customer service, leadership, and exemplary job per formance . Historically, 10 nursing assistants are selected by the Committed to Caring Committee to attend the company's Spring Conference where they are honored at their own dinner and where each receive a plaque and $1,000. The top three awardees are then recognized with the winner receiving an additional $5,000, 2nd place receiving an additional $3,000, and 3rd place receiving an additional $1,000. This year, in honor of PruittHealth's 50 th year, the 10 nursing assistants selected will each receive a minimum of $5,000; third place will receive $10,000, second place $25,000 and first place will receive $50,000!

In 2018, Petra Inman of PruittHealth - Lakehaven took ist place and was recognized as the "Guiding Light Caregiver of the Year". Petra had volunteered for PruittHealth's annual Camp Cocoon event and helped evacuate patients from a nearby facility as Hurricane Matthew approached the East Coast. Further, she has gone above and beyond, even helping to make a patient's wish to see a NASCAR race come true by driving that patents to an event and attending it with them. We are happy to employ partners like Petra and have programs in place that helps our partners achieve excellence in patient care. Please see below for a flyer that was released detailing all of the award winners and their st ories.



1st Place
P t:-a Inman
PruittH e.1Jth - liJkehz::ven

2.ncl P/c:1cc
Bcncclict Rede!
PruittHe.ilth -
Raleigh

:::rd Plc1ce
Glenda Young
P nlitt Hc c1ll h
Hospice
(Corde le)

Vio li?t Dunc..,n. The Oal;s - C.::mcllt"n (AL)
Angel H.?ni , Pt\lilt He:dth - Sl:cphcrd Hill'.;
Jonathan Hnrris. The Oaks - Athens
Ac-t•inJ Hough, P1uiUHl! ;11th - 9.'.'lmw.::11
Judy McCoy, PruittHc .-,lth - F.:mn vil! -:!
Com1ic, MillP.r, PruittH lth Heme: Fir.:.t (All: ns)
T.:im:nic Moor, . Prolttlk aith - Snntn P.o J

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Administrative Fellowship Program

PruittHealth recently launched an innovative program designed to mold 19 young professionals into healthcare industry leaders by sponsoring their MBA and MHA graduate degrees. Each administrative fellow is also paid a salary and completes nine rotations throughout the company each lasting three months, including skilled nursing, information technology, home health, hospice, SOURCE, finance, communications, pharmacy, and healthcare innovation. The first class of leaders will graduate December 2019 and a picture of the class is provided below.



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Second Wind Dreams

PruittHealth partners with Second Wind Dreams to try and fulfill our patients' life-long dreams whether they be big or small. Each location is given $1,000 to complete a challenge fulfilling a patient's dream and each year we are truly blown away by the lengths that our partners will go to make one of their resident's dream come true. PruittHealth's most recent winners and their stories are presented below.

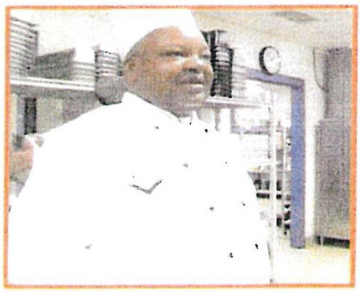
1st Place
PruittHealth1 - Pickens and
PruittHealth Pharmacy Services (Toccoa)
"A Dance to Remember1.1



2nd Place
PruittHealth - Bethany
"Somewhere Over the Rainbown



3rd Place
Christian City Campus
"A Chef Worth Waiting For"

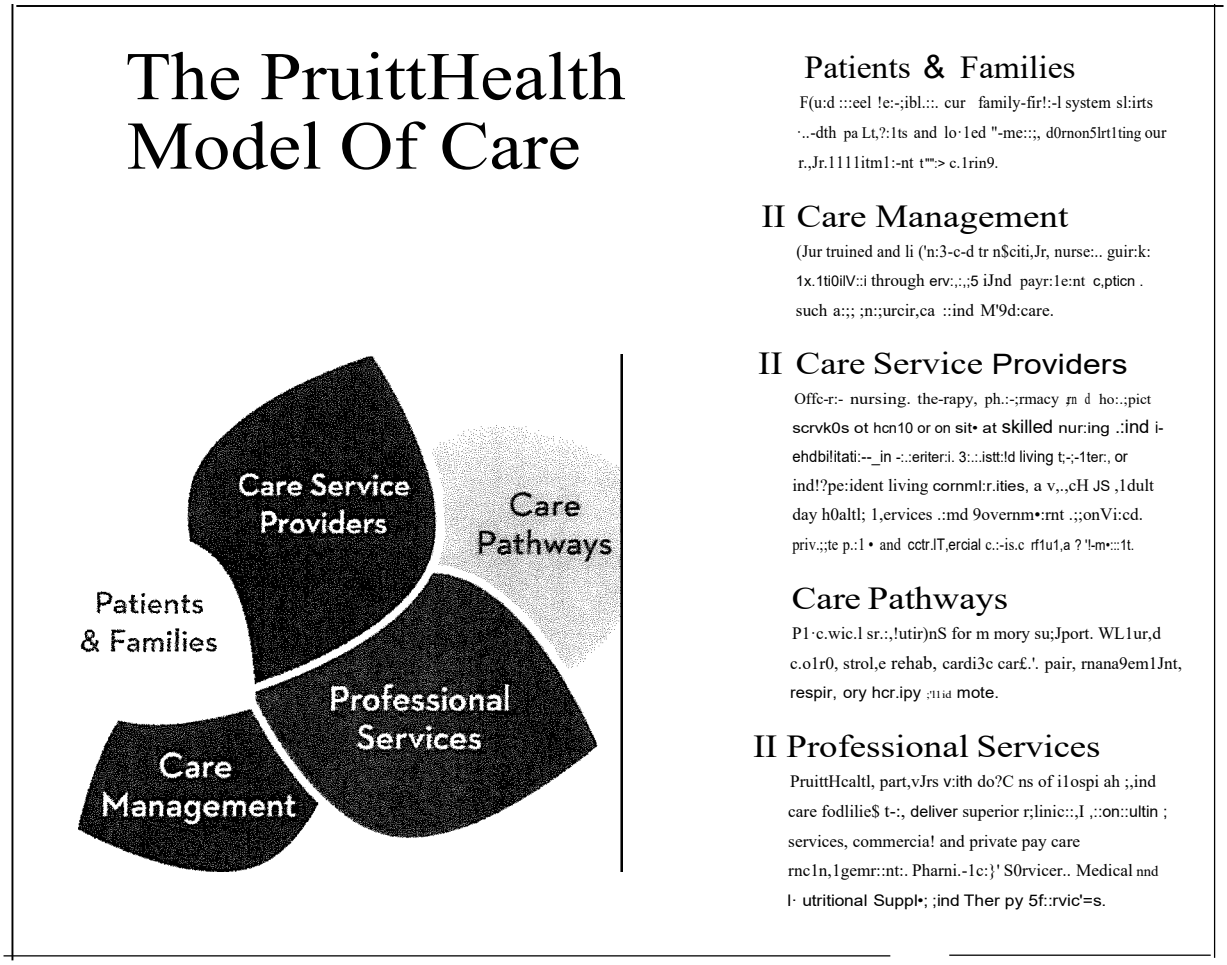


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THE PRUITTHEALTH MODEL OF CARE

PruittHealth has developed an innovative Model of Care to provide comprehensive, streamlined solutions for its patients and customers. PruittHealth has assembled a continuum of services over the last SO years that has put the organization in a position to be an industry leader in the realm of improving the care its affiliates provide to their patients. It recognizes new challenges presented to all providers in healthcare, and PruittHealth is poised to meet those challenges, allowing for a seamless transition across multiple care settings. The PruittHealth Model of Care is designed to significantly reduce re-hospitalizations and improve the overall outcomes for patients.

The PruittHealth Model of Care is illustrated below along with a description of each initiative.



Attachment: Applicant Submittal file 2 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

PRUITTHEALTH'S EXPERIENCE IN DEVELOPING FLORIDA CERTIFICATE OF NEED APPLICATIONS

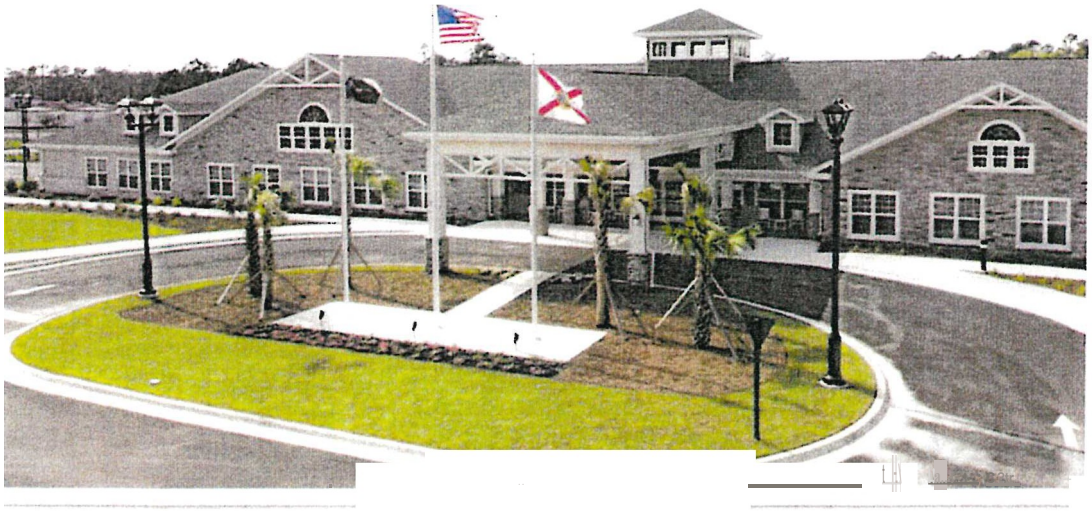
PruittHealth has been granted Certificates of Need to establish 11 skilled nursing and rehabilitation centers throughout Florida in the past few years. The first three CONs for facilities were awarded in 2015 and eight more have been awarded since. These facilities initial approval and any subsequent addition are detailed below.

PruittHealth - Fleming Island

One of the aforementioned facilities is PruittHealth - Fleming Island, LLC, located in Subdistrict 4-2, Clay County, 97 beds. The facility received initial licensure on April 5, 2019. As with PruittHealth - Panama City, also pictured next, PruittHealth - Fleming Island was able to receive Medicare certification 35 to 40 days from initial licensure - during May 2019 and received a deficiency free survey. This accelerated certification process which was carried out at a very high standard, demonstrates PruittHealth's commitment and ability to ready a new facility in an expeditious manner, thereby promoting access to the Subdistrict's residents. It should also be noted that PruittHealth - Fleming Island applied for Joint Commission Accreditation and that accreditation was received on June 10th, 2019.

Next are pictures of both facilities including amenities that will be incorporated into the new PruittHealth - Citrus Hills facility. -

PHOTOS OF RECENTLY CONSTRUCTED FACILITIES IN FLORIDA



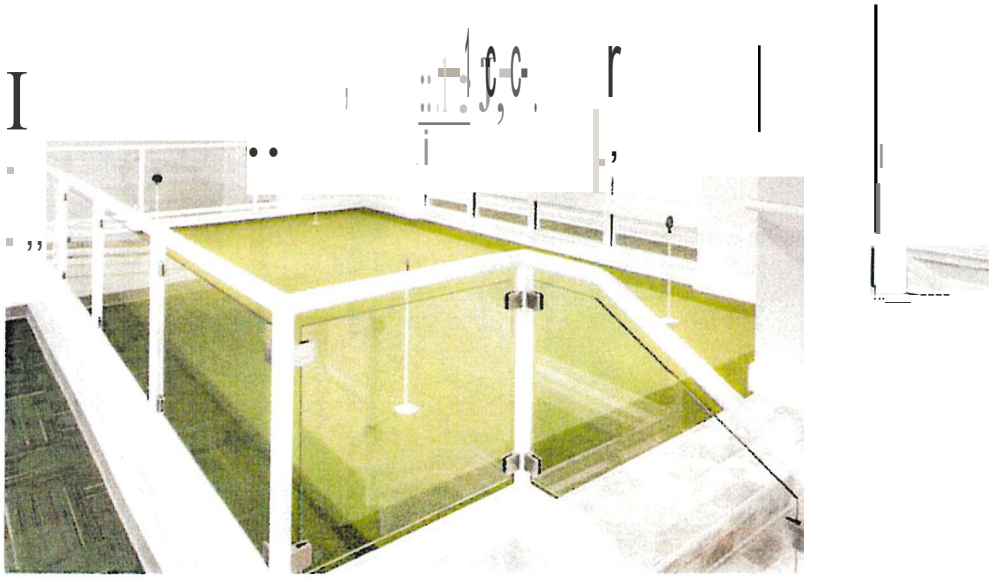
PruittHealth - Fleming Island

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Attachment: Applicant Submittal file 2 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus



Rehabilitation Gym



Rehabilitation Gym: Putting Green

Attachment: Applicant Submittal file 2 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



Rehabilitation Gym: Walking Path



Rehabilitation Gym: Activities of Daily Living

Attachment: Applicant Submittal file 2 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



Parker Tub - Wound Care and Hydrotherapy

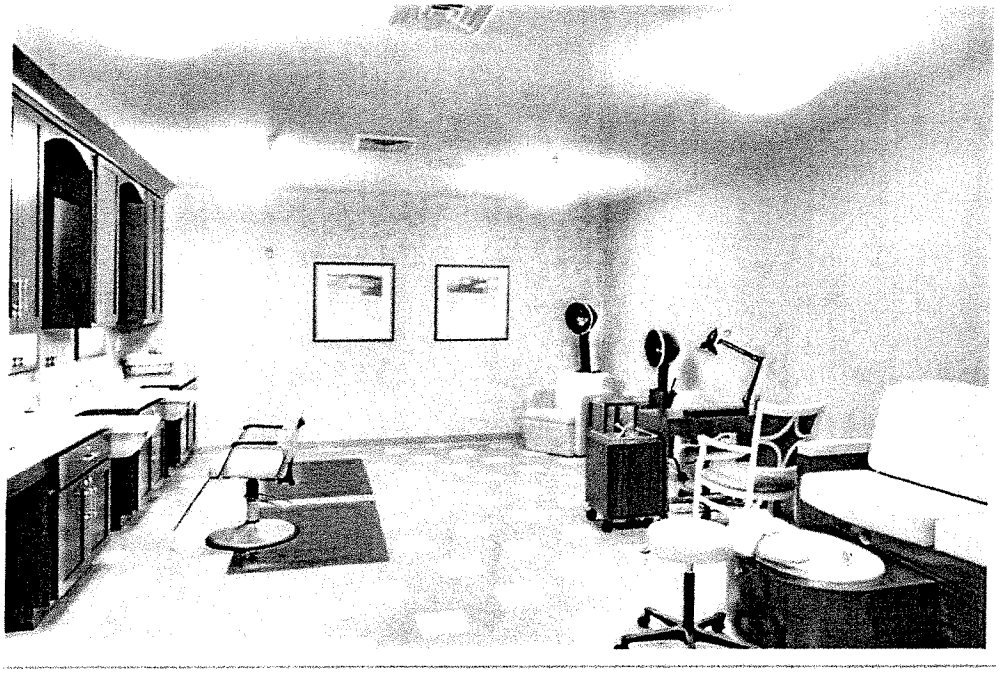


HydroWorx Therapy Pool, Up to 95% Non-Weight Bearing with Underwater Video Capability

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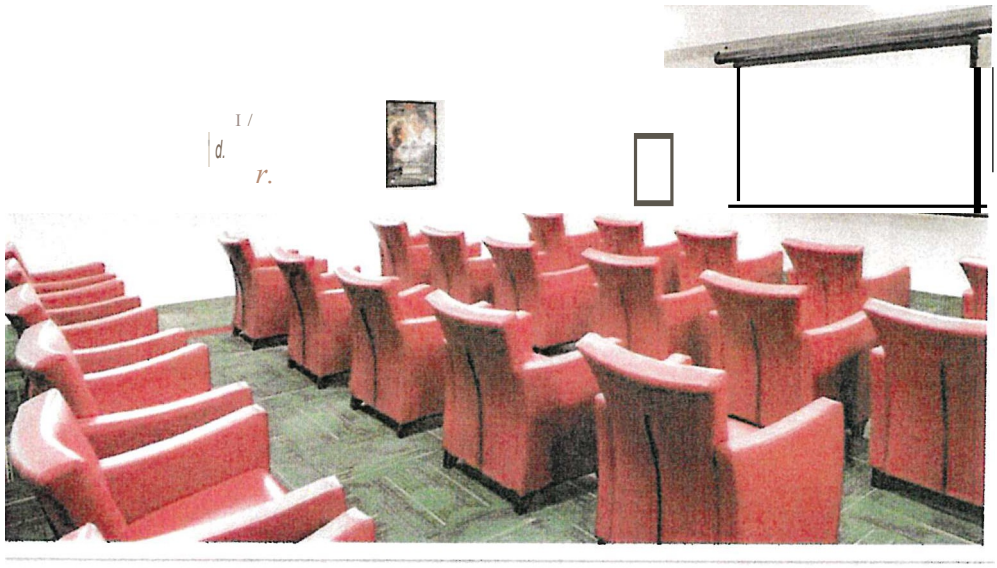


Massage Therapy



Salon

Attachment: Applicant Submittal file 2 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



Movie Theater



Chapel

Attachment: Applicant Submittal file 2 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

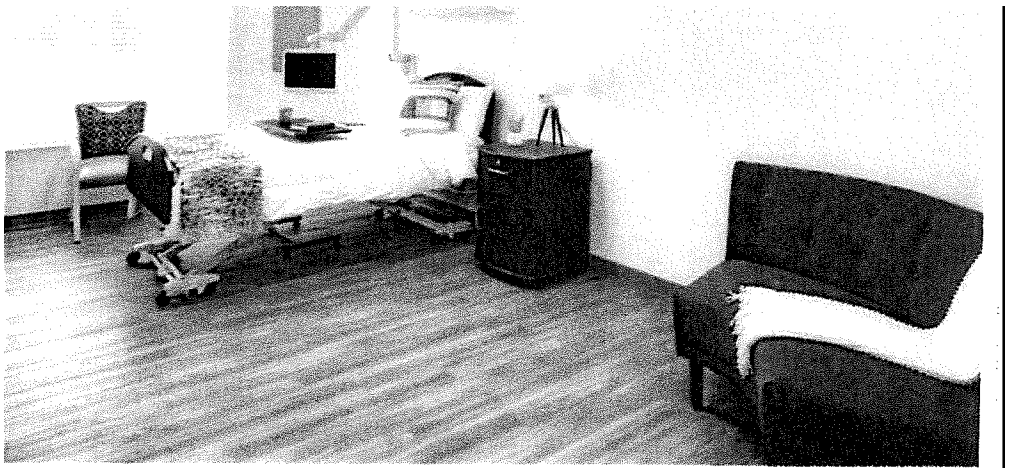


Outdoor Putting Green



Patient Room

Attachment: Applicant Submittal file 2 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



Patient Room

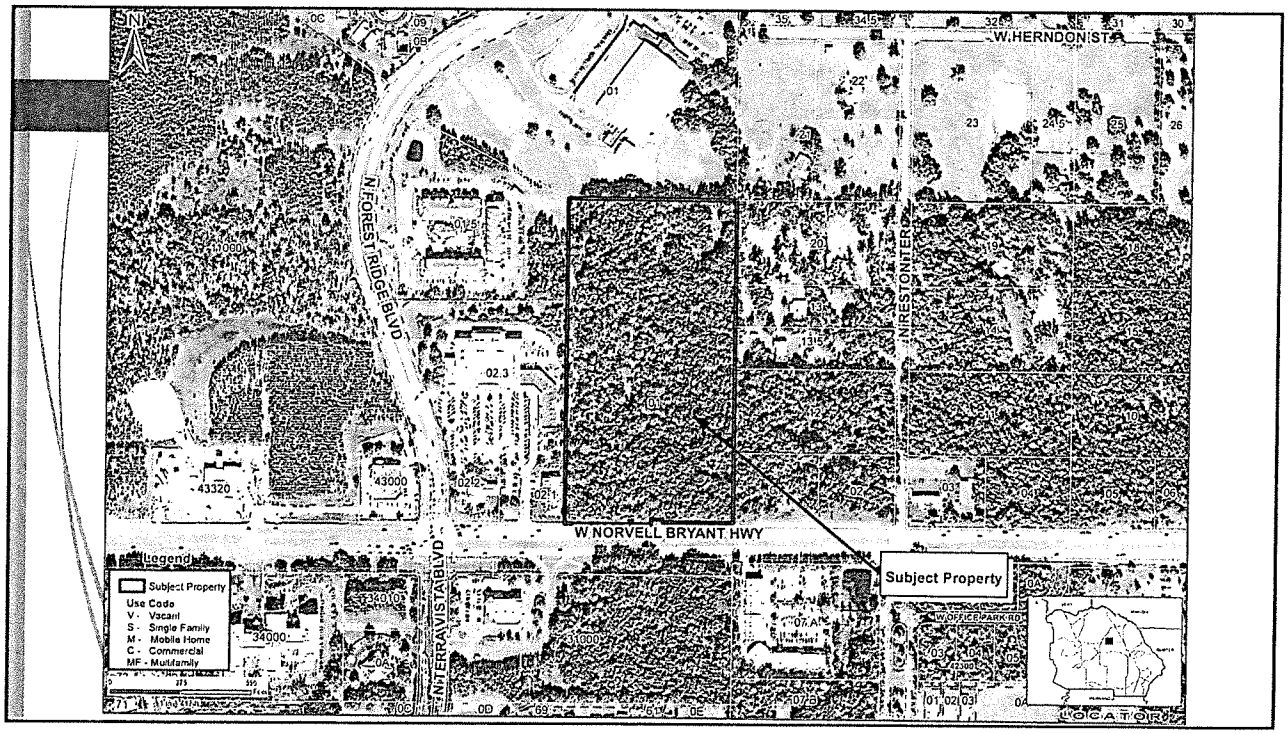
Attachment: Applicant Submittal file 2 (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

CU-21-10 Clark A. Stillwell for Pruitt Properties Inc./ Citrus Hills Land Development

555 W. Norvell Bryant Hwy., Hernando, Florida



1



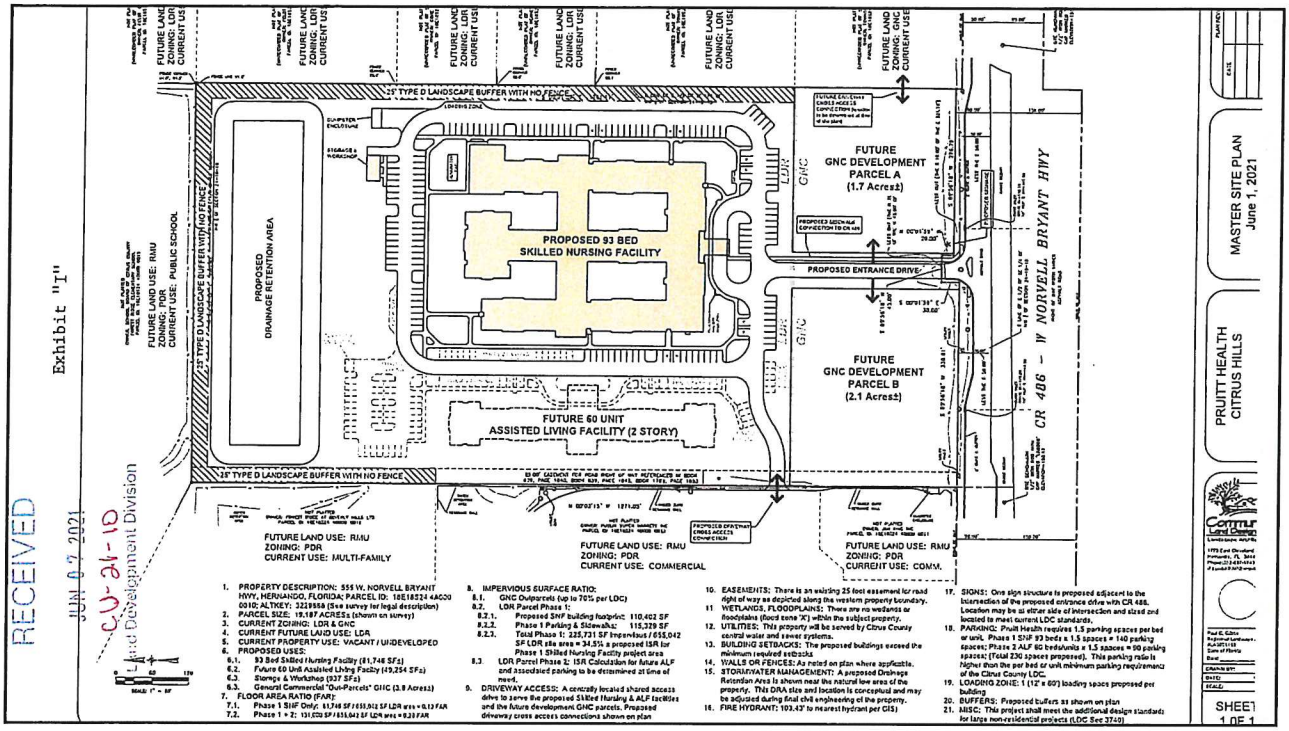
2

Attachment: Coordinator PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

3

4

Attachment: Coordinator PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



5

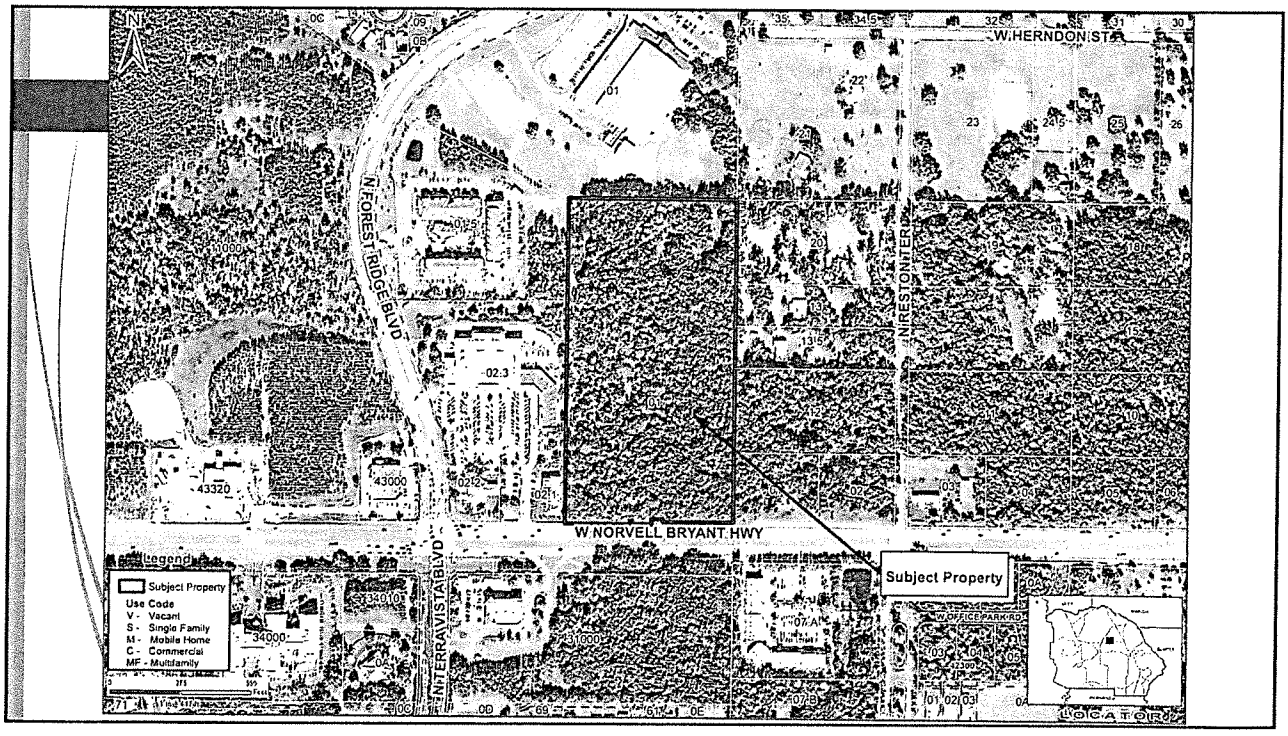
Attachment: Coordinator PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

CU-21-10 Clark A. Stillwell for Pruitt Properties Inc./ Citrus Hills Land Development

555 W. Norvell Bryant Hwy., Hernando, Florida

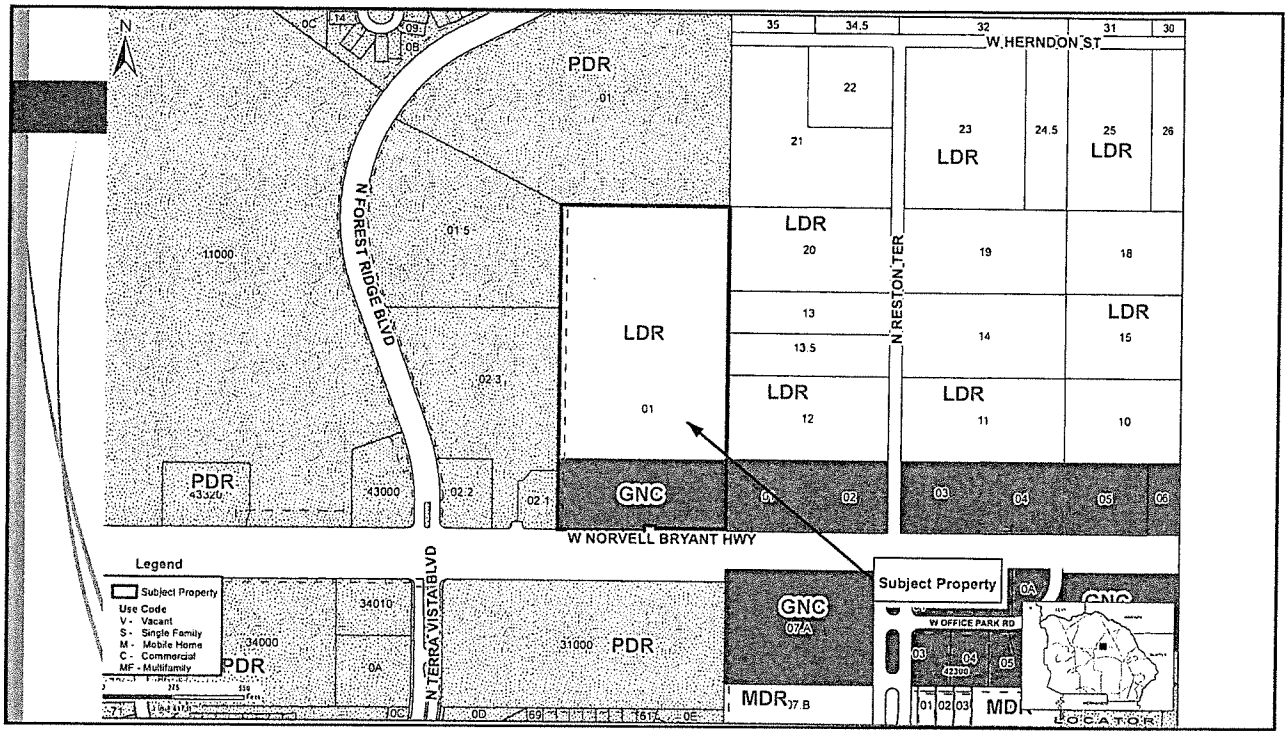


1

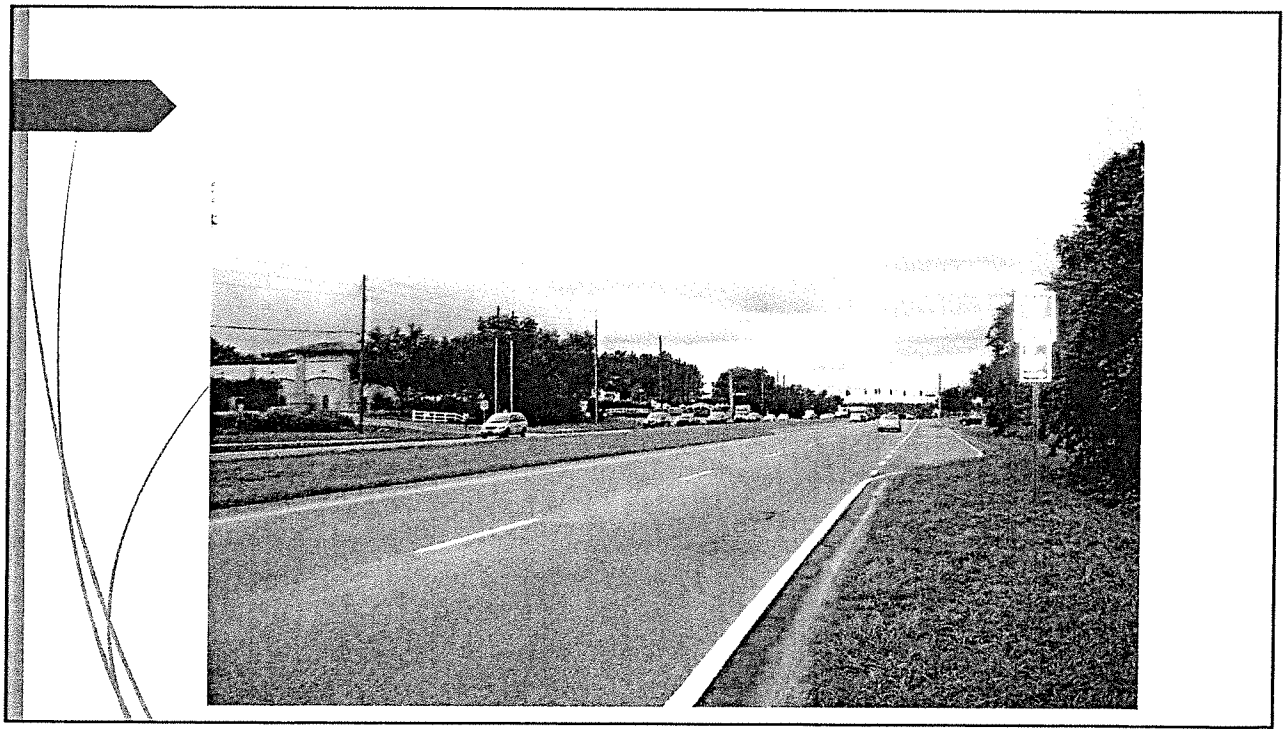


2

Attachment: Planner PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



3



4

Attachment: Planner PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

5

6

Attachment: Planner PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



7

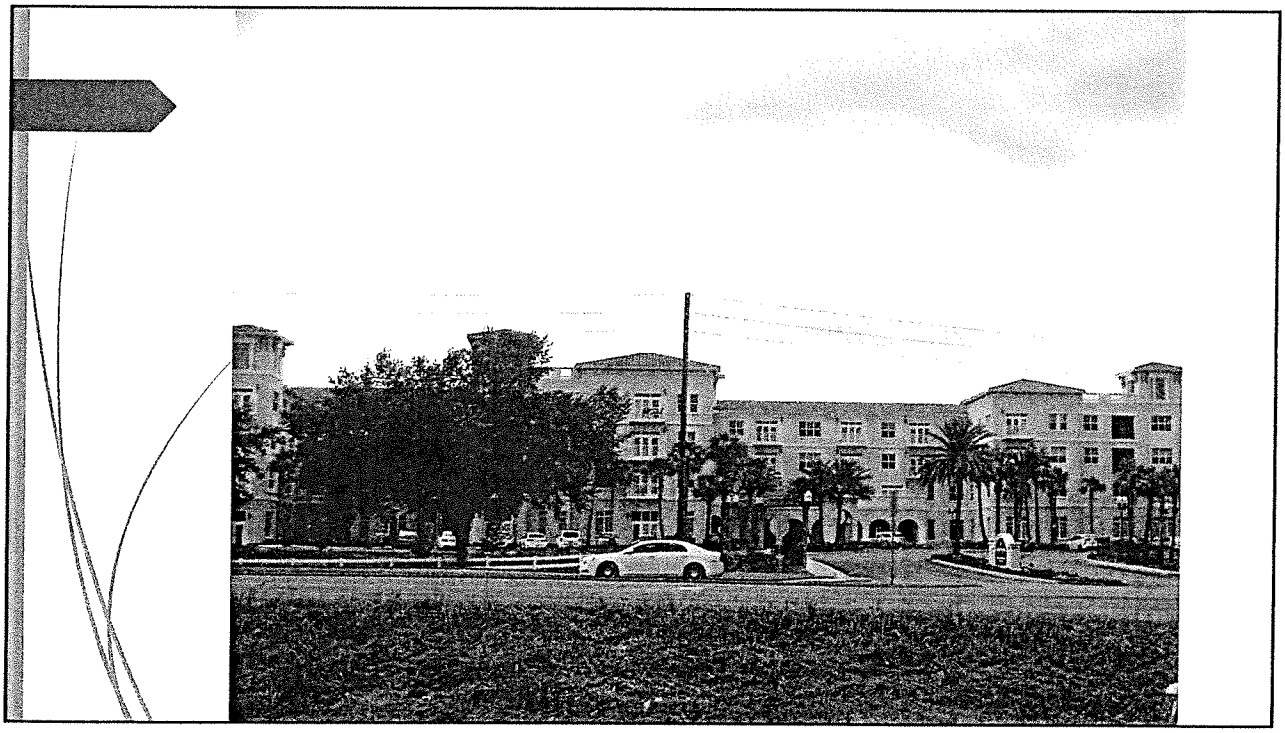


8

Attachment: Planner PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

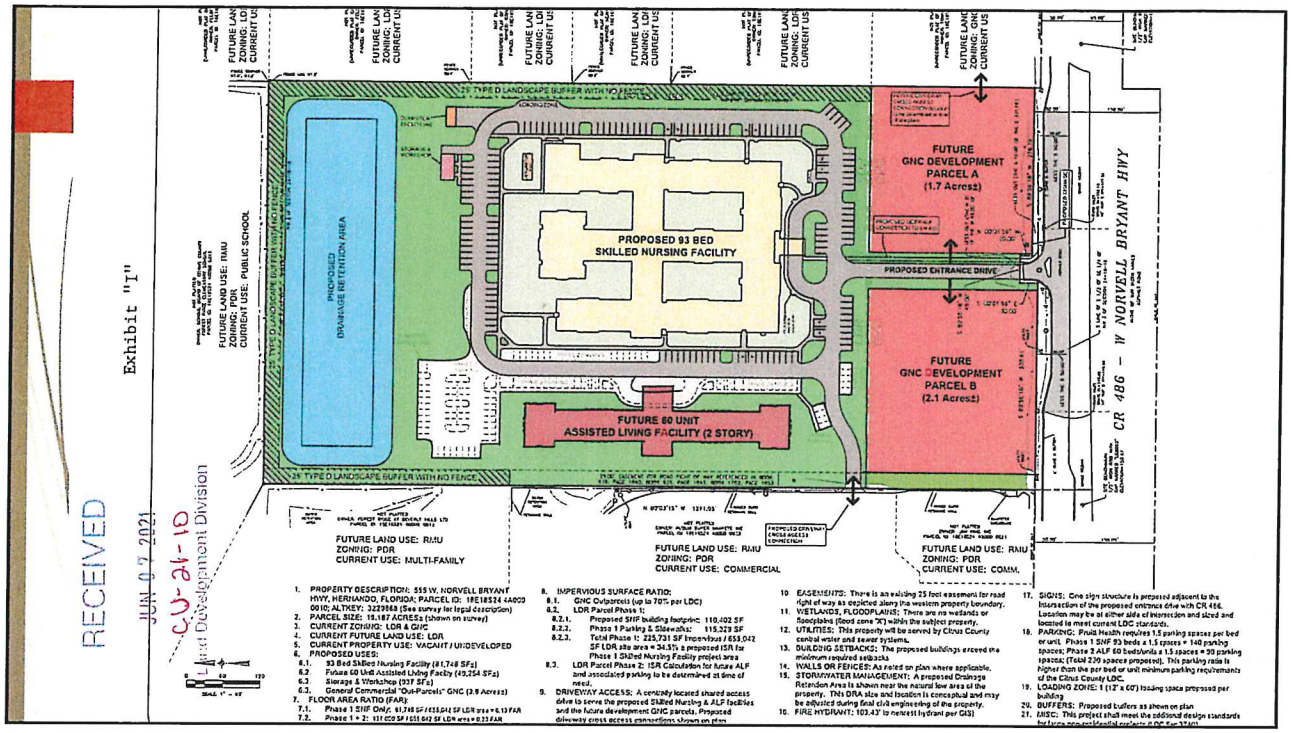


9



10

Attachment: Planner PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)



11

Attachment: Planner PP (17252 : CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer
AGENDA DATE:	**September 02, 2021**

BRIEF OVERVIEW:

This request is to vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 3, as recorded in Plat Book 8, Pages 112-134, public records of Citrus County, Florida (Section 24, Township 16 South, Range 17 East, which addresses are 8700 and 8688 N. Barberry Way, Crystal River, Florida.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on September 2, 2021, to review and consider PV-21-04, Clark A. Stillwell for Kevin and Angela Shaffer.

PM2-21-74

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

PLAT VACATION APPLICATION NO.: PV-21-04 Clark A. Stillwell, Esq. for Kevin and Angela Shaffer

DATE: August 4, 2021

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

REQUEST AND SUBJECT PROPERTY:	To vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 3, as recorded in Plat Book 8, Pages 112-134, public records of Citrus County, Florida (Section 24, Township 16 South, Range 17 East), which addresses are 8700 and 8688 N. Barberry Way, Crystal River, Florida.
SURROUNDING LAND USE	CLR, Coastal and Lakes Residential, on the Land Development Code (LDC) Atlas; and CL, Low Intensity Coastal and Lakes District, on the Future Land Use Map
SURROUNDING AREA	Single-family residential uses (vacant and improved lots)

ANALYSIS

The purpose of this application is to remove the drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4 in the Crystal Manor Unit No. 3 (Block 61) subdivision. The property owner is the listed owner of both lots and has received approval to construct a residence, carport and shed on both lots using the Unity of Title provision (Permits 2021-02654 and 2021-04950). The permits were recently issued, although a site visit prior to issuance indicating that tree removal and driveway culvert construction had already taken place, and a storage building was present on the site. Approval of this application would allow the applicant to utilize the central easement area for pavement and/or buildings (revised site plans will be required to be filed with the Building Division for the building permits if either of the structures are proposed in the easement area).

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 Reports, Locator Map & State and County comments (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

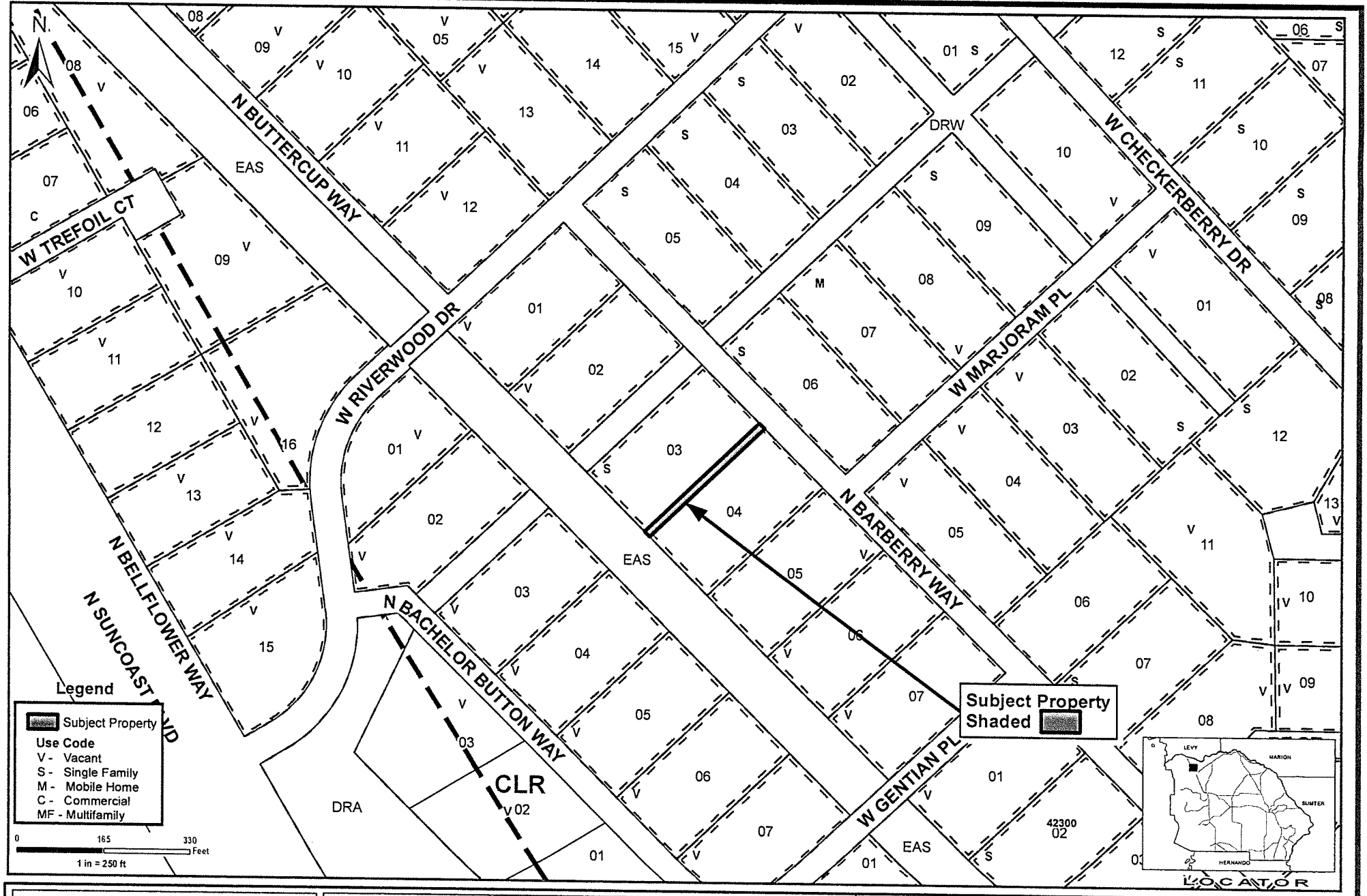
The application has been reviewed by the Citrus County Utilities Division, Land Development Division, Engineering Division, GIS, Survey Section, and the Environmental Health Office (State of Florida). These offices recommend approval of the vacation application as proposed.

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 Reports, Locator Map & State and County comments (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)



Application #: PV-21-04

Applicant: Clark A. Stillwell, Esq. for Kevin and Angela Shaffer

Proposal: To vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 3

Location: 8700 and 8688 N. Barberry Way, Crystal River

S-T-R - 24-16-17

Land Use Atlas: CLR, Coastal and Lakes Residential

Planner Initials: JR Date: 7/19/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 14, 2021
Source: Enterprise Geodatabase
Map Number: WB0000613

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide citizens 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 of any kind caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distribution of these materials.

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:
PL4-21-48

July 12, 2021

Clark A. Stillwell, Esq.
P.O. Box 250
Inverness, FL 33451

RE: PV-21-04- PLAT VACATE, CLARK A. STILLWELL, ESQ. FOR KEVIN AND ANGELA SHAFFER

Dear Mr. Stillwell:

The County Staff made the following recommendations on pending application **PV-21-04:**

Environmental Health has no objection to PV-21-04; 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 with the following comment:

1. If in the future, central water and/or sewer become available, lot would be required to connect within 365 days of notification.

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.

The Land Development Division has no objection to approval.

Attachment: Staff Reports, Locator Map & State and County comments (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Therefore, I have made the following recommendation on the Plat Vacation **application PV-21-04:**

(X) APPROVAL

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-21-04

Attachment: Staff Reports, Locator Map & State and County comments (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

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

FLORIDA HEALTH

Vision: To be the Healthiest State in the Nation

Ron DeSantis
Governor

Scott A. Rivkees, MD
State Surgeon General

MEMORANDUM

DATE: 06/25/2021

TO: Land Development Director

THROUGH: Planning Coordinator(s)

FROM: Environmental Health Director, Glenn "Will" Bryant

SUBJECT: No Objection to PV-21-04

Environmental Health has no objection to PV-21-04, 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

Attachment: Staff Reports, Locator Map & State and County comments (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

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 29, 2021

SUBJECT: **Plat Vacation Application Number PV-21-04, Law Office of Clark A. Stillwell for Kevin and Angela Shaffer – vacate drainage and utility easements lying on north side of Lot 4 and south side of Lot 3, Block 61, Crystal Manor Unit No. 2 (Section 24, Township 17 South, Range 16 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 2 2021
PV-21-04
Land Development Division

Attachment: Staff Reports, Locator Map & State and County comments (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Joanna L. Coutu

From: Thompson, Devyn <DThompson@sheriffcitrus.org>
Sent: Monday, July 12, 2021 2:51 PM
To: Joanna L. Coutu
Subject: [EXTERNAL]PV-21-04

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

The Citrus County Sheriff's Office has no objection to Street Vacation Application Number PV-21-04.

Devyn Thompson

9-1-1 Coordinator

Citrus County Sheriff's Office
3549 Saunders Way

Lecanto, FL 34461
+1 (352) 249-2702 Office

<http://www.sheriffcitrus.org/images/CCSO_S_Logo_250.png>
Follow us: Facebook <https://www.facebook.com/sheriffcitrus> / Twitter <https://www.twitter.com/sheriffcitrus> / Instagram <https://www.instagram.com/sheriffcitrus> / YouTube <https://www.youtube.com/user/sheriffs1043>

RECEIVED
JUL 12 2021
PV - 21-04
Land Development Division

Attachment: Staff Reports, Locator Map & State and County comments (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

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:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

June 7, 2021

Hand Delivery

Joanna Coutu
Land Development Division
3600 W. Sovereign Path
Lecanto, Florida 34461

RE: Kevin and Angela Shaffer – Utility and Drainage Easement Vacation
8700 N Barberry Way, Crystal River, Florida

Joanna:

On behalf of my clients Kevin and Angela Shaffer, I enclose the attached County plat/easement vacation application with supporting materials. The easements to be vacated are side lot utility and drainage easements between client's two (2) abutting lots. They have historically and currently serve no purpose. The survey (Exhibit "D") depicts the location of the easements and the need to vacate the unused easements to utilize the two (2) lots for one single family residence crossing over lot lines. Given proposed use across lot lines, this is a title issue. There are no utility issues per collected consents (attached as Exhibit "B"). Exhibit "E" the O&E Report will be provided when received; the title provider has had a recent health issue which has delayed such. I'll be glad to provide such (equivalent to a lawyer's title opinion).

Please review for completeness. A filing fee of $700.00 enclosed. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

CAS/cv
Enclosure
cc: Denise Lyn, Esquire w/o encl.
Client w/o encl.

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

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-21-04 Date: 6/9/21

* Agent for Petitioner .

Applicant*
Name: Law Office of Clark A. Stillwell
Address: PO Box 250
City: Inverness
State: Florida Zip: 34451
Home No.: Cell No.:
Work No.: 726-6767 Fax No.: 726-8283
Email: caslaw@tampabay.rr.com

Petitioner(s)
Name: Kevin and Angela Shaffer
Address: 541 County Road 329
City: Double Springs
State: AL Zip: 35553
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 24 Township: 17 South Range: 16 East
Legal Description: See Exhibit "A"
Subdivision: 000528 Crystal Manor Unit 2 Lot(s): 3 & 4 Block/Parcel: 61
Alternate Key #: 1031575 Parcel ID:

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

Applicant Request (purpose of vacation): Vacation of utility/drainage easements between two (2) lots so the lots can be built upon accross lot lines.

Directions to the Property from Lecanto: See Exhibit "A"

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, Esq.

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 7th day of June 2021

Carla Venard
Printed Name

Notary Public - State of Florida

Seal

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

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
JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 1
Lecanto, FL 34461
Telephone: (352) 527-5239 Fax (352) 527-5417
Toll Free (352) 489-2120 TTY (352) 527-5315
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

__X__Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 24 Township 17 Range 16 Alternate Key # 1031575

Lot/Parcel 3 & 4 Block 61

Subdivision 000528 Crystal Manor Unit 2

I, Kevin H. Shaffer, 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: _____
Kevin H. Shaffer (Signature of Owner)

STATE OF ~~FLORIDA~~ Maryland
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 Kevin H. Shaffer, who is personally known to me or provided MD DL as identification and who did not take an oath.

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

_____
Printed Name Sarah L. Walker

Seal

Expires: 10/01/2023
Notary Public - State of ~~Florida~~ Maryland

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 14
Lecanto, FL 34461
Telephone: (352) 527-5239 Fax (352) 527-542
Toll Free (352) 489-2120 TTY (352) 527-531
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

__X__Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 24 Township 17 Range 16 Alternate Key # 1031575

Lot/Parcel 3 & 4 Block 61

Subdivision 000528 Crystal Manor Unit 2

I, Angela S Shaffer, 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: Angela S Shaffer
Angela S Shaffer (Signature of Owner)

STATE OF ~~FLORIDA~~ Maryland
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 Angela S. Shaffer, who is personally known to me or provided MD DL as identification and who did not take an oath.

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

Printed Name Sarah L. Walker

Expires: 10/01/2023

Notary Public - State of ~~Florida~~ Maryland

Seal

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Exhibit List
Kevin and Angela Shaffer – Utility and Drainage Easement Vacation
8700 N Barberry Way, Crystal River, Florida

Exhibit "A" – PA data printout, Deed and Directions

Exhibit "B" – Utility Letters
- Charter/Spectrum
- Century Link
- Duke Energy – To be provided
- Central Florida Gas/Florida Public Utilities
- City of Crystal River – Public Works
- Citrus County Mosquito Control District
- Citrus County Utilities
- Citrus County Engineering

Exhibit "C-1" – Aerial
"C-2" – Citrus County General Parcel Map

Exhibit "D" –Survey

Exhibit "E" –O & E Report – To be provided upon availability

Exhibit "F" – Application Text

Exhibit "G" – Tax Receipt

Exhibit "H" – Petition

Exhibit "I" – Proof of Publication

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Exhibit "A"

Altkey: 1031575
SHAFFER KEVIN HORACE

Parcel ID: 17E17S200220 00610 0030
8700 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 3 & 4 BLK 61
Est. Parcel Sqft	100,598
Est. Parcel Acres	2.31
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	SHAFFER KEVIN HORACE
Mailing Address	541 COUNTY RD 329 DOUBLE SPRINGS AL 35553

All Owners

Name	Owner Type
SHAFFER KEVIN HORACE	LE - Life Estate
SHAFFER ANGELA S	LE - Life Estate
SHAFFER NOAH M	RW - Remainder Without Joinder
SHAFFER ABIGAIL E	RW - Remainder Without Joinder

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$14,400	$0	$14,400	$12,995	$0	$12,995	$0	$201.27	Link
2019	$12,400	$0	$12,400	$11,814	$0	$11,814	$0	$181.81	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

RECEIVED
JUN 09 2021
PV-21-04
Development Division

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/22/2020	$12,000	3075/0133	07-LIFE ESTATE	V
07/01/2004	$100	1743/1818	15-15	V
07/01/2003	$6,900	1618/2448	00-WARRANTY DEED	V
02/01/2003	$1,000	1576/1362	01-CORRECTIVE/QC/TD/COT	V
09/01/1978	$10,000	0518/0098	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

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

Total Misc Value

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

2020036133 BK: 3075 PG: 133 7/15/2020 7:47 AM 1 Receipt: 2020031469
RECORDING $10.00 INDEX $2.00 D DOCTAX PD $84.00

Rec10.00
DS 84.00

After Recording Return to:

RETURN TO GRANTEE

This Instrument Prepared by:
Name: Brenda L. Bute
A-1 Title of the Nature Coast, Inc.
7655 W. Gulf to Lake Hwy., Ste 4
Crystal River, FL 34429
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 20 17S 17E 0220 00610 0030
File No.: 2015411

WARRANTY DEED

This Warranty Deed, Made the 22 day of June, 2020, by

Oren Homer Roberts and Lynda Kaye Roberts, husband and wife whose post office address is: 541 County Rd 329, Double Springs, AL 35553 hereinafter called the Grantor(s), to

Kevin Horace Shaffer and Angela S. Shaffer, Grantees/Life Tenants, a Life Estate whose post office address is: P.O. Box 1319, Berlin, MD 21811, **without any liability for waste, and with full power and authority in them, or the survivor of them, to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remainderman and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenants, the remainder, is any, to Noah M. Shaffer and Abigail E. Shaffer, as Joint Tenants with Rights of Survivorship, not as Tenants in Common** whose post office address is: p.O Box 1319, Berlin, MD 21811, **Grantee/Remainderman.**

WITNESSETH: That the Grantors, for in consideration of the sum of **Twelve Thousand Dollars ($12,000.00)** and and other valuable considerations, receipt whereof is hereby acnowledged, hereby grants , bargains, sells, aliens, remise, releases, conveys and confirms unto the Grantee all that certain land situate in County of ***CITRUS***, State of ***FLORIDA***, more particularly described as follows:

Lots 3 and 4, in Block 61 of CRYSTAL MANOR UNIT 2, according to the map or plat thereof as recorded in Plat Book 8, Pages 112 through 134, inclusive, Public Records of Citrus County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to , reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

X Cindy M Reed
Witness Signature
Printed Name: X Cindy M Reed

X David Clark
Witness Signature
Printed Name: David Clark

X Oren Homer Roberts
Oren Homer Roberts

X Lynda Kaye Roberts
Lynda Kaye Roberts

State of Alabama
County of Winston

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2020, by **Oren Homer Roberts and Lynda Kaye Roberts, husband and wife.** He/She/(they) is/are ☐ Personally Known OR ☒ Produced valid driver license as identification.

X Jasmine Moore
Notary Public Signature
Printed Name: X Jasmine Moore

My Commission Expires: MY COMMISSION EXPIRES 8/24/2022
(SEAL)

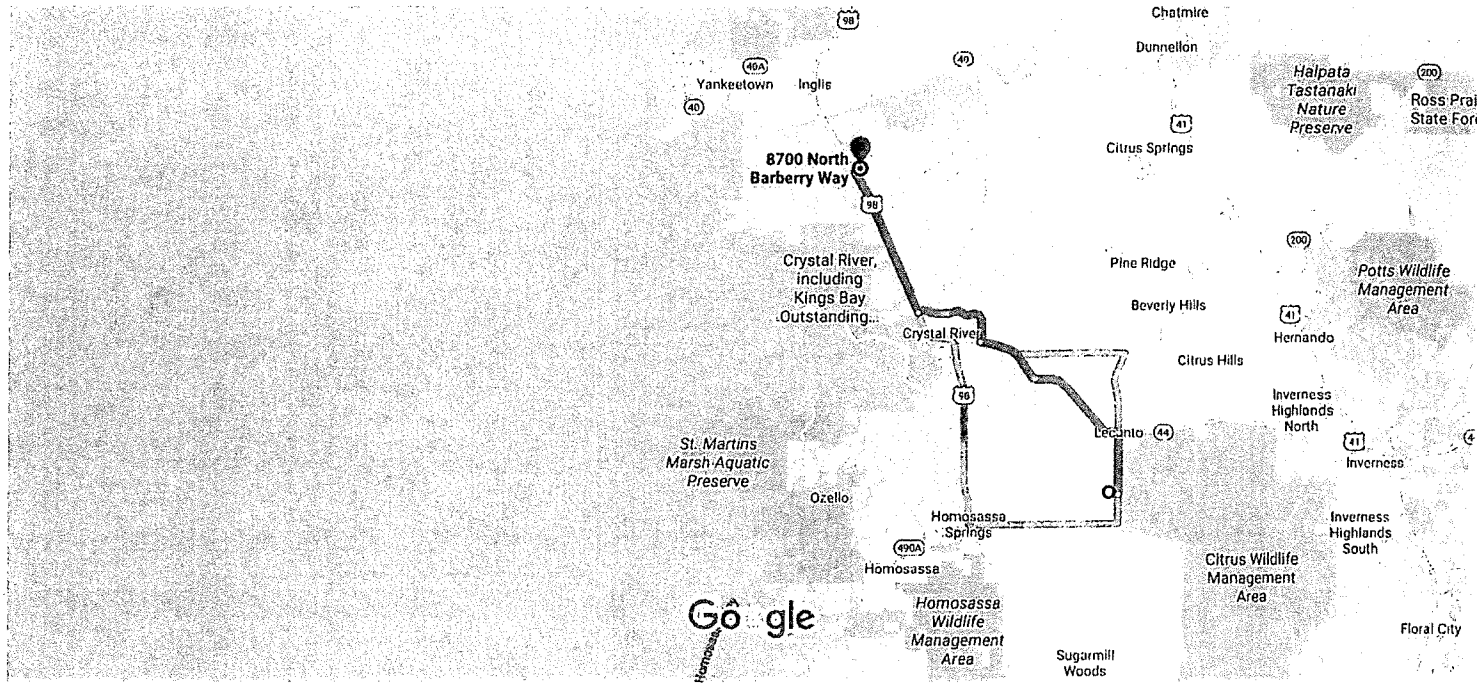
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

JASMINE MOORE ★ NOTARY PUBLIC ★ ALABAMA STATE AT LARGE

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PV-21-04

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Google Maps 3600 West Sovereign Path, Lecanto, FL to 8700 N Barberry Way Drive 18.1 miles, 28 min



3600 W Sovereign Path

Lecanto, FL 34461

Take Co Rd 491 to FL-44 W

5 min (2.6 mi)

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

2.2 mi

5. Use the left 2 lanes to turn left onto FL-44 W

10 min (6.3 mi)

6. Turn right onto N Turkey Oak Dr

6 min (3.3 mi)

7. Turn right onto US-19 N/US-98 N/N Suncoast Blvd

6 min (5.5 mi)

Continue on W Riverwood Dr. Drive to N Barberry Way

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Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

1 min (0.4 mi)

8. Turn right onto W Riverwood Dr

0.3 mi

9. Turn right onto N Barberry Way

Destination will be on the right

0.1 mi

8700 N Barberry Way

Crystal River, FL 34428

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Exhibit "B"

Charter

April 6th, 2021

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
Post Office Box 250
Inverness, Florida 34451-0250
(352) 726-6767
(352) 726-8283-Facsimile
caslaw@tampabay.rr.com

Re: Utility Easement Vacate- Kevin and Angela Shaffer, 8700 N. Barberry Way, Crystal River FL

Please be advised that Spectrum does not have conflict with vacating the location on your request, as we do not have facilities within the area. Please let me know if I can be of further assistance.

Sincerely,

John Smith
Construction Coordinator I, Spectrum West Florida
2850 S Lecanto Hwy
Lecanto FL, 34446
Cell# (352) 302-6615
Office# (407) 374-0550

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Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Partial Plat and Street Vacation
Lots 3-4, Block 61
Crystal Manor Unit 2, Crystal River, Florida
Section 24, Township 17S, Range 16E

COMMENTS

✓ We agree to the stated plat and street vacation.

____ We object to the plat and street vacation. If so, please state why.

____ We agree to the plat and street vacation but require an alternate easement or access, either (1) concurrently with vacation resolution or (2) an easement at the time of permitting.

Charter Spectrum

Comment:

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Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Partial Plat and Street Vacation
Lots 3-4, Block 61
Crystal Manor Unit 2, Crystal River, Florida
Section 24, Township 17S, Range 16E

COMMENTS

__xx__ We agree to the stated plat and street vacation.

_____ We object to the plat and street vacation. If so, please state why.

_____ We agree to the plat and street vacation but require an alternate easement or access, either (1) concurrently with vacation resolution or (2) an easement at the time of permitting.

Kurt Judd
Century Link

Comment:

_____
_____
_____
_____
_____
_____
_____

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Land Development Division

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

DUKE ENERGY®

March 3, 2021

Mr. Kevin H. Schaffer
8700 N. Barberry Way
Crystal River, FL 34429

RE: Platted Easement Vacate Request for:
8700 N. Barberry Way, Crystal River, FL 34429

Dear Mr. Schaffer:

Please be advised that the Duke Energy Distribution and Transmission Departments **DO NOT OBJECT** to the vacation and abandonment of the 7.50-foot platted side-lot utility easements for the parcels more particularly described as:

Lots 3 and 4, in Block 61 of CRYSTAL MANOR UNIT 2, according to the map or plat thereof as recorded in Plat Book 8, Pages 112 through 134, Inclusive, Public Records of Citrus County, Florida.

More particular as shown on the Sketch of Description attached hereto as Exhibit "A" and incorporated herein by reference.

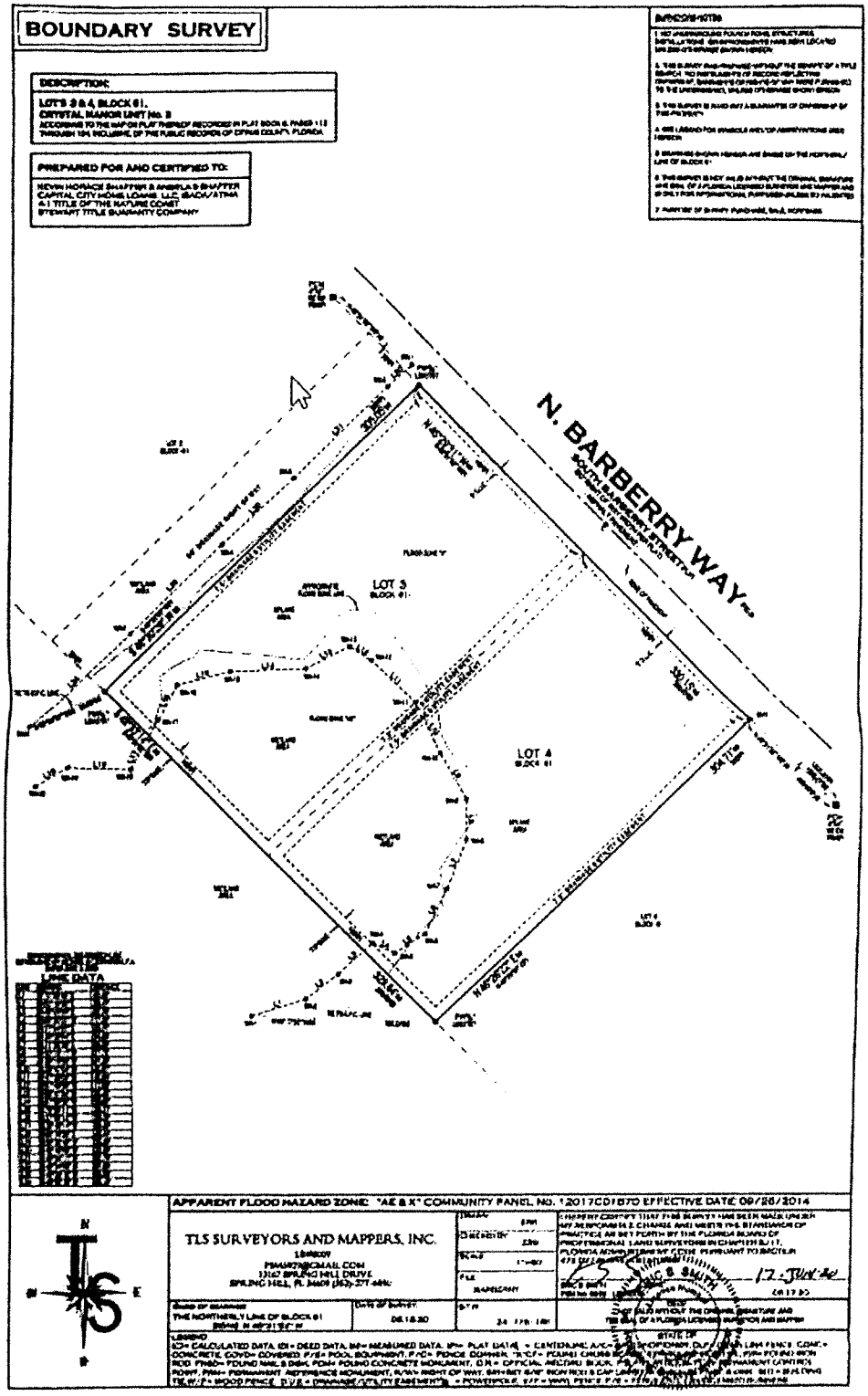
If I can be of further assistance, please do not hesitate to contact me.

--
Natalie Haney
Real Estate Research Specialist
Land Services - 3300 Exchange Place
Lake Mary, FL 32746 | Mail Code: NP4A

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PV-21-04
Land Development Division

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

EXHIBIT "A"



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Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Partial Plat and Street Vacation
Lots 3-4, Block 61
Crystal Manor Unit 2, Crystal River, Florida
Section 24, Township 17S, Range 16E

COMMENTS

X We agree to the stated plat and street vacation.

____ We object to the plat and street vacation. If so, please state why.

____ We agree to the plat and street vacation but require an alternate easement or access, either (1) concurrently with vacation resolution or (2) an easement at the time of permitting.

Central Florida Gas/Florida Public Utilities

Comment:

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PV-21-04

Land Development Division

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Partial Plat and Street Vacation
Lots 3-4, Block 61
Crystal Manor Unit 2, Crystal River, Florida
Section 24, Township 17S, Range 16E

COMMENTS

X We agree to the stated plat and street vacation.

____ We object to the plat and street vacation. If so, please state why.

____ We agree to the plat and street vacation but require an alternate easement or access, either (1) concurrently with vacation resolution or (2) an easement at the time of permitting.

Crystal River Utilities
BEAU KEENE
DPW DIRECTOR

Comment:

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PV-21-04
Land Development Division

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

CITRUS COUNTY MOSQUITO CONTROL DISTRICT

Commissioners:
Stephanie Adams
AJ Green
Joe Adams

Director:
George Deskins

May 13, 2021

Ms. Angela Shaffer
PO Box 1319
Berlin, MD. 21811

RE: Easement vacation: 8700 N Bayberry Way, Crystal River, FL. 34428, Lots 3 & 4, Block 61, Crystal Manor, Unit No. 2

Dear Ms. Shaffer,

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

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PV-21-04
Land Development Division

968 N. LECANTO HWY. • LECANTO, FL 34461
PHONE: (352) 527-7478 • FAX: (352) 527-9567
WWW.CITRUSMOSQUITO.ORG

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
UTILITY PLANNING AND ENGINEERING DIVISION
3600 W. Sovereign Path, Suite 291
Lecanto, Florida 34461-7788
Telephone: (352) 527-7650 Fax: (352) 527-7644
TTY Telephone: (352) 527-5312
www.bocc.citrus.fl.us
E-mail Address: WaterResources@bocc.citrus.fl.us

04/28/2021

Mr. Clark A. Stillwell, Esquire
Law Office of Clark A. Stillwell, LLC
P.O. Box 250
Inverness, FL 34451
caslaw@tampabay.rr.com

RE: Kevin and Angela Shaffer - Partial Plat and Street Vacation
8700 N Barberry Way, Crystal River, Florida
Section 24, Township 17, Range 16
Lots 3-4, Block 61, Crystal Manor Unit 2 - Plat Book 8, Page 112

Dear Mr. Stillwell:

This letter will confirm that the Citrus County Water Resources Department has no objection to the property owner's request to vacate the dedicated utility and drainage easement (7.5 feet per lot) abutting and lying between the two lots described in your April 27, 2021 letter.

Please let us know if this information is not responsive to your request.

CITRUS COUNTY DEPT. OF WATER RESOURCES

Layne C. Cady, P.E.
Senior Engineer

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Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Partial Plat and Street Vacation
Lots 3-4, Block 61
Crystal Manor Unit 2, Crystal River, Florida
Section 24, Township 17S, Range 16E

COMMENTS

√ We agree to the stated plat and street vacation.

___ We object to the plat and street vacation. If so, please state why.

___ We agree to the plat and street vacation but require an alternate easement or access, either (1) concurrently with vacation resolution or (2) an easement at the time of permitting.

Cynthia L Jones
Citrus County Engineering Division
5-27-2021

Comment:

An inspection was conducted on 5-27-2021. No drainage features were present within the vacate area.

CLJ

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Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)



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PV-21-04

Land Development Division

Kevin and Angela Shaffer

Geographic Information Systems

Cynthia Skelhorn
Director

Prepared By : Web User
Date: 5/6/2021
Source: Enterprise Geodatabase

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

Exhibit "C-1"



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PV-21-04
Land Development Division

Kevin and Angela Shaffer

Geographic Information Systems

Cynthia Skelhorn
Director

Prepared By : Web User
Date: 4/22/2021
Source: Enterprise Geodatabase

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Exhibit "C-2"

Exhibit "D"

BOUNDARY SURVEY

DESCRIPTION:

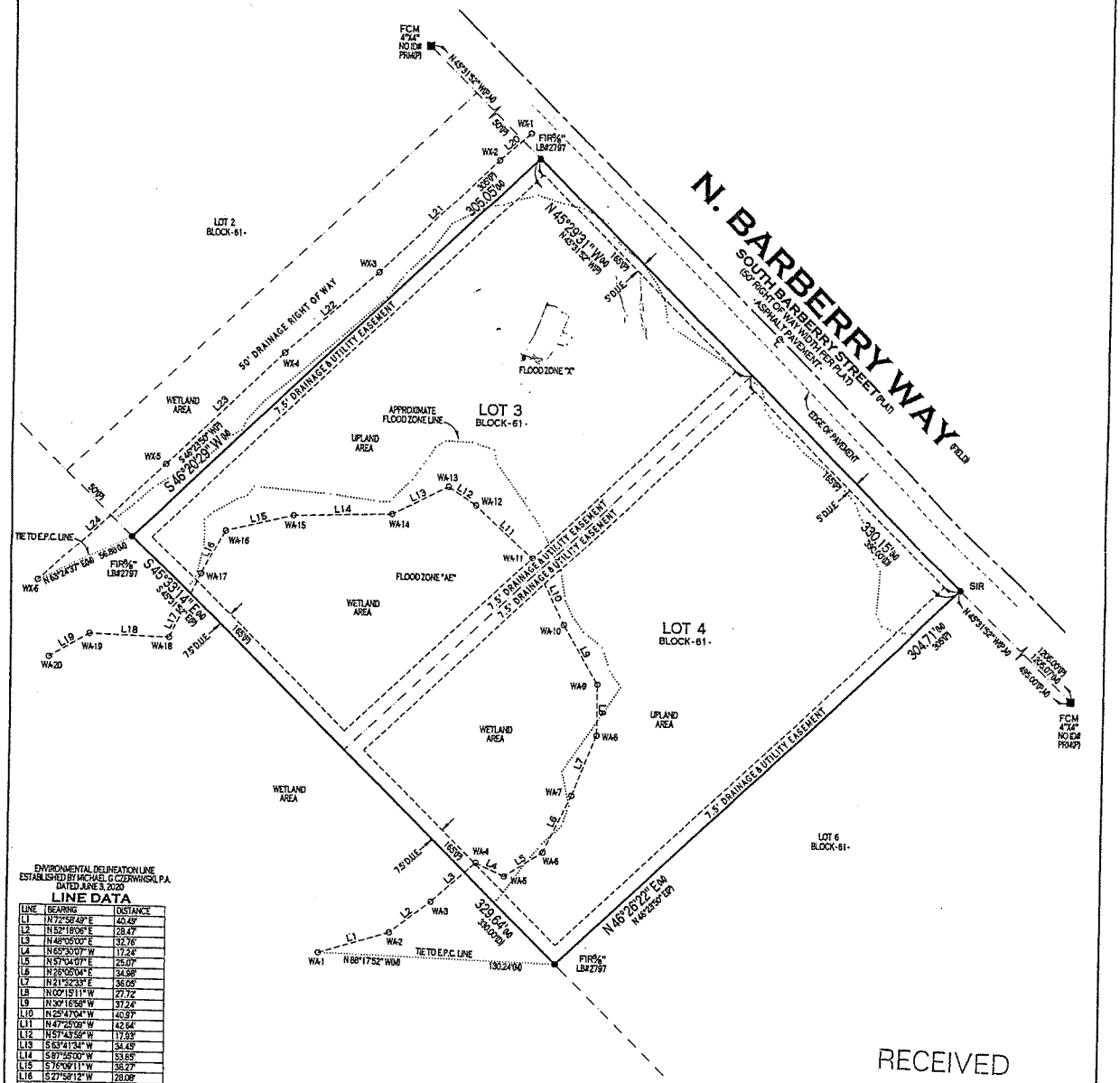
LOT'S 3 & 4, BLOCK 61,
CRYSTAL MANOR UNIT No. 2
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 112 THROUGH 134, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PREPARED FOR AND CERTIFIED TO:

KEVIN HORACE SHAFFER & ANGELA S SHAFFER
CAPITAL CITY HOME LOANS, LLC, ISAOA/ATIMA
A-1 TITLE OF THE NATURE COAST
STEWART TITLE GUARANTY COMPANY

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOW HEREON.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF BLOCK 61
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.



LINE DATA

LINE	BEARING	DISTANCE
L1	N 72°58'43" E	40.48'
L2	N 52°18'06" E	28.47'
L3	N 48°05'00" E	32.76'
L4	N 65°30'07" W	17.24'
L5	N 57°04'07" E	25.07'
L6	N 28°05'54" E	34.98'
L7	N 21°52'35" E	36.05'
L8	N 00°15'11" W	27.72'
L9	N 30°16'58" W	37.24'
L10	N 25°47'04" W	40.97'
L11	N 47°25'09" W	42.64'
L12	N 57°43'56" W	17.09'
L13	S 63°41'34" W	34.49'
L14	S 87°55'00" W	53.85'
L15	S 76°09'11" W	38.27'
L16	S 27°58'12" W	28.06'
L17	S 25°43'14" W	39.43'
L18	S 88°16'39" E	43.44'
L19	S 59°32'45" W	25.43'
L20	S 48°45'53" W	22.69'
L21	S 46°04'11" W	90.76'
L22	S 48°24'06" W	67.88'
L23	S 46°06'19" W	66.58'
L24	S 46°42'15" W	95.10'

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PV-21-04
Land Development Division

APPARENT FLOOD HAZARD ZONE: "AE & X" COMMUNITY PANEL No. 12017C0157D EFFECTIVE DATE: 09/26/2014

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

DRAWN: ESS
CHECKED BY: ESS
SCALE: 1"=60'
FILE: BARBERRY

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

ERIC E. SMITH PSM No. 6929 LB#8009 — DATE: 06.17.20 — License Number 6929 — STATE OF FLORIDA

BASIS OF BEARINGS: THE NORTHERLY LINE OF BLOCK 61 BEING N 45°31'52" W

DATE OF SURVEY: 06.15.20

S-T-R: 24 - 17S - 16E

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

LEGEND:
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, ℄ = CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, FCM= FOUND CONCRETE MONUMENT, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR=SET 5/8" IRON ROD & CAP LB#8009, SN&D= SET NAIL & DISK, (BT) = BUILDING TIE, W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENTS, ⊗ = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB= LICENSED BUSINESS

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Exhibit "E"

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

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PV-21-04
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Exh E

J.4.b

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:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

June 23, 2021

Email and US Mail

Ms. Joanna Coutu, Director
Citrus County Planning & Development
3600 W Sovereign Path
Lecanto, Florida 34461

RE: Ownership and Encumbrance Report on Kevin and Angela Shaffer, husband and wife Alternate Key #1031575
8700 N Barberry Way, Crystal River, Florida

Ms. Coutu:

Please be advised that we have made a search of the public records of Citrus County, Florida on the aforementioned property through June 22, 2021 at 3:00 p.m. and have found the following to be of record:

Legal Description
Lots 3 and 4, in Block 61 of CRYSTAL MANOR UNIT 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida

TITLE VESTED IN: Kevin Horace Shaffer and Angela S. Shaffer, husband and wife, jointly as life tenants with the remainder interest to Noah M. Shaffer and Abigail E. Shaffer as joint tenants with rights of survivorship, not as tenants in common.

Quitclaim deed filed in Official Records Book 1743, Page1818-1819, Public Records of Citrus County, Florida (attached).

And

Warranty Deed filed in Official Records Book 3075, Page 133, Public Records of Citrus County, Florida (attached).

ENCUMBERANCES:

Encumbrances, adverse claims, or other matters, if any created, which may affect title.

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JUN 25 2021
Land Development Division

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Irrevocable Unity of Title Affidavit filed in Official Records Book 3152, Page 119, Public Records of Citrus County, Florida.

Notice of Commencement filed in Official Records Book 3143, Page 1156, Public Records of Citrus County, Florida.

Notice of Commencement filed in Official Records Book 3152, Page 1602, Public Records of Citrus County, Florida.

TAXES: The 2020 taxes HAVE been paid. Alternate Key 1031575.

The abutter's list has been provided previously; please advise if this suffices. Thank you.

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

- Select the Document Category
- Select the Town Name
- Select / Enter the Begin Date
- Select / Enter the End Date OR
- Search the last 7, 30 or 90 days from the dropdown
- Show first 100, 500, 1000 or 2000 records from the dropdown
- Click Submit

My List

Results

Returned 4 records of 4

Show Display Section | Hide Features | Clear Results | Print | Export

Your Name Search for Name "Shaffer Kevin", Document Types "", Begin Date "1/1/1980", and End Date "6/22/2021" returned the following results:

Displaying 25 records per page

First Previous 1 Next

	Status	Name	Grantor	Grantee	Record D	Doc Type	Book T	Book	Page	Instrument N	Legal
1	V	[illegible]	ROBERTS LYNDA KAYE ROBERTS OREN HOMER	SHAFFER ABIGAIL E SHAFFER ANGELA S SHAFFER KEVIN HOLTICE SHAFFER NOAH M	07/15/2020	DEED	OR	3076	0153	2020046103	L 3 Blk 61 SUB CRYSTAL MANOR UNIT 2 L 4 Blk 61 Sub CRYSTAL MANOR UNIT 2
2	V	SHAFFER KEVIN H	SHAFFER KEVIN H	SHAFFER KEVIN H	03/12/2021	NOT COMM	OR	3143	1156	2021015791	
3	V	SHAFFER KEVIN	SHAFFER ANGELA SHAFFER KEVIN	TO WHOM IT MAY CONCERN	04/08/2021	AFFIDAVIT	OR	3152	0119	2021022650	
4	V	SHAFFER KEVIN	SHAFFER KEVIN	SHAFFER KEVIN	04/09/2021	NOT COMM	OR	3152	1602	2021023064	

First Previous 1 Next

»

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

- Select the Document Category
- Select the Town Name
- Select / Enter the Begin Date
- Select / Enter the End Date OR
- Search the last 7, 30 or 90 days from the dropdown
- Show first 100, 500, 1000 or 2000 records from the dropdown
- Click Submit

My List

Results

Hide Results | Clear Results | Print | Export

Returned 2 records

Your Name Search for Name "Shaffer angela", Document Types "", Begin Date "1/1/1980", and End Date "6/22/2021" returned the following results:

Displaying 25 records per page

First Previous 1 Next

	Status	Name	Grantor	Grantee	Record D	Doc Type	Book T	Book	Page	Instrument N	Legal

#			Status	Search Name	Grantor	Grantee	Record Date	Doc Type	Book Type	Book	Page	Instrument #	Legal
1			V	SHAFFER ANGELA S	ROBERTS LYNDA KAYE ROBERTS OREN HOMER	SHAFFER ABIGAIL E SHAFFER ANGELA S SHAFFER KEVIN HORACE SHAFFER NOAH M	07/15/2020	DEED	OR	3075	0133	2020036133	L: 3 Blk: 61 Sub: CRYSTAL MANOR U: 2 L: 4 Blk: 61 Sub: CRYSTAL MANOR U: 2
2			V	SHAFFER ANGELA	SHAFFER ANGELA SHAFFER KEVIN	TO WHOM IT MAY CONCERN	04/08/2021	AFFIDAVIT	OR	3152	0119	2021022650	

First Previous 1 Next

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $0.70
2004050250 BK:1743 PG:1818-1819
07/19/2004 09:13 AM 2 PGS
KCCR,DC Receipt #031923

2004050250 2 PGS

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 19 day of July, 2004,
by first party, Grantor, Kathy Lynn Beebe
whose post office address is 8950 N Evenstock Way Crystal River, FL
to second party, Grantee, Lynda Faye Roberts & Glen Homer Roberts
whose post office address is 11610 N Kayak Pt. Inglis, FL 34449

WITNESSETH, That the said first party, for good consideration and for the sum of ten
Dollars ($10.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Citrus,
State of Florida to wit:

Lot 3 and 4, in Block 61 of Crystal Manor, Unit 2, according to the map or plat thereof as recorded in plat book 8 Page 112 though 134, Records of Citrus County, FL

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

www.socrates.com

© 2004,
LF298 • Rev. 04/04

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: Amanda Tyra

Print name of Witness: Amanda Tyra

Signature of Witness: Kelly L. Carpenter

Print name of Witness: Kelly L. Carpenter

Signature of First Party: Kathy Lynn Beebe

Print name of First Party: Kathy Lynn Beebe

Signature of Second Party: _____

Print name of Second Party: _____

Signature of Preparer _____

Print Name of Preparer Kathy Lynn Beebe

Address of Preparer 8950 N. Evenstack Way
Crystal River, FL 34428

State of Florida
County of Citrus }

On July 19, 2004 before me, Kathy Lynn Beebe,
appeared Kathy Lynn Beebe
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Kelly L. Carpenter
Signature of Notary

KELLY L. CARPENTER
MY COMMISSION # DD 003367
EXPIRES: April 1, 2005
Bonded Thru Notary Public Underwriters

KELLY L. CARPENTER NOTARY PUBLIC STATE OF FLORIDA

Affiant ___ Known ✓ Produced ID
Type of ID Florida DL
B100519416820 (Seal)

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© 200
LF298 • Rev. 04/04

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

:020036133 BK: 3075 PG: 133 7/15/2020 7:47 AM 1 Receipt: 2020031469
ECORDING $10.00 INDEX $2.00 D DOCTAX PD $84.00

Rec10.00
DS 84.00

After Recording Return to:

RETURN TO GRANTEE

This Instrument Prepared by:
Name: Brenda L. Buta
A-1 Title of the Nature Coast, Inc.
7655 W. Gulf to Lake Hwy., Ste 4
Crystal River, FL 34429
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 20 17S 17E 0220 00610 0030
File No.: 2015411

WARRANTY DEED

This Warranty Deed, Made the 22 day of June, 2020, by

Oren Homer Roberts and Lynda Kaye Roberts, husband and wife whose post office address is: 541 County Rd 329, Double Springs, AL 35553 hereinafter called the Grantor(s), to

Kevin Horace Shaffer and Angela S. Shaffer, Grantees/Life Tenants, a Life Estate whose post office address is: P.O. Box 1319, Berlin, MD 21811, **without any liability for waste, and with full power and authority in them, or the survivor of them, to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remainderman and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenants, the remainder, is any, to Noah M. Shaffer and Abigail E. Shaffer, as Joint Tenants with Rights of Survivorship, not as Tenants in Common** whose post office address is: p.O Box 1319, Berlin, MD 21811,
Grantee/Remainderman.

WITNESSETH: That the Grantors, for in consideration of the sum of **Twelve Thousand Dollars ($12,000.00)** and and other valuable considerations, receipt whereof is hereby acnowledged, hereby grants , bargains, sells, aliens, remise, releases, conveys and confirms unto the Grantee all that certain land situate in County of ***CITRUS***, State of ***FLORIDA***, more particularly described as follows:

Lots 3 and 4, in Block 61 of CRYSTAL MANOR UNIT 2, according to the map or plat thereof as recorded in Plat Book 8, Pages 112 through 134, inclusive, Public Records of Citrus County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to , reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

X Cindy M Reed
Witness Signature David Clark
Printed Name: X

X Cindy M Reed
Witness Signature David Clark
Printed Name: X

X Oren Homer Roberts
Oren Homer Roberts

X Lynda Kaye Roberts
Lynda Kaye Roberts

State of Alabama
County of Winston

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2020, by **Oren Homer Roberts and Lynda Kaye Roberts, husband and wife.** He/She/(They) is/are ☐ Personally Known OR ☒ Produced valid driver license as identification.

X Jasmine Moore
Notary Public Signature (SEAL)
Printed Name: X Jasmine Moore

My Commission Expires: MY COMMISSION EXPIRES 8/24/2022

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

JASMINE MOORE ★ NOTARY PUBLIC ★ ALABAMA STATE AT LARGE

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021022650 BK: 3152 PG: 119 4/8/2021 3:53 PM 1 Receipt: 2021019349
RECORDING $27.00

This instrument was prepared by and return to:
KEVIN SHAFFER
PO BOX 1319
BRELL MO 21811
Alt Key #(s) _____

IRREVOCABLE UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day personally appeared KEVIN & ANGELA SHAFFER ["Owners(s)"], who being first duly sworn, deposes and says:

Owner is the owner of the property legally described in Exhibit "A," attached hereto and made a part hereof, (collectively, the "Property"). Owner intends to combine the use of the lots described in Exhibit "A" in conjunction with each other, for the purpose of adding an accessory use, as if they consisted of one overall parcel of land under the Citrus County Land Development Code and applicable regulations, as if the same were a single combined parcel, rather than separate lots or parts thereof. The Owner does hereby make the following declarations of conditions, limitations, and restrictions on said property:

1. That the aforesaid plot or combinations of separate lots, plots, parcels, acreage, or portions thereof shall be regarded as and is hereby established and declared to be unified under one title as an individual building site.

2. That the said property shall henceforth be considered as one plot of or parcel of land and that no portion thereof shall be sold, assigned, transferred, conveyed, or devised separately except in its entirety as one plot or parcel of land.

3. This Unity of Title shall constitute a covenant running with the land as provided by law and shall be binding upon the undersigned, its successors and assigns and all parties claiming thereunder.

4. The undersigned understands and acknowledges that by its execution of this Unity of Title Affidavit, to be recorded in the public records of Citrus County, prior to issuance of any building permits, the Owner's ability to utilize the property or parts thereof as separate independently developable lots will be precluded.

5. This declaration is irrevocable. Further affiant sayeth not.

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021022650 BK: 3152 PG: 120 4/8/2021 3:53 PM 2 Receipt: 2021019349
RECORDING $27.00

First Witness:
By: Kris Skiles
Print Name: KRIS SKILES

Second Witness:
By: Tracy R Webb
Print Name: Tracy R Webb

Owner:
By: [signature]
Print Name: Kevin Shaffer

Address: PO Box 1319
Berlin MD 21811

First Witness:
By: Kris Skiles
Print Name: KRIS SKILES

Second Witness:
By: Tracy R Webb
Print Name: Tracy R Webb

Owner:
By: Angela Shaffer
Print Name: Angela Shaffer

Address: PO Box 1319
Berlin MD 21811

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 8th day of April, 2021 by Kevin Horace Shaffer & Angela Sue Shaffer [name of Owner(s)], who is/are personally known to me or who has/have produced MD Dr Licenses as identification. Physically Appeared

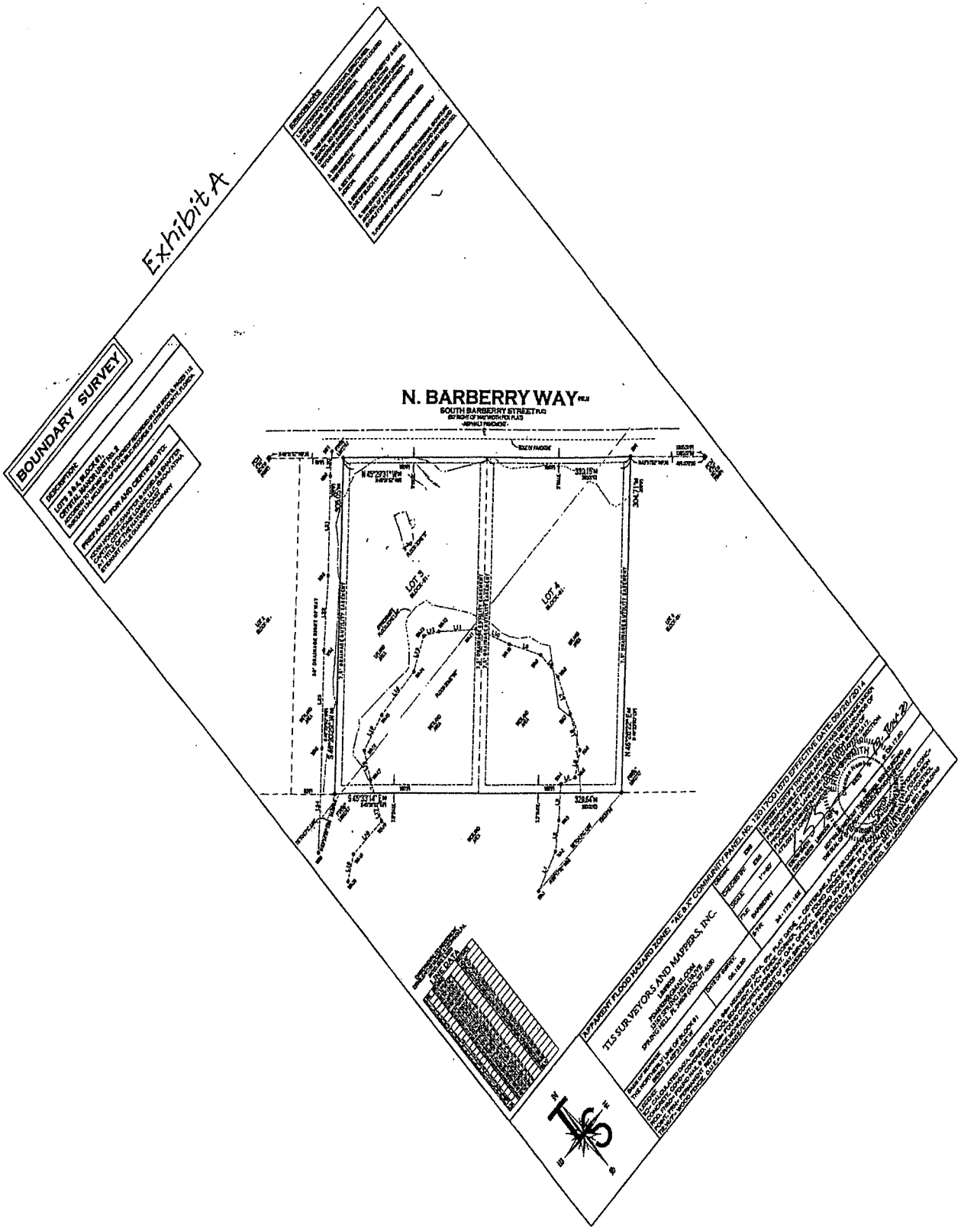
TRACY RAE WEBB
Notary Public - State of Florida
Commission # GG 273747
My Comm. Expires Nov 23, 2022
Bonded through National Notary Assn.

Tracy Rae Webb
Signature of Notary Public
Notary Stamp

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021022650 BK: 3152 PG: 121 4/8/2021 3:53 PM 3 Receipt: 2021019349
RECORDING $27.00

Exhibit A



Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021015791 BK: 3143 PG: 1156 3/12/2021 8:04 AM 1 Receipt: 2021013462
RECORDING $10.00

THIS SPACE FOR CLERK'S RECORDING:

Permit No. 202602654

Tax Folio/Parcel ID: _____

NOTICE OF COMMENCEMENT

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Description of property: (legal description of property, and street address if available) 8700 N BARBERRY WAY
2. General description of improvement: NEW HOME
3. Owner information:
   a. Name and address: KEVIN H SHAFFER PO BOX 1319 BERLIN MD 21811
   b. Phone number: 443 859 4981
   c. Name and address of fee simple titleholder (if other than owner): _____
4. Contractor:
   a. Name and address: OWNER
   b. Phone number: _____
5. Surety:
   a. Name and address: _____
   b. Amount of bond $ _____ c. Phone number: _____
6. Lender:
   a. Name and address: _____
   b. Phone number: 443 859 4981
7. Persons with the State of Florida designated by Owner upon whom notices or other documents may be served as provided in Section 713.13(1)(a)7, Florida Statutes:
   a. Name and address: _____
   b. Phone number: _____
8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
   a. Name and address: _____
   b. Phone number: _____
9. The expiration date of the notice of commencement is one (1) year from the date of recording unless a different date is specified: _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

_____ KEVIN H SHAFFER _____

Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager — Printed Name — Title/Office

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 26 day of Feb, 20 21 by Kevin Shaffer _____ (name of person) as _____ (type of authority: e.g., officer, trustee, attorney-in-fact) for _____ (name of party on behalf of whom instrument was executed), who is personally known to me or who has produced MD DL _____ as identification.

Notary Stamp: LAVETTE P. FERDINAND Commission # HH 040524 Expires January 5, 2025 Bonded Thru Troy Fain Insurance 800-385-7019

Signature of Notary Public

Verification Pursuant to Section 92.525, Florida Statutes

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

_____
Signature of Natural Person Signing Above

F:\Shared\DDS\BUILDING\Building forms\NOC.docx

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021023064 BK: 3152 PG: 1602 4/9/2021 4:43 PM 1 Receipt: 2021019694
RECORDING $10.00

THIS SPACE FOR CLERK'S RECORDING:

Permit No. 20210492

Tax Folio/Parcel ID: _____

NOTICE OF COMMENCEMENT

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Description of property: (legal description of property, and street address if available) 8700 NORTH BARBARET WAY CRYSTAL RIVER FL 34429
2. General description of improvement: CONSTRUCT 24x41 OPEN CARPORT SET 8x40 STORAGE CONTAINER
3. Owner information:
   a. Name and address: KEVIN SHAFFER PO BOX 1319 BERLIN MD 21811
   b. Phone number: 443 859 4981
   c. Name and address of fee simple titleholder (if other than owner): _____
4. Contractor:
   a. Name and address: OWNER
   b. Phone number: _____
5. Surety:
   a. Name and address: _____
   b. Amount of bond $ _____ c. Phone number: _____
6. Lender:
   a. Name and address: _____
   b. Phone number: _____
7. Persons with the State of Florida designated by Owner upon whom notices or other documents may be served as provided in Section 713.13(1)(a)7, Florida Statutes:
   a. Name and address: _____
   b. Phone number: _____
8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
   a. Name and address: _____
   b. Phone number: _____
9. The expiration date of the notice of commencement is one (1) year from the date of recording unless a different date is specified: _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager | Printed Name | Title/Office

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 9 day of Apr. 21, 2021 by Kevin Shaffer.
_____ (name of person) as _____ (type of authority: e.g., officer, trustee, attorney-in-fact) for _____
_____ (name of party on behalf of whom instrument was executed), who is personally known to me or who has produced _____
FLDL as identification.

Signature of Notary Public

[Notary Stamp]
DONNA L. HARRIS
Commission # GG 353230
Expires August 24, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Verification Pursuant to Section 92.525, Florida Statutes

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Natural Person Signing Above

F:\Shared\DDS\BUILDING\Building forms\NOC.docx

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

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	
1031575		000X	

SHAFFER KEVIN HORACE
SHAFFER ANGELA S
et al.
541 COUNTY RD 329
DOUBLE SPRINGS, AL 35553

8700 N BARBERRY WAY

CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 3 & 4 BLK 61

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	12,995	0	12,995	6.2176	80.80
Transportation Trust	12,995	0	12,995	0.5988	7.78
Health Department	12,995	0	12,995	0.0651	0.85
Library	12,995	0	12,995	0.3217	4.18
Fire District	12,995	0	12,995	0.0000	0.00
Stormwater	12,995	0	12,995	0.0974	1.27
Fire Rescue EMS	12,995	0	12,995	0.5881	7.64
Schools Local Req'd Effort	14,400	0	14,400	3.6820	53.02
Schools Capital Outlay	14,400	0	14,400	1.5000	21.60
Schools Discretionary	14,400	0	14,400	0.7480	10.77
SWFWMD General	12,995	0	12,995	0.2669	3.47
Mosquito Control	12,995	0	12,995	0.4478	5.82
			TOTAL	14.5334	$197.20

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
131 Fire Services		4.07
	NON-AD VALOREM ASSESSMENTS	$4.07

COMBINED TAXES AND ASSESSMENTS	$201.27	See reverse side for important information.

If Received By	Apr 30, 2021				
Please Pay	$0.00				

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

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

RETURN WITH PAYMENT.

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	
1031575		000X	

SHAFFER KEVIN HORACE
SHAFFER ANGELA S
et al.
541 COUNTY RD 329
DOUBLE SPRINGS, AL 35553

8700 N BARBERRY WAY

CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 3 & 4 BLK 61

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

If Received By	Apr 30, 2021				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Exhibit "F" - Application Text
Kevin and Angela Shaffer – Utility and Drainage Easement Vacation
8700 N Barberry Way, Crystal River, Florida

I. Site: Two (2) abutting platted residential lots each 50,299 square feet in size. Plat Book 8, Page 112. Per plat stormwater/utility easements on all lot sides. Applicant desires to build one single family (SF) residence across lot lines.

Total parcel size is 100,598 square feet (2.31 acres). Flood plain is A and X. Soils are Boca Fine Sand. The parcel is treed but no known specimen trees exist. Lots have access from dedicated public roads which also provide for existing utilities.

II. Vacation Standards: No access to other lots is impacted, either directly or indirectly, no objection from utility providers, no objection from County Engineering as to drainage/stormwater. The Lot(s) post vacation will still have adequate utility access from streets and remaining lot easements. Adequate space exists to meet LDC drainage standards for single family use.

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

RECEIVED
JUN 09 2021
PV-21-04
Land Development

Exhibit "G"

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	
1031575		000X	

SHAFFER KEVIN HORACE
SHAFFER ANGELA S
et al.
541 COUNTY RD 329
DOUBLE SPRINGS, AL 35553

8700 N BARBERRY WAY

CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 3 & 4 BLK 61

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	12,995	0	12,995	6.2176	80.80
Transportation Trust	12,995	0	12,995	0.5988	7.78
Health Department	12,995	0	12,995	0.0651	0.85
Library	12,995	0	12,995	0.3217	4.18
Fire District	12,995	0	12,995	0.0000	0.00
Stormwater	12,995	0	12,995	0.0974	1.27
Fire Rescue EMS	12,995	0	12,995	0.5881	7.64
Schools Local Req'd Effort	14,400	0	14,400	3.6820	53.02
Schools Capital Outlay	14,400	0	14,400	1.5000	21.60
Schools Discretionary	14,400	0	14,400	0.7480	10.77
SWFWMD General	12,995	0	12,995	0.2669	3.47
Mosquito Control	12,995	0	12,995	0.4478	5.82
			TOTAL	14.5334	$197.20

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
131 Fire Services		4.07
	NON-AD VALOREM ASSESSMENTS	$4.07

COMBINED TAXES AND ASSESSMENTS	$201.27	See reverse side for important information.

If Received By	Apr 30, 2021				
Please Pay	$0.00				

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

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

DO NOT WRITE ON BOTTOM PORTION

RETURN WITH PAYMENT.

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	
1031575		000X	

SHAFFER KEVIN HORACE
SHAFFER ANGELA S
et al.
541 COUNTY RD 329
DOUBLE SPRINGS, AL 35553

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

8700 N BARBERRY WAY

CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 3 & 4 BLK 61

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

If Received By	Apr 30, 2021				
Please Pay	$0.00				

Paid 04/27/2021 Receipt # 000-20-00024062 $226.06

Exhibit "H"
Petition
Kevin and Angela Shaffer
8700 N Barberry Way, Crystal River, Florida

The undersigned, hereby petitions this Board to close, vacate, abandon, and discontinue those utility and drainage easements delineated on the recorded plat of Crystal Manor, Unit 2, recorded in Plat Book 8, Page 112, public records of Citrus County Florida, described below as Exhibit "A" to include which is hereby made a part hereof by reference; that petitioner would not inconvenience anyone for the same to be closed, that Petitioner recognizes, acknowledges and accepts the reservation by said County, the right to create any easements upon said vacated lands as may be necessary to further and/or preserve the public health, safety, and welfare, and that Petitioner will pay the expense of public notice of the hearing to determine the advisability of closing the same.

WHEREFORE, the undersigned petitions this Board to call a public hearing at Petitioner's expense to determine the viability of closing said street(s), road(s) alleyway(s) and that, upon such a hearing, this Board will determine that the same should be closed and adopt an appropriate Resolution closing, vacating, abandoning and discontinuing the same, and renouncing and disclaiming any right of Citrus County and the public in and to any land delineated on the recorded plat of said, except for the reservation of the right to any easements as may be found necessary, by the Board of County Commissioners, to further and/or preserve the public health, safety, and welfare.

_____
Clark A. Stillwell, Attorney for Petitioners
Kevin and Angela Shaffer

Exhibit "A"

Legal Description
That 7.5 foot utility/drainage easement located on the (1) south side of Lot 3 and (2) north side of Lot 4, Plat of Crystal Manor, Unit 2, Plat Book 8, Page 112, public records of Citrus County, Florida.

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Exhibit "I"

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,

1445-0509 SUCRN NOTICE OF PETITION TO PARTIALLY VACATE PLATTED EASEMENTS The Petitioner, Clark A. Stillwell, Esq., on behalf of Kevin and Angela Shaffer, owners, of the below noted parcels, pursuant to F.S. 177.101(4) hereby give notice of their int

was published in said newspaper in the issues of

May 2nd, 2021, May 9th, 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 10th day of May, 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

1445-0509 SUCRN

NOTICE OF PETITION TO PARTIALLY VACATE PLATTED EASEMENTS

The Petitioner, **Clark A. Stillwell, Esq.**, on behalf of **Kevin and Angela Shaffer**, owners, of the below noted parcels, pursuant to F.S. 177.101(4) hereby give notice of their intention to petition the Citrus County Board of County Commissioners to vacate certain easements as described below of the plat of Crystal Manor, Unit Two, Plat Book 8, Page 112 to wit:

That 7.5 foot utility/drainage easement located on the (1) south side of Lot 3 and (2) north side of Lot 4, Plat of Crystal Manor, Unit 2, Plat Book 8, Page 112, public records of Citrus County, Florida.

BY: Clark A. Stillwell, Esq.
For Kevin and Angela Shaffer
PETITIONER/OWNER

Published May 2 & 9, 2021

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JUN 09 2021

PV-21-04

Land Development Division

NOTARY PUBLIC STATE OF FLORIDA

MARIA A. PARKS
Commission # HH 099773
Expires April 20, 2025
Bonded Thru Budget Notary Services

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

AFFIDAVIT OF CLARK A. STILLWELL

Shaffer Easement Vacation/Ownership & Encumbrance Search
Lots 3 & 4, Block 61 Crystal Manor Unit 2, Crystal River, Florida

State of Florida
County of Citrus

BEFORE ME, the undersigned authority, personally appeared Clark A. Stillwell, a member in good standing of the Florida Bar who states as follows:

1. The undersigned has filed a utility and drainage easement vacation on the noted lots.
2. To meet Citrus County filing requirements for said vacation, an Ownership and Encumbrance Report is required, the undersigned has personally conducted a search of Citrus County's Property Appraiser's records for all property owners within 500 feet of the noted vacation lots. See attached map – Exhibit "A".
3. A list of names and addresses of said property owners are attached – Exhibit "B".
4. Attached as Exhibit "C" for each listed lots/property owners is a copy of the Property Appraisers records/data printout as of June 8, 2021 along with the current deed for each parcel.

CLARK A. STILLWELL

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 8th day of June, 2021, by CLARK A. STILLWELL, who is personally known to me (or has produced _____ as identification) and who did take an oath.

Signature of Notary

Carla Venard

Print, Stamp or Type Name of Notary

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

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PV-21-04
Land Development Division

Attachment: Applicant Submittal part 1 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)



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PV-21-04

Land Development Division

Shaffer 500 ft abutter map

Geographic Information Systems

Prepared By : Web User

Date: 6/8/2021

Source: Enterprise Geodatabase

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

Cynthia Skelhorn
Director

This information is for use for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide optimal but not error-free and complete as of the date of capture. Detailed information provided must be independently verified prior to use.

Citrus County assumes no liability for any claims, demands, or losses arising out of or incidental to the use of this information, including any and all incidental, punitive, consequential, or special damages or losses, even if Citrus County has previously been informed of the possibility of such damages.

Exhibit "A"

List of Property Owners – Exhibit "B"

1. Stephen Holzman and Peter Colangelo et al.
   12498 W Riverwood Drive, Crystal River, FL

2. Lamonta Aiken
   8643 N Bachelor Button Way, Crystal River, FL

3. James & Valerie Marquez
   8601 N Bachelor Button Way, Crystal River, FL

4. Joan Wells et al
   8577 N Bachelor Button Way, Crystal River, FL

5. David Oztolaza and Kimaura Tanon
   8555 N Bachelor Button Way, Crystal River, FL

6. Wallys Land, LLC
   8533 N Bachelor Button Way, Crystal River, FL

7. Robert Nelson Page & Kathy Lorainne Page
   8624 N Barberry Way, Crystal River, FL

8. Brian & Dawn Lawlor
   8632 N Barberry Way, Crystal River, FL

9. Donald R McAvoy & Trudy L McAvoy
   8656 N Barberry Way, Crystal River, FL

10. Land a Deal, Inc.
    8722 N Barberry Way, Crystal River, FL

11. Martina L Gonzalez
    8144 N Barberry Way, Crystal River, FL

12. William Dean Watts, Nancy McCafferty Watts and Watts Family Revocable Living Trust
    8739 N Barberry Way, Crystal River, FL

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Land Development Division

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

13. Terry Charles Brothers, Beverly Frances Brothers and Brothers Revocable Living Trust
12297 W Marjoram Place, Crystal River, FL

14. Gerald C Wardrip
12298 W Marjoram Place, Crystal River, FL

15. Emanuel Aguilera and Stephanie Damewood
12278 W Marjoram Place, Crystal River, FL

16. Tiffany MacDonald
12277 W Marjoram Place, Crystal River, FL

17. William Dean Watts, Nancy McCafferty Watts and Watts Family Revocable Living Trust
12376 W Riverwood Drive, Crystal River, FL

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

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Land Development Division

Exhibit "C"

Altkey: 2098902 **Parcel ID: 17E17S200220 00570 0010**
HOLZMAN STEPHEN & **12498 W RIVERWOOD DR , CRYSTAL RIVER**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LT 1 BLK 57
Est. Parcel Sqft	41,751
Est. Parcel Acres	.96
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	HOLZMAN STEPHEN &PETER COLANGELO ET AL
Mailing Address	365 S COUNTRY CLUB DR ATLANTIS FL 33462

All Owners

Name		Owner Type
HOLZMAN STEPHEN &	PETER COLANGELO ET AL	TC - Tenants In Common

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	$7,200	$0	$7,200	$5,397	$0	$5,397	$0	$93.21	Link
2019	$6,200	$0	$6,200	$4,906	$0	$4,906	$0	$84.33	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

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PV-21-04
Land Development Division

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/01/2009	$100	2280/2344	10-DEEDS CONVEYING PARTIAL INTEREST	V

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

05/01/2005	$34,900 1861/1351	00-WARRANTY DEED	V
03/01/1984	$7,500 0639/1098	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	166.0	378				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Return to:
Peninsula Title Services, LLC
4888 Babcock Street NE
Palm Bay, FL 32905

2009016304 1 PG

This Instrument Prepared By:
Stephen Holzman
17592 Lake Estate Drive
Boca Raton, Florida 33496

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2009016304 BK:2280 PG:2344
04/14/2009 12:24 PM 1 PG
JCARROLL,DC Receipt #012230

Quit Claim Deed

Made this 27th day of March, 2009, A.D.by RICHARD MCMILLIAN, as to a 1/3rd tenant in common interest, * hereinafter called the grantor, to STEPHEN HOLZMAN, a married man, whose post office address is: 17592 Lake Estate Drive, Boca Raton, Florida 33496, hereinafter called the grantee:
*3065 Wedgewood Boulevard, Delray Beach, Florida33445
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of $ TEN AND NO/100 DOLLARS ($10.00)- and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Citrus County, Florida, viz:

Lot 1, Block 57, CRYSTAL MANOR, UNIT NO. 2, a subdivision according to the plat thereof, recorded in Plat Book 8, Pages 112 through 134, inclusive, Public Records of Citrus County, Florida.

GRANTOR covenants that this is not his homestead property nor contiguous to his residence or homestead.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

FIRST WITNESS
Witness Printed Name: MARLENE L. SHIELDS

SECOND WITNESS
Witness Printed Name: Sean Kushner

RICHARD MCMILLIAN (Seal)
Address: 3065 Wedgewood Boulevard
Delray Beach, Florida 33445

State of FLORIDA
County of Palm Beach

The foregoing instrument was acknowledged before me this ____ day of March, 2009, by RICHARD MCMILLIAN, ( ) who is personally known to me or (X) who has produced FL/DL M254-752-72-461-0 (12-21-11) as identification.

Notary Public
Print Name:
My Commission Expires:

MARLENE L. SHIELDS
Notary Public, State of Florida
Commission# DD639630
My comm. expires Feb. 15, 2011

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Land Development Div

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 2098929
AIKEN LAMONTA D

Parcel ID: 17E17S200220 00570 0020
8643 N BACHELOR BUTTON WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LT 2 BLK 57
Est. Parcel Sqft	53,853
Est. Parcel Acres	1.24
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	AIKEN LAMONTA D
Mailing Address	10720 PICTORIAL PARK DR TAMPA FL 33647

All Owners

Name	Owner Type
AIKEN LAMONTA D	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	$7,200	$0	$7,200	$6,820	$0	$6,820	$0	$105.42	Link
2019	$6,200	$0	$6,200	$6,200	$0	$6,200	$0	$95.48	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.

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Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/01/2010	$5,700	2375/1304	04-TO OR FROM BANKS/LOAN CO.	V

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

10/01/2009	$100 2316/1584	04-TO OR FROM BANKS/LOAN CO.	V
07/01/2005	$44,000 1884/0616	00-WARRANTY DEED	V
02/01/2005	$22,000 1833/1095	00-WARRANTY DEED	V
07/01/2004	$9,000 1744/2384	13-FROM DEVELOPERS	V
02/01/2000	$100 1350/1937	18-REVERTED BACK TO SELLER	V
11/01/1999	$15,000 1342/2331	13-FROM DEVELOPERS	V
12/01/1988	$100 0800/1857	02-MIN DOC STAMP ($100)	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	217.0	311				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $18.50
DOCUMENTARY TAX $39.90
2010040018 BK:2375 PG:1304
09/07/2010 04:06 PM 2 PGS
TSTEELFOX,DC Receipt #031999

2010040018 2 PGS

Prepared by and Return to:
Precision Title of the Suncoast, Inc.
Wendy Cortalano
7839 W. Homosassa Trail
Homosassa, Florida 34448
Our File Number: 2010-0083

$5,700.00 **For official use by Clerk's office only**

STATE OF MS)
COUNTY OF Forrest)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this August ____, 2010, between REGIONS BANK, a Alabama corporation, whose mailing address is: 215 Forest Street, Hattiesburg, MS 39404-8001, party of the first part, and LAMONTA D. AIKEN, whose mailing address is: 3330 Shadey Creek Court, Jefferson, GA 30549, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 2, Block 57, CRYSTAL MANOR UNIT NO. 2 , a subdivision according to the plat thereof recorded at Plat Book 8, Page 112-134, in the Public Records of Citrus County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representations or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, Made by Grantor, but on their own judgement.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on August 18, 2010.

Signed, sealed and delivered
in the presence of:

Witness signature

Steven Purser
Print witness name

Witness signature

Brenda J. Lee
Print witness name

REGIONS BANK

By:
Print Name: Joe Terrill
Title: VP

(Corporate Seal)

State of MS
County of Forrest

THE FOREGOING INSTRUMENT was acknowledged before me this 18th day of August, 2010 by Joe Terrill, VP of REGIONS BANK who is personally known to me or who has produced Driver's License as identification.

Notary Public

Jeffery M Kelsaver
Print Notary Name

My Commission Expires: 2/4/13

Notary Seal

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PV-21-04
Land Development Division

DEED - Special Warranty Deed - Corporate
Closers' Choice

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

CERTIFICATE

I, Pamela R. Welch, a duly authorized Assistant Secretary of Regions Bank, hereby certify as follows:

1. That Article III, Section 11 of the By-laws of Regions Bank provides:

"Section 11. Execution of Instruments and Documents. The Chief Executive Officer, or the President, or any Regional or Local President or any Vice President is authorized, in his or her discretion, to do and perform any and all corporate and official acts in carrying on the business of the Bank, including, but not limited to, the authority to make, execute, acknowledge, accept and deliver any and all deeds, mortgages, releases, bills of sale, assignments, transfers, leases (as lessor or lessee), powers of attorney or of substitution, servicing or sub-servicing agreements, vendor agreements, proxies to vote stock or any other instrument in writing that may be necessary in the purchase, sale, lease, assignment, transfer, discount, management or handling in any way of any property of any description held, controlled or used by Bank or to be held, controlled or used by Bank, either in its own or in its fiduciary capacity and including the authority from time to time to open bank accounts with the Bank or any other institution, to borrow money in such amounts for such lengths of time, at such rates of interest and upon such terms and conditions as any said officer may deem proper and to evidence the indebtedness thereby created by executing and delivering in the name of the Bank promissory notes or other appropriate evidences of indebtedness, and to guarantee the obligations of any subsidiary or affiliate of the Bank. The enumeration herein of particular powers shall not restrict in any way the general powers and authority of said officers.

By way of example and not limitation, such officers of the Bank are authorized to execute, accept, deliver and issue, on behalf of the Bank and as binding obligations of Bank, such agreements and instruments as may be within the officer's area of responsibility, including, as applicable, agreements and related documents (such as schedules, confirmations, transfers, assignments, acknowledgments, and other documents) relating to derivative transactions, loan or letter of credit transactions, syndications, participations, trades, purchase and sale or discount transactions, transfers and assignments, servicing and sub-servicing agreements, vendor agreements, securitizations, and transactions of whatever kind or description arising in the conduct of the Bank's business.

The authority to execute and deliver documents, instruments, and agreements may be limited by resolution of the Board of Directors, by a committee of the Board, by the Chief Executive Officer, or by the President, by reference to subject matter, category, amount, geographical location, or any other criteria, and may be made subject to such policies, procedures, and levels of approval as may be adopted or amended from time to time."

2. I further certify that the following individuals are qualified to act as an officer of Regions Bank, with officer title as specified:

Name	Title
Morgan McCarty	Executive Vice President
Karen Griffis	Senior Vice President
Marianne Garner Lee	Senior Vice President
Brenda Goff	Vice President
Joe Terrill	Vice President
Khristi Matheny	Assistant Vice President

IN WITNESS WHEREOF, I have set my hand and affixed the seal of Regions Bank, an Alabama banking corporation, on this the 19th day of May, 2008.

SEAL

Pamela R. Welch
Assistant Secretary

40-000062/184830.62.doc

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PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 2098945 **Parcel ID: 17E17S200220 00570 0030**
MARQUEZ JAMES & VALERIE **8601 N BACHELOR BUTTON WAY , CRYSTAL RIVER**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 3 & 4 BLK 57
Est. Parcel Sqft	98,716
Est. Parcel Acres	2.27
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	MARQUEZ JAMES & VALERIE
Mailing Address	13615 SW 74TH AVE MIAMI FL 33158

All Owners

Name	Owner Type
MARQUEZ JAMES & VALERIE	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$14,400	$0	$14,400	$12,705	$0	$12,705	$0	$198.77	Link
2019	$12,400	$0	$12,400	$11,550	$0	$11,550	$0	$179.54	Link

Buyer Beware!

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PV-21-04
Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

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

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

12/01/2005	$39,900 1960/0629	15-15	V
12/01/2005	$39,900 1960/0628	15-15	V
05/01/2003	$100 1648/0442	02-MIN DOC STAMP ($100)	V
02/01/1981	$15,000 0572/0356	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	299				CLR
2	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	299				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

R CRSAT

THIS INSTRUMENT WAS PREPARED INCIDENTAL TO THE WRITING OF A TITLE INSURANCE POLICY BY AND RETURN TO:
Judy Haag
Advance Homestead Title, Inc.
4771 South Suncoast Boulevard
Homosassa, FL 34446

File Number: **056300-10**

2006002715 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $10 00
DOCUMENTARY TAX $279 30
2006002715 BK:1960 PG:629
01/11/2006 11:31 AM 1 PG
ATYRE,DC Receipt #001444

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 29 **day of** Dec , 2005, between **Dorothea Locco** whose post office address is **3215 Fleet Street, Baltimore, MD 21224**, grantor, and **James Marquez and Valerie Marquez, husband and wife** whose post office address is **13615 South West 74th Avenue, Miami, FL 33158**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida**, to-wit:

Lot 4, Block 57, of Crystal Manor, Unit No. 2, according to the plat thereof, as recorded in Plat Book 8, Pages 112 through 134, inclusive, of the Public Records of Citrus County, Florida.

Parcel Identification Number(s): (17E17S200-220000570-0030)

The property described in this instrument is not the homestead of the grantor(s) who maintain(s) their homestead at 3215 Fleet Street Baltimore, MD 21224, nor is the property contiguous thereto.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005, restrictions, reservations, covenants and easements of record.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Melvin J. Kodenski
Witness Name: MELVIN J. KODENSKI

Janet Zakroski
Witness Name: Janet Zakroski

Dorothea Locco
Dorothea Locco
3215 Fleet Street
Baltimore, MD 21224

STATE OF Maryland
~~COUNTY~~ CITY OF Baltimore

The foregoing instrument was acknowledged before me this 29th day of December, 2005, by Dorothea Locco. Personally Known ✓ OR Produced Identification _____. Type of Identification Produced _____.

JANET ZAKROSKI NOTARY PUBLIC BALTIMORE CITY, MD. NOTARY SEAL

Janet Zakroski
Signature of Notary Public

Janet Zakroski
Printed Name of Notary Public

RECEIVED
JUN 09 2021
PV-21-04
Land Development Divisi

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 2098996
WELLS JOAN ETAL

Parcel ID: 17E17S200220 00570 0050
8577 N BACHELOR BUTTON WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 LT 5 BLK 57 DESCR IN O R BK 613 PG 332
Est. Parcel Sqft	49,358
Est. Parcel Acres	1.13
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	WELLS JOAN ETAL
Mailing Address	3111 W 6TH EMPORIA KS 66801

All Owners

Name	Owner Type
WELLS JOAN ETAL	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,353	$0	$6,353	$0	$101.42	Link
2019	$6,200	$0	$6,200	$5,775	$0	$5,775	$0	$91.83	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Sales

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

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

01/01/2006	$100 1960/0283	11-11	V
03/01/1983	$7,500 0613/0332	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	299				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

BK: 1960 PG: 283
CFN: 2006002603
SEQ: 1
IS NOT VIEWABLE VIA WEB

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Altkey: 2099003
OZTOLAZA DAVID

Parcel ID: 17E17S200220 00570 0060
8555 N BACHELOR BUTTON WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 LT 6 BLK 57 PB 8 PG 112
Est. Parcel Sqft	49,358
Est. Parcel Acres	1.13
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	OZTOLAZA DAVID
Mailing Address	23522 EDENS CANYON SAN ANTONIO TX 78255 4411

All Owners

Name	Owner Type
OZTOLAZA DAVID	JT - Joint Tenancy
TANON KIMAURA Z	JT - Joint Tenancy

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	$7,200	$0	$7,200	$6,353	$0	$6,353	$0	$101.42	Link
2019	$6,200	$0	$6,200	$5,775	$0	$5,775	$0	$91.83	Link

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JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

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

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

02/01/2006	$25,500 1974/0815	00-WARRANTY DEED	V
08/01/1985	$7,500 0677/0800	13-FROM DEVELOPERS	V

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Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	299				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Rec 10.00
St
Sur
Int
Tot 1850

Return to: Kacel Cridland
Name: Diversified Title, LLC
Address: 2717 Highway 44 West
Inverness, Florida 34455

This Instrument Prepared:
Kacel Cridland
Diversified Title, LLC
2717 Highway 44 West
Inverness, Florida 34455
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

2006012758 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $178.50
2006012758 BK:1974 PG:815
02/17/2006 01:27 PM 1 PG
BHINKOFER,DC Receipt #007564

Property Appraisers Parcel I.D. (Folio) Number(s):
2099003
Grantee(s) S.S.#(s):
File No:663000010

WARRANTY DEED

This Warranty Deed Made the 1st day of February, 2006, by **JOSEPHINE GANT,** hereinafter called the grantor, whose post office address is: **12358 S. Lowe Ave., Chicago, Illinois 60628**

to **DAVID OZTOLAZA and KIMAURA Z. TANON,** as joint tenants with full** whose post office address is: 10884 Conway Circle, Manassas., VA 20109, hereinafter called the grantee, **rights of survivorship and not as tenants in common

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

Lot 6, Block 57, CRYSTAL MANOR, UNIT NO. 2, according to the Plat thereof, recorded in Plat Book 8, Pages 112 through 134, Public Records of Citrus County, Florida.

BEING KNOWN AS PARCEL NO. 2099003

THIS IS VACANT PROPERTY AND IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR NAMED HEREIN.

The property **is not** the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2005,** reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Debra Cross
Printed Name: Debra Cross

Witness Signature: Susan Washburn
Printed Name: Susan Washburn

Witness Signature: _____
Printed Name:

Witness Signature: _____
Printed Name:

Josephine Gant
JOSEPHINE GANT

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 10TH day of **February, 2006,** by **JOSEPHINE GANT,** who is/are personally known to me or who has/have produced DL as identification.

My Commission Expires:

"OFFICIAL SEAL"
RENARDO GILBERT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 19, 2007

Renardo Gilbert
Printed Name: Renardo Gilbert
Notary Public
Serial Number

RECEIVED
JUN 09 2021
PV-21-04
Development Division

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 1031486
WALLYS LAND LLC

Parcel ID: 17E17S200220 00570 0070
8533 N BACHELOR BUTTON WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 LOT 7 BLK 57 PB 8 PG 112 DESC IN OR BK 699 PG 1628
Est. Parcel Sqft	49,358
Est. Parcel Acres	1.13
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	WALLYS LAND LLC
Mailing Address	1883 W ROYAL HUNTE DR STE 200A CEDAR CITY UT 84720

All Owners

Name	Owner Type
WALLYS 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	$7,200	$0	$7,200	$6,353	$0	$6,353	$0	$101.42	Link
2019	$6,200	$0	$6,200	$5,775	$0	$5,775	$0	$91.83	Link

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RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

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

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

07/21/2020	$100 3078/1648	02-MIN DOC STAMP ($100)	V
10/01/2013	$7,500 2586/1899	00-WARRANTY DEED	V
08/01/2013	$3,200 2573/0342	01-CORRECTIVE/QC/TD/COT	V
12/01/2005	$2,300 2008/0011	10-DEEDS CONVEYING PARTIAL INTEREST	V
12/01/2005	$2,300 2008/0007	10-DEEDS CONVEYING PARTIAL INTEREST	V
12/01/2005	$2,300 2008/0003	10-DEEDS CONVEYING PARTIAL INTEREST	V
12/01/1985	$100 0699/1628	02-MIN DOC STAMP ($100)	V

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Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	299				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020038970 BK: 3078 PG: 1648 7/29/2020 9:15 AM 1 Receipt: 2020033946
RECORDING $27.00 D DOCTAX PD $0.70

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Prepared By:
Wally Jones
Wallys Land LLC
1883 W. Royal Hunte Drive, Suite# 200A
Cedar City, UT 84720

WHEN RECORDED RETURN TO:
Wallys Land LLC
1883 W. Royal Hunte Drive, Suite# 200A
Cedar City, UT 84720

WARRANTY DEED

THIS WARRANTY DEED dated July 11, 2020,

THE GRANTOR(S),
- Dan Hartshorn, a married person, 7310 Willow Ave , Lincoln, NE 68507

WITNESSETH: That the Grantor, for and in consideration of the sum of $10 and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed, and confirmed unto the Grantee,

- Wallys Land LLC, 1883 W. Royal Hunte Drive, Suite# 200A, Cedar City, UT, 84720

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020038970 BK: 3078 PG: 1649 7/29/2020 9:15 AM 2 Receipt: 2020033946
RECORDING $27.00 D DOCTAX PD $0.70

the following described land situated in County of CITRUS, State of Florida, to-wit:

Parcel ID: 17E17S200220 00570 0070

CRYSTAL MANOR UNIT 2 LOT 7 BLK 57 PB 8 PG 112 DESC IN OR BK 699 PG 1628

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

TO HAVE AND TO HOLD grantors interest in the aforementioned premises unto the grantee, his heirs and assigns 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.

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

Signed, sealed and delivered in our presence:

Grantor Signature:

DAN HARTSHORN a married person
7310 Willow Ave , Lincoln, NE 68507

Witnesses:

Witness
Printed Name: Ryane Weedles

Witness
Printed Name: Dallas Ringland

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020038970 BK: 3078 PG: 1650 7/29/2020 9:15 AM 3 Receipt: 2020033946
RECORDING $27.00 D DOCTAX PD $0.70

Grantor Signature:

Witnesses:

Witness Printed Name: Ryane Needles

Witness Printed Name: Dallas Kingland

STATE OF NE

COUNTY OF Lancaster

I, a Notary Public, do hereby certify that Dan Hartshorn, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal

This the 21 day of July, 2020 (year).

(Official seal.)

Notary Public Signature

General Notary - State of Nebraska
RYANE NEEDLES
My Comm. Exp. Feb. 25, 2024.

Printed Name: Ryane Needles

My Commission Expires: 2/25/24

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 2099836
PAGE ROBERT NELSON

Parcel ID: 17E17S200220 00610 0070
8624 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOT 7 BLK 61
Est. Parcel Sqft	50,299
Est. Parcel Acres	1.15
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	PAGE ROBERT NELSON
Mailing Address	4896 CRAIG FRONTAGE RD CASCADE MT 59421

All Owners

Name	Owner Type
PAGE ROBERT NELSON	MC - Married Couple
PAGE KATHY LORAINNE	MC - Married Couple

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	$7,200	$0	$7,200	$6,474	$0	$6,474	$0	$102.47	Link
2019	$6,200	$0	$6,200	$5,885	$0	$5,885	$0	$92.75	Link

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RECEIVED
JUN 09 2021
PV-21-04
Community Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

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

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

07/20/2017	$6,000 2843/1681	00-WARRANTY DEED	V
06/16/2017	$53,500 2839/1651	14-SALE / MORE THAN 1 PARCEL	V
08/02/2016	$100 2774/1969	01-CORRECTIVE/QC/TD/COT	V
03/01/2011	$100 2420/1791	02-MIN DOC STAMP ($100)	V
02/01/2011	$100 2403/1581	02-MIN DOC STAMP ($100)	V
03/01/2005	$32,000 1837/1085	00-WARRANTY DEED	V
12/01/2004	$100 1796/2082	11-11	V
10/01/1983	$7,500 0629/0954	13-FROM DEVELOPERS	V

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Land & Agricultural

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

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017035088 BK: 2843 PG: 1681 7/28/2017 1:17 PM 1 Receipt: 2017031001
RECORDING $18.50 D DOCTAX PD $42.00

Prepared by and return to:
Aiste Bagdonaite
AAN Realty LLC
15500 Roosevelt Blvd # 201
Clearwater, FL 33760

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 20th day of July, **2017** between AAN Realty LLC, whose address is 15500 Roosevelt Blvd., #201, Clearwater, FL 33760, grantor, and Dr. Robert Nelson Page or Kathy Lorainne Page, a married couple, whose address is 26 River Dr., Cascade, MT 59421 grantee(s):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

Lot 7, Block 61, Crystal Manor, Unit No. 2, a Subdivision according to the Map or Plat thereof as recorded in Plat Book 8, Pages 112 through 134, inclusive, of the Public Records of Citrus County, Florida.

Parcel # 17E17S200220 00610 0070

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

RECEIVED
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PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017035088 BK: 2843 PG: 1682 7/28/2017 1:17 PM 2 Receipt: 2017031001
RECORDING $18.50 D DOCTAX PD $42.00

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

Signed, sealed and delivered in our presence:

Witness Signature: _____

Print Name: Ryan Hartman

_____ (Seal)
AAN Realty LLC., Grantor
Brandon Cole, Agent

Witness Signature: _____

Print Name: AISTE BAGDONAITE

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me this 20th day of July, 2017 by, Brandon Cole, an authorized signor for AAN Realty, LLC, who [**X**] is/are personally known or [ ] has/have produced a driver's license as identification.

[Notary Seal]

AISTE BAGDONAITE
MY COMMISSION #FF183421
EXPIRES January 11, 2019
(407) 398-0153 FloridaNotaryService.com

Notary Public _____

Printed Name: AISTE BAGDONAITE

My Commission Expires: 01/11/2019

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 2099810
LAWLOR BRIAN

Parcel ID: 17E17S200220 00610 0060
8632 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOT 6 BLK 61
Est. Parcel Sqft	50,299
Est. Parcel Acres	1.15
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	LAWLOR BRIAN
Mailing Address	19950 FLAMINGO RD SUGARLOAF KEY FL 33042

All Owners

Name	Owner Type
LAWLOR BRIAN	HW - Husband And Wife
LAWLOR DAWN	HW - Husband And Wife

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,474	$0	$6,474	$0	$102.47	Link
2019	$6,200	$0	$6,200	$5,885	$0	$5,885	$0	$92.75	Link

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RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

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

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

06/01/2005	$5,800 1874/1058	11-11	V
05/01/2005	$100 1855/1522	01-CORRECTIVE/QC/TD/COT	V
10/01/2002	$100 1542/2306	02-MIN DOC STAMP ($100)	V
03/01/1996	$6,000 1124/1335	14-SALE / MORE THAN 1 PARCEL	V
01/01/1985	$14,000 0661/1542	14-SALE / MORE THAN 1 PARCEL	V

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Land & Agricultural

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

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Prepared by and return to:
JAY GLADWIN PROPERTIES
39533 WOODWARD, SUITE 222
BLOOMFIELD HILLS, MICHIGAN 48304

Folio No. 20 17S17E0220 00610 0060

2005056689 1 PG

WARRANTY DEED

THIS INDENTURE, made this 14th day of June, 2005, between

JAY GLADWIN Revocable Trust Under Agreement dated June 16, 1980, as amended, Grantor and BRIAN LAWLOR and DAWN LAWLOR, husband & wife, Grantee(s), whose mailing address is 19950 Flamingo Road, Sugarloaf Key, Florida 33042.

W I T N E S S E T H:

That said Grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s), the receipt of which is hereby acknowledged, have granted, bargained and sold to said Grantee(s), his/her/their heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

LOT 6, BLOCK 61, UNIT 2, CRYSTAL MANOR, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the Public Records of Citrus County, Florida, and as recorded on October 17, 2005, Book 1542, Page 2307.

THIS IS NOT HOMESTEAD PROPERTY.

Grantor(s) do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set his/her/their hands and seals and date and year first above written.

Signed, sealed, delivered
In the presence of:

Patti Vandekuyt
Print Name Patti Vandekuyt

Kay J. Redmond
Print Name Kay J. Redmond

Susan Scott Gladwin, Successor,
TTEE UAD 6-16-80, as amended
39533 Woodward, Suite 222
Bloomfield Hills, Michigan 48304

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $10 00
DOCUMENTARY TAX $40 60
2005056689 BK:1874 PG:1058
06/28/2005 08:16 AM 1 PG
JPARRISH,DC Receipt #033452

STATE OF MICHIGAN

COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me, this 14th day of June, 2005 by Susan Scott Gladwin, as successor trustee, UAD 6-16-80 as amended, who is personally known to me or who has produced personally known as identification and who did take an oath and state: he/she is the individual described in and who executed the foregoing for the purposes therein expressed.

K. J. REDMOND NOTARY PUBLIC WAYNE COUNTY, MI

Kay J. Redmond, Notary Public
State of Michigan, Wayne County, Michigan,
acting in Oakland County, Michigan

My Commission Expires: 09-07-07

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JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 2099798
MC AVOY DONALD R & TRUDY L

Parcel ID: 17E17S200220 00610 0050
8656 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LT 5 BLK 61
Est. Parcel Sqft	50,299
Est. Parcel Acres	1.15
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	MC AVOY DONALD R & TRUDY L
Mailing Address	353 PATTERSON RD NEW CUMBERLAND WV 26047

All Owners

Name	Owner Type
MC AVOY DONALD R & TRUDY L	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,474	$0	$6,474	$0	$102.47	Link
2019	$6,200	$0	$6,200	$5,885	$0	$5,885	$0	$92.75	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.

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Land Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/01/2005	$100	1855/1522	01-CORRECTIVE/QC/TD/COT	V

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

05/01/2004	$12,700 1730/1284	00-WARRANTY DEED	V
10/01/2002	$100 1542/2306	02-MIN DOC STAMP ($100)	V
03/01/1996	$6,000 1124/1335	14-SALE / MORE THAN 1 PARCEL	V
01/01/1985	$14,000 0661/1542	14-SALE / MORE THAN 1 PARCEL	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

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

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Prepared by
Toni Duvall, an employee of
First American Title Insurance Company d/b/a Crystal River Title
9030 West Fort Island Trail, Suite 4
Crystal River, Florida 34429
(352) 795-3535

Return to: Grantee

File No.: 1087-807715

2005042419 7 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $61 00
DOCUMENTARY TAX $0 70
2005042419 BK:1855 PG:1522
05/16/2005 04:08 PM 7 PGS
KCCR,DC Receipt #025092

CORRECTIVE DEED

This indenture made on A.D., by

Susan Scott Gladwin as Successor-Trustee of the Jay Gladwin Revocable Trust Udner Agreement Dated June 16,1980

whose address is: **39533 Woodward Avenue, Bloomfield Hill, MI 48304**
hereinafter called the "grantor", to

Jay Gladwin Revocable Trust Under Agreement dated June16,1980

whose address is: ,
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:
See Attached Schedule "A" Legal Description

This Corrective deed is being re recorded to correct Deed recorded in Book 1542 Page 2306 because mentioned deed fails to name Trustee.

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.

Parcel Identification Number: **See Attached Schedule "A" Legal Description**

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.

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PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

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 2005.

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

Susan Scott Gladwin, Successor-Trustee of the Jay Gladwin Revocable Trust Under Agreement Dated June 16, 1980, as amended

Susan Scott Gladwin, Successor Trustee

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: PATTI VANDEKUYT

Witness Signature

Print Name: KAY J. REDMOND

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

State of MICHIGAN

County of OAKLAND

The Foregoing Instrument Was Acknowledged before me on MAY 4, 2005, by **Susan Scott Gladwin as Successor-Trustee of the Jay Gladwin Revocable Trust Under Agreement dated June 16, 1980, as amended** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

KAY J. REDMOND
Notary Print Name
My Commission Expires: 9-7-07

Wayne County, Michigan, acting in
Oakland County, Michigan

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

EXHIBIT A

Legal Descriptions

Lot 5, Block 76, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida TAX PARCEL NO. 2105780 0.

Lot 7, Block 53 of Crystal Manor Unit No. 2 according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 2098724 0.

Lots 8 and 9, Block 93, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 00930 0090 and 20 17S17E0220 00930 0080.

Lot 14, Block 95, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 00950 0140

Lot 8, Block 102, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 01020 0080

Lots 5 and 6, Block 61, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the public records of Citrus County, Florida TAX PARCEL NO 20 17S17E0220 00610 0050 and 0060.

Lots 17 and 18, Block 83, Crystal Manor Unit 2, according to the map or plat thereof recorded in Plat Book 8, pages 112 to 134, inclusive, public records of Citrus County, Florida. TAX PARCEL NO 20 17S17E0220 00950 0170 and 0180 / CMU2

Lot 6, Block 100, Crystal Manor Unit No. 2, according to the plat thereof, recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 2116056 0.

Lot 7, Block 101, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 01010 0070.

Lot 6, Block 76, Crystal Manor Unit No. 2 according to the plat thereof, recorded in Plat Book 8, pages 112 through 134, Public Records of Citrus County, Florida. TAX PARCEL NO. 2105836 0.

Lot 8, Block 123, Crystal Manor Unit 2, according to the map or plat thereof recorded in Plat Book 8, pages 112 to 134, inclusive, public records of Citrus County, Florida. TAX PARCEL NO. 2131772

Lot 4, Block 130, Crystal Manor Unit No. 3 according to the map or plat thereof recorded in Plat Book 8, pages 136 to 152, inclusive, public records of Citrus County, Florida TAX PARCEL NO 1999740.

Lot 9, Block 31, Crystal Manor Unit No. 2 according to the plat thereof, recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida TAX PARCEL NO 2087501 0.

Lot 4, Block 124, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO 2132833 0.

Lot 4, Block 94, Crystal Manor Unit No. 2, according to the plat thereof, recorded in Plat Book 8, pages 112 through 134, Public Records of Citrus County, Florida. TAX PARCEL NO. 20 17S 17E 0220 00940 0040.

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PV-21-04
Land Development

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Lot 12, Block 108, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 01080 0120.

Lots 9 and 10, Block 29 of Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida TAX PARCEL NO 1943965 0 and 1943965 0

Lot 7, Block 40 of Crystal Manor, Unit No 2 according to the plat thereof, as recorded in Plat Book 8, Pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO 1031303.

Lot 12, Block 92, Crystal Manor Unit No. 2, according to the plat thereof, recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 00920 0120.

Lot 10, Block 31, Crystal Manor Unit No. 2 according to the plat thereof as recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 1031214 0.

Lot 16, Block 115, Crystal Manor Unit No. 2 according to the plat thereof recorded in Plat Book 8, Pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 01150 0160.

Lot 10, Block 66, Crystal Manor Unit 2, according to the plat thereof recorded in Plat Book 8, Page 112 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 00660 0100.

Lot 19, Block 105, Crystal Manor Unit 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134, public records of Citrus County, Florida TAX PARCEL NO. 20 17S17E0220 01050 0190.

Lot 3, Block 32, Crystal Manor Unit No. 2 according to the plat thereof, recorded in Plat Book 8, pages 112 – 134, Public Records of Citrus County, Florida TAX PARCEL NO. 2091801 0.

Lot 5 in Block 89 of Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, pages 112 – 134, Public Records of Citrus County, Florida. TAX PARCEL NO. 1032148 0.

Lot 3, Block 23, Crystal Manor Unit No. 2 according to the plat thereof, recorded in Plat Book 8, Pages 112 through 134, Public Records of Citrus County, Florida. TAX PARCEL NO 1031087 0.

Lot 13 in Block 162 of Crystal Manor Unit No. 3 according to the plat thereof recorded in Plat Book 8, pages 136 through 152, inclusive, public records of Citrus County, Florida TAX PARCEL NO. 20 17 17 0230 01620 0120.

Lot 6, Block 117, Crystal Manor Unit No. 2 according to the plat thereof recorded in Plat Book 8, Pages 112 through 13 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 01170 0060.

Lot 13, Block 164, Crystal Manor Unit 3, according to the plat thereof recorded in Plat Book 8, Pages 136 through 152 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0230 01640 0130.

Lot 5, Block 130, Crystal Manor Unit 3, according to the plat thereof recorded in Plat Book 8, Pages 136 through 152 of the public records of Citrus County, Florida. TAX PARCEL NO. 2017S17E0230 01300 0050

Lot 15, Block 165, Crystal Manor Unit 3, according to the plat thereof recorded in Plat Book 8, Page 136 through 152 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S 17E 0230 01650 0150

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Lot 13, Block 168, Crystal Manor Unit 3 according to the plat thereof recorded in Plat Book 8, Pages 136 through 152 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0230 01680 0130

Lot 11, Block 133, Crystal Manor Unit 3, according to the plat thereof recorded in Plat Book 8, pages 136 through 152, public records of Citrus County, Florida. TAX PARCEL NO. 2005025 0.

Lot 15, Block 144 of Crystal Manor Unit No. 3, according to the plat thereof recorded in Plat Book 8, pages 136-152, Public Records of Citrus County, Florida. TAX PARCEL NO. 2011211 0.

Lot 12, Block 150, Crystal Manor Unit No. 3, according to the plat thereof recorded in Plat Book 8, Pages 136 through 152 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0230 01500 0120.

Lot 7, Block 152 of Crystal Manor Unit No. 3, according to the plat thereof recorded in Plat Book 8, Pages 136 through 152, of the public records of Citrus County, Florida. TAX PARCEL NO 20 17S 17E 0230 01520 0070 000.

Lot 11, Block 117, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, Page 112 through 134 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S 17E 0220 01170 0110

Lot 15, Block 168 and Lot 4, Block 169, Crystal Manor Unit No. 3 according to the plat thereof recorded in Plat Book 8, pages 136 through 152, public records of Citrus County, Florida. TAX PARCELS 20 17S 17E 0230 01680 0150 and 0230 01690 0040.

Lot 6, Block 171, Crystal Manor Unit No. 3 according to the plat thereof, recorded in Plat Book 8, Pages 136 through 152, public records of Citrus County, Florida. TAX PARCEL NO. 2026839.

Lot 5, Block 171, a replat of a portion of Unit No. 2 and a portion of Unit No. 3, Crystal Manor, according to the plat thereof, recorded in Plat Book 11, Pages 74 through 76, public records of Citrus County, Florida. TAX PARCEL NO. 2017S17E 0230 01710 0050

Lot 5, Block 167 of Crystal Manor Unit No. 3, according to the plat thereof recorded in Plat Book 8, pages 136 through 152, public records of Citrus County, Florida. TAX PARCEL NO 2017S17E 0230 01670 0060.

Lot 2, Block 83, of Crystal Manor Unit No. 2 according to the plat thereof recorded in Plat Book 8, Pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 2017S17E 0220 00830 0020

Lot 17, Block 95, Crystal Manor Unit No 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134, inclusive, public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 00950 0170.

Lot 4, Block 96, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida TAX PARCEL NO. 2017S17E0220 00960 0040.

Lot 4, Block 103 of Crystal Manor Unit No 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 21170100.

Lot 14, Block 168 of Crystal Manor Unit No 3 according to the plat thereof recorded in Plat Book 8, pages 136 through 152, public records of Citrus County, Florida. TAX PARCEL NO. 2017S17E0230 0168 0140.

Lot 1, Block 117 of Crystal Manor Unit 2 according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220011700010.

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Lot 5, Block 74 of Crystal Manor Unit 2 according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 1717200220 007400050.

Lot 8, Block 173 of Crystal Manor Unit 3 according to the map or plat thereof recorded in Plat Book 8, Pages 136 to 152, inclusive, public records of Citrus County, Florida. TAX PARCEL NO. 1717200230 017300080.

Lot 2, Block 166 of Crystal Manor Unit 3 according to the map or plat thereof recorded in Plat Book 8, Pages 136 to 152, inclusive, public records of Citrus County, Florida. TAX PARCEL NO. 1717200230 016600020.

Lot 3, Block 80 of Crystal Manor Unit 2 according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 2107081 0.

Lot 6, Block 111 of Crystal Manor Unit 2 according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida TAX PARCEL NO. 1717200220 011100060.

BHLIB 400547 1\102421-00001

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 2099763
LAND A DEAL INC

Parcel ID: 17E17S200220 00610 0020
8722 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 113 LOT 2 BLK 61
Est. Parcel Sqft	50,299
Est. Parcel Acres	1.15
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	LAND A DEAL INC
Mailing Address	7901 4TH ST N SUITE 300 SAINT PETERSBURG FL 33702

All Owners

Name	Owner Type
LAND A DEAL INC	CO - Corporation

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	$7,200	$0	$7,200	$7,200	$0	$7,200	$0	$108.71	Link
2019	$6,200	$0	$6,200	$6,200	$0	$6,200	$0	$95.48	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.

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/03/2020	$100	3080/0185	01-CORRECTIVE/QC/TD/COT	V

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

03/16/2020	$100 3049/1961	03-SAME FAMILY/DEED FOL	V
05/30/2019	$100 2979/2078	02-MIN DOC STAMP ($100)	V
11/20/2018	$2,800 2941/0504	00-WARRANTY DEED	V
04/01/2005	$34,900 1841/2437	00-WARRANTY DEED	V
06/01/1981	$7,500 0578/1640	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

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

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020040030 BK: 3080 PG: 185 8/4/2020 7:53 AM 1 Receipt: 2020034838
RECORDING $27.00 D DOCTAX PD $0.70

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Prepared By:

Land-a-Deal, Inc
Sven M. Storring
7901 4th St N, Suite 300
St. Petersburg, FL 33702

WHEN RECORDED RETURN TO:
Sven M. Storring
7643 Gate Parkway
Suite 104-572
Jacksonville, FL 32256

WARRANTY DEED

THIS WARRANTY DEED dated August 3rd 2020,

THE GRANTOR(S),
Sven M. Storring, 7643 Gate Parkway, Suite 104-572, Jacksonville, FL 32256

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN and no/100 Dollars ($10.00) and other valuable consideration, receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, revised, released, conveyed, and confirmed unto the Grantee,

Land-a-Deal, Inc, a Florida corporation with a mailing address of
7901 4th St N, Suite 300, Saint Petersburg, FL 33702

RECEIVED
JUN 09 2021
PV-21-04
Land Development

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020040030 BK: 3080 PG: 186 8/4/2020 7:53 AM 2 Receipt: 2020034838
RECORDING $27.00 D DOCTAX PD $0.70

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

the following described land situated in County of **Citrus**, State of **Florida**, to-wit:

Parcel ID: 17E-17S-20-0220-00610-0020

Lot 2, Block 61, of Crystal Manor, Unit No. 2, according to the plat thereof, as recorded in Plat Book 8, Pages 112 through 134, of the Public Records of Citrus County, Florida,

Subject To Covenants, Restrictions and Easements of record, if any, and Citrus County zoning ordinances,

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

TO HAVE AND HOLD grantors interest in the aforementioned premises unto the grantee, his heirs and assigns 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.

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

Signed, sealed and delivered in our ***presence:***

Grantor Signature:

Sven M. Storring

Witnesses:

1st Witness

Printed Name: Petra Mueller

2nd Witness

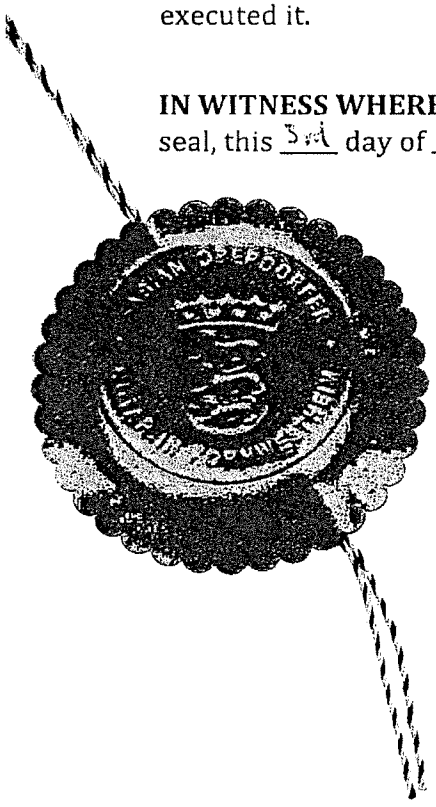
Printed Name: Sandra Stieglmeier

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020040030 BK: 3080 PG: 187 8/4/2020 7:53 AM 3 Receipt: 2020034838
RECORDING $27.00 D DOCTAX PD $0.70

City of Kornwestheim
Baden-Wuerttemberg
Federal Republic of Germany

BEFORE ME, a Civil-Law Notary authorized by law to take oaths and acknowledgements, personally appeared SVEN M. STORRING, who has produced German Passport No. CF647H57J as identification, and who executed the foregoing instrument and acknowledged before me that he executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 3rd day of August, 2020.



Civil-Law Notary

Printed Name: Fabian Oberdorfer

Oberdorfer
Notar

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 2099755
GONZALEZ MARTINA L

Parcel ID: 17E17S200220 00610 0010
8144 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 LT 1 BLK 61 DESCR IN O R BK 583 PG1766 & DC IN OR BK 659 PG 1683
Est. Parcel Sqft	50,299
Est. Parcel Acres	1.15
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	GONZALEZ MARTINA L
Mailing Address	15124 NW 87TH PL MIAMI FL 33016

All Owners

Name	Owner Type
GONZALEZ MARTINA L	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,474	$0	$6,474	$0	$102.47	Link
2019	$6,200	$0	$6,200	$5,885	$0	$5,885	$0	$92.75	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.

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JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

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

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

08/01/1981	$7,500 0583/1766	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

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

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Warranty Deed

THIS INDENTURE, made this 17th day of August, 1981, between

FLORIDA GENERAL EQUITIES, INC.

a corporation existing under the laws of the State of Florida of the County of Dade State of Florida, hereinafter called grantor, and RODOLFO O. GONZALEZ and MARTINA L. GONZALEZ, his wife, as Joint Tenants With Rights of Survivorship*

hereinafter called grantee, whose post office address is c/o Elena G. Patterson
12 Chelton Way
Long Branch, New Jersey 07740

WITNESSETH, that the grantor for and in consideration of the sum of ten dollars and other good and valuable considerations paid to grantor by grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and to the heirs, successors and assigns of the grantee, in fee simple forever, the following described real property:

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE $33.75

Lot 1, Block 61, CRYSTAL MANOR,
UNIT NO. 2, according to the plat thereof,
as recorded in Plat Book 8, Pages 112-134,
Public Records of Citrus County, Florida.

FILED AND RECORDED IN OFFICIAL RECORDS OF CITRUS COUNTY, FLA. 1981 AUG 19 AM 9 05

FILE NO. 302207

SUBJECT ONLY TO THE FOLLOWING:

1. Conditions, restrictions, limitations and easements of record.
2. Taxes for 1981 and subsequent years.

and the grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantor has executed this instrument on the day and year first above written.

Signed, sealed and delivered in our presence:

FLORIDA GENERAL EQUITIES, INC.

By: _____ (Seal)
Gerald Robins, President

_____ (Seal)

_____ (Seal)

*Designation at Request of Grantee

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 17th day of August, 1981, by GERALD ROBINS, as PRESIDENT of FLORIDA GENERAL EQUITIES, INC., a Florida corporation, on behalf of the corporation.

WITNESS my hand and official seal in the said state this 17th day of August, 1981.

This instrument prepared by:
Monica L. Abreu
Assistant Secretary
8101 Biscayne Boulevard
Miami, Florida 33138

Notary Public, State of Florida
My commission expires: NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES JULY 6 1985 BONDED THRU GENERAL INS. UNDERWRITERS

BOOK 583 PAGE 1766

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JUL 2021

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 3109522
WATTS WILLIAM DEAN

Parcel ID: 17E17S200220 00620 0050
8739 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOT 5 BLK 62 DESC IN OR BK624 PG 571
Est. Parcel Sqft	53,489
Est. Parcel Acres	1.23
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	WATTS WILLIAM DEAN
Mailing Address	8739 N BARBERRY WAY CRYSTAL RIVER FL 34428 7303

All Owners

Name		Owner Type
WATTS WILLIAM DEAN		TR - Trustee
WATTS NANCY MCCAFFERTY		TR - Trustee
WATTS FAMILY REVOCABLE LIVING TRUST	DATED JANUARY 24 2007	RT - Revocable Trust

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$8,860	$195,467	$204,327	$138,189	$138,189	$0	$66,138	$25.00	Link
2019	$7,630	$193,820	$201,450	$135,082	$135,082	$0	$66,368	$25.00	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.

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PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$27.00

Sales

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/15/2021	$100	3144/0736	03-SAME FAMILY/DEED FOL	I
05/04/2013	$100	2560/2368	03-SAME FAMILY/DEED FOL	I
05/01/2013	$100	2560/2347	03-SAME FAMILY/DEED FOL	I
01/01/2007	$100	2090/1132	07-LIFE ESTATE	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
04/08/2003	200301735	GLASS WINDOWS IN EX SCR LANAI	$5,350	
11/21/2001	200108311	SFD	$75,019	03/28/2002

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.23	167.0	330				CLR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	2002
Total FLA	2,155
Total Under Roof	3,170
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

1	MAIN BULDING	2002	2,155
1	ENCLOSED PORCH	2004	326
1	GARAGE FINISHED	2002	609
1	OPEN PORCH FIN	2002	80

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CHAIN LINK FENCE-[1-SF]	2004	3	200	1	600	

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021016450 BK: 3144 PG: 736 3/15/2021 4:30 PM 1 Receipt: 2021014062
RECORDING $10.00 D DOCTAX PD $0.70

This Instrument Prepared By,
and once recorded Return to:

NANCY MCCAFFERTY WATTS
8739 N. Barberry Way
Crystal River, FL 34428

PARCEL ID #: 17E17S200220 00620 0050

QUITCLAIM DEED

THIS QUIT-CLAIM DEED, executed this 15 day of March, 2021, between **NANCY MCCAFFERTY WATTS,** an unremarried widow, hereinafter called the Grantor, whose address is 8739 N. Barberry Way, Crystal River, FL 34428 to **NANCY MCCAFFERTY WATTS,** as Trustee of and subject to the terms of the Trust entitled the **"WATTS FAMILY REVOCABLE LIVING TRUST", dated January 24, 2007**, whose address is 8739 N. Barberry Way, Crystal River, FL 34428, hereinafter called the Grantee.

WITNESS, that said Grantor, for and in consideration of the sum of **TEN and NO/100 ($10.00) DOLLARS**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does remise, release to the said Grantee and Grantee's heirs, executors, administrators and assigns forever, all of the right, title and interest of Grantor in the following described land, situated, lying and being in Citrus County, Florida, to-wit:

Lots 4 and 5, Block 62, CRYSTAL MANOR UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 8, Pages 112-134, Public Records of Citrus County, Florida.

Grantor represents that this is Grantor's homestead property.
{This instrument was prepared by information provided to scrivener by grantor. Scrivener does not guarantee title or description.}

SUBJECT TO covenants, restrictions and easements of record.
"Grantor" and "Grantee" are used for singular or plural as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

sign: Alice Sibree
Witness print: Alice Sibree

sign: Lee Ann Ward
Witness print: Lee Ann Ward

Nancy McCafferty Watts
NANCY MCCAFFERTY WATTS, Grantor

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 15 day of March, 2021, by **NANCY MCCAFFERTY WATTS**, who has produced a FL DL as identification and who did take an oath.

LEE ANN WARD
Commission # GG 932388
Expires March 15, 2024
Bonded Thru Budget Notary Services

NOTARY PUBLIC
sign: Lee Ann Ward
State of Florida at Large
My Commission Expires

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 1031583
BROTHERS TERRY CHARLES

Parcel ID: 17E17S200220 00620 0060
12297 W MARJORAM PL , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOT 6 BLK 62
Est. Parcel Sqft	50,702
Est. Parcel Acres	1.16
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	BROTHERS TERRY CHARLES
Mailing Address	10336 N TWINFLOWER TER CRYSTAL RIVER FL 34428

All Owners

Name		Owner Type
BROTHERS TERRY CHARLES		TR - Trustee
BROTHERS BEVERLY FRANCES		TR - Trustee
BROTHERS REVOCABLE LIVING TRUST	DATED AUGUST 11 2009 AMENDED MARCH 30 20	RT - Revocable Trust

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$8,350	$106,867	$115,217	$115,217	$0	$115,217	$0	$1,778.49	Link
2019	$7,190	$108,730	$115,920	$115,920	$0	$115,920	$0	$1,812.84	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.

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PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$27.00
0131	FIRE SERVICES ASSESSMENT	$79.00

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/29/2016	$7,000	2768/2451	04-TO OR FROM BANKS/LOAN CO.	V
04/01/2012	$100	2472/1878	01-CORRECTIVE/QC/TD/COT	V
07/01/2006	$55,000	2032/1554	00-WARRANTY DEED	V
02/01/2005	$27,900	1822/1084	00-WARRANTY DEED	V
07/01/2004	$8,500	1758/0335	00-WARRANTY DEED	V
09/01/1993	$9,400	1000/2082	00-WARRANTY DEED	V
10/01/1986	$2,900	0717/1801	17-17	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
09/26/2016	201608875	SFD W/ 10' X 10'8" REAR CONCRETE PATIO ***NOC FOR CONSTRUCTION OF SFD IN FILE***	$118,083	03/20/2017

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.16	143.0	340				CLR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	2017
Total FLA	971
Total Under Roof	1,460
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	2
FPL: Stacks/Openings	/

RCN
RCNLD

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	2017	971
1	GARAGE FINISHED	2017	357
1	OPEN PORCH FIN	2017	132

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	2017	10	12	1	120	

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016031206 BK: 2768 PG: 2451 7/11/2016 10:00 AM 1 Receipt: 2016027101
RECORDING $10.00 D DOCTAX PD $49.00

Prepared by and Return to:
Amanda Rowthorn, an employee of
Wollinka-Wikle Title Insurance Agency, Inc.
7076 W. Gulf to Lake Hwy
Crystal River, Florida 34429
Consideration: $7,000.00
Our File Number: CR16-491

RETURN TO: GRANTEE

R-27.00
D-49.00

For official use by Clerk's office only

SPECIAL WARRANTY DEED

THIS INDENTURE, made this June 29, 2016, between **CAPITAL CITY BANK, a Florida corporation**, whose mailing address is: 1301 Metropolitan Blvd., Tallahassee, Florida 32308, party of the first part, and **TERRY CHARLES BROTHERS and BEVERLY FRANCES BROTHERS, as Trustees of The Brothers Revocable Living Trust dated August 11, 2009 and Amended March 30, 2010** whose mailing address is: 3640 VAN BUREN DR, Virginia Beach, Virginia 23452, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 6, Block 62, Crystal Manor Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 112 through 134, of the Public Records of Citrus County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 29, 2016.

Signed, sealed and delivered
in the presence of:

David Smith
Witness signature
David Smith
Print witness name
Elizabeth M. Doll
Witness signature
Elizabeth M. Doll
Print witness name

CAPITAL CITY BANK

By: _____
Print Name: Sterling A. Bryant, Jr.
Title: Assistant Vice President

(Corporate Seal)

State of Florida
County of Leon

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of June, 2016 by Sterling A. Bryant, Jr. Assistant Vice President of CAPITAL CITY BANK who is personally known to me or who has produced _____ as identification.

Elizabeth M. Doll
Notary Public
Elizabeth M. Doll
Print Notary Name

My Commission Expires: _____

Notary Seal

ELIZABETH M. DOLL
MY COMMISSION # FF 913609
EXPIRES: August 29, 2019
Bonded Thru Notary Public Underwriters

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 2100117
WARDRIP GERALD C

Parcel ID: 17E17S200220 00630 0050
12298 W MARJORAM PL , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 5 & 6 BLK 63 DESC IN OR BK 892 PG 707
Est. Parcel Sqft	101,331
Est. Parcel Acres	2.33
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	WARDRIP GERALD C
Mailing Address	408 ADAMS CIR STERLING CO 80751

All Owners

Name	Owner Type
WARDRIP GERALD C	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$14,400	$0	$14,400	$13,104	$0	$13,104	$0	$202.22	Link
2019	$12,400	$0	$12,400	$11,913	$0	$11,913	$0	$182.67	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.

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

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

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

04/01/1991	$15,000 0892/0707	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	151.0	350				CLR
2	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	305				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Warranty Deed

THIS INDENTURE, made this 9th day of April , 19 91 , between

FLORIDA GENERAL EQUITIES, INC.

a corporation existing under the laws of the State of Florida of the County of Dade State of Florida, hereinafter called grantor, and GERALD C. WARDRIP

hereinafter called grantee, whose post office address is 309 South Logan Avenue, Box 411
Fleming, Colorado 80728

WITNESSETH, that the grantor for and in consideration of the sum of ten dollars and other good and valuable considerations paid to grantor by grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and to the heirs, successors and assigns of the grantee, in fee simple forever, the following described real property:

Lots 5 and 6, Block 63, CRYSTAL MANOR, UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 8, pages 112-134, Public Records of Citrus County, Florida.

DOC STAMPS PAID CITRUS COUNTY, FLA. 02.50

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
'91 APR 22 PM 1 57
VERIFIED BY: D.C.

670045 BK0892PG0707

SUBJECT ONLY TO THE FOLLOWING:
1. Conditions, restrictions, easements and limitations of record.
2. Taxes for 1991 and subsequent years.

and the grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantor has executed this instrument on the day and year first above written.

Signed, sealed and delivered in our presence:

FLORIDA GENERAL EQUITIES, INC.
BY: (Seal)
Monica L. Abreu, Vice President
(Seal)
(Seal)

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 9th day of April , 1991 by Monica L. Abreu, Vice President of FLORIDA GENERAL EQUITIES, INC. , a Florida corporation, on behalf of the corporation.

WITNESS my hand and official seal in the said state this 9th day of April 1991

Notary Public, State of Florida
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN.25,1992
BONDED THRU GENERAL INS. UND.

This instrument prepared by:
Monica L. Abreu
3250 Mary Street, Suite 402
Miami, Florida 33133

RECEIVED
JUN 09 2021
L PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 2100087
AGUILERA EMANUEL

Parcel ID: 17E17S200220 00630 0040
12278 W MARJORAM PL , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOT 4 BLK 63
Est. Parcel Sqft	52,501
Est. Parcel Acres	1.21
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	AGUILERA EMANUEL
Mailing Address	3531 E OLIVE LN HERNANDO FL 34442

All Owners

Name	Owner Type
AGUILERA EMANUEL	JT - Joint Tenancy
DAMEWOOD STEPHANIE	JT - Joint Tenancy

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	$7,200	$0	$7,200	$6,820	$0	$6,820	$0	$105.42	Link
2019	$6,200	$0	$6,200	$6,200	$0	$6,200	$0	$95.48	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

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

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Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

03/03/2020	$6,500 3044/1805	00-WARRANTY DEED	V
02/20/2020	$100 3041/1522	02-MIN DOC STAMP ($100)	V
02/07/2018	$7,300 2881/2405	00-WARRANTY DEED	V
10/01/2012	$100 2511/0487	02-MIN DOC STAMP ($100)	V
11/01/2005	$100 1968/1125	01-CORRECTIVE/QC/TD/COT	V
06/01/2004	$11,000 1750/0359	00-WARRANTY DEED	V
05/01/1983	$7,500 0617/0563	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	150.0	350				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020012762 BK: 3044 PG: 1805 3/6/2020 10:56 AM 1 Receipt: 2020011582
RECORDING $18.50 INDEX $1.00 D DOCTAX PD $45.50

Prepared by:
Tracy Kjos, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461

RECORD & RETURN TO:
GRANTEE

Consideration: $6,500.00
File Number: 20-0135

General Warranty Deed

Made this March 3, 2020 A.D. By

Cynthia Gail Fleming, Individually and as Trustee of the Crabb Family Irrevocable Child Support Trust Dated 02/20/2020, 411 Walnut St #10854, Green Cove Springs, Florida 32043 hereinafter called the grantor, to

Emanuel Aguilera, a single man and Stephanie Damewood, a single woman, as Joint Tenants with Full Rights of Survivorship, whose post office address is: 3531 E. Olive Lane, Hernando, Florida 34442, hereinafter called the grantee:

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

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

Lot 4, Block 63, CRYSTAL MANOR UNIT NO. 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134, of the Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **17E17S200220 00630 0040**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

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Land Development Division

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020012762 BK: 3044 PG: 1806 3/6/2020 10:56 AM 2 Receipt: 2020011582
RECORDING $18.50 INDEX $1.00 D DOCTAX PD $45.50

Prepared by:
Tracy Kjos, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461

RECORD & RETURN TO:
GRANTEE

Consideration: $6,500.00
File Number: 20-0135

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Sign: _____

Witness Printed Name Tracy Kjos

_____ (Seal)
Cynthia Gail Fleming, Individually and as Trustee of the Crabb Family Irrevocable Child Support Trust Dated 02/20/2020
Address: 411 Walnut St #10854, Green Cove Springs, Florida 32043

Witness #2 Sign: _____

Witness Printed Name Hanan Bichey

State of Florida
County of Citrus

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 3 day of March, 2020, by Cynthia Gail Fleming, Individually and as Trustee of the Crabb Family Irrevocable Child Support Trust Dated 02/20/2020 who is/are personally known to me or who produced DL as identification and who did take an oath.

AFFIX NOTARY SEAL:

_____
Notary Public
Print Name: _____

My Commission Expires: _____

TRACY KJOS
MY COMMISSION # GG 359052
EXPIRES: October 22, 2023
Bonded Thru Notary Public Underwriters

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 2099968
MACDONALD TIFFANY

Parcel ID: 17E17S200220 00620 0070
12277 W MARJORAM PL , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LT 7 BLK 62
Est. Parcel Sqft	51,000
Est. Parcel Acres	1.17
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	MACDONALD TIFFANY
Mailing Address	12277 W MARJORAM PL CRYSTAL RIVER FL 34428

All Owners

Name	Owner Type
MACDONALD TIFFANY	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	$7,200	$117,090	$124,290	$124,290	$0	$124,290	$0	$1,910.36	Link
2019	$6,200	$0	$6,200	$5,984	$0	$5,984	$0	$93.62	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	$27.00
0131	FIRE SERVICES ASSESSMENT	$79.00

Sales

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

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Land Development Division

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

09/23/2020	$166,900	3094/1153	00-WARRANTY DEED	I
06/21/2019	$10,000	2985/0992	00-WARRANTY DEED	V
02/26/2019	$1,500	2960/1093	00-WARRANTY DEED	V
08/01/2009	$100	2304/1774	01-CORRECTIVE/QC/TD/COT	V
06/01/2005	$35,000	1870/0606	00-WARRANTY DEED	V
06/01/2005	$100	1877/1797	03-SAME FAMILY/DEED FOL	V
09/01/1993	$2,240	1001/0472	00-WARRANTY DEED	V
11/01/1988	$5,990	1025/1488	00-WARRANTY DEED	V
10/01/1984	$7,500	0653/1788	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
10/08/2019	201910424	MODULAR HOME 30'.8" X 56' **NOC NEEDED & REQ'D***SITE APPROVED W/COND FOR A JA	$126,000	11/27/2019

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.00	150.0	340				CLR

Residential

Bldg Number	1
Class	R8 - MANUFACTURED BUILDING/MODULAR
Year Built	2019
Total FLA	1,488
Total Under Roof	1,488
Exterior Wall	29 - VINYL SIDING
Foundation	1 - WD CONCR PIERS
HVAC	009 - HEAT PUMP
Stories	1
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/

RCN
RCNLD

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	2019	1,488

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	DECKING WOOD-[1-SF]	2019	8	8	1	64	
1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2020	10	18	1	180	

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020051188 BK: 3094 PG: 1153 9/24/2020 4:09 PM 1 Receipt: 2020044365
RECORDING $18.50 D DOCTAX PD $1,168.30

Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **$166,900.00**
File Number: 20-08183

General Warranty Deed

Made this September 23, 2020 A.D. By **Gainey Modular and Manufactured Custom Homes, LLC, a Florida Limited Liability Company,** whose address is: 7165 S. Suncoast Boulevard, Homosassa, Florida 34446, hereinafter called the grantor, to **Tiffany MacDonald, a single woman,** whose post office address is:
12277 W Marjoram Place, Crystal River, FL 34428 , hereinafter called the grantee:

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

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

Lot 7, Block 62, CRYSTAL MANOR UNIT NO. 2, according to the Plat thereof, as recorded in Plat Book 8, Pages 112 through 134, inclusive, public records of Citrus County, Florida.

Parcel ID Number: **2099968**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

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PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020051188 BK: 3094 PG: 1154 9/24/2020 4:09 PM 2 Receipt: 2020044365
RECORDING $18.50 D DOCTAX PD $1,168.30

Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **$166,900.00**
File Number: 20-08183

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Dyan Ballew

Witness Printed Name Jennifer C Duca

Matthew B Gainey, Managing Member (Seal)

(Seal)

State of Florida
County of Citrus

The foregoing instrument sworn to (or affirmed) and subscribed before me by means of X physical presence or ____online notarization this 23 day of September, 2020, by Matthew B Gainey, Managing Member of Gainey Modular and Manufactured Custom Homes, LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced N/A as identification.

Notary Public
Print Name: Josephine E Hickey

My Commission Expires:

JOSEPHINE E. HICKEY
MY COMMISSION # GG 917877
EXPIRES: December 1, 2023
Bonded Thru Notary Public Underwriters

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Altkey: 3109519
WATTS WILLIAM DEAN

Parcel ID: 17E17S200220 00620 0040
12376 W RIVERWOOD DR , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOT 4 BLK 62
Est. Parcel Sqft	49,500
Est. Parcel Acres	1.14
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	WATTS WILLIAM DEAN
Mailing Address	4105 N LITTLE HAWK PT CRYSTAL RIVER FL 34428

All Owners

Name		Owner Type
WATTS WILLIAM DEAN		TR - Trustee
WATTS NANCY MCCAFFERTY		TR - Trustee
WATTS FAMILY REVOCABLE LIVING TRUST	DATED JANUARY 24 2007	RT - Revocable Trust

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$8,210	$2,020	$10,230	$9,015	$0	$9,015	$0	$142.31	Link
2019	$7,070	$2,090	$9,160	$8,195	$0	$8,195	$0	$130.80	Link

Buyer Beware!

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Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

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PV-21-04
Land Development

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/15/2021	$100	3144/0736	03-SAME FAMILY/DEED FOL	V
05/04/2013	$100	2560/2368	03-SAME FAMILY/DEED FOL	V
05/01/2013	$100	2560/2347	03-SAME FAMILY/DEED FOL	V
10/01/2010	$100	2379/2024	98-UNABLE TO PROCESS	V
01/01/2007	$100	2090/1132	07-LIFE ESTATE	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
12/19/2016	201612113	CHANGE OUT HVAC EQUIPMENT *** NOC REQUIRED ***	$7,737	
01/03/2011	201100021	12 x 16 STORAGE SHED W ELECT*NO SLAB**NOC IN FILE	$3,400	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0078-MISCL-RES-NON-WTR	U-UNIT	1.14	150.0	330				CLR

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2011	16	12	1	192	

Total Misc Value

Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021016450 BK: 3144 PG: 736 3/15/2021 4:30 PM 1 Receipt: 2021014062
RECORDING $10.00 D DOCTAX PD $0.70

This Instrument Prepared By,
and once recorded Return to:

NANCY MCCAFFERTY WATTS
8739 N. Barberry Way
Crystal River, FL 34428

PARCEL ID #: 17E17S200220 00620 0050

QUITCLAIM DEED

THIS QUIT-CLAIM DEED, executed this 15 day of March, 2021, between **NANCY MCCAFFERTY WATTS,** an unremarried widow, hereinafter called the Grantor, whose address is 8739 N. Barberry Way, Crystal River, FL 34428 to **NANCY MCCAFFERTY WATTS,** as Trustee of and subject to the terms of the Trust entitled the **"WATTS FAMILY REVOCABLE LIVING TRUST", dated January 24, 2007**, whose address is 8739 N. Barberry Way, Crystal River, FL 34428, hereinafter called the Grantee.

WITNESS, that said Grantor, for and in consideration of the sum of **TEN and NO/100 ($10.00) DOLLARS**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does remise, release to the said Grantee and Grantee's heirs, executors, administrators and assigns forever, all of the right, title and interest of Grantor in the following described land, situated, lying and being in Citrus County, Florida, to-wit:

Lots 4 and 5, Block 62, CRYSTAL MANOR UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 8, Pages 112-134, Public Records of Citrus County, Florida.

Grantor represents that this is Grantor's homestead property.
{This instrument was prepared by information provided to scrivener by grantor. Scrivener does not guarantee title or description.}

SUBJECT TO covenants, restrictions and easements of record.
"Grantor" and "Grantee" are used for singular or plural as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

sign: Alice Sibree
Witness print: Alice Sibree

sign: Lee Ann Ward
Witness print: Lee Ann Ward

Nancy McCafferty Watts
NANCY MCCAFFERTY WATTS, Grantor

STATE OF FLORIDA
COUNTY OF CITRUS

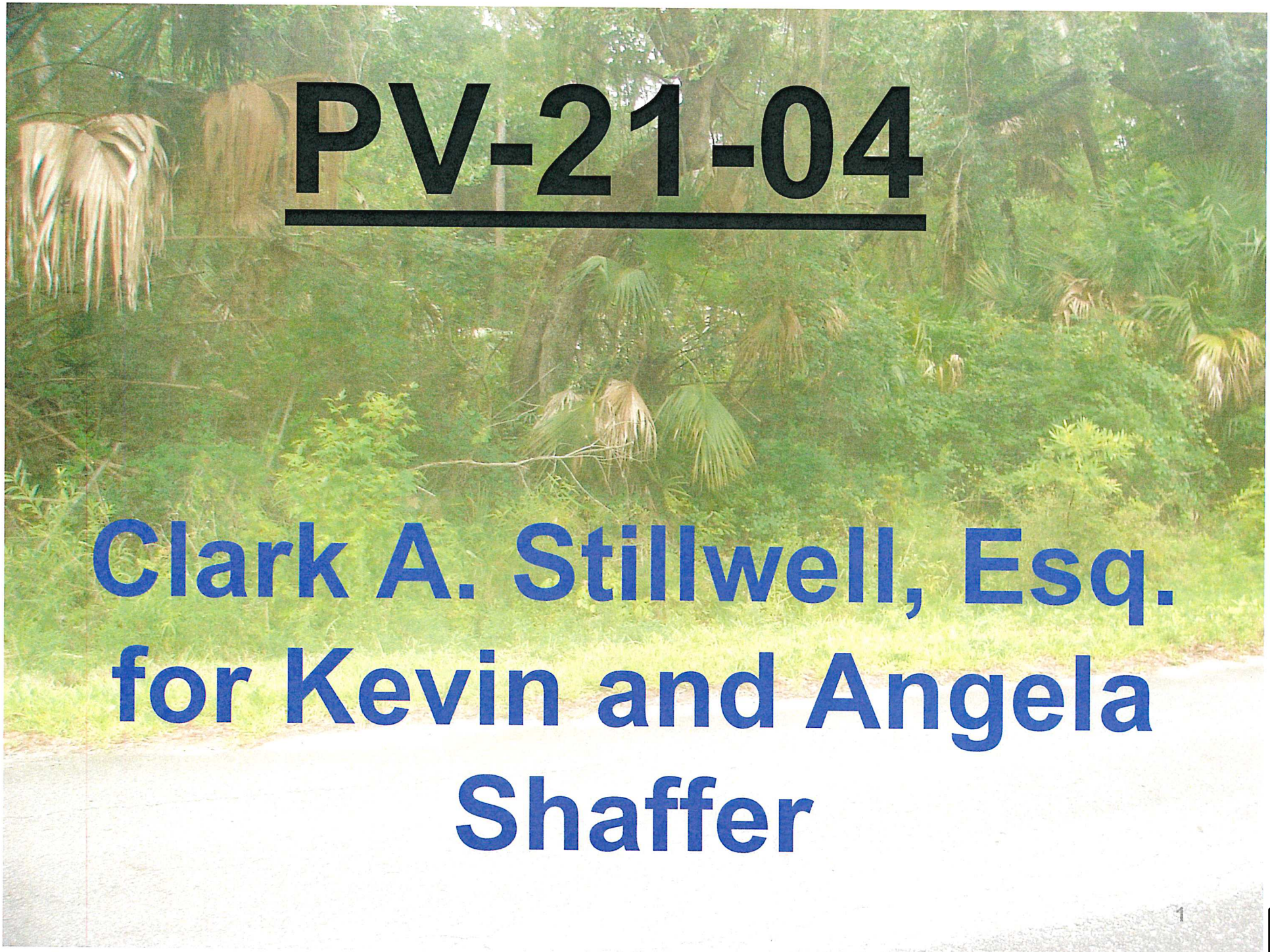
The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 15 day of March, 2021, by **NANCY MCCAFFERTY WATTS,** who has produced a FL DL as identification and who did take an oath.

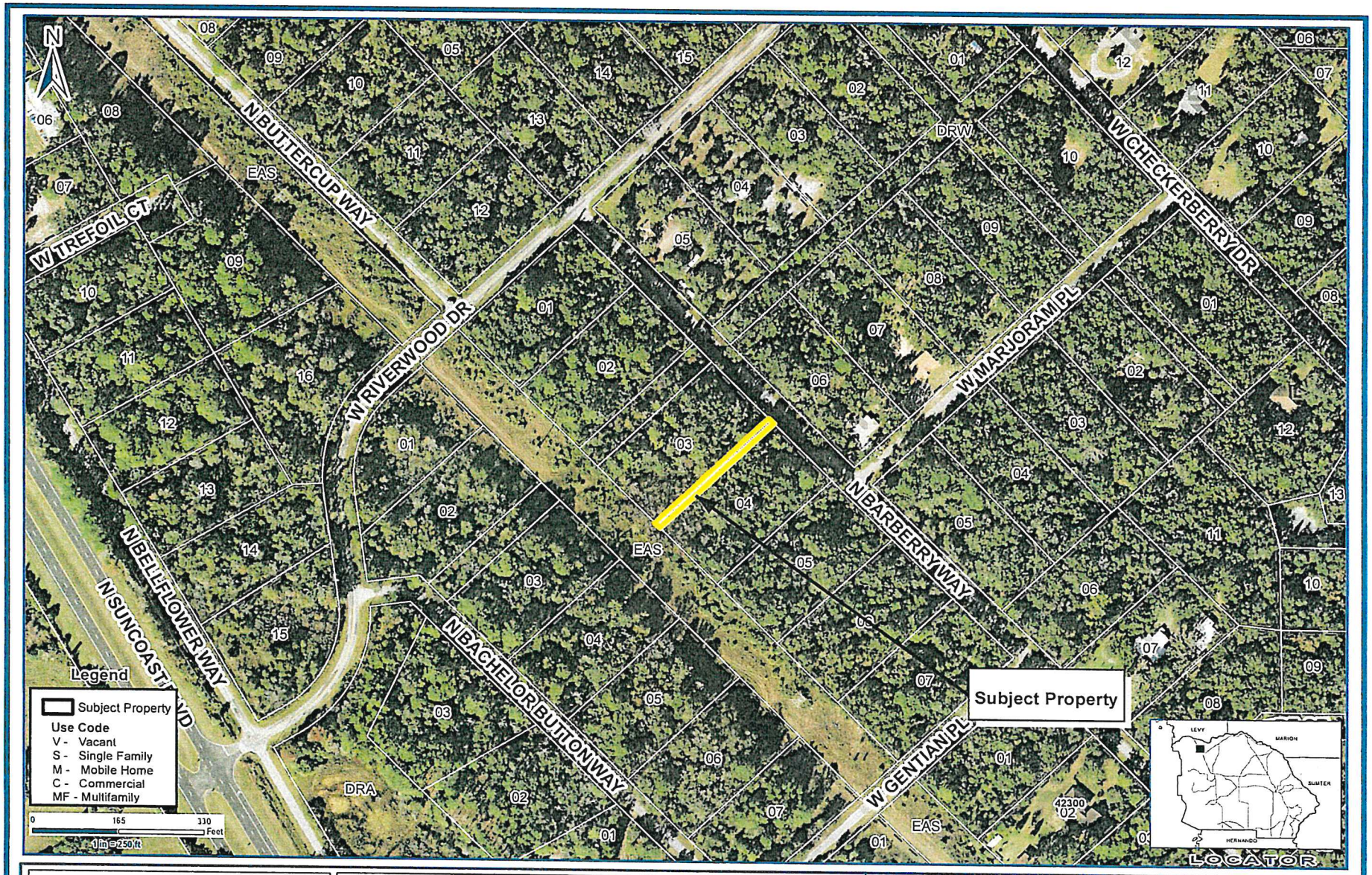
LEE ANN WARD
Commission # GG 932388
Expires March 15, 2024
Bonded Thru Budget Notary Services

NOTARY PUBLIC
sign: Lee Ann Ward
State of Florida at Large
My Commission Expires

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Attachment: Applicant Submittal part 2 (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)


PV-21-04
Clark A. Stillwell, Esq.
for Kevin and Angela
Shaffer
1



Application #: PV-21-04	Applicant: Clark A. Stillwell, Esq. for Kevin and Angela Shaffer
Proposal: To vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 3	Location: 8700 and 8688 N. Barberry Way, Crystal River
	S-T-R - 24-16-17
Land Use Atlas: CLR, Coastal and Lakes Residential	Planner Initials: _____ Date: 7/20/21

Geographic Information Systems

Prepared By : William Braunsch
Date: July 14, 2021
Source: Enterprise Geodatabase
Map Number: WB0000615

Cynthia P. Skelhorn
Director

2




4


5

Exhibit "D"

BOUNDARY SURVEY

DESCRIPTION:

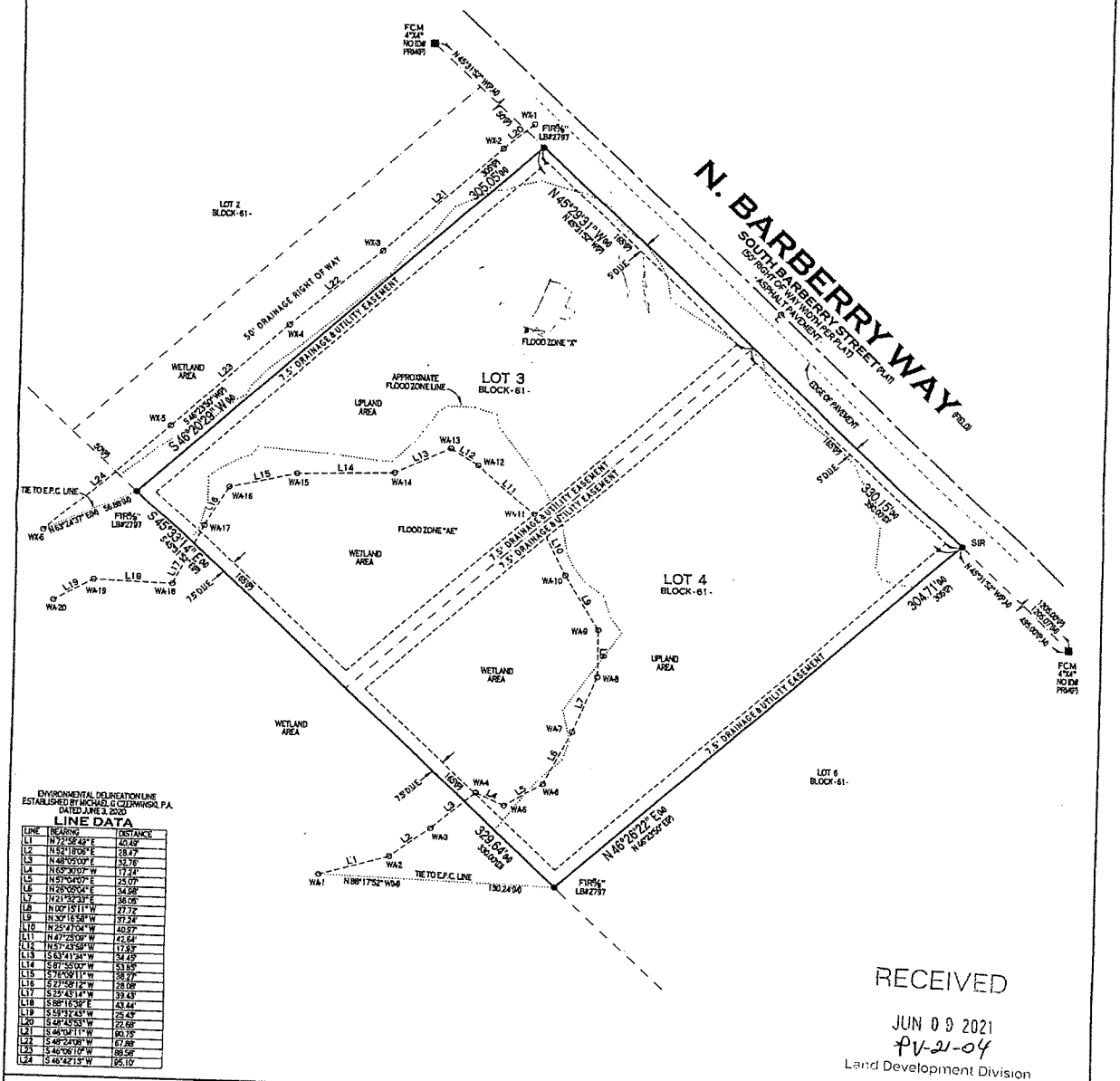
LOT'S 3 & 4, BLOCK 61,
CRYSTAL MANOR UNIT No. 2
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 112 THROUGH 134, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PREPARED FOR AND CERTIFIED TO:

KEVIN HORACE SHAFFER & ANGELA S SHAFFER
CAPITAL CITY HOME LOANS, LLC, ISAOA/ATIMA
A-1 TITLE OF THE NATURE COAST
STEWART TITLE GUARANTY COMPANY

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOW HEREON.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF BLOCK 61
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.



ENVIRONMENTAL DELINEATION LINE ESTABLISHED BY MICHAEL C CZERWINSKI, P.A. DATED JUNE 3, 2020

LINE DATA

LINE	BEARING	DISTANCE
L1	N 72°38'49" E	40.49'
L2	N 52°18'06" E	28.17'
L3	N 48°05'00" E	32.76'
L4	N 69°30'07" W	17.24'
L5	N 57°04'07" E	25.07'
L6	N 28°26'04" E	34.58'
L7	N 21°32'23" E	36.06'
L8	N 00°19'11" W	27.72'
L9	N 30°16'58" W	37.24'
L10	N 25°27'04" W	40.97'
L11	N 47°25'09" W	42.64'
L12	N 57°43'58" W	17.93'
L13	S 63°41'34" W	34.49'
L14	S 87°53'07" W	53.69'
L15	S 76°09'11" W	38.27'
L16	S 27°58'12" W	28.08'
L17	S 25°43'14" W	39.43'
L18	S 88°16'39" E	43.44'
L19	S 59°57'43" W	25.43'
L20	S 48°45'53" W	22.68'
L21	S 46°04'11" W	90.75'
L22	S 46°24'38" W	67.89'
L23	S 46°06'10" W	98.58'
L24	S 46°42'13" W	95.10'

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

APPARENT FLOOD HAZARD ZONE: "AE & X" COMMUNITY PANEL No. 12017C0157D EFFECTIVE DATE: 09/26/2014

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

DRAWN:	ESS
CHECKED BY:	ESS
SCALE:	1"=60'
FILE:	BARBERRY
S-T-R:	24-17S-16E

BASIS OF BEARINGS: THE NORTHERLY LINE OF BLOCK 61 BEING N 45°31'52" W
DATE OF SURVEY: 06.15.20

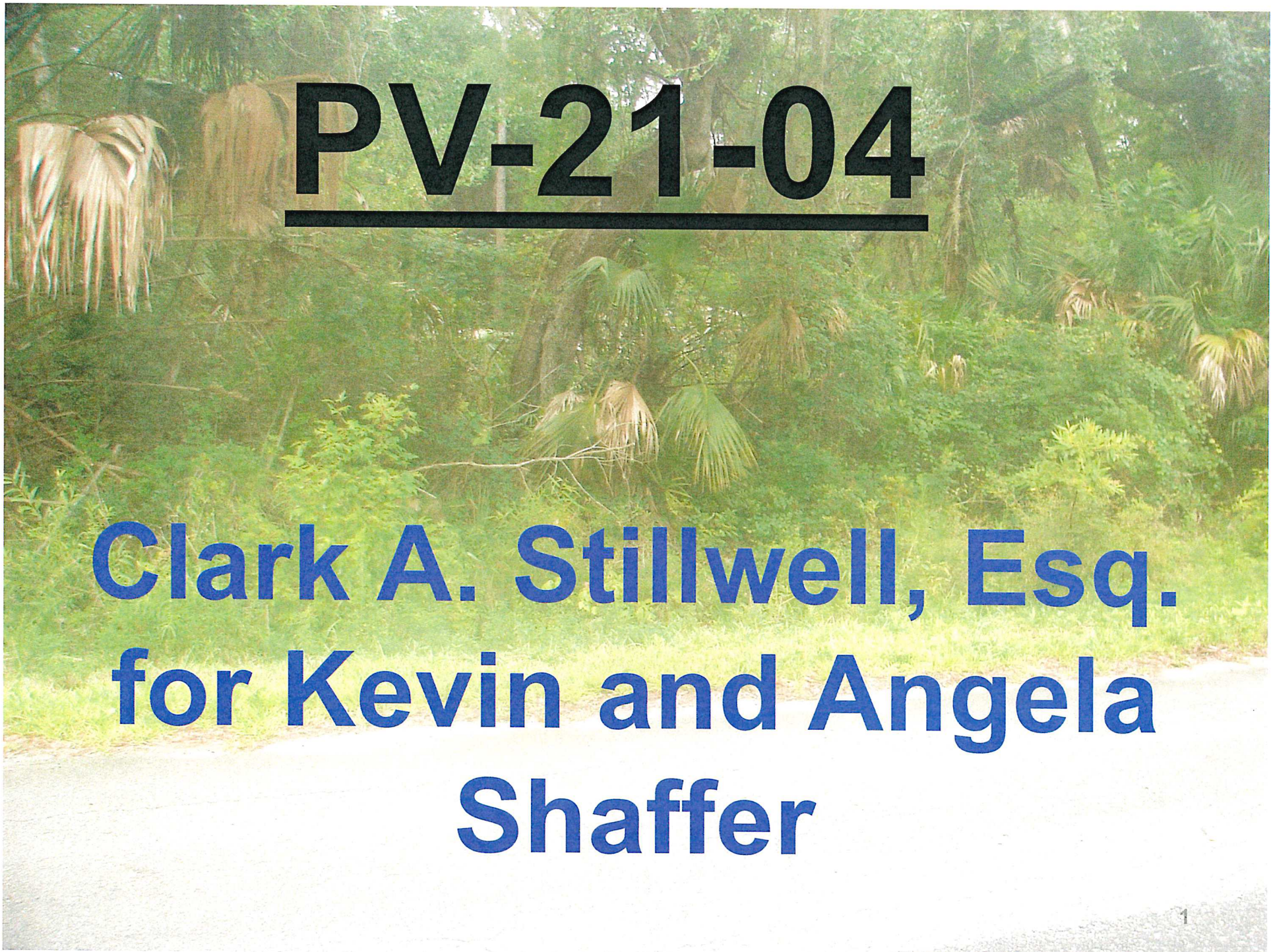
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

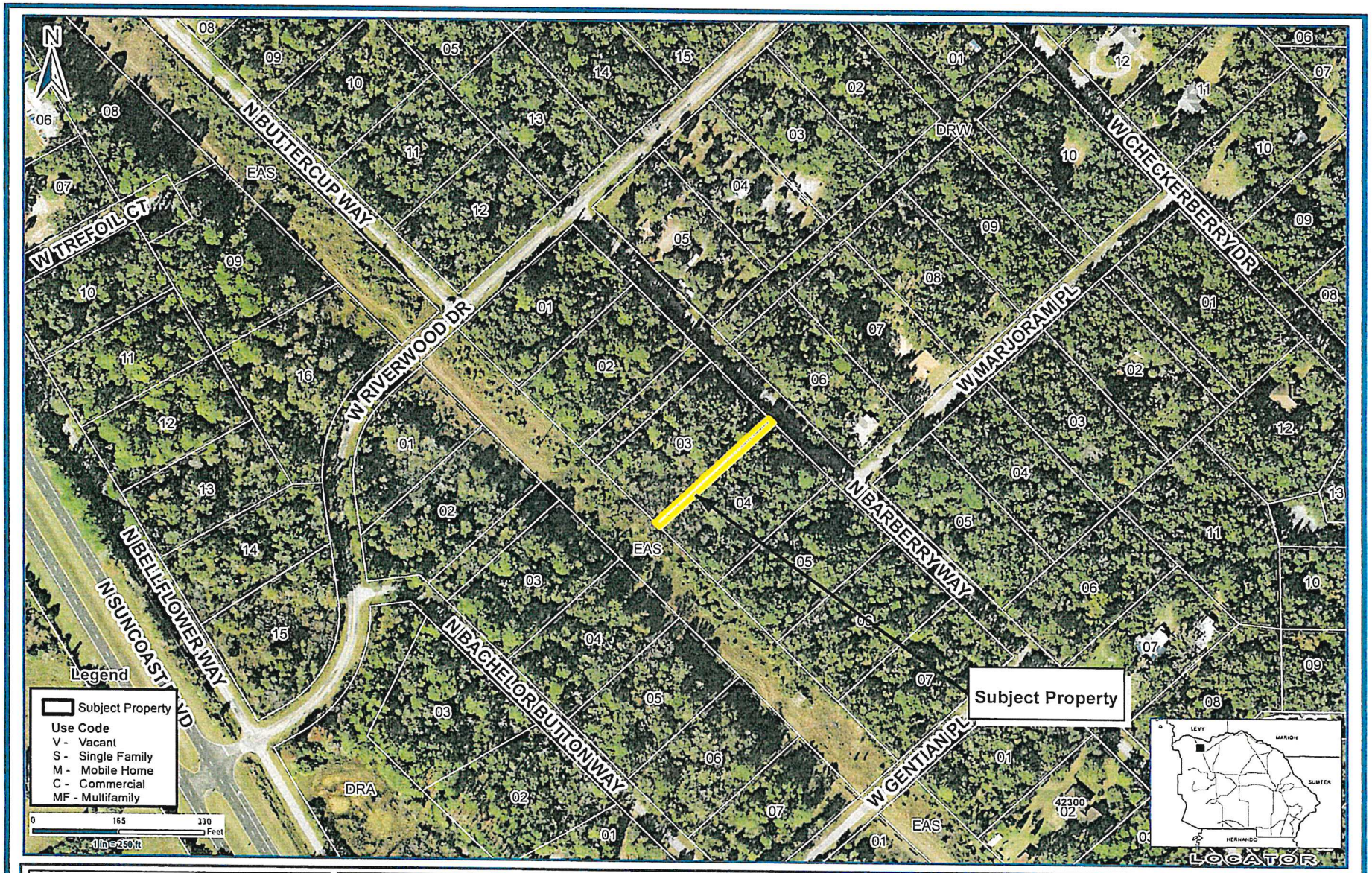
ERIC E. SMITH PSM No. 6929 LB#8009 — License Number 6929 — DATE: JUNE 17, 2020

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

LEGEND:
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, ℄ = CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, PIF= FOUND PIPE, CMF= FOUND CONCRETE MONUMENT, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, FCM= FOUND CONCRETE MONUMENT, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR=SET 5/8" IRON ROD & CAP LB#6009, SN&D= SET NAIL & DISK, (ST) = BUILDING TIE, W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENTS, ⊕ = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB= LICENSED BUSINESS

Attachment: Coordinator PP (17253 : PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)


PV-21-04
Clark A. Stillwell, Esq.
for Kevin and Angela
Shaffer
1



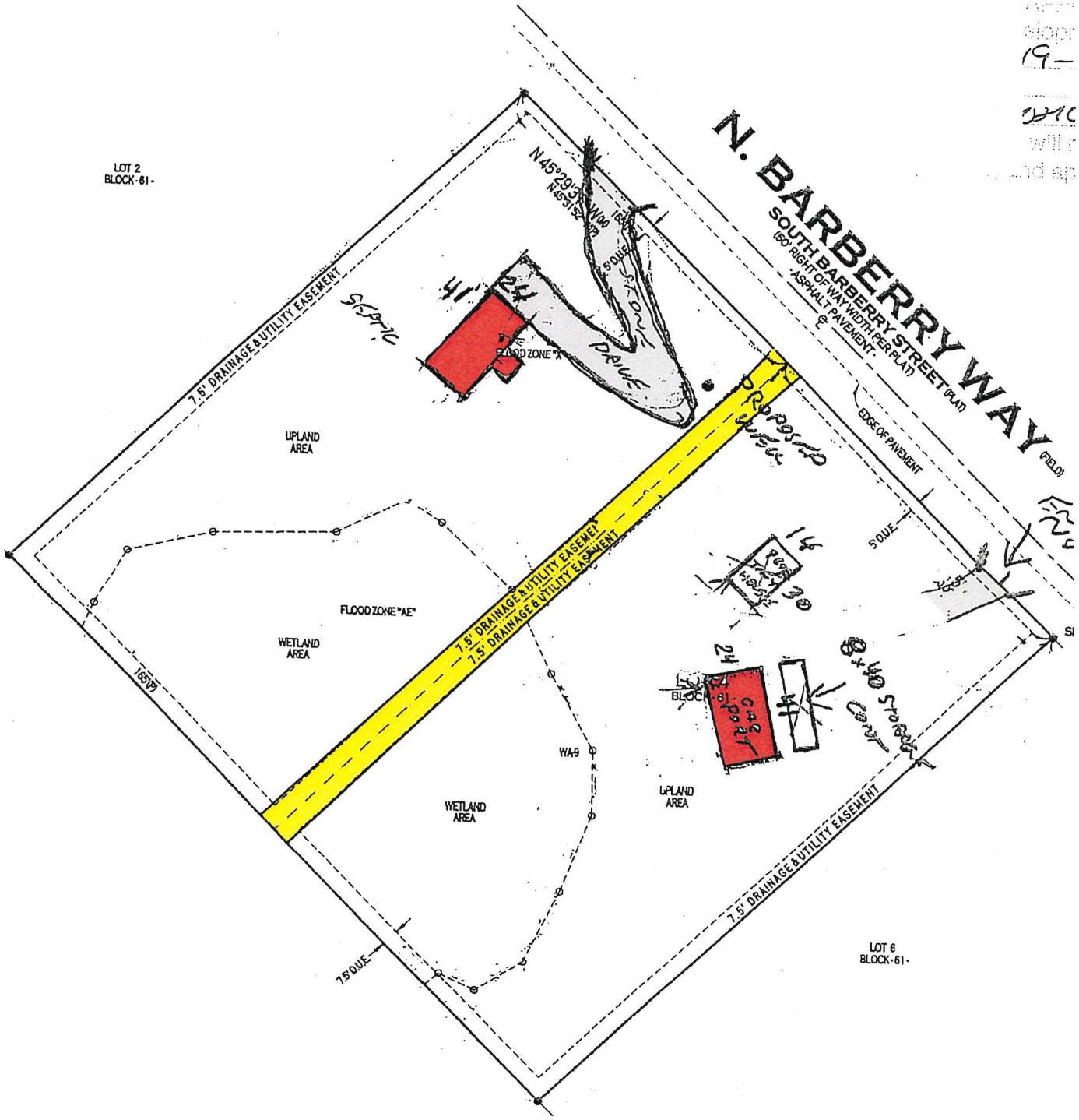
Application #: PV-21-04	Applicant: Clark A. Stillwell, Esq. for Kevin and Angela Shaffer
Proposal: To vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 3	Location: 8700 and 8688 N. Barberry Way, Crystal River
	S-T-R - 24-16-17
Land Use Atlas: CLR, Coastal and Lakes Residential	Planner Initials: _____ Date: 7/23/21

Geographic Information Systems

Prepared By : William Braunsch
Date: July 14, 2021
Source: Enterprise Geodatabase
Map Number: WB0000615

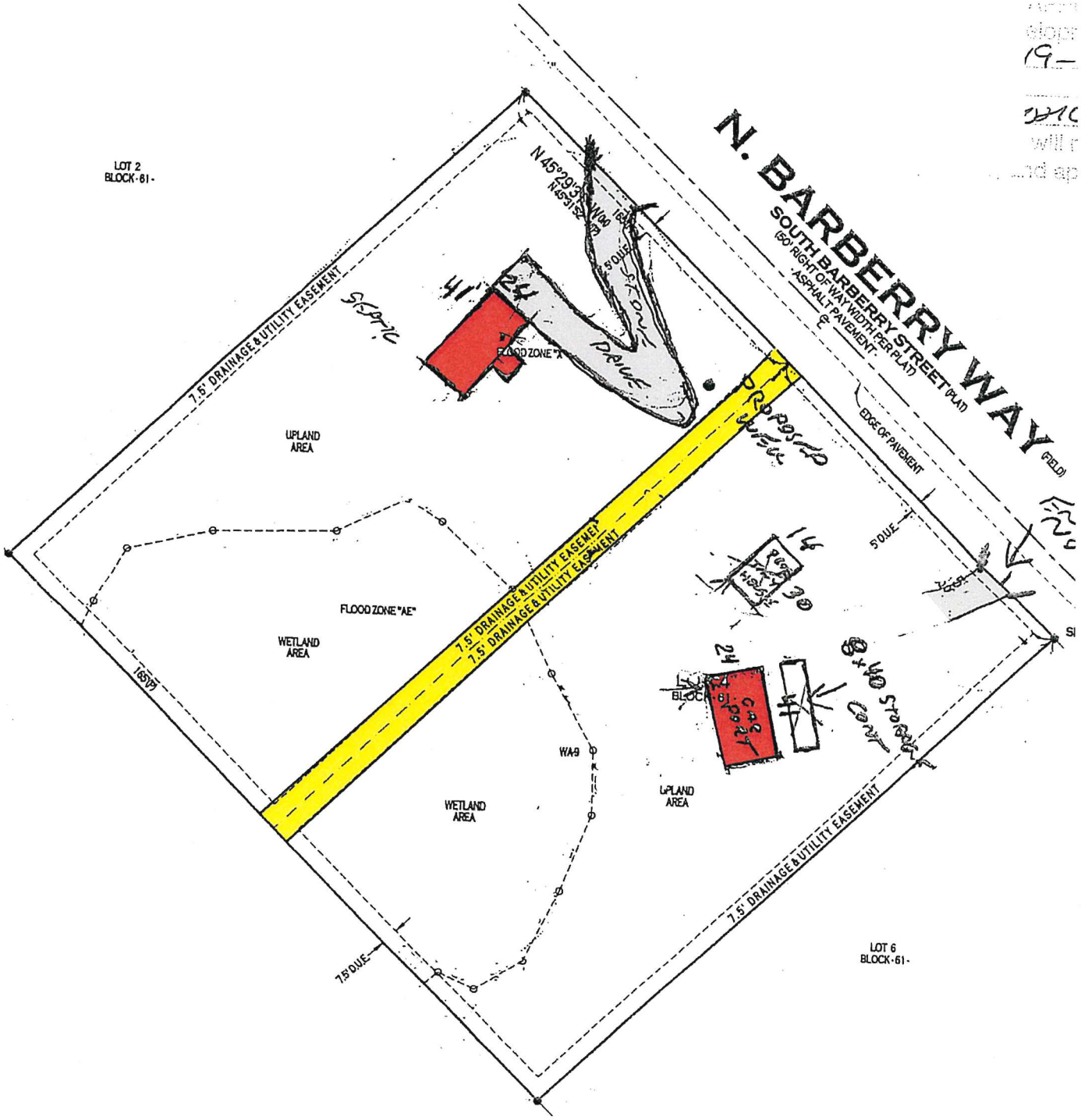
Cynthia P. Skelhorn
Director

2


N. BARBERRY WAY (FIELD)
SOUTH BARBERRY STREET (PLAT)
(50' RIGHT-OF-WAY WIDTH PER PLAT)
ASPHALT PAVEMENT
EDGE OF PAVEMENT
LOT 2
BLOCK 61
LOT 6
BLOCK 61
7.5' DRAINAGE & UTILITY EASEMENT
7.5' DRAINAGE & UTILITY EASEMENT
7.5' DRAINAGE & UTILITY EASEMENT
5' DUE
7.5' D.U.E.
UPLAND AREA
WETLAND AREA
FLOOD ZONE "AE"
FLOOD ZONE "X"
WETLAND AREA
UPLAND AREA
WA-9
N45°29'52"W
N45°31'52"W
165.97'
Septic
Drive
Proposed Septic
Carport
8'x40' Storage Cont.
41'
24'
14'
30'


POSTED
NO TRESPASSING
KEEP OUT
POSTED


NOT
PROPERTY MO
MOULT
CAMER


N. BARBERRY WAY (FIELD)
SOUTH BARBERRY STREET (PLAT)
(60' RIGHT-OF-WAY WIDTH PER PLAT)
ASPHALT PAVEMENT
EDGE OF PAVEMENT
LOT 2
BLOCK 61
LOT 6
BLOCK 61
7.5' DRAINAGE & UTILITY EASEMENT
7.5' DRAINAGE & UTILITY EASEMENT
7.5' DRAINAGE & UTILITY EASEMENT
5' DUE
7.5' DUE
UPLAND AREA
WETLAND AREA
FLOOD ZONE "AE"
FLOOD ZONE "X"
WETLAND AREA
UPLAND AREA
WAY
N45°29'32"W
N45°31'52"W
41
24
14
30
24
8'x40' Storage Cont
Septic
Drive
Proposed Septic
Existing Septic
Existing Shop
Existing Carport
Existing Garage

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman
AGENDA DATE:	**September 02, 2021**

BRIEF OVERVIEW:

This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a pool and pool deck having less than the required 50-foot minimum building setback from the Mean High Water Line and the 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 28-foot setback from the Mean High Water Line and Jurisdictional Wetland Line.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on September 2, 2021, to review and consider V-20-10, Law Office of Clark A. Stillwell for Maurice and Christina Ryman.

PM2-21-78

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

VARIANCE APPLICATION NO.: V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman

DATE: August 6, 2021

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

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a pool and pool deck having less than the required 50-foot minimum building setback from the Mean High Water Line and the 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 28-foot setback from the Mean High Water Line and Jurisdictional Wetland Line.
SUBJECT PROPERTY	Section 25, Township 19S, Range 16E; Lot 12 of Riverhaven Village, PB 9, Pg 31, (AK 1012261), which address is 12070 W Broad Jump Ct., Homosassa, FL.
ACREAGE	Approximately 21,560 square feet (0.49 acres)
LAND USE	CL, Low Intensity Coastal and Lakes District on the Future Land Use Map; CLR Coastal and Lakes Residential District, on the LDC Atlas
SURROUNDING AREA/ LAND USE	North – Canal; then wetlands South – Homosassa River East – W. Broad Jump Ct.; Single-family residences West – Price Creek; then wetlands The subject property is a residential lot and is surrounded by waterbodies and residential lots. The surrounding area is CL on the Future Land Use Map and CLR on the LDC Atlas. See attached map for a complete graphic description of the characteristics of the surrounding area.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone AE with a Base Flood Elevation of 13 feet as found on Community-Panel Number 12017C0295D.
SOIL INFORMATION	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Matlacha, Limestone Substratum-Urban Land Complex. Limitations to building development are moderate due to wetness.

Attachment: Staff Report , Prior Hearing Minutes, Locator Map and Site Plan (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and

BACKGROUND

The subject property is part of the Riverhaven Village Subdivision which was platted in 1973 and is approximately 0.49 acres in size. It abuts a canal to the north and takes access from W. Broad Jump Ct, a 50-foot wide, paved public right-of-way. The lot is a peninsula and is located within the Coastal High Hazard Area (CHHA). Newly adopted flood maps indicate the property is in the Coastal A Flood Zone; although the subject property was in Flood Zone AE at the time of the Variance submittal.

There is an existing 4,644 square-foot 3-story single-family residence built in 1993. The property appraiser's website indicates this residence has 3,141 square feet of Floor Living Area. Over time, improvements to the property include paver areas, brick patio, fire pit and dock. Staff cannot find permits for the dock and boat ramp. The unpermitted patio area appears to not meet setbacks. The property has a riprap seawall.

The surrounding area contains single-family and vacant lots. Of the three lots on either side of the subject property, four lots have been granted a variance. The variances were granted in 1987, 1993, 1995, 1999, and 2000 predating the current LDC. This property was granted a variance in 2001 with six conditions (V-01-44, see attachment) for a 240 sq. ft. addition to the single-family residence.

This application was heard by the Planning and Development Commission on March 4, 2021 and was continued at the applicant's request. The applicant had proposed a 25-foot setback with the pool and pool deck totaling 1,185 square feet.

ANALYSIS:

The applicant is requesting a reduced waterfront and wetland setback on the property for a pool. The pool/pool deck will be 28 feet from the Mean High Water Line and Jurisdictional Wetland Line. The site plan indicates the pool and pool deck totaling 557 square feet.

The applicant has made some efforts to reduce the requests in the resubmittals, originally proposing a 20-foot setback with the pool and pool deck totaling 1,769 square feet.

Submittals	Pool/ deck square footage	Waterfront/wetland setback
1	1,769 square feet	20 feet
2	1,819 square feet	20 feet
3	1,185 square feet	25 feet
4	557 square feet	28 feet

According to the submitted Site Plan, the property has a current Impervious Surface Ratio (ISR) of 23 percent. The applicant indicates a proposed ISR of 29 percent. The proposed Impervious Surface Ratio (ISR) of 29 percent complies with the current maximum 40 percent ISR for the CLR District with lots more than 10,000 square feet in area. The applicant is proposing an engineered stormwater plan. The existing house also has a guttering system.

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

Attachment: Staff Report , Prior Hearing Minutes, Locator Map and Site Plan (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and

the purpose of assuring compatibility between new and existing improvements. The lot sizes and shapes of the six lots are smaller, but the subject property is surrounded by water on three sides, so comparison is reasonable. Of the six, two have pools that were granted in 1999 and 2000.

Parcel size and waterfront setback analysis			
Average parcel size along W. Broad Jump Ct., and S. Prices Pt. (6 closest lots)	0.36 acres (15,500 sq.ft.)	**Size of subject site**	0.49 acres (21,560 sq.ft.)
Average waterfront setback along W. Broad Jump Ct., and S. Prices Pt. (6 closest lots)	21'11"	**Proposed waterfront setback.**	28'

The **Engineering Division** has provided the following comments:

> The addition of an accessory structure such as the proposed swimming pool addition to a developed residential lot would not require the submittal of a stormwater management plan (AKA Grading and Drainage Plan), per Section 6410, Lot Development Review. It appears that the applicant has offered to provide stormwater as a method to mitigate the proposed development.
>
> Should this variance be approved, we would ask that the following condition be added:
>
> A Grading and Drainage Plan meeting the requirements of Section 6420.B.2, of the LDC shall be submitted for the swimming pool addition.

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

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

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

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

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

Staff comment: *The applicant is proposing an engineered stormwater plan that includes a retention swale and repairing the riprap seawall. The house also has a guttering*

Attachment: Staff Report , Prior Hearing Minutes, Locator Map and Site Plan (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and

system. The applicant indicates that the existing and proposed improvements will meet ISR requirements.

Consistency with the Land Development Code (LDC) – Staff reviewed this application under the standards of Section 3501, Surface Water Protection Standards, of the LDC as follows.

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

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

Staff comment: *The application is not consistent with the provisions of the LDC pertaining to waterfront setbacks. The applicant is proposing a 28-foot setback to the Mean High Water Line and Jurisdictional Wetland Line.*

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.*** Riverhaven was established in 1973 prior to the standards of the LDC. The lot is a peninsula which is unusual in the Riverhaven Subdivision; however, the property was developed after current standards required lots to meet 50-foot or 35-foot waterfront setbacks.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The setbacks constraints are not a result of this applicant and the applicant has made efforts to reduce the setback request; however, the proposed pool and pool deck is an owner-created hardship.

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

4. ***Literal interpretation of the provisions of this code which would not deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** Out of the six closest developed lots on the same side of the subject property, two have a pool. The applicant can continue to use the property as a residence without this proposal.

5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** The installation

Attachment: Staff Report , Prior Hearing Minutes, Locator Map and Site Plan (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and

of the pool at the setback requested is not necessary to make reasonable development of the property and the applicant can currently enjoy the use of the home without the need for a variance.

6. ***The granting of the variance will not be in harmony with the general intent and purpose of this code and will be injurious to the area involved or otherwise detrimental to the public welfare.*** Although the visual impact of the proposed addition is not inconsistent with the aesthetic character of the surrounding neighborhood, the proposed waterfront and wetland setback are not aligned with the intent of the LDC.

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

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

MA/SW/cb

Attachment: Staff Report , Prior Hearing Minutes, Locator Map and Site Plan (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and

Board of County Commissioners

DEPARTMENT OF DEVELOPMENT SERVICES

Web Address: http://www.bocc.citrus.fl.us • Toll Free (352) 489-2120

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

In reply, refer to:

PL2-01-234

COPY

DATE: September 24, 2001

APPLICATION NUMBER: V-01-44

APPLICANT: Bergman Permitting, 7232 East Gospel Island Road, Inverness, Florida 34450

LOCATION: Section 25, Township 19 South, Range 16 East; more specifically, Lot 12, Block 1, Riverhaven Villages at 12070 West Broad Jump Court, Homosassa, Florida.

At the September 20, 2001, hearing of the Citrus County Planning and Development Review Board (PDRB), your request for a variance from the provisions of the Citrus County Land Development Code (LDC) was considered as advertised (public notice will be furnished upon request).

On the basis of the evidence presented at the hearing on this case, your request to allow for construction of a room addition to a single family residence with less than the required 35-foot waterfront setback with berms and swales added, pursuant to Section 4122. Surface Water Quality Protection Standards, of the LDC, was **APPROVED** with the following conditions:

1. A revised site plan must be submitted to and approved by the Department of Development Services, indicating the following conditions.
2. A minimum 20-foot waterfront setback must be maintained between the building addition and the seawall.
3. The building addition must be one floor only and at the level of the first living floor.
4. The existing berm/swale must be maintained. The topography in the area of the addition must not be changed.
5. A guttering system must be installed on the addition to direct roof runoff away from the canal.
6. No future building additions to the residence will be allowed.

It is the responsibility of the property owner to obtain a Development Order subject to the above conditions. This office will conduct a compliance inspection of the site within six months to one year from the date of the approval.

A complete record of the hearing, findings of fact, and the decision of the PDRB are available for your inspection at the Department of Development Services Office, 3600 West Sovereign Path, Suite 140, Lecanto, Florida. If copies are desired, they may be secured upon request and payment of transcription costs.

Section 2500 of the LDC establishes the appeal process for any person or persons, jointly or severally, aggrieved by any decision of the PDRB and all appeals must be filed within 30 days after rendition of the decision by the PDRB.

Attachment: Staff Report , Prior Hearing Minutes, Locator Map and Site Plan (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and

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

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

Respectfully,

Margaret A. Beake

Margaret A. Beake
Planner
Community Development Division

crm

CC: Assistant County Attorney
Officer of Code Enforcement; Community Development Division
Community Development Coordinator; Community Development Division
Graphics Coordinator; Community Development Division
Development Review/Permitting Manager; Building Division
Anthony Smith, 12070 West Broad Jump Court, Homosassa, Florida 34448
Case File: V-01-44

Attachment: Staff Report , Prior Hearing Minutes, Locator Map and Site Plan (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and

MOTION:

1st Mr. Stone 2nd Mr. Bass

VOTE: 6 - 1, Motion Carried

YAYS: Bramblett, Bass, Barmes, Stone, Worthington and Scragg

NAYS: Facemyer

RECESS: 11:00 – 11:05

b. V-20-10 Maurice and Christina Ryman

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a pool and pool deck having less than the required 50-foot minimum building setback from the Mean High Water Line and the Jurisdictional Wetland Line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

LOCATION: Section 25, Township 19 South, Range 16 East; Lot 12 of Riverhaven Village, PB 9, Pg 31, (AK 1012261), which address is 12070 W Broad Jump Ct., Homosassa, FL.

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

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

APPLICANT: Clark Stillwell represented the applicants. The application is for a request for a variance to provide for an accessory use on the applicants' property. The applicants' original request was for a 35-foot setback from the Mean High Water Line. They have reduced the size of the pool and deck and have amended the request to a 25-foot setback from the Mean High Water Line. The property is located in Flood Zone AE. The residence is situated on an irregular shaped lot which is approximately ½ acre in size. The subject property previously received one variance for an expansion to 25 feet post-construction. The ISR on the property without the pool and pool deck is 22 percent. With the proposed pool and pool deck, the ISR would be below the maximum for the CLR Land Use District. The size of the pool and pool deck is approximately 1,100 square feet and triangular shaped.

Mr. Stillwell's presentation included a matrix that showed the variances that have been approved within the neighborhood for pools, decks and home construction. The applicants proposed an engineered stormwater system to

Attachment: Staff Report , Prior Hearing Minutes, Locator Map and Site Plan (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and

treat the stormwater. They also proposed to use impervious concrete for the decking. The average setback within the neighborhood is 21 feet.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bramblett inquired of Mr. Stillwell if there was currently a berm and swale on the property. Mr. Stillwell advised that there is not a berm and swale. Mr. Bramblett asked for clarification regarding the previously granted variance. Mr. Stillwell advised that the variance was for an addition to the home, not an accessory use.

Mr. Stone asked when the applicants purchased the property. Mr. Stillwell stated the applicants purchased the property in 2017.

APPLICANTS' EXPERT TESTIMONY:

Paul Furman, Furman and Hilpert Engineering, stated that he prepared the preliminary site plan and the preliminary concept grading plan. The proposed stormwater system was designed to retrofit a majority of the property, not just the pool. Mr. Furman stated the existing seawall is in need of repair and suggested to the applicants to raise the seawall and create new storage and volume behind the wall. He suggested the proposed engineered stormwater system would be better than a berm and/or swale due to the amount of rock in the Riverhaven subdivision and other natural elements. Secondly, over time, the berm erodes. In Mr. Furman's opinion, a berm and/or swale on the subject property would be difficult to maintain.

COMMISSION QUESTIONS:

Mr. Bass inquired about the grading that has been done. Mr. Furman stated that the County's standards for residential stormwater management plans are not based on pre versus post runoff, but on volume based on the area. The volume is based on ¾ of an inch of runoff from the proposed development area.

APPLICANT: Christina Ryman stated that she and her husband are the owners of the property and they acquired the property in 2017. She explained that they have tried to limit the size and impact of the proposed pool addition. She stated that they have proposed a complete engineered stormwater system for the residence plus the pool addition. She explained that their application is not requesting a special or unique use, but a traditional accessory use typical for the State of Florida and the Riverhaven subdivision.

STAFF: Ms. Anaya stated the applicants' variance request is for a 25-foot setback from the Mean High Water Line and the Jurisdictional Wetland Line. The property is peninsula shaped and is approximately ½ acre. The new flood maps were adopted January 15, 2021. The property was located in Flood Zone

Attachment: Staff Report , Prior Hearing Minutes, Locator Map and Site Plan (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and

AE, but now is located in Coastal A. Coastal A and Velocity zones must have a 50-foot setback instead of the option of a 35-foot setback with a berm or swale; however, because the application was submitted prior to the adoption of the new flood maps, it will be assessed under the LDC standards of 50-feet or 35-feet with berm or swale. Ms. Anaya stated that she performed an analysis on the three developed lots on both sides of the subject property and found that four of the properties were granted variances (two were for pools that were granted prior to the current LDC). The subject property was granted a variance in 2001 for an addition to the house. The average setback for the six closest residences was 21'11". Ms. Anaya's presentation included an aerial view of the subject property, photos of the subject property and surrounding area and a proposed site plan as submitted by the applicant.

The current ISR on the subject property is 22 percent and with the proposed pool and deck the ISR would be 31 percent which complies with the requirement of 40 percent in the CLR district. With the proposed shape of the pool and the revision to the site plan, it does appear that the applicants did make efforts with this application; however, the applicant can continue to use the property without undue hardship.

APPLCIANTS' QUESTIONS TO STAFF:

Mr. Stillwell inquired of staff the purpose of a setback. Ms. Anaya stated the purpose of a waterfront setback is to protect water quality. Mr. Stillwell asked if there had been any letters received in support of the variance. Ms. Anaya stated yes, and it was included in the packet. Mr. Stillwell asked if there had been any letters received in opposition to the variance. Ms. Anaya stated no. Mr. Stillwell inquired if the Engineering Division provided any comments to Mr. Furman's work product. Ms. Anaya advised that the Engineering Division advised that if a stormwater plan was proposed that it must meet LDC requirements.

COMMISSION QUESTIONS:

Mr. Bramblett requested staff to clarify building additions as it relates to the variance granted for the residence in 2001. Ms. Anaya stated that her interpretation is that the building additions related only to the residence, not to the site.

Mr. Facemyer asked about clarification with regarding to the newly adopted flood maps. Ms. Anaya stated that FEMA updated the flood maps effective January 15, 2021. The subject property was located in Flood Zone AE, but is now in the Coastal A flood zone. Due to the application being submitted before the newly adopted flood maps, the setbacks will be assessed under the LDC standards of 50-feet or 35-feet with berm or swale. Ms. Anaya explained the

Attachment: Staff Report , Prior Hearing Minutes, Locator Map and Site Plan (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and

Mr. Bass stated that he would not support this application as he did not feel comfortable with the explanation that was provided for the stormwater system.

Mr. Stone advised that he could not support this application and believed that the pool could be placed within the required setbacks.

Mr. Bramblett provided his comments about the particular location of the pool. He stated that he could support the application if the pool was located in an existing footprint where the current deck is located. He also stated that he would be in favor of a continuance to allow the applicants an opportunity to review the options to relocate the pool.

Mr. Barmes advised that he cannot support this application with the site plan as proposed.

Mr. Facemyer noted that the applicants have made considerable efforts and compromises to what they want and what the County's regulations state. He would be in favor of a continuance.

MOTION: The Planning and Development Commission finds to ***CONTINUE*** application number ***V-20-10.***

MOTION:

1st Mr. Bramblett 2nd Ms. Worthington

VOTE: 7 - 0, Motion Carried

K. ADDITIONAL ITEMS:

There will not be a meeting on March 18, 2021.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS:

Mr. Facemyer inquired as to the progress of scheduling a training session for the Board members. Ms. Lyn stated that a training session would be scheduled soon.

M. ADJOURN

The Planning and Development Commission adjourned at 12:18 p.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

Attachment: Staff Report , Prior Hearing Minutes, Locator Map and Site Plan (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and

differences between the Flood Zones AE and A as related to the subject property.

Mr. Bass stated that the proposed site plan indicated that the pool decking surrounding the pool was to be concrete; however, on another document it stated the decking would be pervious. Ms. Anaya stated that there was an inconsistency and that the Engineering Division determines what is pervious and impervious. She further explained that even if the decking was impervious, the property would be within the ISR standard limits.

Mr. Stone asked if there were any limitations to the minimum waterfront setback. Ms. Anaya stated that the Comprehensive Plan limits the request for a setback to 15 feet.

Mr. Facemyer inquired if the County Attorney identifies the pool and pool deck as a building addition or an accessory use. Ms. Lyn stated that the application is for an accessory use and the primary determination of the Board is if a swimming pool is necessary to make reasonable residential use of the property. Mr. Facemyer stated that the applicants have made considerable efforts with this variance application by having proposed an engineered stormwater system. Ms. Lyn stated that the applicants will have to meet stormwater requirements at the time of permitting. The applicants are offering to fix the water quality by installing a stormwater management system as there is not one currently.

PROPONENT: Michael Czerwinski offered his professional opinion in favor of this application as the applicants' proposed stormwater management system would be collecting additional stormwater and protecting the water. This opportunity would improve water quality conditions over what currently exists.

OPPONENT: None.

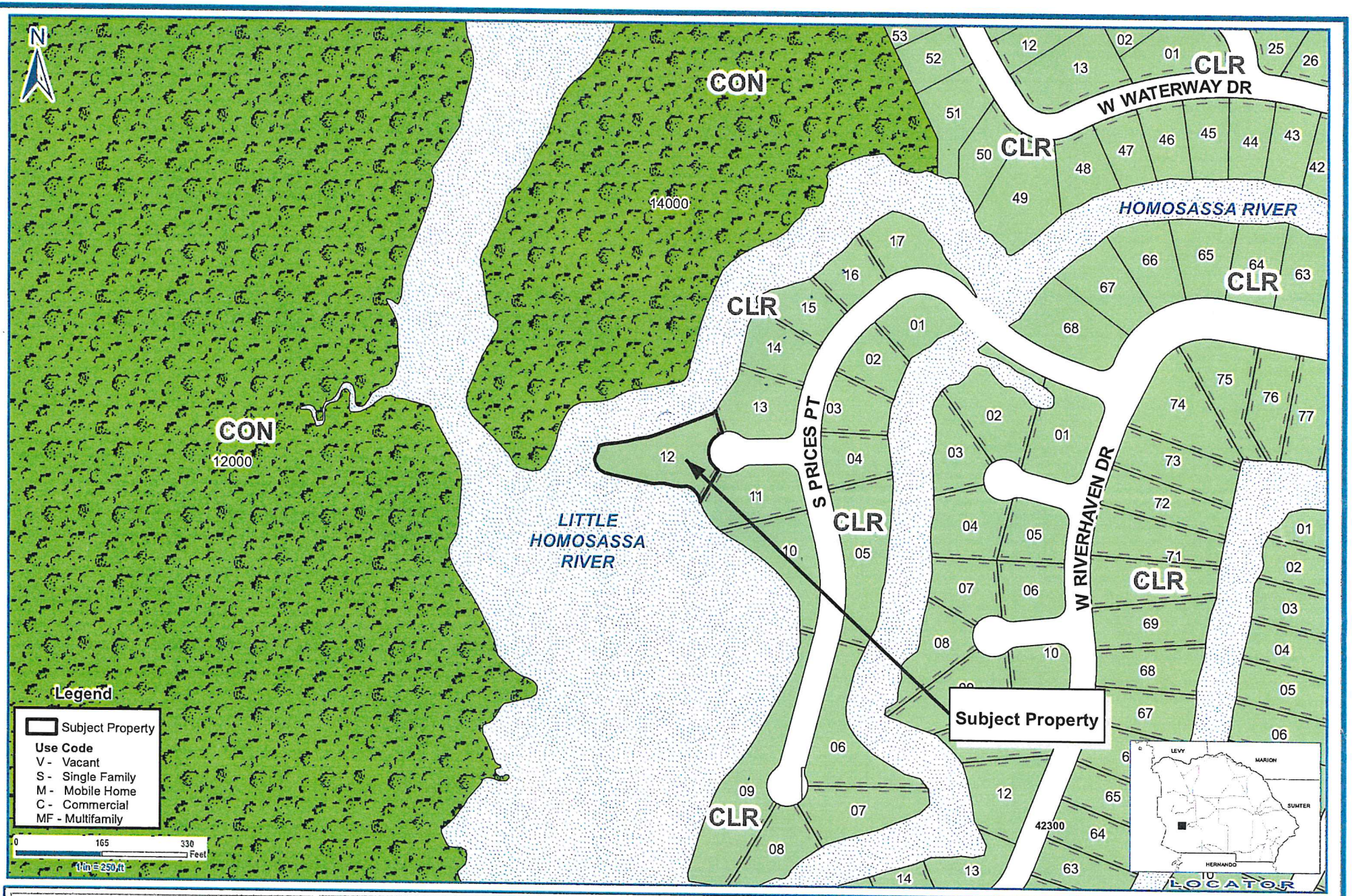
COMMISSION COMMENTS:

Mr. Facemyer inquired about the flood insurance rating and how granted variances impact that rating. Ms. Lyn explained in detail the Community Rating System.

Ms. Worthington noted that the subject property is peculiar in shape and that the applicants have shown that they intend to provide stormwater management and protect the water qualities and that she would support the application.

Ms. Scragg stated that she supported this application due to same reasons as stated by Ms. Worthington.

Attachment: Staff Report , Prior Hearing Minutes, Locator Map and Site Plan (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and



Application #: V-20-10

Applicant: Maurice & Christine Ryman

Proposal: ISR, Waterfront and Wetland Setbacks

Location: 12070 W. Broad Jump Ct., Homosassa

Land Use Atlas: CLR Coastal Lakes and Residential

S-T-R - 25-19-16

Planner Initials: _____ Date: 10/14/20

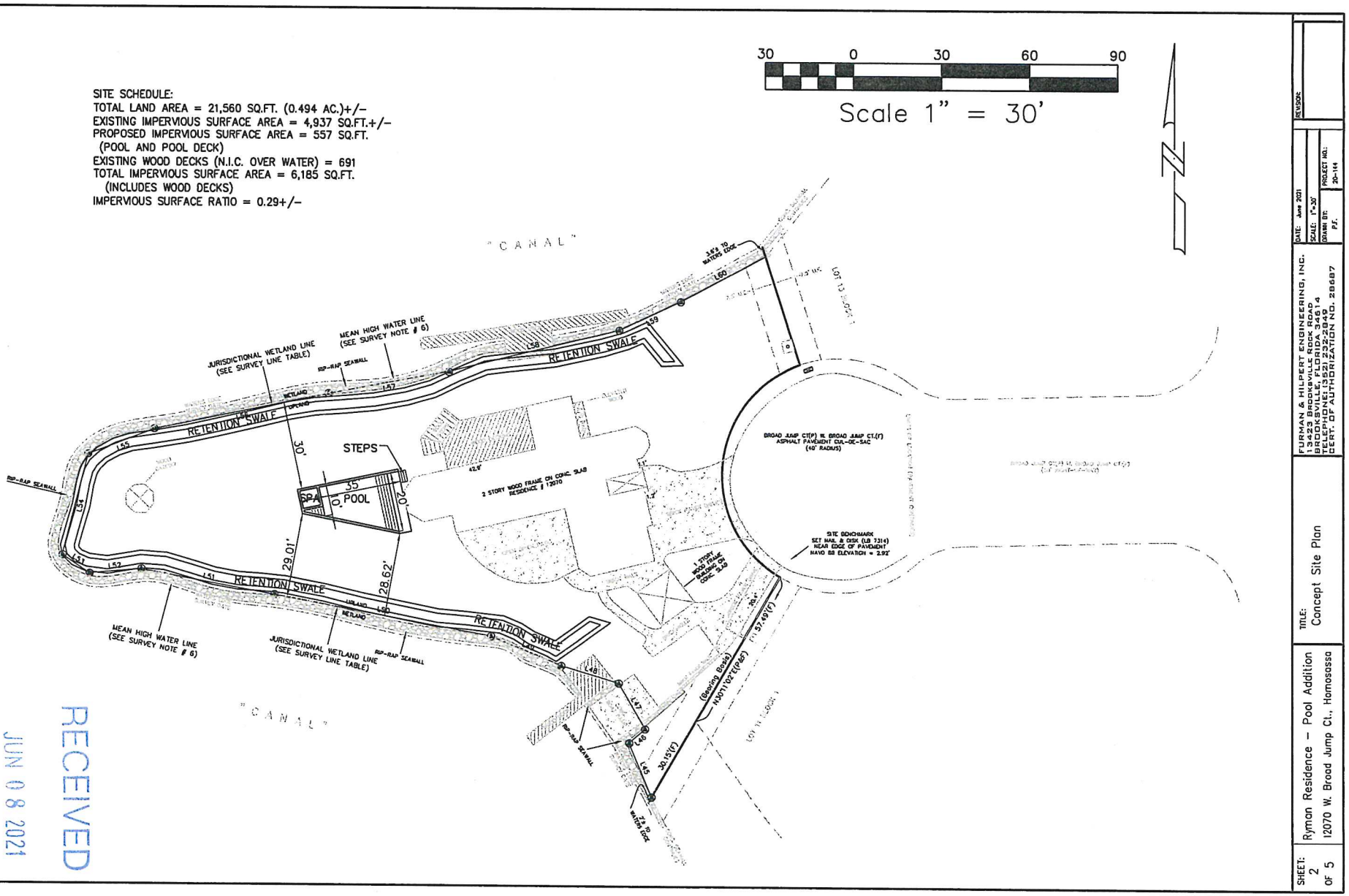
Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: August 21, 2020
Source: Enterprise Geodatabase
Map Number: WB0000398

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

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



RECEIVED
JUN 08 2021
V-20-10
Land Development Division

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Miranda Anaya**

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Ryman – V-20-10**

DATE: **February 16, 2021**

Miranda:

Please find attached a PDF copy of my power point presentation for the above referenced file required for the March 4, 2021 hearing. I have added the last three pages which are from materials already in the file.

CAS/cv
Enclosure
cc: Client
Denise Lyn, Esquire
Amy Pace
Community Builders, Inc.

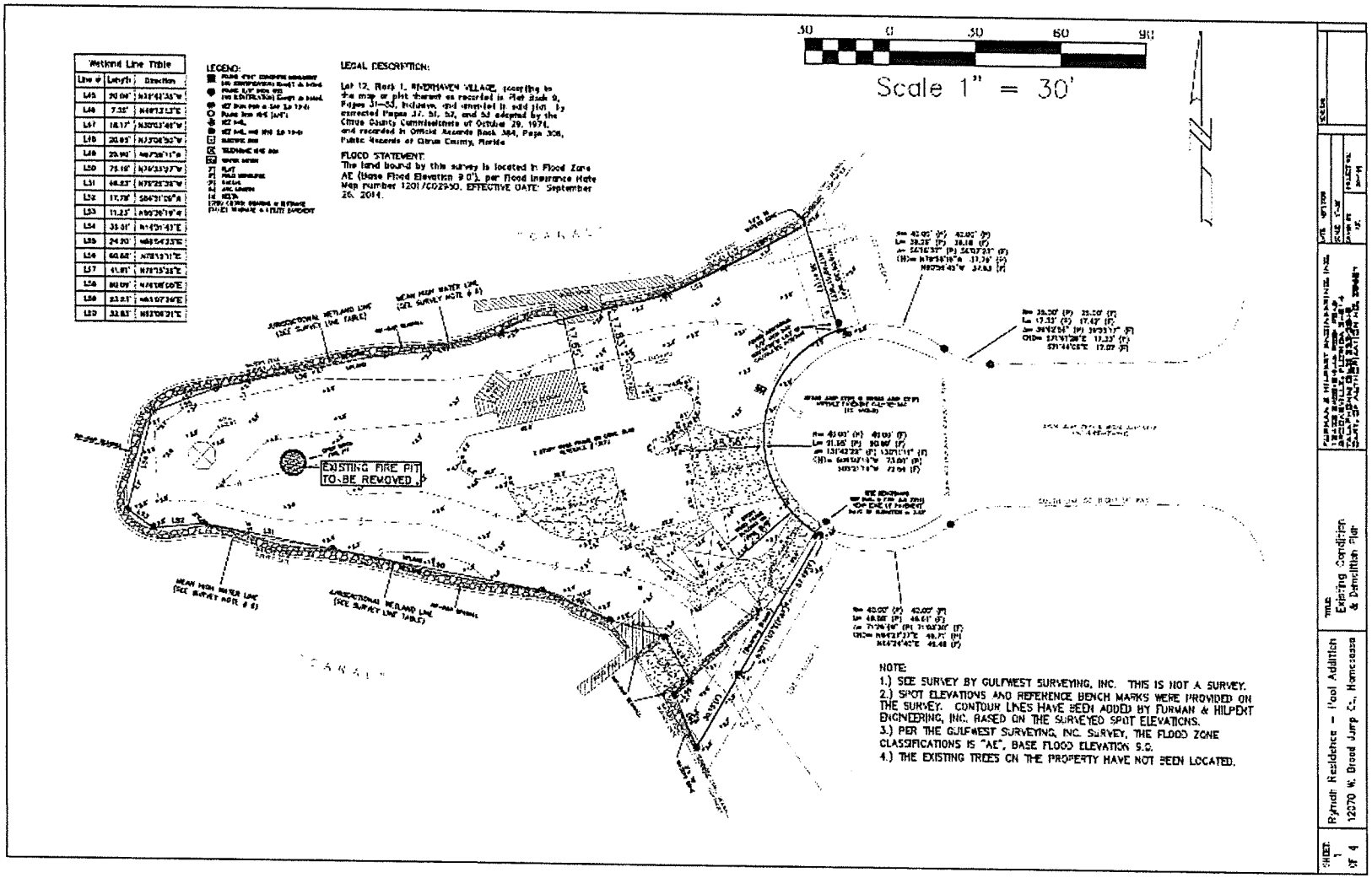
RECEIVED
FEB 16 2021
V-20-10
Land Developm

Attachment: Applicant PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

V-20-10
Maurice and Christina Ryman

Law Office of
Clark A. Stillwell
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com

Attachment: Applicant PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)


Scale 1" = 30'
EXISTING FIRE PIT TO BE REMOVED
NOTE:
1.) SEE SURVEY BY GULFWEST SURVEYING, INC. THIS IS NOT A SURVEY.
2.) SPOT ELEVATIONS AND REFERENCE BENCH MARKS WERE PROVIDED ON THE SURVEY. CONTOUR LINES HAVE BEEN ADDED BY FURMAN & HILPERT ENGINEERING, INC. BASED ON THE SURVEYED SPOT ELEVATIONS.
3.) PER THE GULFWEST SURVEYING, INC. SURVEY, THE FLOOD ZONE CLASSIFICATIONS IS "AE", BASE FLOOD ELEVATION 9.0.
4.) THE EXISTING TREES ON THE PROPERTY HAVE NOT BEEN LOCATED.
Ryndt Residence - Pool Addition
12070 W. Broad Jump Ct., Homosassa
Existing Condition & Demolition Plan

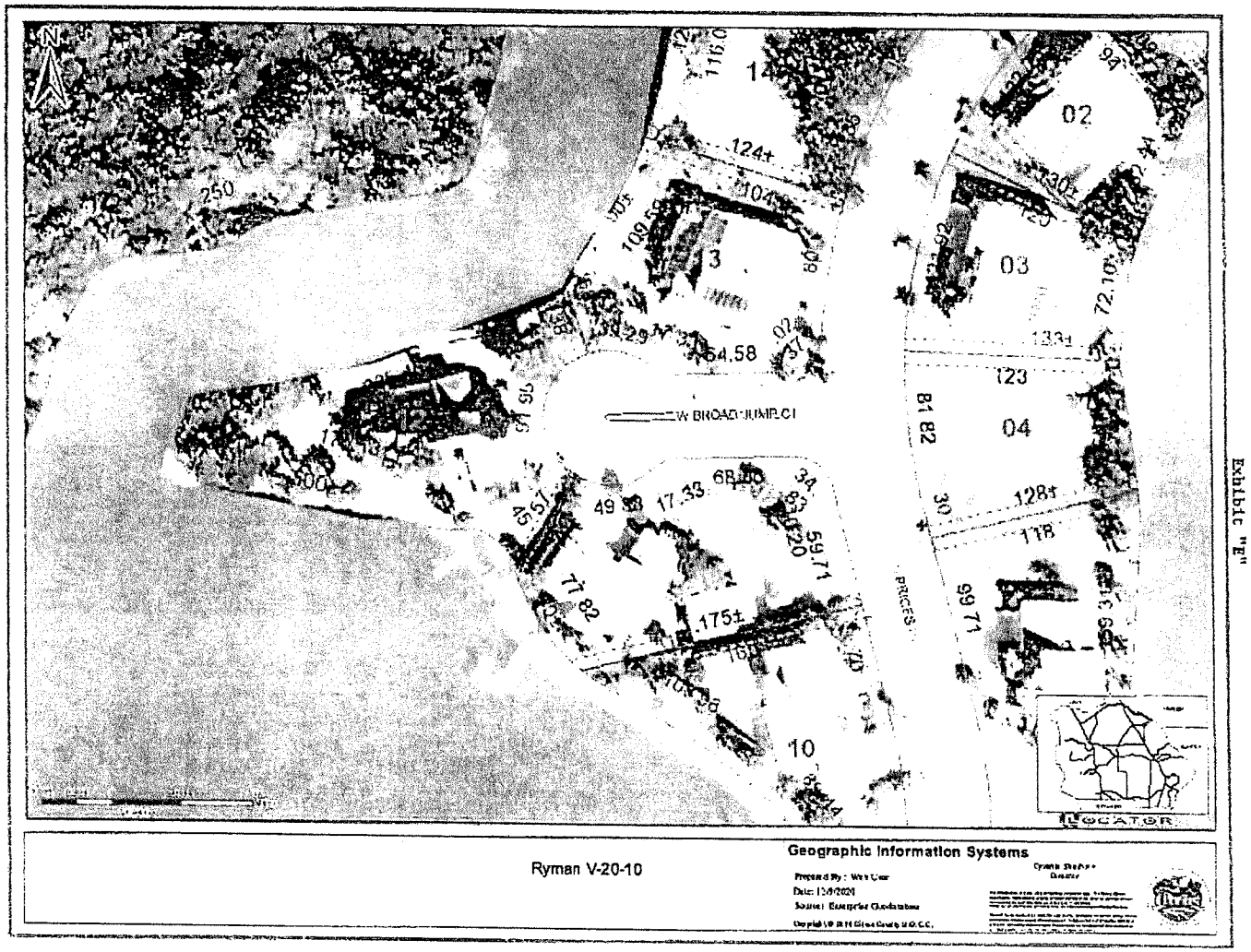
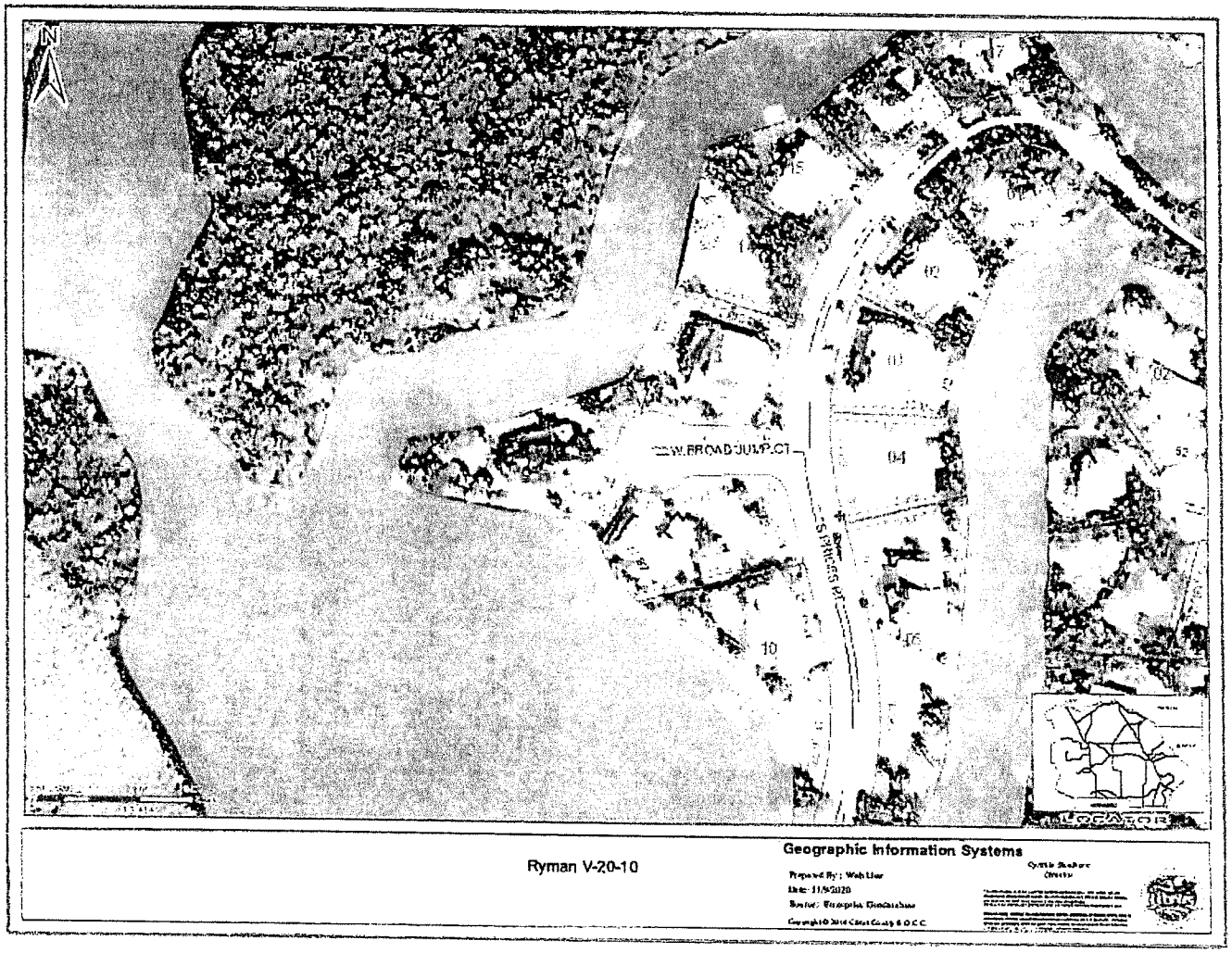
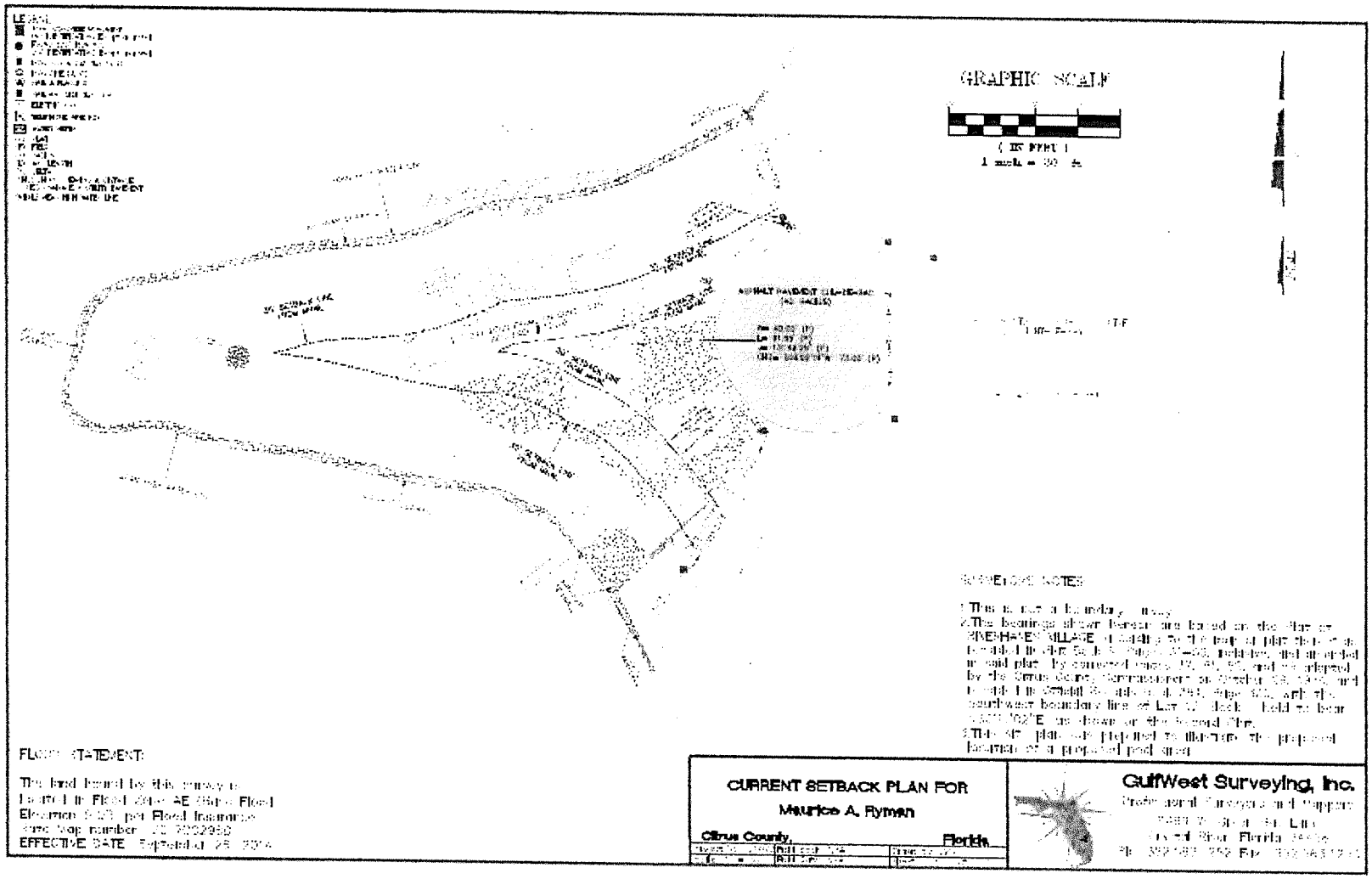


Exhibit "E"

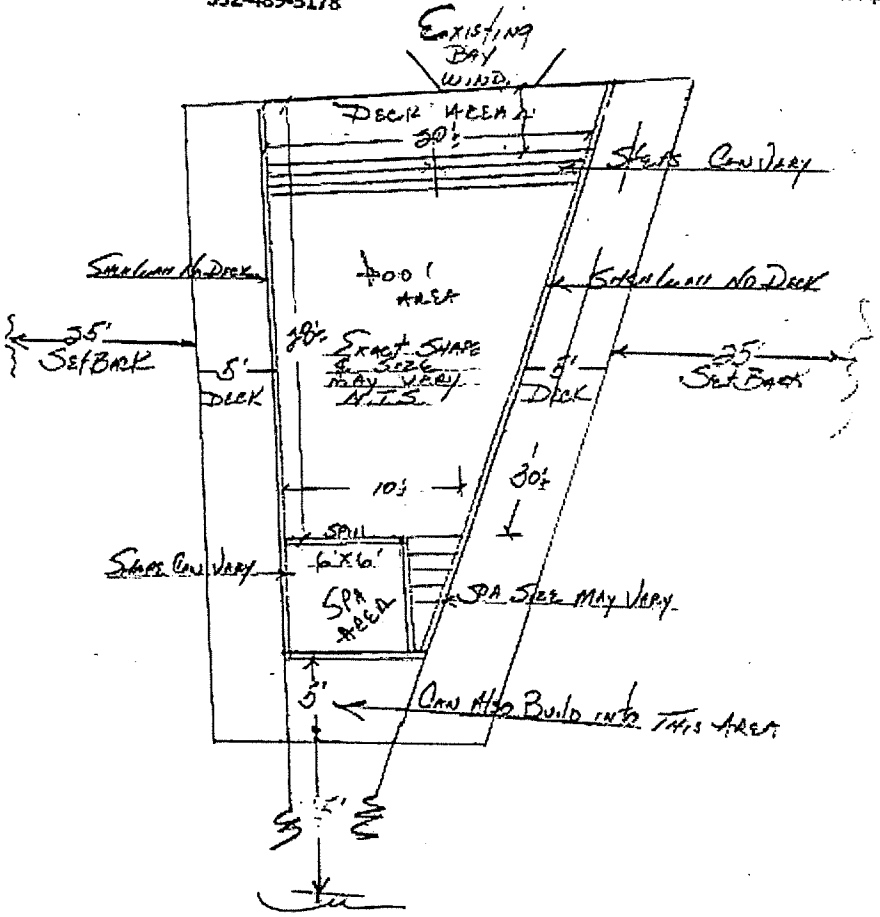
Attachment: Applicant PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)


N
W BROAD JUMP CT
STRINGS MT
10
LOCATOR
Ryman V-20-10
Geographic Information Systems


GRAPHIC SCALE
CURRENT SETBACK PLAN FOR
Maurice A. Ryman
Citrus County, Florida
GulfWest Surveying, Inc.

Community Builders Inc
2338 West Dunnellon Road
Dunnellon, Fl 34433
352-489-3178

Licensed & Insured
CRC-1328766- CP-1458359- CBC-1261454 -CGC-1504854
All Dimensions & Illustrations Approx.



Owner's Name: Ryman, Maurice
Shape: Custom 20x28
Depth: T.B.D
Returns: 4
Therapy Jets: T.B.D.
Seats: Per Plan
Hand Rail: Inc. SS.
Electrical: Inc.
Time Clock: Inc.
Pool Light: Inc. Color LED
Heater: Inc.
Heat Pump: T.B.D. Gas: T.B.D.
Auto Chlorinator: Pentair Intellichlor IC-60
Salt Generator:
Deck: T.B.D.
Acrylic: Color:
Paver Color: T.B.D.
Water Line Tile: 6x6
Color: T.B.D.
Sq. Feet (Tile): T.B.D.
Water Fall: T.B.D.
Screen Enclosure:
Bronze: White:
Doors:
Screen Roof Type:
Lanai Roof Tile:
Pump: Pentair WhisperFlo WFE-2
Filter: Pentair Clean & Clear 150
Hand Help Cleaning Equipment: Inc.
Pool Vac.: Hand Held
Notes:

Customer Approval
N.T.S.

Abutter Buildout/Setback Data – Riverhaven Village

Alternate Key Number	Lot Number	House Size	Date Built	Lot Size	Lot Value	W/F Setback	Variance
1965264	1 Pool	2,409	1987	.29	$154,000	16.5	V87-18(A)
4908246	2 Pool	3,150	1986	.27	$133,280	22.45	
1972435	3 Pool	3,788	2008	.29	$125,440	34	V-05-29
1012201	4	Vacant		.28	$127,680		
1012210	5	3,989	2004	.64	$264,880	20	V-02-60
1012228	6 Pool	3,048	1979	.61	$175,840	20	
1012236	9	Vacant		.95	$354,000		
1012244	10	5,511	2002	.52	$344,800	30	
1012252	11	2,991	1988	.46	$172,320	30	V87-45(A)
1012261	12 Client	4,644	1993	.59	$244,000		
1955647	13 Pool	3,284	2001	.39	$151,760	42	V-00-12
1012279	14	Vacant		.31	$143,360		
1944788	15	2,930	1978	.30	$143,920	28.5	
1012287	16	3,370	1995	.26	$147,840	33	V93-26(A) V95-09(A)
1012295	17	3,191	1987	.45	$230,360	27	
Total							

- Average setback is 27.58 feet. Only one meets LDC setback standards of 35 feet.
- Only six (6) single family structures built post 1990 LDC.
- Seven (7) variances poste waterfront setback standard from 1986 code.

Ryman Variance Standards V-20-10

LDC Section 4400 (C)(1-8) with Applicant Response

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

Response: The lot was platted in 1973. The subject lot is 25,557 sq. ft. platted pre Code at a time of no setbacks. The house was built in 1992/2002. The house size is 4,644 sq. ft. The lot is irregularly shaped – i.e. triangular peninsula with water on three (3) sides and a cul de sac front which enlarges front yard setback area. Exhibit "A" shows impact all application of setbacks to lot (water/front/sides). The proposed setback of twenty feet (20) ft. allows for the use of a small pool of 635 sq. ft. (MOL) with deck – consistent with abutters and ISR of area.

Attachment: Applicant PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

Response: As stated the lot was created in 1973 following shape of waterfront. The lot is pre any Code with waterfront setback. Applicant did not create the shape of the lot necessitating a variance. Pool shape is designed to be minimal consistent with lot shape. Need for variance arises out of lot shape, not applicant's actions. See: City of Coral Gables v. Geary, 383 So. 2d 1127, Fla 3rd DCA 1980) where court stated as follows: As we indicated in Wilson v. Borough of Mountainside, 42 N.J. 426, 452-453, 201 A.2d 540 (1964), when neither the owner ***1129** of the lot at the time of adoption of the zoning ordinance . . . nor a subsequent owner, did anything to create the condition . . . for which the variance is sought, a right to relief possessed by the original owner passes to the successor in title. Such right is not lost simply because the succeeding owner bought or contracted to buy with knowledge of the . . . restriction. See 2 Rathkopf, Law of Zoning & Planning, c. 48, p. 48-20 (3d ed. 1966). (e. s.)

3. A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.
Response: The County setback variances from Section 3501 of the LDC are historically regularly granted to waterfront lots on a case by case basis in the Riverhaven subdivision. Exhibit "D" identifies variances in the area. Only one (1) lot meets LDC standards. In 2001, the subject lot received a like variance to 20 ft. for two (2) sides of the house. Exhibit "B" lists all variances from waterfront setback the abutting lot owners have previously received.

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.
Response: The staff report concedes this irregular shape lot area is unnecessary hardship peculiar to land. Public purpose of setbacks – aesthetics and water quality are both preserved. The latter enhanced by engineering plan addressing pre and post drainage. Further, a pool is a right commonly enjoyed by many in the subdivision.

Attachment: Applicant PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

5. The variance granted is the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.
Response: The request variance is the minimum in the context of reasonable development standard, it conforms to limited area as to size. Note pool functions as a stormwater collection basin. The decking will be pervious. A pool is a reasonable development in subdivision and County.

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.
Response: There is no injury to the area. Property value's are maintained; water quality is addressed via engineering design system. Abutting developed lots, pre 1990, have no water quality standards unless they were granted a variance. See Exhibit "D" Engineer's report on stormwater.

Attachment: Applicant PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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.

Response:

As to conditions, applicant proposes the following:

a. 100% guttering
b. Rain barrels
c. Engineered stormwater system (pre and post)
d. Any decking quality as impervious area per code
e. Setback is 20' feet per site plan, consistent with house

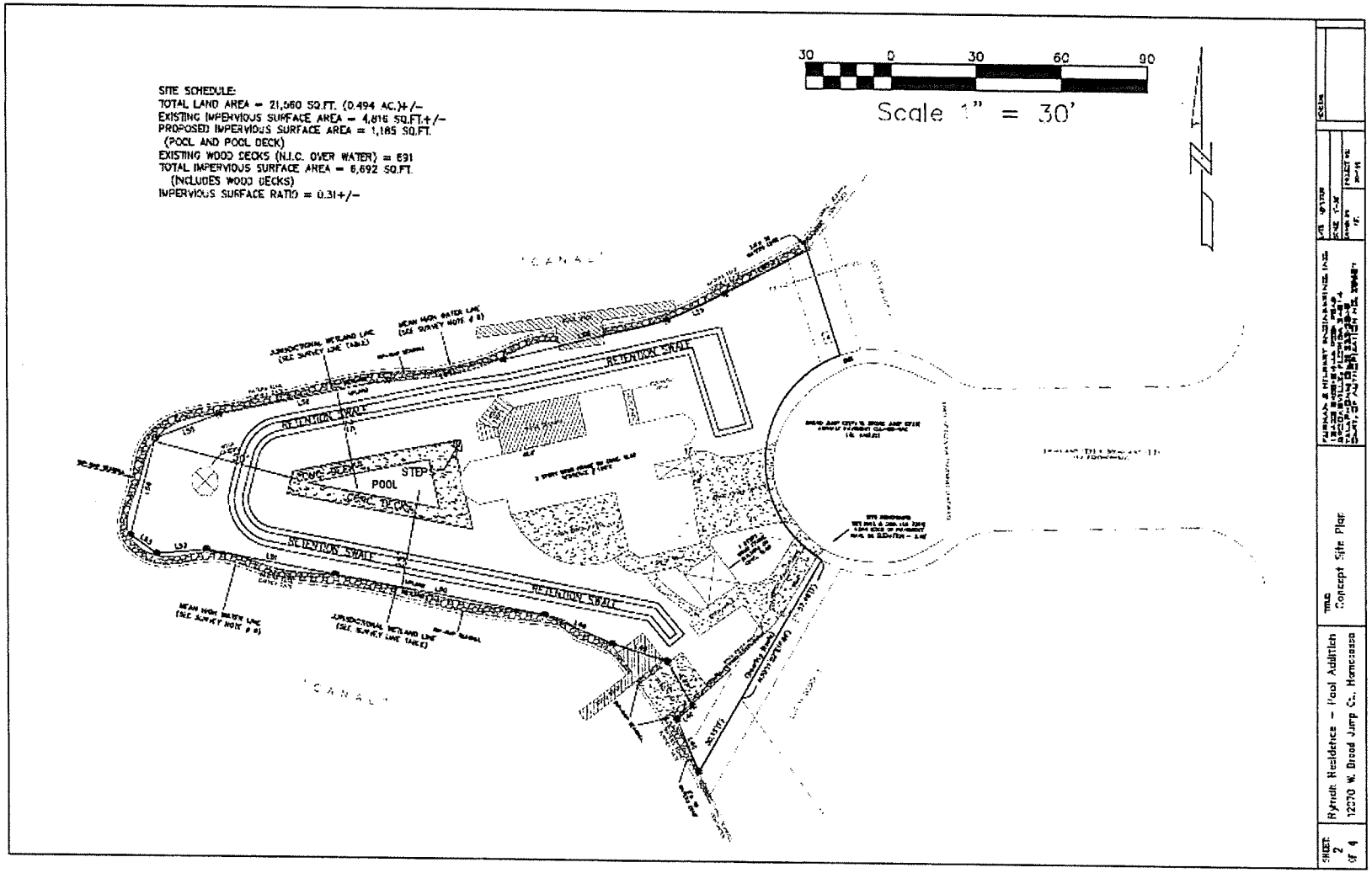
8. Granting of the variance will not deviate from the clear intent of the adopted Comprehensive Plan.

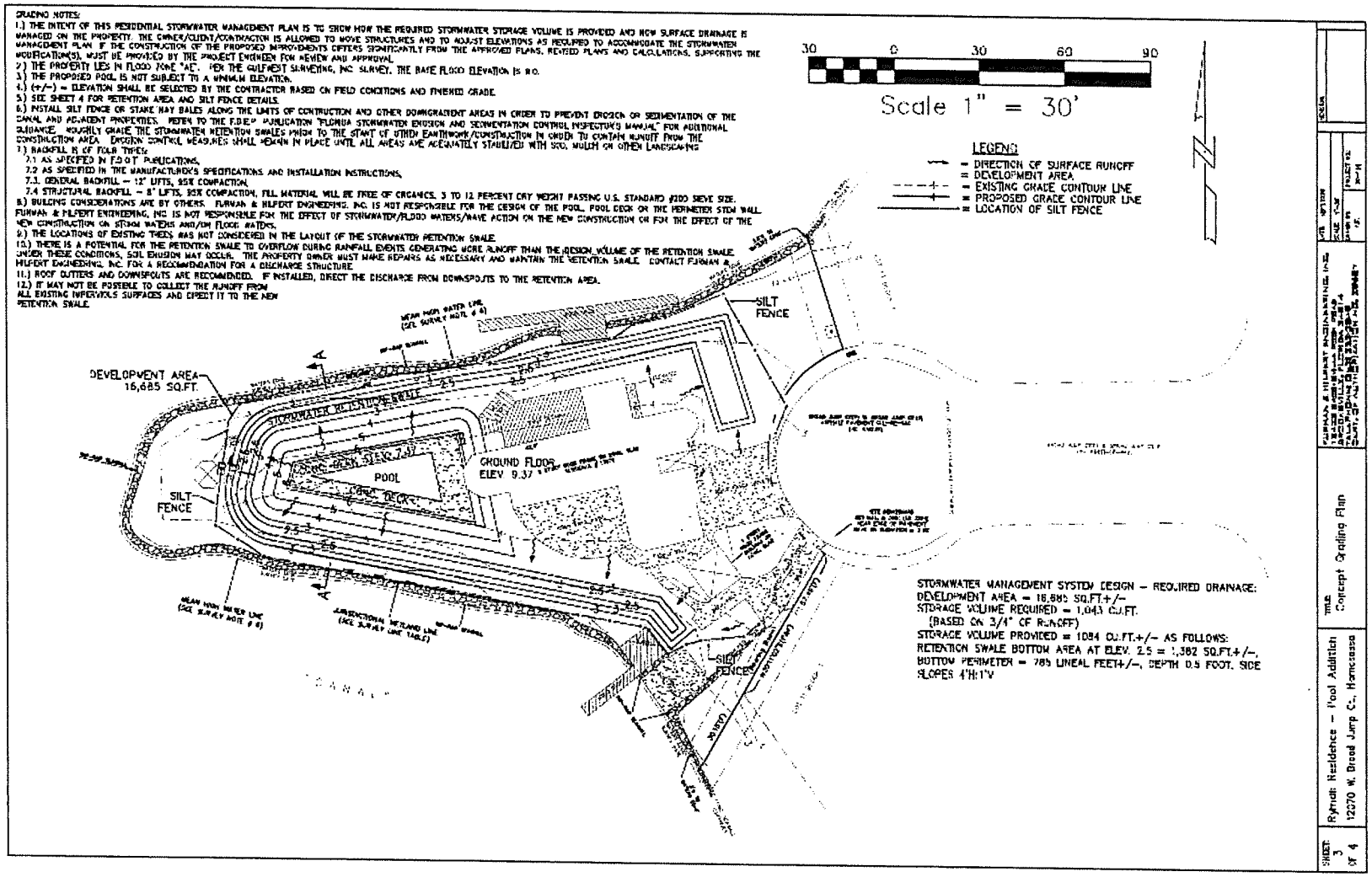
Response: Land use plan does not specifically address the issue of waterfront setback for existing lots. Plan policy 3.11 states [50 foot setback] is for new lots. The standards of Plan Policy 3.13 are applicable "during construction" and will be met.

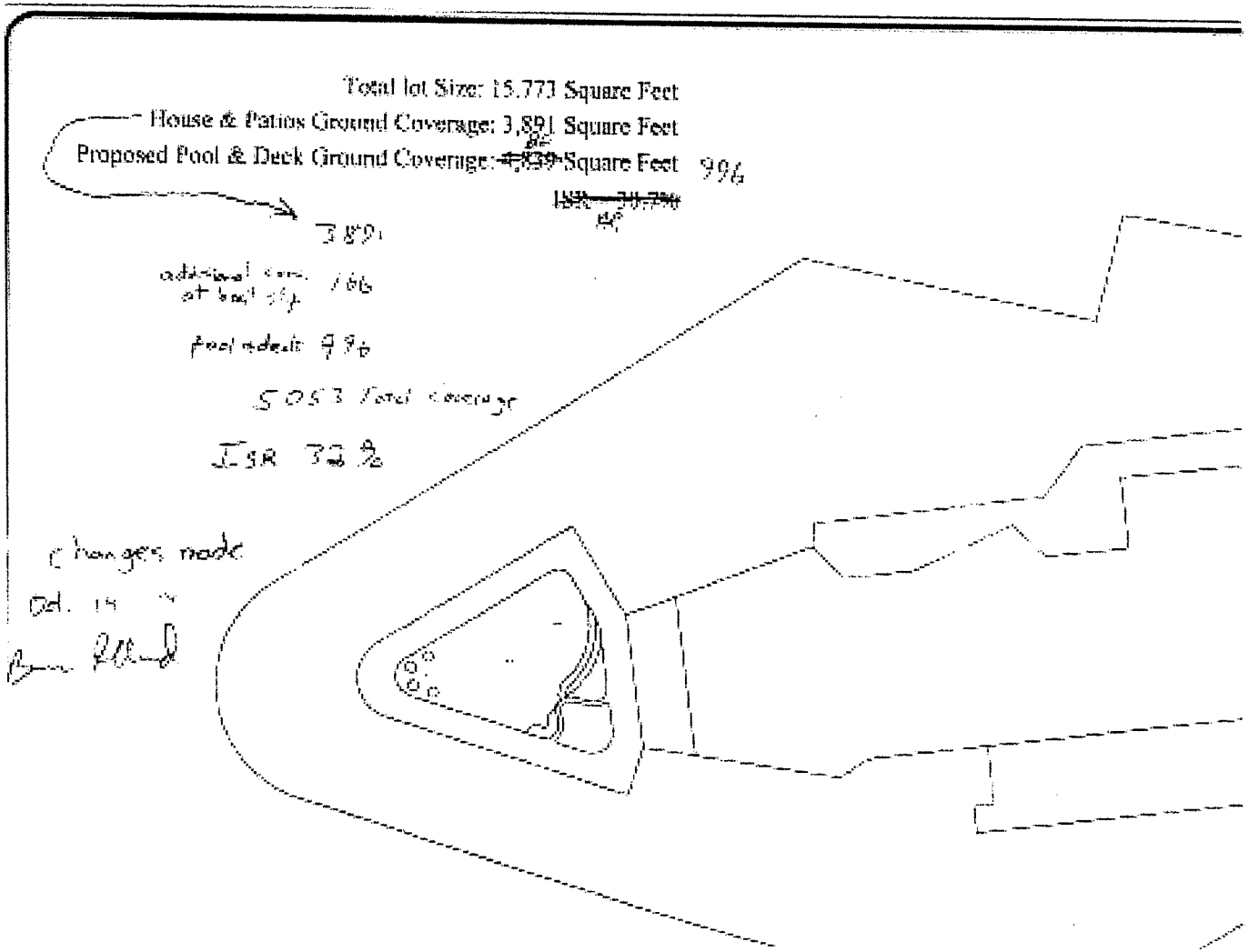
By use of swale and berm and engineered system (Exhibit "D"), Policy 3.1.7 is addressed.

The engineered stormwater system will meet Policy 3.1.9 and 3.1.10.

Attachment: Applicant PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)


SITE SCHEDULE:
TOTAL LAND AREA = 21,060 SQ.FT. (0.494 AC.)+/-
EXISTING IMPERVIOUS SURFACE AREA = 4,816 SQ.FT.+/-
PROPOSED IMPERVIOUS SURFACE AREA = 1,185 SQ.FT.
(POOL AND POOL DECK)
EXISTING WOOD DECKS (N.I.C. OVER WATER) = 691
TOTAL IMPERVIOUS SURFACE AREA = 6,692 SQ.FT.
(INCLUDES WOOD DECKS)
IMPERVIOUS SURFACE RATIO = 0.31+/-
30 0 30 60 90
Scale 1" = 30'
CANAL
RETENTION SWALE
POOL
STEPS
POOL DECK
Ryman Residence - Pool Addition
12270 W. Broad Jump Ct., Homosassa
Concept Site Plan
SHEET 2 OF 4


GRADING NOTES:
1.) THE INTENT OF THIS RESIDENTIAL STORMWATER MANAGEMENT PLAN IS TO SHOW HOW THE REQUIRED STORMWATER STORAGE VOLUME IS PROVIDED AND HOW SURFACE DRAINAGE IS MANAGED ON THE PROPERTY. THE OWNER/CLIENT/CONTRACTOR IS ALLOWED TO MOVE STRUCTURES AND TO ADJUST ELEVATIONS AS REQUIRED TO ACCOMMODATE THE STORMWATER MANAGEMENT PLAN. IF THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS DIFFERS SIGNIFICANTLY FROM THE APPROVED PLANS, REVISED PLANS AND CALCULATIONS, SUPPORTING THE MODIFICATION(S), MUST BE PROVIDED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.
2.) THE PROPERTY LIES IN FLOOD ZONE "AE". PER THE GULFWEST SURVEYING, INC SURVEY, THE BASE FLOOD ELEVATION IS n.o.
3.) THE PROPOSED POOL IS NOT SUBJECT TO A MINIMUM ELEVATION.
4.) (+/-) = ELEVATION SHALL BE SELECTED BY THE CONTRACTOR BASED ON FIELD CONDITIONS AND FINISHED GRADE.
5.) SEE SHEET 4 FOR RETENTION AREA AND SILT FENCE DETAILS.
6.) INSTALL SILT FENCE OR STAKE HAY BALES ALONG THE LIMITS OF CONSTRUCTION AND OTHER DOWNGRADIENT AREAS IN ORDER TO PREVENT EROSION OR SEDIMENTATION OF THE CANAL AND ADJACENT PROPERTIES. REFER TO THE F.D.E.P. PUBLICATION "FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL" FOR ADDITIONAL GUIDANCE. ROUGHLY GRADE THE STORMWATER RETENTION SWALES PRIOR TO THE START OF OTHER EARTHWORK/CONSTRUCTION IN ORDER TO CONTAIN RUNOFF FROM THE CONSTRUCTION AREA. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL AREAS ARE ADEQUATELY STABILIZED WITH SOD, MULCH OR OTHER LANDSCAPING.
7.) BACKFILL IS OF FOUR TYPES:
7.1 AS SPECIFIED IN F.D.O.T. PUBLICATIONS,
7.2 AS SPECIFIED IN THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS,
7.3. GENERAL BACKFILL – 12" LIFTS, 95% COMPACTION
7.4 STRUCTURAL BACKFILL – 8" LIFTS, 95% COMPACTION, FILL MATERIAL WILL BE FREE OF ORGANICS, 3 TO 12 PERCENT DRY WEIGHT PASSING U.S. STANDARD #200 SIEVE SIZE.
8.) BUILDING CONSIDERATIONS ARE BY OTHERS. FURMAN & HILPERT ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE DESIGN OF THE POOL, POOL DECK OR THE PERIMETER STEM WALL. FURMAN & HILPERT ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE EFFECT OF STORMWATER/FLOOD WATERS/WAVE ACTION ON THE NEW CONSTRUCTION OR FOR THE EFFECT OF THE NEW CONSTRUCTION ON STORM WATERS AND/OR FLOOD WATERS.
9.) THE LOCATIONS OF EXISTING TREES WAS NOT CONSIDERED IN THE LAYOUT OF THE STORMWATER RETENTION SWALE.
10.) THERE IS A POTENTIAL FOR THE RETENTION SWALE TO OVERFLOW DURING RAINFALL EVENTS GENERATING MORE RUNOFF THAN THE DESIGN VOLUME OF THE RETENTION SWALE. UNDER THESE CONDITIONS, SOIL EROSION MAY OCCUR. THE PROPERTY OWNER MUST MAKE REPAIRS AS NECESSARY AND MAINTAIN THE RETENTION SWALE. CONTACT FURMAN & HILPERT ENGINEERING, INC. FOR A RECOMMENDATION FOR A DISCHARGE STRUCTURE.
11.) ROOF GUTTERS AND DOWNSPOUTS ARE RECOMMENDED. IF INSTALLED, DIRECT THE DISCHARGE FROM DOWNSPOUTS TO THE RETENTION AREA.
12.) IT MAY NOT BE POSSIBLE TO COLLECT THE RUNOFF FROM ALL EXISTING IMPERVIOUS SURFACES AND DIRECT IT TO THE NEW RETENTION SWALE.
30 0 30 60 90
Scale 1" = 30'
LEGEND
= DIRECTION OF SURFACE RUNOFF
= DEVELOPMENT AREA
= EXISTING GRADE CONTOUR LINE
= PROPOSED GRADE CONTOUR LINE
= LOCATION OF SILT FENCE
SILT FENCE
DEVELOPMENT AREA 16,685 SQ.FT.
STORMWATER RETENTION SWALE
POOL
GROUND FLOOR ELEV 9.37
SILT FENCE
"CANAL"
SILT FENCE
STORMWATER MANAGEMENT SYSTEM DESIGN – REQUIRED DRAINAGE:
DEVELOPMENT AREA = 16,685 SQ.FT.+/–
STORAGE VOLUME REQUIRED = 1,043 CU.FT.
(BASED ON 3/4" OF RUNOFF)
STORAGE VOLUME PROVIDED = 1084 CU.FT.+/– AS FOLLOWS:
RETENTION SWALE BOTTOM AREA AT ELEV. 2.5 = 1,382 SQ.FT.+/–,
BOTTOM PERIMETER = 785 LINEAL FEET+/–, DEPTH 0.5 FOOT, SIDE SLOPES 4'H:1'V
Concept Grading Plan
Ryman Residence – Pool Addition
12070 W. Broad Jump Ct., Homosassa
SHEET 3 OF 4


Total lot Size: 15,773 Square Feet
House & Patios Ground Coverage: 3,891 Square Feet
Proposed Pool & Deck Ground Coverage: ~~4,839~~ Square Feet 996
3891
additional conc. at back of pool 166
pool addition 996
5053 Total coverage
ISR 32 %
changes made
Oct. 19

Staff Comments	Response
1. Page 2, Par. 3 Of the three lots on either side of the subject property, four lots have been granted a variance. The variances were granted in 1987, 1993, 1995, 1999, and 2000 predating the current LDC. This property was granted a variance in 2001 with six conditions, (V-01-44).	If the scope of the area is expanded marginally, the number of variances and variances for pools increases. Variance standards in the 80's and 90's identical to current LDC
2. Page 2, analysis The site plan indicates the pool and deck total 1,185 square feet. The site plan also proposed a retention swale. The existing house also has a guttering system. Of the six, two have pools that were granted in 1999 and 2000.	The report fails to indicate the size of other pools in the area – size is comparable for lot size. The application includes an engineered stormwater system that treats existing and new stormwater – it's more than a "swale". Application demonstrates significant number of variances for pools in an expanded area within subdivision. Also approximately 30% of improved lots have pools in subject subdivision.
3. Page 3, Plan consistency 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. The applicant is willing to put in a swale as shown on the site plan. The house also has a guttering system. The applicant indicates that the existing and proposed improvements will meet ISR requirements.	Applicant is installing an engineered stormwater system which treats existing and lot's future stormwater. Water quality is enhanced meeting intent of Plan/LDC.

1. Page 4, LDC Compliance The application is not consistent with the provisions of the LDC pertaining to waterfront setbacks. The applicant is proposing a 25 foot setback to the Mean High Water Line and Jurisdictional Wetland Line.	LDC setback is to protect water quality – this is addressed. Applicant site already has a variance at 25 feet. Abutters average setback is 21 feet. Variance standard No. 6 is met – the general intent of code and no injuries to the public.
2. Page 4, Finding of Fact Setback requirements were in place at the time of ownership.	This is not a legal standard in the Code. See two (2) appellate cases cited in applicant holding such is an erroneous legal standard in any variances proceeding.
The lot will not have special privilege for the construction of a pool than the other lots in the general area.	Given lot shape, it can not be construed for any use without a variance – whether house or an accessory use. Application demonstrates the number of pools in the area; it establishes a pool is a reasonable use for this subdivision.
The applicant can continue to use the property without undue hardship.	A literal interpretation means no accessory uses would ever be allowed – LDC also speaks to "rights commonly enjoyed by others". Herein – others in subdivision (30%) enjoy pools on their respective parcels.
The installation of the pool at the setback requested is not necessary to make reasonable development of the property.	First, the staff report misquotes variance standard – not setting forth the full text. A complete reading of standard versus documented facts of applicant establishes a pool is a reasonable use and shared by others in the subdivision.

Attachment: Applicant PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

Application No.: V-20-10 Date: 8/28/2020

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

Applicant*
Name: Maurice & Christina Ryman
Address: 12070 W. Broadjump Ct
City: Homosassa
State: Florida Zip: 34448
Home No.: 352-540-0060 Cell No.:
Work No.: Fax No.:
Email: mryman@ctsfla.com

Property Owner
Name: Maurice + Christina Ryman
Address: 12070 W. Broadjump Ct
City: Homosassa
State: FL Zip: 34448
Home No.: 352-540-0060 Cell No.:
Work No.: Fax No.:
Email: mryman@ctsfla.com

Property Description: Section: 25 Township: 19 South Range: 16 East
Legal Description: Riverhaven Vlg PB9 PG31 Lot 12 BLK 1
Subdivision: Riverhaven Village Lot(s): 12 Block/Parcel: 1
Alternate Key #: 1012261 Parcel ID: 1E19S25000100001200

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

Variance Request: 20' Setback for paver deck on pool. Sides of property we will provide berms + swales waiting on civil engineer to complete

State hardship that justifies the granting of the variance: two opposing waterline which create a unique property line + Setback Portion of Home is at 17.6 on one side

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 Maurice Ryman, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 28 day of August, 2020.

Jacob McGowan
Printed Name

Notary Public - State of Florida

Seal

Jacob McGowan
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG291183
Expires 1/14/2023

RECEIVED
AUG 28 2020

For Staff Use Only
Date: _____
Time: _____
Initials: _____
ATF: _____
QTR: _____
LUD: _____
FZ: _____

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

June 8, 2021

Hand and Email Delivery

Miranda Anaya, Senior Planner
Citrus County Growth Management Department
Citrus County Board of County Commissioners
3600 W. Sovereign Path, Ste. 113
Lecanto, FL 34461

Re: Maurice and Christina Ryman
Alternate Key #1012261
12070 W Broad Jump Court, Homosassa, Florida
V-20-10

Dear Ms. Anaya:

First, thank you for your patience. All surveyors, planners, engineers etc. are booked solid. To supplement the above noted variance application, I enclose the revised site plan. Please note we have made a change i.e. reduction to the pool area and deck area. Per general contractor, building codes mandate two (2) access points and one (1) abut deck area of three (3) feet.

The attached matrix shows initial application filing for pool size, first modification thereof and current submittal.

Please forward staff report on finalization. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure
cc: Client

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JUN 08 2021
V-20-10
Land Development Div

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

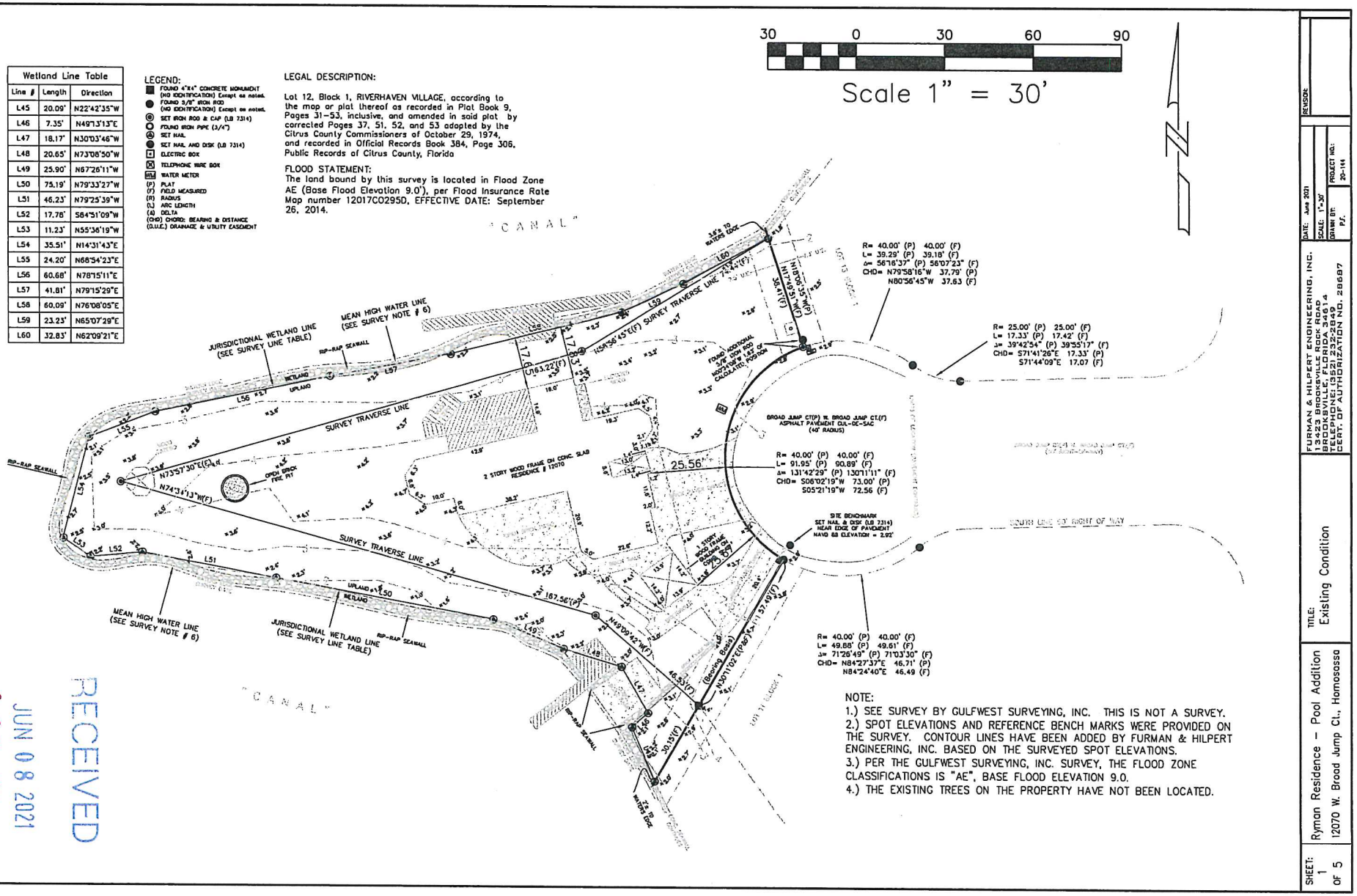
Site Plan History
Ryman Pool Variance V-20-10

	ORIGINAL (Sq.Ft.)	Revised #1 (Sq.Ft.)	Revised #2 (Sq.Ft.)
OVERALL POOL + DECK AREA	1819 Ft.	1185 Ft.	557 Ft.
POOL AREA	384 Ft.	384 Ft.	368 Ft.
DECK AREA	1435 Ft.	801 Ft.	84 Ft.
SETBACK PROPOSED	20 Ft.	25 Ft.	30 Ft.

All these site plans met current LDC ISR ratio. Version No. 2 and No. 3 includes an engineered stormwater plan.

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Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)



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Land Development Division
V-20-10

GRADING NOTES:

1.) THE INTENT OF THIS RESIDENTIAL STORMWATER MANAGEMENT PLAN IS TO SHOW HOW THE REQUIRED STORMWATER STORAGE VOLUME IS PROVIDED AND HOW SURFACE DRAINAGE IS MANAGED ON THE PROPERTY. THE OWNER/CLIENT/CONTRACTOR IS ALLOWED TO MOVE STRUCTURES AND TO ADJUST ELEVATIONS AS REQUIRED TO ACCOMMODATE THE STORMWATER MANAGEMENT PLAN. IF THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS DIFFERS SIGNIFICANTLY FROM THE APPROVED PLANS, REVISED PLANS AND CALCULATIONS, SUPPORTING THE MODIFICATION(S), MUST BE PROVIDED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.

2.) THE PROPERTY LIES IN FLOOD ZONE "AE". PER THE GULFWEST SURVEYING, INC. SURVEY, THE BASE FLOOD ELEVATION IS 9.0.

3.) THE PROPOSED POOL IS NOT SUBJECT TO A MINIMUM ELEVATION.

4.) (+/–) = ELEVATION SHALL BE SELECTED BY THE CONTRACTOR BASED ON FIELD CONDITIONS AND FINISHED GRADE.

5.) SEE SHEETS 4 & 5 FOR RETENTION SWALE AND SILT FENCE DETAILS.

6.) INSTALL SILT FENCE OR STAKE HAY BALES ALONG THE LIMITS OF CONTRUCTION AND OTHER DOWNGRADIENT AREAS IN ORDER TO PREVENT EROSION OR SEDIMENTATION OF THE CANAL AND ADJACENT PROPERTIES. REFER TO THE F.D.E.P. PUBLICATION "FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL" FOR ADDITIONAL GUIDANCE. ROUGHLY GRADE THE STORMWATER RETENTION SWALES PRIOR TO THE START OF OTHER EARTHWORK/CONSTRUCTION IN ORDER TO CONTAIN RUNOFF FROM THE CONSTRUCTION AREA. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL AREAS ARE ADEQUATELY STABILIZED WITH SOD, MULCH OR OTHER LANDSCAPING.

7.) BACKFILL IS OF FOUR TYPES:
- 7.1 AS SPECIFIED IN F.D.O.T. PUBLICATIONS,
- 7.2 AS SPECIFIED IN THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS,
- 7.3. GENERAL BACKFILL – 12" LIFTS, 95% COMPACTION,
- 7.4 STRUCTURAL BACKFILL – 8" LIFTS, 95% COMPACTION, FILL MATERIAL WILL BE FREE OF ORGANICS, 3 TO 12 PERCENT DRY WEIGHT PASSING U.S. STANDARD #200 SIEVE SIZE.

8.) BUILDING CONSIDERATIONS ARE BY OTHERS. FURMAN & HILPERT ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE DESIGN OF THE POOL, POOL DECK OR THE SEAWALL MODIFICATIONS. FURMAN & HILPERT ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE EFFECT OF STORMWATER/FLOOD WATERS/WAVE ACTION ON THE NEW CONSTRUCTION OR FOR THE EFFECT OF THE NEW CONSTRUCTION ON STORM WATERS AND/OR FLOOD WATERS.

9.) THE LOCATIONS OF EXISTING TREES WERE NOT CONSIDERED IN THE LAYOUT OF THE STORMWATER RETENTION SWALE.

10.) THERE IS A POTENTIAL FOR THE RETENTION SWALE TO OVERFLOW DURING RAINFALL EVENTS GENERATING MORE RUNOFF THAN THE DESIGN VOLUME OF THE RETENTION SWALE. UNDER THESE CONDITIONS, SOIL EROSION MAY OCCUR. THE PROPERTY OWNER MUST MAKE REPAIRS AS NECESSARY AND MAINTAIN THE RETENTION SWALE. CONTACT FURMAN & HILPERT ENGINEERING, INC. FOR A RECOMMENDATION FOR A DISCHARGE STRUCTURE.

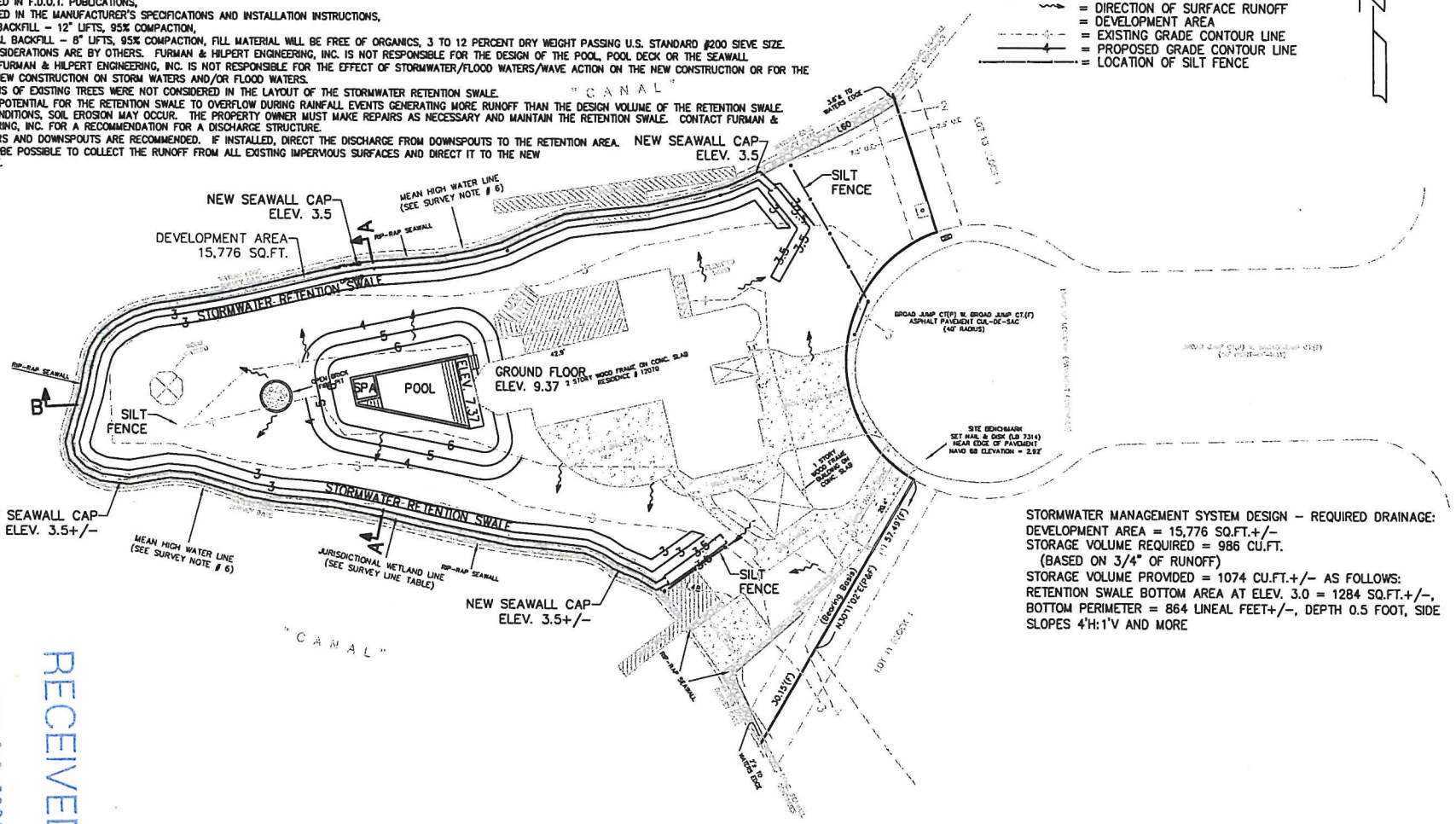
11.) ROOF GUTTERS AND DOWNSPOUTS ARE RECOMMENDED. IF INSTALLED, DIRECT THE DISCHARGE FROM DOWNSPOUTS TO THE RETENTION AREA.

12.) IT MAY NOT BE POSSIBLE TO COLLECT THE RUNOFF FROM ALL EXISTING IMPERVIOUS SURFACES AND DIRECT IT TO THE NEW RETENTION SWALE.

30 0 30 60 90

Scale 1" = 30'

LEGEND
- = DIRECTION OF SURFACE RUNOFF
- = DEVELOPMENT AREA
- = EXISTING GRADE CONTOUR LINE
- = PROPOSED GRADE CONTOUR LINE
- = LOCATION OF SILT FENCE



STORMWATER MANAGEMENT SYSTEM DESIGN – REQUIRED DRAINAGE:
DEVELOPMENT AREA = 15,776 SQ.FT.+/–
STORAGE VOLUME REQUIRED = 986 CU.FT.
(BASED ON 3/4" OF RUNOFF)
STORAGE VOLUME PROVIDED = 1074 CU.FT.+/– AS FOLLOWS:
RETENTION SWALE BOTTOM AREA AT ELEV. 3.0 = 1284 SQ.FT.+/–,
BOTTOM PERIMETER = 864 LINEAL FEET+/–, DEPTH 0.5 FOOT, SIDE SLOPES 4'H:1'V AND MORE

REVISION:

DATE: June 2021
SCALE: 1"=30'
DRAWN BY: P.J.
PROJECT NO: 20-144

FURMAN & HILPERT ENGINEERING, INC.
13423 BROOKSVILLE ROCK ROAD
BROOKSVILLE, FLORIDA 34614
TELEPHONE: (352) 232-2020
CERT. OF AUTHORIZATION NO. 28687

TITLE: Site Grading Plan

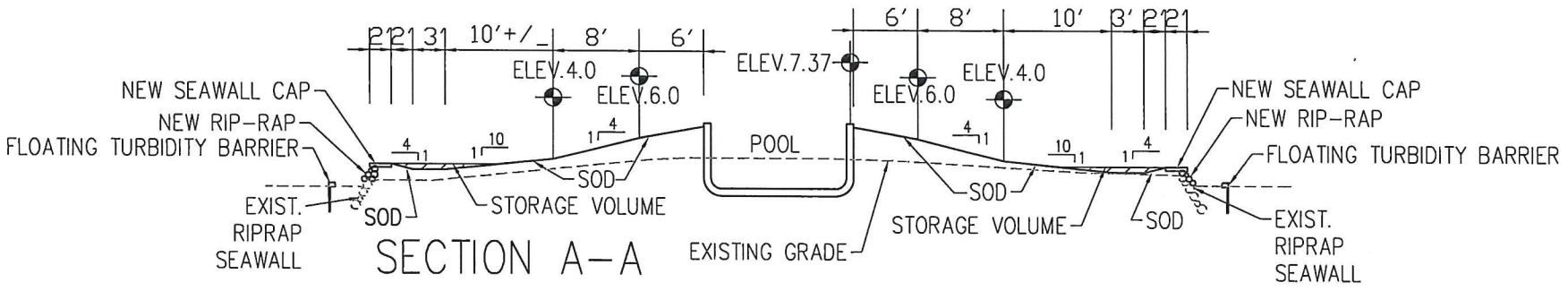
Ryman Residence – Pool Addition
12070 W. Broad Jump Ct., Homosassa

SHEET: 3 OF 5

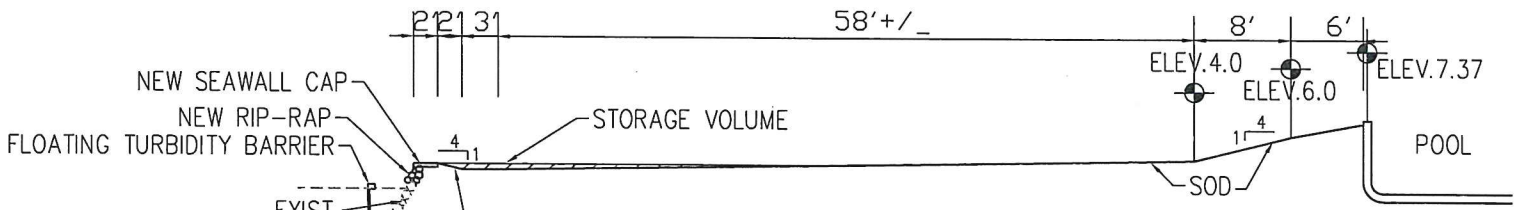
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V-20-10
Land Development Division

Packet Pg. 404

J.5.c



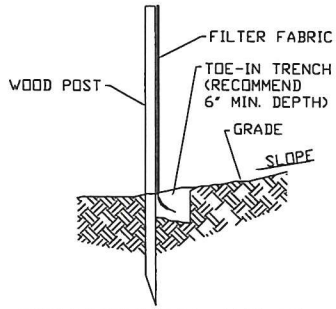
SECTION A–A



SECTION B

RETENTION AREA/SITE SECTIONS

1″=10′



STANDARD SILT FENCE DETAIL

N.T.S.

FURMAN & HILPERT ENGINEERING, INC.
13423 BROOKSVILLE ROCK ROAD
BROOKSVILLE, FLORIDA 34614
TELEPHONE: (352) 232-2849
CERT. OF AUTHORIZATION NO. 28687

DATE: June 2021
SCALE: As Shown
DRAWN BY: P.F.
PROJECT NO: 20-144

REVISION

TITLE: Details

Ryman Residence – Pool Addition
12070 W. Broad Jump Ct., Homosassa

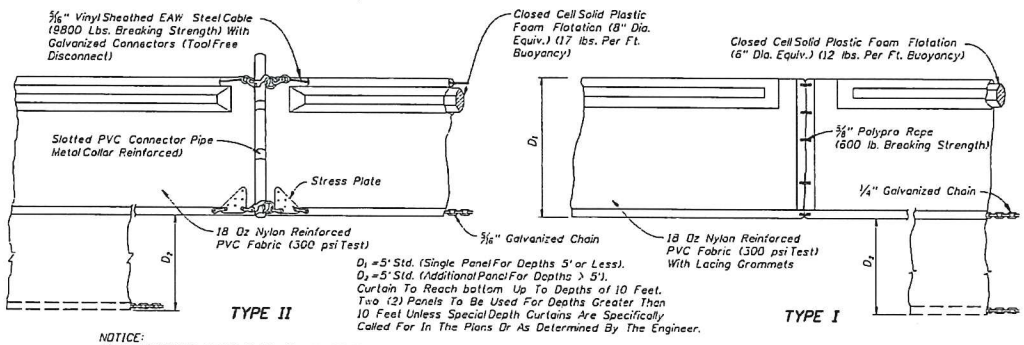
SHEET: 4 OF 5

RECEIVED
JUN 08 2021
V-20-10

Packet Pg. 405

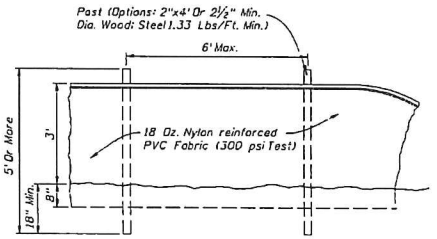
J.5.c

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

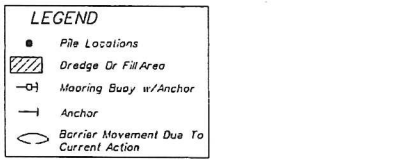


NOTICE:
COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

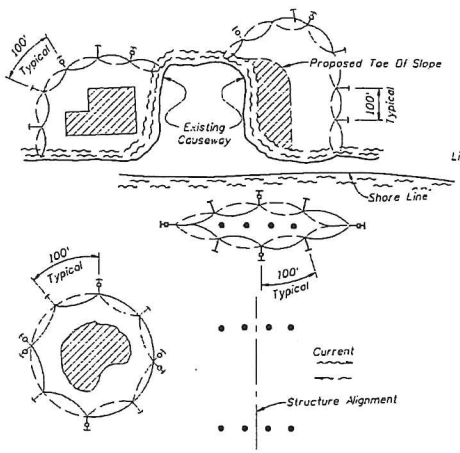
FLOATING TURBIDITY BARRIERS



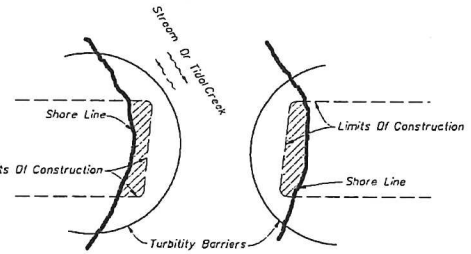
STAKED TURBIDITY BARRIER



Notes:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.



TURBIDITY BARRIER APPLICATIONS



Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractor's option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked trubidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

GENERAL NOTES

1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.

2010 FDOT Design Standards	Last Revision 07/01/07	Sheet No. 1 of 1
TURBIDITY BARRIERS	Index No. 103	

REVISION

DATE: June 2021
SCALE: As Shown
DRAWN BY: PT.
PROJECT NO: 20-144

FURMAN & HILPERT ENGINEERING, INC.
13423 BROOKSVILLE ROCK ROAD
BROOKSVILLE, FLORIDA 34614
PHONE: (352) 796-2313
CERT. OF AUTHORIZATION NO. 28687

TITLE: Details

Ryman Residence – Pool Addition
12070 W. Broad Jump Ct., Homosassa

SHEET: 5 OF 5

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Land Developm
V-20-10

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:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

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NOV 13 2020
CITRUS COUNTY
PLANNING & DEVELOPMENT

November 9, 2020

Email Delivery

Michael Sherman, AICP, Director
Citrus County Growth Management Department
Citrus County Board of County Commissioners
3600 W. Sovereign Path, Ste. 113
Lecanto, FL 34461

Re: Maurice and Christina Ryman
Alternate Key #1012261
12070 W Broad Jump Court, Homosassa, Florida
V-20-10

Dear Mr. Sherman:

To supplement the above noted variance application, I enclose the following Exhibits with Exhibit list:

1. Site plan map depicting setbacks – Exhibit "A";
2. Abutter build-out data Matrix – Exhibit "B";
3. Variance standards matrix – Exhibit "C";
4. Engineer's revised drainage plan treating existing and new stormwater – Exhibit "D". Note, new master drainage plan has a 25 ft. setback versus a 20 ft. setback;
5. Aerials – Exhibit "E".

Please note we have made a public records request for all abutters variances and have not received such. We'll file same on receipt. Please forward staff report on finalization. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Exhibit List
Maurice and Christina Ryman Variance V-20-10
Alternate Key No.: 1012261
12070 W Broad Jump Court, Homosassa, FL 34448

Exhibit "A" – Site Plan map depicting setbacks

Exhibit "B" – Abutter Build Out Data Matrix

Exhibit "C" – Variance Standards Matrix

Exhibit "D" – Engineer's revised drainage plan

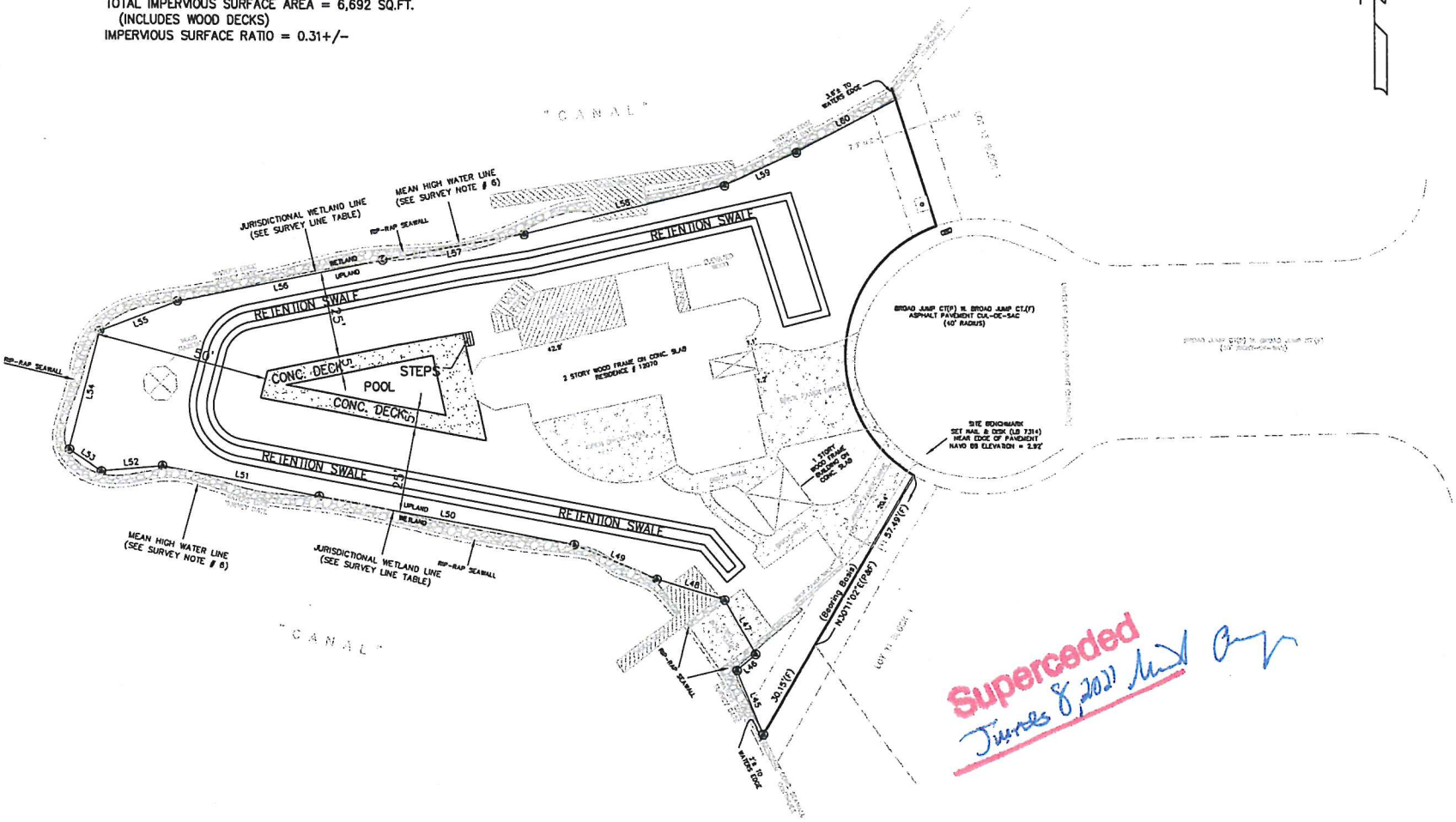
Exhibit "E" – Aerial(s)

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

SITE SCHEDULE:
TOTAL LAND AREA = 21,560 SQ.FT. (0.494 AC.)+/-
EXISTING IMPERVIOUS SURFACE AREA = 4,816 SQ.FT.+/-
PROPOSED IMPERVIOUS SURFACE AREA = 1,185 SQ.FT.
(POOL AND POOL DECK)
EXISTING WOOD DECKS (N.I.C. OVER WATER) = 691
TOTAL IMPERVIOUS SURFACE AREA = 6,692 SQ.FT.
(INCLUDES WOOD DECKS)
IMPERVIOUS SURFACE RATIO = 0.31+/-

30 0 30 60 90

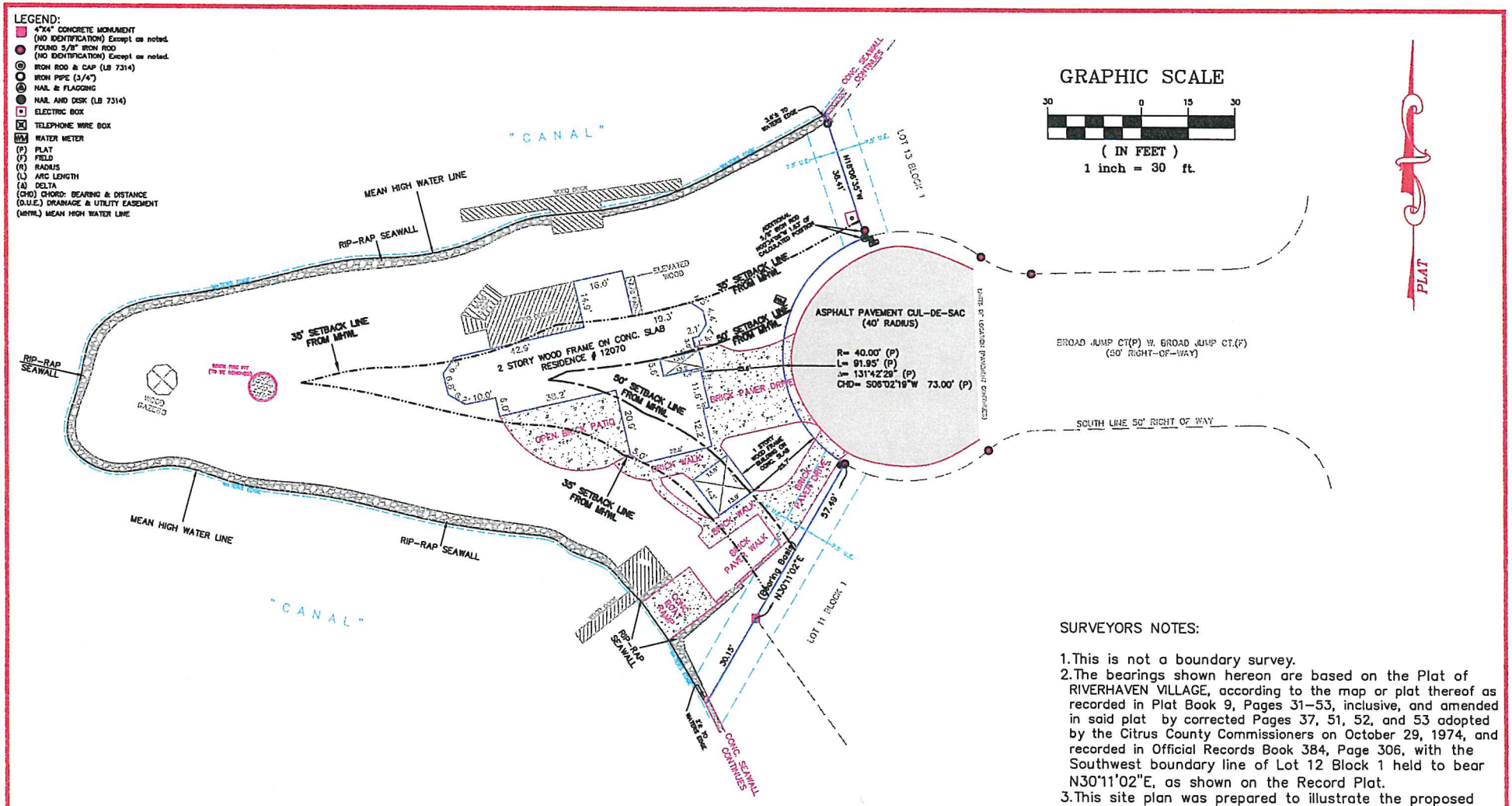
Scale 1" = 30'



Superceded
June 8, 2021

SHEET:	2 OF 4
TITLE:	Concept Site Plan
	Ryman Residence – Pool Addition
	12070 W. Broad Jump Ct., Homosassa
DATE:	SEPT 2020
SCALE:	1"=30'
DRAWN BY:	P.F.
PROJECT NO:	20-144
REVISION:	

FURMAN & HILPERT ENGINEERING, INC.
1237 S. BROAD STREET
BROOKSVILLE, FLORIDA 34614
TELEPHONE:(352) 232-2849
CERT. OF AUTHORIZATION NO. 28687



SURVEYORS NOTES:

1. This is not a boundary survey.
2. The bearings shown hereon are based on the Plat of RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Pages 31–53, inclusive, and amended in said plat by corrected Pages 37, 51, 52, and 53 adopted by the Citrus County Commissioners on October 29, 1974, and recorded in Official Records Book 384, Page 306, with the Southwest boundary line of Lot 12 Block 1 held to bear N30°11'02"E, as shown on the Record Plat.
3. This site plan was prepared to illustrate the proposed location of a proposed pool area.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone AE (Base Flood Elevation 9.0'), per Flood Insurance Rate Map number 12017C0295D, EFFECTIVE DATE: September 26, 2014.

CURRENT SETBACK PLAN FOR
Maurice A. Ryman
Citrus County, Florida

Project No.: 20070	Field Book: N/A	Drawn By: JWS	
Scale: 1" = 30'	Field Date: N/A	Sheet 1 Of 1	

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

Exhibit "A"

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Exhibit "B"

Abutter Buildout/Setback Data
Riverhaven Village

Alternate Key Number	Lot Number	House Size	Date Built	Lot Size	Lot Value	WF Setback	Variance
1903254	1 Pool	2,409	1987	.29	$154,000	16.5	V87-18(A)
1903246	2 Pool	3,150	1986	.27	$133,280	22.45	
1012198	3 Pool	3,788	2008	.29	$125,440	34	V-05-29
1012201	4	Vacant		.28	$127,680		
1012210	5	3,989	2004	.64	$264,880	20	V-02-60
1012228	6 Pool	3,048	1979	.61	$175,840	20	
1012236	9	Vacant		.95	$354,000		
1012244	10	5,511	2002	.52	$344,800	30	
1012252	11	2,991	1988	.46	$172,320	30	V87-45(A)
1012261	12 Client	4,644	1993	.59	$244,000		
1896347	13 Pool	3,284	2001	.39	$151,760	42	V-00-12
1012279	14	Vacant		.31	$143,360		
1944708	15	2,930	1978	.30	$143,920	28.5	
1012287	16	3,370	1995	.26	$147,840	33	V93-26(A) V95-09(A)
1012295	17	3,191	1987	.45	$230,360	27	
Total							

- Average setback is 27.58 feet. Only one meets LDC setback standards of 35 feet.
- Only six (6) single family structures built post 1990 LDC.
- Seven (7) variances poste waterfront setback standard from 1986 code.

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Exhibit "C"

Ryman Variance Standards
Variance No. V-20-10

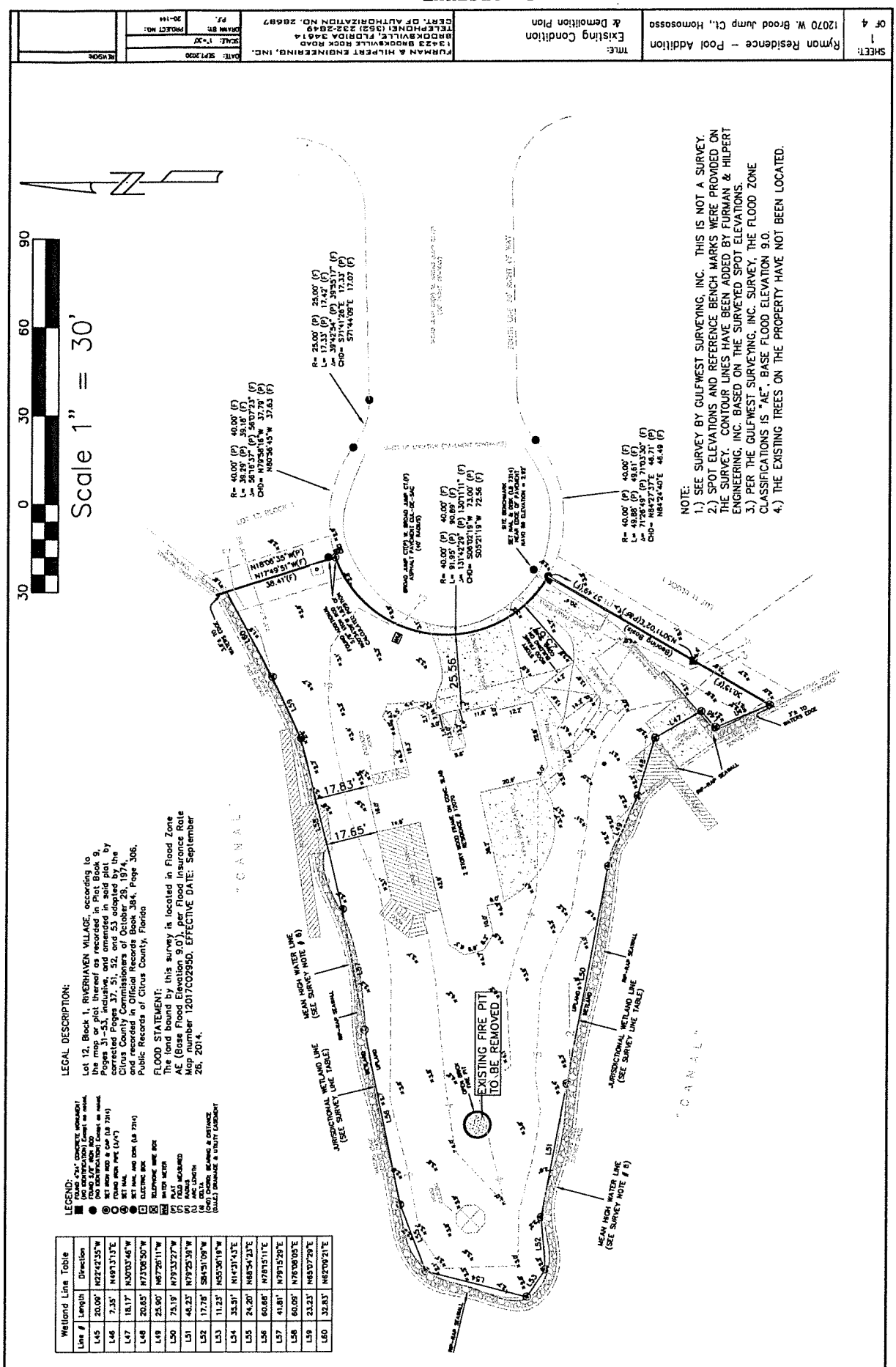
LDC Section 4400 (C)(1-8)	Applicant Response
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.	The lot was platted in 1973. The subject lot is 25,557 sq. ft. platted pre Code at a time of no setbacks. The house was built in 1992/2002. The house size is 4,644 sq. ft. The lot is irregularly shaped – i.e. triangular peninsula with water on three (3) sides and a cul de sac front which enlarges front yard setback area. Exhibit "A" shows impact all application of setbacks to lot (water/front/sides). The proposed setback of twenty feet (20) ft. allows for the use of a small pool of 635 sq. ft. (MOL) with deck – consistent with abutters and ISR of area.
2. The special conditions and circumstances do not result from the actions of the applicants.	As stated the lot was created in 1973 following shape of waterfront. The lot is pre any Code with waterfront setback. Applicant did not create the shape of the lot necessitating a variance. Pool shape is designed to be minimal consistent with lot shape. Need for variance arises out of lot shape, not applicant's actions. See: City of Coral Gables v. Geary, 383 So. 2d 1127, Fla 3rd DCA 1980) where court stated as follows: As we indicated in Wilson v. Borough of Mountainside, 42 N.J. 426, 452-453, 201 A.2d 540 (1964), when neither the owner ***1129*** of the lot at the time of adoption of the zoning ordinance . . . nor a subsequent owner, did anything to create the condition . . . for which the variance is sought, a right to relief possessed by the original owner passes to the successor in title. Such right is not lost simply because the succeeding owner bought or contracted to buy with knowledge of the . . . restriction. See 2 Rathkopf, Law of Zoning & Planning, c. 48, p. 48-20 (3d ed. 1966). (e. s.)
3. A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.	The County setback variances from Section 3501 of the LDC are historically regularly granted to waterfront lots on a case by case basis in the Riverhaven subdivision. Exhibit "D" identifies variances in the area. Only one (1) lot meets LDC standards. In 2001, the subject lot received a like variance to 20 ft. for two (2) sides of the house. Exhibit "B" lists all variances from waterfront setback the abutting lot owners have previously received.

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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 staff report concedes this irregular shape lot area is unnecessary hardship peculiar to land. Public purpose of setbacks – aesthetics and water quality are both preserved. The latter enhanced by engineering plan addressing pre and post drainage. Further, a pool is a right commonly enjoyed by many in the subdivision.
5. The variance granted is the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.	The request variance is the minimum in the context of reasonable development standard, it conforms to limited area as to size. Note pool functions as a stormwater collection basin. The decking will be pervious. A pool is a reasonable development in subdivision and County.
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.	There is no injury to the area. Property value's are maintained; water quality is addressed via engineering design system. Abutting developed lots, pre 1990, have no water quality standards unless they were granted a variance. See Exhibit "D" Engineer's report on stormwater.
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.	As to conditions, applicant proposes the following: a. 100% guttering b. Rain barrels c. Engineered stormwater system (pre and post) d. Any decking quality as impervious area per code e. Setback is 20' feet per site plan, consistent with house
8. Granting of the variance will not deviate from the clear intent of the adopted Comprehensive Plan.	Land use plan does not specifically address the issue of waterfront setback for existing lots. Plan policy 3.11 states [50 foot setback] is for new lots. The standards of Plan Policy 3.13 are applicable "during construction" and will be met. By use of swale and berm and engineered system (Exhibit "D"), Policy 3.1.7 is addressed. The engineered stormwater system will meet Policy 3.1.9 and 3.1.10.

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Exhibit "D"


SHEET: 1 OF 4
Ryman Residence – Pool Addition
12070 W. Broad Jump Ct., Homosassa
TITLE: Existing Condition & Demolition Plan
FURMAN & HILPERT ENGINEERING, INC.
13423 BROOKSVILLE ROAD
BROOKSVILLE, FLORIDA 34614
TELEPHONE: (352) 232-2849
CERT. OF AUTHORIZATION NO. 28687
DATE: SEPT 2020
SCALE: 1"=30'
DRAWN BY: PJ.
PROJECT NO: 20-144
REVISIONS
Scale 1" = 30'
30 0 30 60 90
LEGAL DESCRIPTION:
Lot 12, Block 1, RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Pages 31 thru 33, inclusive, and amended in said plat, by corrected Plat recorded in Plat Book 10, Pages 31 thru 32, and as further corrected by the Circus County Commissioners on October 28, 1974, and recorded in Official Records Book 384, Page 306, Public Records of Citrus County, Florida
FLOOD STATEMENT: This survey is located in Flood Zone AE (Base Flood Elevation 9.0'), per Flood Insurance Rate Map number 12017C0295D. EFFECTIVE DATE: September 26, 2014.
LEGEND:
NOTE:
1.) SEE SURVEY BY GULFWEST SURVEYING, INC. THIS IS NOT A SURVEY.
2.) SPOT ELEVATIONS AND REFERENCE BENCH MARKS WERE PROVIDED ON THE SURVEY. CONTOUR LINES HAVE BEEN ADDED BY FURMAN & HILPERT ENGINEERING, INC. BASED ON THE SURVEYED SPOT ELEVATIONS.
3.) PER THE GULFWEST SURVEYING, INC. SURVEY, THE FLOOD ZONE CLASSIFICATIONS IS "AE", BASE FLOOD ELEVATION 9.0.
4.) THE EXISTING TREES ON THE PROPERTY HAVE NOT BEEN LOCATED.
Wetland Line Table
Line # | Length | Direction
L45 | 20.09' | N22°42'35"W
L46 | 7.35' | N49°13'13"E
L47 | 18.17' | N30°03'46"W
L48 | 20.65' | N73°08'30"W
L49 | 25.90' | N67°28'11"W
L50 | 75.19' | N79°13'27"W
L51 | 48.25' | N79°25'39"W
L52 | 17.78' | S84°51'09"W
L53 | 11.23' | N55°36'19"W
L54 | 35.31' | N14°31'43"E
L55 | 24.20' | N88°54'23"E
L56 | 60.66' | N78°15'11"E
L57 | 41.61' | N79°15'29"E
L58 | 60.09' | N76°08'05"E
L59 | 23.23' | N65°07'29"E
L60 | 32.83' | N62°09'21"E
EXISTING FIRE PIT TO BE REMOVED
MEAN HIGH WATER LINE (SEE SURVEY NOTE # 6)
JURISDICTIONAL WETLAND LINE (SEE SURVEY LINE TABLE)
"CANAL"
17.83'
17.65'
25.56'
N18°06'35"W(P)
N17°49'51"W(F)
30.41'(F)
R= 40.00' (P) 40.00' (F)
L= 39.29' (P) 39.18' (F)
Δ= 56°16'37" (P) 56°07'23" (F)
CHD= N79°58'16"W 37.79' (P)
N80°36'45"W 37.63' (F)
R= 25.00' (P) 25.00' (F)
L= 17.33' (P) 17.42' (F)
Δ= 39°42'54" (P) 39°55'17" (F)
CHD= S71°41'28"E 17.33' (P)
S71°44'05"E 17.07' (F)
R= 40.00' (P) 40.00' (F)
L= 91.35' (P) 90.00' (F)
Δ= 131°42'29" (P) 130°11'11" (F)
CHD= S08°02'19"W 73.00' (P)
S05°21'19"W 72.56' (F)
R= 40.00' (P) 40.00' (F)
L= 49.86' (P) 49.61' (F)
Δ= 71°26'49" (P) 71°03'30" (F)
CHD= N84°27'37"E 46.71' (P)
N84°24'40"E 46.49' (F)
BROAD JUMP CIRCLE (50' R/W)
ASPHALT PAVEMENT
(NO MARKS)
SET NAIL & DISK (LB 7314) MEAN HIGH WATER LINE
SET NAIL & DISK (LB 7314) MEAN HIGH WATER LINE
(Bearing Basis)
N18°06'35"W 37.49'(C)
N17°49'51"W 37.49'(M)
N71°53'25"E 20.10'(C)
N72°10'00"E 20.00'(M)
S71°53'25"W 20.10'(C)
S72°10'00"W 20.00'(M)
S18°06'35"E 37.49'(C)
S17°49'51"E

GRADING NOTES:

1.) THE INTENT OF THIS RESIDENTIAL STORMWATER MANAGEMENT PLAN IS TO SHOW HOW THE REQUIRED STORMWATER STORAGE VOLUME IS PROVIDED AND HOW SURFACE DRAINAGE IS MANAGED ON THE PROPERTY. THE OWNER/CLIENT/CONTRACTOR IS ALLOWED TO MOVE STRUCTURES AND TO ADJUST ELEVATIONS AS REQUIRED TO ACCOMMODATE THE STORMWATER MANAGEMENT PLAN. IF THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS DIFFERS SIGNIFICANTLY FROM THE APPROVED PLANS, REVISED PLANS AND CALCULATIONS, SUPPORTING THE MODIFICATION(S), MUST BE PROVIDED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.

2.) THE PROPERTY LIES IN FLOOD ZONE "AE". PER THE GULFWEST SURVEYING, INC. SURVEY, THE BASE FLOOD ELEVATION IS 9.0.

3.) THE PROPOSED POOL IS NOT SUBJECT TO A MINIMUM ELEVATION.

4.) (+/-) = ELEVATION SHALL BE SELECTED BY THE CONTRACTOR BASED ON FIELD CONDITIONS AND FINISHED GRADE.

5.) SEE SHEET 4 FOR RETENTION AREA AND SILT FENCE DETAILS.

6.) INSTALL SILT FENCE OR STAKE HAY BALES ALONG THE LIMITS OF CONTRUCTION AND OTHER DOWNGRADIENT AREAS IN ORDER TO PREVENT EROSION OR SEDIMENTATION OF THE CANAL AND ADJACENT PROPERTIES. REFER TO THE F.D.E.P. PUBLICATION "FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL" FOR ADDITIONAL GUIDANCE. ROUGHLY GRADE THE STORMWATER RETENTION SWALES PRIOR TO THE START OF OTHER EARTHWORK/CONSTRUCTION IN ORDER TO CONTAIN RUNOFF FROM THE CONSTRUCTION AREA. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL AREAS ARE ADEQUATELY STABILIZED WITH SOD, MULCH OR OTHER LANDSCAPING.

7.) BACKFILL IS OF FOUR TYPES:
- 7.1 AS SPECIFIED IN F.D.O.T. PUBLICATIONS,
- 7.2 AS SPECIFIED IN THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS,
- 7.3. GENERAL BACKFILL – 12" LIFTS, 95% COMPACTION,
- 7.4 STRUCTURAL BACKFILL – 8" LIFTS, 95% COMPACTION, FILL MATERIAL WILL BE FREE OF ORGANICS, 3 TO 12 PERCENT DRY WEIGHT PASSING U.S. STANDARD #200 SIEVE SIZE.

8.) BUILDING CONSIDERATIONS ARE BY OTHERS. FURMAN & HILPERT ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE DESIGN OF THE POOL, POOL DECK OR THE PERIMETER STEM WALL. FURMAN & HILPERT ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE EFFECT OF STORMWATER/FLOOD WATERS/WAVE ACTION ON THE NEW CONSTRUCTION OR FOR THE EFFECT OF THE NEW CONSTRUCTION ON STORM WATERS AND/OR FLOOD WATERS.

9.) THE LOCATIONS OF EXISTING TREES WAS NOT CONSIDERED IN THE LAYOUT OF THE STORMWATER RETENTION SWALE.

10.) THERE IS A POTENTIAL FOR THE RETENTION SWALE TO OVERFLOW DURING RAINFALL EVENTS GENERATING MORE RUNOFF THAN THE DESIGN VOLUME OF THE RETENTION SWALE. UNDER THESE CONDITIONS, SOIL EROSION MAY OCCUR. THE PROPERTY OWNER MUST MAKE REPAIRS AS NECESSARY AND MAINTAIN THE RETENTION SWALE. CONTACT FURMAN & HILPERT ENGINEERING, INC. FOR A RECOMMENDATION FOR A DISCHARGE STRUCTURE.

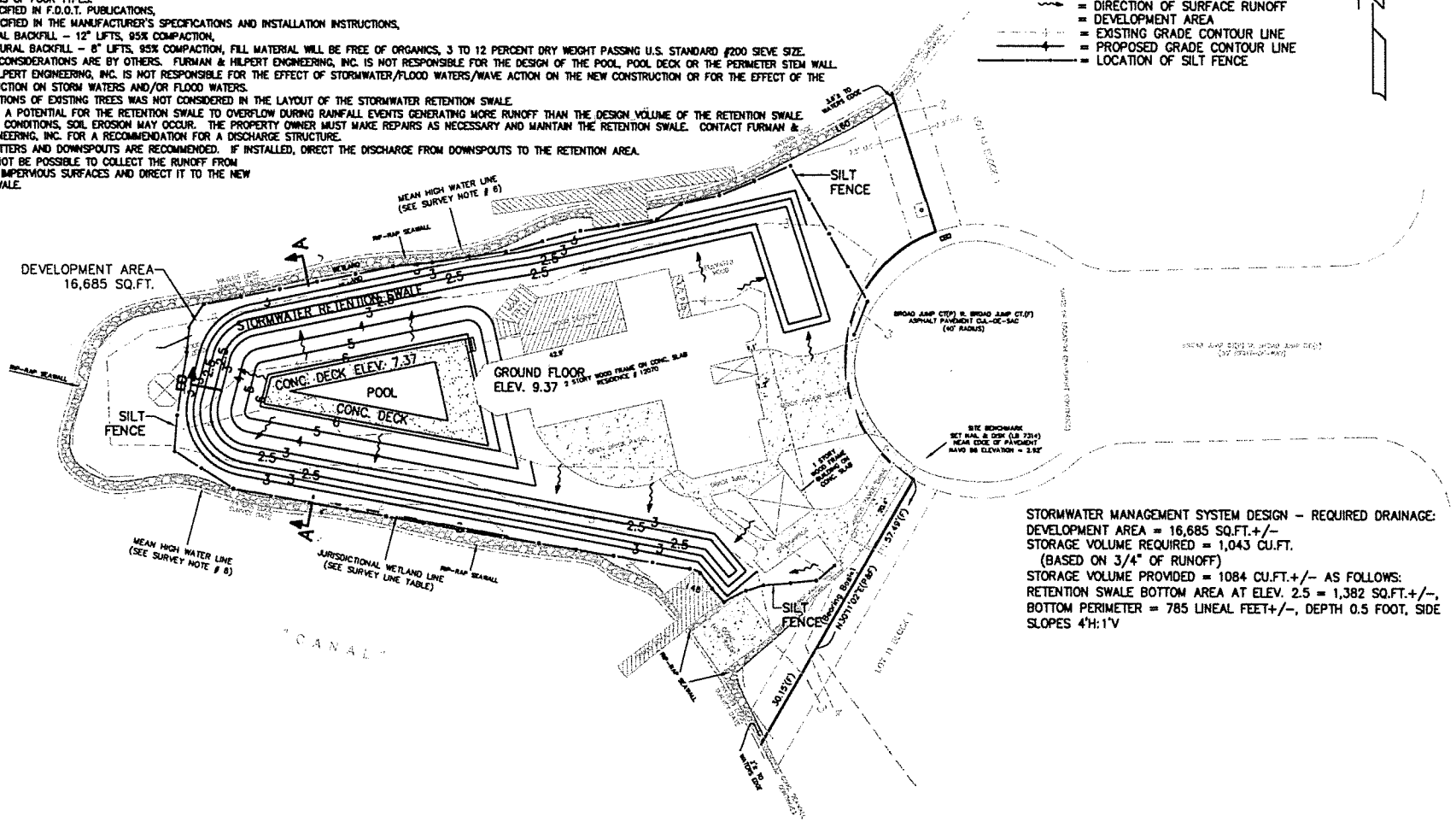
11.) ROOF GUTTERS AND DOWNSPOUTS ARE RECOMMENDED. IF INSTALLED, DIRECT THE DISCHARGE FROM DOWNSPOUTS TO THE RETENTION AREA.

12.) IT MAY NOT BE POSSIBLE TO COLLECT THE RUNOFF FROM ALL EXISTING IMPERVIOUS SURFACES AND DIRECT IT TO THE NEW RETENTION SWALE.

30 0 30 60 90

Scale 1" = 30'

LEGEND
- = DIRECTION OF SURFACE RUNOFF
- = DEVELOPMENT AREA
- = EXISTING GRADE CONTOUR LINE
- = PROPOSED GRADE CONTOUR LINE
- = LOCATION OF SILT FENCE



STORMWATER MANAGEMENT SYSTEM DESIGN – REQUIRED DRAINAGE:
DEVELOPMENT AREA = 16,685 SQ.FT.+/–
STORAGE VOLUME REQUIRED = 1,043 CU.FT.
(BASED ON 3/4" OF RUNOFF)
STORAGE VOLUME PROVIDED = 1084 CU.FT.+/– AS FOLLOWS:
RETENTION SWALE BOTTOM AREA AT ELEV. 2.5 = 1,382 SQ.FT.+/–,
BOTTOM PERIMETER = 785 LINEAL FEET+/–, DEPTH 0.5 FOOT, SIDE SLOPES 4'H:1'V

REVISION:

DATE: SEPT.2020
SCALE: 1"=30'
DRAWN BY: P.F.
PROJECT NO: 20-144

FURMAN & HILPERT ENGINEERING, INC.
3423 BROOKSVILLE ROAD
BROOKSVILLE, FLORIDA 34604
TELEPHONE: (352) 232-2849
CERT. OF AUTHORIZATION NO. 28687

TITLE: Concept Grading Plan

Ryman Residence – Pool Addition
12070 W. Broad Jump Ct., Homosassa

SHEET: 3 of 4

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Susan K. Wright

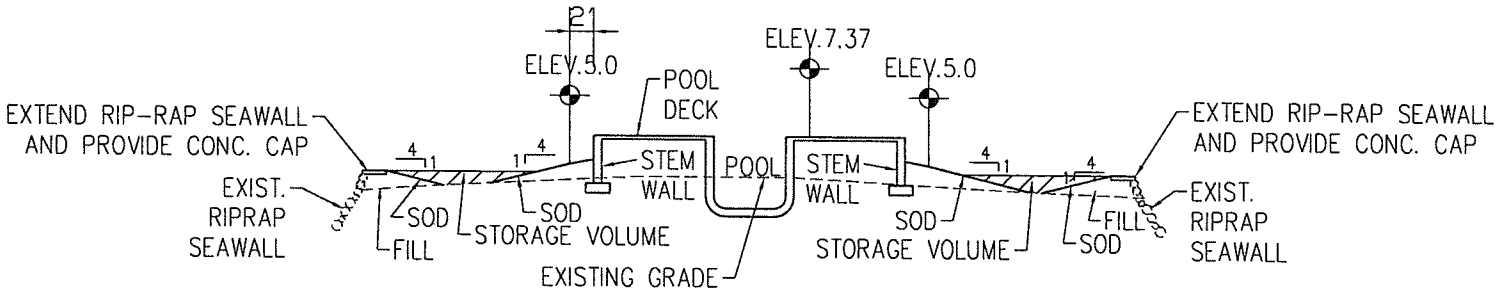
From: Paul Furman <pfurman@bellsouth.net>
Sent: Sunday, December 27, 2020 8:01 PM
To: Clark A. Stillwell
Cc: Maurice Ryman; Community Builders Inc
Subject: Ryman Variance - 5189 S. Mystic Point
Attachments: SHEET 4 ALTERNATE DETAILS.pdf

Clark,
Last week I had a chance to visit the Ryman site, meet with Maurice and take a closer look at the exiting conditions. As you can imagine, the ground in this area of Riverhaven is mainly rock dredged from the adjacent canals. It may not be practical to try to excavate in order to create storage volume for a perimeter swale. In addition, there are several nice cedar and palm trees lining the shoreline that would be adversely impacted by excavation.
Many other property owners in the Riverhaven, Homosassa and Crystal River areas are having older seawalls repaired and extended upward for better shoreline protection. The Ryman lot would benefit from this type of seawall repair/modification. Doing so would avoid the need to excavate into the rock while also creating a storage area for stormwater runoff behind the wall. See the attached alternate retention swale details.
Furthermore, I noted during my site visit that the roof of the house is provided with gutters and downspouts. Mr. Ryman is OK with piping the downspout outfalls to the retention areas behind the elevated seawalls. This would eliminate the need to disturb several areas of the front yard which are nicely landscaped.

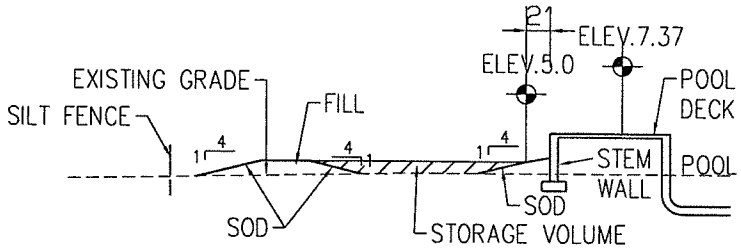
Paul Furman
Furman & Hilpert Engineering, Inc.

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

RECEIVED
DEC 27 2020
V-20-10
Land Development Division



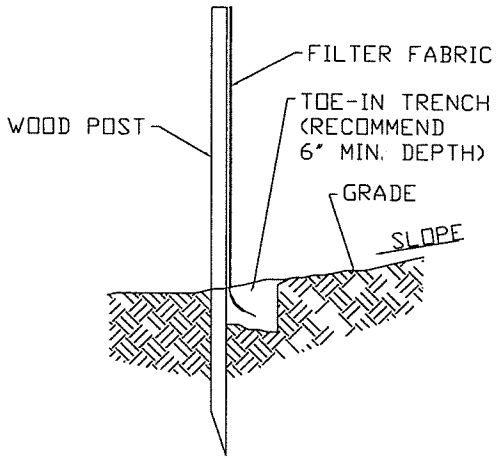
SECTION A-A



SECTION B

RETENTION AREA/SITE SECTIONS

1"=10'



STANDARD SILT FENCE DETAIL

N.T.S.

FURMAN & HILPERT ENGINEERING, INC.
13423 BROOKSVILLE ROCK ROAD
BROOKSVILLE, FLORIDA 34614
TELEPHONE (352) 796-2468
CERT. OF AUTHORIZATION NO. 28687

REVISION

DATE: SEP 2009
SCALE: As Shown
DRAWN BY: PF
PROJECT NO: 09-144

TITLE: Alternate Retention Swale Detail

Ryman Residence - Pool Addition
12070 W. Broad Jump Ct., Homosassa

SHEET: 4 OF 4

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Miranda Anaya**

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Ryman – V-20-10**

DATE: **January 11, 2021**

Miranda:

While reviewing separate records on another matter, from the above noted matter; I came across V-14-14 on a parcel in Crystal River, Florida. Note, the lot shape is very similar to the referenced permit and the variance was for a similar use to wit a pool. Setback approved by PDC under the 20112 Code (same as existing Code) was 15 feet. No evidence of stormwater retrofitting like Ryman submittal. The pool was built in 2015. I have requested a copy of V-14-14 via a public records request. Please include this memo in PDC backup material. Thanks

CAS/cv
cc: Client
Denise Lyn, Esquire
Amy Pace, Sr. Planning Coordinator
Community Builders, Inc.

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Miranda Anaya**

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Ryman – V-20-10**

DATE: **January 15, 2021**

Miranda:

Please see attached material from public records request on previously noted variance. V-14-14. Note the favorable staff report by Mr. Hochadale applying same LDC standards for this variance for a pool at 15 feet met LDC. The pool size is similar than Ryman; the lot is smaller. Stormwater system was less than Ryman's application.

CAS/cv
Enclosure
cc: Client
Denise Lyn, Esquire
Community Builders, Inc.

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Miranda Anaya**

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Ryman – V-20-10**

DATE: **January 26, 2021**

Miranda:

Please include the attached in the backup material for the above noted file.

1. Variance V-14-14;
2. Citrus County Property Appraiser's office data regarding the number of Citrus County residential pools;
3. Florida County Property Appraiser's Offices data regarding 2006 residential pools.

CAS/cv
Enclosure
cc: Client
Denise Lyn, Esquire
Community Builders, Inc.

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Exhibit "1"

Clark A. Stillwell

From: Citrus County BOCC Records Management Office <citruscountyfl@mycusthelp.net>
Sent: Wednesday, January 13, 2021 2:31 PM
To: CASLAW@TAMPABAY.RR.COM
Subject: Public Records Request :: W004625-011121

Attachments:
application.pdf
final_notification.pdf
pool___spa_design.pdf
site_plan.pdf
site_plan_by_Tropical_Pools.pdf
Staff_Report_to_PDC.pdf
survey.pdf

--- Please respond above this line ---

January 13, 2021

PRR: W004625-011121

Public Records Request

Please forward a copy of Variance No. V-14-14 for AK 1101433 9276 Harbour Isle Ct., Crystal River, FL

Dear Clark Stillwell,

Attached are the responsive records for this request.

Best regards,

Nancy J. Cologna, CPM, CRM
Records Manager & RMLO
Citrus County Custodian of Public Records
3600 W. Sovereign Path
Lecanto, FL 34461
(352) 527-5235
www.citrusbocc.com

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

Application No.: 11-14-14 Date: 9-30-14

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

Applicant*
Name: Ben Pollard
Address: 6785 W Rivers Dr
City: Crystal River
State: FL Zip: 34429
Home No.: Cell No.: 302 3580
Work No.: 794 6047 Fax No.:
Email: Tropicalben@Gmail.com

Property Owner
Name: Robert & Maria Fross
Address: 9276 N Harbour Isle ct
City: Crystal River
State: FL Zip: 34428
Home No.: Cell No.: 361-6999
Work No.: Fax No.:
Email: robert.fross@yahoo.com

Property Description: Section: 28 Township: 18 South Range: 17 East
Legal Description: Paradise CTRY Club Unit 3 PB 4 PG 47
Subdivision: Paradise Country Club Lot(s): 6 Block/Parcel: C
Alternate Key #: 1101433 Parcel ID: 17E1853301300000C00060

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

Variance Request: To build a concrete inground swimming Pool wich would be inproaching county set back allowances

State hardship that justifies the granting of the variance: almost every house on the Harbour Isle ct. has a swimming pool wich has been approved a variance or was grandfathered in.

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: Ben Pollard

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 Ben Pollard, 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 Sept 2014.

Printed Name
Notary Public - State of Florida

Seal
SUNNIVA L. BROWN
Commission # EE 861775
Expires January 5, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

RECEIVED
SEP 30 2014
CITRUS COUNTY

For Staff Use Only
Date: 9-30-14
Time: 11:20
Initials: JAB

ATF: No QTR: SE LUD: CLK FZ: A11/10

V-14-14

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

FILING REQUIREMENTS FOR VARIANCE APPLICATIONS

X✓ 1. Completed application (additional sheets may be added if more space is needed).
✓ 2. Applicable filing fee as required by Resolution adopted by the Board of County Commissioners. The applicant will also be billed for advertising and postage fees, to be billed at a later date. In accordance with the requirements of the Citrus County Land Development Code (Ord. 12-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. **No application shall be processed for final adoption until all fees are paid.**
✓ 3. Proof of ownership and legal description of property (tax notice or deed may suffice).
✓ 4. Site plan (**DRAWN TO SCALE**), which shall be no smaller than one inch equals 200 feet on a minimum of an 8 1/2 x 11 sheet. **If the site plan is larger than 8½ x 11, 30 copies will need to be submitted.** Include North arrow to indicate orientation. SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:
   - ✓ A. Lot area and percentage of lot covered (impervious surface ratio).
   - _____ B. Driveway access location and parking space arrangement included in the site plan.
   - _____ C. All rights-of-way and easements adjacent to and crossing subject property.
   - _____ D. All water courses, water bodies, jurisdictional wetlands, and floodplains. The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown when determining waterfront setbacks.
   - _____ E. Proposed or existing potable water/well and waste disposal system/septic Central Sewer & Water
   - _____ 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).
✓ 6. Written directions to the property from Department of Development Services office.
✓ 7. Signed "Appeal Notice" (form provided).
✓ 8. Flood Zone designation including base flood elevation.
✓ 9. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date. (NOT applicable for residential applications).

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

RECEIVED
SEP 30 2014
CITRUS COUNTY

Return this application to:
CITRUS COUNTY LAND DEVELOPMENT DIVISION
3600 W Sovereign Path, Suite 141
Lecanto, FL 34461

Signature: _____ V-14-14

Date: 9-30-14

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

LES COOK, C F A
CITRUS COUNTY PROPERTY APPRAISER

Commitment ~ Innovation ~ Respect ~ Integrity ~ Service

Citrus County Property Appraiser - Current Taxroll In Work As Of: 22-SEP-14

Owner & Property Information

Altkey	1101433
Owner Name	FROSS ROBERT & MARIA
Mailing Address	7158 SE 12TH CIR OCALA FL 34480
Site Address	09276 W HARBOR ISLE CT CRYSTAL RIVER

Print Property Card (Pdf)
GIS Map Viewer
2014 TRIM (Original as mailed)
Tax Estimator

Oblique View (Pictometry)

click photo to enlarge:



1101433 04/12/2010

Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
17E18S330130 000C0 0060	2160	(01) SINGLE FAMILY RESIDENTIAL	(0000) COASTAL	28	18	17

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2013	01	$242,720	$242,720	$0	$242,720	$4,645.07	$182,864	$131,032	$293,896	$301,200
2012	01	$256,070	$256,070	$0	$256,070	$4,055.21	$169,128	$135,333	$304,461	$318,300
2011	01	$286,976	$286,976	$0	$286,976	$4,559.00	$231,768	$127,236	$359,004	$357,300
2010	01	$314,610	$314,610	$0	$314,610	$4,886.16	$275,616	$125,945	$401,561	$393,400
2009	01	$319,948	$319,948	$0	$319,948	$5,203.68	$275,616	$143,708	$419,324	$415,900
2008	01	$385,059	$385,059	$0	$385,059	$6,218.75	$300,700	$154,864	$455,564	$464,500
2007	01	$394,600	$394,600	$0	$394,600	$6,205.92	$300,700	$170,058	$470,758	$491,100
2006	01	$393,300	$138,400	$25,000	$113,400	$1,871.04	$300,700	$140,266	$440,966	$468,000

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
2538	0820	08	2014	WARRANTY DEED	NONE	I	$375,000
1985	1252	03	2006	WARRANTY DEED	NONE	I	$450,000
0537	1371	03	1979	WARRANTY DEED	NONE	I	$104,000

Full Legal Description

PARADISE CTRY CLUB UNIT 3 PB 4 PG 43 LOT 6 BLK C

Planning and Building Permits

Bldg #	Permit #	Amount	Issue Date	Occ. #	Occ. Date	Description
00	201105416	$7,200	26-JUL-11			REROOF TEAR OFF TILE & REPLACE W SHINLGES***NOC IN
00	200614086	$21,550	11-DEC-06			CONSTRUCTION OF A 4'X96' DOCK INSTALL 22 PILINGS &
00	9307857	$9,580	01-NOV-93			GLASS & SCRN RM

Land Value Summary

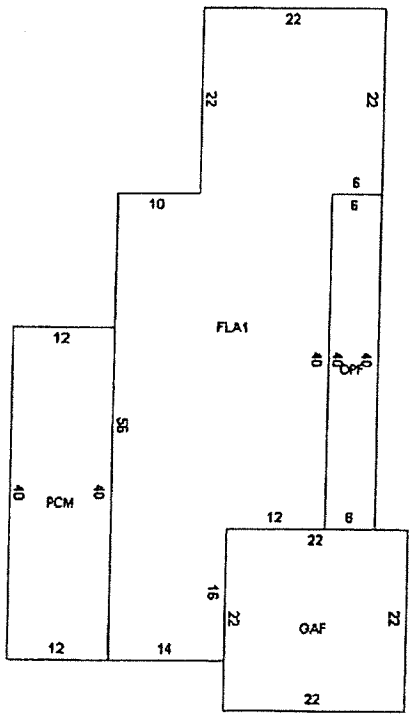
Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std		Unit Type / Description	Units
001	SFR CANAL FRONT	CLR	224/100/125.28	133/0	EF	EFFECTIVE FRONT FOOT	171

Building Characteristics

Building #	Bldg Type	Beds	2 Fixture Baths	3 Fixture Baths	4 Fixture Baths	Year Built	FLA Area
01	RESIDENTIAL	3	0	3	0	1977	1,748

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Residential Section Details

Building #	Section #	Year Built	Area		Type / Description
01	01	1977	1,748	FLA	FLR LIV AREA
01	02	1977	240	OPF	OPEN PORCH FIN
01	03	1977	484	GAF	GARAGE FINISHED
01	04	1994	480	PCM	CONC PATIO

Miscellaneous Improvements

Bldg #	Imprv. #	Type / Description	Length	Width	Unit Type /Description		Unit Type	Year Added
01	001	SEA WALL	0	0	330	LF	LINEAR FEET	1970
01	002	PATIO CONCRETE	40	12	480	SF	SQUARE FEET	1994
01	003	BOAT DOCK	89	4	356	SF	SQUARE FEET	2007

release 1.0

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

AUTHORIZATION

APPLICATION REQUEST: (check one)

✓ Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 28 Township 18 Range 17 Alternate Key # 1101433

Lot/Parcel 6 Block C

Subdivision Paradise Country Club

I, Robert Frass, owner of the above described property,
(Name of Owner)

authorize Benn Pollard of Tropical Pools 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 Robert C. Frass, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 29th day of September, 2014

Judy L Gerbig
Printed Name

Judy L Gerbig
Notary Public - State of Florida

Seal

JUDY L GERBIG
MY COMMISSION #FF068207
EXPIRES November 4, 2017
(407) 398-0153 FloridaNotaryService.com

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

APPEAL NOTICE

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

Signature: Brian Ballard

Date: 9-29-14

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Division

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Board of County Commissioners

DEPARTMENT OF PLANNING AND DEVELOPMENT
3600 W. Sovereign Path, Lecanto, FL 34461-8070
Toll Free (352) 489-2120 TTY (352) 527-5312
Web Address: www.bocc.citrus.fl.us

In reply, refer to: PL2-14-244

COPY

November 24, 2014

Benn Pollard
6785 W. Seven Rivers Dr.
Crystal River, FL

SUBJECT: Application V-14-14 Pollard for Robert and Maria Fross

Property Location: Section 28, Township 18, Range 17; more specifically Lot 6, Block C, Paradise Country Club Unit 3, Plat Book 4, Page 43, which address is known as 9276 W. Harbor Isle Ct., Crystal River, FL 34429.

Dear Mr. Pollard:

At the November 20, 2014 hearing of the Citrus County Planning and Development Commission (PDC), your request for a variance from the provisions of the Citrus County Land Development Code (LDC) was considered as advertised (public notice will be furnished upon request).

On the basis of the evidence presented at the hearing on this case, your request for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a swimming pool having less than the required 50-foot minimum building setback from the mean high water line (35-feet with berm and swale), pursuant to Section 3501, Surface Water Protection Standards, of the LDC was **APPROVED** with the following **THREE CONDITIONS**:

1. The pool shall maintain a minimum 15-foot setback to the outer edge of the concrete seawall, as outlined on the site plan date-stamped September 30, 2014 by the Land Development Division.

2. A tie-in survey demonstrating the maintenance of the required minimum 15-foot setback for the pool to the outer edge of the concrete seawall must be submitted to and approved by the Land Development Division within 21 calendar days.

3. A berm/swale system must be installed between the proposed pool and the concrete seawall. This system is to be installed and maintained in accordance with the Land Development Code.

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

It is the responsibility of the property owner to obtain a Building Permit or other Development Order within three years of the PDC approval, subject to the above conditions. This office will conduct a compliance inspection of the site within six months to one year from the date of the approval.

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

Section 1403. of the LDC establishes the appeal process for any person or persons, jointly or severally, aggrieved by any decision of the PDC and all appeals must be filed within 30 days after rendition of the decision by the PDC.

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

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

Respectfully,

Joe Hochadel, Planner
Land Development Division

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

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Total lot Size: 15.773 Square Feet

House & Patios Ground Coverage: 3,891 Square Feet

Proposed Pool & Deck Ground Coverage: ~~4,839~~ BP Square Feet 996

~~ISR = 30.7%~~ AP

3891

additional conc. at boat slip 166

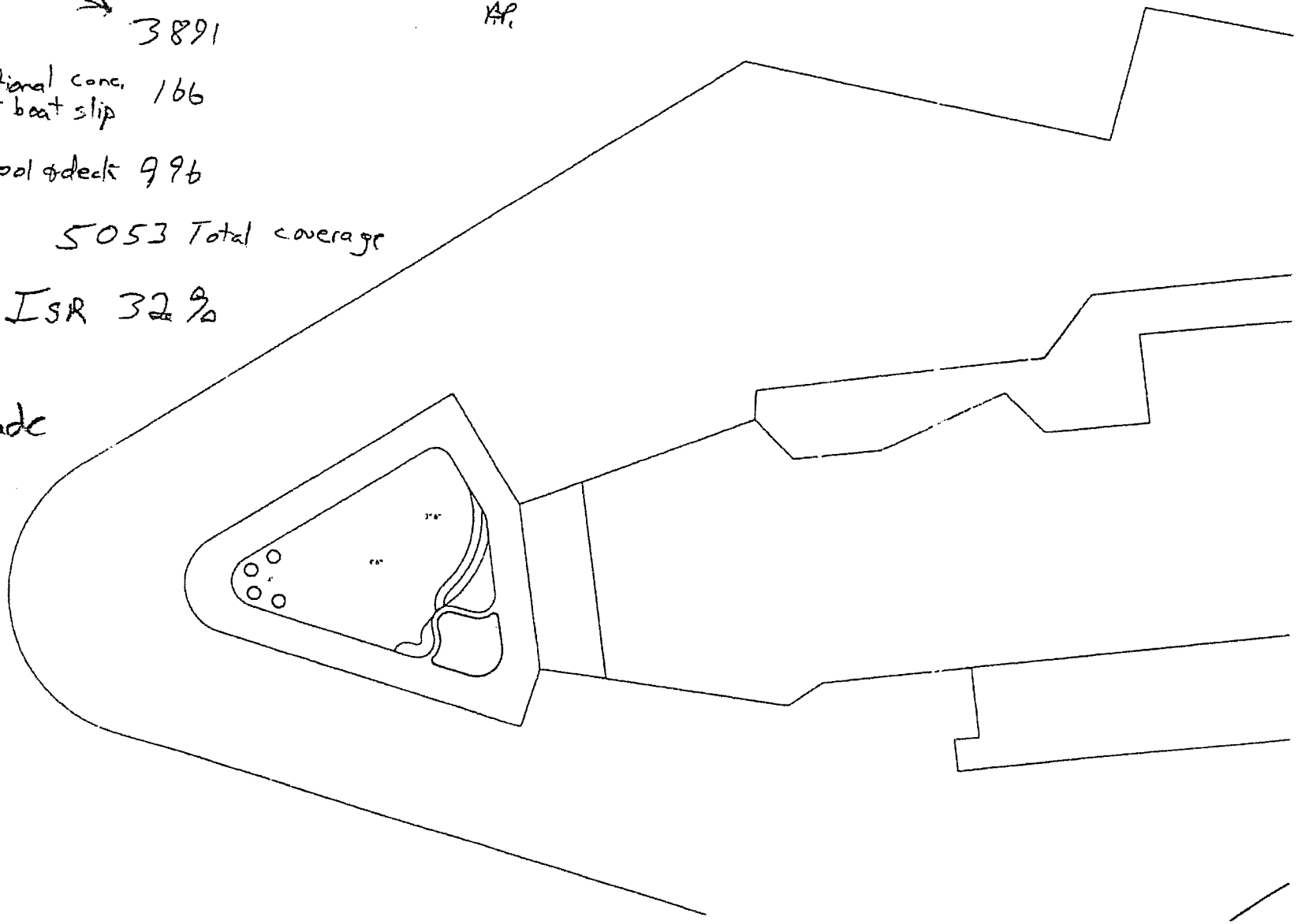
pool & deck 996

5053 Total coverage

ISR 32%

changes made

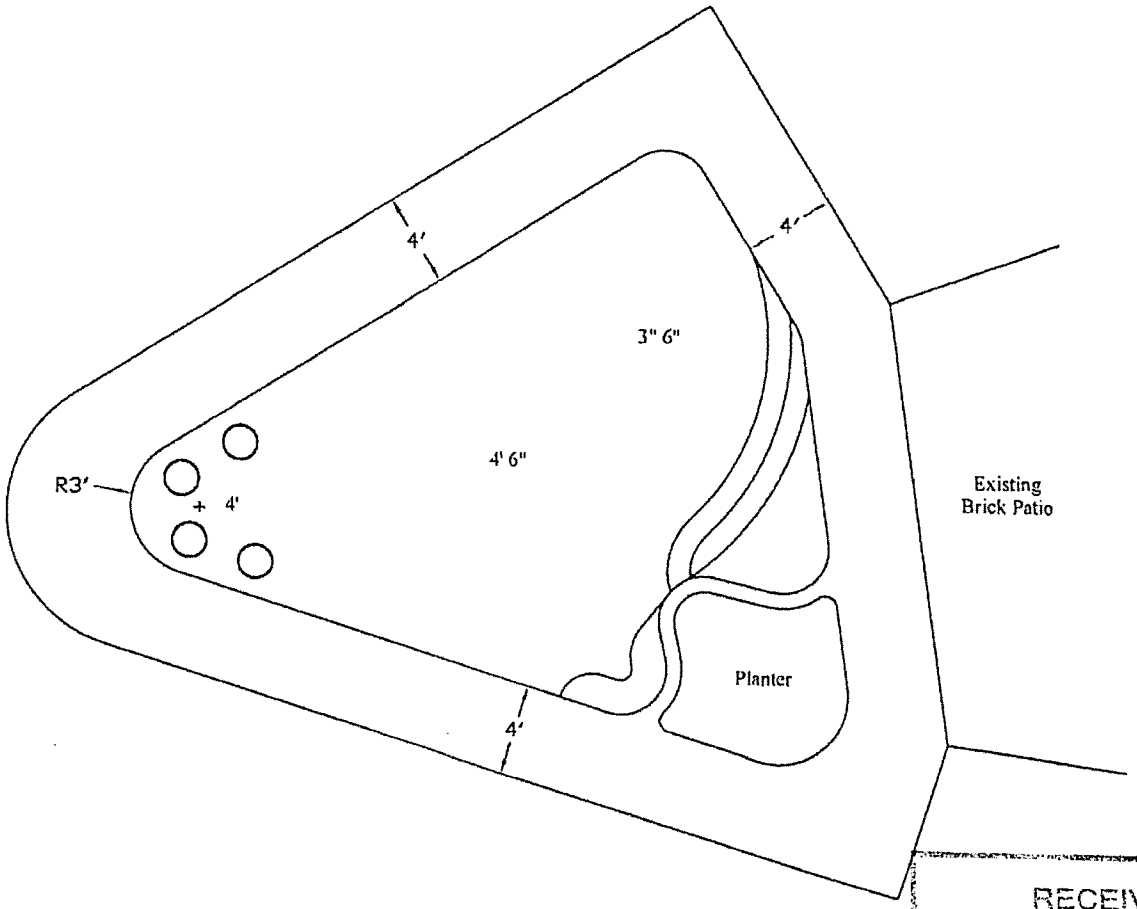
Oct. 14. 14



Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Scale
1/8" = 1'

Tropical Pools
of Central Florida LLC
Benn (352) 302-3580



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Land Development

PM2-14-105

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

VARIANCE APPLICATION NO. - V-14-14 Pollard for Robert and Maria Fross
DATE: November 12, 2014
PREPARED BY: Joe Hochadel, Planner; Land Development Division JH

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a swimming pool having less than the required 50-foot minimum building setback from the ordinary high water line (35-feet with berm and swale), pursuant to Section 3501, Surface Water Protection Standards, of the LDC. Specifically, the applicant is asking for a 15-foot setback for a swimming pool to the outer edge of the concrete seawall.
SUBJECT PROPERTY	Section 28, Township 18, Range 17; more specifically Lot 6, Block C, Paradise Country Club Unit 3, Plat Book 4, Page 43, which address is known as 9276 W. Harbor Isle Ct., Crystal River, FL 34429.
ACREAGE	Approximately 15,773 square feet (.36 acres)
LAND USE	CLR, Coastal and Lakes Residential District on the LDC Atlas; CL, Low Intensity Coastal and Lakes Residential District on the Future Land Use Map
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone AE as found on Community-Panel Number 12017C0189D.
SURROUNDING AREA	North – A canal South – A canal East – Single family residence West – A canal The subject property is a residential lot and is surrounded by canals and residential lots. See attached map for a complete graphic description of the characteristics of the surrounding area.

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

BACKGROUND

The subject property is part of Paradise Country Club Unit 3 subdivision which was created in 1962. Many of the residences were built prior to 1989, and have non-conforming setbacks that predate current adopted Surface Water Quality Protection Standards.

The subject property is irregularly shaped and has an average depth of 203 feet and a width of 119 feet at its widest point. The residence was constructed in 1977 and has 1,748 square feet of living area. A concrete seawall was constructed in 1970. The property gains access from W. Harbor Isle Ct., a 50-foot, paved, public right-of-way.

ANALYSIS

The subject property consists of one lot that is constrained by a canal and a right-of-way. The existing house is centered on the lot. The applicant is asking to construct a triangular shaped pool with a pool deck. The pool measures roughly 25 feet, by 25 feet, by 30 feet with a 4 foot wide deck around it. The average waterfront setback in the general area is approximately 21 feet. The closest setback to the water appears to be approximately five feet, with the largest waterfront setback approximately 40 feet. Many of the residences in the area are closer to the mean high water line than the required 35 feet with a berm and swale system. The proposed swimming pool is compatible with the setbacks in the general area.

The applicant has not requested an increase in the impervious surface ratio (ISR) on the subject property. The proposed ISR is 32 percent which is below the maximum ISR of 35 percent.

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

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

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

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

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

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

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Sections 3501, Surface Water Protection Standards, of the LDC. This application is consistent with the provisions of the LDC.

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

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

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 on a finding that:

1. ***Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The subdivision of Paradise Country Club Unit 3 was platted prior to current standards that require lots to maintain adequate land area to meet 50-foot waterfront setbacks (35-foot with swale/berm).

2. ***The special conditions and circumstances do not result from the actions of the applicants.*** The subdivision was created in the 1960's and the setback constraints are not a result of action of the applicant/property owner.

3. ***A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** The waterfront setback as proposed is consistent with those of the surrounding area.

4. ***Literal interpretation of the provisions of this code which [would] deprive the applicant of rights commonly enjoyed by other similarly situated properties and would work unnecessary and undue hardship on the applicant.*** The position of the residence, the right-of-way setback and the setback from the water body limits the ability to locate the pool without the need of a variance.

5. ***The variance granted is the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** The evidence indicates that it would be difficult to develop the property in strict conformance to provision of the LDC due to hardship conditions on the site. Although, a swimming pool is not necessary to make reasonable development of property.

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

6. ***The granting of the variance will be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.*** The visual impact of the pool is consistent with the aesthetic character of the surrounding neighborhood.

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

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

SUMMARY – Staff finds that the applicant has provided substantial competent evidence to support the variance as requested.

RECOMMENDATION – Based on the findings of fact, staff recommends **Approval** of Variance Application **V-14-14** with the following **THREE CONDITIONS**:

1. The pool shall maintain a minimum 15-foot setback to the outer edge of the concrete seawall, as outlined on the site plan date-stamped September 30, 2014 by the Land Development Division.

2. A tie-in survey demonstrating the maintenance of the required minimum 15-foot setback for the pool to the outer edge of the concrete seawall must be submitted to and approved by the Land Development Division within 21 calendar days.

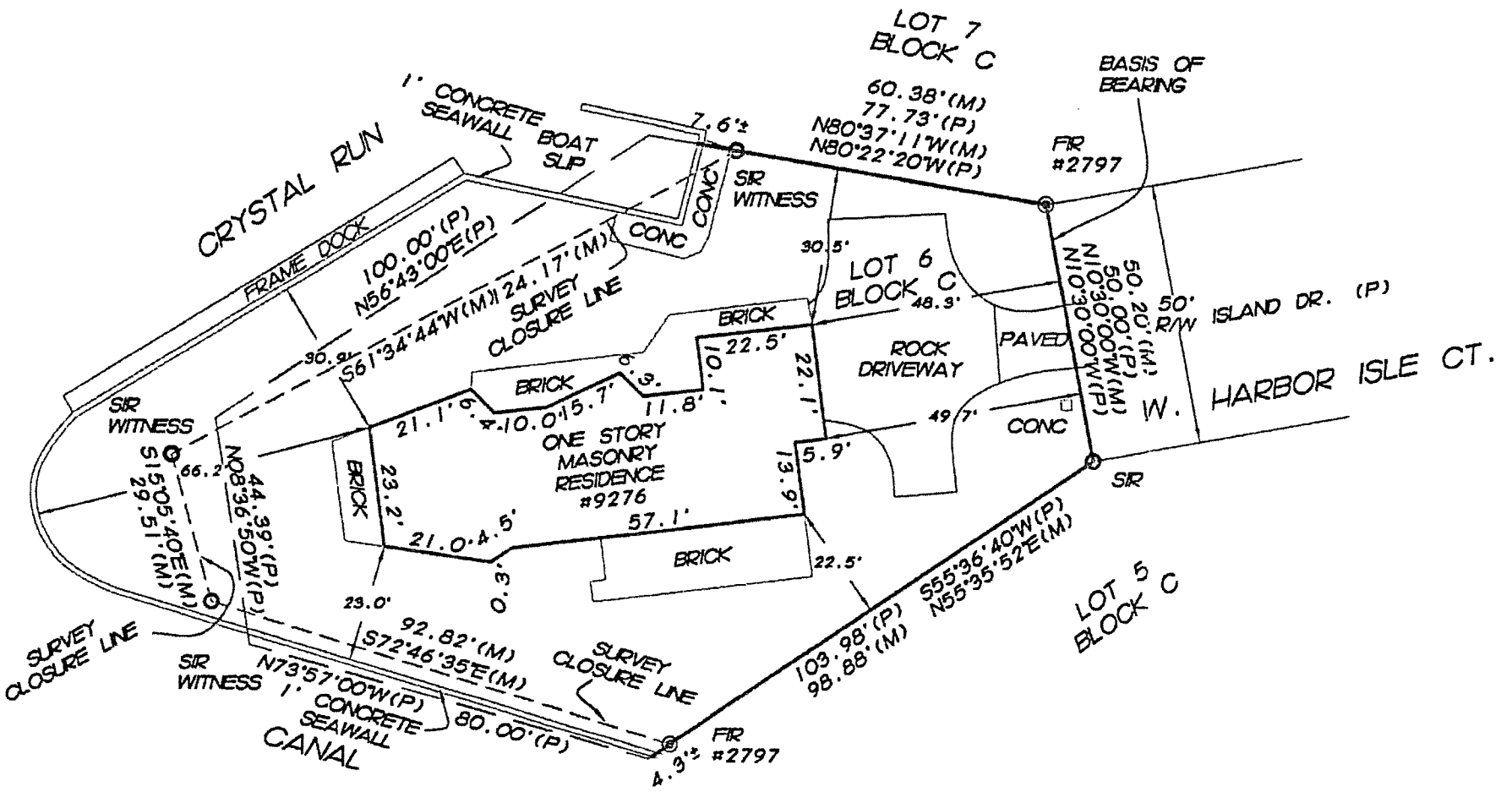
3. A berm/swale system must be installed between the proposed pool and the concrete seawall. This system is to be installed and maintained in accordance with the Land Development Code.

JH/jah

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

BOUNDARY SURVEY

SEC. 28, TWP. 18 S., RNG. 17 E.
CITRUS COUNTY, FLORIDA



LEGEND

⊡ FCM	FOUND 4"x4" CONCRETE MONUMENT (PLAIN UNLESS NOTED)	S/W	SIDEWALK
○ SIR	SET 1/2" IRON ROD (LB# 6962)	EQUIP	EQUIPMENT
◉ FIR/FIP	FOUND IRON ROD OR IRON PIPE (PLAIN UNLESS NOTED)	O/A	OVERALL
△	DESCRIPTIVE POINT (UNLESS NOTED)	—P—	OVERHEAD POWERLINE
P	PLAT INFORMATION	—X—	FENCE
D	DEED OR DESCRIPTION INFORMATION	SB	SPLICE BOX
M	MEASURED INFORMATION	L.B.	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR	N	NORTH
ORB	OFFICIAL RECORD BOOK	S	SOUTH
PG	PAGE		
PRCOF	PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA		

Exhibit "2"

Clark A. Stillwell

From: Dan Robbins <drobbins@citruspa.org>
Sent: Monday, January 25, 2021 2:20 PM
To: Ric Fritz
Cc: Clark A. Stillwell
Subject: Re: Assessed Residential Pools - Citrus County, FL

Good Afternoon,

Here are the Residential Pool Counts for Citrus County as of today 1/25/2021.

All Residential Pools Total = 16,312

Residential Pools built Year 2000 and Newer = 7,715

Thanks,

Dan

Dan Robbins, CFE
Director of Appraisal Services
Representing Cregg E. Dalton
Citrus County Property Appraiser
Phone: 352-341-6641
Fax: 352-341 -6515
drobbins@citruspa.org

On Mon, Jan 25, 2021 at 12:41 PM Ric Fritz <rfritz@citruspa.org> wrote:

Dan

Is this something that you can help Mr. Stillwell with?

Thank you and stay safe.

Ric Fritz, CFE, GISP
Cadastral Records Manager

Representing Cregg E. Dalton
Citrus County Property Appraiser
Phone: 352-341-6665
Fax: 352-341-6515
rfritz@citruspa.org

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Exhibit "3"

Survey of Residential Swimming Pools Assessed by Florida County Property Appraisers, Summer 2006

By Kristal Hall, MPH Candidate, Florida State University, and Michael Lo, MSPH,
Injury Epidemiologist, Office of Injury Prevention, Florida Department of Health

Background

Florida has the highest drowning death rate in the nation for children under age 5.[1] Over 60% of these drowning deaths occur in residential swimming pools every year.[2] Lapses in adult supervision and lack of pool safety features as mandated in the Preston de Ibern/McKenzie Merriam Residential Swimming Pool Safety Act (Florida Statutes, Chapter 515) have been identified as contributing to these needless and preventable tragedies. In 2005, there were 50 reported drowning deaths of children under age 5 in residential swimming pools in Florida.[2] While this number may seem inconsequential, there are also an unknown number of near-drowning incidents that occur in swimming pools every year. Residential swimming pools thus pose a significant drowning hazard for children in this age group in Florida. However, current estimates of the number of residential swimming pools that exist in Florida have not been readily available. Therefore, during the summer of 2006, the Florida Department of Health, Office of Injury Prevention conducted a survey of residential swimming pools in Florida by contacting county property appraisers' offices to determine the number of pools that they currently assess for property taxes.

Methods

Contact was initially made by e-mail in June 2006 to all 67 Florida county property appraisers' offices. One month later, in July 2006, a letter was sent by mail to counties that had not responded. Two months later, in August 2006, a phone call was made to counties that still had not responded. Two items were requested from each county: the total (cumulative) number of private residential swimming pools that have been assessed in that county to date, and the number or percent of new residential swimming pools that have been assessed in that county since October 1, 2000, when the state's Residential Swimming Pool Safety Act went into effect. All correspondence from county property appraisers' offices were filed in alphabetical order in a binder for future reference. Data was entered into a Microsoft Excel spreadsheet and statewide totals calculated.

Results

During the three-month data collection period, 61 of Florida's 67 counties responded, for a response rate of 91%. Sixty counties reported a grand total of 1,095,347 pools that they currently assess (see attached table). Taylor County responded but did not have data available to report. The number of new pools assessed since October 1, 2000, and are thus subject to the Residential Swimming Pool Safety Act, is 225,987, reported from 49 of the 61 counties that responded. Six counties were unable to report the number of new pools that they have assessed since October 1, 2000. Dixie, Hamilton, Highlands, Suwannee, Union, and Walton counties did not respond at all. However, these are thinly populated rural counties that are not expected to have added significantly to the approximately 1.1 million total residential swimming pools estimated to exist currently in Florida from this survey.

Discussion

Two limitations should be noted in estimating the number of residential swimming pools in Florida from property tax assessment data. However, several county property appraisers' offices have indicated that this data is more reliable than construction permit data, as many pools are unpermitted. First, only permanent, in-ground pools are included in this data, which excludes above-ground pools and other temporary pools in which drownings are known to have occurred in Florida[2], and public pools. However, drowning deaths in public pools have not been specifically documented in Florida death certificate records.[2] Second, some counties reported the number of new pools that they have assessed since January 1, 2000, or January 1, 2001, instead of October 1, 2000, since January 1 is the date that property assessments are made every year. Some misclassfication error therefore exists in the estimate of the number of new pools that have been built in the state since October 1, 2000. Future updates to this data should take the January 1 assessment date into consideration when determining the number of pools in the state that are subject to the Residential Swimming Pool Safety Act.

References

[1] Centers for Disease Control and Prevention. Web-based Injury Statistics Query and Reporting System (WISQARS), 1999-2003. Available at http://www.cdc.gov/ncipc/wisqars.
[2] Florida Department of Health, Office of Vital Statistics. Florida Death Certificate Database, 1999-2006.

Acknowledgements

The authors would like to thank the Florida county property appraisers' offices who contributed data to this survey.

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Survey of Private Residential Swimming Pools Assessed in Florida, By County, Tax Year 2006

County	Total	Assessed Since October 1, 2000*	County	Total	Assessed Since October 1, 2000*
Alachua	6,996	1,214	Lee	62,481	19,141
Baker	408	100	Leon	7,712	N/A
Bay	7,936	5,722	Levy	774	N/A
Bradford	378	42	Liberty	88	11
Brevard	43,153	6,818	Madison	194	24
Broward	113,157	19,139	Manatee	26,246	8,717
Calhoun	169	119	Marion	13,077	3,569
Charlotte	25,334	4,497	Martin	16,478	3,845
Citrus	12,775	3,968	Miami-Dade	76,477	7,538
Clay	8,213	1,699	Monroe	4,668	1,505
Collier	34,854	11,478	Nassau	2,880	N/A
Columbia	1,097	237	Okaloosa	11,008	3,122
DeSoto	764	N/A	Okeechobee	689	129
Dixie	N/A	N/A	Orange	61,096	14,145
Duval	23,226	4,332	Osceola	18,943	4,542
Escambia	9,085	N/A	Palm Beach	101,463	15,885
Flagler	9,112	3,925	Pasco	29,760	8,810
Franklin	394	138	Pinellas	65,505	N/A
Gadsden	491	N/A	Polk	29,291	8,847
Gilchrist	211	69	Putnam	1,247	384
Glades	145	44	Saint Johns	9,951	3,645
Gulf	207	N/A	Saint Lucie	18,301	4,598
Hamilton	N/A	N/A	Santa Rosa	6,512	2,148
Hardee	321	25	Sarasota	45,000	10,700
Hendry	566	75	Seminole	38,086	6,551
Hernando	18,932	3,992	Sumter	1,692**	N/A
Highlands	N/A	N/A	Suwannee	N/A	N/A
Hillsborough	71,960	13,958	Taylor	N/A	N/A
Holmes	213	12	Union	N/A	N/A
Indian River	12,018	3,379	Volusia	27,622	5,888
Jackson	766	N/A	Wakulla	448	143
Jefferson	344	114	Walton	N/A	N/A
Lafayette	87	20	Washington	257	N/A
Lake	14,089	6,984	**FLORIDA**	**1,093,655**	**225,987**

* The Residential Swimming Pool Safety Act (Florida Statutes, Chapter 515) went into effect on this date for all new residential swimming pools built in Florida, but some counties reported the number of pools assessed since January 1, 2000, or January 1, 2001.

** Includes both residential and commercial pools.

Data Source: Florida County Property Appraisers' Offices.
Compiled By: Kristal Hall, MPH Candidate, Florida State University.
October 2006

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Miranda Anaya**

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Ryman – V-20-10**

DATE: **March 29, 2021**

Miranda:

I have not forgotten this variance file – going through variations as to size/location. I should have something in the near future.

CAS/cv

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MAR 29 2021
V-20-10
Land Developm

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

We approve of the application V-20-10
Regina Lindsey
4846 S. Prices Pt

DATE: December 16, 2020

APPLICATION: V-20-10
Clark A. Stillwell for Maurice and Christina Ryman

NOTIFICATION OF PENDING APPLICATION AFFECTING THE USE OF LAND

Request/Description of Proposal: This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a pool and pool deck having less than the required 50-foot minimum building setback from the Mean High Water Line and the Jurisdictional Wetland Line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

Property location: Section 25, Township 19S, Range 16E; Lot 12 of Riverhaven Village, PB 9, Pg 31, (AK 1012261), which address is 12070 W. Broad Jump Ct., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.

This notification is being provided to you because records show that you own property within a 500-foot radius from the property under application and in accordance with applicable law. Your property will not be changed as a result of this application. All interested parties may appear and be heard. If you are unable to attend, you may state your position in writing and forward it to the Land Development Division at the Lecanto address listed below.

PUBLIC MEETING INFORMATION
Planning and Development Commission (PDC)
DATE: January 21, 2021
MEETING STARTS AT 9:00 A.M.
LOCATION: Lecanto Government Building
3600 West Sovereign Path, Room 166
Lecanto, FL 34461

CONTACT INFORMATION:
(Please include application number named above in all correspondence)
Land Development Division
3600 West Sovereign Path, Suite 140
Lecanto, FL 34461
(352) 527-5239

All citizens entering for the meeting will be screened. If you are sick, please stay home.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 West 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.

If any person decides to appeal any decision made by the Commission with respect to any matter considered at this 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. Copies of the proposed application will be available for inspection and/or purchase between the hours of 8:00 AM and 5:00 PM, Monday through Friday, in the Department of Growth Management, Land Development Division, 3600 West Sovereign Path, Suite 140, Lecanto, FL 34461.

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).

If you have any questions regarding this application, please call the Land Development Division main number at (352) 527-5239.

MA/AP/cb – PL2-20-261

MA

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DEC 21 2020

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

January 19, 2021

Citrus County Board of County Commissioners
Citrus County Courthouse
110 N. Apopka Avenue
Inverness, Florida 34450

and

Citrus County Planning and Development Review Board
3600 W. Sovereign Path
Lecanto, Florida 34461

Re: Maurice and Christina Ryman
Alternate Key #1012261
12070 W Broadjump Court, Homosassa, Florida 34448
Variance V-20-10

Ladies and Gentlemen:

I am a resident of Riverhaven and located proximate to the noted variance. We support the noted variance. The setback is consistent with abutting lots and lots in the Riverhaven subdivision area. The proposed use for a pool is consistent with numerous Riverhaven lots – a number of which historically have received variances for a pool addition. Finally, the proposed engineer stormwater system treating both new and existing stormwater exceeds code and sets an appropriate example. There is no negative to the application – consistent with our land use plan and LDC. It meets the intent of enhancing stormwater treatment where setbacks can not be met.

Thank you for your consideration.

John Whitt
Name:

12050 W Tarpon Court
Homosassa, Florida 34448

RECEIVED
JAN

File

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Miranda Anaya**

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Ryman – V-20-10**

DATE: **October 20, 2020**

Miranda:

Attached are the County authorization forms from the owners, to my office, for the above referenced matter. The applicants, Ryman, would request a continuance of the PDC hearing to December, 2020. Please advise.

If the staff report is complete, please provide a copy. Thanks

CAS/cv
Enclosure
cc: Denise Lyn, Esquire
Client
Community Builders, Inc.

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OCT 20 2020
V-20-10
Land Development

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

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

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INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Miranda Anaya**

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Ryman – V-20-10 Hearing 12/3/20**

DATE: **December 2, 2020**

Miranda:

I was advised today, that my clients are currently in quarantine due to covid issues. The clients were going to attend and are material witnesses for the hearing. Regrettably I need to ask for a continuance. The clients recognize there will be additional advertising costs. Please confirm, thank you.

Regrettably a sign of the times we live in.

CAS/cv
cc: Client
Denise Lyn, Esquire
Amy Pace, Sr. Planning Coordinator
Community Builders, Inc.

V-20-10

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

From: Clark A. Stillwell
Sent: Wednesday, January 20, 2021 9:59 AM
To: Miranda P. Anaya
Cc: Christina Ryman; Maurice Ryman; Community Builders Inc
Subject: RE: [EXTERNAL]FW: Ryman hearing.

Thank you so much. That date works.

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
Post Office Box 250
Inverness, Florida 34451-0250
(352) 726-6767
(352) 726-8283-Facsimile
caslaw@tampabay.rr.com

From: Miranda P. Anaya [mailto:Miranda.Anaya@citrusbocc.com]
Sent: Tuesday, January 19, 2021 3:51 PM
To: Clark A. Stillwell
Subject: RE: [EXTERNAL]FW: Ryman hearing.

Clark,

That is very unfortunate, sorry to hear that. I put this application for the March 4th hearing date. If there are any issues with this date please let me know.

Thank you,
Miranda Anaya

From: Clark A. Stillwell
Sent: Tuesday, January 19, 2021 1:39 PM
To: Miranda P. Anaya
Subject: [EXTERNAL]FW: Ryman hearing.

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

See attached; last time my clients (Maurice and Christina Ryman) were exposed. This time they have Covid. It's not in anyone's best interest to have the hearing. Can you continue it to the next meeting date?

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Post Office Box 250
Inverness, Florida 34451-0250
(352) 726-6767
(352) 726-8283-Facsimile
caslaw@tampabay.rr.com

-----Original Message-----
From: Maurice Ryman [mailto:maurice@marker48.com]
Sent: Tuesday, January 19, 2021 1:21 PM
To: Clark A. Stillwell
Subject: Ryman hearing.

We'd be right at the limit of quarantine. But we may want to push this back again.

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Superceded

Not to scale
see stamped survey
8/28/20

Lot is 25,700 SF

"CANAL"

MEAN HIGH WATER LINE
(SEE NOTE # 6)

JURISDICTIONAL WETLAND LINE
(SEE LINE TABLE)

RIP-RAP SEAWALL

WATERS EDGE
SURVEY DATE

WETLAND

UPLAND

SURVEY TRAVERSE LINE

L55 L56 L57 L58 L59 L60

N58°56'45"E(F) SURVEY TRAVERSE LINE 74.44'(F)

163.22'(F)

N17°49'51"W(F) 38.41'(F)

N18°06'35"W(P)

3.6'± TO WATERS EDGE

FOUND ADDITIONAL 5/8" IRON ROD N00°34'08"W 1.63' OF CALCULATED POSITION

LOT 13 BLOCK 1

R= 40.00' (P) 40.00' (F)
L= 39.29' (P) 39.18' (F)
Δ= 56°16'37" (P) 56°07'23" (F)
CHD= N79°58'16"W 37.79' (P)
N80°56'45"W 37.63' (F)

BROAD JUMP CT(P) W. BROAD JUMP CT.(F)
ASPHALT PAVEMENT CUL-DE-SAC
(40' RADIUS)

R= 40.00' (P) 40.00' (F)
L= 91.95' (P) 90.89' (F)
Δ= 131°42'29" (P) 130°11'11" (F)
CHD= S06°02'19"W 73.00' (P)
S05°21'19"W 72.56' (F)

SITE BENCHMARK
SET NAIL & DISK (LB 7314)
NEAR EDGE OF PAVEMENT
NAVD 88 ELEVATION = 2.82'

LIMITS OF LOCATION (PAVEMENT CONTINUES)

2 STORY WOOD FRAME ON CONC. SLAB
RESIDENCE # 12070

1 STORY WOOD FRAME BUILDING ON CONC. SLAB

OPEN BRICK PATIO

BRICK PAVER DRIVE

BRICK WALK

WOOD GAZEBO

WOOD STEPS

SEAWALL

RIP-RAP

SEPTIC TANK

SEPTIC TANK DRAIN FIELD

SEWER MAIN

WM

N73°57'30"E(F)

N74°34'13"W(F

N49°09'42"W(F)

N30°11'02"E(P&F) (Bearing Basis)

57.49'(F)

30.15'(F)

46.53'(F)

167.56'(F)

R= 40.00' (P) 40.00' (F)
L= 49.88' (P) 49.61' (F)
Δ= 71°26'49" (P) 71°03'30" (F)
CHD= N84°27'37"E 46.71' (P)
N84°24'40"E 46.49 (F)

Total 7039 with pool & deck

Approx. 28% Impervious with 20' Set Back as shown

Area measured based on county records & excludes dock area in water

4223 SF

20 0 10 20
(IN FEET)
1 inch = 20 ft.

PLAT

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
Maurice A. Ryman

CITRUS COUNTY, FLORIDA

Project No.: 20070	Field Book:: 113/75	Date: 02/27/2020
Scale: 1"= 20'	Field Date: 02/25/2020	Sheet: 1 of 1

LEGAL DESCRIPTION:

Lot 12, Block 1, RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Pages 31-53, inclusive, and amended in said plat by corrected Pages 37, 51, 52, and 53 adopted by the Citrus County Commissioners of October 29, 1974, and recorded in Official Records Book 384, Page 306, Public Records of Citrus County, Florida

RECEIVED
AUG 13 2020
V-20-10
Land Development Division

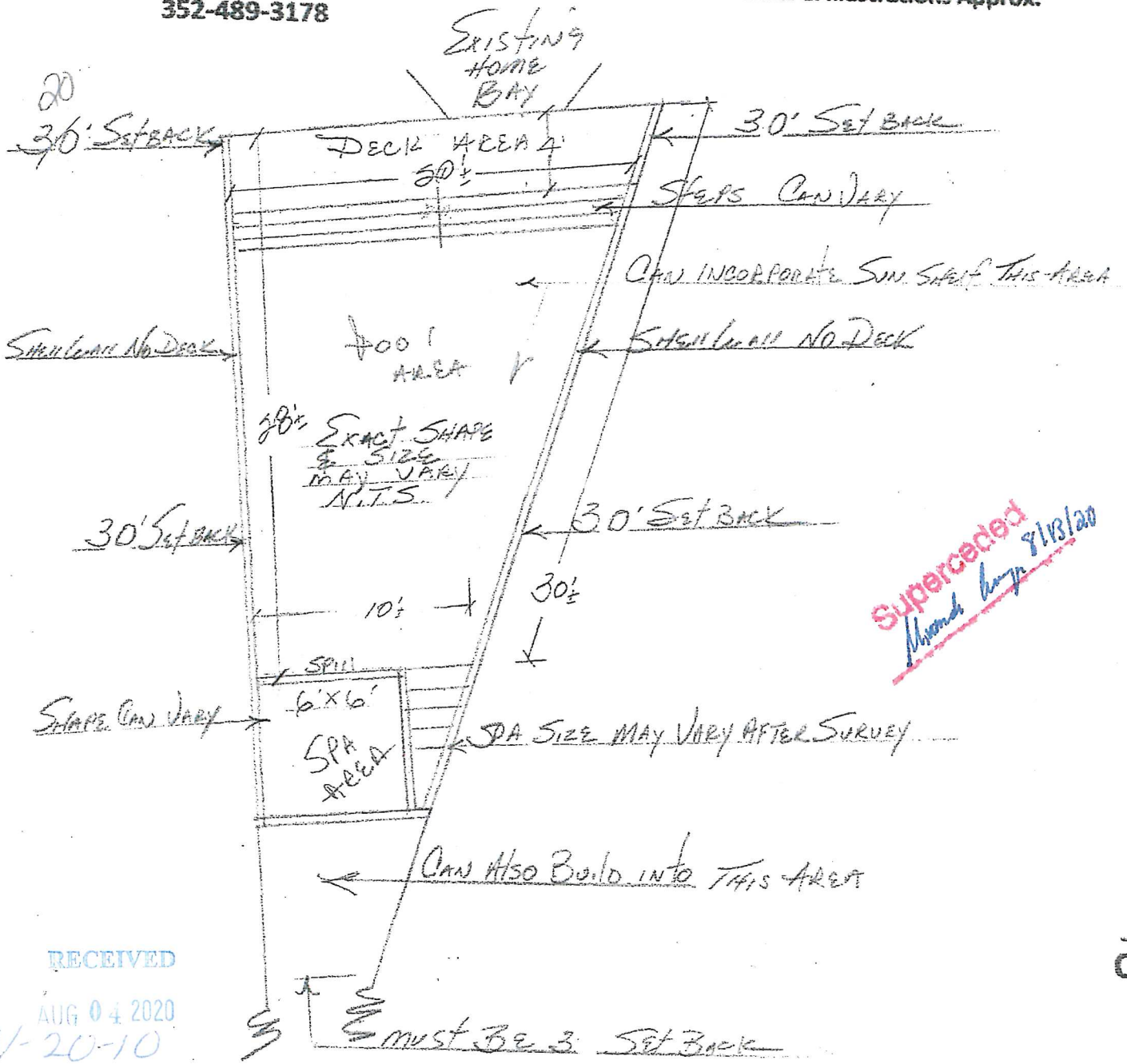
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AUG 28 2020
Land Development Division

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

2338 West Dunnellon Road
Dunnellon, Fl 34433
352-489-3178

Licensed & Insured
CRC-1328766- CP-1458359- CBC-1261454 -CGC-1504854
All Dimensions & Illustrations Approx.



Superceded
Mhand 8/13/20

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AUG 04 2020
V-20-10
Land Development Division

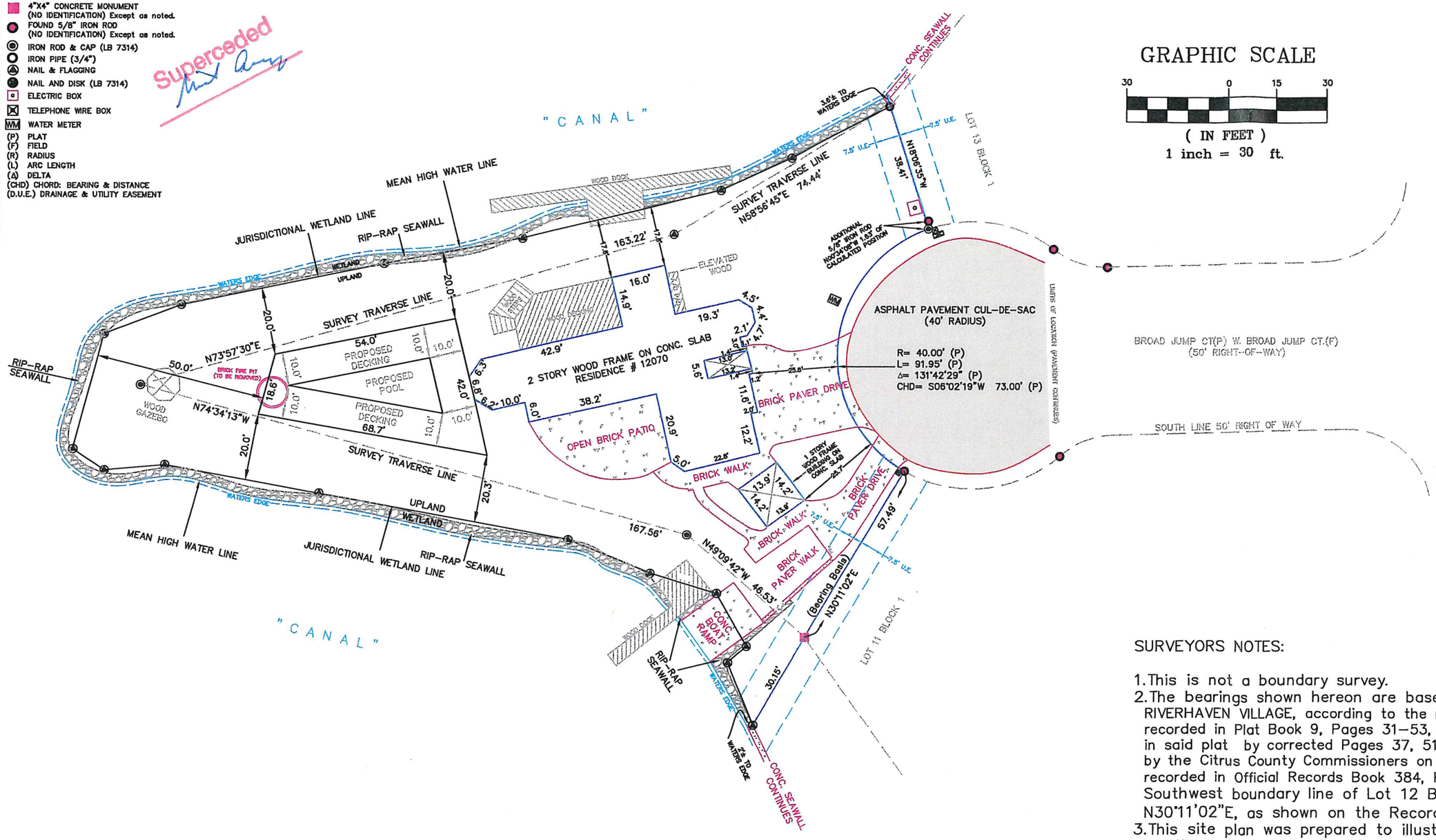
Owner's Name RYMAN, MAU
Shape CUSTOM 20x28
Depth T.B.D.
Returns 4
Therapy Jets T.B.D.
Seats PER PLAN
Hand Rail INC S.S.
Electrical INC.
Time Clock INC
Pool Light INC. COLOR LED
Heater INC.
Heat Pump T.B.D. Gas T.B.D.
Auto Chlorinator NO
Salt Generator PENTAIR INC
Deck T.B.D.
Acrylic ____ Color ____
Paver Color T.B.D.
Water Line Tile 6x6
Color T.B.D.
Sq. Feet (Tile) T.B.D.
Water Fall T.B.D.
Screen Enclosure NO
Bronze NO White NO
Doors NO
Screen Roof Type NO
Lanai Roof Type NO
Pump PENTAIR U.S.
Filter PENTAIR CC 150
Hand Help Cleaning Equipment INC
Pool Vac. HAND HELD
Notes:

Customer Approval

N.T.S.

LEGEND:
- 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) Except as noted.
- FOUND 5/8" IRON ROD (NO IDENTIFICATION) Except as noted.
- IRON ROD & CAP (LB 7314)
- IRON PIPE (3/4")
- NAIL & FLAGGING
- NAIL AND DISK (LB 7314)
- ELECTRIC BOX
- TELEPHONE WIRE BOX
- WM WATER METER
- (P) PLAT
- (F) FIELD
- (R) RADIUS
- (L) ARC LENGTH
- (Δ) DELTA
- (CHD) CHORD: BEARING & DISTANCE
- (D.U.E.) DRAINAGE & UTILITY EASEMENT

Superceded



GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

PLAT

SURVEYORS NOTES:

1. This is not a boundary survey.
2. The bearings shown hereon are based on the Plat of RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Pages 31–53, inclusive, and amended in said plat by corrected Pages 37, 51, 52, and 53 adopted by the Citrus County Commissioners on October 29, 1974, and recorded in Official Records Book 384, Page 306, with the Southwest boundary line of Lot 12 Block 1 held to bear N30°11'02"E, as shown on the Record Plat.
3. This site plan was prepared to illustrate the proposed location of a proposed pool area.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone AE (Base Flood Elevation 9.0'), per Flood Insurance Rate Map number 12017C0295D, EFFECTIVE DATE: September 26, 2014.

SITE PLAN FOR

Maurice A. Ryman

Citrus County, Florida

Project No.: 20070	Field Book: N/A	Drawn By: JWS
Scale: 1" = 30'	Field Date: N/A	Sheet 1 Of 1

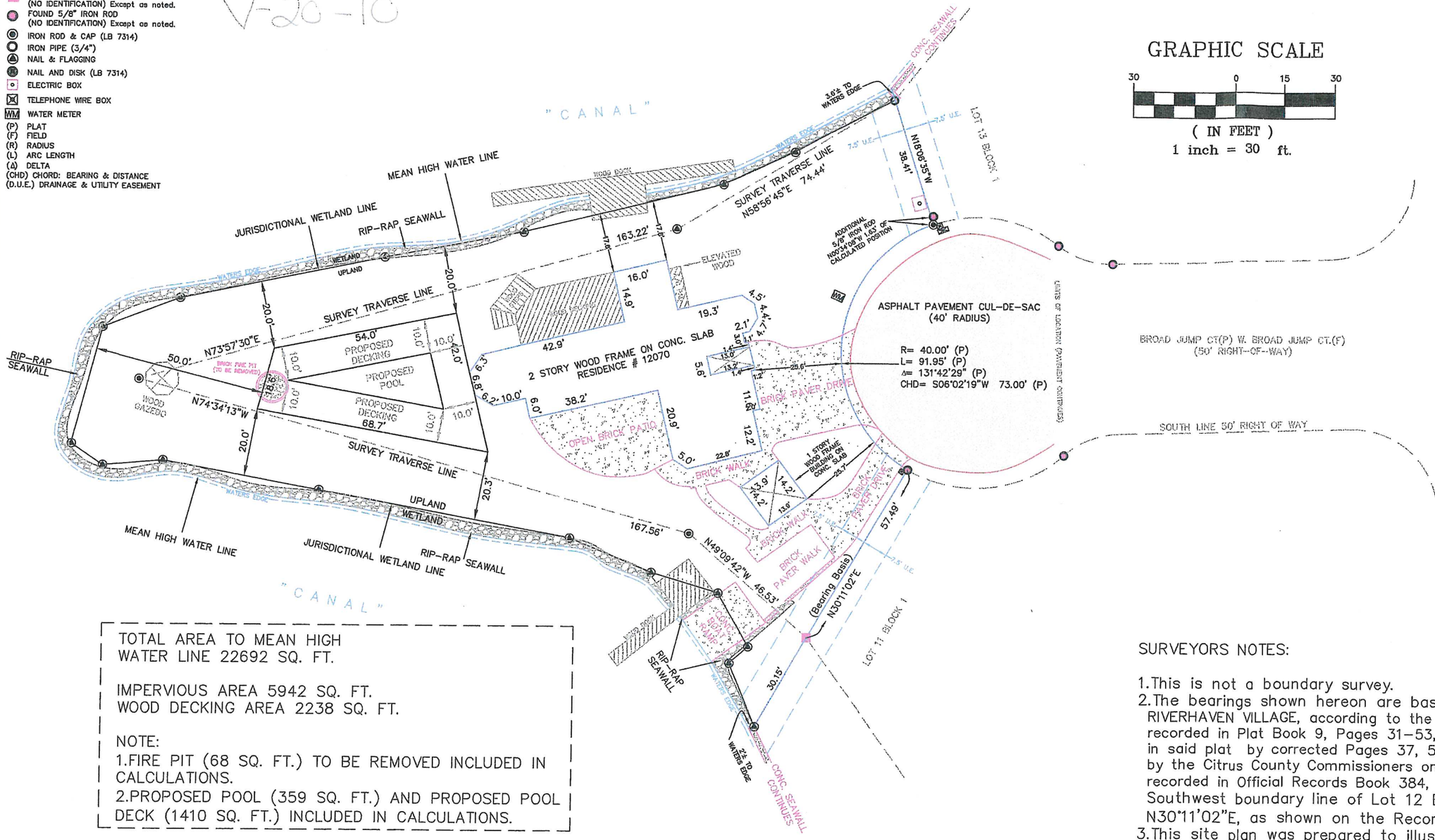
GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253

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SEP 08 2020
V-20-10

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

V-20-10

LEGEND:
- 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) Except as noted.
- FOUND 5/8" IRON ROD (NO IDENTIFICATION) Except as noted.
- IRON ROD & CAP (LB 7314)
- IRON PIPE (3/4")
- NAIL & FLAGGING
- NAIL AND DISK (LB 7314)
- ELECTRIC BOX
- TELEPHONE WIRE BOX
- WM WATER METER
- (P) PLAT
- (F) FIELD
- (R) RADIUS
- (L) ARC LENGTH
- (Δ) DELTA
- (CHD) CHORD: BEARING & DISTANCE
- (D.U.E.) DRAINAGE & UTILITY EASEMENT



TOTAL AREA TO MEAN HIGH WATER LINE 22692 SQ. FT.

IMPERVIOUS AREA 5942 SQ. FT.
WOOD DECKING AREA 2238 SQ. FT.

NOTE:
1. FIRE PIT (68 SQ. FT.) TO BE REMOVED INCLUDED IN CALCULATIONS.
2. PROPOSED POOL (359 SQ. FT.) AND PROPOSED POOL DECK (1410 SQ. FT.) INCLUDED IN CALCULATIONS.

SURVEYORS NOTES:

1. This is not a boundary survey.
2. The bearings shown hereon are based on the Plat of RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Pages 31-53, inclusive, and amended in said plat by corrected Pages 37, 51, 52, and 53 adopted by the Citrus County Commissioners on October 29, 1974, and recorded in Official Records Book 384, Page 306, with the Southwest boundary line of Lot 12 Block 1 held to bear N30°11'02"E, as shown on the Record Plat.
3. This site plan was prepared to illustrate the proposed location of a proposed pool area.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone AE (Base Flood Elevation 9.0'), per Flood Insurance Rate Map number 12017C0295D, EFFECTIVE DATE: September 26, 2014.

Existing Impervious Area 26%
Proposed Pool Area 7.8%
Total New Impervious Area 33.8%

SITE PLAN FOR
Maurice A. Ryman

Citrus County, Florida

Project No.: 20070	Field Book: N/A	Drawn By: JWS	
Scale: 1" = 30'	Field Date: N/A	Sheet 1 Of 1	

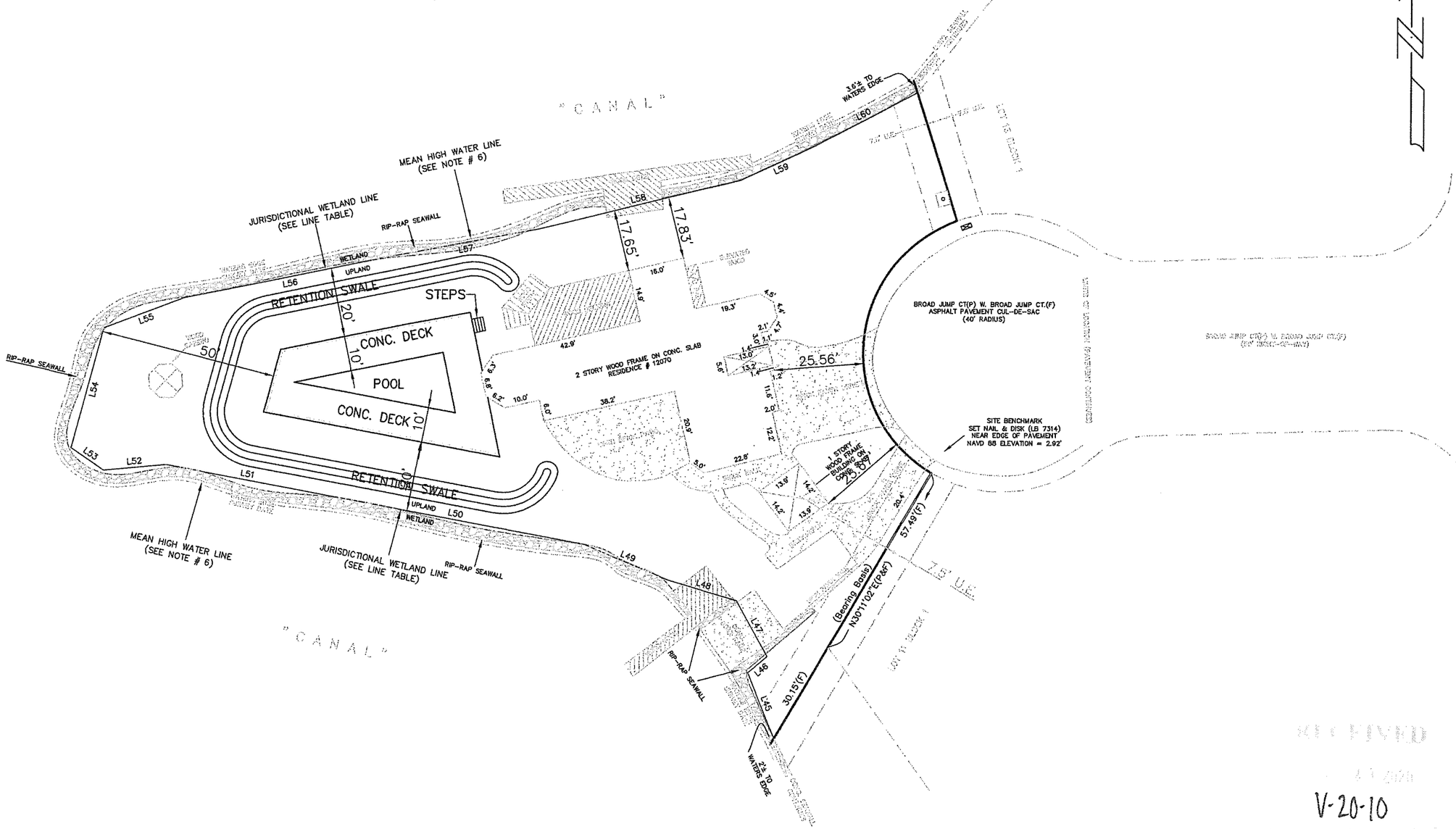
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Professional Surveyors and Mappers
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Ph: 352.563.1252 Fax: 352.563.1253

SEP 16 2020
V-20-10

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

SITE SCHEDULE:
TOTAL LAND AREA = 22,187 SQ.FT. (0.51 AC.)+/-
EXISTING IMPERVIOUS SURFACE AREA = 6,358 SQ.FT.
(INCLUDES WOOD DECKS AND GAZEBO BUT NOT SEAWALL)
PROPOSED INPERVIOUS SURFACE AREA = 1,819 SQ.FT.+/-
TOTAL IMPERVIOUS SURFACE AREA = 8,177 SQ.FT.
IMPERVIOUS SURFACE RATIO = 0.37+/-

30 0 30 60 90
Scale 1" = 30'



FURMAN & HILPERT ENGINEERING, INC.
4423 BROOKSVILLE ROCK ROAD
BROOKSVILLE, FLORIDA 34614
TELEPHONE: (352) 232-2849
CERT. OF AUTHORIZATION NO. 28687

REVISION:
DATE: SEPT. 2020
SCALE: 1"=30'
DRAWN BY: P.F.
PROJECT NO: 20-144

TITLE: Concept Site Plan

Ryman Residence – Pool Addition
12070 W. Broad Jump Ct., Homosassa

SHEET: 2 OF 4

RECEIVED
V-20-10

Attachment: Applicant Submittal (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

V-20-10
Clark A. Stillwell for Ryman

12070 W. Broad Jump Ct. Homosassa, Fl



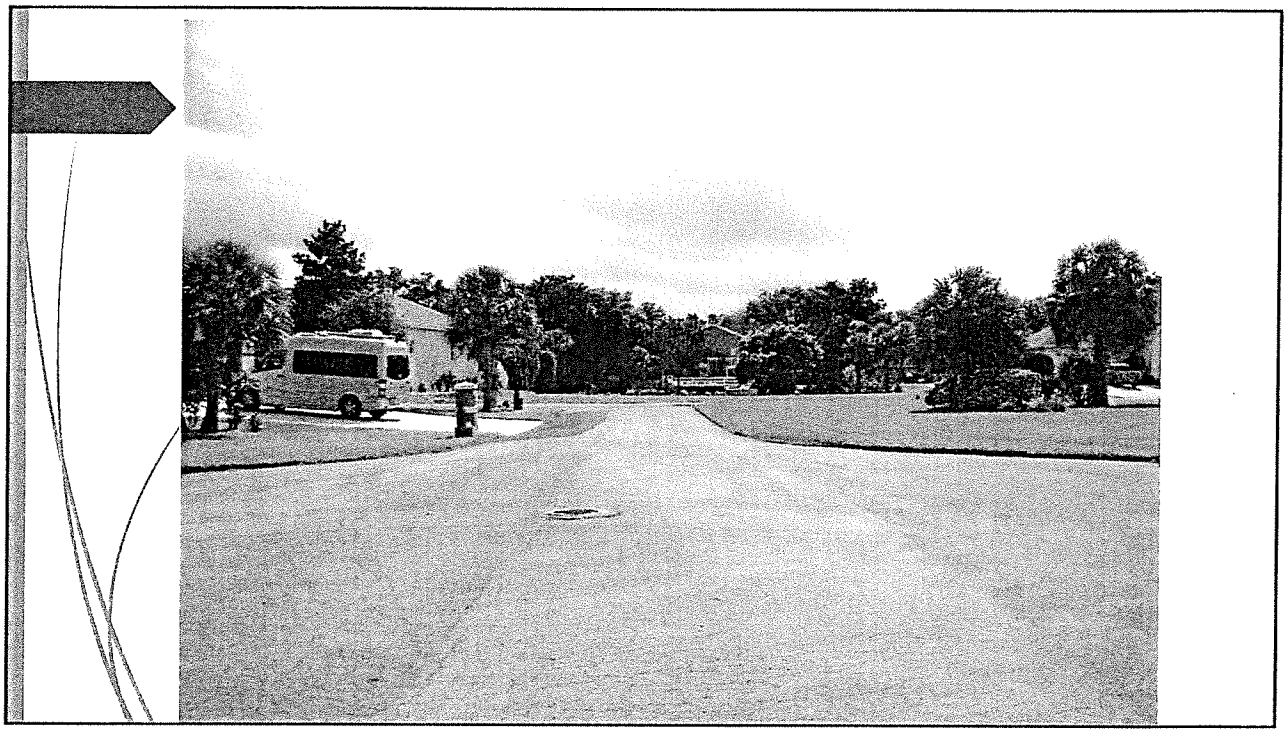
1

Aerial View



2

Attachment: Coordinator PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)



3

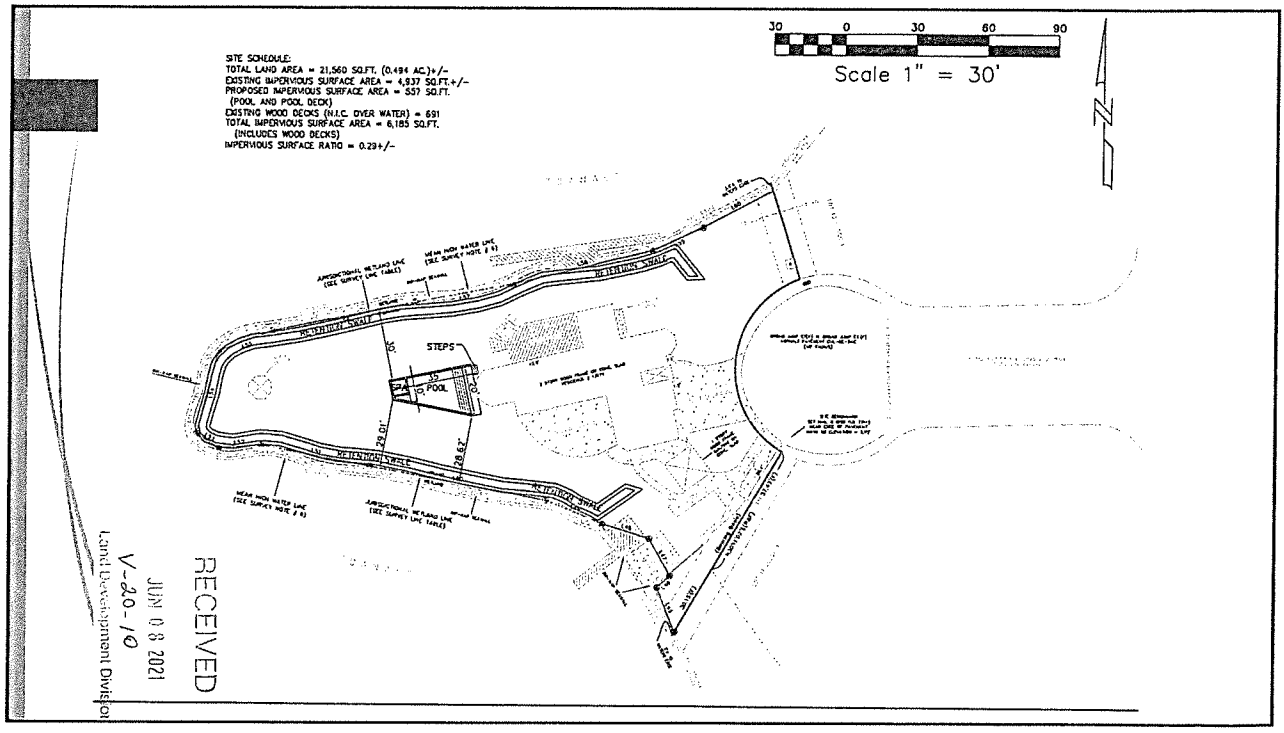


4

Attachment: Coordinator PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)



5



6

Attachment: Coordinator PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

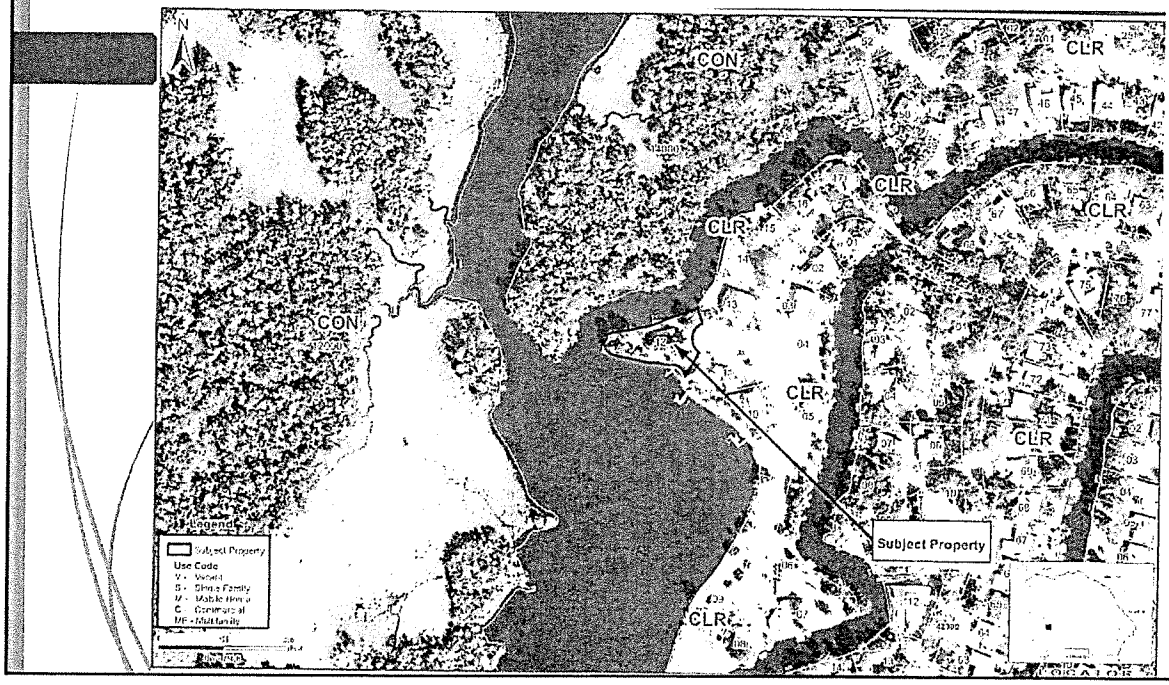
V-20-10
Clark A. Stillwell for Ryman

12070 W. Broad Jump Ct. Homosassa, Fl



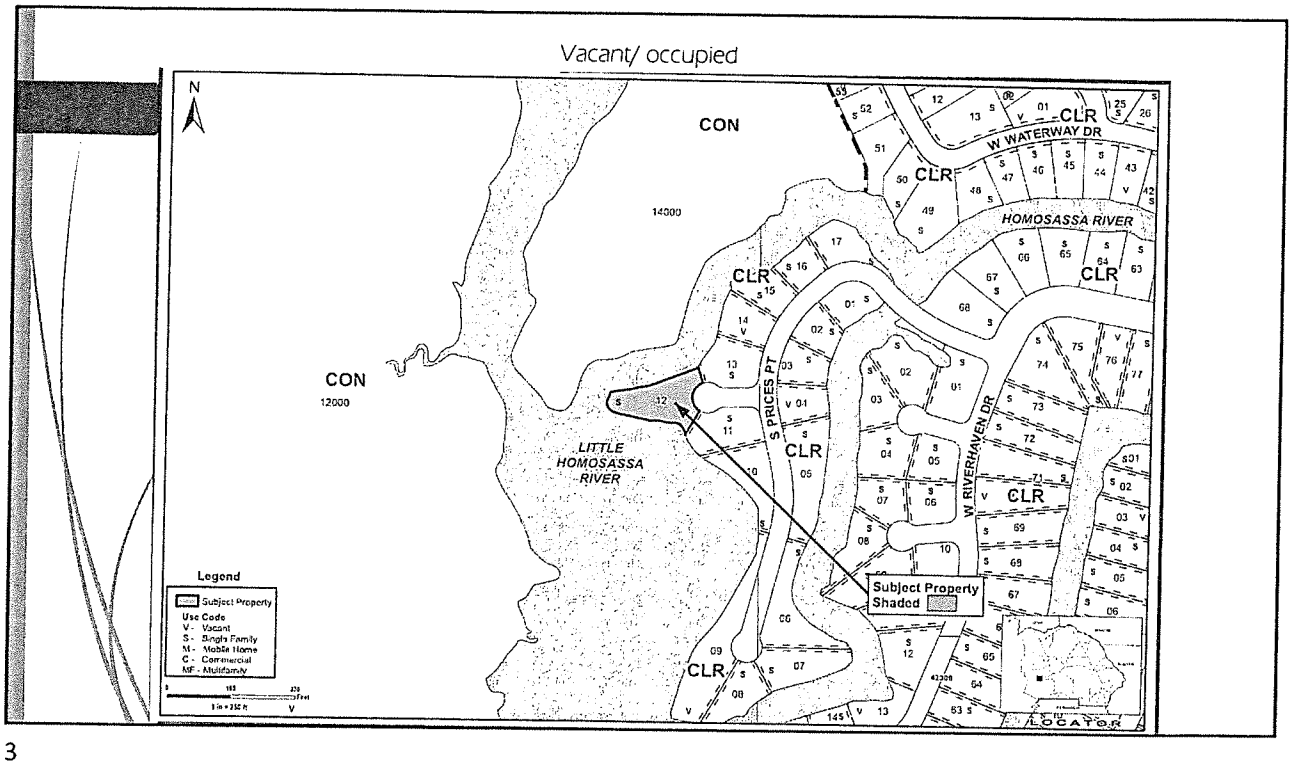
1

Aerial View

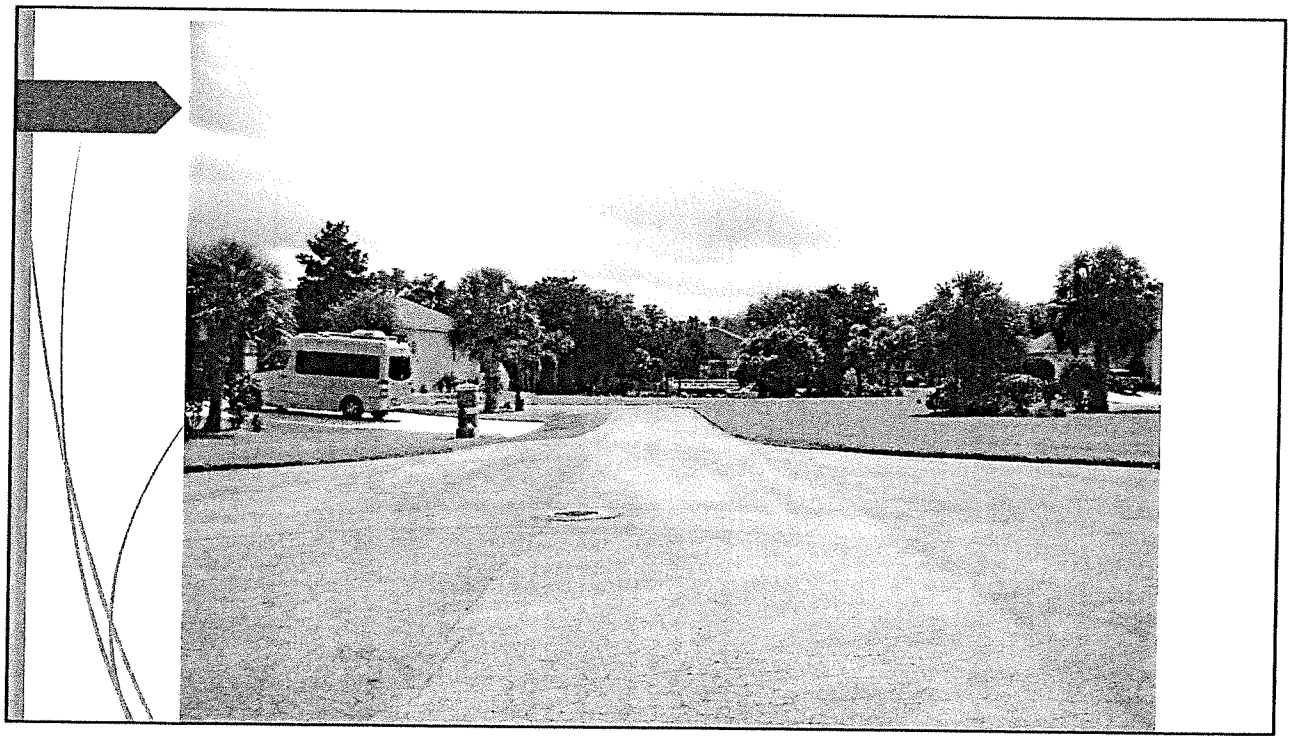


2

Attachment: Planner PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)



3



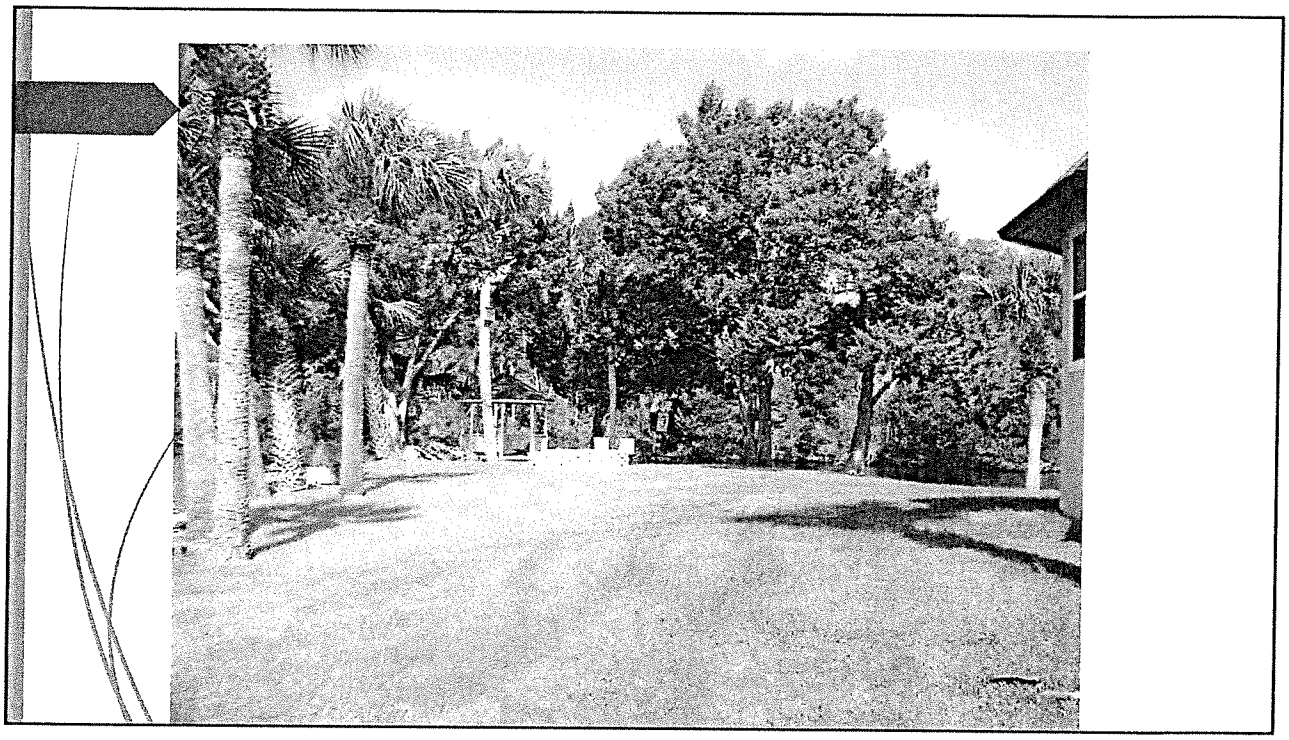
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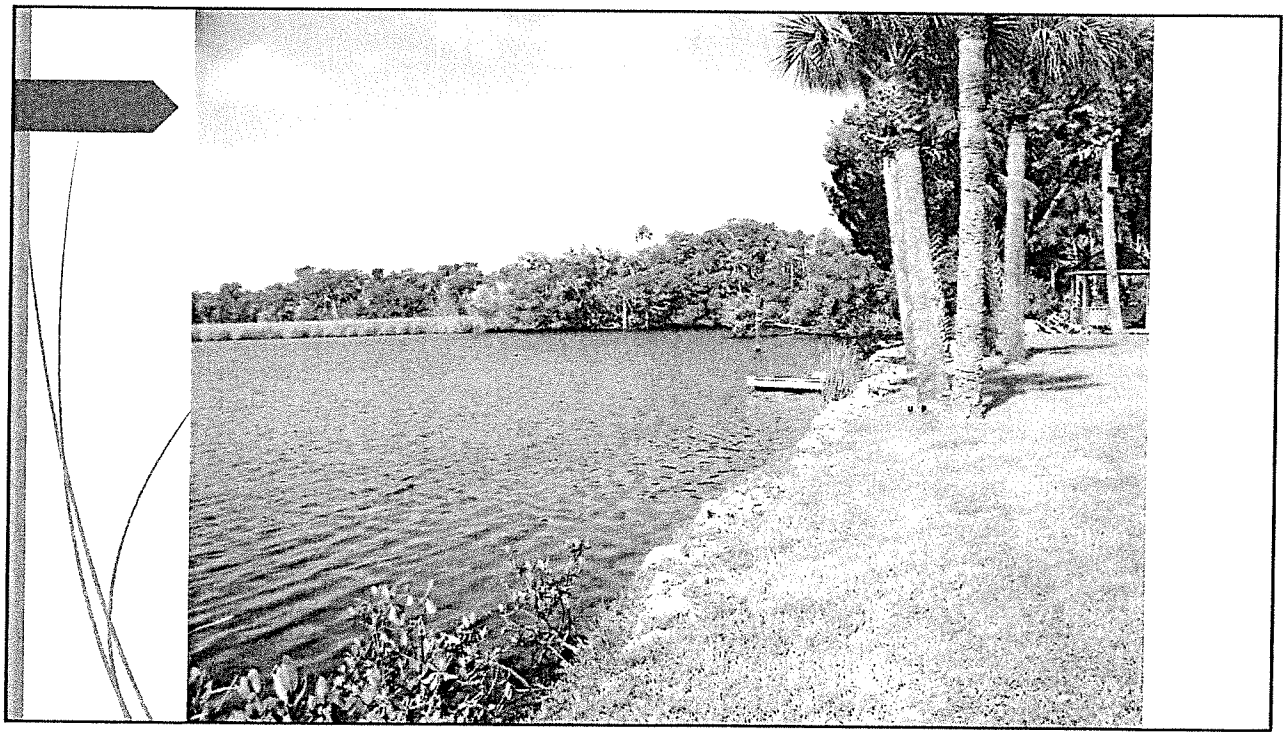
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Attachment: Planner PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

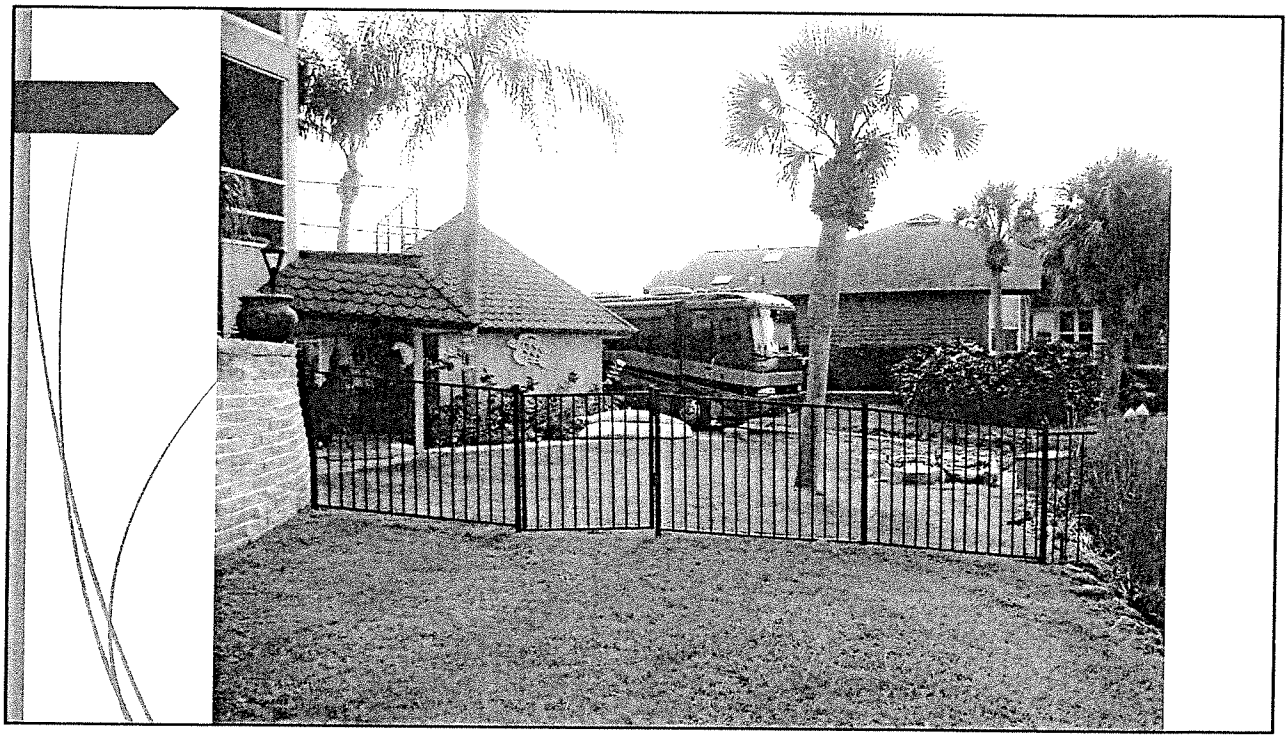


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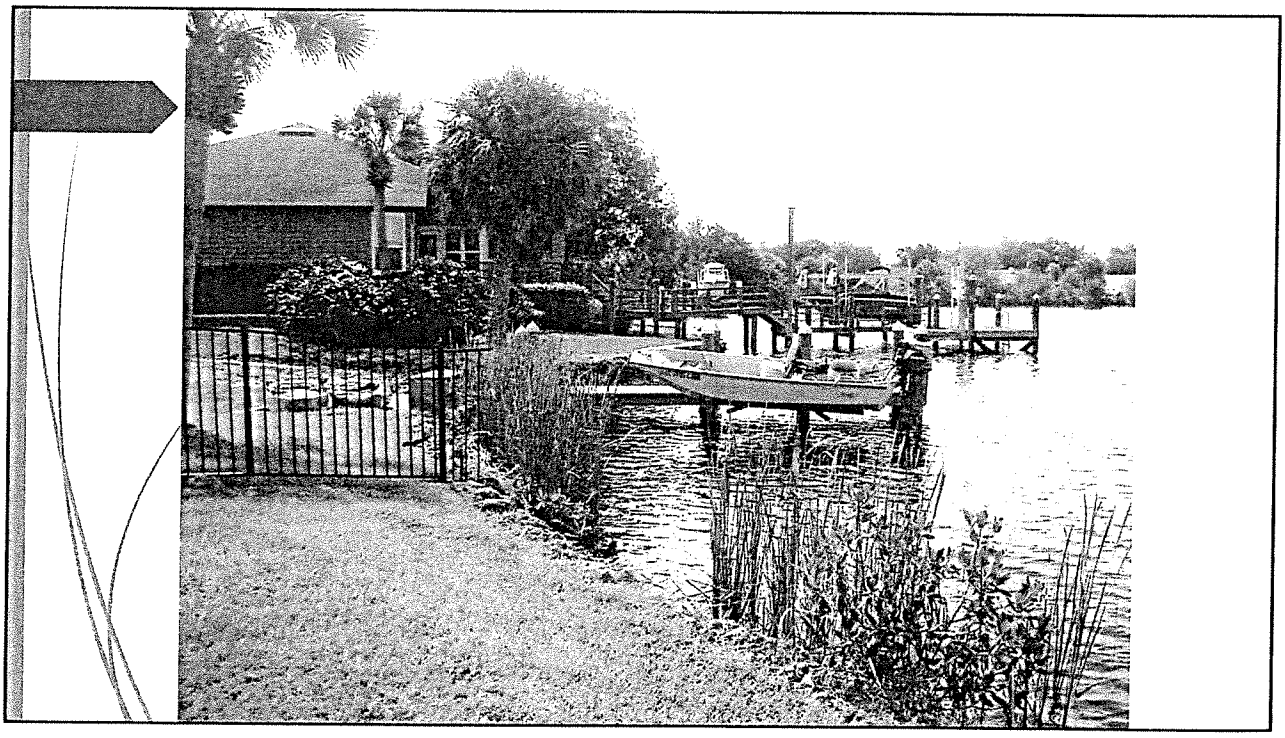


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Attachment: Planner PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

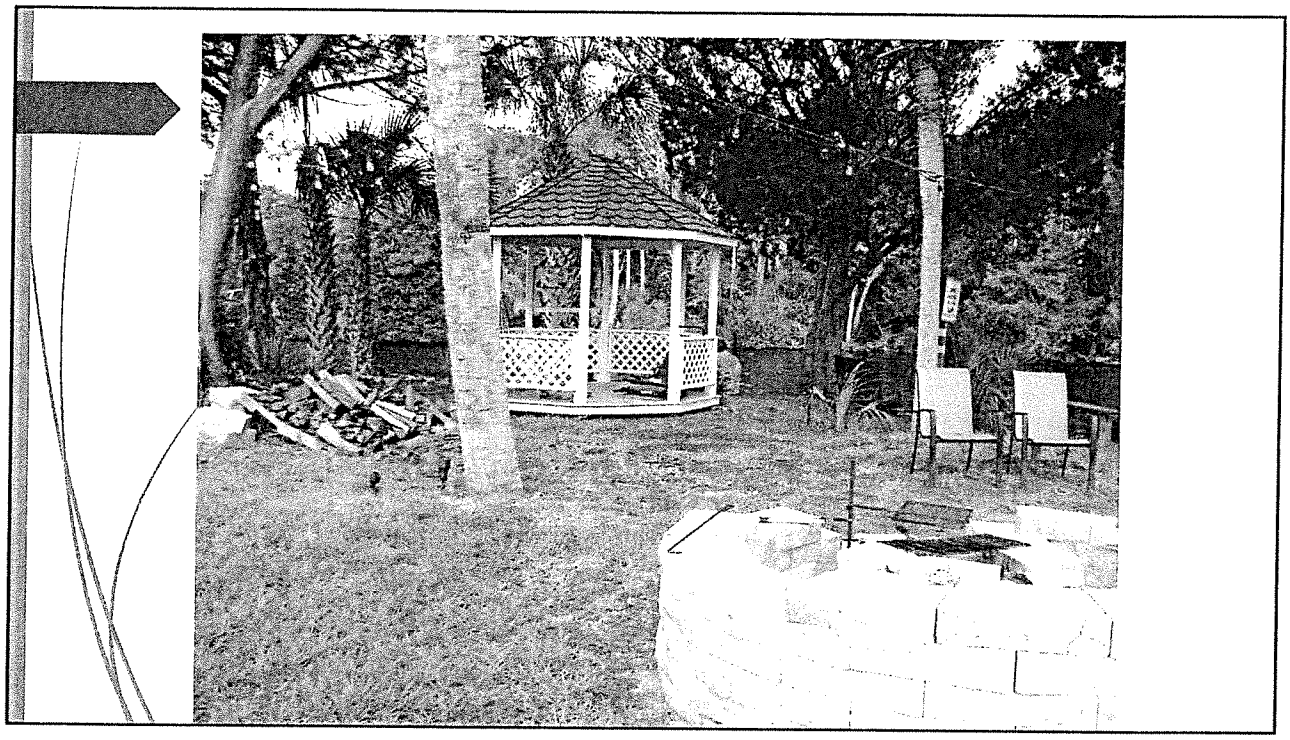


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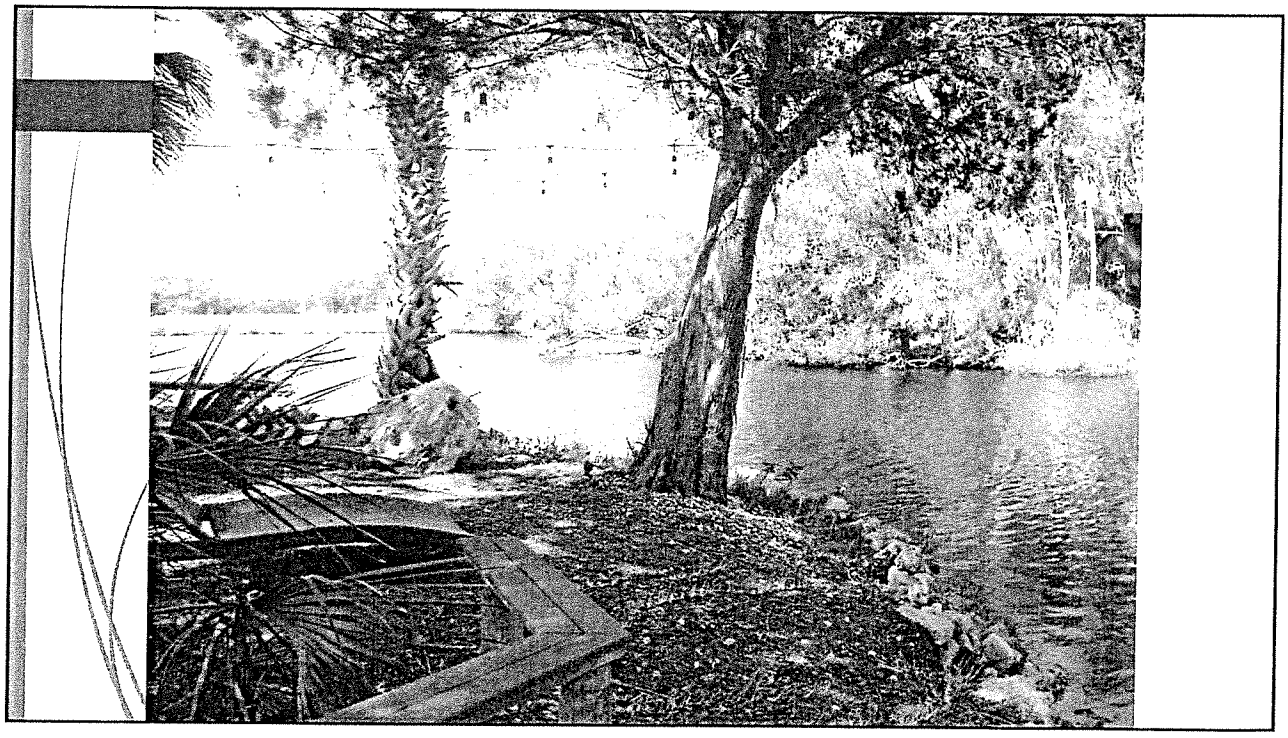


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Attachment: Planner PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

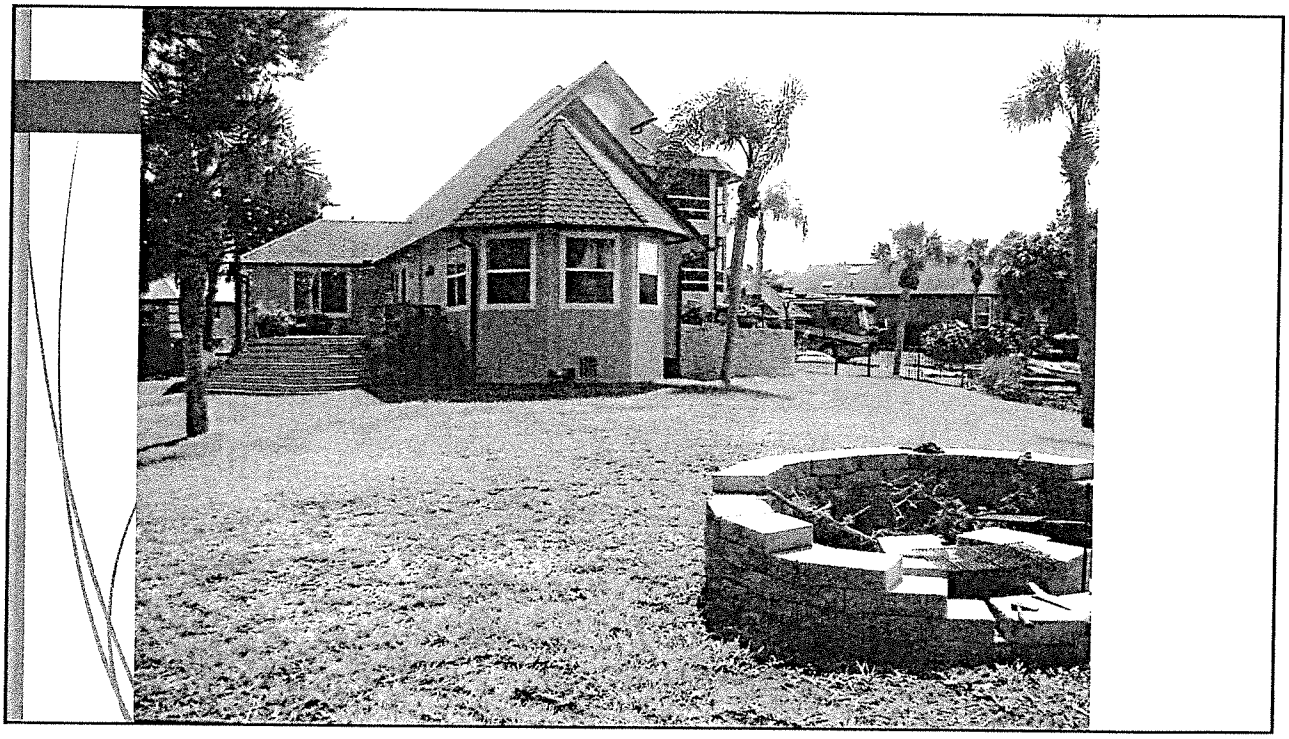


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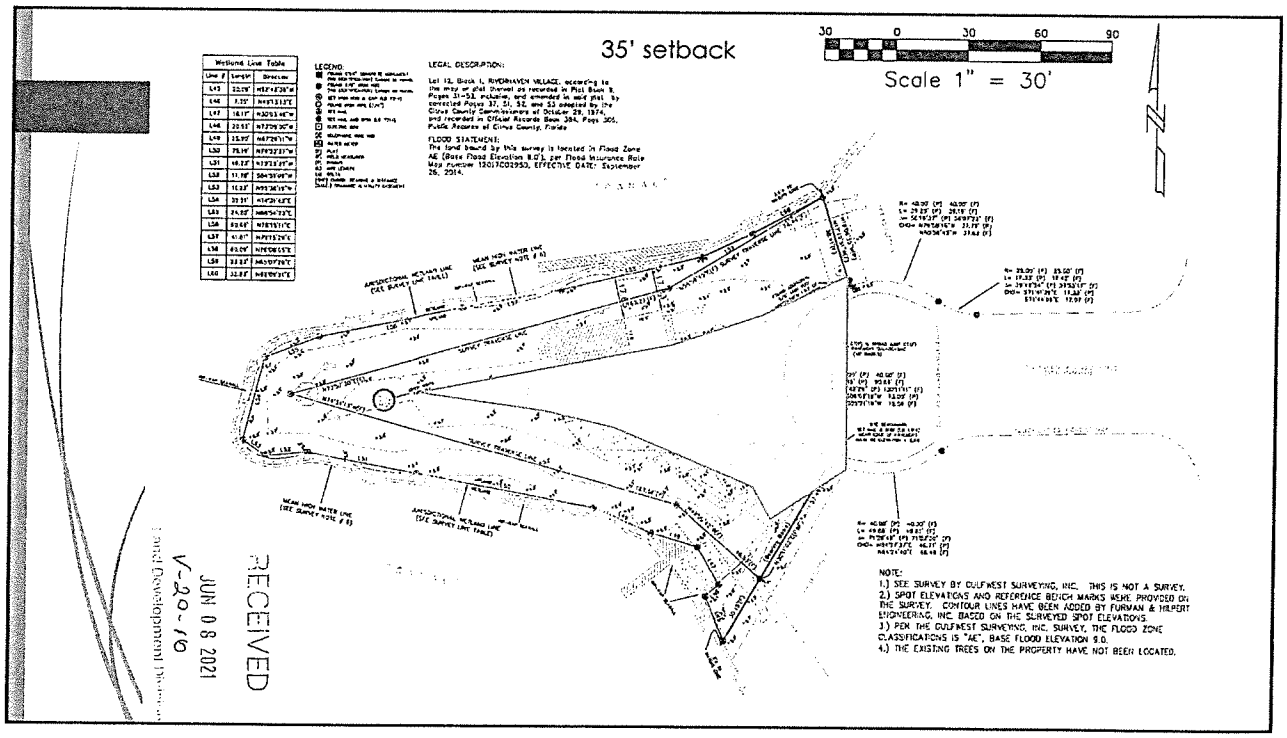


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Attachment: Planner PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

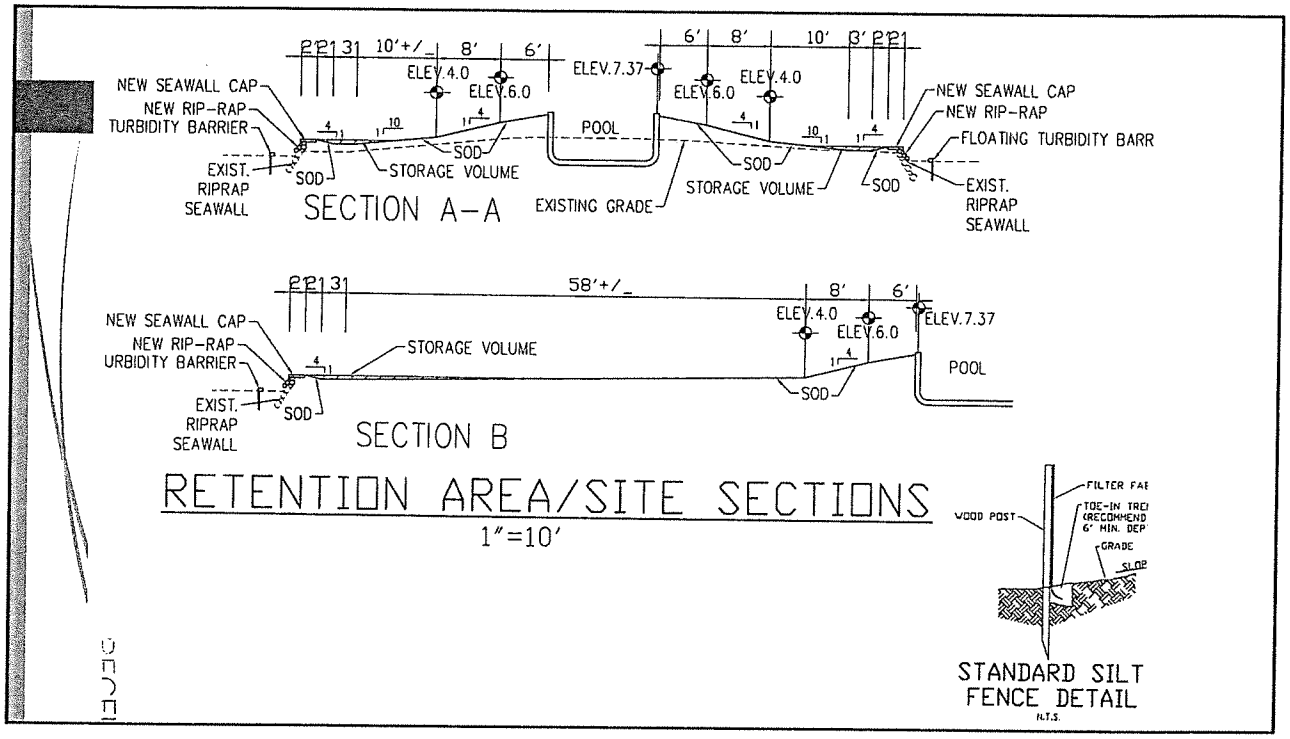


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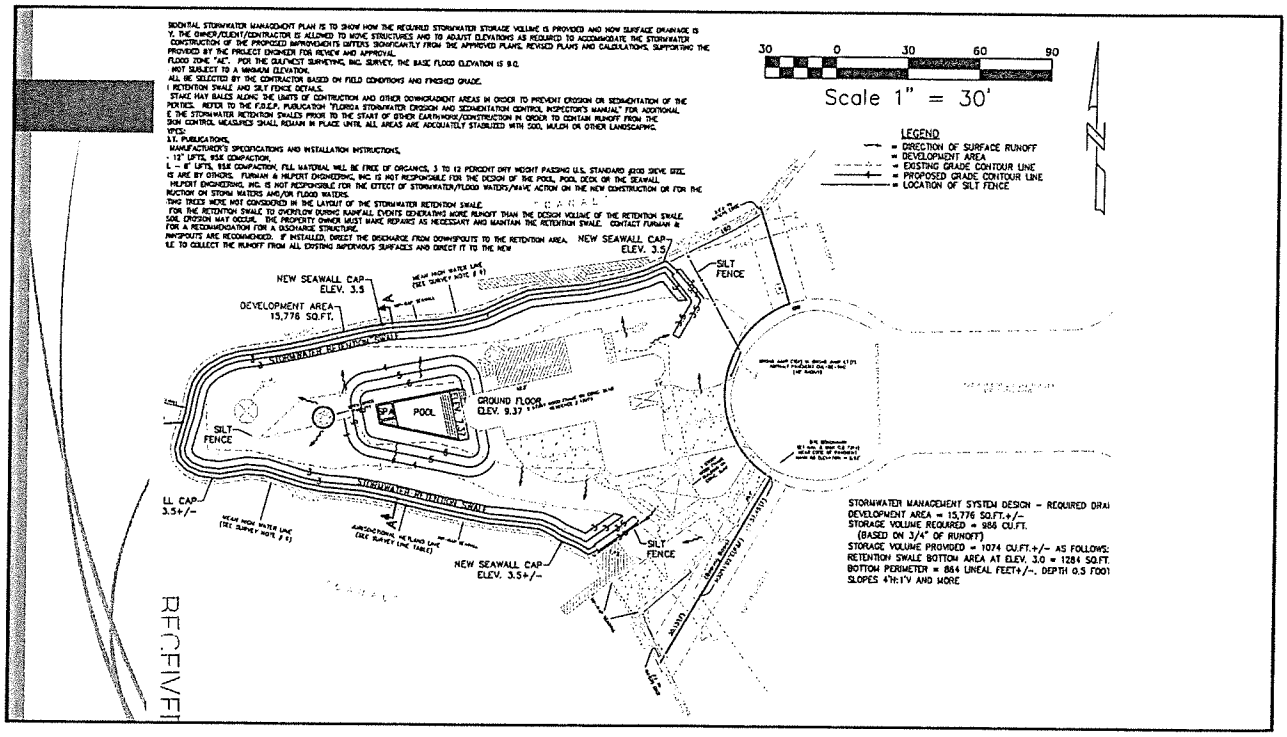


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Attachment: Planner PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)

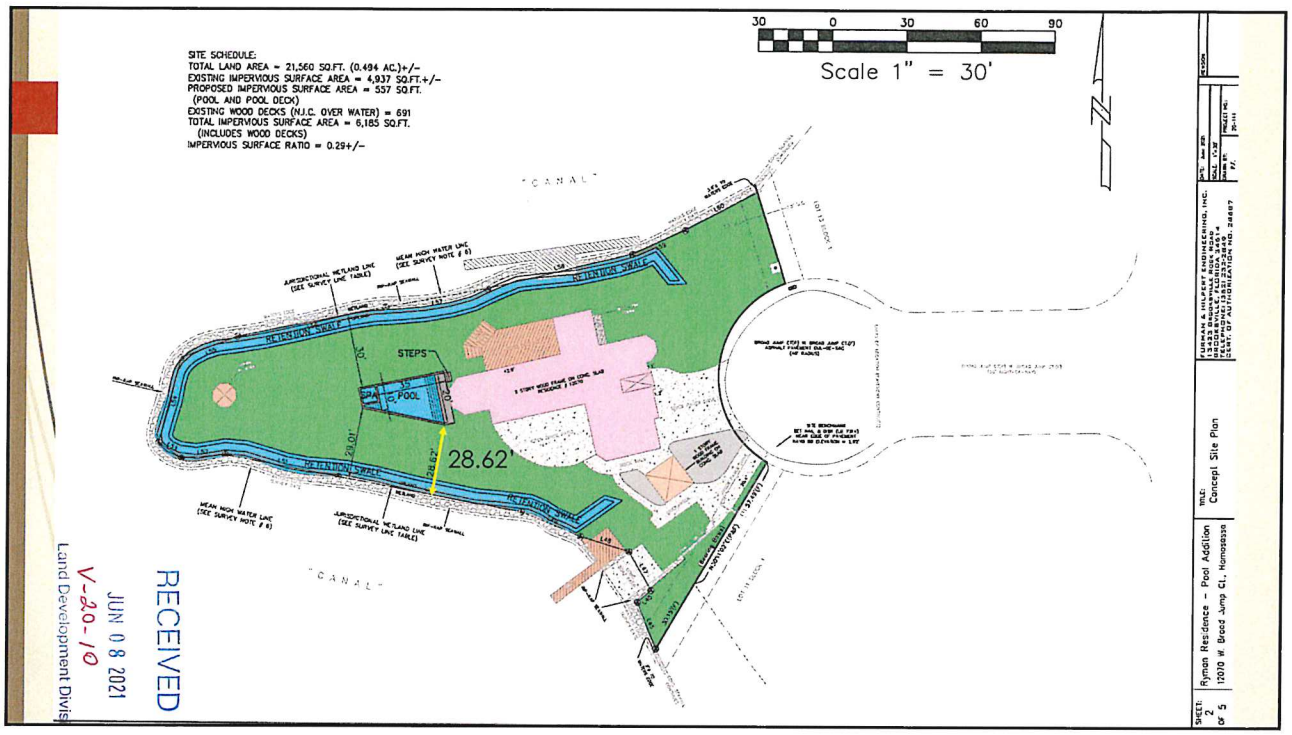


15



16

Attachment: Planner PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)



17

Attachment: Planner PP (17255 : V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman)