CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday October 21, 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. October 21, 2021, PDC agenda, minutes and map/directions

October 21, 2021, PDC agenda, minutes, and map/directions

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC

Conduct a public hearing on October 21, 2021, to review and consider, PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC

2. CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando, LLC

Conduct a public hearing on October 21, 2021, to review and consider, CU-20-06, Michael Wilburn for Affordable Secure Storage Hernando, LLC

3. PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP

Conduct a public hearing on October 21, 2021, to review and consider PUD-21-12, Terrill LaGree for Gulf to Lake Associates, LLLP.

4. V-21-13 Kurt Stoner

Conduct a public hearing on October 21, 2021, to review and consider, V-21-13 Kurt Stoner.

5. PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.

Conduct a public hearing on October 21, 2021, to review and consider, PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.

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:	October 21, 2021 PDC agenda, minutes and map/directions
AGENDA DATE:	**October 21, 2021**

BRIEF OVERVIEW:

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:
October 21, 2021, PDC agenda, minutes, and map/directions

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, October 21, 2021 at 9:00 AM

Lecanto Government Building

3600 West Sovereign Path, Room 166

Lecanto, Florida 34461

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

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

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

G. APPROVE MINUTES – Approval of available minutes

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION: County Attorney

J. APPLICATIONS

1. PLANNED UNIT DEVELOPMENT

   a. PUD-21-11 Local Engineering, Inc. for Affordable Secure Storage Beverly Hills, LLC

      REQUEST: This request is to modify the Land Development Code (LDC) Atlas by amending an existing Master Plan (Planned Unit Development – PUD) to include covered RV and boat storage, pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes and map/directions)

LOCATION: Section 15, Township 18 South, Range 18 East, unrecorded tracts, further described as Parcel 24340 (Alternate Key Number 2621869); which address is 3330 N. Lecanto Highway (CR-491), Beverly Hills, FL. A complete legal description is on file with the Land Development Division.

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

2. LAND USE APPLICATION

a. CU-20-06 Local Engineering, Inc. for Affordable Secure Storage Hernando, LLC

REQUEST: This request is for a Conditional Use to allow for Mini Warehouses and an RV and/or Boat Parking Facility in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

LOCATION: Sections 33 and 34, Township 16 South, Range 18 East; more specifically, Lots A2, 6, 19, 20, and 21, of an unrecorded tract, AK 3272917, which addresses are 3532 and 3640 N. Carl G Rose Hwy., Hernando, Florida.

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

3. PLANNED UNIT DEVELOPMENT

a. PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP

REQUEST: This request is for a Planned Unit Development to allow multi-family use of more than four units per acre in the PSO (Professional Services/Office) land use district, pursuant to Section 2409, Professional Services/Office District (PSO), and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

LOCATION: Section 24, Township 18 South, Range 17 East; more specifically, Parcel 22200, Alternate Key Number 2448482, which address is 2095 N Miller Run Terrace, Crystal River. A complete legal description of the property is on file with the Land Development Division.

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

Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes and map/directions)

4. LAND USE APPLICATION

a. CU-21-11 Local Engineering, Inc. for Signet Investment Holdings, LLLP

REQUEST: This request is for a Conditional Use to allow for mini-warehouses, covered RV/boat storage and an outdoor storage area, pursuant to Section 2412, General Commercial District, as specified in the LDC.

LOCATION: Sections 6, Township 19 South, Range 19 East, more specifically, Lot 5, of New Mayfield Acres, Plat Book 2, Page 42; also known as Alternate Key Number 1496942, which address is 25 E. Gulf to Lake Hwy., Lecanto, Florida.

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

5. LAND USE APPLICATION

a. V-21-13 Kurt Stoner

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

LOCATION: Section 34, Township 18 South, Range 16 East; specifically, Parcel 2B0A0-0400 (formerly Lot 40, of Sunny Isles Estates Unit 2, PB 8, PG 14), AK 1004080, which address is 14241 W. Sanddollar Ln., Crystal River, FL. A complete legal description of the property is on file with the Land Development Division.

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

6. PLAT VACATION

a. PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management, Inc.

REQUEST/LOCATION: This request is to vacate a 6' platted utility easement lying on Lot 2 in the Taco Gordy Plat, as recorded in Plat Book 19, Pages 129-130, public records of Citrus County, Florida (Section 22, Township 19 South, Range 17 East), lying on S. Suncoast Blvd (US-19) in Homosassa. A complete legal description is on file with the Land Development Division.

Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes and map/directions)

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

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

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

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Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes and map/directions)

COMMISSION QUESTIONS/COMMENTS:

Mr. Bramblett

PROPONENT: None.

OPPONENT: None.

COMMISSION QUESTIONS/COMMENTS: None.

MOTION: The Planning and Development Commission finds application number ***PV-21-03 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 Mr. Bramblett 2nd Mr. Bass

VOTE: 7 - 0, Motion Carried

4. COMPREHENSIVE PLAN AMENDMENT

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

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

Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes and map/directions)

LOCATION: Section 18, Township 20 South, Range 19 East; more specifically, a portion of Parcel 34000; which address is known as 8121 and 8123 S. Lecanto Highway, Lecanto, FL.

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

Ms. Worthington stated that she had a conflict of interest on this application.

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

APPLICANT: Dr. Wilburn represented the applicant. The property owner submitted permit applications for the restaurant and the event building in 2019 and those permits should be approved soon. The purpose of this application is to amend the PUD due to the fact that there are additional buildings on the subject property that are unpermitted. Those buildings are a market, a storage warehouse, an open pavilion and a sales office that is associated with their agricultural use. There is some parking and some other uses that are not currently approved within the PUD that was approved in 2018. Once the PUD is approved, they are ready to submit building plans for those unpermitted buildings to bring the entire project in compliance. In the previous PUD approval, the applicant did not have approval for outdoor events, and they would like to be granted approval for that within this PUD.

QUESTIONS FROM STAFF:

Ms. Coutu stated that there are 16 conditions in the staff report. She inquired if the applicant had any comments to those conditions.

Dr. Wilburn stated that the applicant had no objection to the 16 conditions.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bass inquired if the Fire Marshall had reviewed the request for the increase in occupancy. Dr. Wilburn stated that the original PUD had the buildings at a certain occupancy and this amendment is to make the higher occupancy on the recently submitted building plans the same as what is depicted on the original PUD.

STAFF: Ms. Coutu stated that the applicant had a PUD that was approved in 2018. This application proposes to expand and modify an existing Planned Unit Development. The applicant's proposal is to extend the PUD to the north to encompass the new buildings which are the market and the storage buildings. The applicant is proposing NEC (Neighborhood Commercial) with a

Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes and map/directions)

PUD. A majority of the property is designated AGR (Agriculture) as it is an existing blueberry farm.

Ms. Coutu showed the Master Plan that was submitted. The 2018 PUD had grass parking areas, a restaurant building and an event venue/winery. The PUD did not request any outdoor events; however, the applicant is requesting that the event venue/winery building's seating capacity be increased from 250 to 300. This building does meet façade standards and there are pedestrian walkpaths and the building does have landscaping and meets the LDC requirements.

The restaurant building is increasing the seating from 150 to 200 seats. The form did change from the PUD that was approved in 2018 and is reflected in the building permits. The restaurant building does not meet façade requirements for offsets/recesses. The applicant did receive relief from those requirements in the previous PUD. The applicant will need to add new landscaping as what was there in 2018 has died. The applicant requested the existing deviation from the façade and material be continued with the new application.

The new areas are a market building, outdoor dining pavilion and a storage area. The market building does not meet façade requirements; however, the applicant requested a deviation from the façade offsets and to allow this type of material to continue as on the other buildings on the property.

Ms. Coutu showed a photo of an open area. The applicant requested this area and others to be used for outdoor events.

Ms. Coutu showed photos of the parking area. In 2018, the parking areas were to be grassy with parking around the trees to keep the natural setting. The applicant has improved a majority of the parking area by installing millings, concrete, etc. There is more pavement than what was expected, and stormwater ponds were added.

The applicant requested deviation with regard to signage. The applicant requests two signs, one at each end of the property on CR-491. The property has a long road frontage. Their reasoning is to give drivers the opportunity to slow down when they see the signs. They are also requesting the use of directional signage throughout the site.

The wine manufacturing/event center building and the restaurant have pedestrian walkways. Otherwise, there is no connectivity proposed from the other parking areas or between buildings. Staff suggested some connectivity between the restaurant and the open space.

Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes and map/directions)

COMMISSION QUESTIONS/COMMENTS:

Mr. Bramblett inquired if the unpermitted buildings were included within the original PUD. Ms. Coutu stated that the restaurant and winery buildings were in the original PUD; however, the buildings were constructed without building permits. Mr. Bramblett inquired why deviations would be allowed. Ms. Coutu stated that if the application was approved, it would allow the applicant to proceed with receiving the needed building permits and bring the site into compliance.

Mr. Stone inquired what happens if the PUD application is not approved. Ms. Lyn advised that the PDC's recommendation for approval or denial goes to the County Commission for their decision. Mr. Stone stated that the property is completely surrounded by agricultural and conservation land and is surprised that a commercial facility was built on this property and feels that expanding it is contrary to the County's best interests. Ms. Coutu explained that the proposal is for NEC which allows for fewer uses and is meant to serve the surrounding area on major roadways.

Mr. Dixon stated he has a concern that the traffic is not addressed and that there are no acceleration or deceleration lanes provided. Ms. Coutu stated that the Engineering Division has proposed conditions that the applicant would need to meet to address those issues.

Mr. Bass inquired about the landscape buffering between the proposed use and the adjacent residential lot to the south. In reviewing the site plan, it appears that there is not sufficient room to install the required buffering. Ms. Coutu stated that it would be difficult to meet that requirement, and that the Board is being asked to approve the application without the buffering in that area. Mr. Bass asked if there could be a condition to require the additional buildings be more aesthetically appealing or more what the County desires. Ms. Coutu stated that this is a rural area and there are not neighborhoods to compare it to, but that the Board could add conditions. He also inquired if staff had any concerns about the parking spaces being less than what staff had calculated were required. Ms. Coutu stated that there were no concerns as there is parking available that is not delineated specifically as parking and mixed-use parking is a consideration for this site.

Mr. Barmes inquired about the penalties involved with the applicant constructing buildings without permits. Ms. Coutu stated that that the applicant is attempting to correct these issues with this particular application.

REBUTTAL: Dr. Wilburn stated he does not support building without permits, and is trying to correct that with this application.

Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes and map/directions)

PROPONENT:

Michael Czerwinski stated that he supports this project. He requested that the Board consider adding a proposed condition for the applicant to install acceleration and deceleration lanes (access management) at this site along CR-491 for the public's safety.

OPPONENT: None.

COMMISSION COMMENTS:

Mr. Facemyer stated that he was opposed to this application.

Mr. Stone commented that the applicant should conform to the County's standards.

Mr. Bramblett stated that he was not in favor of any of the deviations requested by the applicant. His thought is that the County should assist the applicant to bring the site into compliance with what is already there and should not give any allowances to the deviations.

Mr. Bass commented that he was opposed to the application due to the deviation regarding façade requirements.

Mr. Dixon commented that the applicant should show the acceleration and deceleration lanes on the Master Plan. Ms. Coutu stated that this is addressed in proposed Condition #13.

Mr. Barmes suggested giving the applicant a "second chance" with strong stipulations.

Mr. Facemyer inquired if there was another avenue for the applicant to resolve the outstanding issues with the County. Ms. Lyn stated no because in order for the applicant to receive building permits for the buildings, the applicant must be in compliance with the zoning regulations; therefore, the reason for the request to expand the PUD.

Mr. Dixon commented that the acceleration and deceleration lanes should be addressed first as this is a safety issue.

MOTION: The Planning and Development Commission finds application number ***CPA/AA/PUD-21-08 – CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL WITH CONDITIONS*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes and map/directions)

Mr. Bramblett also noted that he does not include in the Motion the deviation for any of the parking or the deviation for the façade. (Proposed conditions #4 and #6)

MOTION:

1st Mr. Bramblett 2nd Mr. Barmes

Mr. Bass commented that he was concerned about the façade deviation.

Mr. Bramblett stated that he is supportive of the signage deviation for directional purposes.

VOTE: 3 - 3, Motion Failed

YAYS: Messrs. Barmes, Bramblett and Bass

NAYS: Messrs. Facemyer, Roys and Stone

Note: Commissioner Worthington abstained from voting on this application due to a conflict of interest.

5. LAND USE APPLICATION

a. V-21-11 Albert and Torrie Jasuwan

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

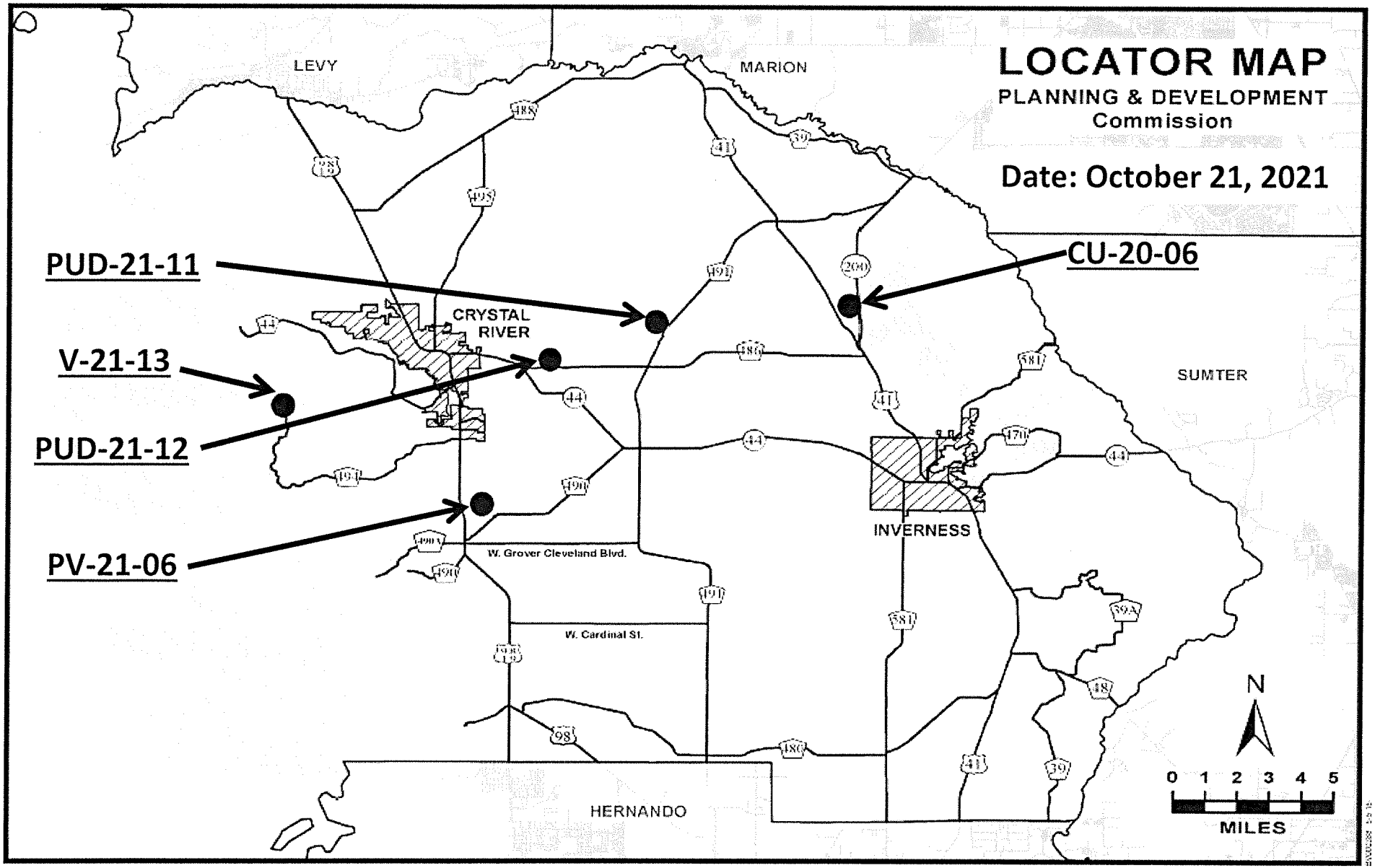
LOCATION: Section 31, Township 19 South, Range 17 East; specifically, Lot 10, Block A, of Otter Slide subdivision, PB 7, PG 91, (AK 1144906), which address is 5644 S. Sea Otter Path, Homosassa, FL.

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

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

APPLICANT: This request is for a 15-foot setback from the mean high water line and the jurisdictional wetland line for a single-family residence.

Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes and map/directions)



Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes

Planning and Development Commission

Directions for meeting on October 21, 2021

PUD-21-11- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **6.42 miles** and make a u-turn onto CR-491. Go **0.07 miles** and the site is on the right at **3330 N. Lecanto Hwy.** Beverly Hills.

CU-20-06- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **4.88 miles** and turn right onto CR-486. Go **6.89 miles** and turn left onto N. Fl. Ave. Go **0.26 miles** and take a slight right turn onto N. Carl G. Rose Hwy. Go **0.88 miles** and the site is on the left at **3532 N. Carl. G. Rose Hwy. Hernando**

PUD-21-12- 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 **4.87 miles** and turn right onto CR-486. Go **0.73 miles** and turn left onto N. Miller Run Ter. Go **0.07 miles** and the site is on the right at **2095 N. Miller Run Ter. Crystal River.**

V-21-13- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn left onto W. Gulf to Lake Hwy. Go **1.84 miles** and turn left onto W. Crystal Oaks Dr. Go **1.77 miles** and continue straight onto W. Venable St. Go **2.61 miles** and turn left onto US-19. Go **0.58 miles** and turn right onto W. Ozello Trl. Go **9.38 miles**

Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes and map/directions)

and turn left onto W. Sanddollar Ln. Go **0.24 miles** and the site is on the right at **14241 W. Sandollar Ln. Crystal River.**

PV-21-06- 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 the turn right onto US-19. Go **0.30 miles** and the site is on the right at **3721 S. Suncoast Blvd. Homosassa.**

Attachment: PDC Agenda Minutes, Map, Directions 10-21 (18424 : October 21, 2021 PDC agenda, minutes and map/directions)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC
AGENDA DATE:	**October 21, 2021**

BRIEF OVERVIEW:

This request is to modify the Land Development Code (LDC) Atlas by amending an existing Master Plan (Planned Unit Development - PUD) to include covered RV and boat storage, pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

Conduct a public hearing on October 21, 2021, to review and consider, PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC

Board of County Commisioners

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

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: PUD-21-11 Date: 7/27/21

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

Applicant*
Name: Local Engineering, Inc.
Address: P.O. Box 1938
City: Floral City
State: FL Zip: 34436
Phone: 352-726-4875
Email: localengineeringinc@gmail.com

Property Owner
Name: Affordable Secure Storage Beverly Hills, LLC
Address: 5775 SR 80
City: Labelle
State: FL Zip: 33935
Phone:
Email:

Property Description: Section: 15 Township: 18 South Range: 18 East
Legal Description: 3330 N. Lecanto Hwy, Beverly Hills
Subdivision: Unrec Tract in 15-18S-18E Lot(s): Block/Parcel:
Alternate Key #: 2621869 Parcel ID: 18E18S15 24340
Acreage: 4.74

_____ New Planned Unit Development
__✓__ Amendment to a Previously Approved Planned Development Previous Application No.: PUD 20-10

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

Applicant Request(s): Add covered RV storage

Directions to Property: 4/T 491, R/T Truman Blvd, R/T S. Barbour St, R/T Idaho St, 4/T Washington, 4/T Truman, 4/T 491 N, R/T, R/T, Site on L.

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

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

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

Signature: _____

STATE OF FLORIDA
COUNTY OF CITRUS
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Michael Wilburn, who is personally known to me ~~or provided~~ _____ ~~as identification~~ and who did not take an oath.
WITNESS my hand and official seal this 27th day of July 2021

Angela Love
Signature
Angela Love
Printed Name

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

For Staff Use Only

Date: _____ Time: _____ Initials: _____

RECEIVED
JUL 27 2021
PUD-21-11
Land Develop

Attachment: Applicant Submittal (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC)

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

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

Signature: _____

STATE OF FLORIDA
COUNTY OF CITRUS

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

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

Angela Love
Printed Name

Angela Love
Notary Public - State of Florida

Seal

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

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

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

Land Development Division
PUD-21-11
JUL 27 2021
RECEIVED

Attachment: Applicant Submittal (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC)

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

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance ____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment ___✓___Other (specify): PUD

LEGAL DESCRIPTION OF PROPERTY:

Section 15 Township 18 Range 18 Alternate Key # 2621869

Lot/Parcel _____ Block _____

Subdivision Unrec. Tracts in 15-18S-18E

I, Kelly Plaisted (Name of Owner), owner of the above described property,

authorize Michael Wilburn (Name of Representative) of Local Engineering, Inc. (Name of Business) to

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: K Plaisted (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 Kelly Plaisted, who is personally known to me or provided Drivers License as identification and who did not take an oath.

WITNESS my hand and official seal this 22 day of July, 2021

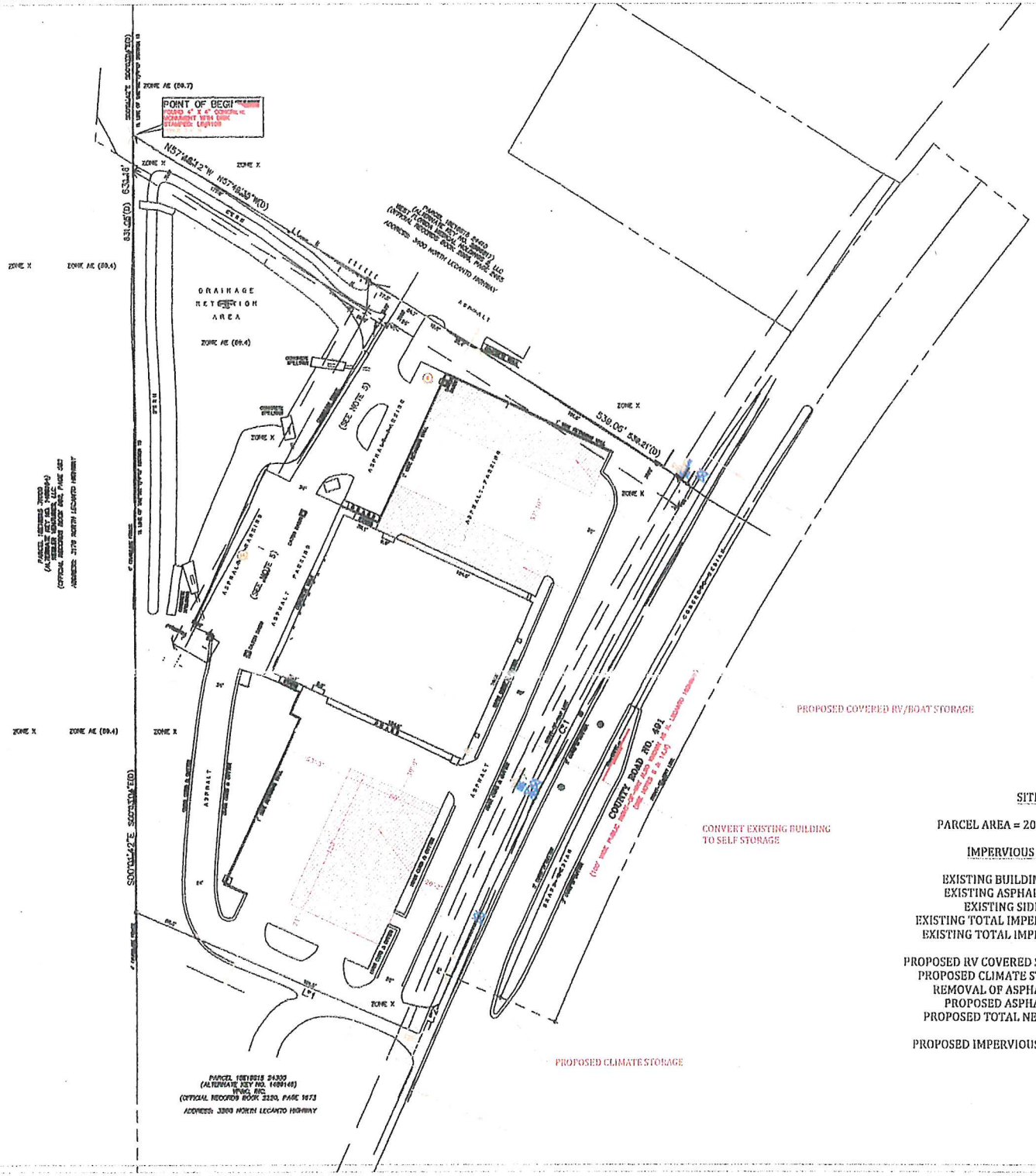
Anne Gouthro
Printed Name

Anne Gouthro
Notary Public - State of Florida
MA

Seal
ANNE N. GOUTHRO
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES NOV 13 2026

RECEIVED
JUL 27 2021
PUD-21-11
Land Development Division

Attachment: Applicant Submittal (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC)



SITE DATA

PARCEL AREA = 206,474 SF / 4.74 ACRES

IMPERVIOUS SURFACE AREAS

EXISTING BUILDING AREAS = 33,170 SF
EXISTING ASPHALT AREAS = 82,394 SF
EXISTING SIDEWALKS = 463 SF
EXISTING TOTAL IMPERVIOUS AREA = 116,027 SF
EXISTING TOTAL IMPERVIOUS RATIO = 56.19%

PROPOSED RV COVERED STORAGE AREAS = 11,685 SF
PROPOSED CLIMATE STORAGE AREAS = 9,600 SF
REMOVAL OF ASPHALT AREA = (21,285 SF)
PROPOSED ASPHALT AREAS = 0.00 SF
PROPOSED TOTAL NEW IMPERVIOUS = 0.00 SF

PROPOSED IMPERVIOUS SURFACE RATIO = 56.19%

RECEIVED
JUL 22 2021
PUD-21-11

ENGINEERING | INSPECTION | DRAFTING | SURVEY

LOCAL ENGINEERING, INC.
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352) 697-5394

SHEET 1 of 1
SCALE 1" = 120'
DATE 7/9/21
GIS AFFORDA... HOUSE EXHIBIT.DWG

BOWLING ALLY CONVERSION

LOCAL ENGINEERING, INC.

CERTIFICATE OF AUTH. 32355

Attachment: Applicant Submittal (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage

PUD-21-11

Wilburn for Affordable Storage Beverly Hills

Attachment: PUD-21-11 Coordinator (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure

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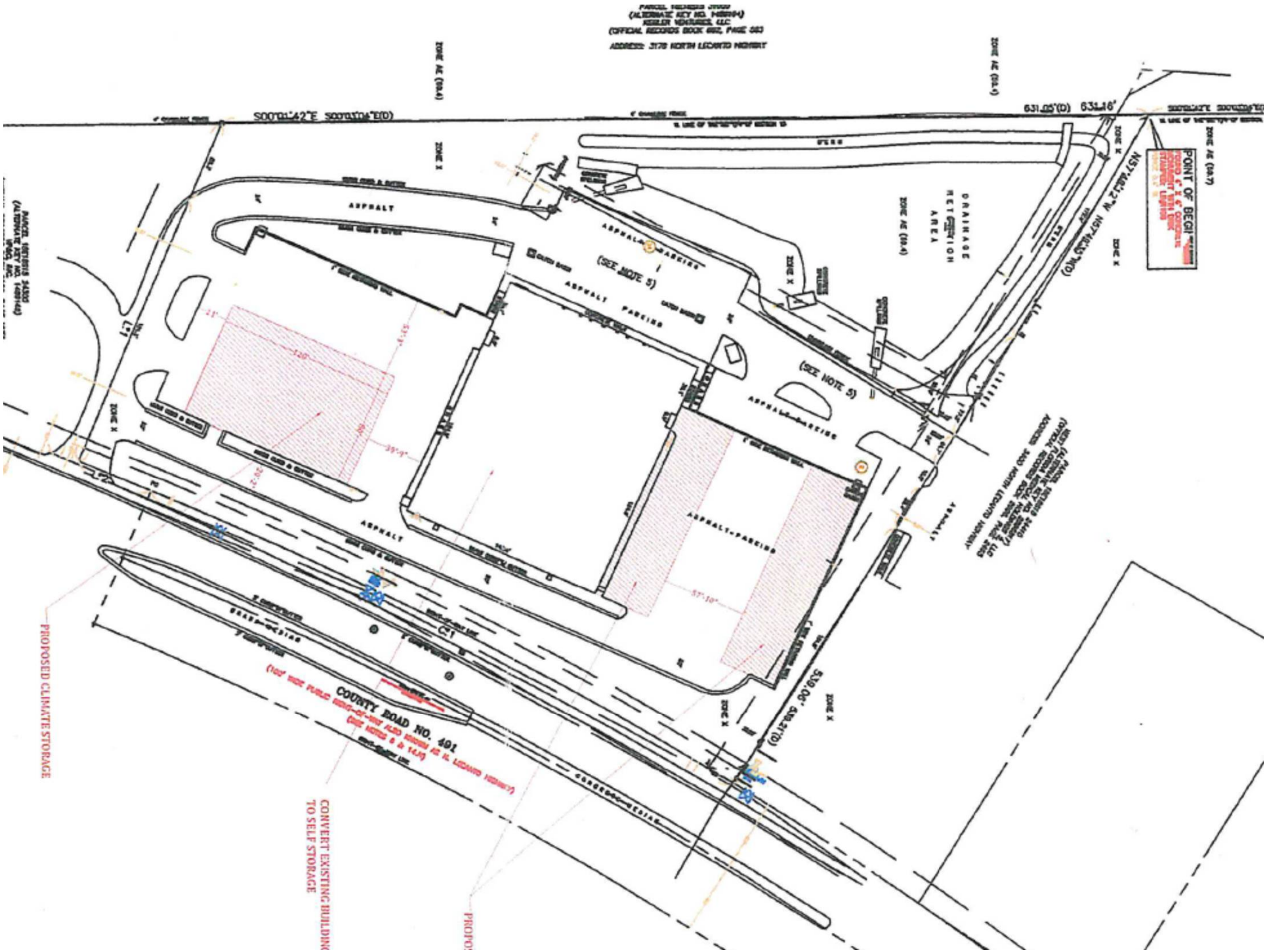
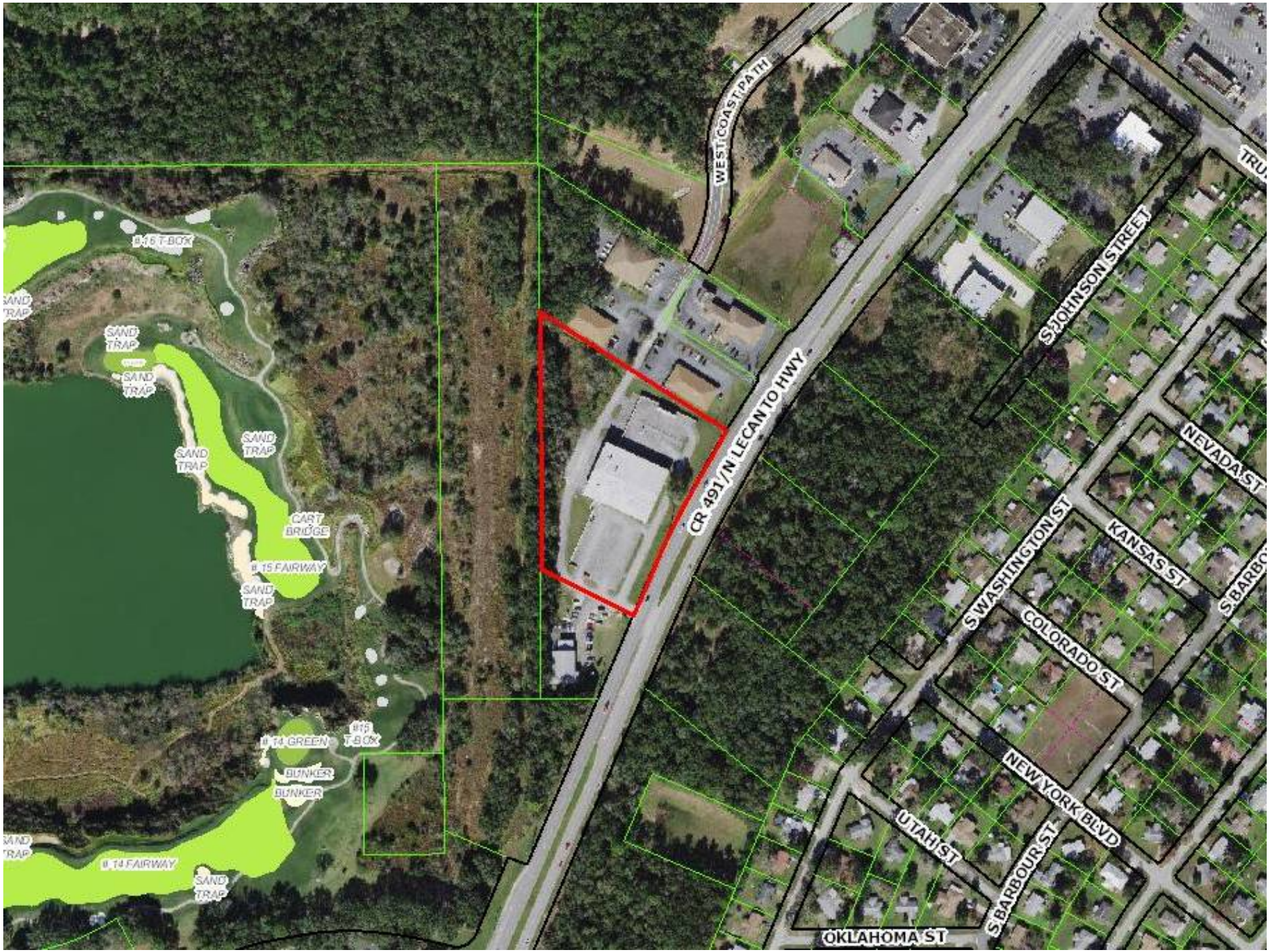


Attachment: PUD-21-11 Coordinator (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure

PUD-21-11

Wilburn for Affordable Storage Beverly Hills

Attachment: PUD-21-11 Planner (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage



Attachment: PUD-21-11 Planner (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage

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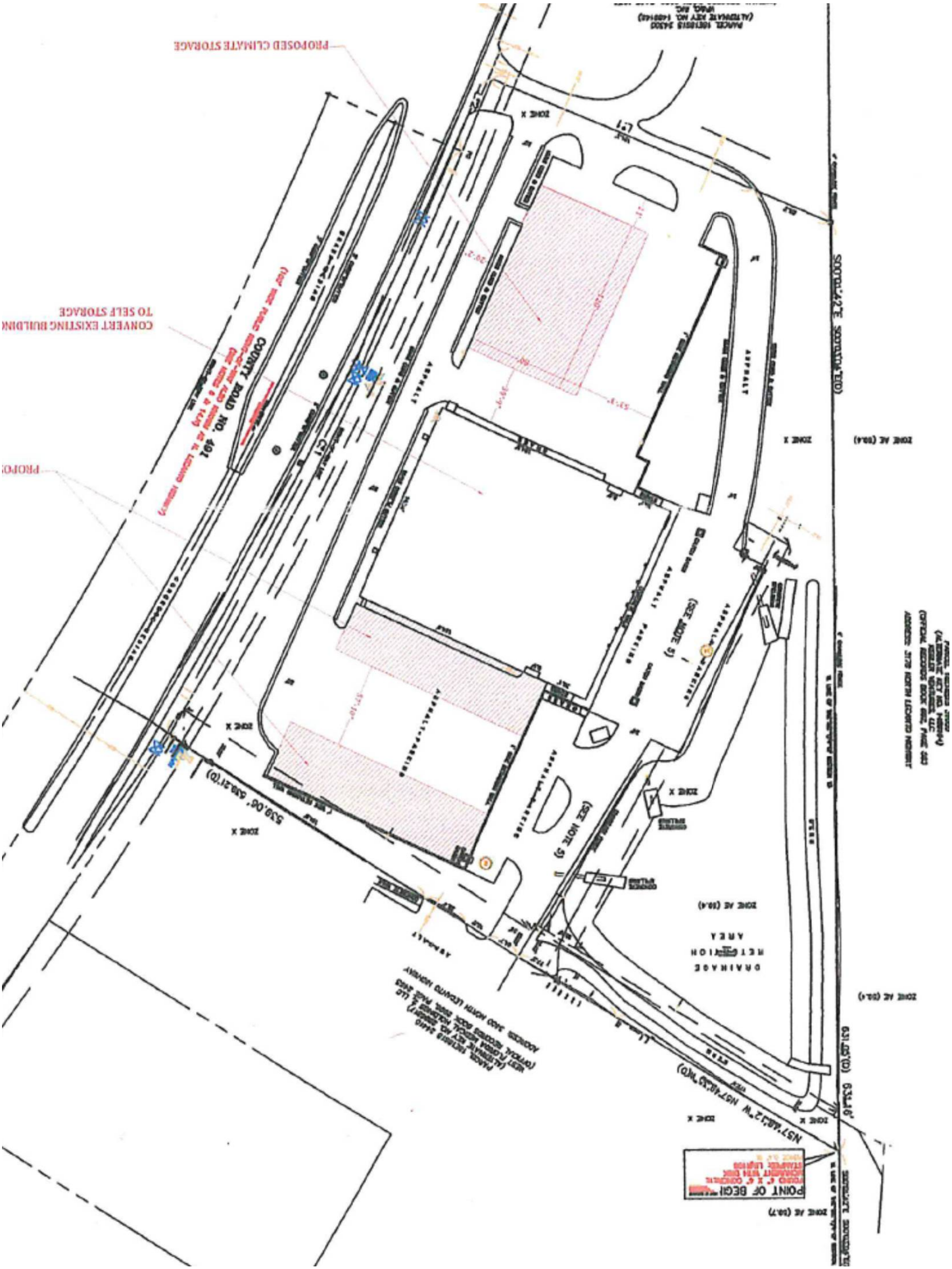
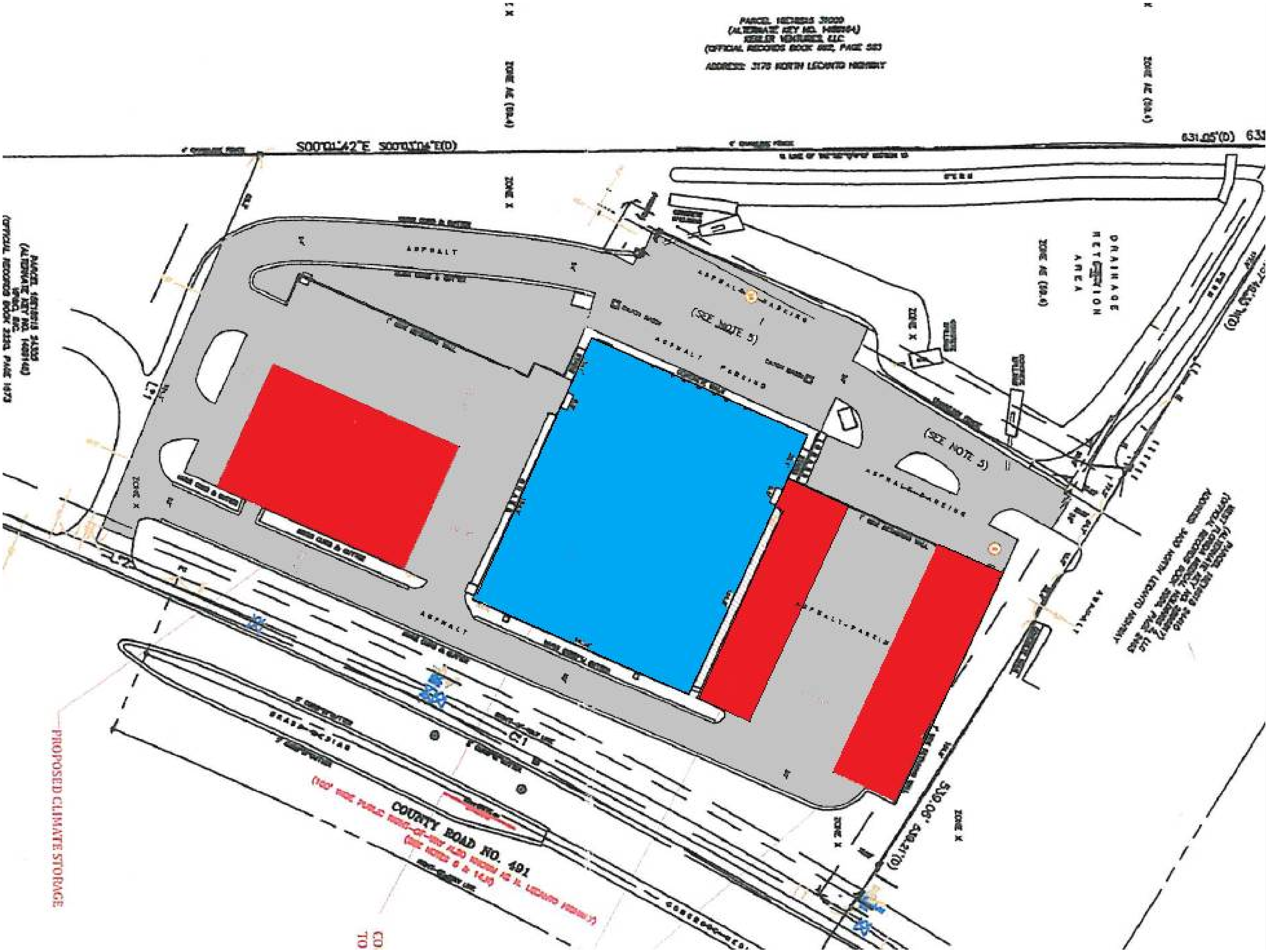
BOWLING

FDC
REDDY & KUMAR MD


PROPOSED CLIMATE STORAGE
CONVERT EXISTING BUILDING TO SELF STORAGE
COUNTY ROAD NO. 49
POINT OF BEGIN
DRAINAGE RET DETENTION AREA
ZONE X
ZONE AE (10.4)
ZONE AE (10.7)
(SEE NOTE 5)
539.06' 438.21'(D)
S00°04'23"E 330.00'(M&D)
N57°48'32"W N57°48'32"W(M&D) 633.49'(D)


ADDRESS: 3170 NORTH LECANTO HIGHWAY
S00°01'42"E S00°03'04"E(D)
631.05'(D)
ASPHALT
ASPHALT PARKING
(SEE NOTE 5)
DRAINAGE RETENTION AREA
ZONE X
COUNTY ROAD NO. 491
PROPOSED CLIMATE STORAGE

PM2-21-109

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

APPLICATION NUMBER: PUD-21-11
Local Engineering, Inc. for Affordable Secure Storage Beverly Hills, LLC

DATE: September 13, 2021

PREPARED BY: Amy Bidwell, Senior Planner, Land Development Division JH for AB

This application is a request to amend the Land Use Atlas Map (LUAM) of the Land Development Code to revise an existing Planned Unit Development (PUD-20-10).

REQUEST:	This request is to modify the Land Development Code (LDC) Atlas by amending an existing Master Plan (Planned Unit Development – PUD) to include covered RV and boat storage, pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.
LOCATION:	Section 15, Township 18 South, Range 18 East, unrecorded tracts, further described as Parcel 24340 (Alternate Key Number 2621869); which address is 3330 N. Lecanto Highway (CR-491), Beverly Hills, FL. A complete legal description is on file with the Citrus County Land Development Division.
ACREAGE:	Approximately 4.7 acres
LAND USE/ZONING:	PDR, Planned Residential District (GNC District allowable uses and/or mini-warehouse use) RMU, Residential Mixed Use on the FLUM
SURROUNDING FUTURE LAND DESIGNATIONS:	North – RMU, Residential Mixed Use District South – RMU, Residential Mixed Use District East – RMU, Residential Mixed Use District West – RMU, Residential Mixed Use District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – PDR, Planned Residential District (medical center use) South – PDR District (commercial use) East – PDR District (Business/Commercial/Office and Office use) West – PDR District (commercial/buffer use)
SURROUNDING EXISTING LAND USES:	North – Medical offices South – Vehicle repair business East – N. Lecanto Highway (CR-491); vacant nonresidential sites West – Buffer/vacant open space; golf course
SOIL INFORMATION:	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Lake and Arredondo fine sands (zero to five percent slopes). Limitations to building site development are only slight.

Attachment: Staff report (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC)

FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is located in Flood Zone X as found on the Flood Insurance Rate Map 12017C0211D.

BACKGROUND AND ANALYSIS:

The subject property is surrounded by medical offices to the North, a vehicle repair business to the South, N. Lecanto Highway (CR-491) and vacant nonresidential sites to the East, and buffer/vacant open space and a golf course to the West.

The site previously received approval in 1990 (Application Z-89-51) for a Master Plan to allow a bowling alley. More recently, the Master Plan was amended with PUD-20-10 to allow any GNC allowable uses, as well as mini warehousing. The applicant would like to amend the Master Plan to include covered RV and boat storage.

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

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

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

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

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

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

REQUEST FOR A PLANNED UNIT DEVELOPMENT

The applicant is requesting to amend an existing PUD to include covered RV and boat storage.

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Section 2412, General Commercial District, as specified in the LDC, Section 3740, Design Standards for Large Non-Residential Development Projects, as specified in the LDC, and the standards of LDC Section 4300, Planned Unit Developments. The applicant has not requested any

Attachment: Staff report (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC)

additional deviations from LDC requirements beyond the deviations approved in 2020. At the time of permitting, if approved, the site plan will be required to meet all LDC standards.

Access Management/Transportation: The subject parcel obtains access from CR-491, a minor arterial roadway. Cross-access exists to the PDR commercial use property to the north and to the south.

Landscaping/Buffers: The Master Plan does not show proposed buffers, but these would continue with the approved buffers from the 2020 PUD.

Parking Spaces Required: The requirement for an office area is one parking space per 300 square feet of office. Office space has not been indicated on the submitted site plan and will need to be shown at time of permitting with parking if one is proposed. A dumpster location has not been specified but will need to be delineated at the time of permitting.

Loading zones: The three buildings total 54,455 square feet. The LDC requires commercial uses to use a loading area ratio of one space for the first 10,000 square feet of gross floor area and one for each additional 20,000 square feet. Loading zone locations have not been specified but will need to be delineated at the time of permitting.

Façade Standards: No additional deviations are requested. Façade standards will need to be met at the time of permitting including material, entryways, and roof standards.

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

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

***Setbacks*:** The minimum building setbacks for structures is 100 feet from the centerline of a Minor Arterial roadway (32.5 feet from the property line). N. Lecanto Highway (491) is a Minor Arterial Road. The mini-warehouse buildings meet setback requirements.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

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

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The mini-warehouse and covered RV and boat storage project on the Master Plan date-stamped July 22, 2021, is consistent with the Comprehensive Plan as discussed above, provided the LDC standards and proposed conditions are adhered to.*

Attachment: Staff report (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC)

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The surrounding area includes other commercial uses, and the continued use of the project is compatible with conditions as proposed.*

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

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

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

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

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

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

H. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.** *Height has not been addressed but will be required to meet LDC standards. Applicant appears to meet setback standards. The applicant has requested no new deviations to the existing PUD conditions.*

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Master Plan date-stamped July 22, 2021, for this application.*

Attachment: Staff report (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC)

J. **A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void.** *The applicant has not requested a new deviation from this requirement in addition to that approved with PUD-20-10.*

PROPOSED CONDITIONS (if this application is approved):

The suggested conditions are based off the PUD-20-10 Conditions. Strikethrough is provided for the items that would no longer apply and underlined is new verbiage.

EXHIBIT B – conditions of approval

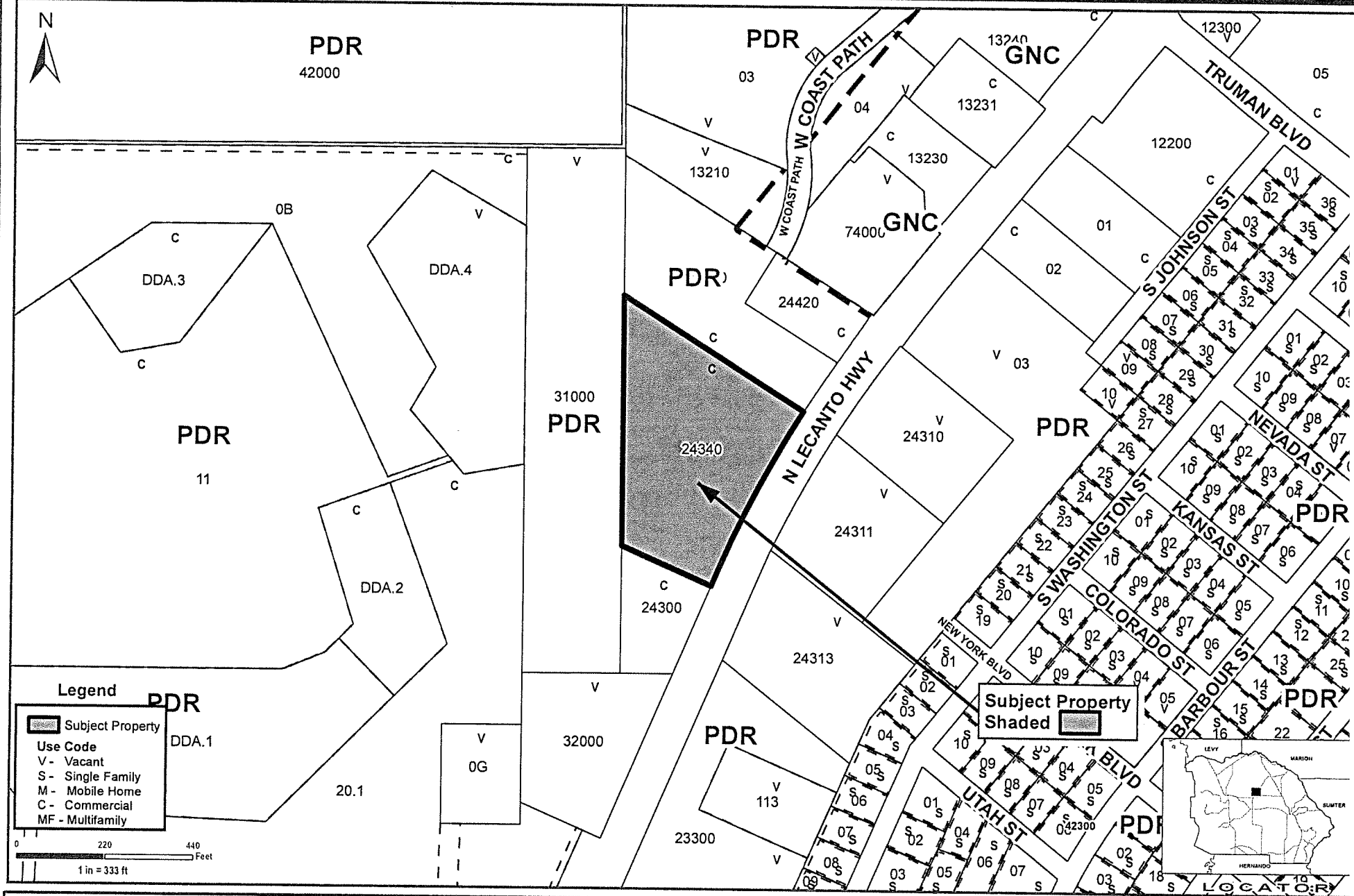
1. The allowable uses include all uses permitted in the GNC land use district as specified in the LDC, as well as mini-warehouse and RV/boat storage use provided all other LDC standards are met.
2. The Planned Unit Development (PUD) shall allow for use of the existing 33,170 square foot structure for mini-warehouse, the construction of a 9,600 square foot mini-warehouse, and two covered RV/boat storage that total 11,685 square feet, as outlined on the Master Plan date-stamped received July 22, 2021, by the Land Development Division.
3. The project shall be served by the approved central water and sewer system serving the area.
4. A twenty (20) foot wide landscaped buffer with 80 percent opacity within three years shall be maintained along the west property line prior to the issuance of the Certificate of Occupancy. The existing landscape buffer may be used to satisfy this requirement; however, if the existing landscaping along the west property boundary is modified or removed in conjunction with redevelopment of the property, it shall be replaced with landscaping and buffering in compliance with LDC Section 5550.
5. Only one access point to CR-491 will be permitted and it shall continue to provide access to the property to the south. If the Vehicle Use Area is altered or expanded (other than resurfacing restriping, marking), it shall otherwise meet LDC, and Comprehensive Plan cross-access standards as approved by the Engineering Division.
6. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, or LDC Section 3745, Additional Design Standards for Small Non-Residential Projects (as applicable), including those for façade, landscaping, pedestrian circulation, parking, signage and lighting.
7. Stormwater Management Design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.
8. The PUD will expire five (5) years from the date of approval of PUD-20-10 (October 27, 2020), unless otherwise extended.

Attachment: Staff report (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC)

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

10. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

Attachment: Staff report (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC)



Application #: PUD-21-11	Applicant: Local Engineering, Inc. for Affordable Secure Storage, Beverly Hills, LLC
Proposal: Amend existing PUD to include RV and Boat storage	Location: 3330 N. Lecanto Highway, Beverly Hills, FL
Land Use Atlas: PDR, Planned Residential District (GNC District allowable uses and/or mini-warehouse use).	S-T-R - 15-18S-18E
	Planner Initials: CB Date: 8/26/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: August 23, 2021
Source: Enterprise Geodatabase
Map Number: WB0000667

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 location 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, claims put or losses caused by reliance upon the accuracy or completeness of this information and the ownership, purpose, or distribution of data or information.

Attachment: Staff report (18425 : PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando, LLC
AGENDA DATE:	**October 21, 2021**

BRIEF OVERVIEW:

This request is for a Conditional Use to allow for mini-warehouses and an RV and/or boat parking facility in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

Conduct a public hearing on October 21, 2021, to review and consider, CU-20-06, Michael Wilburn for Affordable Secure Storage Hernando, LLC

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

CITRUS COUNTY LAND DEVELOPMENT CODE
CONDITIONAL USE APPLICATION

Application No.: CU-20-06 Date: 7/20/21

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

Applicant*
Name: Local Engineering, Inc.
Address: P.O. Box 938
City: Floral City
State: FL Zip: 34436
Home No.: N/A Cell No.: N/A
Work No.: 352-726-4875 Fax No.: N/A
Email: localengineeringinc@gmail.com

Property Owner
Name: Affordable Secure Storage Hernando LLC
Address: 16300 Old 41 Rd
City: Naples
State: FL Zip: 34110
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 23 Township: 18 South Range: 19 East
Legal Description: 3532 N. Carl G. Rose Hwy, Hernando
Subdivision: Unrec Tracts in 23-18S-19E Lot(s): Block/Parcel:
Alternate Key #: 3272917 Parcel ID: 19E18S2314300000A2
Acreage: 3.71

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

Conditional Use Request: Proposed covered storage & CLIMATE STORAGE

Describe how it will/will not affect surrounding development: No impact

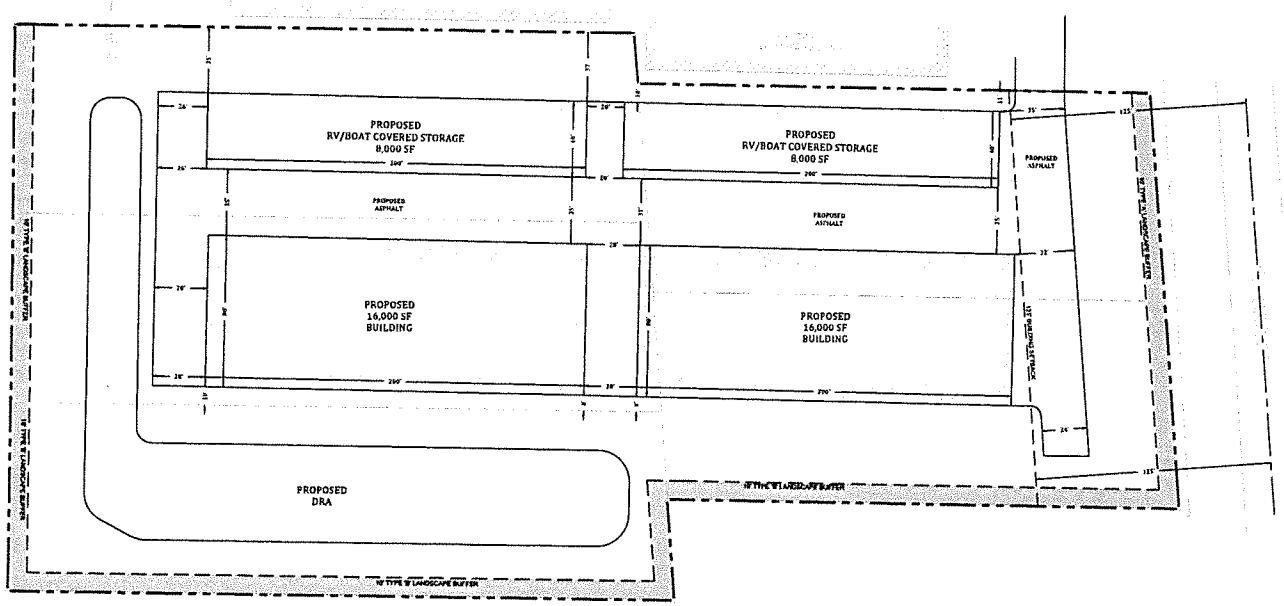
I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven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

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

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

RECEIVED
JUL 22 2021
CU-20-06
Land Development Division

Attachment: Applicant Submittal (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando, LLC)



SITE DATA
PARCEL AREA = 161,630 SF / 3.71 ACRES
PROJECT AREA = 161,630 SF / 3.71 ACRES

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

PROPOSED BUILDING AREAS = 48,000 SF
PROPOSED ASPHALT = 28,614 SF
PROPOSED SIDEWALK AREAS = 0 SF
PROPOSED TOTAL IMPERVIOUS = 76,614 SF
PROPOSED IMPERVIOUS SURFACE RATIO = 47.4%

ZONING - GNC

EXISTING USE - VACANT
PROPOSED - SELF STORAGE

BUILDING SETBACKS

FRONT SETBACK 125'
REAR SETBACK 0'
SIDE SETBACKS 0'

MAXIMUM BUILDING HEIGHT = 50 FT

PARKING REQUIREMENTS:
N/A (EXPANSION OF EXISTING FACILITY)

ENGINEERING INSPECTIONS DRAFTING DESIGN

ENGINEER OF RECORD
MICHAEL D. WILBURN, P.E.
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352) 637-5334

MICHAEL D. WILBURN, P.E.
LICENSE NO. 71041

PAGE 1
SCALE: 1"=30'
DATE: 07/09/21

CONCEPTUAL PLAN

32ft. A MINI SELF STORAGE EXPANSION

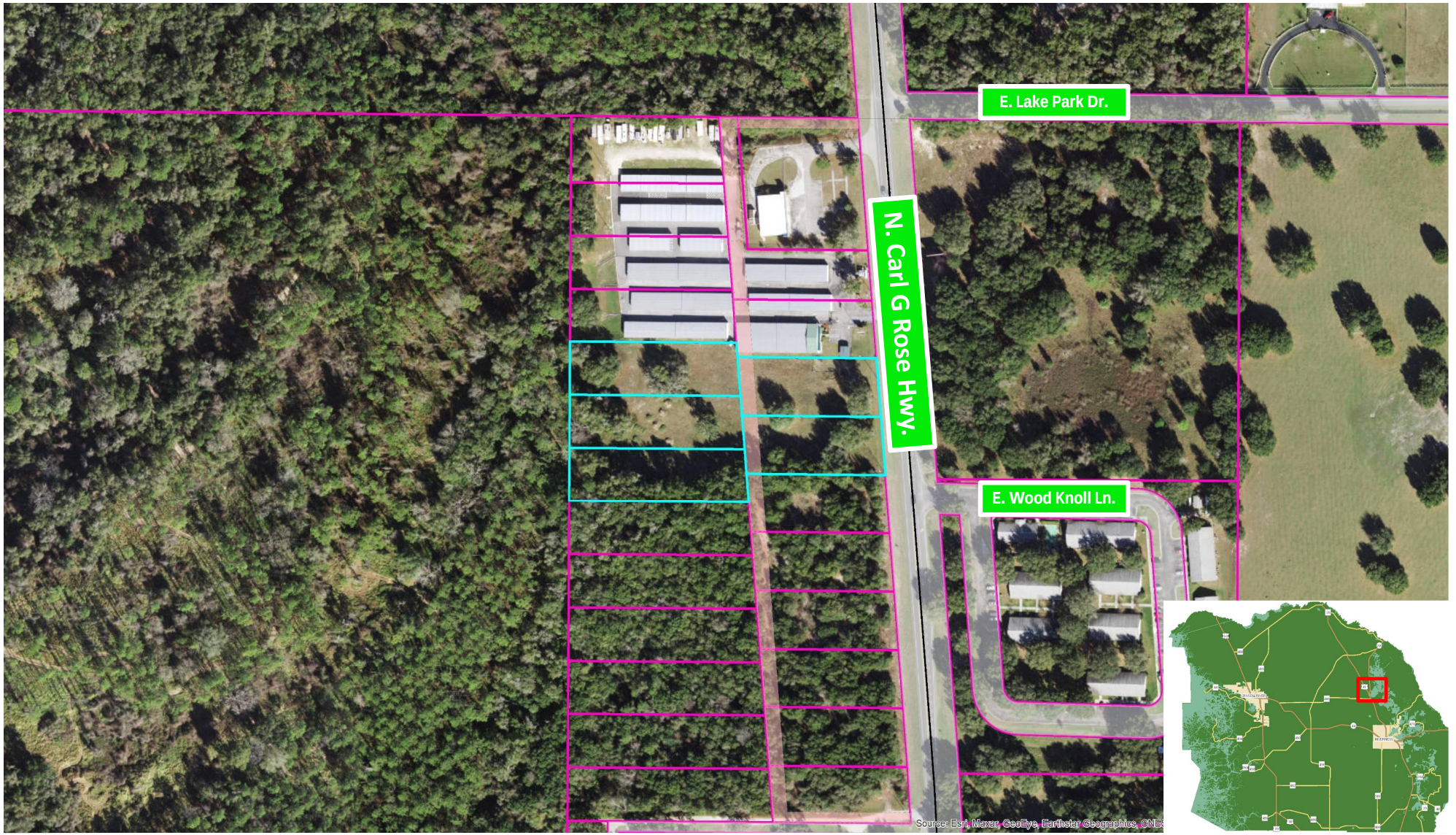
LOCAL ENGINEERING INC.
CERTIFICATE OF AUTHORIZATION 32355

Attachment: Applicant Submittal (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage

CU-20-06

Local Engineering for Affordable Secure Storage Hernando, LLC

Attachment: CU2006 Coordinator (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage



Attachment: CU2006 Coordinator (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage

POSTED
NO TRESPASSING
KEEP OUT

Attachment: CU2006 Coordinator (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage

Attachment: CU2006 Coordinator (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage

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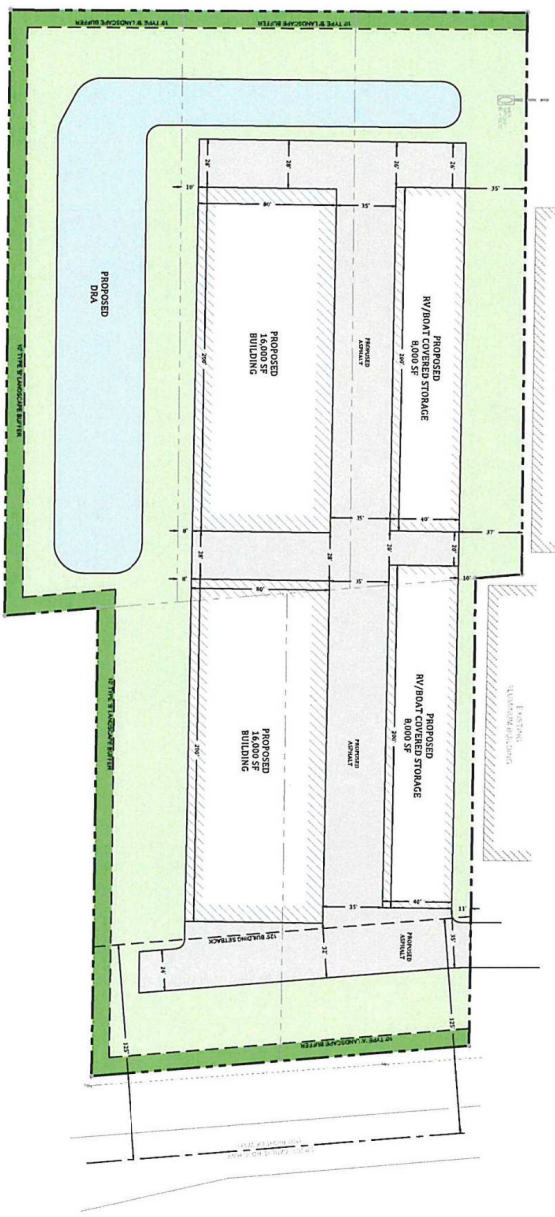

SITE DATA
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PROJECT AREA = 161,630 SF / 3.71 ACRES

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

PROPOSED BUILDING AREAS = 48,000 SF
PROPOSED ASPHALT = 28,614 SF
PROPOSED SIDEWALK AREAS = 0 SF
PROPOSED TOTAL IMPERVIOUS = 76,614 SF
PROPOSED IMPERVIOUS SURFACE RATIO = 47.4%

ZONING - GNC
EXISTING USE - VACANT
PROPOSED - SELF STORAGE

BUILDING SETBACKS
FRONT SETBACK 125'
REAR SETBACK 0'
SIDE SETBACKS 0'

MAXIMUM BUILDING HEIGHT = 50 FT

PARKING REQUIREMENTS:
N/A (EXPANSION OF EXISTING FACILITY)

CERTIFICATE OF AUTHORIZATION 32355

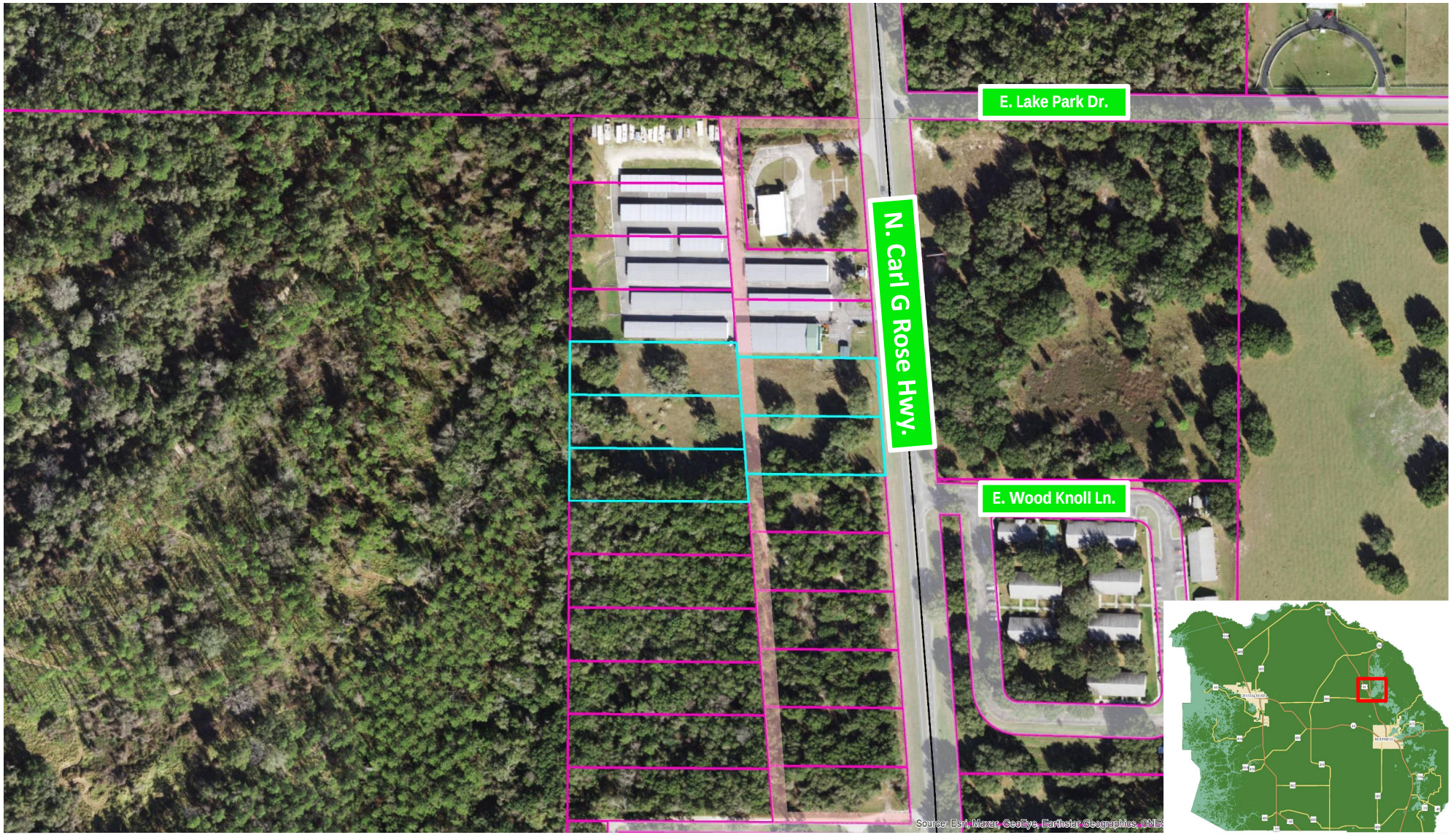
LOCAL ENGINEERING, INC.

ENGINEERING	INSPECTIONS	DRAFTING	DESIGN
PAGE 1	JOB: A MINI SELF STORAGE EXPANSION	ENGINEER OF RECORD: MICHAEL D. WILBURN, P.E. PO BOX 938 FLORAL CITY, FL 34436 PHONE (352)-697-5384	MICHAEL D. WILBURN, P.E.
SCALE: 1"=30'	DATE: 07/09/21		LICENSE NO. 76061
CONCEPTUAL PLAN			

CU-20-06

Local Engineering for Affordable Secure Storage Hernando, LLC

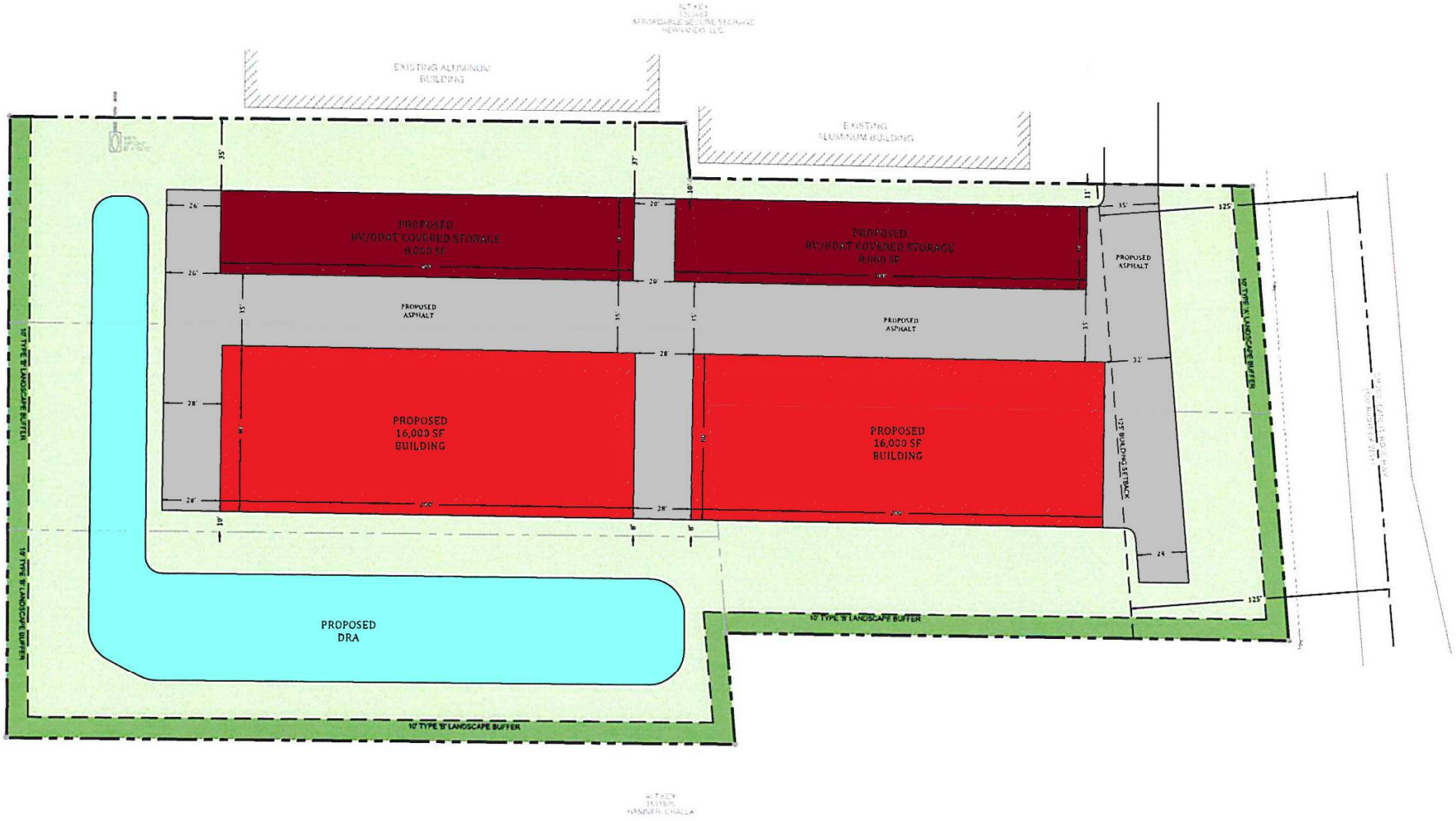
Attachment: CU2006 Planner (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando,



Attachment: CU2006 Planner (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando,

POSTED
NO TRESPASSING
KEEP OUT

Attachment: CU2006 Planner (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando,



Attachment: CU2006 Planner (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando,

200
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Comm

PM2-21-110

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

CONDITIONAL USE APPLICATION NO. - CU-20-06
Michael Wilburn for Affordable Secure Storage Hernando, LLC

DATE: September 15, 2021

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

CONDITIONAL USE REQUESTED	This request is for a Conditional Use to allow for mini-warehouses and an RV and/or boat parking facility in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC. Specifically, the applicant is asking to construct new mini warehouse buildings and have RV/boat storage in the GNC District.
SUBJECT PROPERTY	Section 23, Township 18 South, Range 19 East; more specifically, Lots A2, 6, 19, 20, and 21, of the Virgil Davis unrecorded subdivision, AK 3272917, which addresses are 3532 and 3640 N. Carl G Rose Hwy., Hernando, Florida.
ACREAGE	Approximately 3.7 acres
LDC ATLAS DESIGNATION	GNC, General Commercial District HDR, High Density Residential District
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone X and AE with a Base Flood Elevation of 42.7 feet as found on Community Panel Number 12017C0217D.
SURROUNDING LDC ATLAS DESIGNATIONS	North – GNC, General Commercial District South – HDR, High Density Residential District East – HDR, High Density Residential District West – HDRMH, High Density Residential District, mobile homes allowed
SURROUNDING FLUM DESIGNATIONS	North – GNC, General Commercial District South – HDR, High Density Residential District East – HDR, High Density Residential District West – HDR, High Density Residential District
SURROUNDING EXISTING LAND USE	North – Mini warehouses South – Vacant residential East – Vacant residential West – Vacant residential
SOIL INFORMATION	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Lake fine sand, 0 to 5 percent slopes, Udorthents, 0 to 5 percent slopes, and Arredondo fine sand, 0 to 5 percent slopes. There are only slight limitations to building site development.

Attachment: Staff Report (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando, LLC)

BACKGROUND AND ANALYSIS

The subject property is part of the Virgil Davis unrecorded subdivision, and is located on Carl G. Rose Hwy. (SR-200) just south of the intersection of E. Lake Park Dr. The property fronts along Carl G. Rose Hwy., a 100-foot wide principal arterial; however, access is proposed through the existing adjacent mini-warehouse site. The property is currently vacant and mostly cleared with some existing tree cover. There is a 30-foot wide ingress/egress and utility easement along the west property line of Lot A2 and Lot 6 that must be formally removed prior to development. The adjacent mini-warehouse use was constructed in 2005.

The applicant is requesting to allow for mini-warehouses and covered RV and/or boat parking facility in the GNC District on approximately 3.7 acres. Lot 19, which has the HDR designation, will be used for open space, stormwater, and landscape buffers. The mini-warehouses and RV and/or boat parking facility may be allowed in the GNC land use district with a Conditional Use. The applicant is proposing two 16,000 square-foot mini warehouse buildings and two 8,000 square-foot covered RV/boat storage areas for a total of 32,000 square feet of mini-warehouse and 16,000 square feet of covered RV/boat storage.

Staff looked at compatibility issues of the proposed mini-warehouse and RV and boat parking facility in relation to the surrounding neighborhood. The surrounding area mainly consists of existing commercial uses, vacant residential land, and multi-family residential. The adjacent property currently has multiple mini-warehouse buildings with existing security fencing and has been in operation since 2005. There is a vacant commercial structure located to the north of the existing mini-warehouse use. The properties to the west and south consist of vacant residential land. The properties to the east consist of vacant residential land and a multi-family development. The proposed mini-warehouse and RV and boat parking facility is a similar use to the adjacent existing use and is consistent with the existing developments in the area as long as the proposed conditions are adhered to.

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

Policy 17.2.8 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 subject property has the GNC designation. Mini-warehouse and RV and boat parking facility may be allowed in the GNC land use district with a Conditional Use. The proposed development will be required to meet applicable LDC design requirements at time of permitting, although some deviations have been requested.*

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

Staff Comment: *The surrounding area has existing non-residential uses that are similar or compatible to the use proposed.*

Attachment: Staff Report (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando, LLC)

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Section 2412, General Commercial District, as specified in the LDC, as well as Section 3740, Additional Design Standards for Large Non-residential Projects, as specified in the LDC. These design standards include landscaping, buffering, façade, parking, pedestrian connectivity, and lighting This application is inconsistent with the provisions of the LDC as shown and the applicant is requesting a deviation for reduced buffers. However, the proposed development can be compatible with the general area if all applicable LDC standards are met at the time of permitting, if approved.

Access Management/Transportation: The proposed uses will take access internally via cross access from the existing adjacent mini-warehouse use, which takes access from Carl G. Rose Hwy. Since the adjacent parcel to the south is designated HDR (a residential designation) cross access to the south is not required.

Parking and Loading: The site will utilize the existing parking and office on the adjacent site and must provide loading areas for the proposed mini-warehouses unless additional parking is provided.

***Setbacks*:** The required setback for a structure along a principal arterial is 125 feet from the centerline of the right-of-way. The proposed structures have a setback of approximately 128 feet, which meets this requirement.

Landscaping/Buffers: The applicant has shown a 10-foot wide Type "B" landscape buffer along the south and west property lines where abutting adjacent residential lots, a 10-foot wide Type "A" landscape buffer along the east property line along Carl G. Rose Hwy., and a sodded strip of varying width along the existing mini-warehouse use to the north. The LDC requires a 25-foot wide Type "C" bufferyard along a collector or arterial roadway and a Type "D" buffer if roads, drives, or parking areas are within 125 feet of an existing residential lot. The proposed asphalt drives, turn-around areas, and structures are within 125 feet of the adjacent HDR lots. Although the adjacent residential lots are currently vacant, the site appears to have ample space to meet these requirements.

- Deviation: 10-foot wide Type "B" buffers along the south and west property lines instead of a 20-foot wide Type "D" and a 10-foot wide Type "A" bufferyard along N. Carl G. Rose Hwy. instead of a 25-foot wide Type "C".

The applicant has not requested a deviation for foundation landscaping so this must be provided at time of permitting.

Façade Standards: Some of the proposed structures front along N. Carl G. Rose Hwy., which will be required to meet the façade standards. The applicant has not requested a deviation for façade standards so this must be provided at time of permitting.

Pedestrian Connectivity: The applicant has not requested a deviation for pedestrian connectivity and pedestrian amenities so this must be provided at time of permitting.

ISR and FAR: The maximum allowable Impervious Surface Ratio (ISR) for the GNC district is 70 percent. The development as proposed will have an ISR of approximately 47 percent, which is less than the maximum allowed, and the proposed Floor Area Ratio (FAR) is approximately 0.3, which is less than the maximum allowed in the GNC District.

Attachment: Staff Report (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando, LLC)

Engineering Division Comments: The Engineering Division has provided the following comments and condition:

The Engineering Division has no objection and recommends approval with one condition:

- Condition of approval: The site will need to be developed in accordance with Chapter 6, Stormwater Management, and Chapter 7, Transportation System Standards, of the LDC.

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 mini-warehouse and RV/boat parking facility use in the GNC District can meet the requirements of the Comprehensive Plan and LDC. The applicant has requested a deviation for reduced buffers; however, there is ample area to meet the buffer requirements. The site will be required to meet all applicable LDC standards for large non-residential development at time of permitting.

2. ***The proposed uses and structures would not be incompatible with the uses, structures, and activities on adjacent and nearby lands.*** The surrounding area is both non-residential and residential in nature with existing non-residential to the north. Although the adjacent residential property to the south and west is currently vacant, a deviation for a buffer reduction from a Type "D" to a Type "B" may not be appropriate. The proposed mini-warehouse and RV/boat parking facility use will be required to meet all appropriate development standards.

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 mini-warehouse and RV/boat parking facility use will need to meet allowable density or bulk regulation. The proposed Impervious Surface Ratio (ISR) for the site is approximately 43 percent, which is less than the maximum allowable ISR of 70 percent in the GNC District. The proposed Floor Area Ratio (FAR) is approximately 0.3, which is less than the maximum allowable FAR of 1.0 in the GNC District.
   b. ***The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards.*** The site is located along Carl G. Rose Hwy., a major arterial classified roadway. The proposed development will take access from the existing adjacent mini-warehouse site, which takes access from Carl G. Rose Hwy.
   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.

Attachment: Staff Report (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando, LLC)

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 mini-warehouse and RV/boat parking facility is not anticipated to result in noise, odor, glare, vibration, or other similar characteristic detectable at the property line as long as the development standards of the LDC are adhered to.

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 should 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 should 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 proposed mini-warehouse and RV/boat parking facility will not generate any additional demand on 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 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 (if this application is approved):

1. This conditional use is to allow for 32,000 square feet of mini-warehouse and 16,000 square feet of covered RV and boat parking in the GNC land use district, as outlined on the conceptual site plan date-stamped July 22, 2021.

2. At the time of permitting, the applicant must demonstrate compliance with development standards per LDC Section 3740, Additional Design Standards for Large Non-residential Projects; including but not limited to landscaping, buffering, façade, parking, pedestrian connectivity, and lighting.

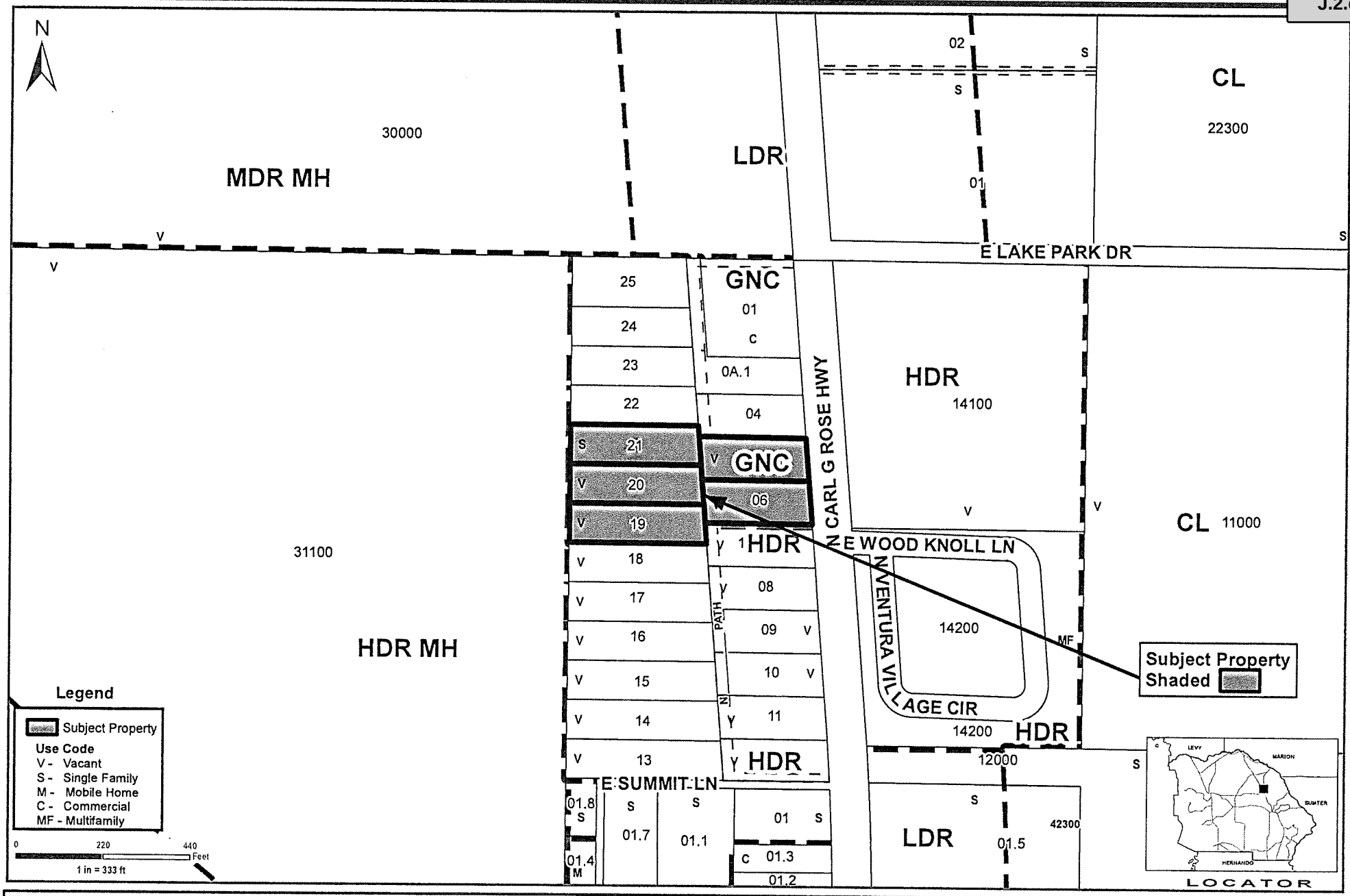
3. This approval does not provide relief to encroach on the ingress/egress and utility easement on Lot A2 and Lot 6 which evidence will need to be provided at time of permitting.

4. The site will need to be developed in accordance with Chapter 6, Stormwater Management, and Chapter 7, Transportation System Standards, of the LDC.

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

JH/cb

Attachment: Staff Report (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando, LLC)



Application #: CU-20-06	**Applicant: Michael Wilburn for Affordable Secure Storage Hernando, LLC**
Proposal: Conditional Use to allow for Mini Warehouses and an RV and/or Boat Parking Facility in the General Commercial District	**Location: 3532 and 3640 N. Carl G Rose Hwy., Hernando, FL**
Land Use Atlas: GNC & HDR	**S-T-R - 33-16S-18E NE**

Planner Initials: JH Date: 8/26/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: August 23, 2021
Source: Enterprise Geodatabase
Map Number: WB0000664

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

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

Attachment: Staff Report (18429 : CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando,

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP
AGENDA DATE:	**October 21, 2021**

BRIEF OVERVIEW:

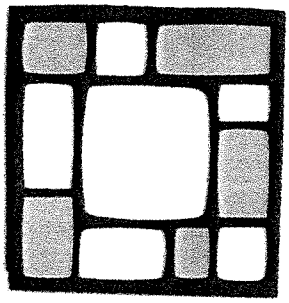
A request for a Planned Unit Development to allow multi-family use of more than four units per acre in the PSO (Professional Services/Office) land use district, pursuant to Section 2409, Professional Services/Office District (PSO), and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

Conduct a public hearing on October 21, 2021, to review and consider PUD-21-12, Terrill LaGree for Gulf to Lake Associates, LLLP.



WHITE STONE LANDINGS

A PLANNED UNIT DEVELOPMENT

CITRUS COUNTY, FLORIDA

RECEIVED
JUL 13 2021
PUD-21-12

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

WHITE STONE LANDINGS
INTRODUCTION AND OVERVIEW

White Stone Landings is a newly planned residential community in Citrus County, Florida. The 3.3 acre project is located on North Miller Run Terrace just north of Meadowcrest off Hwy 486. The parcel is adjacent to the major transmission line and is zone PSO. With this application a PUD overlay is being requested.

The project is planned for 32 units with a mixture of duplexes and quadplexes. The cottages will face onto common green space, that will include walkways, benches, beautifully landscaped areas, firepits and garden spaces. A resort style pool and cook out area is being considered.

The architectural theme will reflect a Florida Coastal style of architecture accented with metal roofs and stucco finishes with beautiful architectural elements.

The project will be developed as a "for rent" project with the option of selling the units under a "Fee Simple", platting process with HOA Association or deed restricted condominium association.

DEVELOPER

The project will be developed by Terry LaGree, under a LLC. Terry has lived in Citrus County for over 35 years. He was hired by Stan Olsen in 1985 to help design and build Meadowcrest. He was task with Master Planning Black Diamond Ranch. He built the project in 1987 and manage it for over 12 years.

Terry is a Registered Landscape Architect and owns Barbaron, Inc and has master planned numerous development throughout Florida and has complete over 150 golf projects in the past 25 years.

Excited about the future of Citrus County.

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

PUD-21-12

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

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: PUD-21-12 Date: 07/28/21
* Written Authorization is required if Applicant is different than Owner.

Applicant*
Name: TERRILL LAGREE
Address: 3793 W. CRYSTAL DOWNS TRAIL
City: LECANTO
State: FL Zip: 34461
Home No.: — Cell No.: 352-302-6319
Work No.: — Fax No.:
Email: terry@barbaron.com

Property Owner
Name: GULF TO LAKE ASSOCIATES
Address: 3991 W. GULF TO LAKE
City: LECANTO
State: FLORIDA Zip: 34461
Home No.: Cell No.:
Work No.: 352-795-4000 Fax No.:
Email: JCAPPUCCILLI@WRANGLER-HOLDINGS.COM

Property Description: Section: 24 Township: 18S South Range: 17E East
Legal Description:
Subdivision: Lot(s): Block/Parcel:
Alternate Key #: 2448482 Parcel ID:
Acreage: 3.3

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

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

Applicant Request(s):
GO WEST ON HWY 486 FROM HWY 491 APPROX 3 MILE TO N. MILLER IRON TEN
Directions to Property: TURN RIGHT. 100 FT TO PROPERTY

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

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 Terrill La Gree, 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 28 day of July, 2021

Susan Wright
Printed Name
Susan Wright
Notary Public - State of Florida

Seal: NOTARY PUBLIC STATE OF FLORIDA — SUSAN WRIGHT Commission # GG 322394 Expires April 10, 2023 Bonded Thru Troy Fain Insurance 800-385-7019

Date:
Time:
Initials:

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

Revised August, 2017
Page 1 of 10

PUD-21-12

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

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

REQUIRED INFORMATION FOR A COMPREHENSIVE PLAN AMENDMENT

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

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

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

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

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

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

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

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

   Designation: PUD - RESIDENTIAL

7. A map shall be submitted that shows all of the following:
   a. The boundary of the property plus all surrounding streets and roads.
   b. The existing use of the property and the surround properties.
   c. The designation of the existing property and the surrounding properties as it appears on the Future Land Use Map (FLUM).
   d. The designation of the existing property and the surrounding properties as it appears on the Land Development Code Atlas.

8. Letters from public facilities to the property and how much of a demand on those facilities this proposed change would create shall be submitted. Provide letters from the following public facilities:

   Sanitary Sewer: SEWER IS ADJACENT TO SITE ON N. MILLER RUN TER. SPOKE WITH KEN CHEEK & SAID CAPACITY AVAILABLE

   Potable Water: 6" WATER LINE IS ADJACENT TO SIGN

PUD-21-12

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

Board of County Commissioners
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Web Address: www.citrusbocc.com

Drainage: THE SITE WILL RETAIN STORM WATER DRAINAGE

Solid Waste: _____

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

DEVELOPING PLAN FOR ATTAINABLE HOUSING

10. Is this amendment compatible with the objectives and policies of the Future Land Use Element and other elements that may be affected by this proposed change? _____ Yes X No

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

Objective: TO DEVELOP ATTRACTIVE, WELL DESIGN DWELLINGS & MASTER PLAN - THE PLAN IS TO BUILD 800-900 SF HOMES

Policy: _____

Policy: _____

Objective: _____

Policy: _____

Policy: _____

11. Any additional information that may apply to this application. _____

PUD-21-12

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 120
Lecanto, FL 34461
Telephone (352) 527-5239
TTY Dial 711
Web Address: www.bocchs.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment _____Other (specify): PUD

LEGAL DESCRIPTION OF PROPERTY:

Section 24 Township 18S Range 17E Alternate Key # 2448482

Lot/Parcel_____ Block_____

Subdivision_____

I, Bruce Olsen, Manager of Olsen Family Investments, G.P. of Gulf to Lakes Associates, owner of the above described property,
(Name of Owner)

authorize Terrill LaGree of _____ to
(Name of Representative) (Name of Business)

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

SIGNATURE: _____
(Signature of Owner)

STATE OF ~~FLORIDA~~ NEW HAMPSHIRE
COUNTY OF ~~CITRUS~~ BELKNAP

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Bruce Olsen, 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 July 2021

Lisa A. Avola
Printed Name

Seal

Lisa A. Avola
Notary Public - State of ~~Florida~~ New Hampshire

LISA A. AVOLA
MY COMMISSION EXPIRES AUG. 26, 2025
NOTARY PUBLIC NEW HAMPSHIRE

PUD

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

Vacant Land Contract

1. Sale and Purchase ("Contract"): GULF TO LAKES ASSOCIATES LLLP ("Seller") and: TERRILL LAGREE AND OR ASSIGNS ("Buyer") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as
Address: N Miller Run Ter, Crystal River, FL
Legal Description: 3 Acres-M/OL-See Exhibit "A" Attached
SEC 21 TWP 18S RNG 17E of Citrus County, Florida. Real Property ID No.: 2448-382
(including all improvements existing on the Property and the following additional property):

2. Purchase Price: (U.S. currency) ..... $ [redacted]
All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
Escrow Agent's Name: A-1 Title of the Nature Coast
Escrow Agent's Contact Person: Brenda Buta
Escrow Agent's Address: 7655 W.Gulf to Lake Hwy, Crystal River, FL 34429
Escrow Agent's Phone: 352-563-2727
Escrow Agent's Email: a1title@a-1title.net

(a) Initial deposit ($0 if left blank) (**Check if applicable**):
☐ accompanies offer
☒ will be delivered to Escrow Agent within 3 days (3 days if left blank)
after Effective Date ..... $ [redacted]
(b) Additional deposit will be delivered to Escrow Agent (**Check if applicable**):
☐ within _____ days (10 days if left blank) after Effective Date
☐ within _____ days (3 days if left blank) after expiration of Due Diligence Period ..... $
(c) Total Financing (see Paragraph 8; express as a dollar amount or percentage) ..... $
(d) Other _____ ..... $
(e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations) to be paid at closing by wire transfer or other Collected funds ..... $ [redacted]

(f) (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify): _____ prorating areas of less than a full unit. The purchase price will be $_____ per unit based on a calculation of total area of the Property as certified to **Seller** and **Buyer** by a Florida licensed surveyor in accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the calculation: _____

3. **Time for Acceptance; Effective Date:** Unless this offer is signed by **Seller** and **Buyer** and an executed copy delivered to all parties on or before June 2, 2021, this offer will be withdrawn and **Buyer**'s deposit, if any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter-offer.**

4. **Closing Date:** This transaction will close on February 24, 2022 ("Closing Date"), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Feasibility Study periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, **Buyer** will immediately return all **Seller**-provided documents and other items.

5. **Extension of Closing Date:** If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

Seller _____ and Seller _____ acknowledge receipt of a copy of this page, which is 1 of 8 pages.

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

[illegible] @gulftolakesrealty.com	N.A.
Seller's Sales Associate Email Address	Buyer's Sales Associate Email Address
3524840886	N.A.
Seller's Sales Associate Phone Number	Buyer's Sales Associate Phone Number
Gulf to Lakes Real Estate, Inc	N.A.
Listing Brokerage	Buyer's Brokerage
3981 W. Gulf to Lake Hwy. Lecanto FL	N.A.
Listing Brokerage Address	Buyer's Brokerage Address

22. Addenda: The following additional terms are included in the attached addenda and incorporated into this Contract:
Check if applicable:
☐ A. Back-up Contract
☐ B. Kick Out Clause
☐ C. Other _____

23. Additional Terms: _____

COUNTER-OFFER/REJECTION

☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and deliver a copy of the acceptance to Seller).
☐ Seller rejects Buyer's offer.

This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney before signing.

Buyer: _____ Date: May 28, 2021
Print name: Terrill LaGree
Buyer: _____ Date: _____
Print name: _____

Buyer's address for purpose of notice
Address: _____
Phone: _____ Fax: _____ Email: _____

Seller: _____ Date: 5/20/21
Print name: Brian Olsen, Manager Olsen Family Investments, G.P. of Gulf to Lakes Assoc.
Seller: _____ Date: _____
Print name: _____

Buyer _____ and Seller _____ acknowledge receipt of a copy of this page which is part of 9 pages.

PUD-21-12

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

Seller's attorney for purpose of notice:

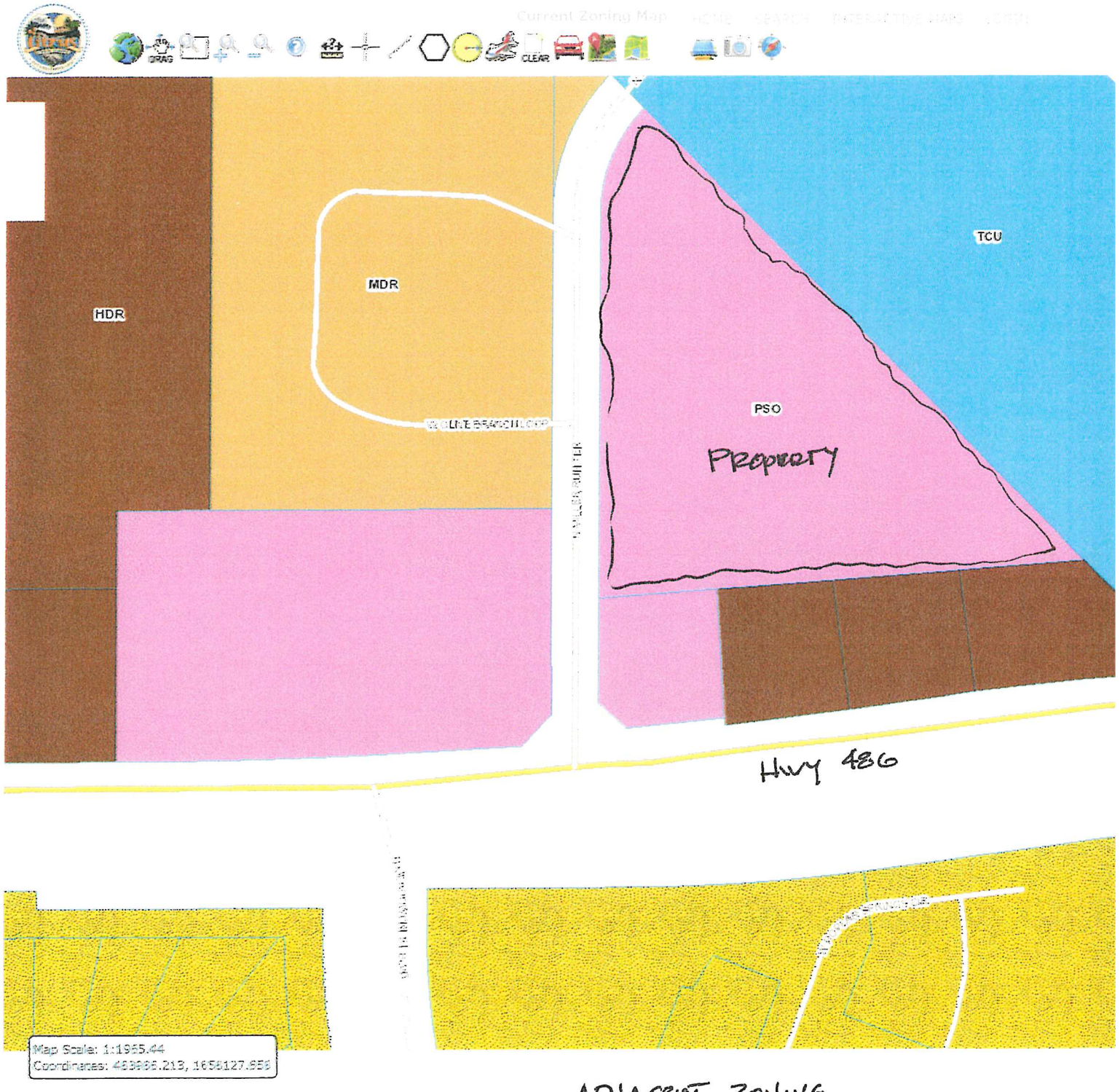
Address: _____

Phone: _____ Fax: _____ Email: _____

Effective Date: 5/28/21 (The date on which the last party signed or initialed and delivered the final offer or counter offer.)

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

PUD-21-12



Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

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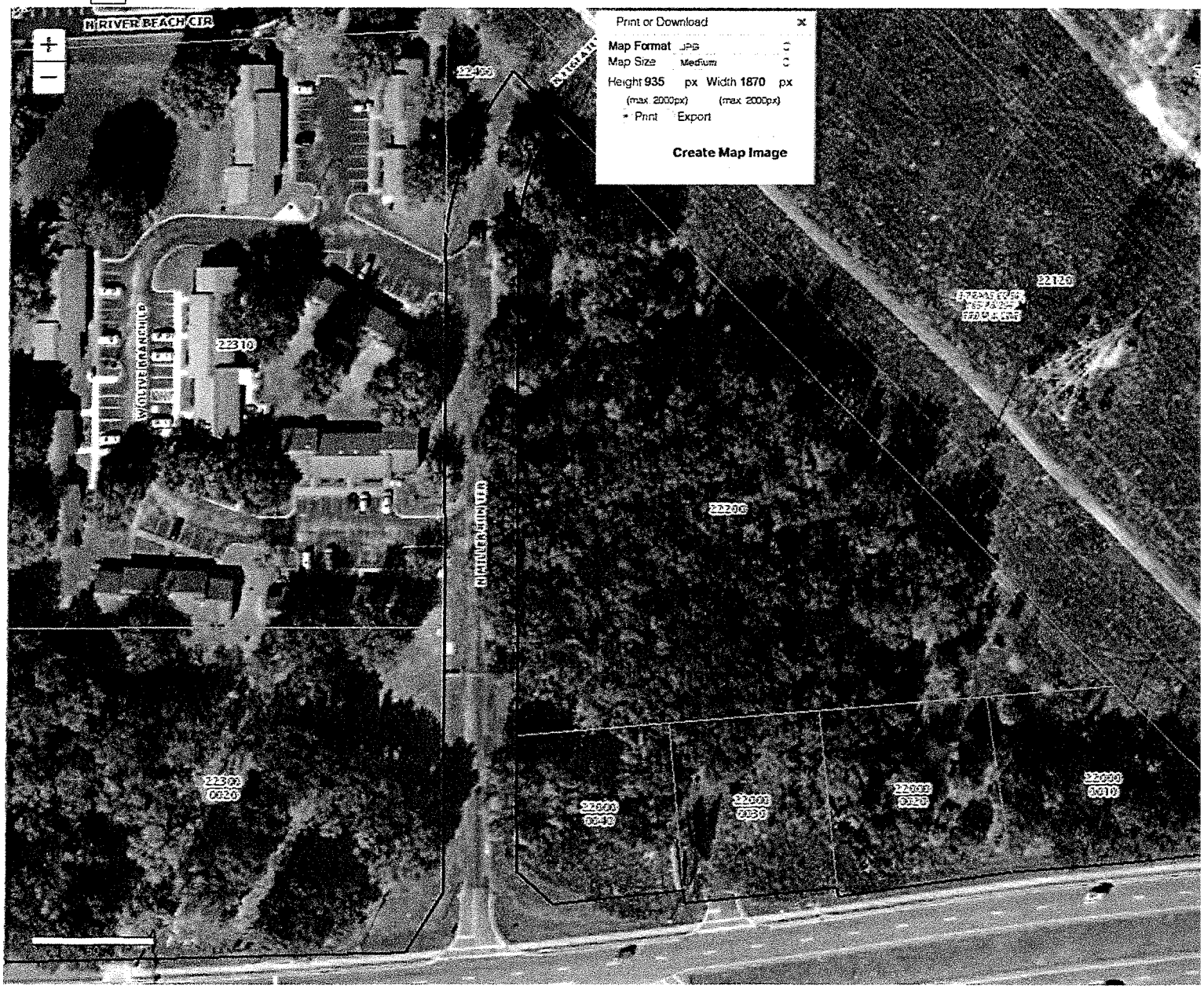
2.8.2021

PUD-21-12

Home Parcel Search

- enter a parcel id -



Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

Tuesday, July 27, 2021 at 1:25:01 PM Eastern Daylight Time

Subject: RE: [EXTERNAL]LaGree Affordable Housing Project
Date: Friday, June 18, 2021 at 10:36:44 AM Eastern Daylight Time
From: Ken K. Cheek
To: Terry LaGree
CC: Bernadine D. Flood-Nichols

Hi Terry,

A few years back we changed the way that we calculate our connection fees. It is now just based on the meter size. So each unit would require a 5/8" x ¾" standard residential meter, which equates to 1 ERU. The connection fees per ERU are as follows:

Water (per ERU)	
Plant Capacity -	$510
Offsite Facilities -	$875
Total	$1385

Sewer (per ERU)	
Plant Capacity -	$1625
Offsite Facilities -	$1120
Total	$2745

You just need to count up the units and multiply by the amounts above and that will be the connection fees based on the current amounts. As you know, we revise the rates periodically, so any changes to the connection fees that are approved by the Board would affect these amounts.

Hope that gets you what you need. Let me know if you need anything else.

Regards,

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

From: Terry LaGree <terry@barbaron.com>
Sent: Friday, June 18, 2021 9:46 AM
To: Ken K. Cheek <KEN.CHEEK@citrusbocc.com>
Subject: [EXTERNAL]LaGree Affordable Housing Project

PUD-21-12

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

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

TREE PRESERVATION PLAN OVERVIEW
White Stone Landings
Citrus County, Florida

The White Stone Landings project is a 3.3 acre tract located off N. Miller Run Ter. The property in located adjacent to the major transmission line out of Duke Energy Crystal River plant and lies just north of the Meadow Crest Development.

The site is vegetated with primarily Laurel Oaks and Black Jack Oak ranging in size for 2" up to 24 inch diameter.

A formal tree survey is being conducted and will be available soon. The site has one significant oak tree near the SW corner of the property and it will be saved. It will set the tone for the development as a great entry feature. The approximate amount of trees are approximately 80 -100 count. The undergrowth of the property is being infested with spreading bamboo, primarily in the SE corners.

Because of the Florida Coastal architectural style of the project the site will most likely be clear cut and replanted to fit the theme that will enhance the development. The existing trees located along the transmission line will soon interfere with the powerlines. The oak tree and scrub trees along N. Miller Run have over ground the road and the root system is most likely already interfering with the 6 inch county water main.

The site will be revegetated with Eagleston Holly Tree in the buffer areas. Eagleston Hollies are narrow upright growing evergreen tree and grows to a height of 18- 20 ft and have a spread of 8-10 ft. There will be over 100 of these plant at 10 ft intervals in the 10 ft buffer on the south and eastern property boundary. The tree are full from bottom to top. Dwarf Azaleas and Liriope will be planted at the base of the Eagleston's.
The front of the project and interior streetscape will be planted with Ligustrum Trees, Holly trees and Crape Myrtles and a handful of Live Oak trees along with Sabal Palms and Sylvester Palms, along with flowering shrubs and native grasses.

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

PUD-21-12

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES

3600 W. Sovereign Path, Suite 292
Lecanto, Florida 34461-7788
(352) 527-7650 FAX (352) 527-7644
www.citrubocc.com

August 11, 2021

Terry LaGree
President
Barbaron, Inc.
Six12Golf

Subject: Availability of Water and Wastewater Utility Service to Property Located at 2095 N Miller Rus Terrace , Crystal River

This letter will confirm that water and wastewater services are available adjacent to the referenced property through connection to the 6" watermain and 6" sewer forcemain on W. Miller Run Terrace. Connection to the forcemain will require an onsite pump station.

Sincerely,

Ken Cheek – Director, Citrus County Department of Water Resources

cc: File

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AUG 11 2021
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Land Development Division

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

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PUD-21-12
Land Development

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

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JUL 28 2021
PUD-21-12
Land Development Division

PLAT OF A BOUNDARY SURVEY

LEGAL DESCRIPTION AS RECORDED IN OFFICIAL RECORD BOOK 827 PAGES 314 AND 315 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 17 EAST, THENCE S 0°00'01" W ALONG THE WEST LINE OF SAID SE 1/4 OF SE 1/4 A DISTANCE OF 1279.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486 (FORMERLY STATE ROAD No. 486) SAID POINT BEING 50 FEET FROM, MEASURED AT A RIGHT ANGLE TO, THE CENTERLINE OF SAID COUNTY ROAD 486; THENCE N 89°33'20" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 668.47 FEET; THENCE N 0°02'33" W 205.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 0°02'33" W 404.20 FEET TO THE PC OF A CURVE, CONCAVED SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 45°02'08" AND A RADIUS OF 155.91 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 122.55 FEET TO THE P.T. OF SAID CURVE, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA POWER CORPORATION POWER LINE, THENCE S. 45°00'25" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 669.08 FEET; THENCE S 85°25'28" W 520.18 FEET TO THE POINT OF BEGINNING. CONTAINING 3.3 ACRES MORE OR LESS.

SCALE 1" = 40'

POINT OF COMMENCEMENT
N.W. CORNER OF THE S.E. 1/4
OF THE S.E. 1/4 OF SECTION 24
TOWNSHIP 18 SOUTH RANGE 17 EAST

(D) WEST LINE OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 17 EAST S 00°03'03" W 1279.12' (F) S 00°03'33" W 1282.97'

DEED
RADIUS 155.91'
ARC 122.55'
DELTA 45°02'08"
FIELD
RADIUS 155.91'
ARC 119.36'
DELTA 40°11'14"

PICKET FENCE

(F) S 45°16'32" E 663.06' (D) S 45°00'25" E 669.08' SOUTHWESTERLY RIGHT-OF-WAY LINE OF FLORIDA POWER CORPORATION (DUKE ENERGY) POWER LINE

RIGHT-OF-WAY OF FLORIDA POWER CORPORATION (DUKE ENERGY) POWER LINE

N45°16'32"W 182.50' R/W MAP N45°00'W 183.00' FIELD

E/P

NORTH MILLER RUN TERRACE WEST RIGHT-OF-WAY LINE

NORTH MILLER RUN TERRACE 50' PUBLIC RIGHT-OF-WAY 23' +/- ASPHALT PAVEMENT

(F) N 00°02'33" W 404.20' (D) N 00°02'33" W 404.20'

PICKET FENCE

VACANT

(F) S. 85°43'46" W 511.18' (D) S 85°25'28" W 520.18'

POINT OF BEGINNING

CITRUS COUNTY PROPERTY APPRAISER IDENTIFICATION No. 22000 0040

CITRUS COUNTY PROPERTY APPRAISER IDENTIFICATION No. 22000 0030

CITRUS COUNTY PROPERTY APPRAISER IDENTIFICATION No. 22000 0020

CITRUS COUNTY PROPERTY APPRAISER IDENTIFICATION No. 22000 0010

(F) NORTH 205.34' (D) NORTH 205.34'

R/W MAP
RADIUS 5664.25'
ARC 132.78'
DELTA 1°20'35"
CHORD 132.78'
CHORD BEARING S82°50'00"W

N42°51'39"W 40.32' (R/W MAP)

S84°00'52"W 104.03 (R/W MAP)

N03°37'50"W 7.13' (R/W MAP)

S82°12'55"W 137.42' R/W MAP

S84°42'14"W 226.66' R/W MAP

(D) N 89°33'20" E 668.47' (F) N 89°48'34" E 678.54' NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 486

SURVEYORS NOTES:
1. BASIS OF BEARING- FIELD BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY LINE OF THE S.E. 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH RANGE 17 EAST HAVING A GRID BEARING OF N. 89°48'34" E AS SHOWN ON THE TOWNSHIP MAP OF TOWNSHIP 18 SOUTH RANGE 17 EAST PUBLISHED BY CITRUS COUNTY DEPARTMENT PUBLIC WORKS, DIVISION OF ENGINEERING SURVEY SECTION.
2. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED OR SHOWN.
3. ADDITION OR DELETIONS TO THIS SURVEY DRAWING BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT THE WRITTEN CONSENT OF SIGNED PARTY OR PARTIES.
4. ELEVATIONS AS SHOWN HEREON (IF ANY) ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD.
6. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
7. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 12017C0193D AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), EFFECTIVE DATE OF SEPTEMBER 26,2014 THE SUBJECT PROPERTY APPEAR TO LIE IN ZONE X (FLOOD ZONE X IS DESCRIBED AS AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.
9. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINE OTHER THAN AS SHOWN, THAT THE IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN CHAPTER 5J-17.050 THRU 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES IS "SUBURBAN" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.

PUD-21-12

Patrick L Henson:
Digitally signed by Patrick L Henson:
Date: 2021.07.12 15:48:43 -04'00'

PATRICK L. HENSON LICENSE No. 4547 STATE OF FLORIDA REGISTERED LAND SURVEYOR

THIS SURVEY IS CERTIFIED TO: Terry LaGree, A-1 Title of the Nature Coast, Inc and Stewart title Guaranty company

JOB No. 21-137	
DRAW BY: PLH	
MAP DATE: 07/12/2021	
SCALE: 1" = 40'	
SHEET No. 1 OF 1	
FIELD DATE: 07/10/2021	
FIELD BOOK: 60	
PAGE: 55	
SEC.24 TWP.18S RNG.17E	Florida Licensed Business No. 8156

Anderson Specialty Services, Inc.
9200 East Orange Avenue
Floral City, Florida 34436
(352) 220-0146

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE HEREIN DESCRIBED LAND SURVEY AND PLAT ARE TRUE AND CORRECT AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS_____DAY OF_____

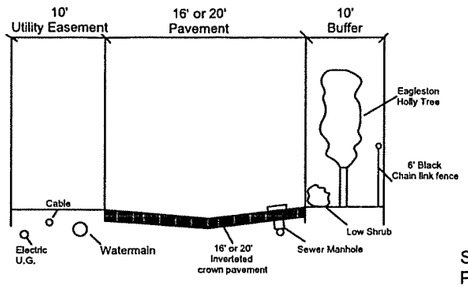
PATRICK L. HENSON, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4547
THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

■= FOUND 4" UNIDENTIFIED CONCRETE MONUMENT UNLESS OTHERWISE NOTED
□= SET 4"X4" CONCRETE MONUMENT LB 8156 R/W = RIGHT-OF-WAY
△= DESCRIPTIVE POINT ℄ = CENTERLINE Ⓦ = WELL
●= FOUND 5/8" REBAR SSMC CAP °Ø= POWER POLE ⟶ = GUY ANCHOR
○= SET 5/8" REBAR LB 8156 P.O.B. = POINT OF BEGINNING
(P)= PLAT DATA (D)= DEED DATA (F)= FIELD MEASURED (C) = CALCULATED DATA
E=EAST E-SOUTH W=WEST -◇- = PHONE PEDESTAL ◯ = ELEVATION ◈ = BENCHMARK
LB = LICENSED BUSINESS ID = IDENTIFICATION
CM = CONCRETE MONUMENT

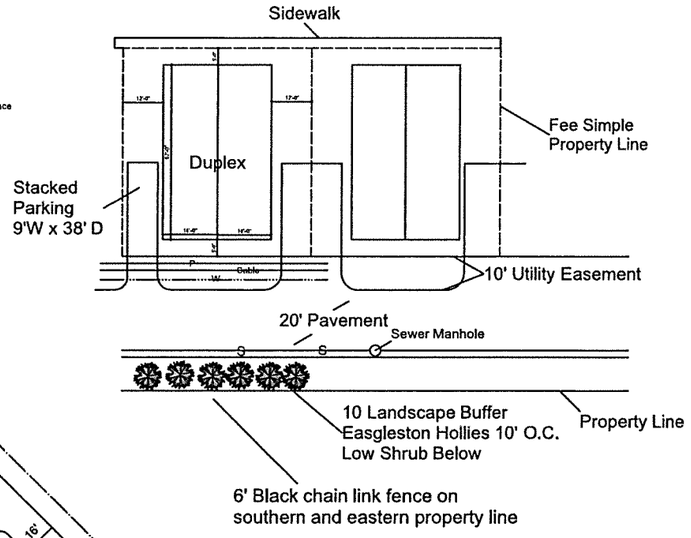
P.O.C. = POINT OF COMMENCEMENT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
CBS = CONCRETE BLOCK STRUCTURE
PRCOF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

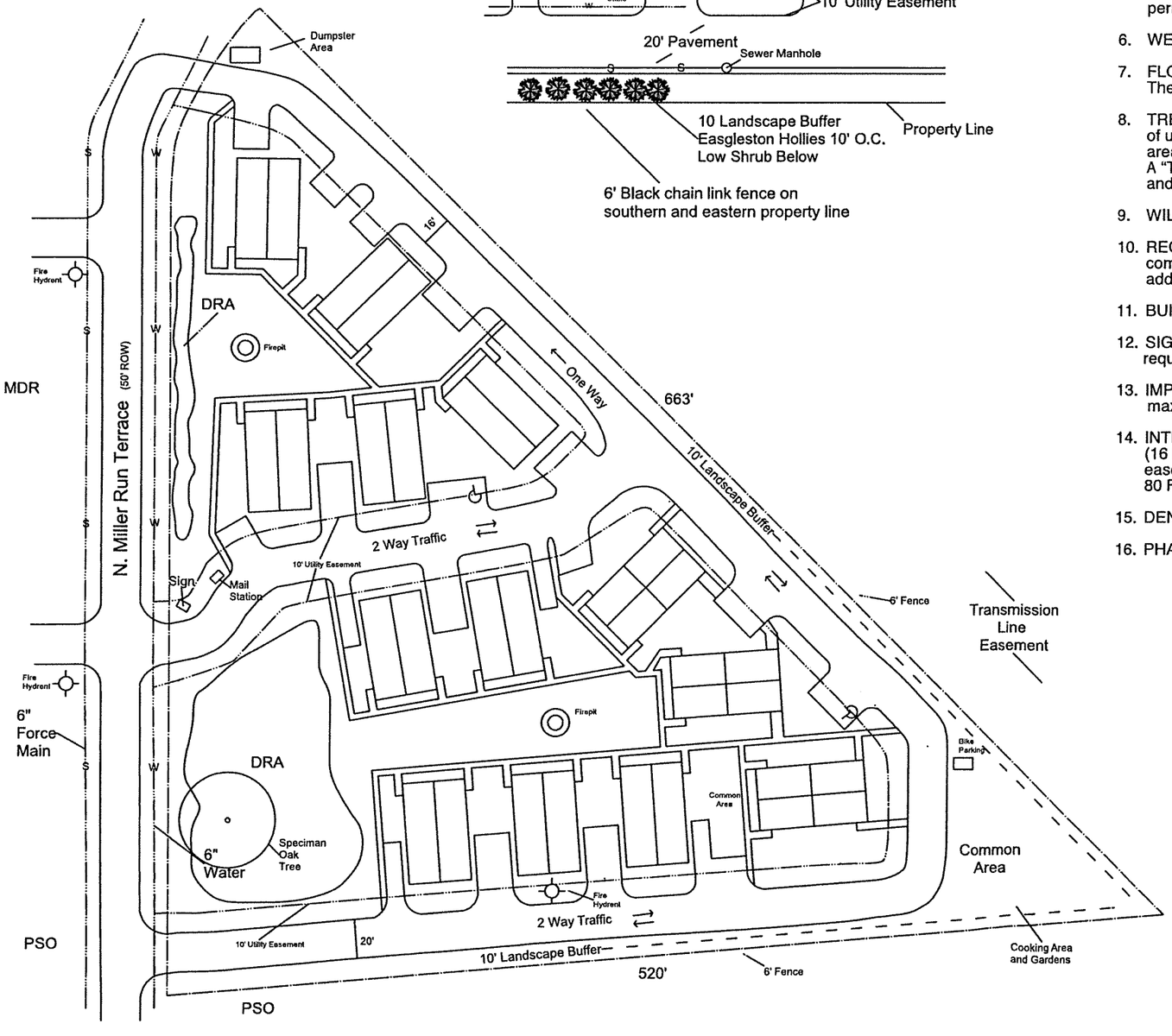
TBM = TEMPORARY BENCHMARK
C/S = CONCRETE SLAB
P.C.P. = PERMANENT CONTROL POINT
A/C= AIR CONDITIONER
FKA = FORMERLY KNOWN AS
OHL=OVERHEAD UTILITIES
E/P=EDGE OF PAVEMENT
'= FOOT
"= INCH
No.= NUMBER
PG = PAGE

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)



Section Detail
Not to Scale





NOTES:

1. The Conceptual Development Plan has been prepared to support application for PUD overlay of current PSO zoning.
2. PROJECT LAND AREA: 3.3 Acres
3. LDC STANDARDS: This project is designed to be in compliance with the Citrus County Land Development Code (LDC), including standards for Planned Unit Development (PUD) Section 4300.
4. The project will have a maximum of 32 units: A mixture of duplexes and quadplexes . The style of architecture will be Florida Coastal. The project is being presented as a "For Rent Development" The project will be set up for the option as a "For Sale Development" with a fee simple/HOA association or a possible condominium association. Parking: 46 spaces (9 FT x 18 FT) and 2 handicap spaces.
5. STORMWATER MANAGEMENT: Conceptual Drainage Retention areas are shown on plan. This plan has sufficient open space areas to accommodate on-site drainage retention. The stormwater management system will be designed to meet the requirements of the Citrus County LDC, SWFWMD and other applicable agencies. DRA sizes are subject to change based upon final engineering and permitting.
6. WETLANDS: There are no wetland areas located on this site.
7. FLOOD PLAIN PROTECTION: The property is not located in the flood zone. The grade ranges from 18 FT to 34 FT.
8. TREE PRESERVATION: The site has a number of Laurel and Scrub Oak trees. The site has a lot of undergrowth and spreading bamboo, which is very invasive species. New vegetation for buffer areas are conceptually outlined with Florida Friendly planting to meet County LDC requirements. A "Tree Preservation Plan" will be prepared by Terry LaGree (RLA #0000860) for tree preservation and mitigation once tree survey is completed.
9. WILDLIFE: The property is under the 5 Acre requirement.
10. RECREATION: Passive recreation areas will include sidewalks, cook out areas, benches, fire pit, common garden area to raise vegetables and flowers. A community pool area (optional) may be added at a later date.
11. BUILDINGS: The units will be approximately 800-900 SF with side yard patios.
12. SIGNAGE: All signage, fences and walls will be located and designed to meet all LDC requirements for size and setbacks.
13. IMPERIOUS SURFACE RATIO: The estimated ISR is 60% at completion. (The allowable maximum ISR for PUD land use is 70%).
14. INTERNAL ROAD AND ACCESS: The internal driveways proposed shall be one way (16 FT wide) and two way traffic (20 FT wide). If project is "Fee Simple" the road pavement and utility easement will be up to 30 ft wide. N. Miller Run Terrace will be extended as shown on plan approximately 80 FT. Please refer to plan. A 10 FT. Utility Easement will parallel the pavement as indicated on the plan.
15. DENSITY: 10 units per acre. Total of 32 units.
16. PHASING: The project will be built in one phase.

Symbol	Proposed Use	Acreage/Percentage	Square Footage
	Driveway/Parking	.76 23%	33,165
	Walkway	.12 4%	5,377
	Housing Footprint	.88 26% to 1.08 32%	38,500 to 47,000
	DRA	.32 10%	14,000
	Openspace	1.21 37% to 1.01 31%	52,706 to 44,206
	Total	**3.3 100%**	**143,748**

PUD-21-12

0 15 30 60
1" = 30'

Terrill A. LaGree
P.O. Box 2338
Crystal River, FL 34423

Terrill A. LaGree
Landscape Architect
RLA #0000860
State of Florida

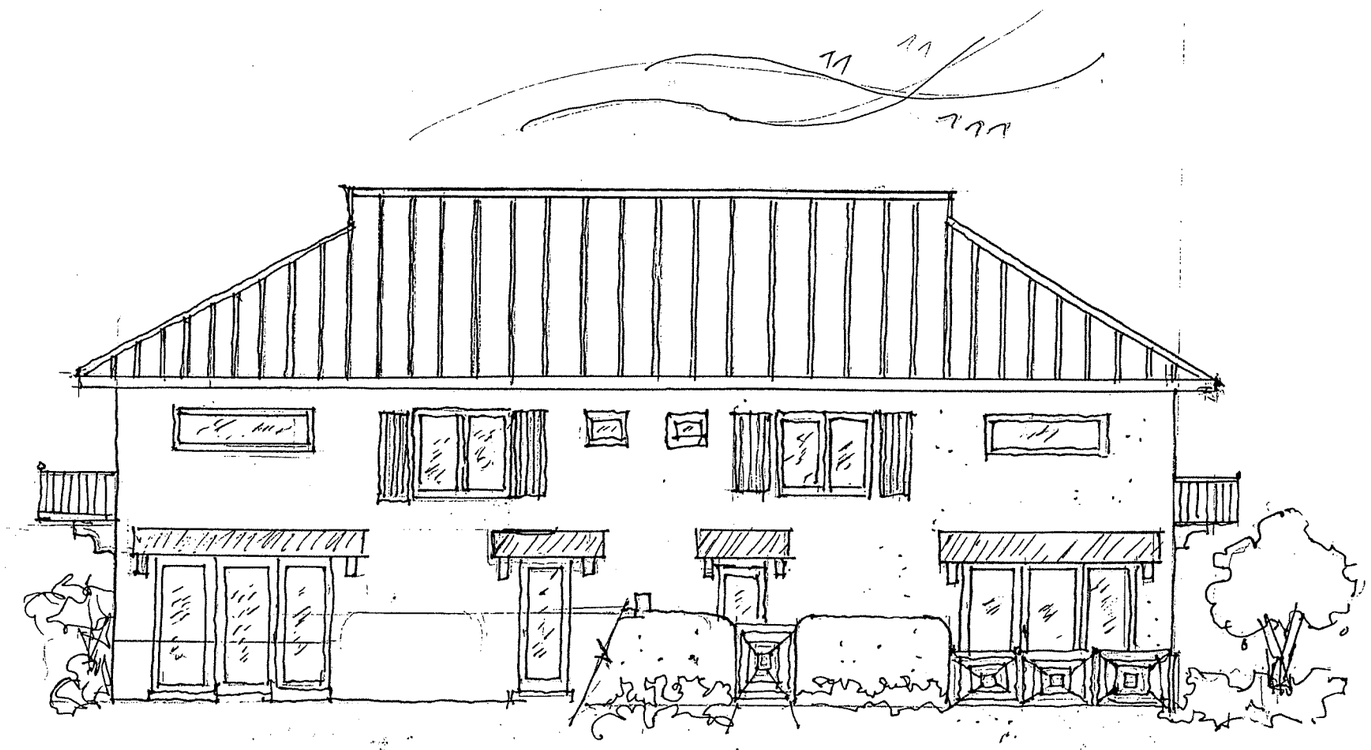
White Stone Landing
A PUD Development
Citrus County, Florida

Revisions

Date
July 26.2021

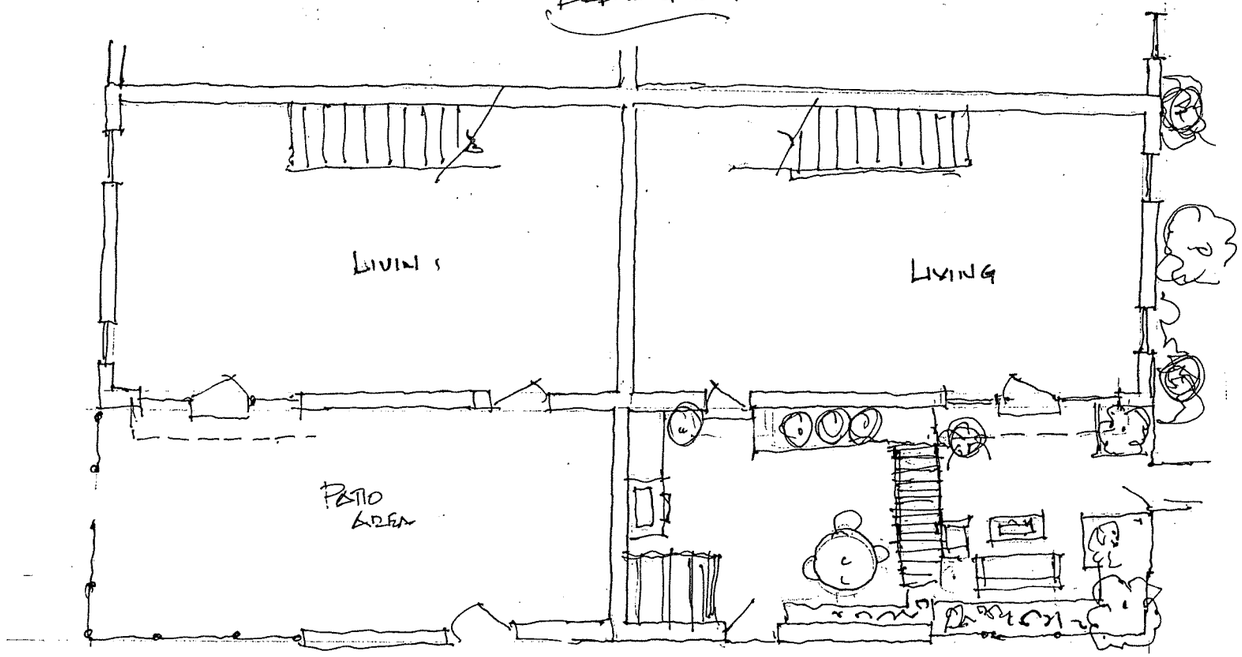
Sheet
#1

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)



ELEVATION

ELEVATION



PLAN VIEW

WHITE STONE LANDINGS

QUAD PLEX

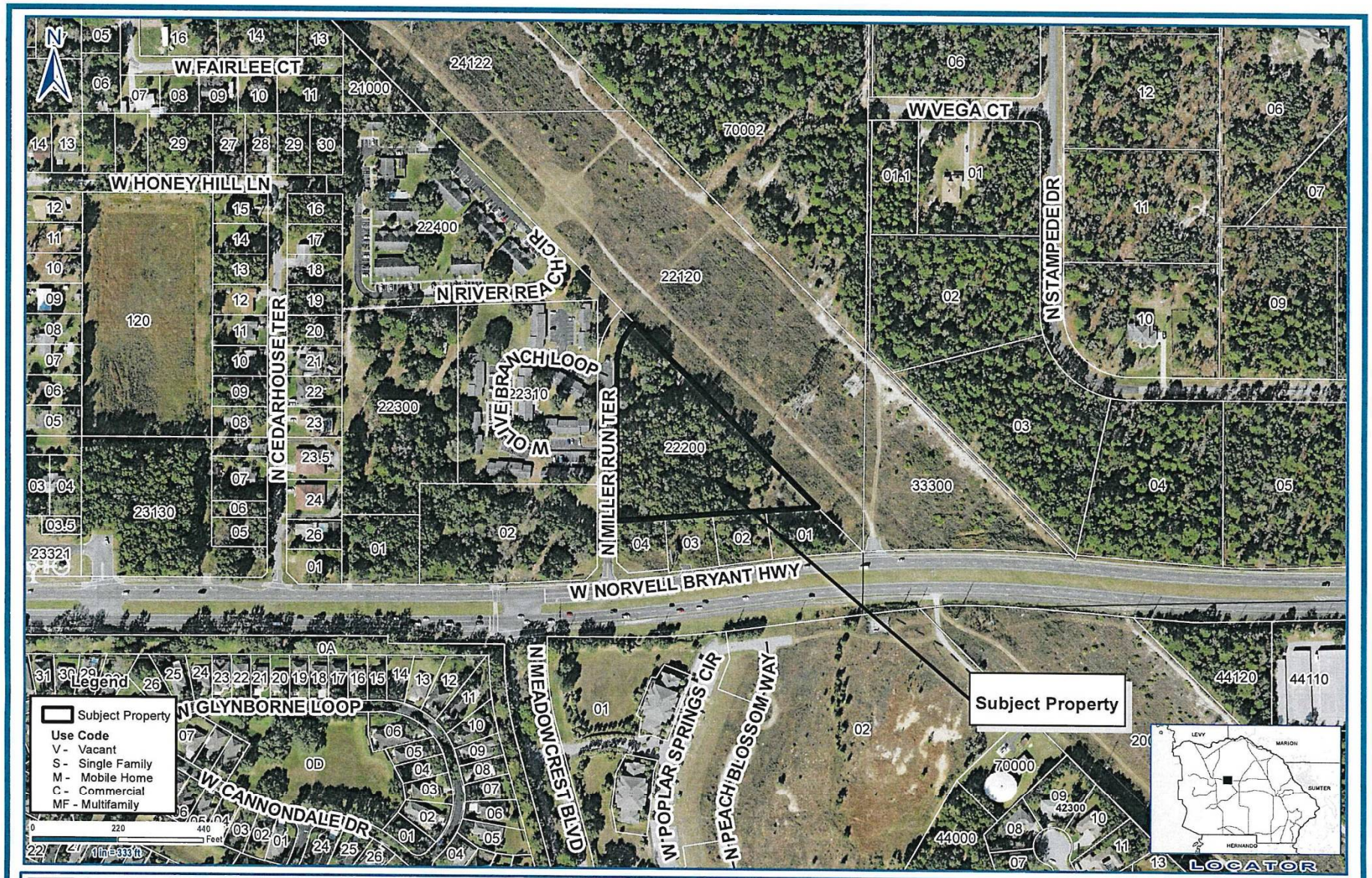
T. Lagree

ARTIST RENDERINGS
SUBJECT TO CHANGE

PUD-21-12

Attachment: Applicant Submittal (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

Attachment: Coordinator PowerPoint (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates,



Application #: PUD-21-12	Applicant: Terrill LaGree for Gulf to Lake Associates LLLP
Proposal: Planned Unit Development to allow multi-family use of more than four units per acre in PSO	Location: 2095 N Miller Run Terrace
	S-T-R - 24-18-17 SE
Land Use Atlas: Professional Services/Office District (PSO)	Planner Initials: _____ Date: 8/26/21

Geographic Information Systems

Prepared By : William Braunsch
Date: August 24, 2021
Source: Enterprise Geodatabase
Map Number: WB0000660

Cynthia P. Skelhorn, Director

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

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Attachment: Coordinator PowerPoint (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates,

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Land Development Division

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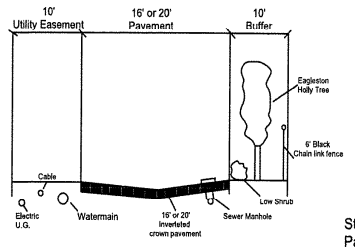

Section Detail
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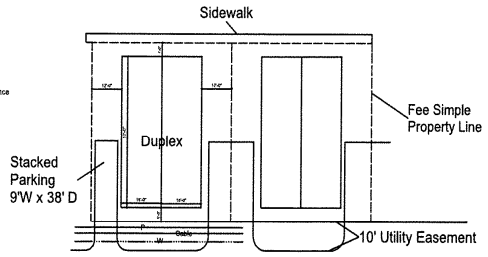

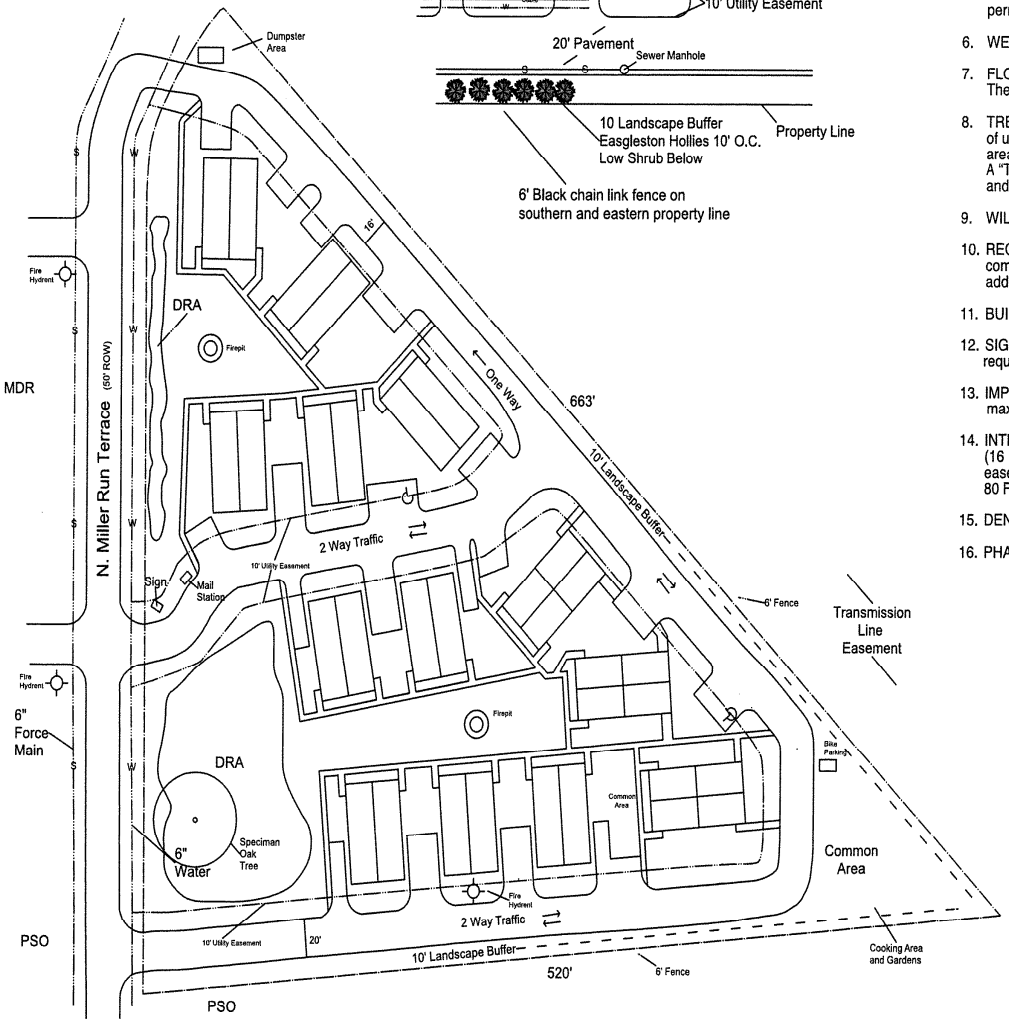

NOTES:

1. The Conceptual Development Plan has been prepared to support application for PUD overlay of current PSO zoning.
2. PROJECT LAND AREA: 3.3 Acres
3. LDC STANDARDS: This project is designed to be in compliance with the Citrus County Land Development Code (LDC), including standards for Planned Unit Development (PUD) Section 4300.
4. The project will have a maximum of 32 units: A mixture of duplexes and quadplexes . The style of architecture will be Florida Coastal. The project is being presented as a "For Rent Development" The project will be set up for the option as a "For Sale Development" with a fee simple/HOA association or a possible condominium association. Parking: 46 spaces (9 FT x 18 FT) and 2 handicap spaces.
5. STORMWATER MANAGEMENT: Conceptual Drainage Retention areas are shown on plan. This plan has sufficient open space areas to accommodate on-site drainage retention. The stormwater management system will be designed to meet the requirements of the Citrus County LDC, SWFWMD and other applicable agencies. DRA sizes are subject to change based upon final engineering and permitting.
6. WETLANDS: There are no wetland areas located on this site.
7. FLOOD PLAIN PROTECTION: The property is not located in the flood zone. The grade ranges from 18 FT to 34 FT.
8. TREE PRESERVATION: The site has a number of Laurel and Scrub Oak trees. The site has a lot of undergrowth and spreading bamboo, which is very invasive species. New vegetation for buffer areas are conceptually outlined with Florida Friendly planting to meet County LDC requirements. A "Tree Preservation Plan" will be prepared by Terry LaGree (RLA #0000860) for tree preservation and mitigation once tree survey is completed.
9. WILDLIFE: The property is under the 5 Acre requirement.
10. RECREATION: Passive recreation areas will include sidewalks, cook out areas, benches, fire pit, common garden area to raise vegetables and flowers. A community pool area (optional) may be added at a later date.
11. BUILDINGS: The units will be approximately 800-900 SF with side yard patios.
12. SIGNAGE: All signage, fences and walls will be located and designed to meet all LDC requirements for size and setbacks.
13. IMPERIOUS SURFACE RATIO: The estimated ISR is 60% at completion. (The allowable maximum ISR for PUD land use is 70%).
14. INTERNAL ROAD AND ACCESS: The internal driveways proposed shall be one way (16 FT wide) and two way traffic (20 FT wide). If project is "Fee Simple" the road pavement and utility easement will be up to 30 ft wide. N. Miller Run Terrace will be extended as shown on plan approximately 80 FT. Please refer to plan. A 10 FT. Utility Easement will parallel the pavement as indicated on the plan.
15. DENSITY: 10 units per acre. Total of 32 units.
16. PHASING: The project will be built in one phase.

Symbol	Proposed Use	Acreage/Percentage	Square Footage
	Driveway/Parking	.76 23%	33,165
	Walkway	.12 4%	5,377
	Housing Footprint	.88 to 1.08 26% to 32%	38,500 to 47,000
	DRA	.32 10%	14,000
	Openspace	1.21 to 1.01 37% to 31%	52,706 to 44,206
	Total	**3.3 100%**	**143,748**

APPROVED
PUD-21-12

0 15 30 60
1" = 30'

Terrill A. LaGree
P.O. Box 2338
Crystal River, FL 34423

Terrill A. LaGree
Landscape Architect
RLA #0000860
State of Florida

White Stone Landing
A PUD Development
Citrus County, Florida

Revisions

Date
July 26.2021

Sheet
#17

Attachment: Coordinator PowerPoint (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates,

PM2-21-108

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

APPLICATION NUMBER: PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP
DATE: September 13, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

REQUEST TO ESTABLISH A PLANNED UNIT DEVELOPMENT:

REQUEST:	A request for a Planned Unit Development to allow multi-family use of more than four units per acre in the PSO (Professional Services/Office) land use district, pursuant to Section 2409, Professional Services/Office District (PSO), and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.
SUBJECT PROPERTY	Section 24, Township 18 South, Range 17 East; more specifically, Parcel 22200, Alternate Key Number 2448482, which address is 2095 N Miller Run Terrace, Crystal River. A complete legal description is on file with the Citrus County Land Development Division.
ACREAGE	Approximately 3.3 acres
FUTURE LAND USE DESIGNATION:	PSO , Professional Services/Office District
SURROUNDING COMPREHENSIVE PLAN (GFLUM) DESIGNATIONS:	North – TCU, Transportation/Communication/Utilities District South – PSO, Professional Services/Office District and HDR, High Density Residential District East – TCU District West – PSO District and MDR, Medium Density Residential District
SURROUNDING LAND DEVELOPMENT CODE (LUAM) DESIGNATIONS:	North – TCU, Transportation/Communication/Utilities District South – PSO Professional Services/Office District and HDR High Density Residential District East - TCU District West – PSO District and MDR, Medium Density Residential District
SURROUNDING AREA	North – Powerline corridor South – Vacant commercial and residential land; W Norvell Bryant Highway (CR-486) East - Powerline corridor West – N. Miller Run Terrace; multi-family apartments

Attachment: Staff Report and locator map (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the area is mostly composed of Candler fine sand (0 to 5 percent slopes) and Adamsville fine sand. Limitations to building site development are slight. The subject property is located in Flood Zone X, as found on the Flood Insurance Rate Map12017C0193E.

BACKGROUND:

The subject property is located on N. Miller Run Terrace adjacent to a large powerline corridor and is one lot north of CR-486 in the Crystal River area. N. Miller Run Terrace is a privately-maintained roadway and provides access to an existing apartment complex (constructed around 1988) located on the opposite side of the roadway from this application site. The site is currently vacant and heavily treed.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

ANALYSIS:

The Master Plan is proposed for multi-family use, consisting of 32 units in a mix of duplex and quadplex buildings. The site would utilize interior driveways and shared open space, and conceptual elevation drawings have been provided that indicate that the quads would have two stories and the duplexes would have one story. Individual lots are not delineated, as the applicant has proposed to develop the site as one parcel or perhaps create condo lots for ownership in the future (which would not require platting).

Consistency with the Land Development Code (LDC): The proposed multi-family residential use must meet the standards of LDC Section 2409, Professional Services/Office District; as well as the standards of LDC Section 4300, Planned Unit Developments as outlined below.

Density: The PSO District may allow multi-family density for up to 10 dwelling units per acre with a PUD and 20 percent of the site must be preserved as permanent open space. At 3.3 acres in size, the applicant is requesting a density of approximately 9.7 dwelling units per acre. The Master Plan notes that approximately 31% of the site is proposed as open space, although specific recreation/pedestrian components in this space are not delineated (see recreation analysis below).

***Access Management/Transportation*:** The development would take access from N. Miller Run Terrace, a privately maintained roadway that leads to CR-486 to the south. This roadway currently provides sole access to a 37-unit multi-family apartment complex, and the applicant will need to address any private maintenance concerns that may be warranted with that property owner.

The interior driveways are proposed for 12-foot width for one-way drives and 20-foot width for two-way traffic. The LDC requires 24-foot width for two-way traffic.

- Deviation – 20-foot width drives for two-way traffic instead of 24-foot width.

***Landscaping/Buffers*:** The application notes the presence of one specimen tree that will be kept near the entrance to the site. All other trees are proposed for removal, including many invasive species on the site. The applicant indicates that tree preservation standards will be met with the planting of new trees once the site has been graded.

Attachment: Staff Report and locator map (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

A ten-foot landscaped buffer is proposed along the southern and eastern boundaries, of unspecified type. The LDC requires a Type "B" buffer (10' minimum width, 15' preferred) along both of those property lines.

Parking Standards: Parking areas are not clearly delineated on the Master Plan but appear to be utilizing a paved area lying between many of the building footprints. These areas measure approximately 18 feet in width (assumed to be for two spaces, while LDC standards are for ten-foot wide parking spaces). The LDC also requires 1.4 parking spaces per unit, for a total of 45 spaces. As the applicant has not requested deviation from the number of parking spaces, this will need to be demonstrated at the time of permitting.

- Deviation – 9' x 20' parking spaces instead of 10' x 20' in size (does not apply to handicapped-designated spaces)

Setbacks: The minimum building setbacks for structures is 50 feet from the centerline of a local right-of-way, and 5 feet from all other property lines (provided a larger buffer is not required). The proposed buildings on the subject property meet these minimum setback requirements.

Impervious Surface: The application indicates an impervious surface ratio of 60%, while the maximum ISR in the PSO District is 70 percent. This will need to be demonstrated at the time of permitting.

Floor Area Ratio: The Floor Area Ratio (FAR) is determined by dividing the gross floor area of proposed buildings by the area of the lot in which the buildings are located. The maximum allowable FAR for the PSO District is 1.0. FAR has not been indicated for the application but using the footprint information provided (and an assumption for the second floor size of the quadplex units), the proposed FAR would appear to be less than 0.4. This standard will need to be demonstrated at the time of permitting.

Stormwater Management: The Master Plan proposes two stormwater ponds located on the front of the site but notes that the actual size of these areas may change at the time of permitting. Stormwater calculations will be required to be designed to meet the requirements of Chapter 6, Stormwater Management, as specified in the LDC, at the time of permitting.

Wetlands: The applicant has stated that the site does not contain wetlands and it does not lie in the Coastal High Hazard Area or a flood zone.

Impacts on Affordable Housing: Affordable housing has not been proposed for this site.

Open Space/Recreation: Comprehensive Plan Policy 17.5.11 requires that the site maintain at least 20% open space for new residential subdivisions lying in the Planned Service Area such as this site. It further notes that open space may not include constructed drainage facilities, common buildings or active recreation areas. The Master Plan includes a community garden, bike parking and two firepits, but does not delineate actual recreation components or any specific active recreation. An accompanying narrative notes that a "resort style pool and cook out area" were being considered. The Master Plan notes that approximately 31% of the site is open space, and this will need to be clearly delineated with recreation facilities defined at the time of permitting.

Other Considerations: Lighting standards have not been indicated, but the site will need to demonstrate compliance with LDC standards so that lights do not impact adjacent properties.

Attachment: Staff Report and locator map (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

Consistency with the Comprehensive Plan: All development applications shall demonstrate complete compliance with the Comprehensive Plan. The following policies of the Comprehensive Plan are relevant to the application:

Policy 2.3.1 The County will assure that all residential development dedicate or provide active recreation and open space areas.

Staff comment – This policy is not currently met by the Master Plan, and active recreation and open space uses will need to be clearly delineated.

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

Staff comment – The site is proposed to be served by central water and central sewer and appears to have minimum environmental limitations.

Policy 17.3.17 Multifamily residential development, up to a maximum of 10 units per acre, shall be allowed in the Professional Services/Office land use district subject to criteria within the LDC. Such development shall be associated with nonresidential development, shall be buffered internally and externally by an appropriate buffer, and shall adhere to the residential development guidelines for the development within the High Density Residential District.

Staff comment – The site lies in the PSO district and is meeting this standard, although not associated with any particular nonresidential development other than future development that may occur along CR-486 to the south.

Policy 17.15.12 All residential and all commercial development shall provide sidewalks and/or bikeways for convenient access to individual dwelling units, churches, schools, parks, activity centers and other facilities.

Staff comment – The site proposes pedestrian access behind the residential buildings throughout the complex but does not appear to provide access to the roadway.

Policy 22.6.2 The County shall encourage multifamily housing and mixed use development where housing, shopping, recreation, medical, and other services and facilities are in close proximity, allowing senior citizens to perform needed and desired daily activities without the need to own an automobile or to drive to a destination.

Staff Response: The multi-family site does not currently have any of these components in the nearby area.

Attachment: Staff Report and locator map (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

Compatibility with Adjacent Land Uses: The site is adjacent to a large powerline corridor and across the private roadway from an existing multi-family development. The site, roughly triangular in shape, also abuts vacant High Density Residential lots. As such, the development as proposed does appear to be compatible with the surrounding area.

Concurrency:

a. Sanitary Sewer – The site is proposed to be served by Citrus County Utilities Water District for sanitary sewer service. A letter of availability has been provided by the applicant.

b. Potable Water – The site is proposed to be served by Citrus County Utilities Water District for potable water service. A letter of availability has been provided by the applicant.

c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill.

d. Drainage – The site will be designed with drainage retention areas as required by the LDC and/or State standards.

The application has met concurrency requirements for sewer, water, solid waste, and drainage.

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

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD) and Section 2409, Professional Services/Office District, as specified in the LDC. The Planning and Development Commission (PDC) may recommend approval, and the Board of County Commissioners (BCC) may adopt conditions of approval, pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the PUD. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The multi-family residential use as proposed is consistent with the Comprehensive Plan provided that the conditions proposed by staff are met, as discussed above.*

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The surrounding area includes a multi-family apartment complex and a large powerline corridor. The multi-family residential use proposed is compatible with the character of the area.*

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *The Master Plan includes accessory uses such as bike parking, a mail station and several fire pits. The applicant will need to provide and delineate an active recreation component prior to permitting approval of the site (the accompanying narrative notes that a*

Attachment: Staff Report and locator map (18428 : PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP)

pool and cookout area were considerations). Any additional accessory uses that are proposed in the future would be subject to standards as outlined in the LDC.

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

E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *While the site does not currently contain recreation components and will need to be modified, the site should still have adequate open space to meet standards as proposed.*

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

1. **Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**
2. **Turf grasses and landscape vegetation shall be common to the area and drought tolerant.**

The applicant will be required to meet this standard as applicable at the time of permitting.

G. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *The site as proposed meets minimum buffer standards, and open space criteria should be met.*

H. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.** *The applicant has indicated that the structures will comply with the height and setback standards within the LDC.*

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Master Plan date-stamped received July 28, 2021, along with an accompanying narrative, for this application.*

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

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SUGGESTED CONDITIONS (if this application is recommended for approval):

1. The Planned Unit Development (PUD) shall allow for up to 32 units of multi-family housing (duplex and quad-plex buildings), and other associated uses as outlined on the Master Plan and accompanying narrative date-stamped received July 28, 2021, by the Land Development Division. 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. The project must be served by central water and central sewer.

3. Stormwater Management Design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.

4. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, including those for façade, landscaping, pedestrian circulation, parking, signage and lighting unless otherwise outlined in these conditions.

5. A Tree Preservation Plan, as outlined in the LDC, must be submitted and approved at the time of permitting.

6. A minimum 10-foot wide Type "B" buffer shall be provided along the east and south property lines of the site, as delineated in the LDC.

7. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.

8. The site may utilize 16-foot wide one-way drives, and 20-foot wide two-way drives, as delineated on the Master Plan date-stamped July 28, 2021.

9. Parking spaces will need to demonstrate compliance with the LDC at the time of permitting, and may utilize 9-foot wide spaces for non-handicapped use.

10. At the time of permitting, the applicant must demonstrate provision for active recreation and required open space, as delineated in the LDC and Comprehensive Plan.

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

12. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

JLC/cb

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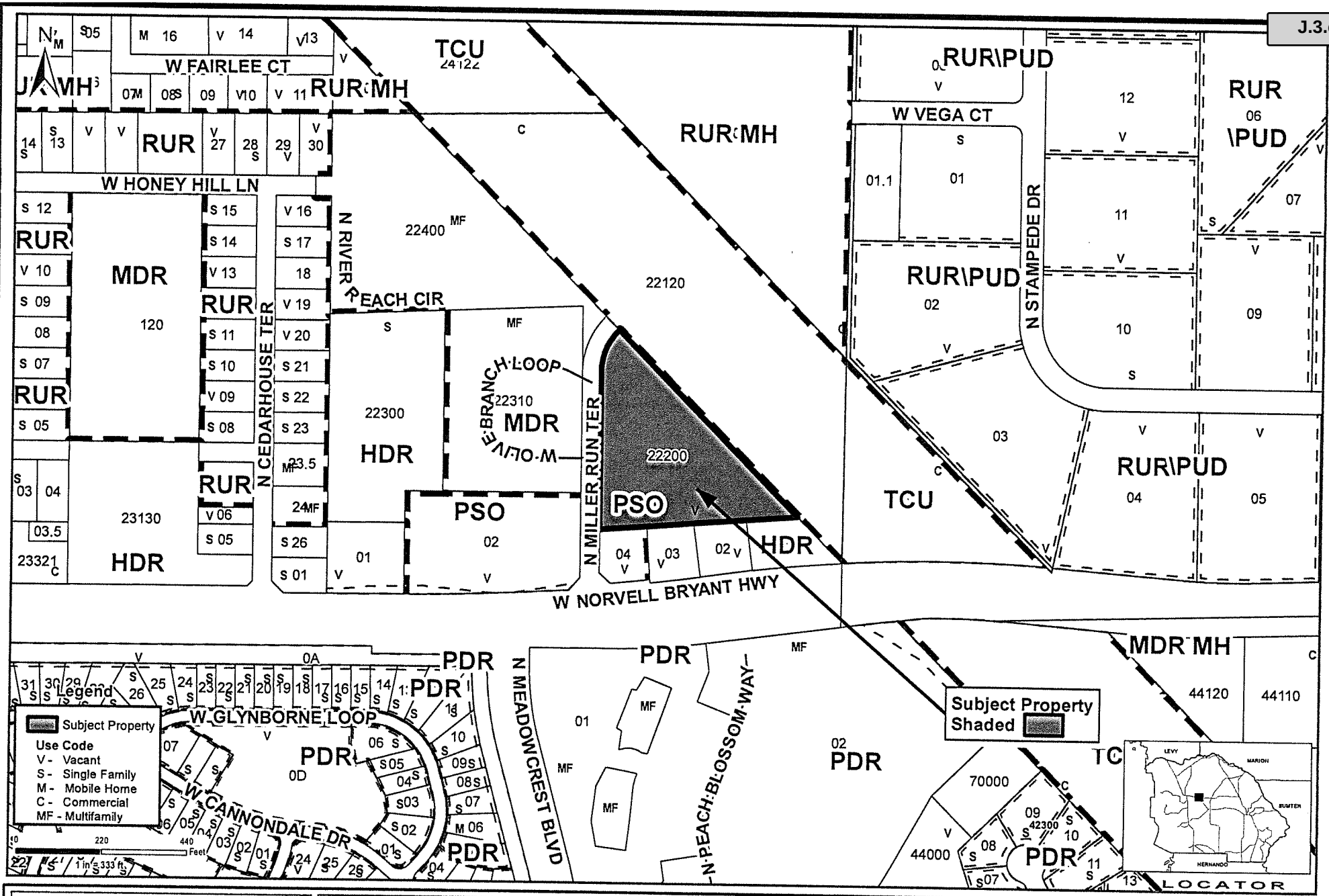

Application #: PUD-21-12	Applicant: Terrill LaGree for Gulf to Lake Associates LLLP
Proposal: Planned Unit Development to allow multi-family use of more than four units per acre in PSO	Location: 2095 N Miller Run Terrace
Land Use Atlas: Professional Services/Office District (PSO)	S-T-R - 24-18-17 SE
	Planner Initials: _____ Date: 9/26/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: August 24, 2021
Source: Enterprise Geodatabase
Map Number: WB0000658

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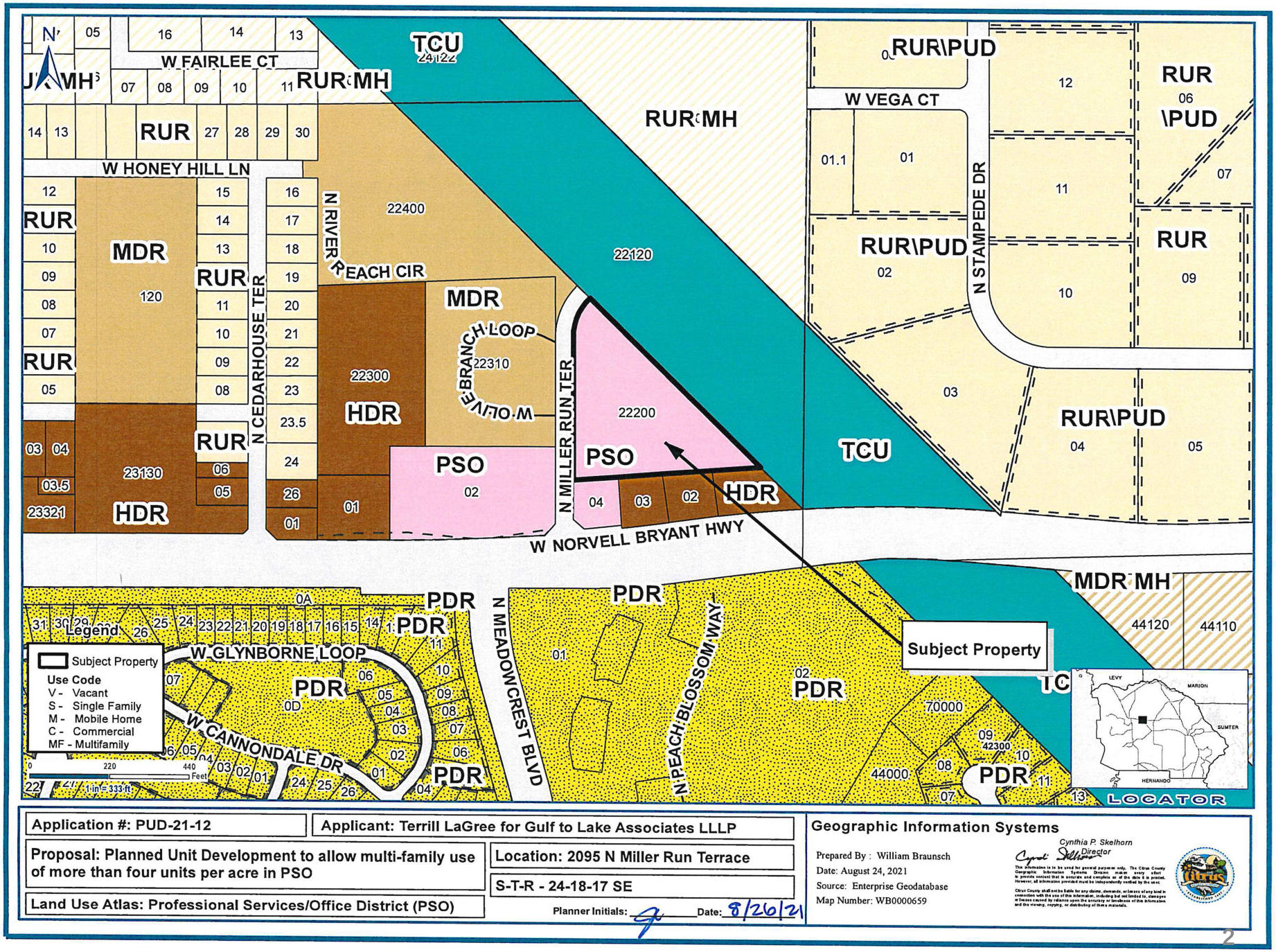

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	S-T-R - 24-18-17 SE
Land Use Atlas: Professional Services/Office District (PSO)	Planner Initials: _____ Date: 8/26/21

Geographic Information Systems

Prepared By : William Braunsch
Date: August 24, 2021
Source: Enterprise Geodatabase
Map Number: WB0000659

Cynthia P. Skelhorn, Director

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AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-21-13 Kurt Stoner
AGENDA DATE:	**October 21, 2021**

BRIEF OVERVIEW:

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

The applicant is requesting a tiki/chikee hut with a 15-foot setback from the mean high water line.

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

Conduct a public hearing on October 21, 2021, to review and consider, V-21-13 Kurt Stoner.

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-21-13 Date: ~~6/22/2021~~ 7/22/2021

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

Applicant*
Name: Kurt Stoner
Address: 14241 W Sanddollar Ln
City: Crystal River
State: FL Zip: 34429
Home No.: Cell No.: 352-789-1488
Work No.: Fax No.: 352-625-7376
Email: kurt.stoner@icloud.com

Property Owner
Name: Kurt Stoner and Lisa Stoner Revocable Trust
Address: 14241 W Sanddollar Ln
City: Crystal River
State: FL Zip: 34429
Home No.: Cell No.: 352-789-1488
Work No.: Fax No.:
Email: kurt.stoner@icloud.com

Property Description: Section: 34 Township: 18 South Range: 16 East
Legal Description: A TRACT OF LAND IN GL 1 DESC AS: COM AT A SQ CEDAR STAKE ATSE COR OF TWP 18 RGE 16 & RUN DUE W 10,560 FT TO SE COR OFS EC 34-18-16, TH RUN DUE N 1,786.06 FT, TH N 51 DEG 16M
Subdivision: Sunny Isles Estates Unit 1 Lot(s): Block/Parcel:
Alternate Key #: 1004080 Parcel ID: 16E18S34 2B0A0 0400

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: Permission to build a simple shade structure (chickee hut) near the water's edge to store kayaks etc If the structure is placed the proper setback from the water it would block the only access point to the driveway/house This is the only practical place on the lot for such a structure in a place with easy water access and will not impact others.

State hardship that justifies the granting of the variance: The disabled homeowner needs to be able to launch a kayak without assistance and is unable to drag his special kayak more than a few feet to the water. This special kayak needs protection from the elements

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: Kurt S. Stoner

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 Kurt S. Stoner 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 22nd day of June, 2021

Terry L. Holt
Printed Name
Notary Public, State of Florida

Seal
Notary Public State of Florida
Terry L Holt
My Commission GG 175280
Expires 02/20/2022

For Staff Use Only
Date:
Time:
Initials:
ATF:
CMK:
LUD: FZ:

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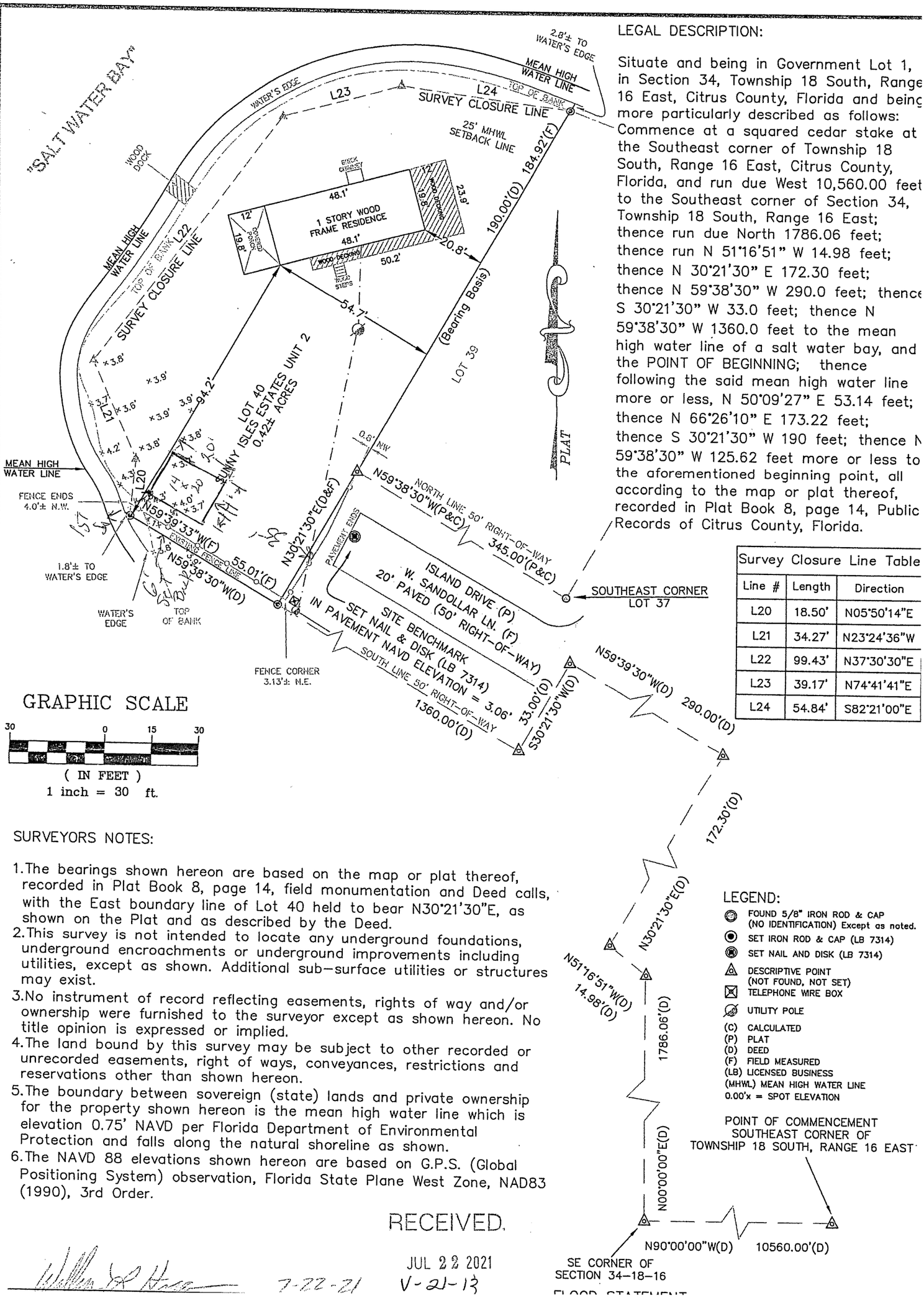
V-21-13
Land Developm

Attachment: Applicant's submittal (18427 : V-21-13 Kurt Stoner)



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Survey Closure Line Table		
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L22	99.43'	N37°30'30"E
L23	39.17'	N74°41'41"E
L24	54.84'	S82°21'00"E

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

SURVEYORS NOTES:

1. The bearings shown hereon are based on the map or plat thereof, recorded in Plat Book 8, page 14, field monumentation and Deed calls, with the East boundary line of Lot 40 held to bear N30°21'30"E, as shown on the Plat and as described by the Deed.
2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
3. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
4. The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
5. The boundary between sovereign (state) lands and private ownership for the property shown hereon is the mean high water line which is elevation 0.75' NAVD per Florida Department of Environmental Protection and falls along the natural shoreline as shown.
6. The NAVD 88 elevations shown hereon are based on G.P.S. (Global Positioning System) observation, Florida State Plane West Zone, NAD83 (1990), 3rd Order.

LEGEND:

- FOUND 5/8" IRON ROD & CAP (NO IDENTIFICATION) Except as noted.
- SET IRON ROD & CAP (LB 7314)
- SET NAIL AND DISK (LB 7314)
- DESCRIPTIVE POINT (NOT FOUND, NOT SET)
- TELEPHONE WIRE BOX
- UTILITY POLE
- (C) CALCULATED
- (P) PLAT
- (D) DEED
- (F) FIELD MEASURED
- (LB) LICENSED BUSINESS
- (MHWL) MEAN HIGH WATER LINE
- 0.00'x = SPOT ELEVATION

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V-21-13

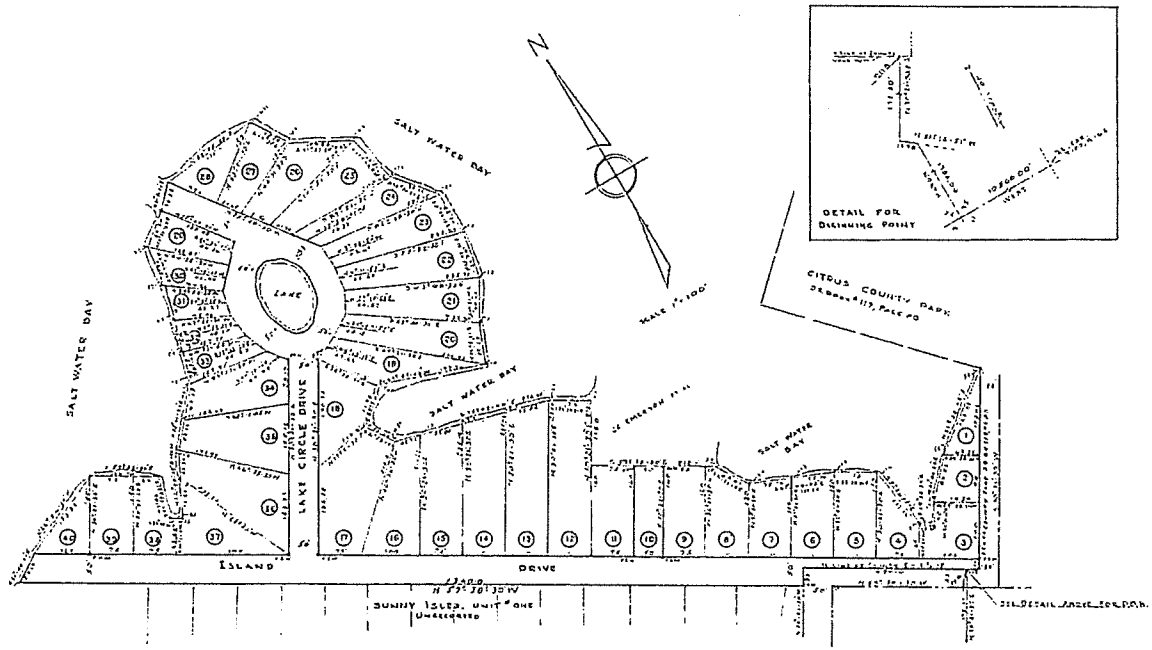
7-22-21

FLOOD STATEMENT

Attachment: Applicant's submittal (18427 : V-21-13 Kurt Stoner)

SUNNY ISLES ESTATES UNIT 2

IN GOV'T. LOT 1, SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST
CITRUS COUNTY, FLORIDA



DESCRIPTION:

SITUATE AND BEING IN GOVERNMENT LOT 1, IN SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A SQUARED CEDAR STAKE AT THE SE CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA, AND RUN DUE WEST 10,500.00 FEET TO THE SE CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST; THENCE RUN DUE NORTH 1,786.06 FEET; THENCE RUN NORTH 51°-10'-51" WEST, 16.98 FEET; THENCE RUN NORTH 30°-21'-30" EAST, 172.30 FEET TO THE AFORE-SAID BEGINNING POINT; THENCE NORTH 59°-38'-30" WEST, 290.00 FEET; THENCE SOUTH 30°-21'-30" WEST, 33.0 FEET; THENCE NORTH 59°-38'-30" WEST, 136.00 FEET TO THE MEAN HIGH WATER LINE OF A SALT WATER BAY; THENCE FOLLOWING THE SAID MEAN HIGH WATER LINE M.O.L., NORTH 50°-09'-27" EAST, 53.14 FT., THENCE NORTH 66°-26'-10" EAST, 173.22 FT., THENCE SOUTH 59°-38'-30" EAST, 1200 FEET; THENCE SOUTH 15°-35'-05" EAST, 78.70 FEET; THENCE SOUTH 59°-38'-30" EAST, 20.58 FEET; THENCE NORTH 26°-24'-35" EAST, 123.22 FEET; THENCE NORTH 42°-01'-23" EAST, 117.76 FEET; THENCE NORTH 15°-39'-10" EAST, 177.56 FEET; THENCE NORTH 6°-02'-05" EAST, 73.15 FEET; THENCE NORTH 52°-52'-19" EAST, 72.80 FEET; THENCE NORTH 41°-31'-55" EAST, 50.44 FEET; THENCE NORTH 84°-45'-40" EAST, 178.11 FEET; THENCE SOUTH 34°-35' EAST, 75.78 FEET; THENCE SOUTH 61°-43'-30" EAST, 108.54 FEET; THENCE SOUTH 13°-49'-40" EAST, 83.51 FEET; THENCE SOUTH 38°-30'-30" EAST, 92.09 FEET; THENCE SOUTH 3°-43'-12" EAST, 72.00 FEET; THENCE SOUTH 12°-38'-57" WEST, 85.07 FEET; THENCE SOUTH 31°-13'-20" WEST, 79.42 FEET; THENCE SOUTH 18°-36'-45" WEST, 77.55 FEET; THENCE NORTH 69°-47'-44" WEST, 193.96 FEET; THENCE SOUTH 45°-19'-55" WEST, 71.38 FEET; THENCE SOUTH 31°-39'-14" EAST, 59.64 FEET; THENCE SOUTH 75°-03'-08" EAST, 276.18 FEET; THENCE SOUTH 59°-38'-30" EAST, 75.0 FEET; THENCE SOUTH 30°-21'-30" WEST, 115.0 FEET; THENCE SOUTH 59°-38'-30" EAST, 218.0 FEET; THENCE SOUTH 31°-52'-13" EAST, 64.41 FEET; THENCE SOUTH 67°-04'-05" EAST, 151.52 FEET; THENCE SOUTH 58°-38'-30" EAST, 75.0 FEET; THENCE SOUTH 31°-28'-50" EAST, 112.16 FEET; THENCE SOUTH 59°-38'-30" EAST, 24.65 FEET; THENCE NORTH 30°-21'-30" EAST, 40.0 FEET; THENCE NORTH 41°-08'-20" EAST, 84.32 FEET; THENCE NORTH 52°-48'-05" EAST, 165.59 FEET; THENCE SOUTH 30°-21'-30" WEST, 385.04 FEET; THENCE NORTH 59°-38'-30" WEST, 15.0 FEET TO THE AFORE-MENTIONED BEGINNING POINT.

DEDICATION

M.G. WHITSTONE, M.B. WHITSTONE AND J.C. EMERSON, F.H. EMERSON, THE OWNERS OF THE LANDS PLATTED, AS DEDICATORS, DO HEREBY DEDICATE TO THE PUBLIC AND THE PURCHASERS OF ANY LANDS SHOWN ON THIS PLAT, ALL STREETS, CANALS, PARKS AND OTHER PUBLIC PLACES, SHOWN ON THIS PLAT, AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

WITNESS OUR HANDS AND SEALS AS DEDICATORS THIS EIGHTEENTH DAY OF AUGUST 1971.

Witness C. Kisinger
WITNESS

Robert M. Wallace
WITNESS

M.G. Whitstone
M.B. Whitstone
J.C. Emerson
F.H. Emerson, Jr.
BY J.C. EMERSON, JR., ATTORNEY IN FACT

STATE OF FLORIDA
COUNTY OF CITRUS

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED M.G. Whitstone, M.B. Whitstone, J.C. Emerson, F.H. Emerson, Jr. TO BE KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF August 1971.

Bonnie V. P. Shaw
NOTARY PUBLIC
MY COMMISSION EXPIRES:
Aug 21st 1971

RESOLUTION

WHEREAS, THIS WAS ON THE 31st DAY OF AUGUST 1971, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID BOARD, NOW THEREFORE BE IT RESOLVED BY THE BOARD, NOW THEREFORE BE RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, AND THAT THE DEDICATION OF ALL STREETS, CANALS, PARKS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID BOARD FOR CITRUS COUNTY AND THE PUBLIC GENERALLY AND SHALL BE BINDING ON ALL PERSONS HEREAFTER.

ATTEST: Walt Conner
CLERK

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA
BY William H. Fowlkes Sr.
CHAIRMAN

ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY THAT M.G. WHITSTONE, M.B. WHITSTONE, J.C. EMERSON, F.H. EMERSON ARE THE APPARENT RECORD OWNERS OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY CITRUS COUNTY OR THE STATE OF FLORIDA.

DATED AT INVERNESS, FLORIDA, THIS 23 DAY OF August 1971.

Richard Kent
CITRUS TITLE COMPANY

CLERK'S CERTIFICATE

I, WALT CONNER CLERK OF THE CIRCUIT COURT OF CITRUS COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT COMPLIES WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 31st DAY OF AUGUST 1971, FILE No. 86532 AND RECORDED IN PLAT BOOK 8 PAGE 14

Walt Conner
CLERK OF CIRCUIT COURT
CITRUS COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE

I, ALLEN F. KISINGER, HEREBY CERTIFY THAT I PREPARED THIS PLAT, AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED; THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, ON 18 APRIL 1961.

Allen F. Kisinger
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE No. 1120

PREPARED BY — ALLEN F. KISINGER, REG. SURVEYOR, CRYSTAL RIVER, FLORIDA

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Land Development Division

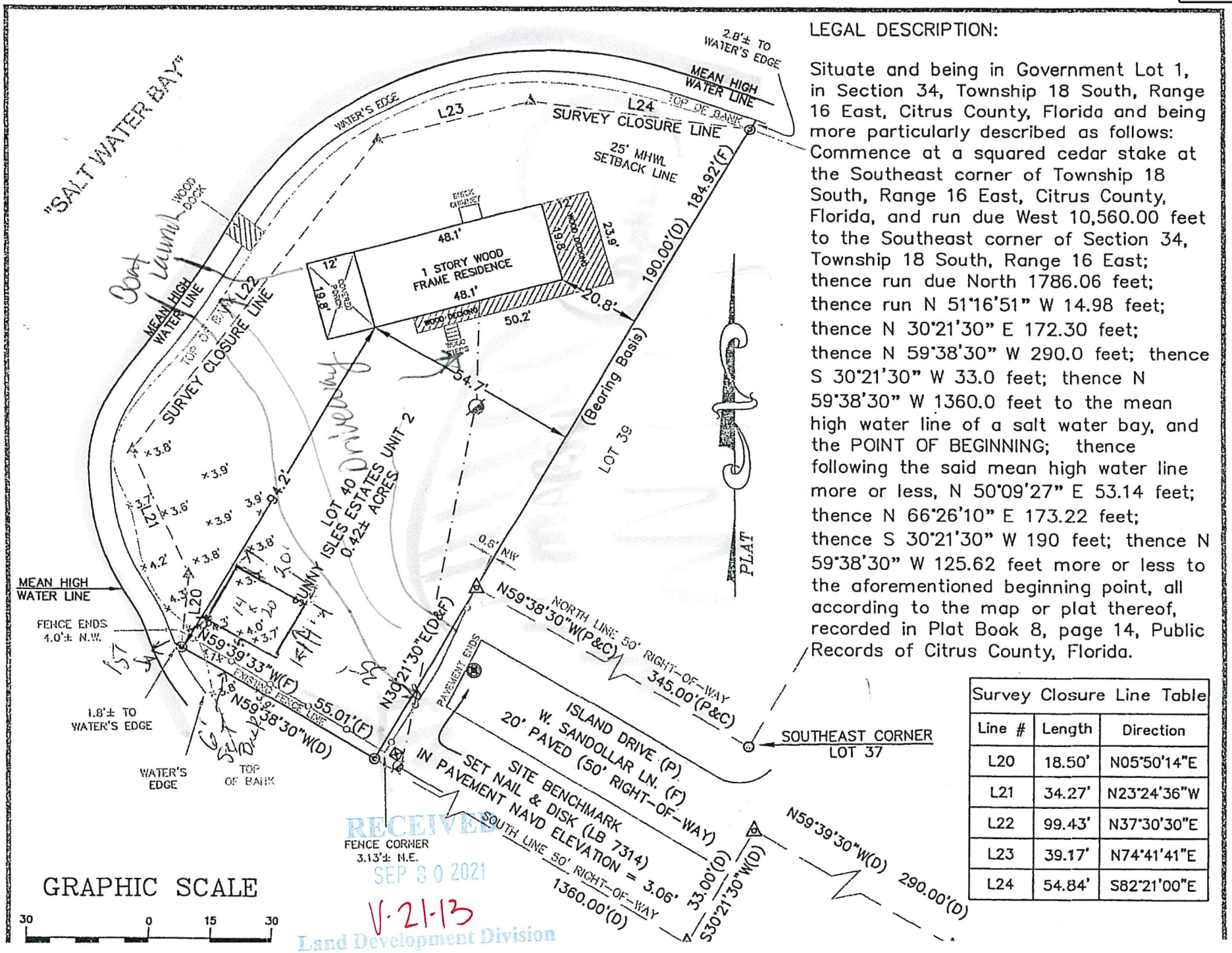
8-14

PB 8 PG 14 8-14

V-21-13

VACATED PER RESOLUTION NO. 73-54
RECORDED IN OR BK 349 PAGE 320

Attachment: Applicant's submittal (18427 : V-21-13 Kurt Stoner)



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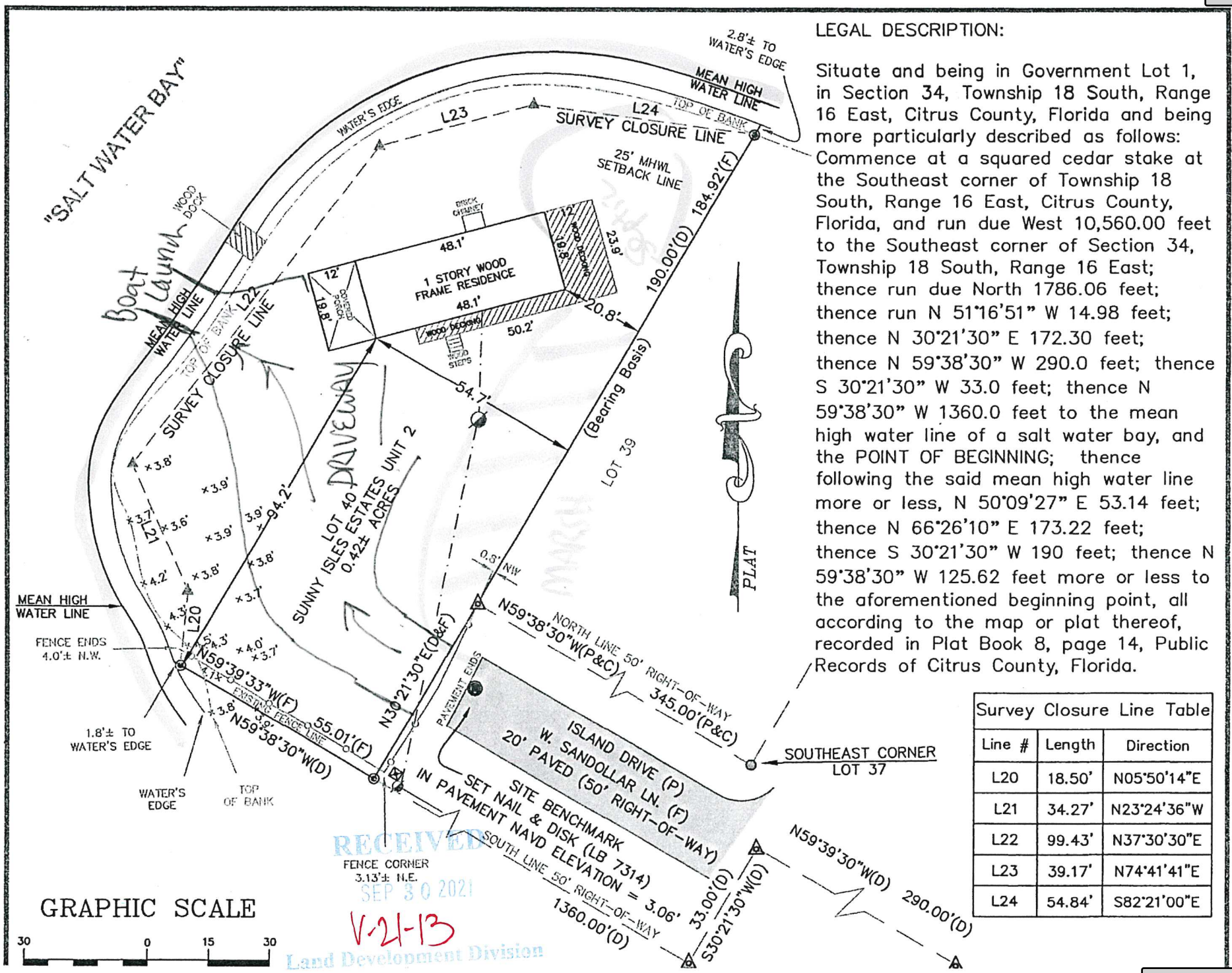

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SEP 30 2021
V-21-13
Land Development Division

Susan K. Wright

From: Lisa Stoner <kurt.stoner@icloud.com>
Sent: Thursday, September 30, 2021 5:45 PM
To: Cheryl B. Burton
Cc: Joseph C. Hochadel; Susan K. Wright
Subject: [EXTERNAL]Re: Revised Staff Report to Planning and Development Commission (V-21-13)

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

Respectfully, you are completely mistaken in hour report, stating that this request is a matter of *convenience*.

Kurt Stoner is **disabled** and should be capable of storing and launching a kayak from our property the same as the rest of the community. The difference is that he cannot carry his kayak a distance from our existing structures to accomplish that.

This is the reason we are not already planning to simply modify existing structures to store the kayaks; he would never be able to use them.

We have no problem documenting Kurt's disability, please let me know if we need to bring an attorney with us to this zoning hearing or if you were going to reconsider your position before we get to that point to save us all sone time and energy.

Please refer to this link for the entire text https://www.mikameyers.com/news/article/recognizing-conflicts-between-your-zoning-ordinance-and-the-americans-with-disabilities-act

Here is a quote from that link that you should be reading:

"Part II of the ADA prohibits discrimination against disabled persons, or denial of the benefits, services and programs of local government on the basis of disability. (In essence, the requirements of the FFHA are the same as the ADA requirements). According to the regulations implementing the ADA:

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V-21-13
Land Development Division

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"A public entity shall make reasonable modifications in policies, practices, or procedures when the modifications are necessary to avoid discrimination on the basis of disability, unless the public entity can demonstrate that making the modifications would fundamentally alter the nature of the service, program, or activity."
These "policies, practices and procedures" include local zoning ordinances. According to the *Title II Technical Assistance Manual* published by the Department of Justice"
Regards,
Lisa Stoner

Sent from my iPhone please excuse any typos

On Sep 30, 2021, at 4:48 PM, Cheryl B. Burton <Cheryl.Burton@citrusbocc.com> wrote:

> Good afternoon,
>
> Attached please find a copy of the revised Staff Findings Report to the Planning and Development Commission with regard to your variance application (V-21-13).
>
> If you have questions with regard to the report, please contact Joe Hochadel at 527-5239.
>
> *Cheryl Burton, Senior Secretary*
> *Land Development Division*
> *Citrus County Board of County Commissioners*
> *3600 West Sovereign Path, Suite 107*
> *Lecanto, FL 34461*
> *(352) 527-5239*
> Cheryl.burton@citrusbocc.com
>
> <Revised PDC Staff Report.pdf>

Attachment: Applicant's submittal (18427 : V-21-13 Kurt Stoner)

V-21-13

Kurt Stoner

Attachment: Coordinator PowerPoint (18427 : V-21-13 Kurt Stoner)

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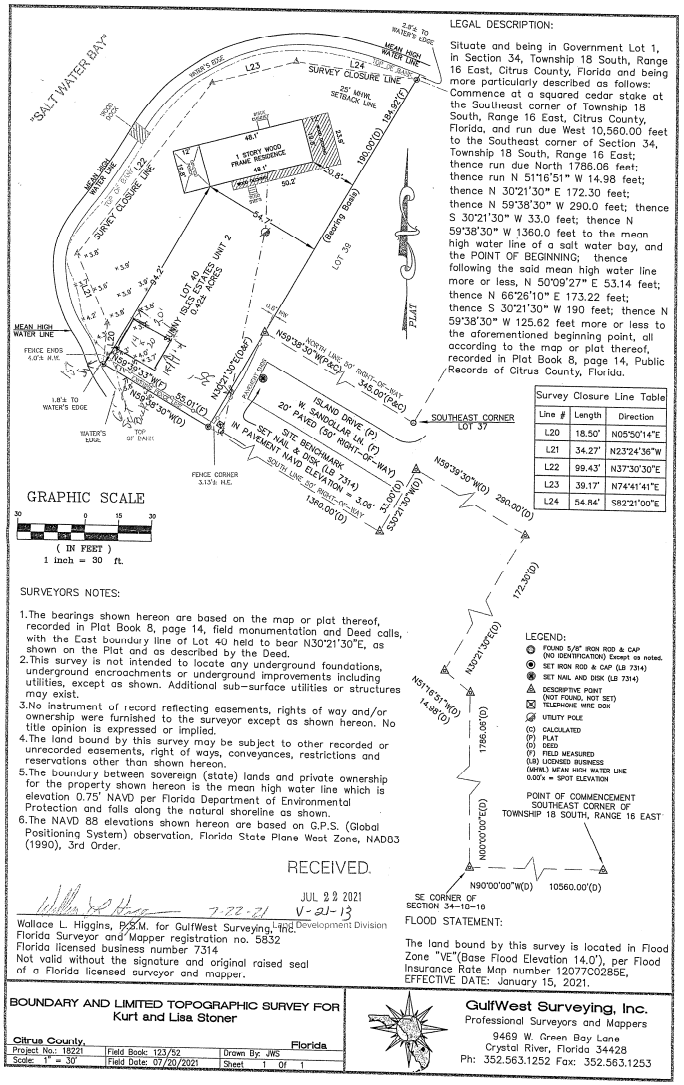

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Wallace L. Higgins, PSM. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone "VE"(Base Flood Elevation 14.0'), per Flood Insurance Rate Map number 12017C0285E, EFFECTIVE DATE: January 15, 2021.

BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY FOR
Kurt and Lisa Stoner

Citrus County, Florida

Project No.: 18221	Field Book: 123/52	Drawn By: JWS	
Scale: 1" = 30'	Field Date: 07/20/2021	Sheet 1 Of 1	

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

Attachment: Coordinator PowerPoint (18427 : V-21-13 Kurt Stoner)

PM2-21-114

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

VARIANCE APPLICATION NO. V-21-13 Kurt Stoner
DATE: September 30, 2021
PREPARED BY: Joe Hochadel, Principal Planner; Land Development Division JH

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of an accessory structure having less than the required 50-foot setback from the mean high water line, pursuant to Section 3520, Floodplain Protection Standards, as specified in the LDC. The applicant is requesting a tiki/chikee hut with a 15-foot setback from the mean high water line.
SUBJECT PROPERTY	Section 34, Township 18 South, Range 16 East; specifically, Parcel 2B0A0-0400 (formerly Lot 40, of Sunny Isles Estates Unit 2, PB 8, PG 14), AK 1004080, which address is 14241 W. Sanddollar Ln., Crystal River, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 18,295 square feet (0.42 acres).
LAND USE	CLR, Coastal and Lakes Residential District, on the LDC Atlas; CL, Low Intensity Coastal and Lakes District on the Future Land Use Map
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in Zone VE with a Base Flood Elevation of 14 feet, as found on Community-Panel Number 12017C0 285E.
SURROUNDING AREA	North – Gulf of Mexico South – Single-family dwelling East – Vacant residential, W. Sanddollar Ln. West – Gulf of Mexico The site is located adjacent to the Sunny Isles Estates Unit 2 subdivision, where there are single-family dwellings, predominantly waterfront. Some of the lots in the subdivision have a similar or uniform size.

Attachment: Staff report and locator map (18427 : V-21-13 Kurt Stoner)

BACKGROUND

The subject property consists of developed waterfront lot adjacent to the Sunny Isles Estates Unit 2 subdivision. The lot is approximately 190 feet wide and approximately 50 feet deep, with a total lot area of approximately 18,295 square feet. There is an existing 952 square-foot single-family dwelling that was constructed on the site in 1960 as well as a 156 square-foot entry, a 288 square-foot deck that was placed in 1985, and a 238 square-foot screen room. The property appears to have a natural mangrove shoreline. There does not appear to be a seawall on the subject property. The existing single-family dwelling has a setback of approximately 22 feet to the mean high water line. This site is located in the Coastal High Hazard Area (CHHA) and the VE Flood Zone. It gains access from W. Sanddollar Ln., a 50-foot wide paved, public local street.

ANALYSIS

The applicant is requesting the waterfront setback be reduced from 50 feet to 15 feet from the mean high water line to construct a 280 square-foot tiki/chikee hut. The applicant has indicated the hut will be used as covered storage for kayaks. The existing single-family dwelling has a building footprint of approximately 1,388 square feet. The applicant has stated that the location of the existing septic system, ability to access the boat ramp, and the orientation of the existing single-family dwelling are justification for this variance request.

The available building envelope without the need for a variance is approximately 3,390 square feet, outside of the 50-foot waterfront setback, 25-foot right-of-way setback, and five-foot side yard setback. However, the applicant has stated that there are wetlands on the property, although they were not located on the survey or delineated on the site plan. If the wetlands are present as indicated by the applicant, the buildable area could be greatly reduced to approximately 42 square feet in size. Even with these required setbacks, this request is for an accessory structure that could be accomplished as part of a covered dock or boat house and does not appear to be a minimal request.

The applicant has not requested an Impervious Surface Ratio (ISR) variance on the subject property. The existing ISR is approximately 9 percent. The proposed ISR with the tiki/chikee hut is approximately 10 percent, which is less than the maximum allowable ISR of 40 percent in the CLR District.

The six closest developed lots criterion is based in LDC Section 10620, Development Standards, and it is intended to assure compatibility of construction between new units and existing development. This criterion was used to determine the size of the sample for average and comparison with surrounding properties, specifically six closest developed lots along W. Sanddollar Ln. The lot sizes and shapes of this sample are similar, so comparison is reasonable. Based upon the observed properties, one had an accessory structure that may be subject to waterfront setbacks. This proposal does not appear to be compatible with the surrounding properties and is not a minimum request.

Attachment: Staff report and locator map (18427 : V-21-13 Kurt Stoner)

Building envelope and setback analysis			
Available building envelope (possible envelope if wetlands present)	3,390 sf (42 sf)		
Pre-existing building footprint.	1,634 sf	**Proposed structure size**	280 sf
Pre-existing waterfront setback	22 ft	**Proposed waterfront setback.**	15 ft

SUMMARY OF AGENCY COMMENTS:

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

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

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application is inconsistent 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 3520, Floodplain Protection Standards of the LDC, 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 Federal Emergency Management Agency 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

Attachment: Staff report and locator map (18427 : V-21-13 Kurt Stoner)

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 Velocity Zone (VE), special standards apply. Although there appears to be an available building envelope of 3,390 square feet, which could accommodate the accessory structure as proposed, it could be greatly reduced to approximately 42 square feet if wetlands are present, which could not accommodate the accessory structure. While there may not be an area to place a tiki/chikee hut addition without the need of a variance, the property has an existing single-family dwelling with a deck, and a dock that could be covered and used for storage of kayaks. Placement of the accessory structure is not needed to utilize a residence on the property.*

PROPOSED FINDINGS OF FACT

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

1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The subject property appears to be similarly sized in comparison with other lots that have been developed with single-family dwellings, most of which have been developed prior to current waterfront setback requirements.

2. ***The special conditions and circumstances do not result from the actions of the applicants.*** The encroachment into the required waterfront setback is not the result of the applicant/property owner if wetlands are present. The site is subject to waterfront, right-of-way, and possibly wetland setbacks and, if so, the available building envelope is approximately 42 square feet in size. However, if wetlands are not present, the site could accommodate the accessory structure without the need for a variance.

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.*** Most of the single-family dwellings in the area were constructed prior to current adopted Surface Water Quality Protection Standards and one appears to have an accessory structure that may be subject to waterfront setback standards. The proposal is for new construction as an accessory structure to an existing single-family dwelling.

4. ***Literal interpretation of the provisions of this code which would not deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** The applicant is proposing a tiki/chikee hut of 280 square feet. While there does not appear to be an area to place a tiki/chikee hut addition without the need of a variance if wetlands are present, the property has an existing single-family dwelling with a deck, and a dock that could be covered and used for storage of kayaks.

Attachment: Staff report and locator map (18427 : V-21-13 Kurt Stoner)

5. ***The variance granted is <u>not</u> the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** While it may not be possible for the applicant to reasonably place the accessory structure on the lot which would eliminate the need for a variance, there is an existing single-family dwelling with a deck and a dock and therefore the request is not a minimal request, and the hardship is based upon convenience.

6. ***The granting of the variance <u>will not</u> be in harmony with the general intent and purpose of this code and <u>will be</u> injurious to the area involved or otherwise detrimental to the public welfare.*** The proposed accessory structure does not meet the standards for 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 <u>will</u> deviate from the clear intent of the adopted Comprehensive Plan.** The application is not consistent with the Comprehensive Plan, as discussed in this staff report.

<u>ADDITIONAL FINDINGS OF FACT FOR FLOOD PROTECTION STANDARDS</u>

Compliance with these standards and requirements will need to be demonstrated during the permitting process. Pursuant to Section 3530, <u>Special Provisions Where Variance is Sought to Setback Requirements to Flood Protection Standards</u>, 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.*** The applicant will be required to demonstrate that the accessory structure 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 will be required to be built to current building and flood zone requirements. Any electric or equipment must exceed the base flood elevation of 14 feet.

4. ***The importance of services provided by the proposed facility to the surrounding community and whether it is a functionally dependent facility.*** The proposed

Attachment: Staff report and locator map (18427 : V-21-13 Kurt Stoner)

development is for an accessory structure for a single-family dwelling not intended to provide community services.

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

6. ***Compatibility of the proposed use with existing and anticipated neighboring development.*** The proposed use of an accessory structure for a single-family dwelling is consistent with the other properties in the Sunny Isles Estates subdivision. However, if wetlands are not present as indicated by the applicant, the placement within the waterfront setback is not consistent.

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

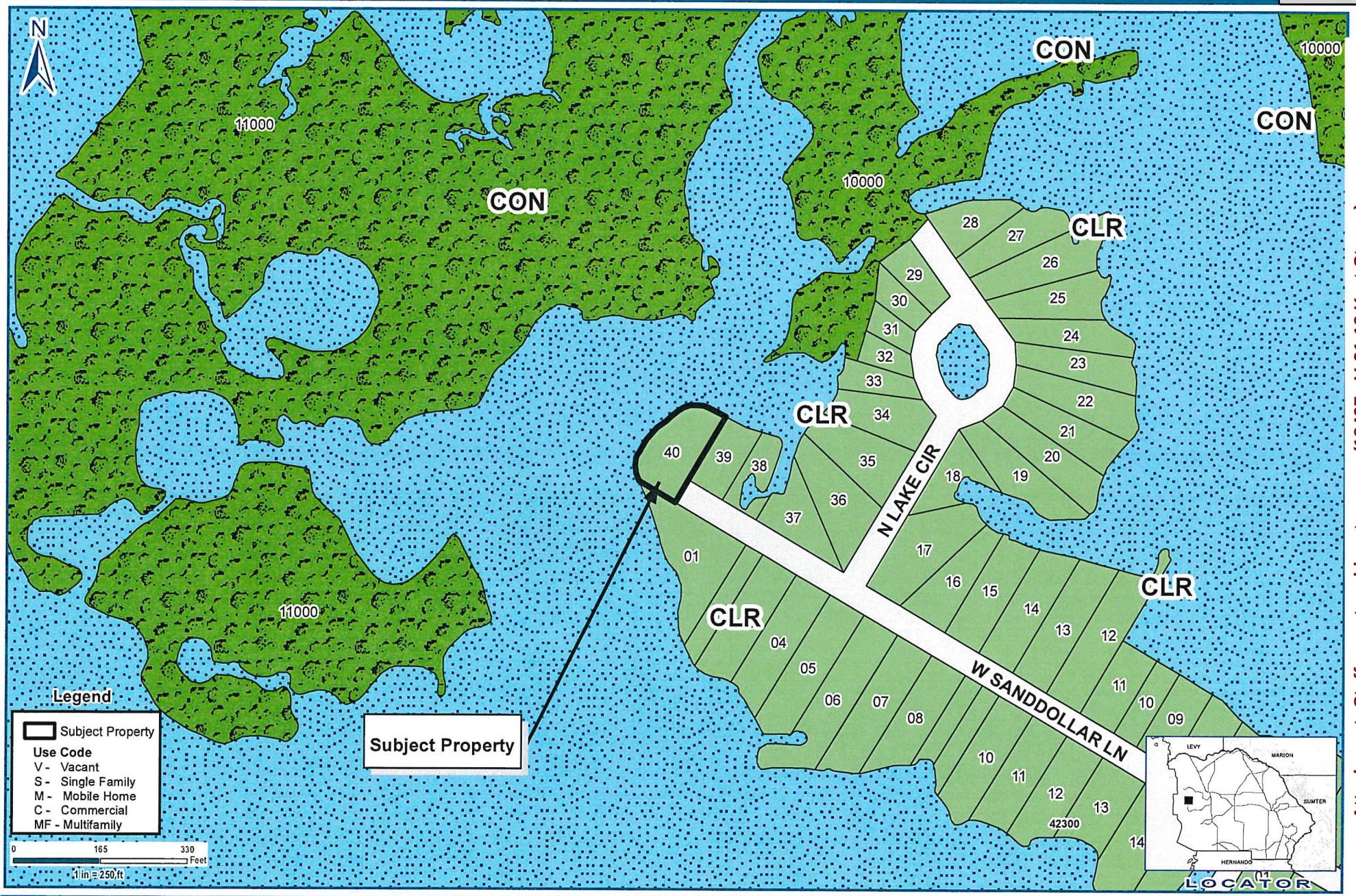
8. ***Safe vehicular access to the property in times of flood.*** The subject property currently takes access from the public right-of-way.

9. ***Expected heights, velocity, duration, rate of rise, sediment transport by the flood waters, and effects of wave action, if applicable, at the site.*** Based on the type of construction, the proposed structure will not be required to meet the appropriate building and flood zone standards during the permitting process.

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

JH/cb

Attachment: Staff report and locator map (18427 : V-21-13 Kurt Stoner)



Application #: V-21-13	**Applicant:Kurt Stoner**
Land Use Atlas: CLR, Coastal and Lakes Residential District	**Location: 14241 W. Sanddollar Ln., Crystal River, FL**
Proposal: Variance for the placement of an accessory structure having less than the required 50-foot setback from the mean high water line	**S-T-R - 34-18S-16E NE** **Planner Initials:** JH **Date:** 8/24/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: August 23, 2021
Source: Enterprise Geodatabase
Map Number: WB0000662

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.

V-21-13

Kurt Stoner

Attachment: Planner PowerPoint (18427 : V-21-13 Kurt Stoner)

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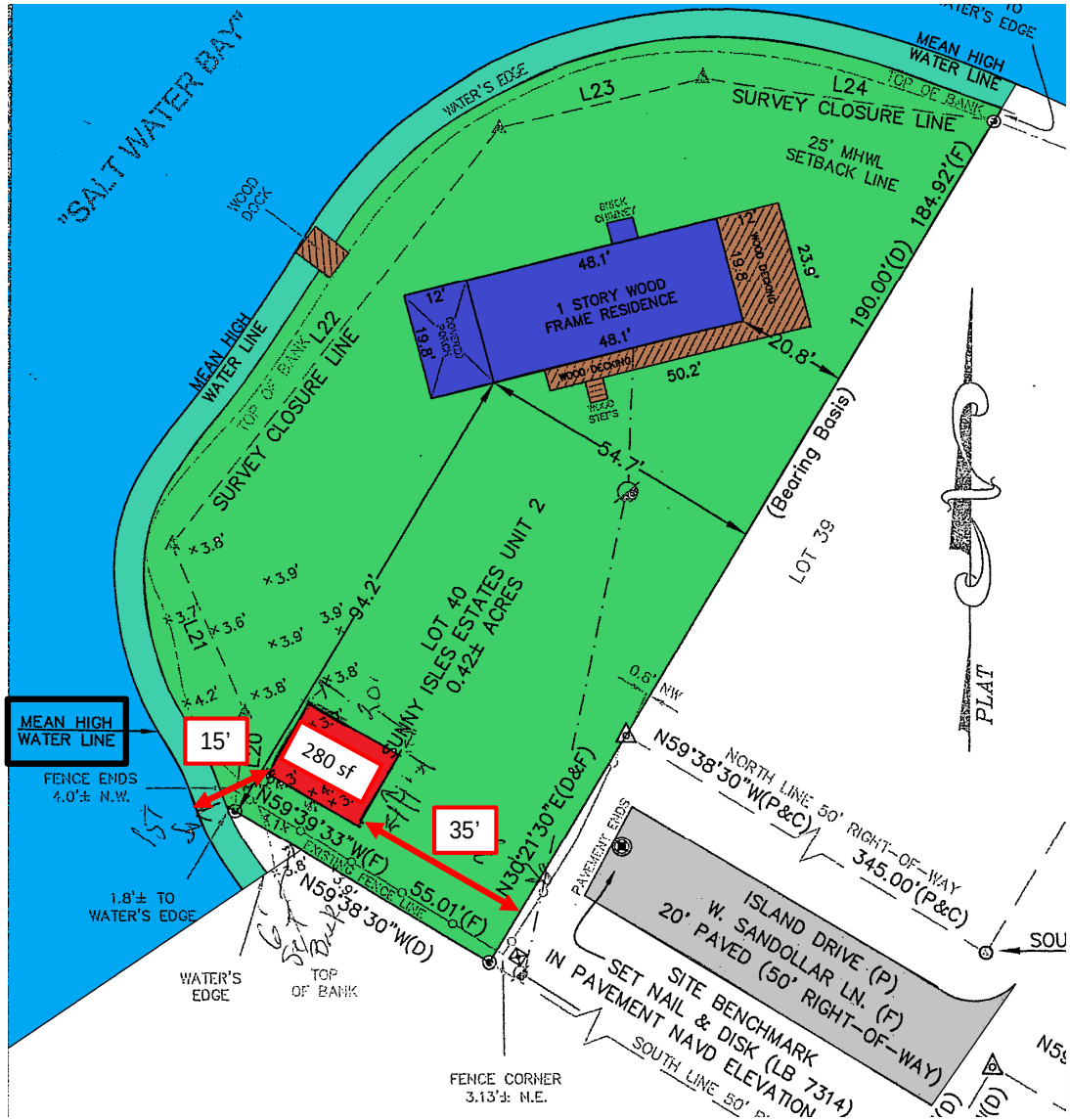

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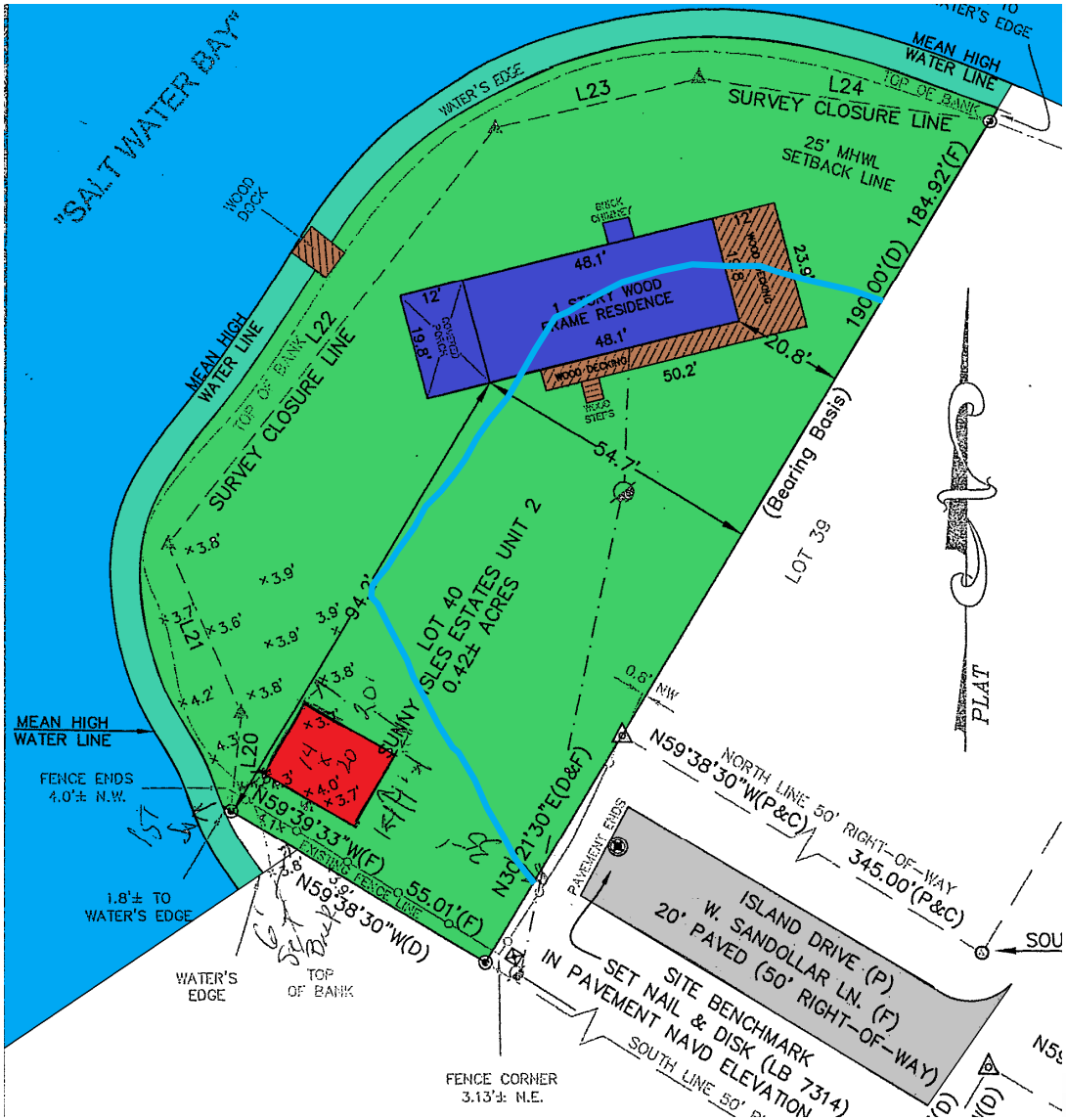

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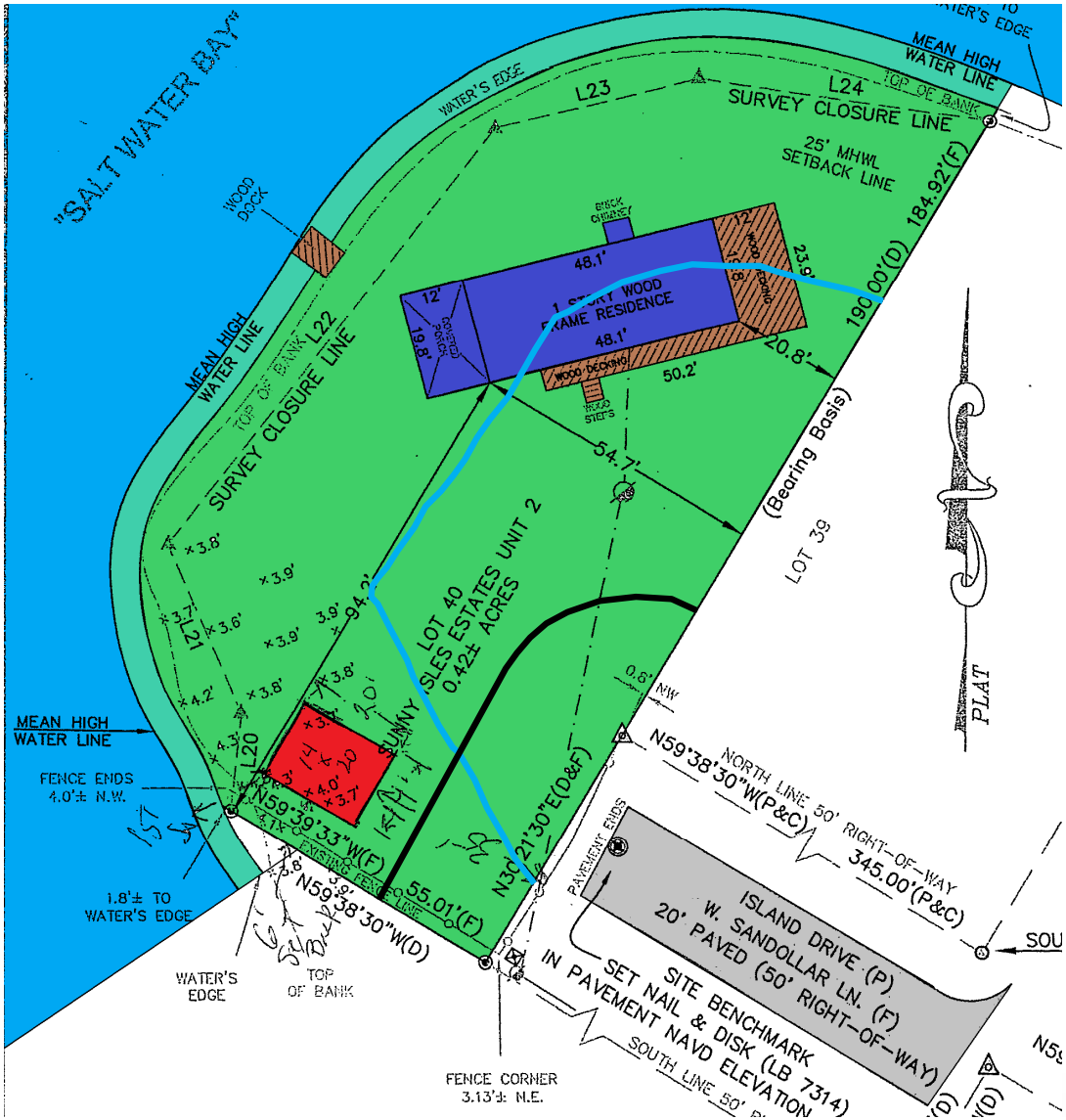

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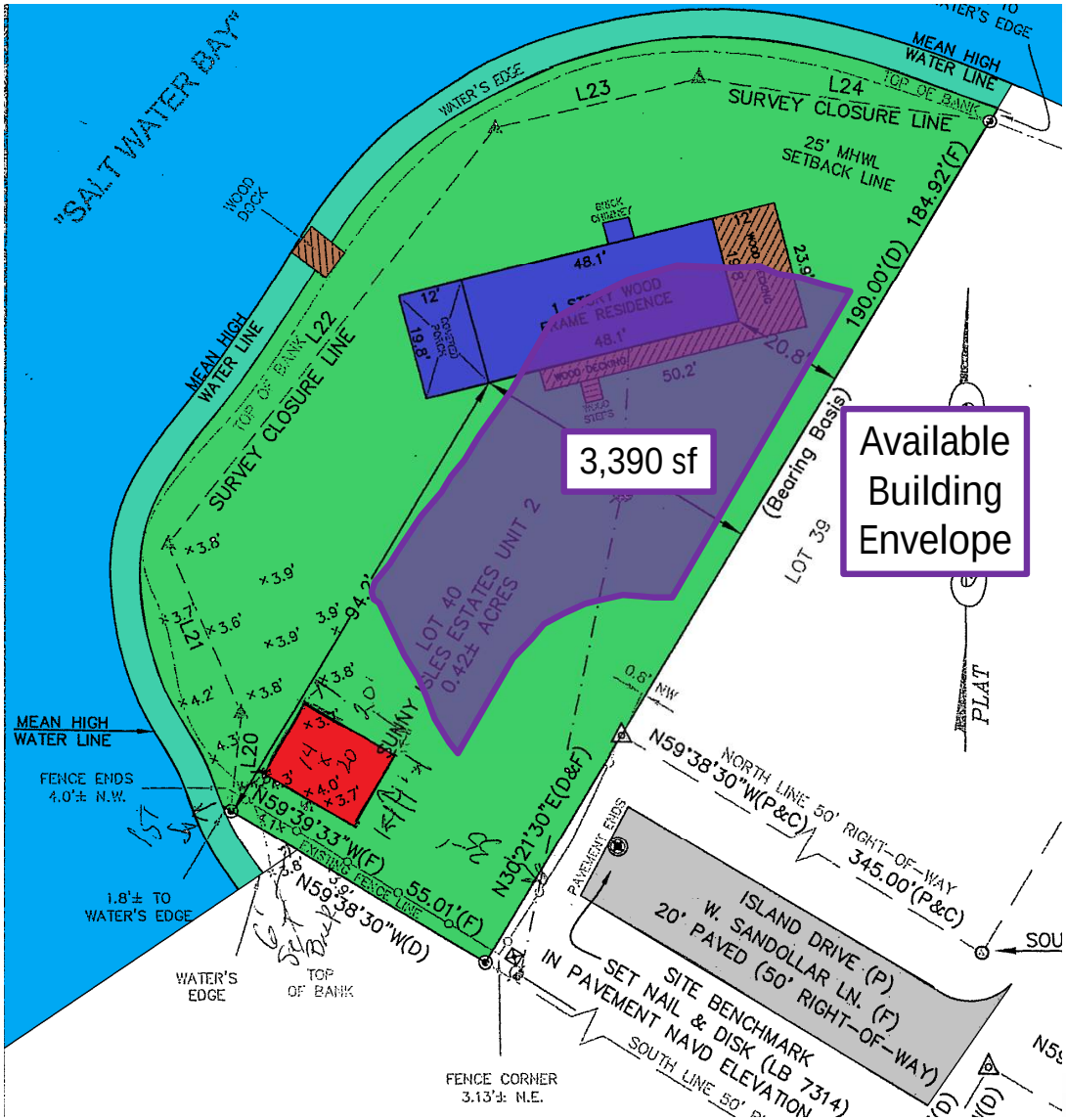

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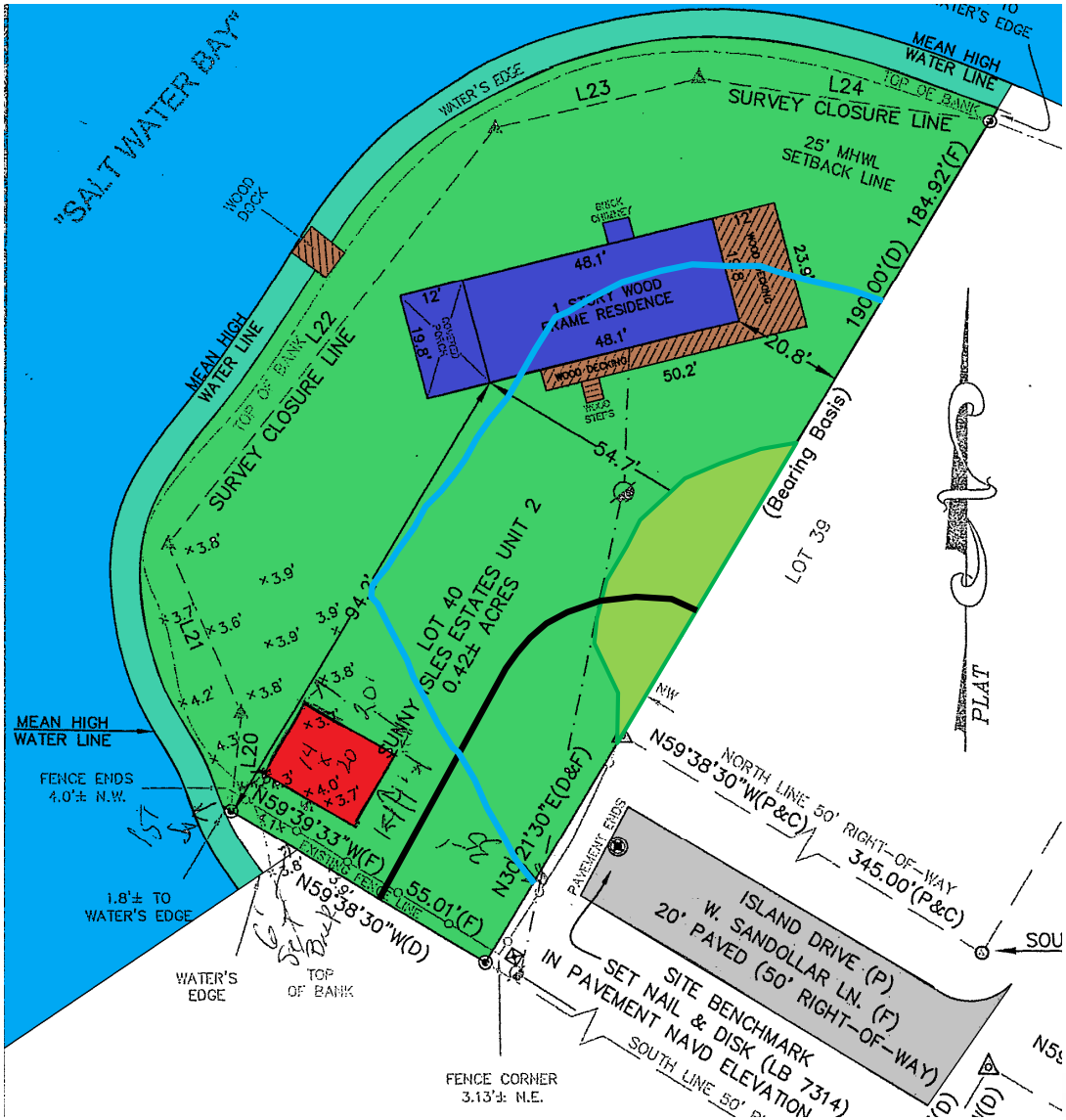

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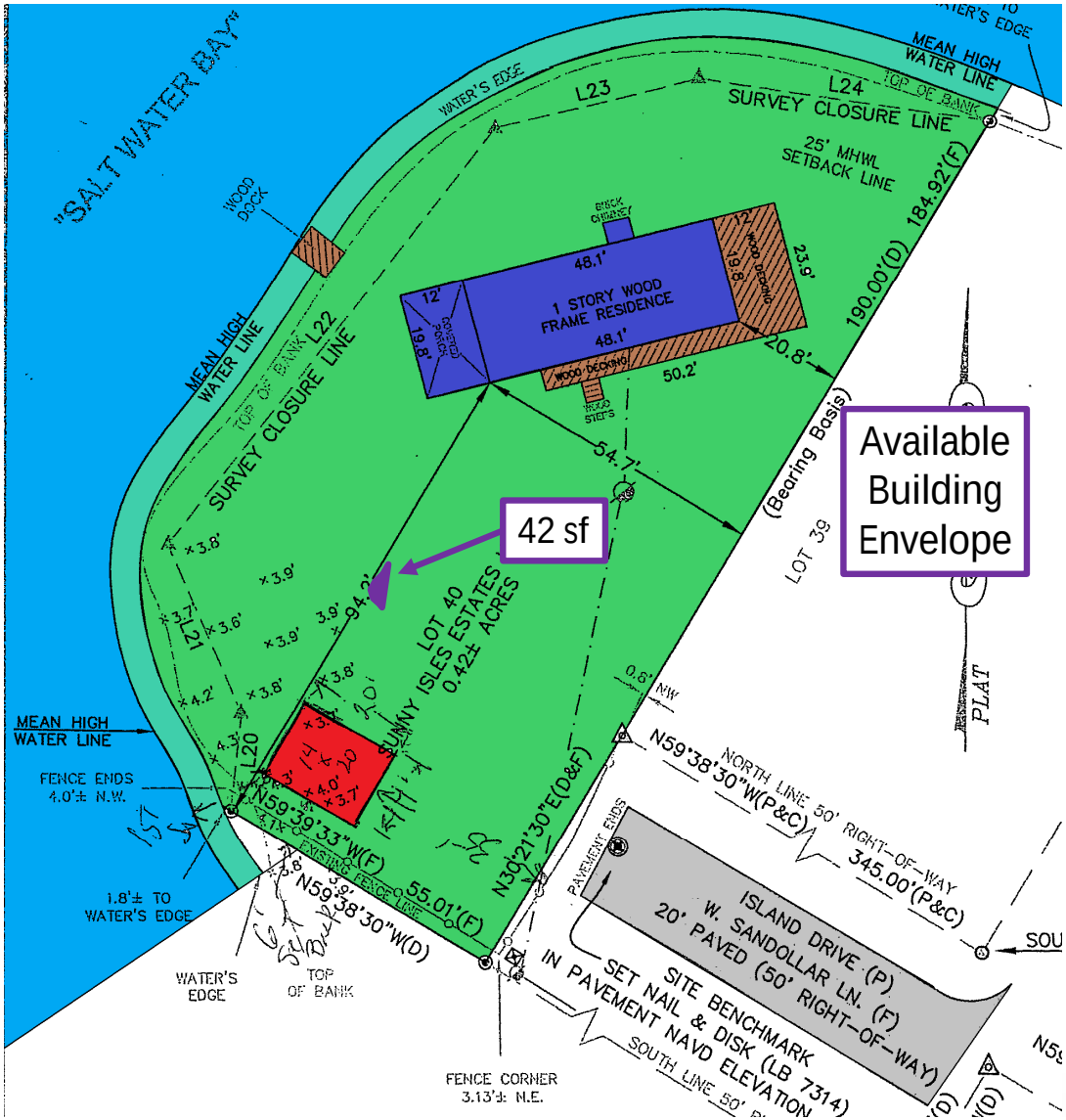

Attachment: Planner PowerPoint (18427 : V-21-13 Kurt Stoner)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.
AGENDA DATE:	**October 21, 2021**

BRIEF OVERVIEW:

This request is to vacate a 6' platted utility easement lying on Lot 2 in the Taco Gordy Plat, as recorded in Plat Book 19, Pages 129-130, public records of Citrus County, Florida (Section 22, Township 19 South, Range 17 East) which is on S. Suncoast Blvd (US-19) in Homosassa. A complete legal description is on file with the Land Development Division.

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

Conduct a public hearing on October 21, 2021, to review and consider, PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.

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

STREET/PLAT VACATION APPLICATION

Application No.: PV-21-06 Date: 7/16/21

* Agent for Petitioner .

Applicant*
Name: Mitch Lal - Bohler Engineering FL, LLC
Address: 3820 Northdale Blvd, Suite 300B
City: Tampa
State: Florida Zip: 33624
Home No.: Cell No.: 347-886-4590
Work No.: 813-812-4100 Fax No.:
Email: FL-PERMITS@BOHLERENG.COM

Petitioner(s)
Name: GUERRIERI MANAGEMENT INC
Address: 1128 COUNTRY BLVD
City: Cape Coral
State: FL Zip: 33990
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 22 Township: 19 South Range: 17 East
Legal Description: LOT 2, TACO GORDY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 129-130
Subdivision: HOMOSASSA UNIT 1 Lot(s): 2 Block/Parcel:
Alternate Key #: 3523545 Parcel ID: 17E19S220090 0020

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 6' utility easement for the purposes of developing a tire service center.

Directions to the Property from Lecanto: Travel west from Lecanto and onto CR 490 (W. Homosassa Trail). Turn right onto US-98 (S. Suncoast Blvd) to the project site.

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

Signature: Gordon Guerrieri

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 Gordon Guerrieri, who is personally known to me or provided FLDL as identification and who did not take an oath.

WITNESS my hand and official seal this 1 day of June, 2021.

Cole Adams
Printed Name

Cole Adams
Notary Public - State of Florida

Seal

Notary Public State of Florida
Cole Adams
My Commission HH 053562
Expires 10/14/2024

For Staff Use Only
Date: 7/16/21
Time: Via Mail
Initials:

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

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PV-21-06

Attachment: Applicant's submittal (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)

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	
3523545		00WD	

GUERRIERI MANAGEMENT INC
1128 COUNTRY BLVD
CAPE CORAL, FL 33990

3721 S SUNCOAST BLVD

TACO GORDY, PB 19 PG 129, LOT 2

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	302,070	0	302,070	6.2176	1,878.15
Transportation Trust	302,070	0	302,070	0.5988	180.88
Health Department	302,070	0	302,070	0.0651	19.66
Library	302,070	0	302,070	0.3217	97.18
Fire District	302,070	0	302,070	0.0000	0.00
Stormwater	302,070	0	302,070	0.0974	29.42
Fire Rescue EMS	302,070	0	302,070	0.5881	177.65
Schools Local Req'd Effort	302,070	0	302,070	3.6820	1,112.22
Schools Capital Outlay	302,070	0	302,070	1.5000	453.11
Schools Discretionary	302,070	0	302,070	0.7480	225.95
Homosassa Water Dist	302,070	0	302,070	1.3307	401.96
SWFWMD General	302,070	0	302,070	0.2669	80.62
Mosquito Control	302,070	0	302,070	0.4478	135.27
			TOTAL	15.8641	$4,792.07

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$4,796.14	See reverse side for important information.

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

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

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

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
3523545		00WD	

RETURN WITH PAYMENT.

GUERRIERI MANAGEMENT INC
1128 COUNTRY BLVD
CAPE CORAL, FL 33990

3721 S SUNCOAST BLVD

TACO GORDY, PB 19 PG 129, LOT 2

PV-21-06

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

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Paid 12/17/2020 Receipt # 009-20-35215026 $4,652.26

Attachment: Applicant's submittal (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)

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,

6476-0709 FCRN NOTICE OF PETITION TO VACATE PLAT The Petitioner, Gordon Guerrieri, on behalf of GUERRIERI MANAGEMENT, INC., hereby give notice of their intention to petition the Citrus County Board of County Commissioners to vacate a portion of tha

was published in said newspaper in the issues of

July 2nd, 2021, July 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 9TH day of July 2021

By: Theresa Holland and/or Mary Ann Naczi and/or Tonya Knight and/or Jeanne Ethridge
who appeared by (X) means of physical presence or ( ) via online notarization.

Notary Public Maria A Parks

NOTARY PUBLIC STATE OF FLORIDA

MARIA A. PARKS
Commission # HH 099773
Expires April 20, 2025
Bonded Thru Budget Notary Services

6476-0709 FCRN

NOTICE OF PETITION TO VACATE PLAT

The Petitioner, Gordon Guerrieri, on behalf of GUERRIERI MANAGEMENT, INC., hereby give notice of their intention to petition the Citrus County Board of County Commissioners to vacate a portion of that certain plat of TACO GORDY, as described in Plat Book 19, Page 129-130.

Published July 2 & 9, 2021

Attachment: Applicant's submittal (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)

PV-21-

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)~~ easements delineated on the recorded plat of TACO GORDY, recorded in Plat Book 19, Page 129-130, 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

ON BEHALF OF
GUERRIERI MANAGEMENT INC.

PV-21-06

Attachment: Applicant's submittal (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)

Fidelity National Title Insurance Company

PROPERTY INFORMATION REPORT

Order No.: 9621651
Customer Reference Number 16-21-0126

Addressee:
Fidelity National Title of Florida, Inc.
155 Cranes Roost Blvd, Ste 2080
Altamonte Springs, FL 32701
407-961-5588

Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Citrus County, Florida, ("Public Records"), from 06/16/2017, through 06/15/2021 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Lot 2, TACO GORDY, according to the map or plat thereof, as recorded in Plat Book 19, Pages 129-130, inclusive, of the Public Records of Citrus County, Florida.

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

Guerrieri Management, Inc., a Florida corporation, by virtue of Special Warranty Deed recorded in Official Records Book 2709, Page 2244

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

1. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of TACO GORDY, recorded in Plat Book 19, Pages 129 and 130, of the Public Records of Citrus County, Florida.

2. Recorded Notice of Environmental Resource Permit recorded April 14, 2021, in Official Records Book 3154, Page 64.

3. Notice of Commencement recorded May 13, 2021, in Official Records Book 3164, Page 636.

For 2020 Tax Year Parcel/ID # 17E19S220090 0020, gross tax amount is $4,796.14, exemption type is None, and payment status is Paid.

NOTE: The following adjacent property owner has been provided as requested. Vesting information has been provided based upon Citrus County Property Appraiser records as viewed on August 5, 2021. The ownership has not been updated nor have searches been performed to verify that the parties shown herein are still in title.

Property owner in Northwest corner Tax Parcel No. 17E19S220010 00190 0090: Ernest C. Woods, Tammie Woods, and Wendy Woods (Official Records Book 596, Page 814)
Property owner due North (Tax Parcel No. 17E19S220010 00180 0010): Sun Today, LLC, a Florida Limited Liability Company (Official Records Book 2003, Page 411)
Property owner East and North of roadway (Tax Parcel No.17E19S220010 00300 0010): Timothy Robert Beville (Official Records Book 2728, Page 401)

RECEIVED
AUG 05 2021
PV-21-06
Land Development Division

Attachment: Applicant's submittal (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)

Order No.: 9621651
Customer Reference Number 16-21-0126

Property owner East and South of roadway (Tax Parcel No. 17E19S220010 00300 0180): Sarah P. Grogan, Trustee under the Grogan Living Trust Agreement dated 7/24/1991 (Official Records Book1171, Page 1417)
Property owner due South (Tax Parcel No. 17E19S220090 0010): Mike's Laundromats Inc., a Florida corporation (Official Records Book 2983, Page1635)

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

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

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

Fidelity National Title Insurance Company

Jean Cobb

Attachment: Applicant's submittal (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)

LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter authorizes Bohler Engineering FL, LLC to act on behalf of GUERRIERI MANAGEMENT INC, in regards to a Street/Plat Vacation application through Citrus County, necessary for the construction and development of a proposed commercial development, located at 3775 South Suncoast Blvd, Homosassa, FL.

Signature: Gordon Guerrieri

Gordon Guerrieri
Name (printed)

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____online notarization, this 1 day of June, 2020, by Gordon Guerrieri as Owner of Guerrieri Management INC, on behalf of the corporation. They are personally known to me or have produced FL DL as identification and (did/did not) take oath.

Notary Public State of Florida
Cole Adams
My Commission HH 053562
Expires 10/14/2024

Cole Adams
Notary Public

Cole Adams
Print Name
Commission No. HH 053562
Expiration Date: 10/14/2024

PV-21-06

Attachment: Applicant's submittal (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)

DUKE ENERGY®

452 East Crown Point Road
Winter Garden, Florida 34787
Irma.Cuadra@duke-energy.com

Aug. 27, 2021

Via email: mlal@bohlereng.com

Mr. Mitch Lal
Senior Permit Manager
Bohler Engineering
3820 Northdale Blvd, Suite 300B
Tampa, Florida 33624

RE: Vacation of Platted Easement
Citrus County, Florida

Dear Mr. Lal:

Please be advised that Duke Energy, Distribution and Transmission Departments have **"no objection"** to the vacation and abandonment of a six (6) foot wide Utility Easement Area being more particularly described on the accompanying Exhibit "A" sheet 2 of Taco Gordy Plat prepared by William C. Ward, PLS, attached hereto and by this reference made a part hereof.

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

Sincerely,

Irma Cuadra
Irma Cuadra
Senior Research Specialist

PV-21-06

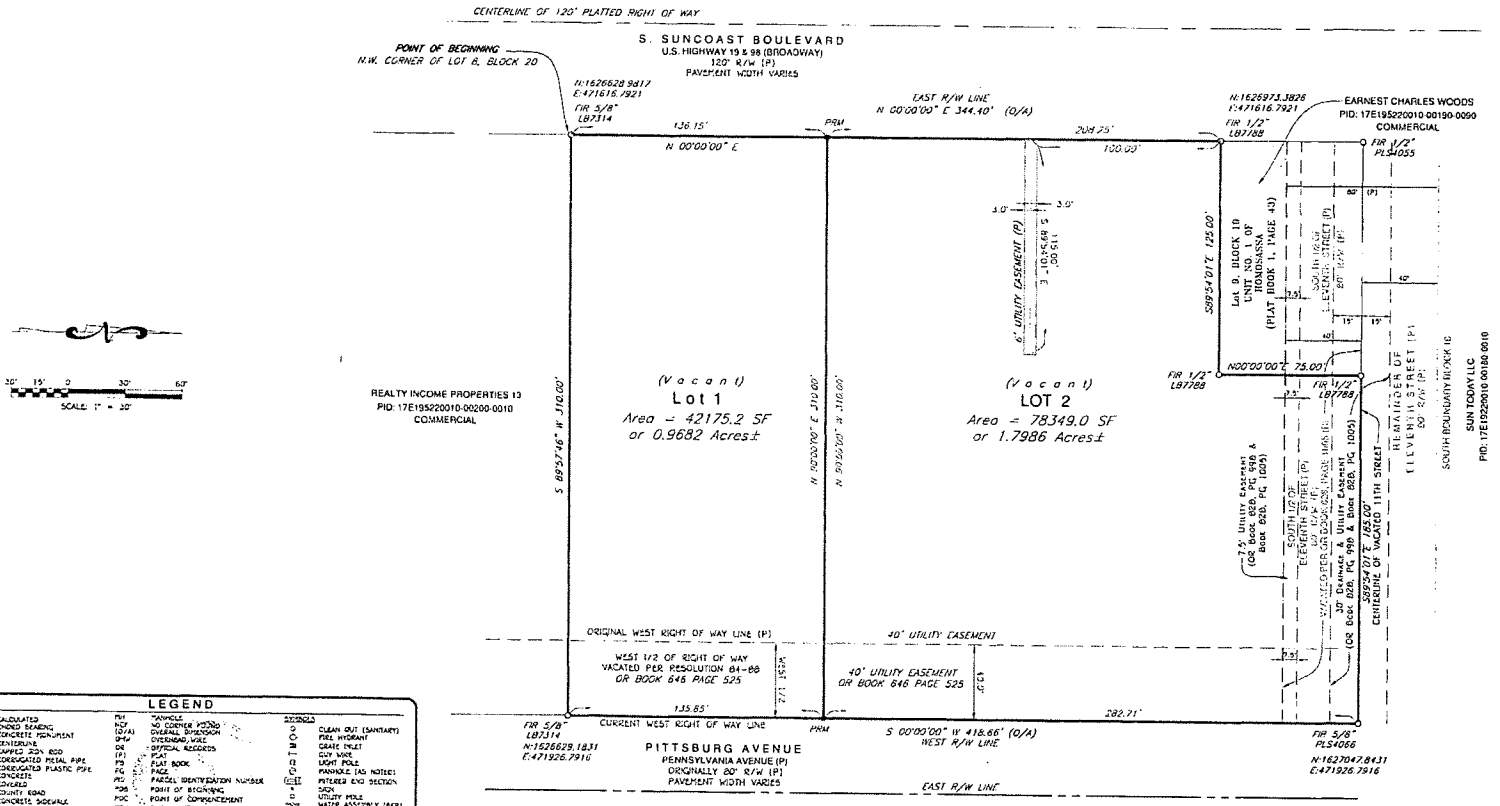
Attachment: Applicant's submittal (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)

: 19 PG: 130

Exhibit A

TACO GORDY

A REPLAT OF LOT 9 AND A PORTION OF LOTS 10 THROUGH 14, BLOCK 20, AND LOTS 1 THROUGH 8 AND LOTS 10 THROUGH 19, BLOCK 19, UNIT NO. 1 OF HOMOSASSA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1 AT PAGE 43, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
SECTION 22, TOWNSHIP 19 SOUTH, RANGE 17 EAST,
CITRUS COUNTY, FLORIDA.



LEGEND

(C)	CALCULATED	PM	*MONUMENT	○	CLEAN OUT (SANITARY)
(D)	DEEDED BEARING	PCP	NO CORNER MONU	○	FIRE HYDRANT
CM	CONCRETE MONUMENT	(O/A)	OVERALL DIMENSION	■	GRATE INLET
℄	CENTERLINE	OHW	OVERHEAD WIRE	■	GUY WIRE
CM	CAPPED 3624 RCD	OR	OFFICIAL RECORDS	○	LIGHT POLE
CMP	CORRUGATED METAL PIPE	(P)	PLAT	○	MANHOLE (AS NOTED)
CPP	CORRUGATED PLASTIC PIPE	PB	PLAT BOOK	○	PANHOLE (AS NOTED)
CONC.	CONCRETE	PG	PAGE	⊡	PITTERED END SECTION
COV.	COVERED	PID	PARCEL IDENTIFICATION NUMBER	(SET)	SET
C.R.	COUNTY ROAD	*POB	POINT OF BEGINNING		SIGN
CSW	CONCRETE SIDEWALK	POC	POINT OF COMMENCEMENT		UTILITY POLE
(D)	DEED REFERENCE	PRM	PERMANENT REFERENCE MONUMENT	○	WATER ASSEMBLY (BFP)
EP	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE	■	WATER METER
ERCP	ELLIPTICAL RCP	(R)	RECORD INFORMATION	■	WATER VALVE
FFE	FINISHED FLOOR ELEVATION	R/W	RIGHT OF WAY		
FDOT	FOUND CAPPED IRON ROD	S.R.	STATE ROAD		
FCM	FOUND CONCRETE MONUMENT	TBM	TEMPORARY BENCH MARK		
FDOT	FL DEPT. OF TRANSPORTATION	TOB	TOP OF BANK		
FIP	FOUND IRON PIPE	TOE	TOE OF SLOPE		
FIR	FOUND IRON ROD	WF	WOOD FENCE		
INV	INVERT ELEVATION	Δ	DELTA ANGLE		
(M)	MEASURED	○	FOUND CORNER (AS NOTED)		
MES	MITERED END SECTION	●	SET 5/8" CM PLS #4815		
		□	FOUND CM (AS NOTED)		

PLAT PREPARED BY:

WILLIAM C. WARD, PLS
Professional Land Surveyor
SURVEYOR — MAPPER — PLANNER
650 PINELLAS BAYWAY, SUITE 2101, TIERRA VERDE, FL 33715
PHONE: 813-817-1115 WCWPLS4815@HOTMAIL.COM

SHEET 2 OF 2

PV-21-06

Plat Book: 19 Page No.: 130

Attachment: Applicant's submittal (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)

Homosassa Special Water District

PO Box 195
Homosassa, FL 34487

Business Hours: 7:00 AM - 5:30 PM, Monday - Thursday
Excepting Holidays
Phone (352) 628-3740 hswd@tampabay.rr.com Fax (352) 628-4865

July 8, 2021

Kandi Valdez
Senior Administrative Assistant
3820 Northdale Blvd., Suite 300B
Tampa, FL 33624

Re: Partial Plat Vacation
Proposed Mavis Discount Tire
3727 S Suncoast Blvd., Homosassa, FL
Parcel ID: 17E19S220090-0020

Dear Ms. Valdez,

The Homosassa Special Water District does not have any water mains located in the utility easement on the above listed property. As the Homosassa Special Water District has no plans to place any water mains in the above areas in the future, HSWD has no objections to the vacating of this 6-foot-wide easement as stated.

Please feel free to contact me if you should have any other questions or if I may be of further assistance.

Teresa Olds
Office Manager
Homosassa Special Water District

Attachment: Applicant's submittal (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)

PV-21-06

CITRUS COUNTY MOSQUITO CONTROL DISTRICT

Commissioners:
Stephanie Adams
AJ Green
Joe Adams

Director:
George Deskins

September 15, 2021

Bohler Engineering
Mitch Lal
3820 Northdale Blvd, Suite 300B
Tampa, FL. 33624

RE: Partial Plat Vacation – 3727 S. Suncoast Blvd, Homosassa, FL. Parcel ID: 17E19S220090-0020.

Dear Mr. Lal,

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,

Joseph L. Adams

Joe Adams
Chairman

RECEIVED
SEP 16 2021
PV-21-06
Land Development Division

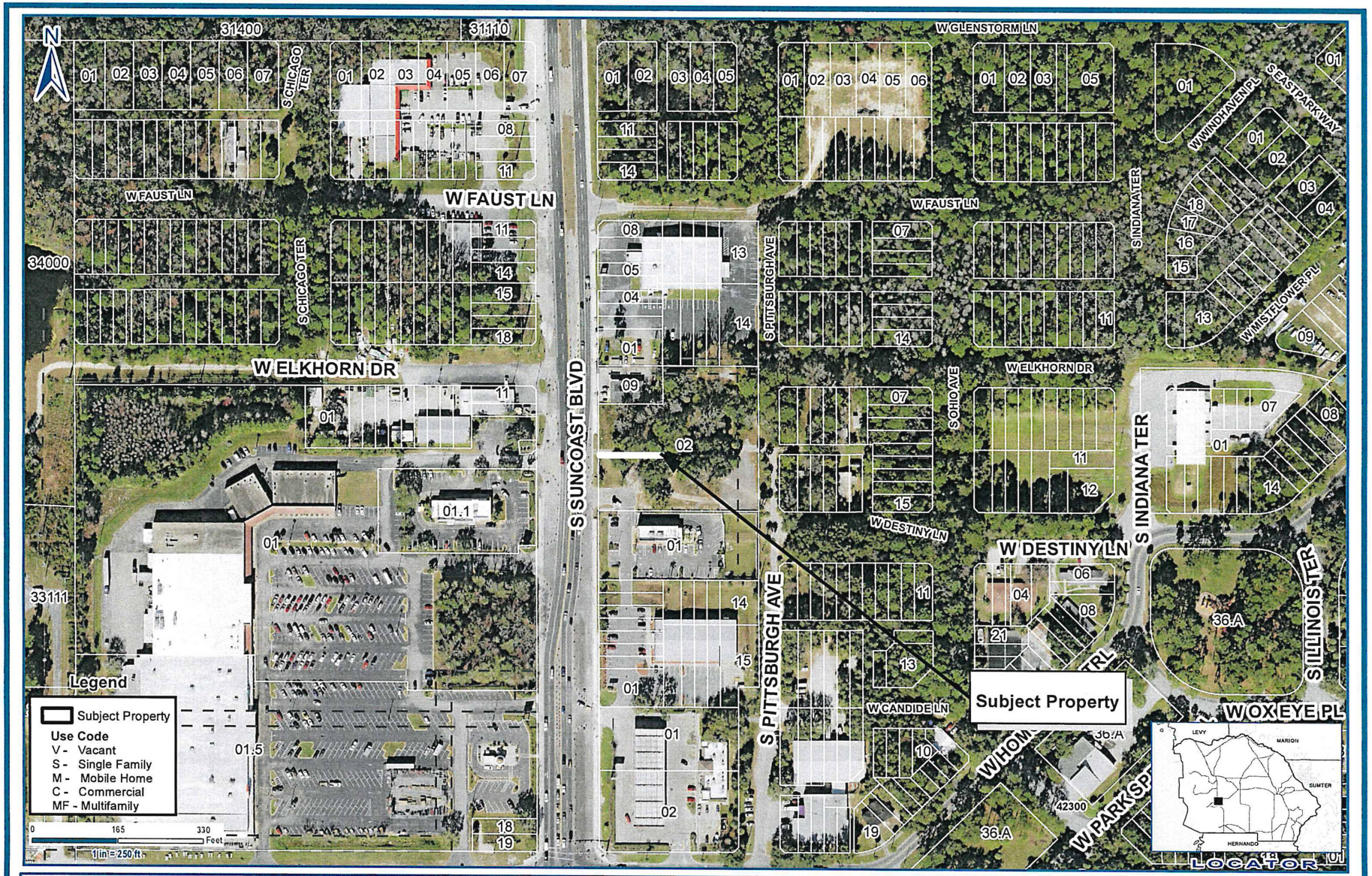
968 N. LECANTO HWY. • LECANTO, FL 34461
PHONE: (352) 527-7478 • FAX: (352) 527-9567
WWW.CITRUSMOSQUITO.ORG

Attachment: Applicant's submittal (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)

PV-21-06

Bohler Engineering FL, LLC for Guerrieri Management Inc.

Attachment: Coordinator PowerPoint (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for



Application #: PV-21-06	**Applicant: Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.**
Proposal: Vacate a 6' platted utility easement lying on Lot 2 in the Taco Gordy Plat	**Location: 3721, 3723, 3725, & 3727 S. Suncoast Blvd. Homosassa FL**
Land Use Atlas: GNC General Commercial	**S-T-R - 22-19-17 SW**

Planner Initials: _____ **Date:** 8/26/21

Geographic Information Systems

Prepared By : William Braunsch
Date: August 23, 2021
Source: Enterprise Geodatabase
Map Number: WB0000654

Cynthia P. Skelhorn
Director

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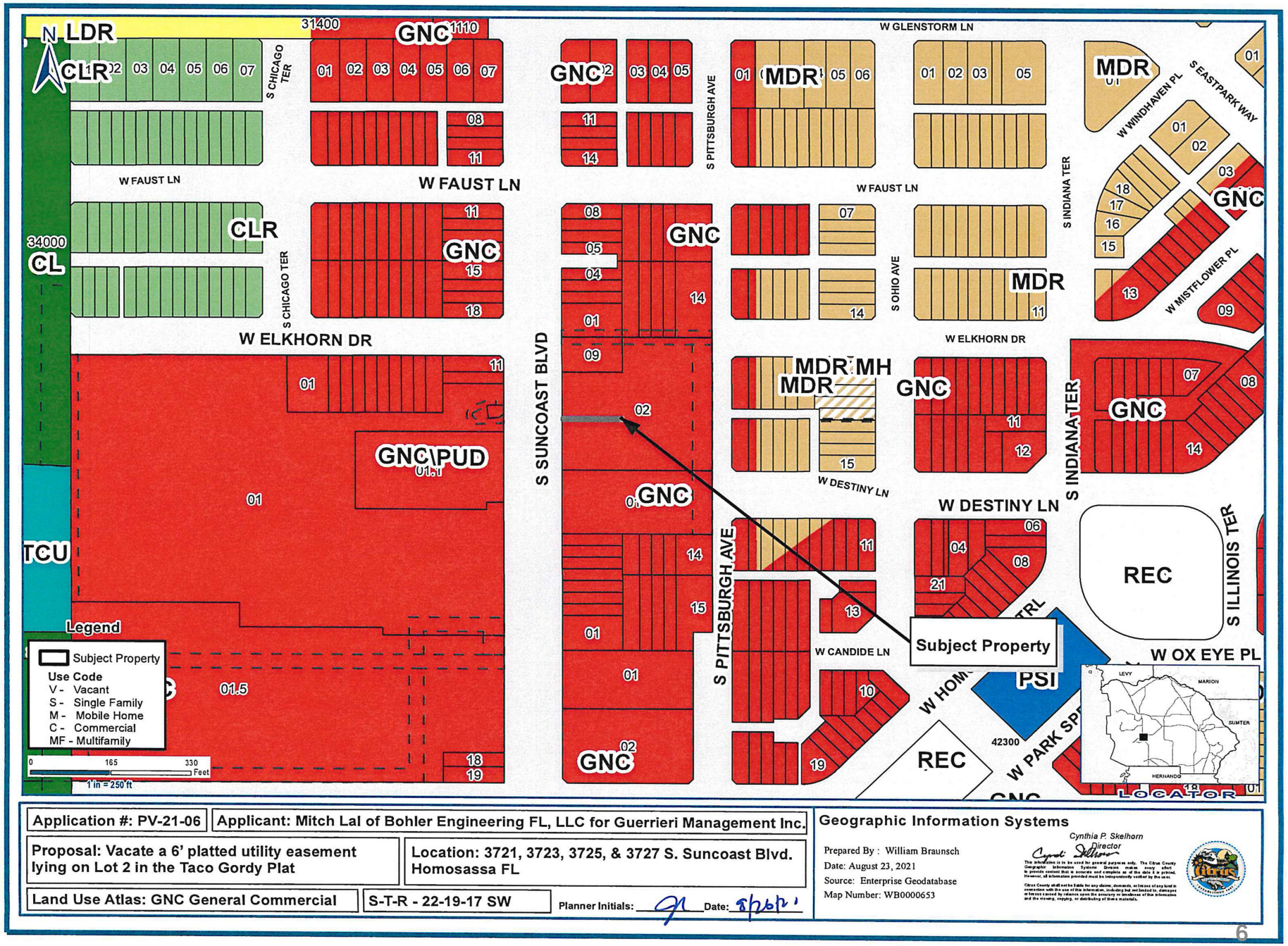

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Planner Initials: JL Date: 8/26/21

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Cynthia P. Skelhorn
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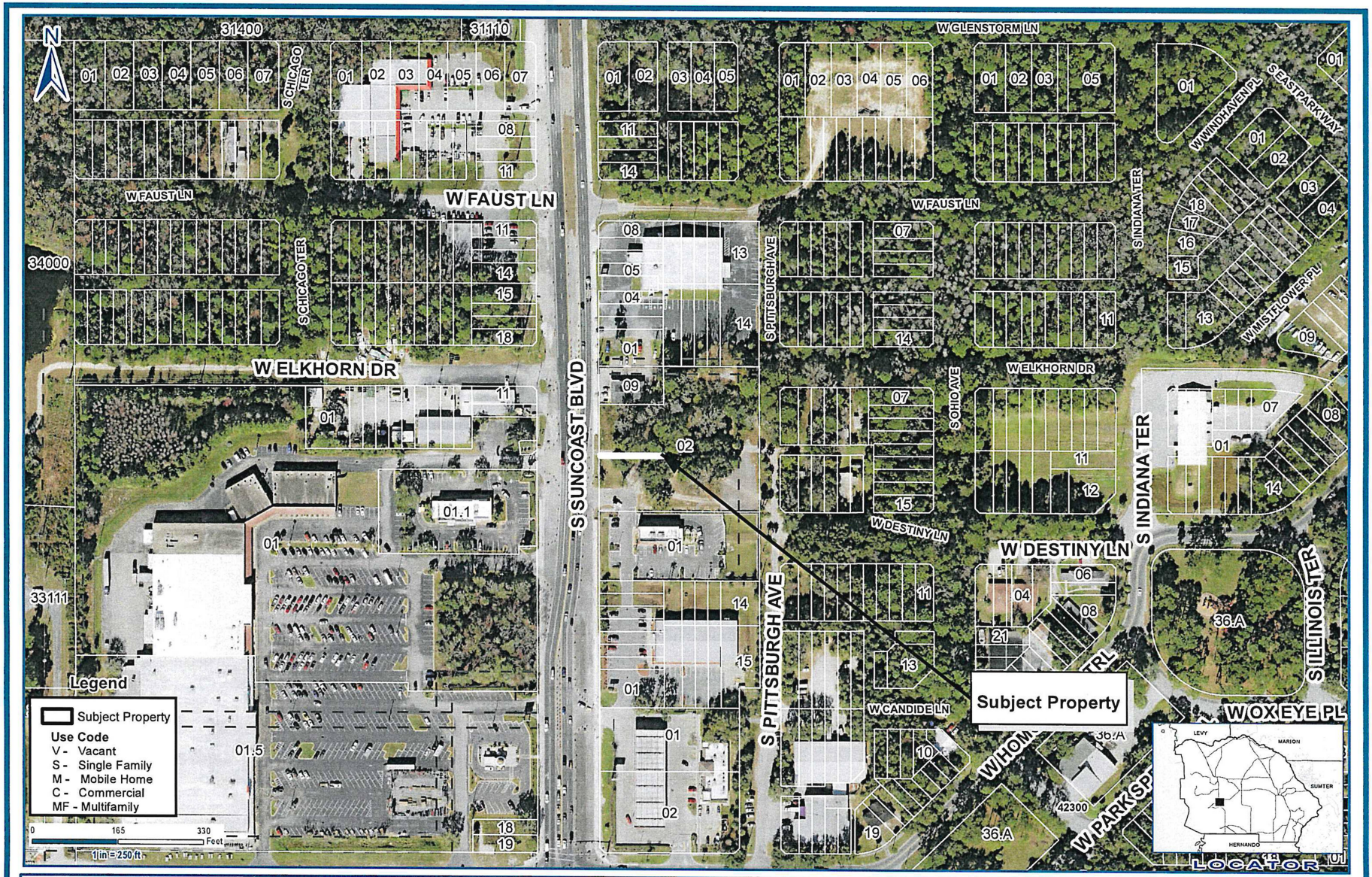
Attachment: PDC planner PP (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri



Application #: PV-21-06	**Applicant: Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.**
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Planner Initials: _____ **Date:** 8/26/21

Geographic Information Systems

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2

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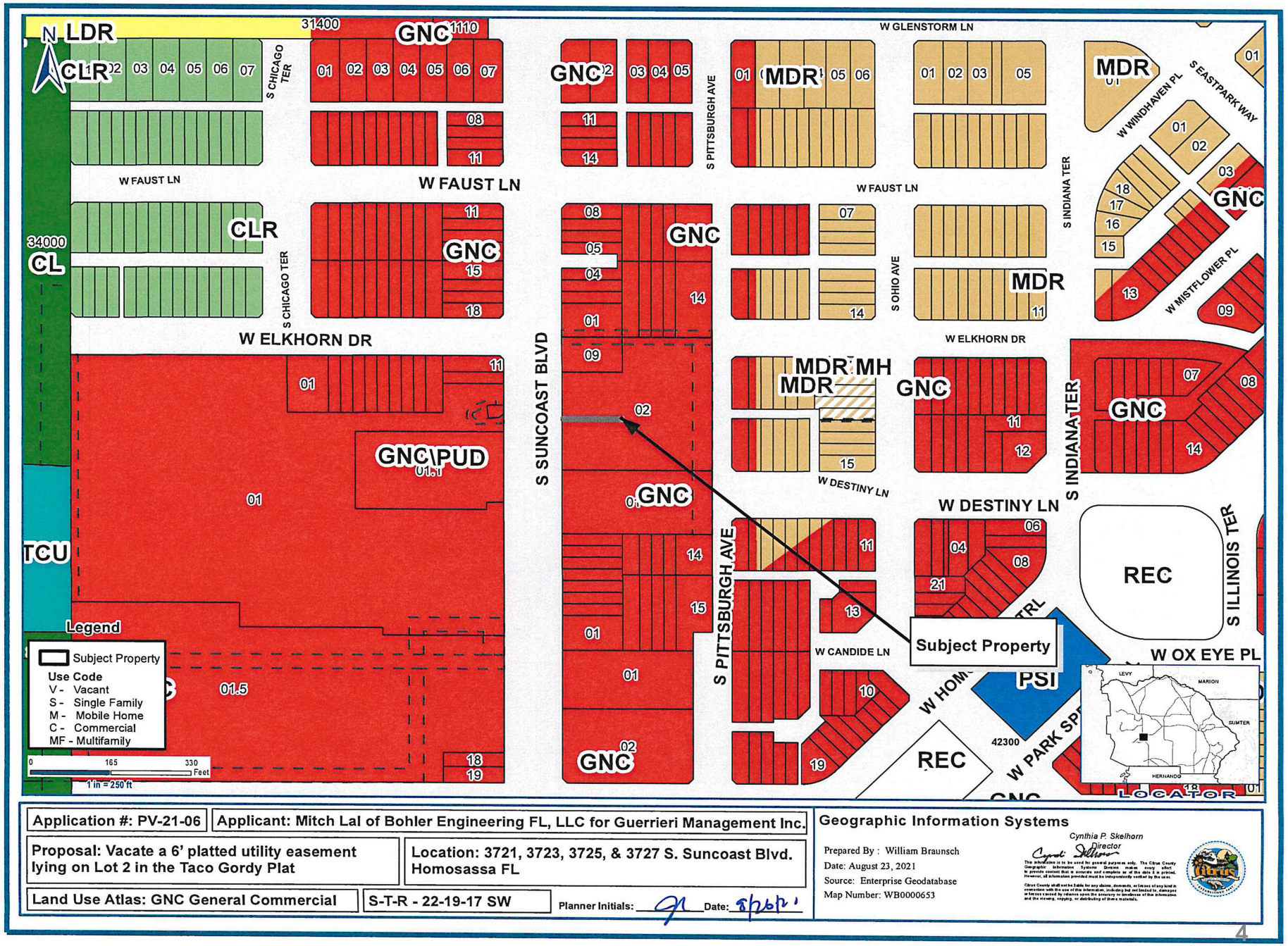

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Planner Initials: JL Date: 8/26/21

Geographic Information Systems

Prepared By : William Braunsch
Date: August 23, 2021
Source: Enterprise Geodatabase
Map Number: WB0000653

Cynthia P. Skelhorn
Director

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4

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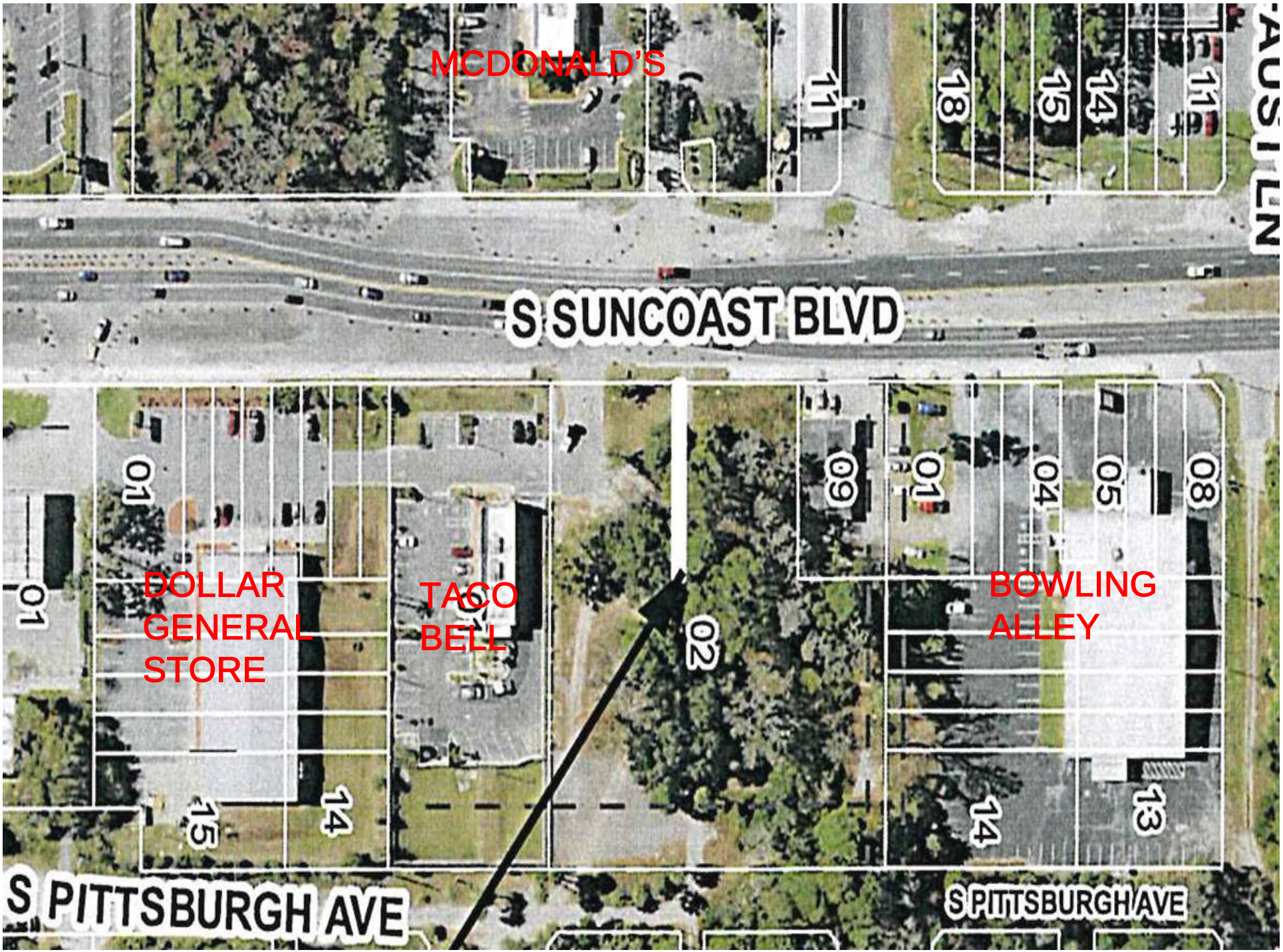

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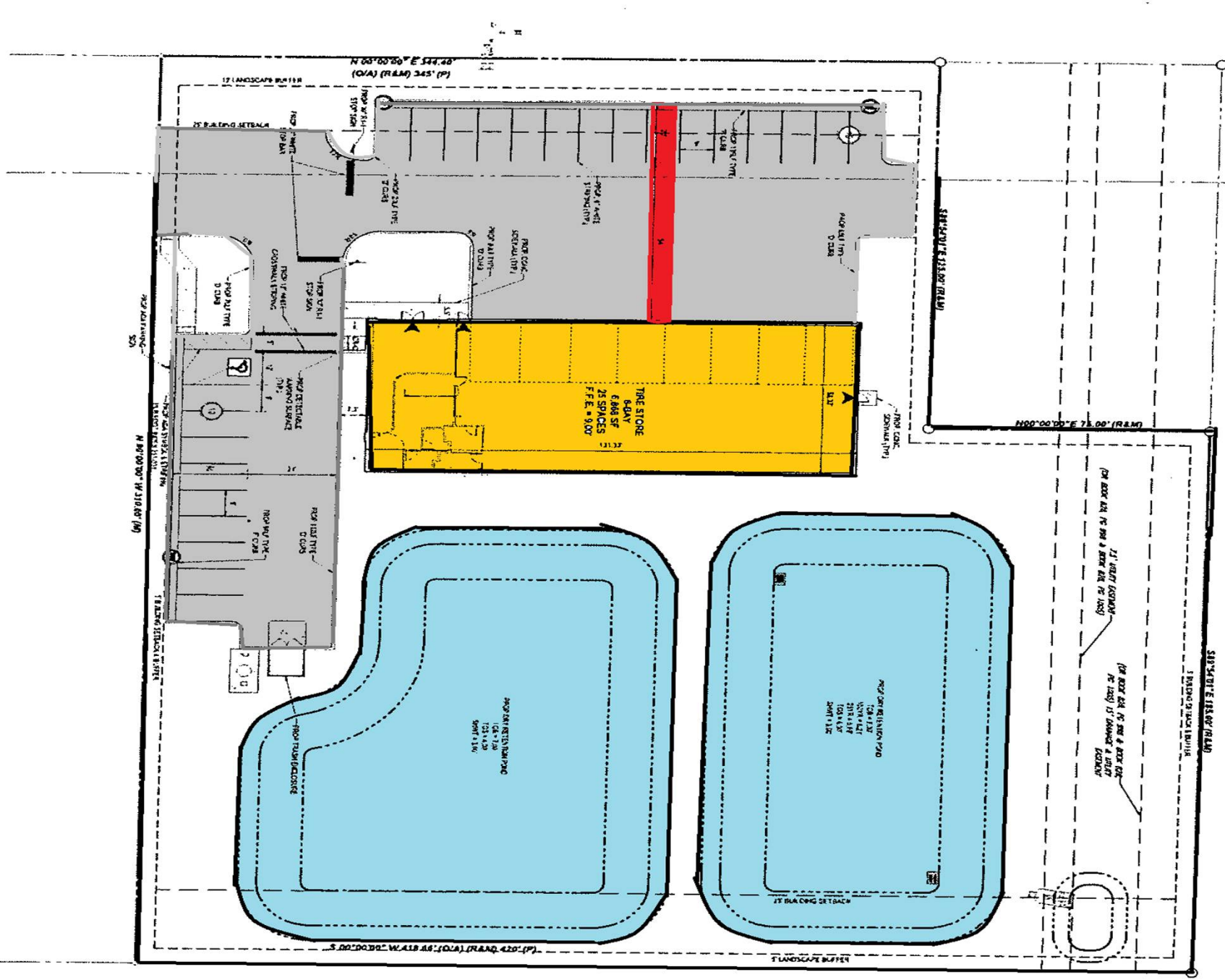


Attachment: PDC planner PP (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri

PM2-21-107

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

PLAT VACATION APPLICATION NO.: PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.

DATE: September 13, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

REQUEST AND SUBJECT PROPERTY:	To vacate a 6' platted utility easement lying on Lot 2 in the Taco Gordy Plat, as recorded in Plat Book 19, Pages 129-130, public records of Citrus County, Florida (Section 22, Township 19 South, Range 17 East), lying on S. Suncoast Blvd (US-19) in Homosassa. A complete legal description is on file with the Land Development Division.
SURROUNDING LAND USE	GNC, General Commercial District on the Land Development Code (LDC) Atlas and the Future Land Use Map.
SURROUNDING AREA	Commercial uses (vacant and improved lots); S. Suncoast Blvd (US-19)

ANALYSIS

The purpose of this application is to remove a platted utility easement from a vacant commercial lot to allow development on the site. The applicant has submitted a building permit for a new tire store (2021-11135) and have proposed encroachment into this utility easement area which is not currently being utilized.

Comprehensive Plan Policy 10B.4.3 states:

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

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

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

Attachment: Staff report and locator map (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)

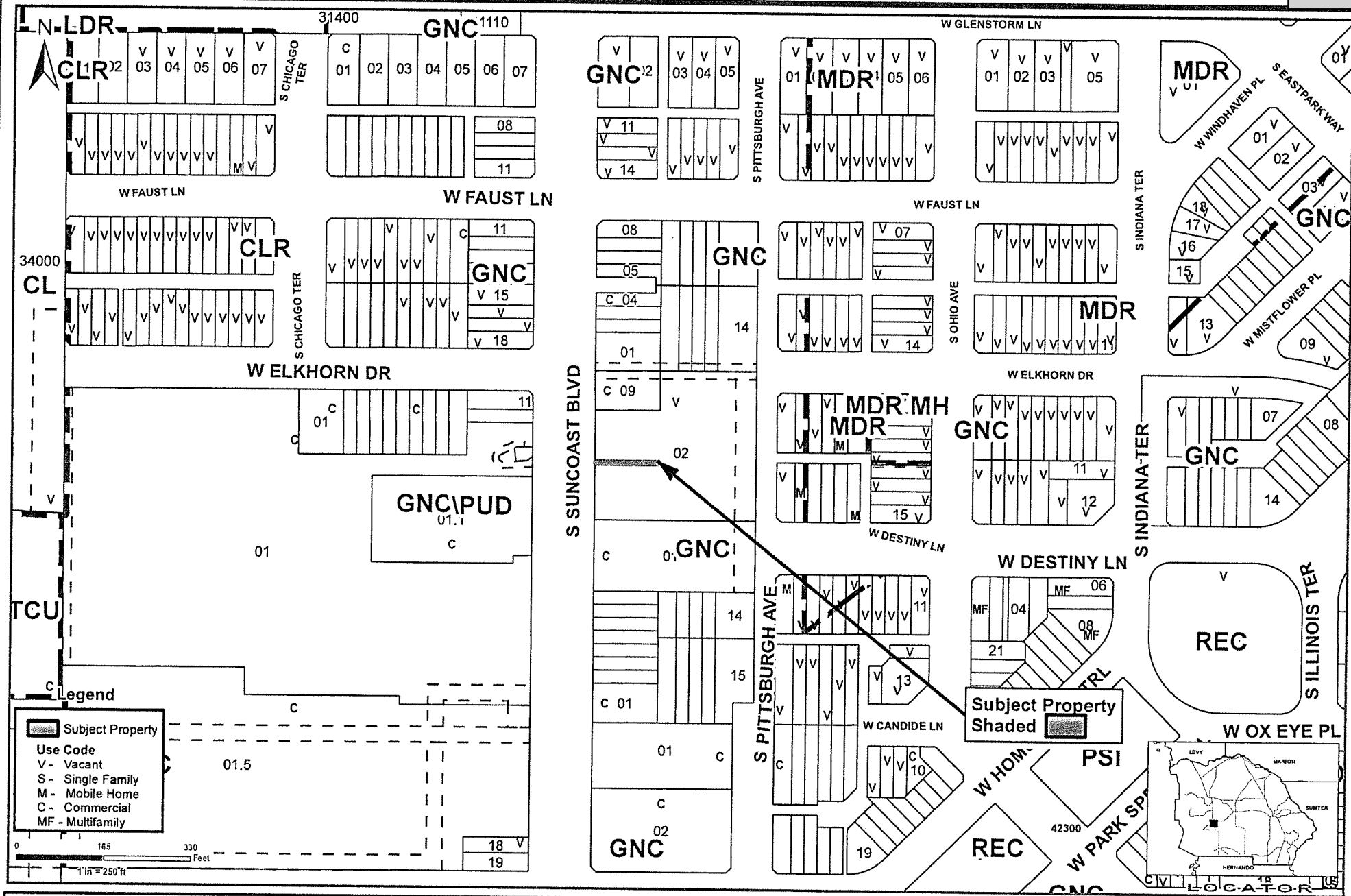
Utility companies that service the area had no concerns, although letters from all utility companies have not yet been provided. The utility company comments are provided with this application.

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, with the following condition of approval proposed:

- Provide utility letters from Spectrum Cable, Mosquito Control and Central Florida Gas. These items must be received prior to placement of this application on the agenda of the Board of County Commissioners for their consideration.

JLC/cb
sw

Attachment: Staff report and locator map (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.)



Application #: PV-21-06	Applicant: Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.
Proposal: Vacate a 6' platted utility easement lying on Lot 2 in the Taco Gordy Plat	Location: 3721, 3723, 3725, & 3727 S. Suncoast Blvd. Homosassa FL
Land Use Atlas: GNC General Commercial	S-T-R - 22-19-17 SW

Planner Initials: _____ Date: 8/26/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: August 23, 2021
Source: Enterprise Geodatabase
Map Number: WB0000652

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Attachment: Staff report and locator map (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for

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: PL4-21-63

August 24, 2021

Mitch Lal
3820 Northdale Blvd.
Suite 300B
Tampa, FL 33624

RE: PV-21-06- PLAT VACATE, MITCH LAL OF BOHLER ENGINEERING FL, LLC, ON BEHALF OF GUERRIERI MANAGEMENT, INC.

Dear Mr. Lal:

The County Staff made the following recommendations on pending application **PV-21-06:**

Environmental Health has no objection to PV-21-06; 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:

> Project is located within Homosassa Special Water District's service area for central water. Please contact them for all water information and requirements.

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

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

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

The Engineering Division has no objection to approval.

Attachment: Comments from County and State agencies (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management

The Land Development Division has no objection to approval with the following conditions:

1. Provide update regarding Duke Energy comments if they want an easement or other submittal with this vacation request (when the informatino is available from their office).

2. Provide the remainder of the utility letters (cable TV, Mosquito Control, Gas Provider).

Therefore, I have made the following recommendation on the Plat Vacation **application PV-21-06:**

(X) APPROVAL WITH CONDITIONS

This application is currently scheduled to be heard by the Planning and Development Commission on October 21, 2021.

Respectfully,

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

SW

cc: File – PV-21-06

Attachment: Comments from County and State agencies (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management

Joanna L. Coutu

From: Thompson, Devyn <DThompson@sheriffcitrus.org>
Sent: Thursday, August 19, 2021 3:48 PM
To: Joanna L. Coutu
Subject: [EXTERNAL]Plat Vacation Application Number PV-21-06
Attachments: PV-21-06.pdf

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 Plat Vacation Application Number PV-21-06.

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>

Attachment: Comments from County and State agencies (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management

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: August 12, 2021

SUBJECT: **Plat Vacation Application Number PV-21-06, Mitch Lal – Bohler Engineering FL, LLC for Guerrieri Management Inc. – vacate 6' utility easement on Lot 2, Taco Gordy Plat (Section 22, Township 19 South, Range 17 East)**

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

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

RECEIVED
AUG 12 2021
PV-21-06
Land Development Division

Attachment: Comments from County and State agencies (18426 : PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management