CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday November 18, 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. November 18, 2021, PDC agenda and map/directions

November 18, 2021, PDC agenda and map/directions

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. AA-21-05 Jackie Terry

Conduct a public hearing on November 18, 2021, to review and consider AA-21-05 Jackie Terry

2. CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development

Conduct a public hearing on November 18, 2021, to review and consider CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development

3. CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership

Conduct a public hearing on November 18, 2021, to review and consider CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership

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:	November 18, 2021 PDC agenda and map/directions
AGENDA DATE:	**November 18, 2021**

BRIEF OVERVIEW:

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:
November 18, 2021, PDC agenda and map/directions

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, November 18, 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. COMPREHENSIVE PLAN AMENDMENT

a. AA-21-05 Jackie Terry

REQUEST: This request is to modify the Land Development Code (LDC) Atlas designation from Low Density Residential-Mobile Homes Allowed (LDR-MH) to Low Density Residential (LDR).

LOCATION: Section 36, Township 18 South, Range 17 East, more specifically Lots 1 through 8 of an unrecorded subdivision Lot 11 Block E, of Mayfair Garden Acres, Plat Book 2, Page 141, (AK 1111862 and

Attachment: Agenda, map, and directions (18581 : November 18, 2021 PDC agenda and map/directions)

1957621), with multiple addresses on W. Seagrass Ct., Crystal River, Florida. A complete legal description of the property is on file with the Land Development Division.

STAFF CONTACT: Amber Splitt, Planner, Land Development Division

b. CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from Low Density Residential (LDR) to General Commercial District (GNC), to amend the Land Development Code Atlas Map from Low Density Residential (LDR) and General Commercial District (GNC) to General Commercial District (GNC) with a Planned Unit Development (PUD) for a skilled nursing facility and assisted living facility with accessory uses.

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

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

c. CPA/AA/PUD-21-15 Steve Luce of EPG Land, LLC for Apollo Beach Investments Limited Partnership

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from Industrial (IND) to Low Density Residential (LDR), to amend the Land Development Code Atlas Map from Heavy Industrial (IND) to Low Density Residential (LDR) with a Planned Unit Development for single-family residential uses.

LOCATION: Sections 25 and 36, Township 17 South, Range 18 East; and Sections 30 and 31, Township 17 South, Range 19 East; more specifically, Parcel 12000 lying in Section 25, and Parcel 11000 lying in Section 36; and Parcel 31000 lying in Sections 30 and 31 (Alternate Key Numbers 2279842, 1935822 and 1458765) in the Citrus Springs/Beverly Hills area. A complete legal description is on file with the Land Development Division.

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

Attachment: Agenda, map, and directions (18581 : November 18, 2021 PDC agenda and map/directions)

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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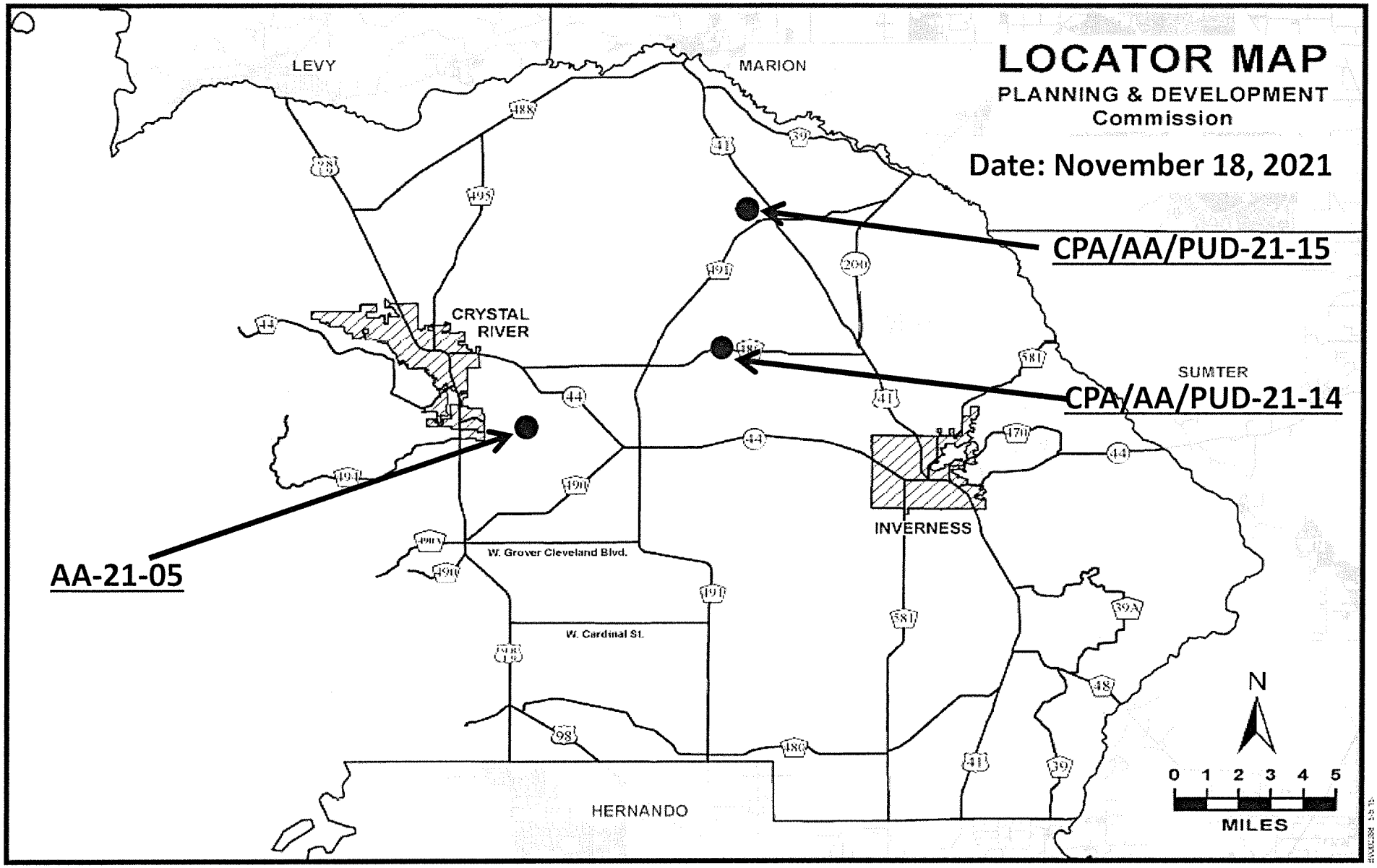
Si necesita un traductor de español por favor haga arreglos con el Condado dentro de dos días de la notificación de la publicación (352-527-5370).

Attachment: Agenda, map, and directions (18581 : November 18, 2021 PDC agenda and map/directions)



Attachment: Agenda, map, and directions (18581 : November 18, 2021 PDC agenda and map/directions)

Planning and Development Commission

Directions for meeting on November 18, 2021

AA-21-05- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2 miles** and turn left onto W. Gulf to Lake Hwy/FL 44. Go **3.87 miles** and turn left onto N. Rock Crusher Rd. Go **0.16 miles** and take the third right onto W. Arter St. Go **0.74 miles** and turn left onto N. Dunkenfield Ave. Go **0.15 miles** and take the second left onto W. Seagrass Ct. Go **0.08 miles** and the site is on the left at **6919 W. Seagrass Ct. Crystal River.**

CPA/AA/PUD-21-14- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **4.88 miles** and turn right onto W. Norvell Bryant Hwy. Go **2.44 miles** and make a U-turn onto W. Norvell Bryant Hwy. Go **0.01 miles** and the site is on the right at **555 W. Norvell Bryant Hwy. Hernando.**

CPA/AA/PUD-21-15- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **11.19 miles** and the site is on the left at **6906 N. Lecanto Hwy. Beverly Hills.**

Attachment: Agenda, map, and directions (18581 : November 18, 2021 PDC agenda and map/directions)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	AA-21-05 Jackie Terry
AGENDA DATE:	**November 18, 2021**

BRIEF OVERVIEW:

This application is a request to amend the Land Use Atlas Map (LUAM) from LDRMH, Low Density Residential with mobile homes allowed, to LDR, Low Density Residential District.

BUDGET IMPACT/FUNDING SOURCE:

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

N/A – applicant responsibility

RECOMMENDED ACTION:

Conduct a public hearing on November 18, 2021, to review and consider AA-21-05 Jackie Terry

AA-21-05

Jackie Terry

Attachment: AA-21-05 Coordinator PP (18582 : AA-21-05 Jackie Terry)

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- AA-21-05, an amendment to the Land Use Atlas Map from Low Density Residential Mobile Homes allowed to Low Density Residential.
- No proposed development at this time.

Attachment: AA-21-05 Coordinator PP (18582 : AA-21-05 Jackie Terry)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
ATLAS AMENDMENT APPLICATION

Application No.: AA-21-05 Date: 8/26/21

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

Applicant*
Name: Jackie Terry
Address: POB 2395
City: C/R
State: Fla Zip: 34423
Home No.: 795-9622 Cell No.: NA
Work No.: N/A Fax No.: NA
Email: N/A

Property Owner
Name: ROBERT & Jackie Terry
Address: POBox 2395
City: C/R
State: Fla Zip: 34423
Home No.: 795-9622 Cell No.:
Work No.: Fax No.: N/A
Email: NA

Property Description: Section: _____ Township: _____ South Range: _____ East
Legal Description: _____
Subdivision: _____ Lot(s): _____ Block/Parcel: _____
Alternate Key #: _____ Parcel ID: _____
Acreage: _____

_____ Amendment to the Land Development code Atlas From: MH To: LDR
_____ Amendment to a Previously Approved Planned Development Previous Application No.: X

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): _____

Directions to Property: From intersection of RT 491 & RT. 44 in Lecanto, FL, Turn "L" onto Rt 44 heading W. At intersection of RT. 44, RT 486 and Dunkenfield Ave., Turn "L" onto Dunkenfield Ave. heading "S", Aprox. 1 mile Down on Dunkenfield Ave. To W. Seagrass Ct. Turn "L" on W Seagrass Ct.

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: Jackie Terry Jackie Terry

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 Jackie Terry, 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 26 day of Aug, 21.

Lanette Ferdinand
Printed Name
Lanette Ferdinand
Notary Public State of Florida

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

RECEIVED
AUG 26 2021
AA-21-05

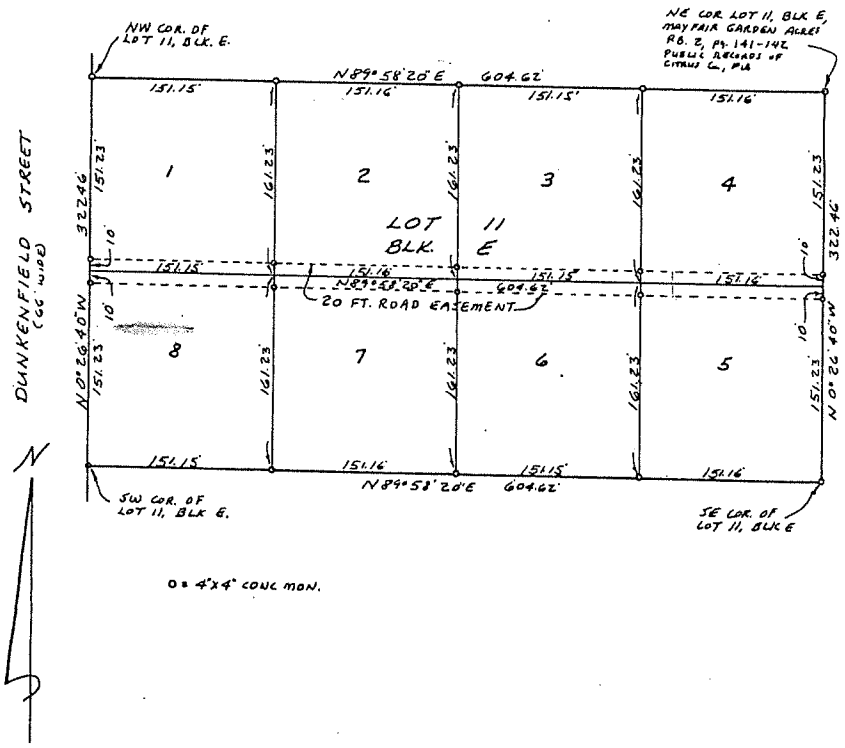
For Staff Use Only
Date: 8/26/21
Time: _____
Initials: JH

ATF: _____ GPLUM Des: _____
QTR: _____ FZ: _____
LUD: _____

Attachment: Applicant submittal (18582 : AA-21-05 Jackie Terry)

A SURVEY FOR
ROBERT TERRY
OF

Lot 11, Block E, Mayfair Garden Acres, as recorded in Plat Book 2, pages 141 and 142, public records of Citrus County, Florida, (descriptions of parcels o separate sheets).



I hereby certify that the survey was actually made on the ground as per record description and is correct, that there are no encroachments either way across property lines, other than as shown, and that the improvements have been constructed as shown.

Date: 10-5-79

Florida Reg. Surveyor No. 2560

AA-21-05

HILGER & RAY ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS · LAND PLANNERS
640 EAST HWY. 44, CRYSTAL RIVER, FLORIDA 32629
TELEPHONE: (904) 795-6551

SEC 36 TWP 18 RGE 17
DATE: 10-5-79
SCALE: 1" = 100'
DRAWN BY: ADR
F.B. 34 PG. 20 F

AF 7500

Attachment: Applicant submittal (18582 : AA-21-05 Jackie Terry)

PM2-21-130

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

APPLICATION NUMBER: AA-21-05 Jackie Terry
DATE: October 18, 2021
PREPARED BY: Amber Splitt, Planner, Land Development Division

This application is a request to amend the Land Use Atlas Map (LUAM) of the Land Development Code to remove the mobile home designation from the LDR land use.

REQUEST:	**FROM**: LDR-MH, Low Density Residential-Mobile Homes allowed **TO**: LDR, Low Density Residential
LOCATION:	Section 36, Township 18 South, Range 17 East; more specifically Lots 1 through 8 of an unrecorded subdivision Lot 11 Block E, of Mayfair Garden Acres, Plat Book 2, Page 141, (AK 1111862 and 1957621), with multiple addresses on W. Seagrass Ct., Crystal River, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE:	Approximately 3.9 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – LDR, Low Density Residential South – LDR, Low Density Residential East – LDR, Low Density Residential West – LDR, Low Density Residential
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – LDRMH, Low Density Residential, Mobile Homes allowed South – LDRMH, Low Density Residential, Mobile Homes allowed East – LDRMH, Low Density Residential, Mobile Homes allowed West – LDR, Low Density Residential
SURROUNDING EXISTING LAND USES:	North – Single Family Residence South – Single Family Residence, Vacant Residential East – Single Family Residence, Vacant Residential West – Single Family Residence, Vacant Residential
SOIL INFORMATION:	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Tavares Fine Sand, 0 to 5 Percent Slopes. Limitations to building site development are slight.
FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is located in Flood Zone X as found on Community-Panel Number 12017C0 306E.

Attachment: Staff report and locator map (18582 : AA-21-05 Jackie Terry)

BACKGROUND AND ANALYSIS

The subject property is located in Mayfair Garden Acres, at the intersection of N. Dunkenfield Ave. (Minor collector) and W. Seagrass Ct.(private, local road). The request is to change the Land Use designation from Low Density Residential Mobile Homes allowed to Low Density Residential for lots 1-8 of the unrecorded subdivision. Two of the lots are developed with single-family dwellings, and the other six are vacant.

The applicant would like to remove the mobile home designation. The lots in total are approximately 3.9 acres in size.

Consistency with the Land Development Code (LDC) - The applicant has proposed to remove the mobile home designation consistent with the surrounding area which has been developed with a mix of mobile homes and site-built residences.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application appears to be consistent with the following policies of the Comprehensive Plan:

Policy 17.15.9 The County shall establish standards to address compatibility between adjacent land uses and within neighborhoods and larger districts. Compatibility standards shall address at a minimum, land use density, land use intensity, and buffering. Additional standards may include drainage, landscaping, parking, access, lighting, and signage to ensure that new development and redevelopment is consistent with the character of its environs.

Staff comment: The application proposes to remove the mobile home designation on the subject properties. The lots will have the same density and will continue development of the existing site-built homes within the subdivision.

Policy 1.3.1 Mobile homes, multifamily units, and higher density housing may be allowed in areas throughout the County in accordance with the Land Development Code Atlas (LDC) and the Future Land Use Map (FLUM) except where otherwise prohibited by the Comprehensive Plan, such as Coastal High Hazard Area.

Staff comment: Although subject properties are not in Coastal High Hazard Area, the applicant is requesting to remove the Mobile Home designation.

Concurrency –

a) Sanitary Sewer – The subject properties are in Citrus County Utilities Division service area. The future development of the site will require connection to sewer when available.
b) Potable Water – The subject properties are in Citrus County Utilities Division service area. The future development of the site will require connection to central water when available.
c) Solid Waste – The property will utilize solid waste collection with disposal in the Citrus County landfill.
d) Drainage – There are no stormwater/drainage facilities currently onsite, and the lots are not in a flood zone.

Attachment: Staff report and locator map (18582 : AA-21-05 Jackie Terry)

PROPOSED FINDINGS OF FACT

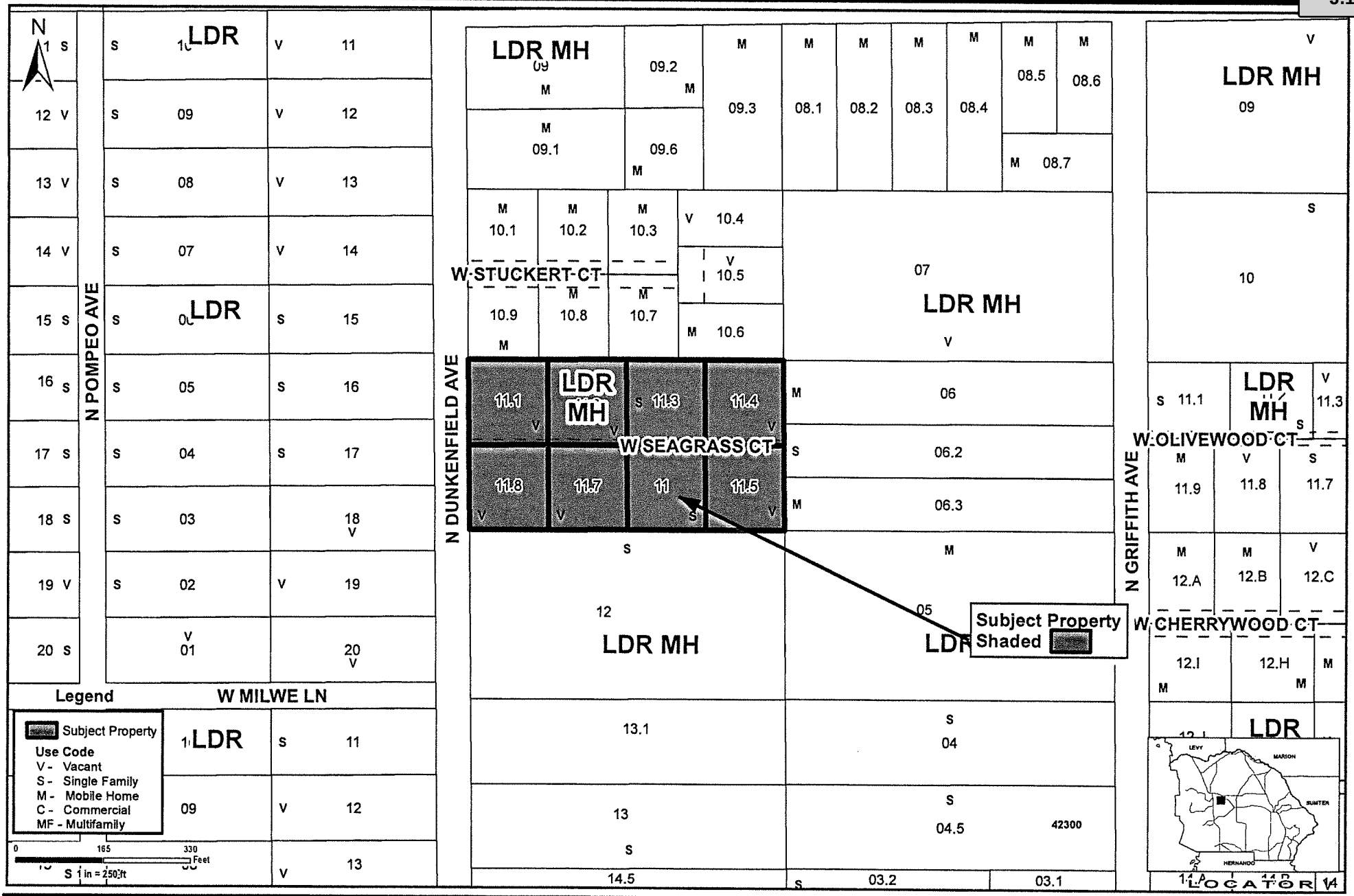
1. The request is to re-designate approximately 3.9 acres from LDRMH to LDR on the Land Use Atlas Map.
2. The subject property is located within the Planned Service Area for Citrus County.
3. The site can meet concurrency regulations and will connect when water and sewer are available.
4. The surrounding area contains a mix of mobile homes and single-family dwellings.

SUMMARY OF FINDINGS

The request is to re-designate 3.9 acres from LDRMH to LDR on the Land Use Atlas Map. Granting this request will not adversely affect the public interest and would be generally compatible with adjacent properties and other properties in the district.

AS/cb

Attachment: Staff report and locator map (18582 : AA-21-05 Jackie Terry)



Application #: AA-21-05	Applicant: Jackie Terry
Proposal: Amend the Land Development Atlas from LDR-MH to LDR	Location: Multiple addresses on Seagrass Ct. Crystal River, Florida
	S-T-R - 36-18-17 NW
Land Use Atlas: LDR-MH, Low Density Residential-Mobile Homes allowed	Planner Initials: DB Date: 9/23/21

Geographic Information Systems

Prepared By : William Braunsch
Date: September 09, 2021
Source: Enterprise Geodatabase
Map Number: WB0000680

Cynthia P. Skelhorn, Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide maximum data accuracy and completeness on all the data it is printed. However, all information provided should 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 distribution of these materials.

Attachment: Staff report and locator map (18582 : AA-21-05 Jackie Terry)

AA-21-05

Jackie Terry

Attachment: AA-21-05 Planner PP (18582 : AA-21-05 Jackie Terry)

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AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development
AGENDA DATE:	**November 18, 2021**

BRIEF OVERVIEW:

This application is a request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from LDR, Low Density Residential District to GNC, General Commercial District and amend the Land Use Atlas Map (LUAM) of the Land Development Code from LDR, Low Density Residential District and GNC, General Commercial District to GNC, General Commercial District with a Planned Unit Development (PUD) for a skilled nursing facility and assisted living facility with accessory uses.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
	Advertising				

Applicant responsibility

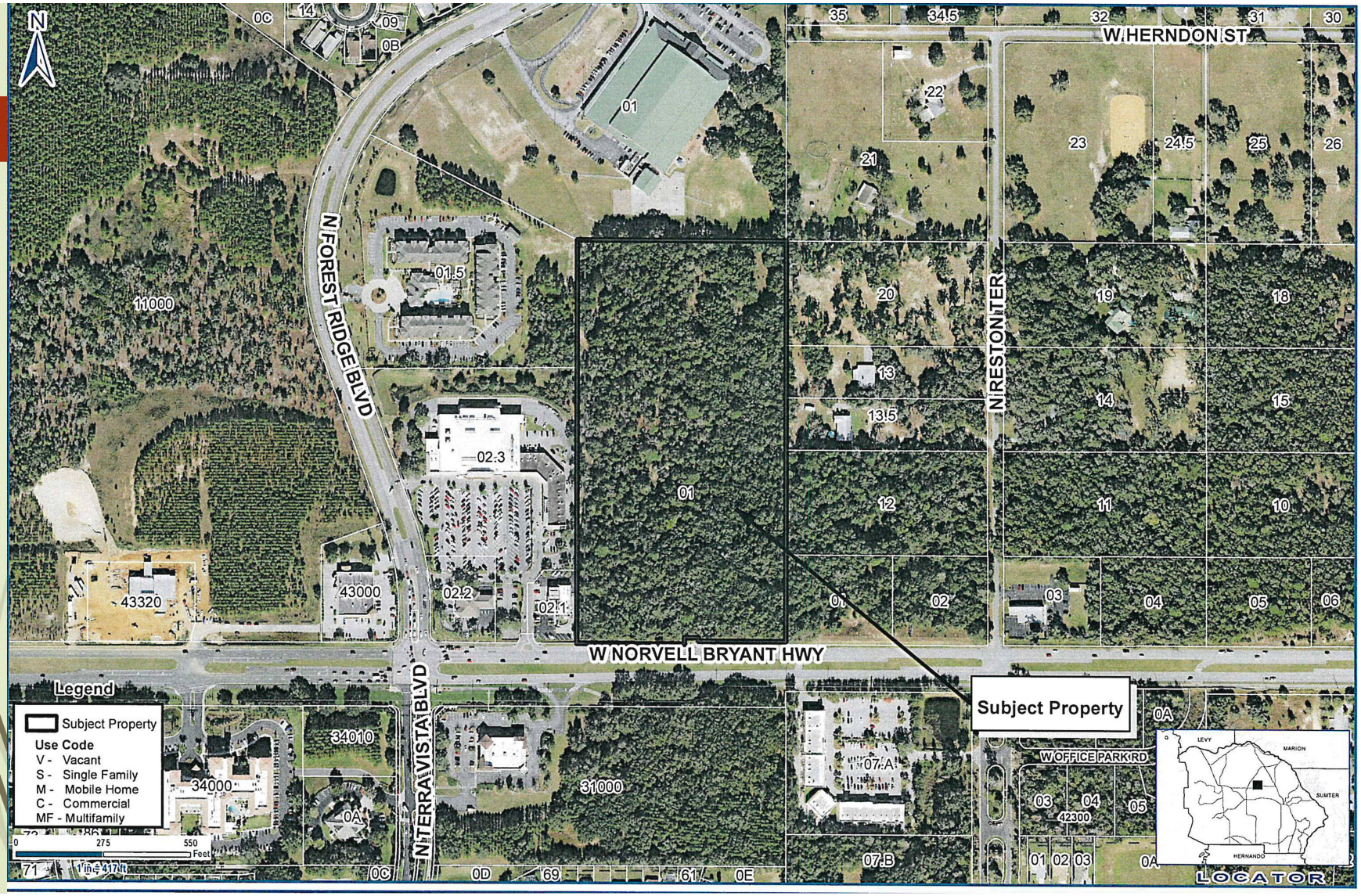
RECOMMENDED ACTION:

Conduct a public hearing on November 18, 2021, to review and consider CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development

CPA/AA/PUD-21-14 Clark A. Stillwell for Pruitt Properties Inc./ Citrus Hills Land Development

555 W. Norvell Bryant Hwy., Hernando, Florida

Attachment: coordinator PP (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties,



Attachment: coordinator PP (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties,

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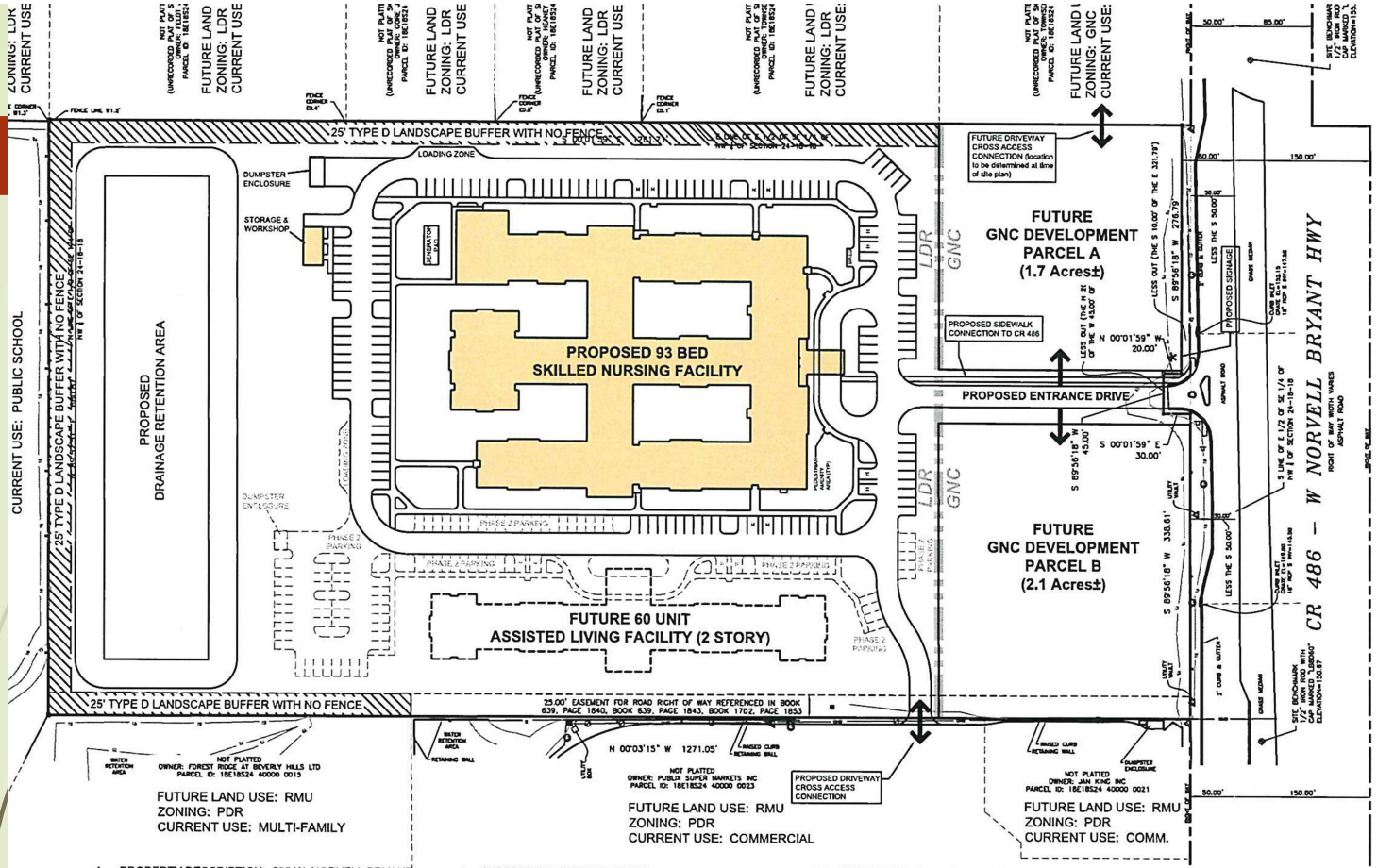

1. PROPERTY DESCRIPTION: 555 W. NORVELL BRYANT HWY, HERNANDO, FLORIDA; PARCEL ID: 18E18S24 4A000 0010; ALTKEY: 3229868 (See survey for legal description)
2. PARCEL SIZE: 19.187 ACRES± (shown on survey)
3. CURRENT ZONING: LDR & GNC
4. CURRENT FUTURE LAND USE: LDR
5. CURRENT PROPERTY USE: VACANT / UNDEVELOPED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

PLAN REVIS
DATE

MASTER SITE PLAN
June 1, 2021

PRUITT HEALTH
CITRUS HILLS

Landscape Archite
1773 East Cleveland
Hernando, FL 3444
Phone:352-637-1742

Paul C. Gibbs
Registered Landscape
#LA0001189
State of Florida
Date:

DRAWN BY:
DATE:
SCALE:

SHEET
1 OF 1

Attachment: coordinator PP (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties,

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070

Telephone (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: _____ Date: _____

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

Applicant*
Name: Law Office of Clark A. Stillwell
Address: PO Box 250
City: Inverness
State: Florida Zip: 34451
Home No.: _____ Cell No.: _____
Work No.: 726-6767 Fax No.: 726-8283
Email: caslaw@tampabay.rr.com

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

Property Description: Section: 24 Township: 18 South Range: 18 East
Legal Description: See Exhibit "A"
Subdivision: 0003392 Unrec Tracts Lot(s): _____ Block/Parcel: _____
Alternate Key #: 3229868 Parcel ID: _____
Acreage: 19.25 acres (MOL)

X New Planned Unit Development (PUD) Codification of CU-21-10
_____ Amendment to Previously Approved PUD/PD Previous Application No.: _____
Land Development Code Atlas Designation From: LDR To: GNC
Generalized Future Land Use Map Designation From: LDR To: GNC

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): GFLUM map amendment from LDR to GNC on 19.25 acres. LDC Atlas from LDR to GNC on 15.5 acres. Existing 4.24 acres on LDC atlas is already GNC

Directions to Property: (depth of 280 ft.). Convert CU-21-10 to a PUD for like uses. See Exhibit "B"

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

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

Signature: Clark A. Stillwell, Esq
Law Office of Clark A. Stillwell

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Clark A. Stillwell, who is personally known to me or provided _____ as identification and who did not take an oath. WITNESS my hand and official seal this 27th day of August 2021.

Carla Venard
Printed Name
Notary Public - State of Florida

Seal

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

Date: _____
Time: _____
Initials: _____

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

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Land Development Division

CPA/AA/PUD-21-14

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

Board of County Commissioners

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

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: Date:

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

Applicant*
Name: Law Office of Clark A. Stillwell
Address: PO Box 250
City: Inverness
State: Florida Zip: 34451
Phone: 352-726-6767
Email: caslaw@tampabay.rr.com

Property Owner
Name: See Exhibit "A"
Address:
City:
State: Zip:
Phone:
Email:

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

X New Planned Unit Development Codification of CU-21-10 into PUD.
___ Amendment to a Previously Approved Planned Development Previous Application No.:

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

Applicant Request(s): CU-21-10 is for 93 bed skilled nursing facility in LDR; parcel is being re-designated into GNC-FLUM/LDC . Adoption of CU-21-10 as a PUD.

Directions to Property: See Exhibit "B"

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

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

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

Signature: Clark A. Stillwell, Esq.

STATE OF FLORIDA
COUNTY OF CITRUS
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Clark A. Stillwell, who is personally known to me or provided ___ as identification and who did not take an oath.
WITNESS my hand and official seal this 24th day of August 2021.

Signature
Carla V. Ward
Printed Name

Seal

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

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AUG 27 2021

For Staff Use Only
Date: ___ Time: ___ Initials:
CPA/AA/PUD 21-14

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

August 27, 2021

Hand Delivery

Joanna Coutu, Director
Land Development Division
3600 W. Sovereign Path
Lecanto, FL 34461

Re: Pruitt Properties, Inc. – GFLUM/LDC Atlas Map Amendment/PUD
Alternate Key No.: 3229868
Hernando, Florida 19.25 acres (MOL)

Dear Ms. Coutu:

On behalf of our client, Pruitt Properties, Inc., I enclose the County Plan/LDC map amendment application forms the above noted parcel with accompanying PUD.

The subject vacant parcel (19.25 acres MOL) has split LDC Atlas land use districts – GNC along road frontage to 280 feet depth and the balance LDR. Per GFLUM map the total parcel is LDR. The proposed site uses are (1) a 93 bed skilled nursing facility (Phase I) and (2) 60 unit assisted living facility (Phase II). These uses are currently being reviewed in conditional use application #CU-21-10. See: FLUE Policy 17.3.7 on this type of facility in varied residential districts. The proposed GFLUM/LDC Atlas map amendments and PUD are intended to resolve split land use districts and provide a land use district consistent with land uses listed in the noted CU.

The applicant has a State of Florida Certificate of Need (CON) for the Phase I facility. See Exhibit "M" to the application for excerpts of the client Pruitt Properties' Certificate of Need application to the State of Florida, Agency for Healthcare Administration (AHCA). These materials reflect that AHCA has identified a need for new skilled nursing beds in Citrus County and that the applicant's CON met the statutory and community stated need. Note the emphasis on Alzheimer's treatment facilities included in this facility. A major issue in Citrus County given its population age. The intended Phase I use implements and is consistent with the County's recently enacted "Health in all Policies (HIAP) and added Obj. 1.4 of the Housing Element.

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The proposed facilities are is in Central Ridge area on a major arterial roadway. It's in PSA and the site has regional utilities. The site has varied uses adjacent to such – commercial, senior care, primary school and large lot residential. As the use is low impact it is compatible with all listed abutters. The uses fit well with senior living facilities in the area. Within Citrus County there are numerous like facilities tied into residential and commercial areas which have existed without any land use issues arising. As stated in the application text, use fills a well-documented need of the County. The attached text outlines the Plan's GNC standards and the applicant's compliance therewith. Specifically, pages 10-129 – 134 of FLUE element and Policy 17.6.4 of FLUE.

Finally, as noted above, a PUD application is also attached. The PUD simply re-codifies the CU application and approval conditions into a PUD ordinance of like use and intensity.

Please review for completeness and advise. The filing fee of $5,410.00, based upon Plan/LDC amendment and PUD, fee structure is enclosed. [1] Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure
cc: Client
Denise Lyn, Esquire w/o encl.
Paul Gibbs, w/o encl.

[1] GFLUM/LDC - $3,210.00 and PUD - $2,200.00.

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

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

INSTRUCTIONS FOR COMPLETING THE REQUIRED INFORMATION PAGES

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

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

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

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

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

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

6. The comprehensive plan and state regulations require that changes to the County's map(s) must be reviewed to determine what method will be used to provide the services (i.e., water, sewer, roads, etc.) necessary to develop or use the property under application. Provide discussion for each of these facilities listed on how this property will be serviced. If these facilities exist and are proposed to be utilized by the property, discuss all impacts on the capacity of each facility type. See Exhibit "H" - text regarding concurrency.

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

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

9. There are times when certain changes and projects are required to satisfy special regulations and rules (i.e. landfills must satisfy special environmental rules.) In the space provided, describe any special rules that apply to the request and where possible, attach copies of that information. LDC Section 3170

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

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

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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. Exhibit "A"

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

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. Exhibit "C" - No Wetlands

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). N/A

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: GFLUM LDR to GNC - LDC Atlas LDR to GNC

7. A map shall be submitted that shows all of the following: See Exhibits "C", "E", "F", "G"
   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: Exhibit "L" For a discussion of concurrency issues as to the intended use, please see County Planning staff report in Pruitt's CU-21-10.

   Sanitary Sewer: Exhibit "L" - regional utilities are available

   Potable Water: Exhibit "L" - regional utilities are available

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

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Department of Growth Management
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Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

Drainage: Exhibit "J"

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.

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? X Yes _____ No Exhibit "H"

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: Exhibit 'H"

Policy: _____

Policy: _____

Objective: _____

Policy: _____

Policy: _____

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

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

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

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ___Lot Reconfiguration

_____Plat Vacation _____Street Vacation __X__Comprehensive Plan Amendment – FLUM

__X__Atlas Map Amendment __X__Other (specify): PUD

LEGAL DESCRIPTION OF PROPERTY:

Section 24 Township 18 Range 18 Alternate Key # 3229868

Lot/Parcel _____ Block _____

Subdivision 003392 Unrec Tracts 24-18-18

I, Citrus Hills Land Development, LLC, owner of the above described property,
(Name of Owner)

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

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

SIGNATURE: _____
Ashish Sanon
Managing Member (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 Ashish Sanon, who is personally known to me or provided D L S 550-000-65-040-0 as identification and who did not take an oath.

WITNESS my hand and official seal this 10 day of August, 2021

Elizabeth McWilliams
Printed Name

Elizabeth McWilliams
Notary Public - State of Florida

Seal: ELIZABETH MCWILLIAMS NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires June 17, 2024 No. HH 11714

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Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

Exhibit List

Exhibit "A" – Owners Information/Legal/Deed

Exhibit "B" – Directions

Exhibit "C" – Topo Survey

Exhibit "D" – Aerial

Exhibit "E" – LDC Atlas (1) Existing (2) Proposed

Exhibit "F" – GFLUM Map (1) Existing (2) Proposed

Exhibit "G" – Abutter Map

Exhibit "H" - Application Text

Exhibit "I" - Site Plan

Exhibit "J" – Drainage Report

Exhibit "K" – Flood Plain Map

Exhibit "L" – Utility Letter

Exhibit "M" - Certificate of Need Excerpt

Exhibit "N" – Letter of Support

Exhibit "O" – Solid Waste Letter

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Exhibit "A"
Property Owner Information

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

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

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Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

Corporate Warranty Deed

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

2004019862 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $6.00
DOCUMENTARY TAX: $5,265.00
2004019862 BK:1702 PG:1853-1853
03/29/2004 01:53 PM 1 PG
TWHITE,DC Receipt #812637

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

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

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

Parcel Identification Number:

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

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

LLJR, INC.

By: _____
RAYMOND TOWNSEND
Its PRESIDENT

Signed and Sealed in Our Presence:

_____
Witness Print Name: PEGGY BURKE

_____
Witness Print Name: J. BARRY COOK

(Corporate Seal)

State of Florida
County of Citrus

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

_____ (Seal)
Notary Public
Notary Printed Name: _____

My Commission Expires::

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

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

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Closer's Choice Florida Corporate Deed/Letter

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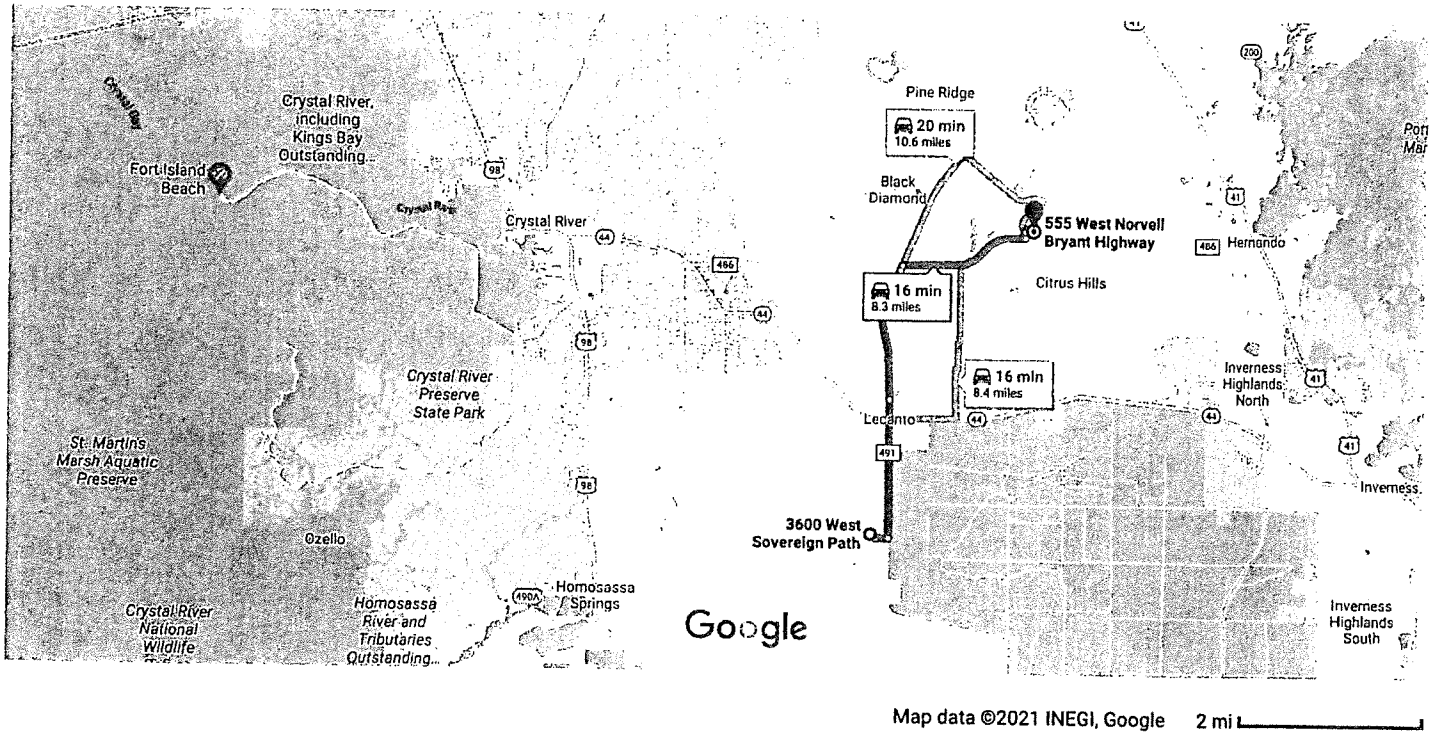
Exhibit "B"

Google Maps 3600 West Sovereign Path, Lecanto, FL to 555 West Norvell Bryant Highway — Drive 8.3 miles, 16 min



3600 W Sovereign Path

Lecanto, FL 34461

Take W Educational Path to Co Rd 491

2 min (0.4 mi)

1. Head southeast

364 ft

2. Turn right toward W Educational Path

0.1 mi

3. Turn left onto W Educational Path

0.3 mi

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

12 min (7.6 mi)

4. Turn left at the 1st cross street onto Co Rd 491

2.5 mi

5. Continue onto Co Rd 491

2.4 mi

6. Continue onto Co Rd 491/N Lecanto Hwy

0.1 mi

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

2.4 mi

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8. Turn left onto N Forest Ridge Blvd

0.1 mi

Drive to your destination

1 min (0.2 mi)

9. Turn right

62 ft

10. Turn left

0.2 mi

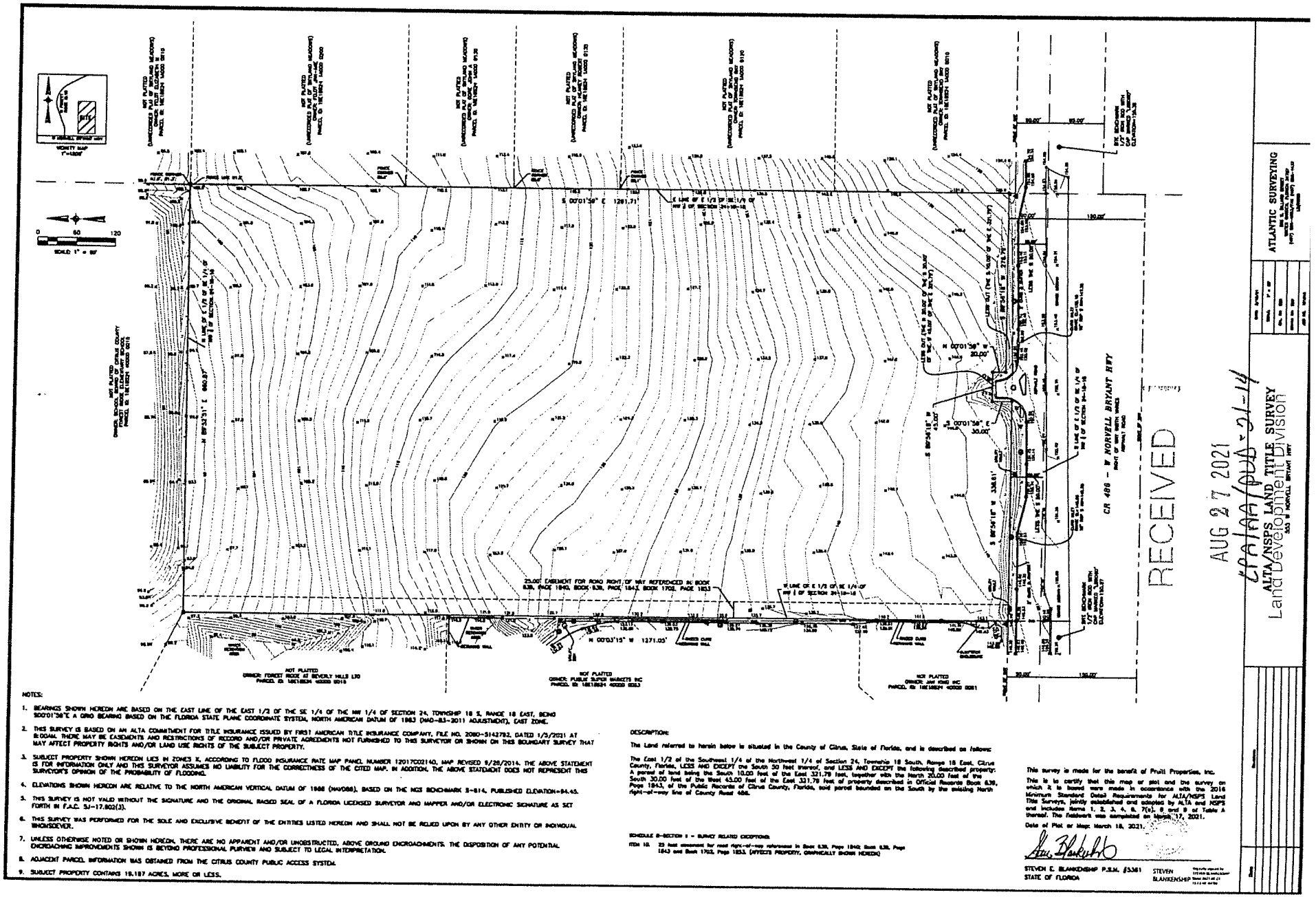
555 West Norvell Bryant Highway

Hernando, FL 34442

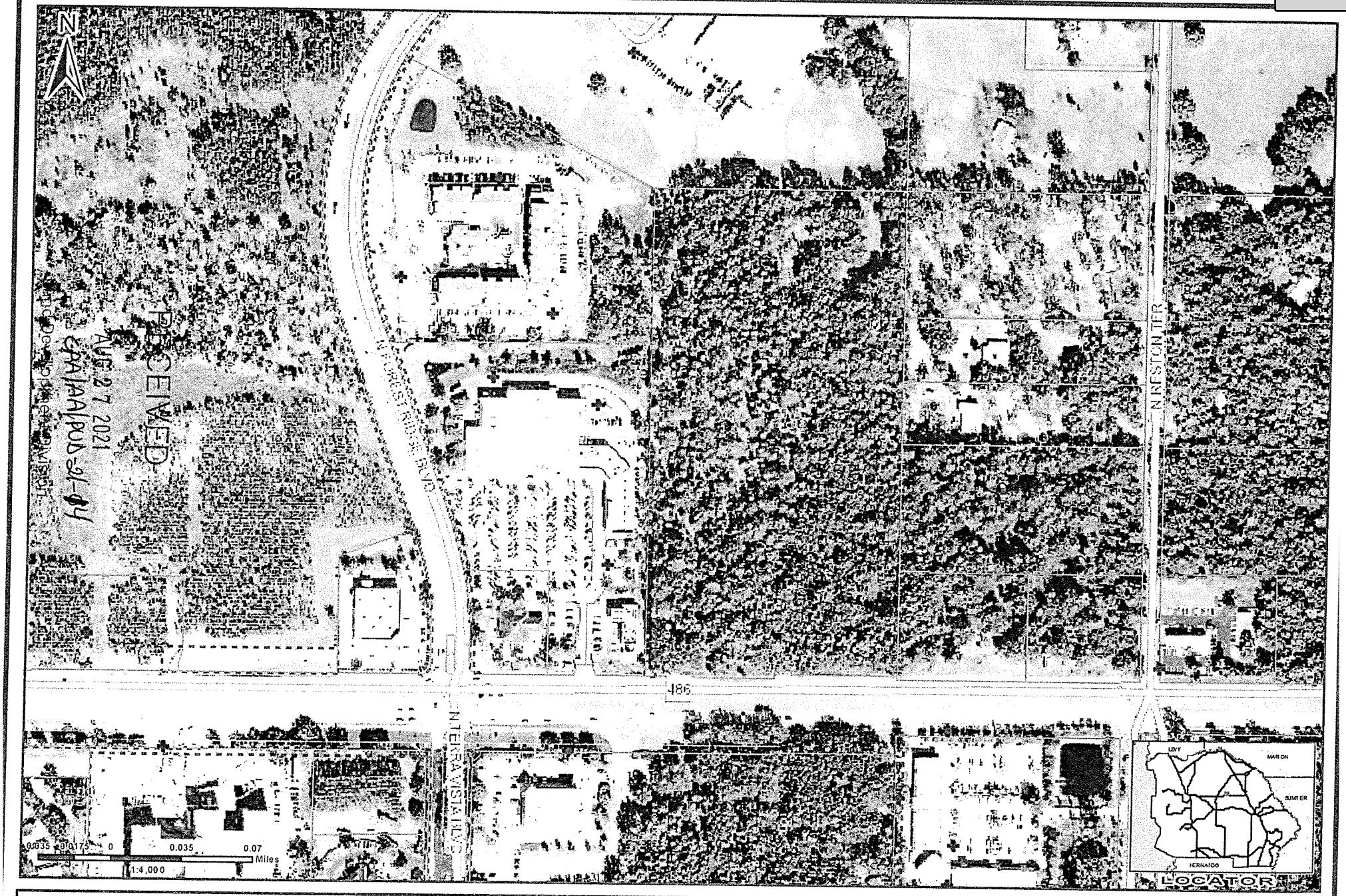
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

Exhibit "C"



Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt



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CPA/AA/PUD-21-14

Pruitt Properties Inc.

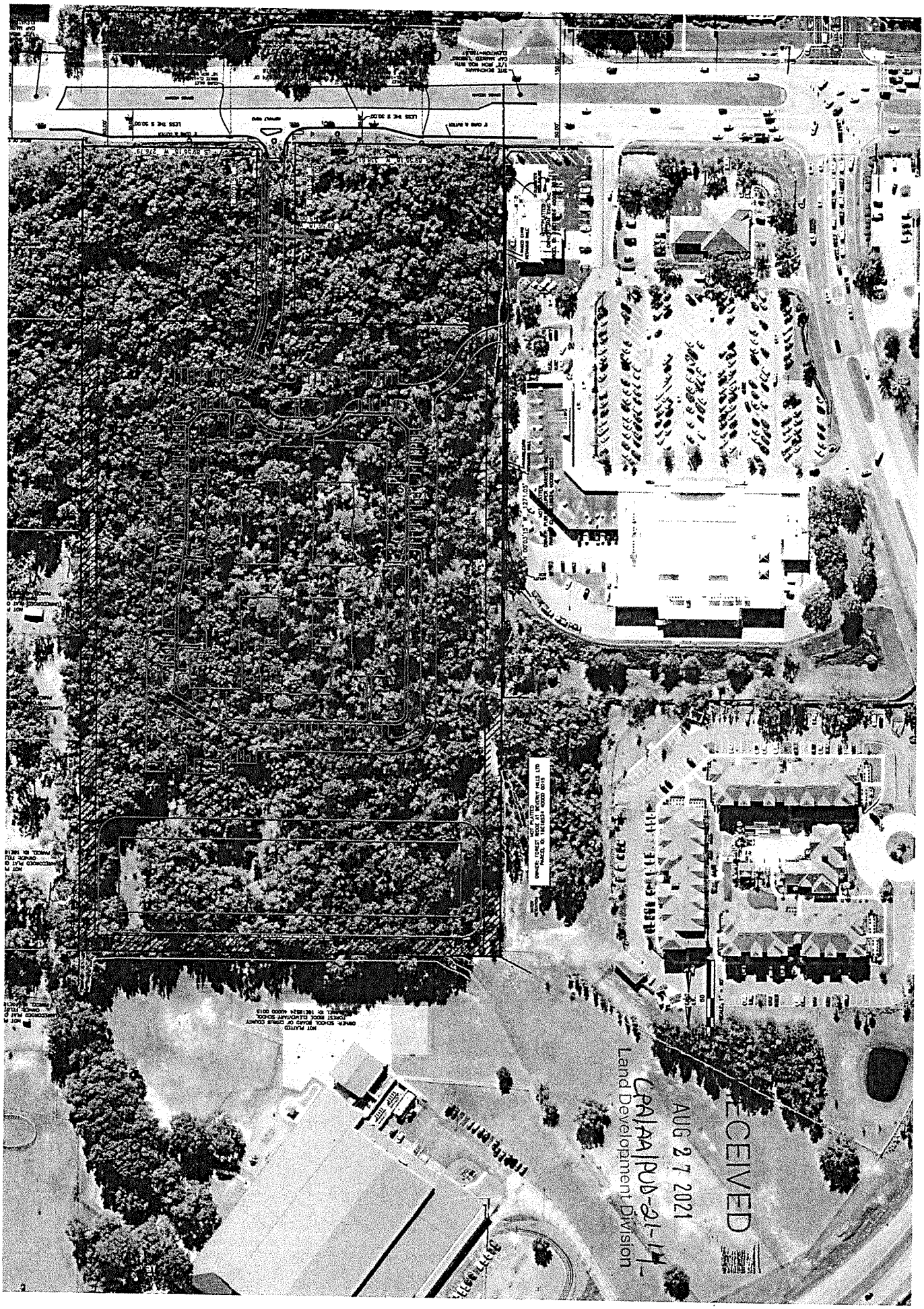
Geographic Information Systems

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

Cynthia Skelhorn
Director

Copyright © 2014 Citrus County B.O.C.C.

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt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NOT PLATTED
OWNER: JAN KING INC
PARCEL ID: 1BE1B524 40000 0021
RAISED CURB
RETAINING WALL
DUMPSTER ENCLOSURE
RIGHT-OF-WAY
50.00'
150.00'
2' CURB & GUTTER
GRASS MEDIAN
LESS THE
S 89°56'18" W
SITE BENCHMARK
1/2" IRON ROD WITH
CAP MARKED "LB8060"
ELEVATION=150.67

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Pruitt Properties Inc. LDC Atlas Map

Geographic Information Systems

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

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Cynthia Skelhorn
Director

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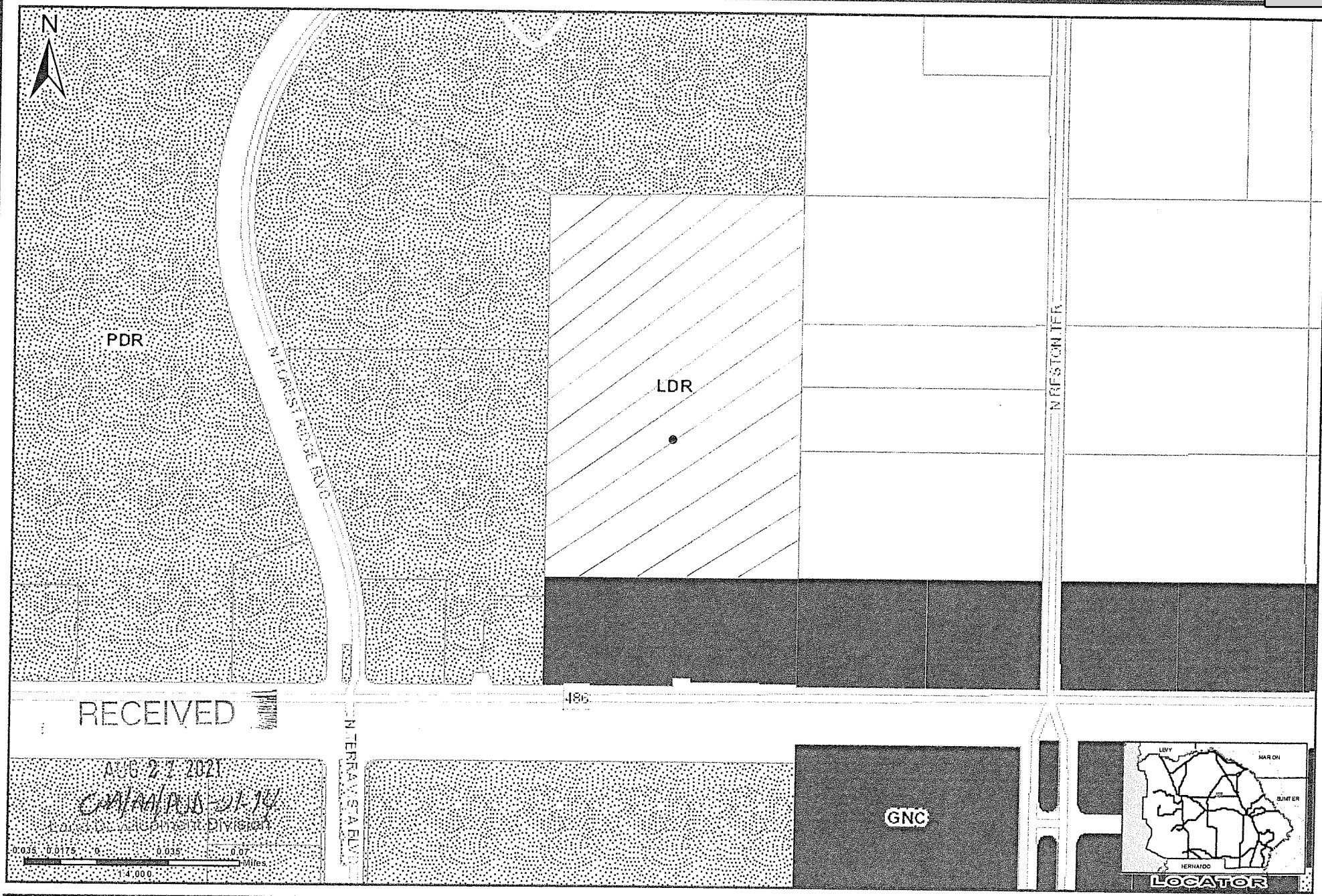
Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt



LDR to GNC (Proposed)

Pruitt Properties Inc. LDC Atlas Map

Geographic Information Systems

Prepared By : Web User

Date: 5/12/2021

Source: Enterprise Geodatabase

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Cynthia Skelhorn
Director

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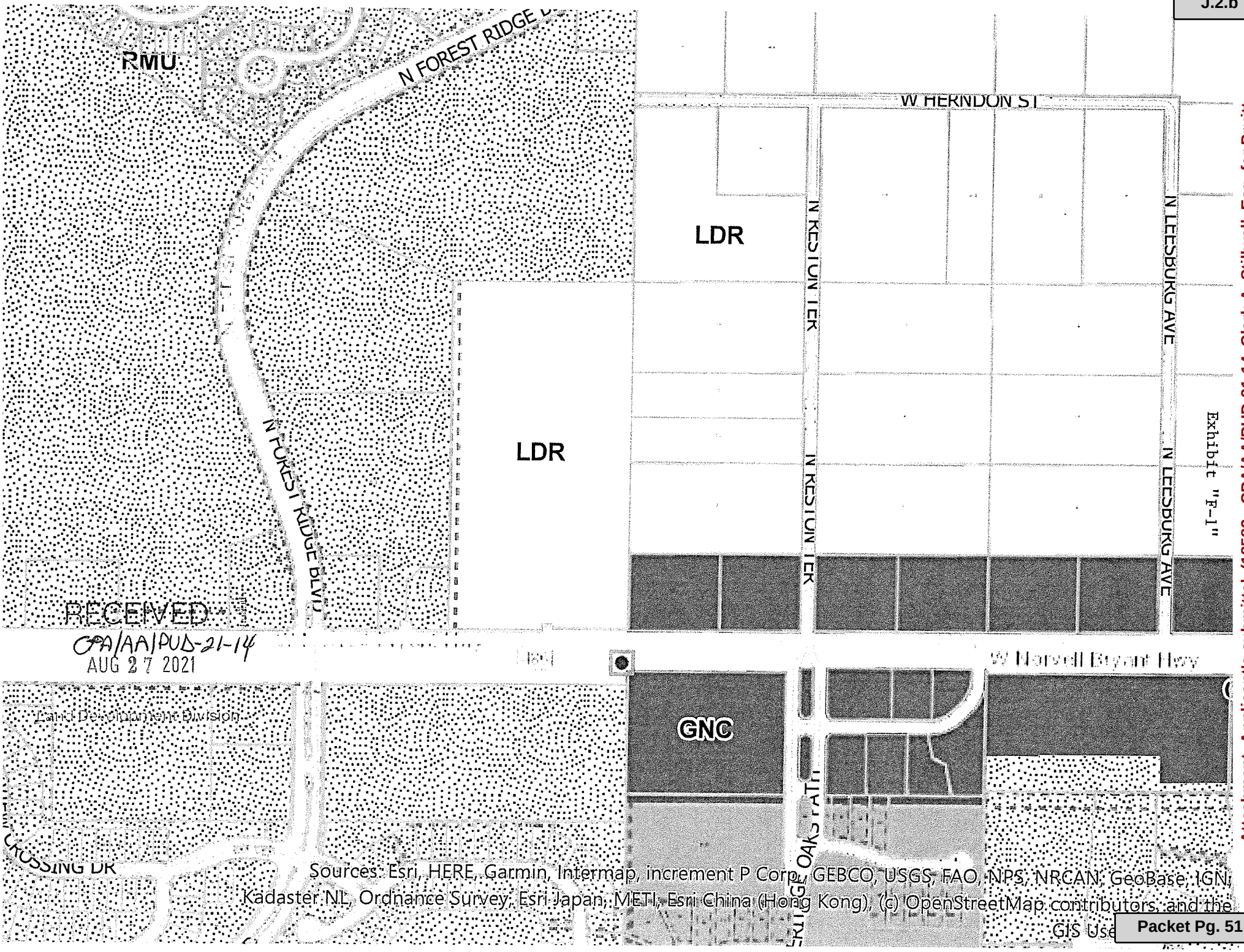

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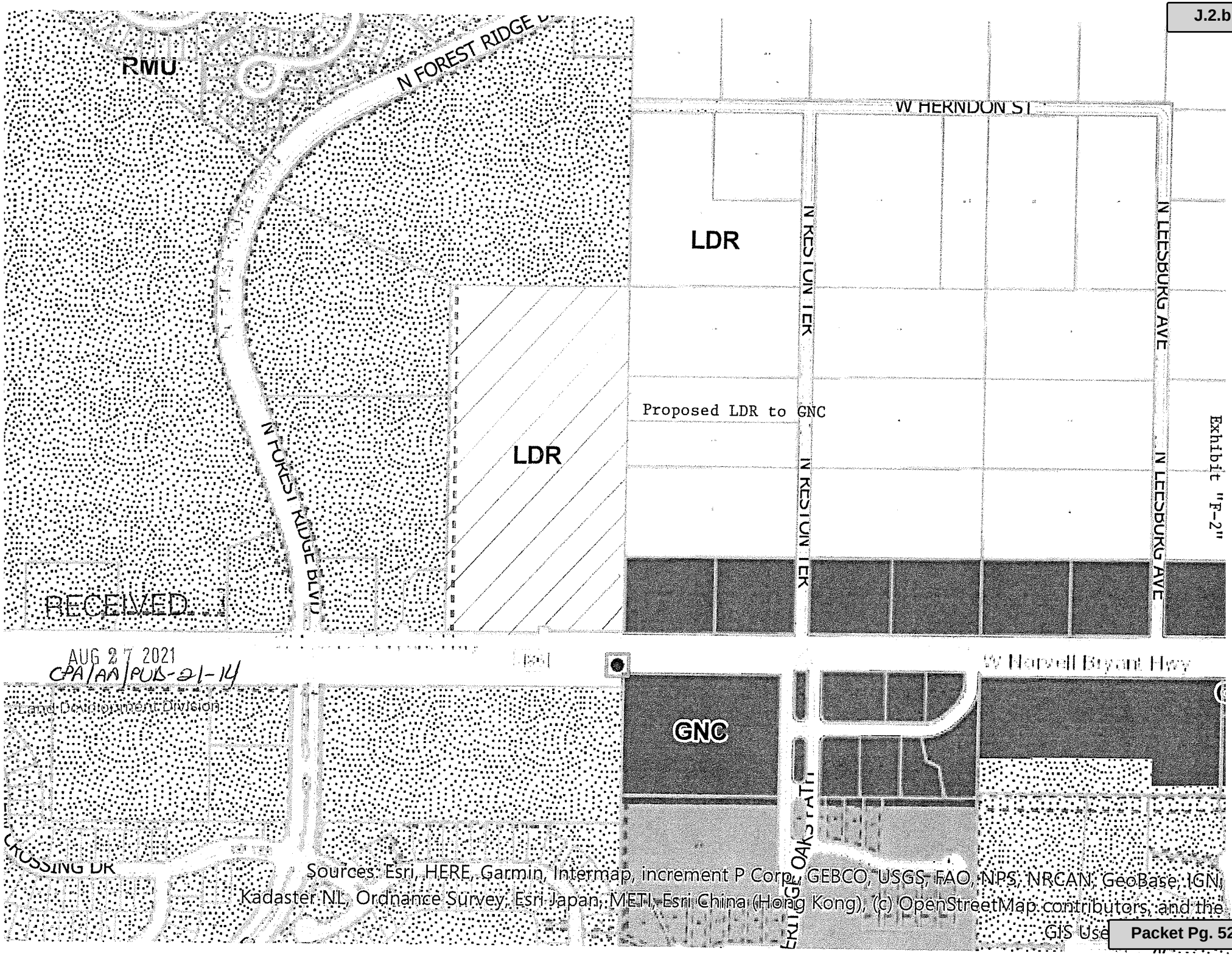

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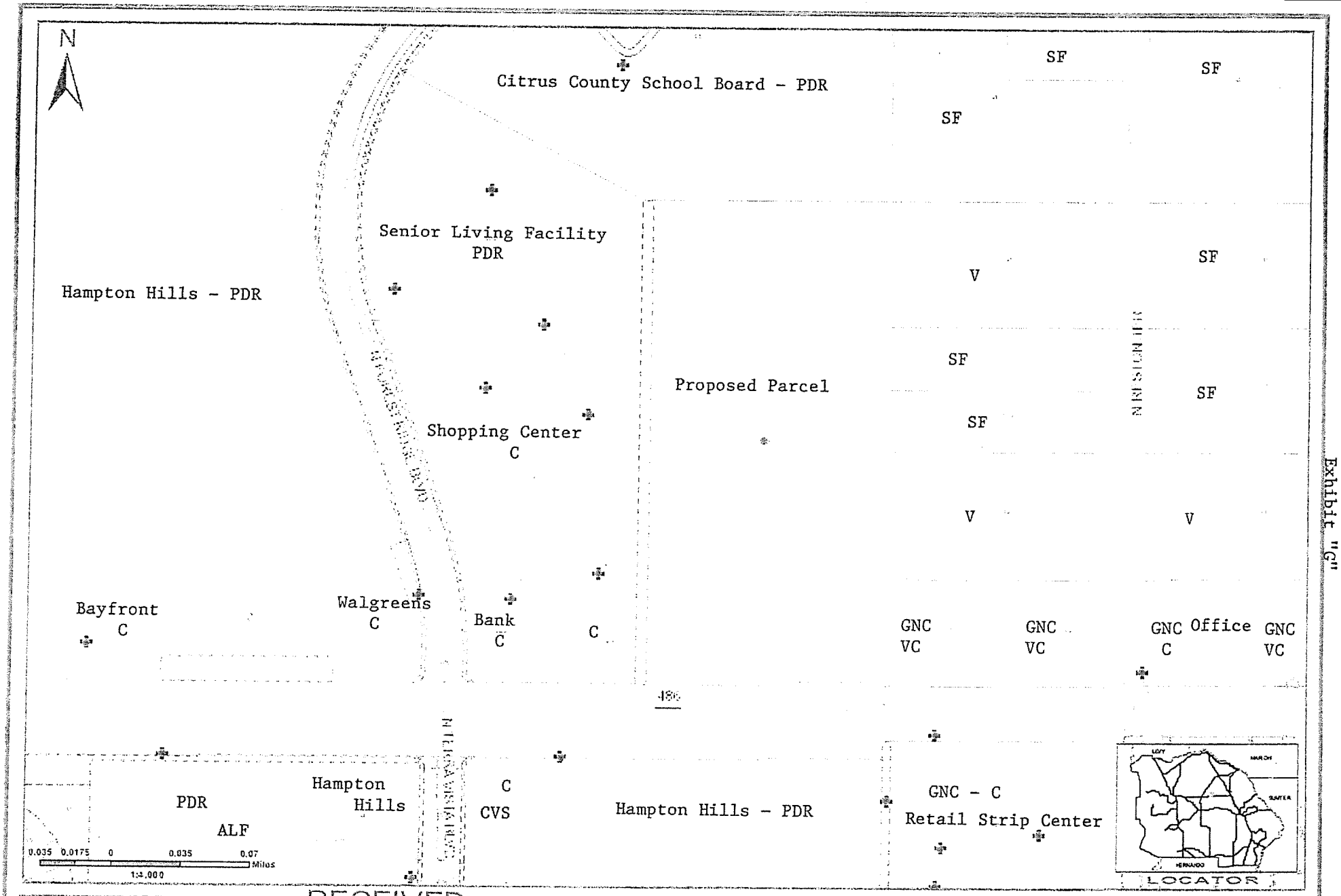

Legend:
C - Commercial
V - Vacant
VC - Vacant Commercial
SF - Single Family

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Land Development Division

Abutter Use Map

Geographic Information Systems
Cynthia Skoglund
Director
Prepared By : Web User
Date: 5/12/2021
Source: Enterprise Geodatabase
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Exhibit "G"

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt

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

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

Parcel is serviced by regional water and sewer. It is located on an arterial roadway – County Road 486. Parcel is located in county's Central Ridge area and Planned Service Area (PSA). Per GFLUM the entire parcel is LDR. The front 280 feet of the parcel (4.24 acres)(MOL) is designated GNC on LDC Atlas maps. The remaining balance of the parcel (15.01 acres) is designated LDR on LDC Atlas maps. Surrounding land uses and districts are as follows:

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

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

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II. Plan Consistency: FLUE Pages 10-129 – Policy 13.4.

CRITERIA Policy 17.64	SITE COMPLIANCE
Protect the development form natural hazards	There are no known natural hazards with this site and intended use.
Ensure adequate service from public utilities and other urban services	Site has arterial road access/central water and sewer is available. See concurrency Exhibits.
Minimize environmental impacts	No environmental issues exist. Site is in Central Ridge, PSA and Plan's 486 corridor.
Serve its intended market area	Serves County Road 486 corridor market area within PSA and Central Ridge. State Certificate of Need documents market need.
Provides buffering from other land uses to minimize conflicts	Conflicts are minimal, if any. Site is capable of meeting LDC standards for open space and buffering. Access is only to arterial with cross access to abutting GNC.
Provide adequate landscaping utilizing native plants and preserving existing on-site vegetation	Site is vacant and wooded. The size if sufficient to meet LDC standards. 20' Type "C" buffer on the north side. DRA is located to north facilitating separation from LDR.

III. Concurrency: No issues – regional utilities; large area with good soils for onsite drainage. For a discussion of concurrency issues as to the intended use, please see County Planning staff report in Pruitt's conditional use #CU-21-10.

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

V. Plan Consistency: Meets FLUE standards for stated use. Specifically, Policies 17.1.3, 17.2.2, 17.2.3 and 17.2.7; Also Obj. 17.3 and Policy 17.3.3, later expressly

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

recognizing the stated use in residential districts outside of C/L district. See also AICP policies and specifically Obj. 1.4 to the Housing Element.

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

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

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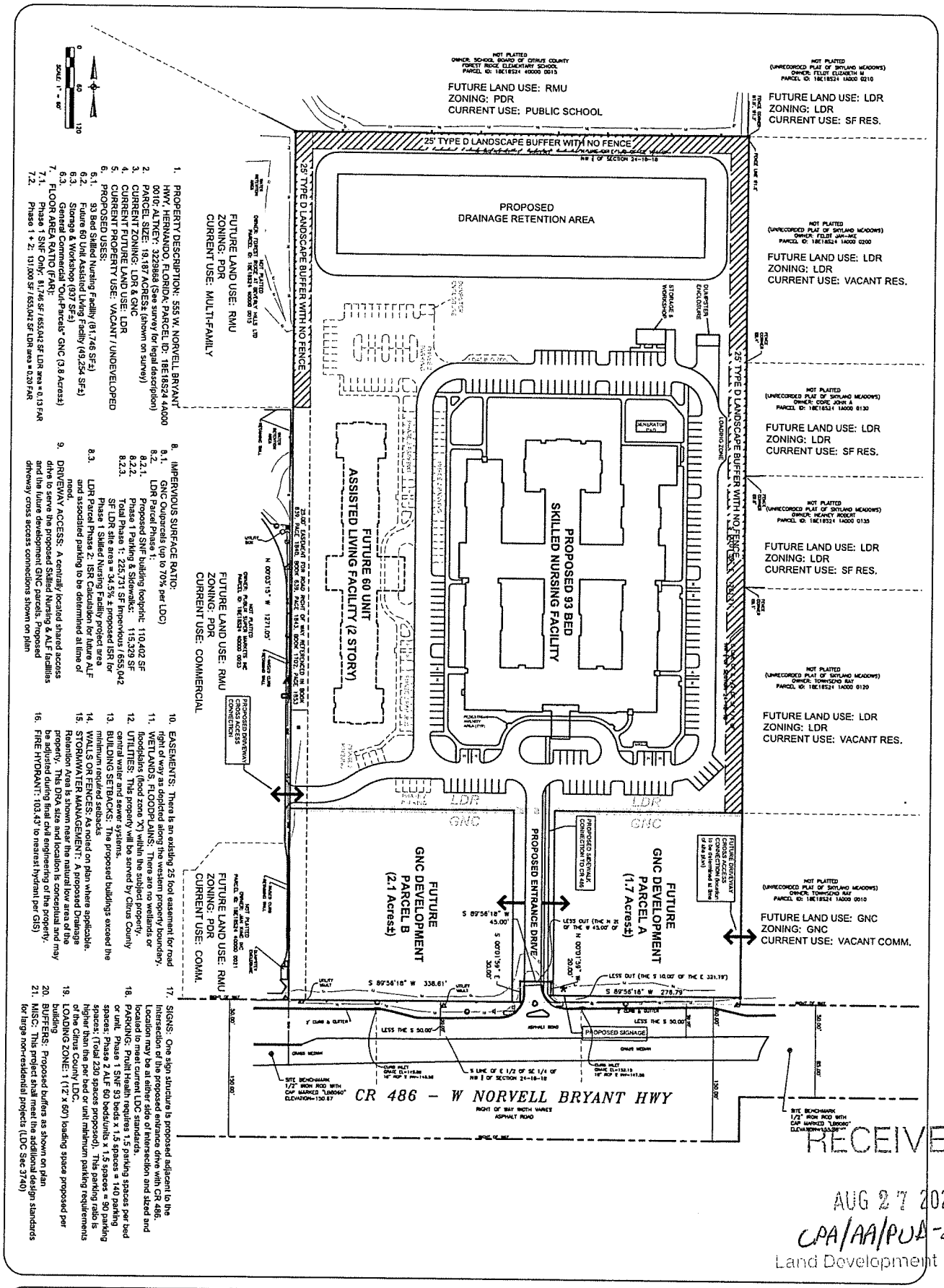
Exhibit "I"



1. PROPERTY DESCRIPTION: 555 W. NORVELL BRYANT HWY, HERNANDO, FLORIDA; PARCEL ID: 18E18S24 44000 0010; ALTKEY: 3229868 (See survey for legal description)
2. PARCEL SIZE: 19.187 ACRES± (shown on survey)
3. CURRENT ZONING: LDR & GNC
4. CURRENT FUTURE LAND USE: LDR
5. CURRENT PROPERTY USE: VACANT / UNDEVELOPED
6. PROPOSED USES:
   - 6.1. 93 Bed Skilled Nursing Facility (81,746 SF±)
   - 6.2. Future 60 Unit Assisted Living Facility (49,254 SF±)
   - 6.3. Storage & Workshop (937 SF±)
7. FLOOR AREA RATIO (FAR):
   - 7.1. Phase 1 SNF Only: 81,746 SF / 655,042 SF LDR area = 0.13 FAR
   - 7.2. Phase 1 + 2: 131,000 SF / 655,042 SF LDR area = 0.20 FAR
8. IMPERVIOUS SURFACE RATIO:
   - 8.1. GNC Outparcels (up to 70% per LDC)
   - 8.2. LDR Parcel Phase 1:
     - 8.2.1. Proposed SNF building footprint: 110,402 SF
     - 8.2.2. Phase 1 Parking & Sidewalks: 115,329 SF
     - 8.2.3. Total Phase 1: 225,731 SF Impervious / 655,042 SF LDR site area = 34.5% ± proposed ISR for Phase 1 Skilled Nursing Facility project area
   - 8.3. LDR Parcel Phase 2: ISR Calculation for future ALF and associated parking to be determined at time of need.
9. DRIVEWAY ACCESS: A centrally located shared access drive to serve the proposed Skilled Nursing & ALF facilities and the future development GNC parcels. Proposed driveway cross access connections shown on plan
10. EASEMENTS: There is an existing 25 foot easement for road right of way as depicted along the western property boundary.
11. WETLANDS, FLOODPLAINS: There are no wetlands or floodplains (flood zone 'X') within the subject property.
12. UTILITIES: This property will be served by Citrus County central water and sewer systems.
13. BUILDING SETBACKS: The proposed buildings exceed the minimum required setbacks
14. WALLS OR FENCES: As noted on plan where applicable.
15. STORMWATER MANAGEMENT: A proposed Drainage Retention Area is shown near the natural low area of the property. This DRA size and location is conceptual and may be adjusted during final civil engineering of the property.
16. FIRE HYDRANT: 103.43' to nearest hydrant per GIS)
17. SIGNS: One sign structure is proposed adjacent to the intersection of the proposed entrance drive with CR 486. Location may be at either side of intersection and sized and located to meet current LDC standards.
18. PARKING: Pruitt Health requires 1.5 parking spaces per bed or unit. Phase 1 SNF 93 beds x 1.5 spaces = 140 parking spaces; Phase 2 ALF 60 beds/units x 1.5 spaces = 90 parking spaces; (Total 230 spaces proposed). This parking ratio is higher than the per bed or unit minimum parking requirements of the Citrus County LDC.
19. LOADING ZONE: 1 (12' x 60') loading space proposed per building
20. BUFFERS: Proposed buffers as shown on plan
21. MISC: This project shall meet the additional design standards for large non-residential projects (LDC Sec 3740)

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SHEET	1 OF 1

Community Land Design, Inc. — Landscape Architecture
1773 East Cleveland Street, Homosassa, FL 34442, (352) 503-7122

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

MASTER SITE PLAN
June 1, 2021

PLAN REVISIONS:

DATE	DESCRIPTION

BEI BURRELL ENGINEERING, INC.
CIVIL ENGINEERING

Exhibit "J"

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

May 19, 2021

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

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

Dear Mr. Stillwell:

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

1. *DRAINAGE FACILITES*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WASTEWATER DISPOSAL

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

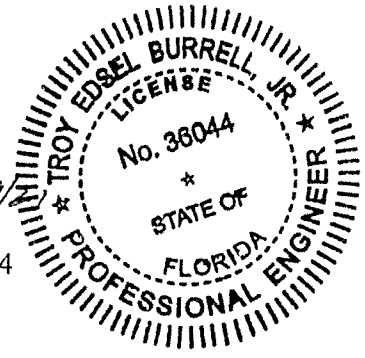
WATER SERVICE

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

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

Sincerely,

Burrell Engineering, Inc.



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

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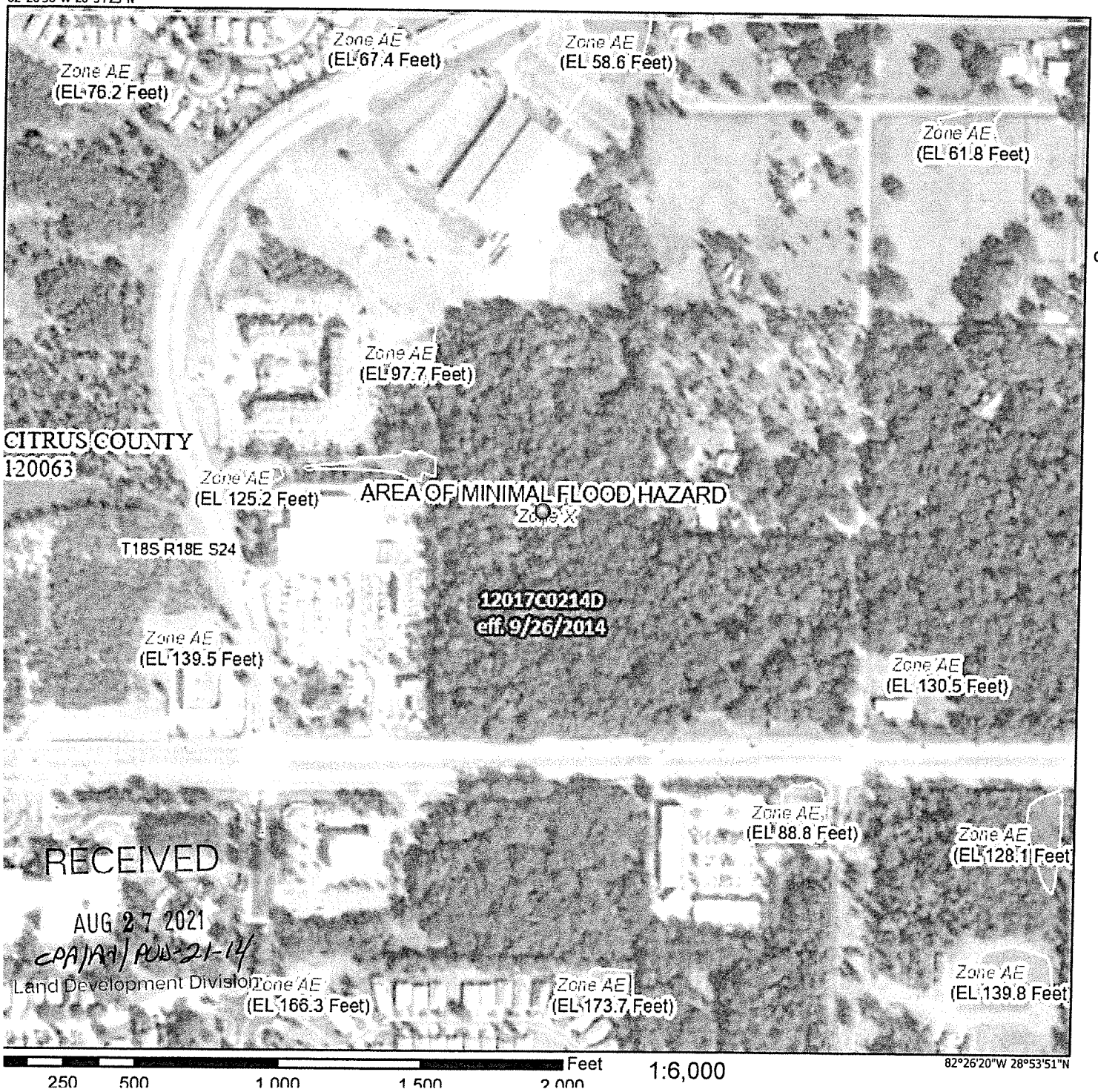
National Flood Hazard Layer FIRMette

FEMA

82°26'58"W 28°54'23"N



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250 500 1,000 1,500 2,000 Feet

1:6,000

82°26'20"W 28°53'51"N

Legend

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

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

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

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

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

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

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

N

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

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

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

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

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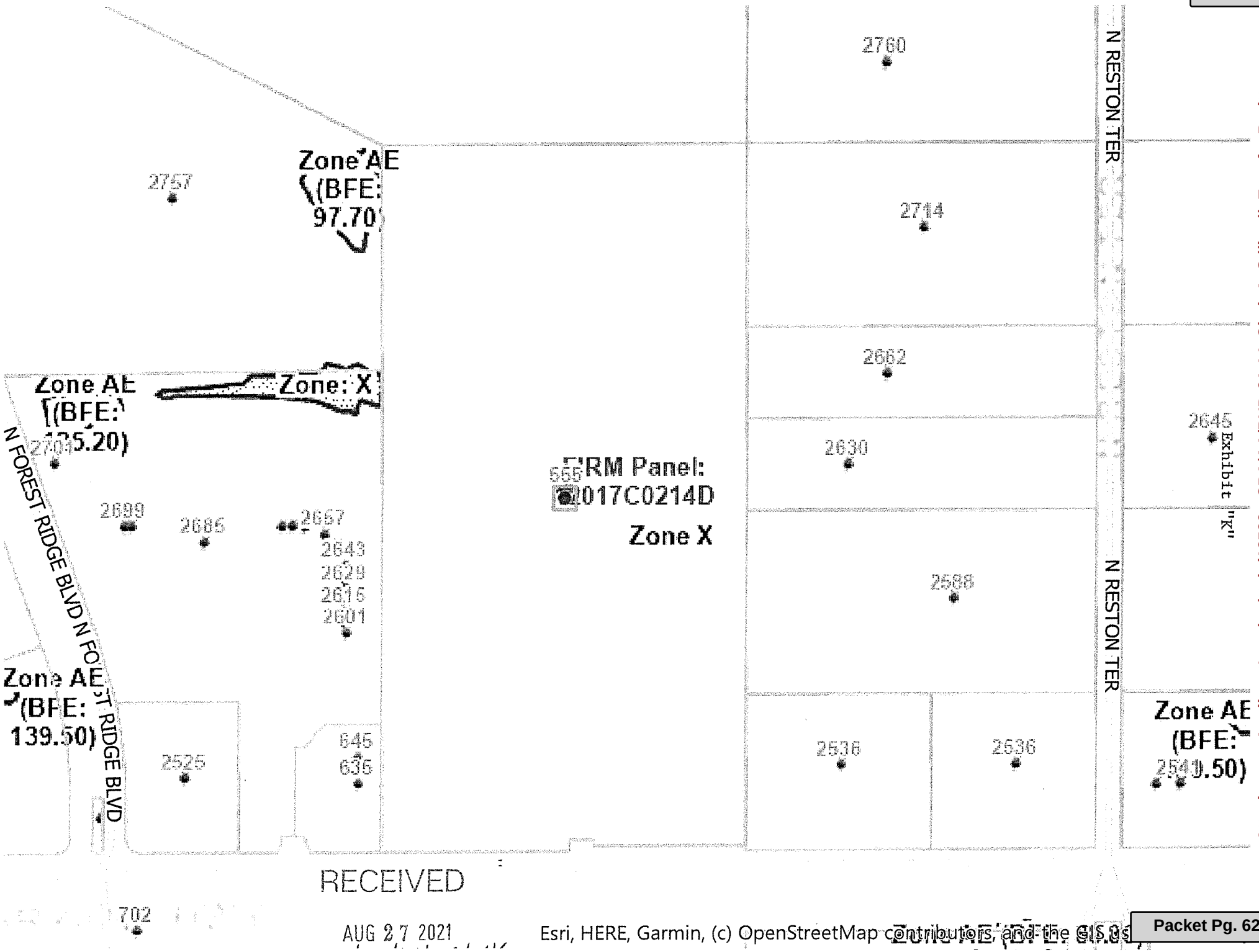

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Exhibit "L"

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

05/26/2021

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

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

Dear Mr. Stillwell:

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

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

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

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

CITRUS COUNTY DEPT. OF WATER RESOURCES

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

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Exhibit "M"

SCHEDULE B

All Applicants

***Except* Transfer of CON**

PROJECT DESCRIPTION

and

CONFORMANCE WITH REVIEW CRITERIA

E. CONFORMITY OF PROJECT WITH REVIEW CRITERIA

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

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

1. FIXED NEED POOL

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

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

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

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

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SCHEDULE B

All Applicants

Except Transfer of CON

PROJECT DESCRIPTION

and

CONFORMANCE WITH REVIEW CRITERIA

Population

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

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

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

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

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

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

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

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

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

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

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

Bed Need Computation

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

1. A = (POPA × BA) + (POPB × BB)

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

2. BA = LB / (POPC + (6 × POPD))

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

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

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

Existing Nursing Home Landscape and Utilization

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

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

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

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

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

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Exhibit "O"

Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

August 12, 2021

Law Office of Clark A. Stillwell, LLC.
Brannen Bank Building
320 U.S. Highway 41 South
Inverness, FL 34450

Re: Pruitt Properties, Inc.
Alternate Key No.: 3229868
Hernando, Florida (County Road 486, Citrus Hills area)
19.25 acres (MOL) LDR to GNC
Plan/LDC Map Amendment
Section 24, Township 18, Range 18

Dear Mr. Stillwell,

This letter is in response to your request of August 12, 2021, for a determination of whether sufficient landfill capacity exists for the above referenced Alternate Key Numbers.

The Citrus County Central Landfill has sufficient capacity to accommodate this project.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Henry C. Norris, Jr.
Citrus County Solid Waste Management Director

HCN:jly

Henry C. Norris, Jr. Director
Citrus County Division of Solid Waste Management
PO Box 340
Lecanto, FL 34460
Telephone: (352) 527-7670 Fax: (352) 527-7672
Henry.Norris@citrusbocc.com

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AUG 27 2021
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Land Developme

Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

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

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

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

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

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

Available and Accessible Secure Alzheimer's Unit

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

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

Prevalence of Alzheimer's Dementia

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

Of the total population in the United States:

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

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

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

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

State and Local Statistics

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

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

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

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

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

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

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Coping with Dementia LLC
P.O. Box 143, Inverness, FL 34451 • 352-422-3663 • www.coping.today

June 27, 2021

Law Office of Clark A. Stillwell., LLC
PO Box 250
Inverness, FL 34451-0250

Re: Pruitt Properties Inc.-Conditional Use-Skilled Nursing
Alternate Key No.: 3229868
Hernando, FL 19.25 acres (MOL)

Dear Mr. Stillwell,

I am responding to your letter dated June 10, 2021. I do support the need for a new dementia care-focused skilled nursing community in Citrus County. I would especially support a facility that is focused on the person centered care with a staff that is trained in more progressive dementia care and modern techniques that exceed current State minimum requirements.

I believe our residents and families who are dealing with dementia deserve a better standard of care.

I would be interested in attending the public hearings and to learn what your client's intentions are for Citrus County.

Thank you for contacting me and I look forward to learning the results of the public hearing.

Best Regards, Deborah J Selsavage

Deborah Selsavage, President Coping with Dementia LLC

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Attachment: Applicant's submittal (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joe Hochadel**
Miranda Anaya

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Pruitt – GNC GFLUM**

DATE: **September 13, 2021**

Joe/Miranda:

For your file attached are the latest traffic counts on County Road 486 at nearest traffic monitoring location. Note, significant growth over the last four (4) years.

CAS/cv
Enclosure
cc: Client
Joanna Coutu

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CPA/AA/PUD-21-14
Land Development Division

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Traffic Counts

STATION	0062E
COUNT YEAR	2017
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486-East
COUNT LOCATION	700' W of N Essex Ave-East
ROAD SEGMENT	Forest Ridge Blvd to Essex Ave.
ADT	8,964.50
PM PEAK AVG	761.50
AVG MOTORCYCLE PERCENT	0.00
AVG CARS PERCENT	0.96
AVG TRUCK PERCENT	0.04
AGENCY	

Related tables:

GIS_IM_COUNTY_TRAFFIC_COUNT_STATIONS - TRAFFIC_COUNT_DATA

2020
10,020 ADT
889 PK HR
05% truck

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SEP 13 2021
CPA|AA|PUD-21-14
Land Development Division

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Traffic Counts

STATION	0062E
COUNT YEAR	2018
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486-East
COUNT LOCATION	700' W of N Essex Ave-East
ROAD SEGMENT	Forest Ridge Blvd to Essex Ave.
ADT	9,877.50
PM PEAK AVG	869.50
AVG MOTORCYCLE PERCENT	0.00
AVG CARS PERCENT	0.96
AVG TRUCK PERCENT	0.04
AGENCY	

Related tables:

GIS_IM_COUNTY_TRAFFIC_COUNT_STATIONS - TRAFFIC_COUNT_DATA

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Traffic Counts

STATION	0062E
COUNT YEAR	2019
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486-East
COUNT LOCATION	700' W of N Essex Ave-East
ROAD SEGMENT	Forest Ridge Blvd to Essex Ave.
ADT	9,797.00
PM PEAK AVG	861.00
AVG MOTORCYCLE PERCENT	0.00
AVG CARS PERCENT	0.96
AVG TRUCK PERCENT	0.04
AGENCY	

Related tables:

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Traffic Counts

STATION	0062E
COUNT YEAR	2020
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486-East
COUNT LOCATION	700' W of N Essex Ave-East
ROAD SEGMENT	Forest Ridge Blvd to Essex Ave.
ADT	10,020.50
PM PEAK AVG	889.00
AVG MOTORCYCLE PERCENT	0.00
AVG CARS PERCENT	0.95
AVG TRUCK PERCENT	0.05
AGENCY	

Related tables:

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Traffic Counts

STATION	0062W
COUNT YEAR	2017
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486-West
COUNT LOCATION	700' W of N Essex Ave-West
ROAD SEGMENT	Forest Ridge Blvd to Essex Ave.
ADT	9,033.00
PM PEAK AVG	758.50
AVG MOTORCYCLE PERCENT	0.00
AVG CARS PERCENT	0.95
AVG TRUCK PERCENT	0.05
AGENCY	

Related tables:

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Traffic Counts

STATION	0062W
COUNT YEAR	2018
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486-West
COUNT LOCATION	700' W of N Essex Ave-West
ROAD SEGMENT	Forest Ridge Blvd to Essex Ave.
ADT	10,012.00
PM PEAK AVG	834.00
AVG MOTORCYCLE PERCENT	0.00
AVG CARS PERCENT	0.95
AVG TRUCK PERCENT	0.04
AGENCY	

Related tables:

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Traffic Counts

STATION	0062W
COUNT YEAR	2019
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486-West
COUNT LOCATION	700' W of N Essex Ave-West
ROAD SEGMENT	Forest Ridge Blvd to Essex Ave.
ADT	9,877.50
PM PEAK AVG	814.50
AVG MOTORCYCLE PERCENT	0.00
AVG CARS PERCENT	0.96
AVG TRUCK PERCENT	0.04
AGENCY	

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Traffic Counts

STATION	0062W
COUNT YEAR	2020
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486-West
COUNT LOCATION	700' W of N Essex Ave-West
ROAD SEGMENT	Forest Ridge Blvd to Essex Ave.
ADT	9,932.00
PM PEAK AVG	821.50
AVG MOTORCYCLE PERCENT	0.03
AVG CARS PERCENT	0.95
AVG TRUCK PERCENT	0.02
AGENCY	

Related tables:

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Traffic Counts

STATION	0050W
COUNT YEAR	2017
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486 (Norvell Bryant)-West
COUNT LOCATION	1000' W of US 41-West
ROAD SEGMENT	Croft Ave to US 41
ADT	6,431.50
PM PEAK AVG	570.50
AVG MOTORCYCLE PERCENT	0.01
AVG CARS PERCENT	0.96
AVG TRUCK PERCENT	0.03
AGENCY	

Related tables:

GIS_IM_COUNTY_TRAFFIC_COUNT_STATIONS - TRAFFIC_COUNT_DATA

2020

7,252 ADT

633 PK HR

4% Truck

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Traffic Counts

STATION	0050W
COUNT YEAR	2018
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486 (Norvell Bryant)-West
COUNT LOCATION	1000' W of US 41-West
ROAD SEGMENT	Croft Ave to US 41
ADT	7,065.50
PM PEAK AVG	602.00
AVG MOTORCYCLE PERCENT	0.01
AVG CARS PERCENT	0.95
AVG TRUCK PERCENT	0.04
AGENCY	

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Traffic Counts

STATION	0050W
COUNT YEAR	2019
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486 (Norvell Bryant)-West
COUNT LOCATION	1000' W of US 41-West
ROAD SEGMENT	Croft Ave to US 41
ADT	6,934.00
PM PEAK AVG	649.00
AVG MOTORCYCLE PERCENT	0.00
AVG CARS PERCENT	0.96
AVG TRUCK PERCENT	0.03
AGENCY	

Related tables:

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Traffic Counts

STATION	0050W
COUNT YEAR	2020
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486 (Norvell Bryant)-West
COUNT LOCATION	1000' W of US 41-West
ROAD SEGMENT	Croft Ave to US 41
ADT	7,252.00
PM PEAK AVG	633.50
AVG MOTORCYCLE PERCENT	0.01
AVG CARS PERCENT	0.95
AVG TRUCK PERCENT	0.04
AGENCY	

Related tables:

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Traffic Counts

STATION	0050E
COUNT YEAR	2017
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486 (Norvell Bryant)-East
COUNT LOCATION	1000' W of US 41-East
ROAD SEGMENT	Croft Ave to US 41
ADT	6,985.00
PM PEAK AVG	603.00
AVG MOTORCYCLE PERCENT	0.01
AVG CARS PERCENT	0.90
AVG TRUCK PERCENT	0.09
AGENCY	

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Traffic Counts

STATION	0050E
COUNT YEAR	2018
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486 (Norvell Bryant)-East
COUNT LOCATION	1000' W of US 41-East
ROAD SEGMENT	Croft Ave to US 41
ADT	7,122.00
PM PEAK AVG	593.50
AVG MOTORCYCLE PERCENT	0.01
AVG CARS PERCENT	0.95
AVG TRUCK PERCENT	0.05
AGENCY	

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Traffic Counts

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COUNT YEAR	2019
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486 (Norvell Bryant)-East
COUNT LOCATION	1000' W of US 41-East
ROAD SEGMENT	Croft Ave to US 41
ADT	7,048.00
PM PEAK AVG	608.00
AVG MOTORCYCLE PERCENT	0.00
AVG CARS PERCENT	0.95
AVG TRUCK PERCENT	0.04
AGENCY	

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Traffic Counts

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COUNT YEAR	2020
ACTIVE	Y
FDOT SITE	
ROADWAY	CR 486 (Norvell Bryant)-East
COUNT LOCATION	1000' W of US 41-East
ROAD SEGMENT	Croft Ave to US 41
ADT	7,598.50
PM PEAK AVG	638.00
AVG MOTORCYCLE PERCENT	0.01
AVG CARS PERCENT	0.95
AVG TRUCK PERCENT	0.05
AGENCY	

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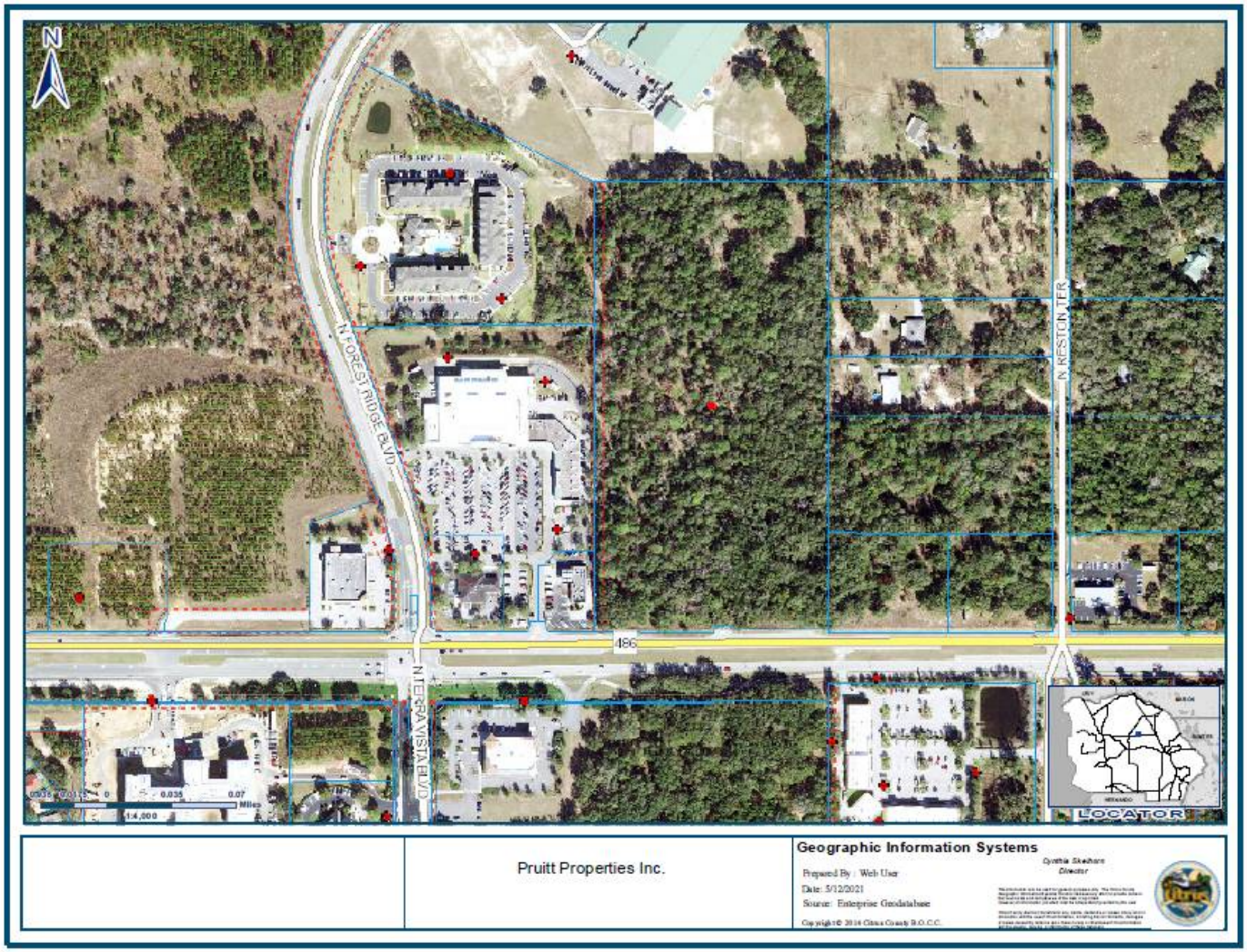
CPA/AA/PUD-21-14

Clark A. Stillwell
Law Office of Clark A. Stillwell for
Pruitt Properties, Inc.
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com

Attachment: Applicant PP (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties,



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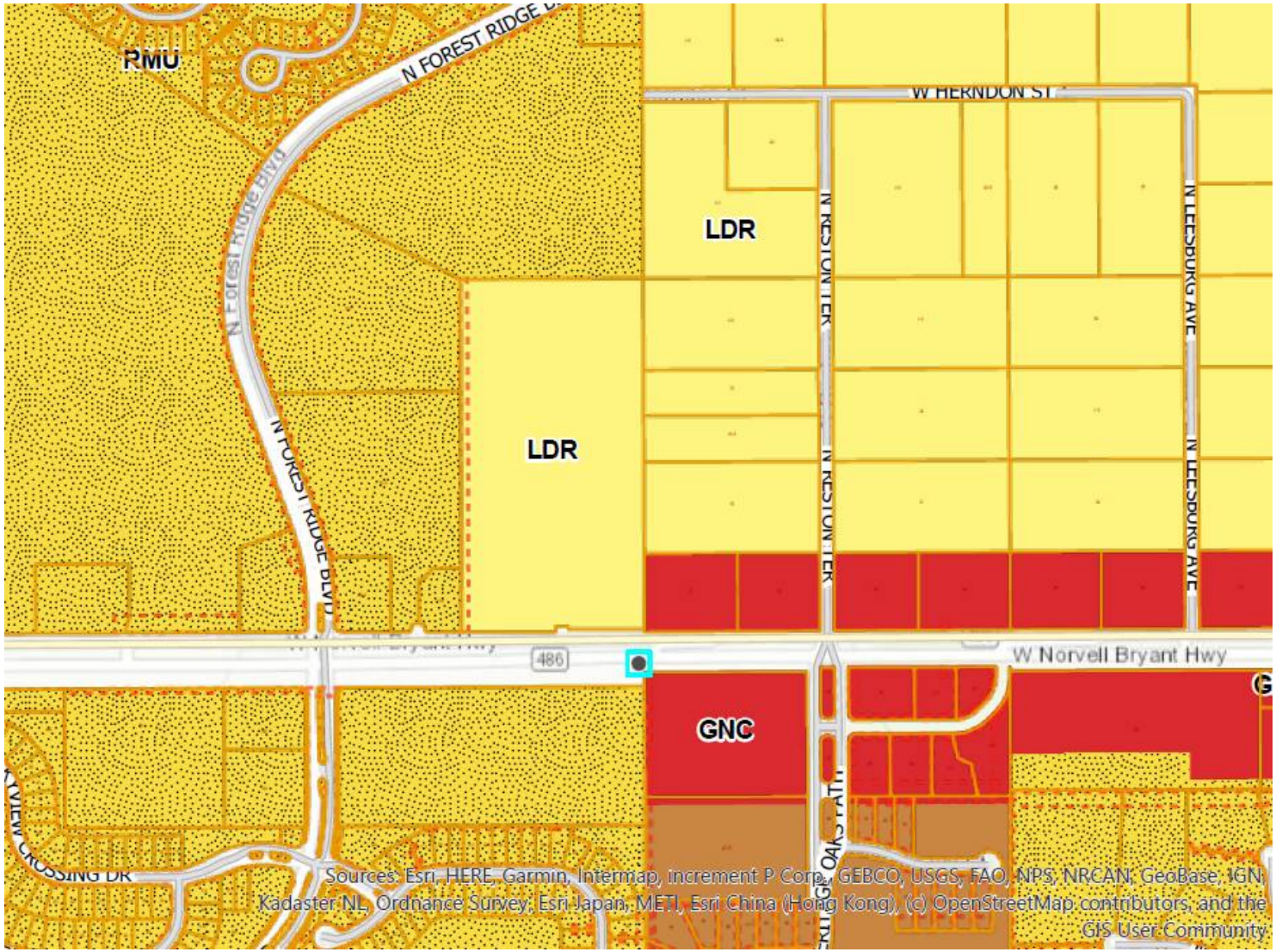

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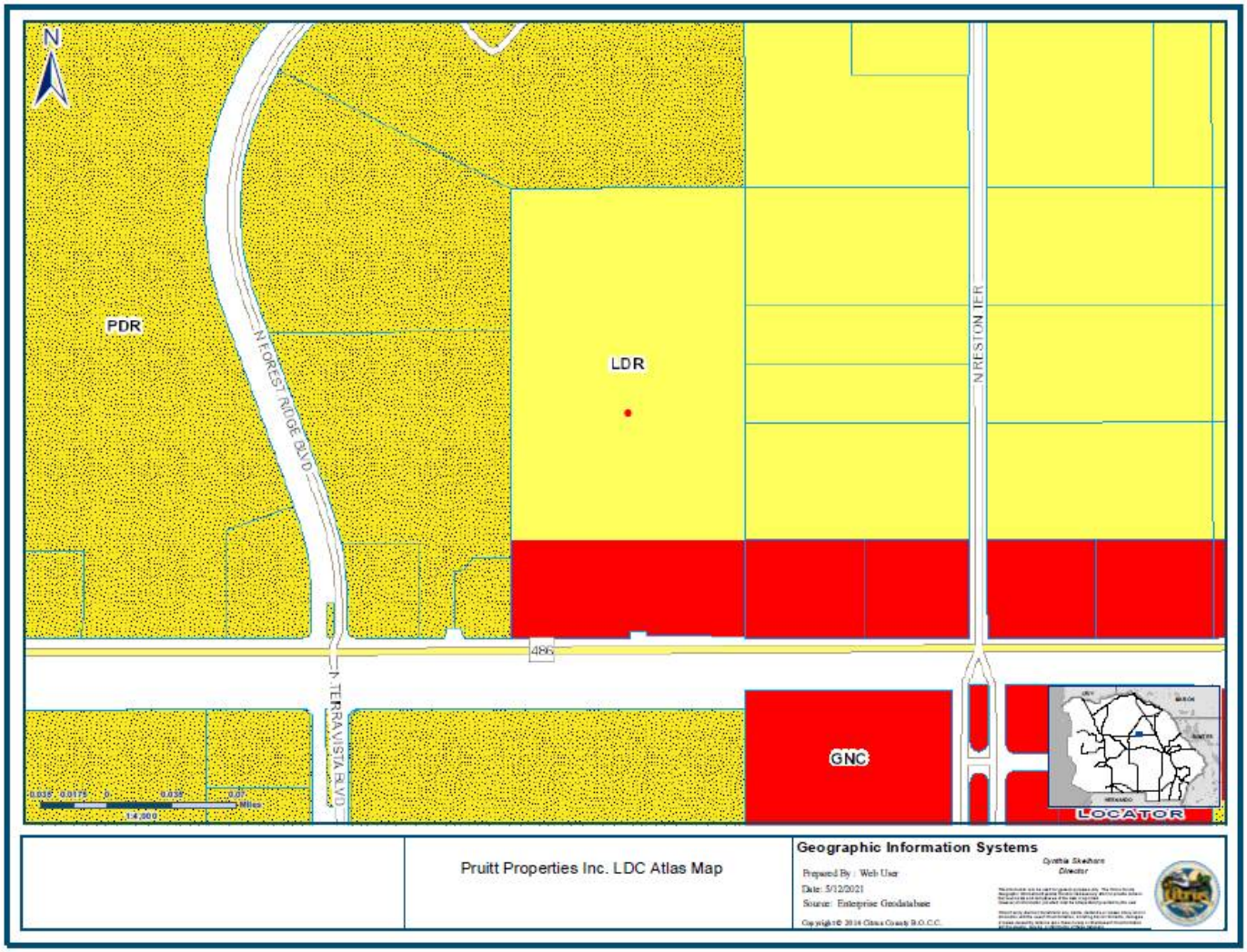

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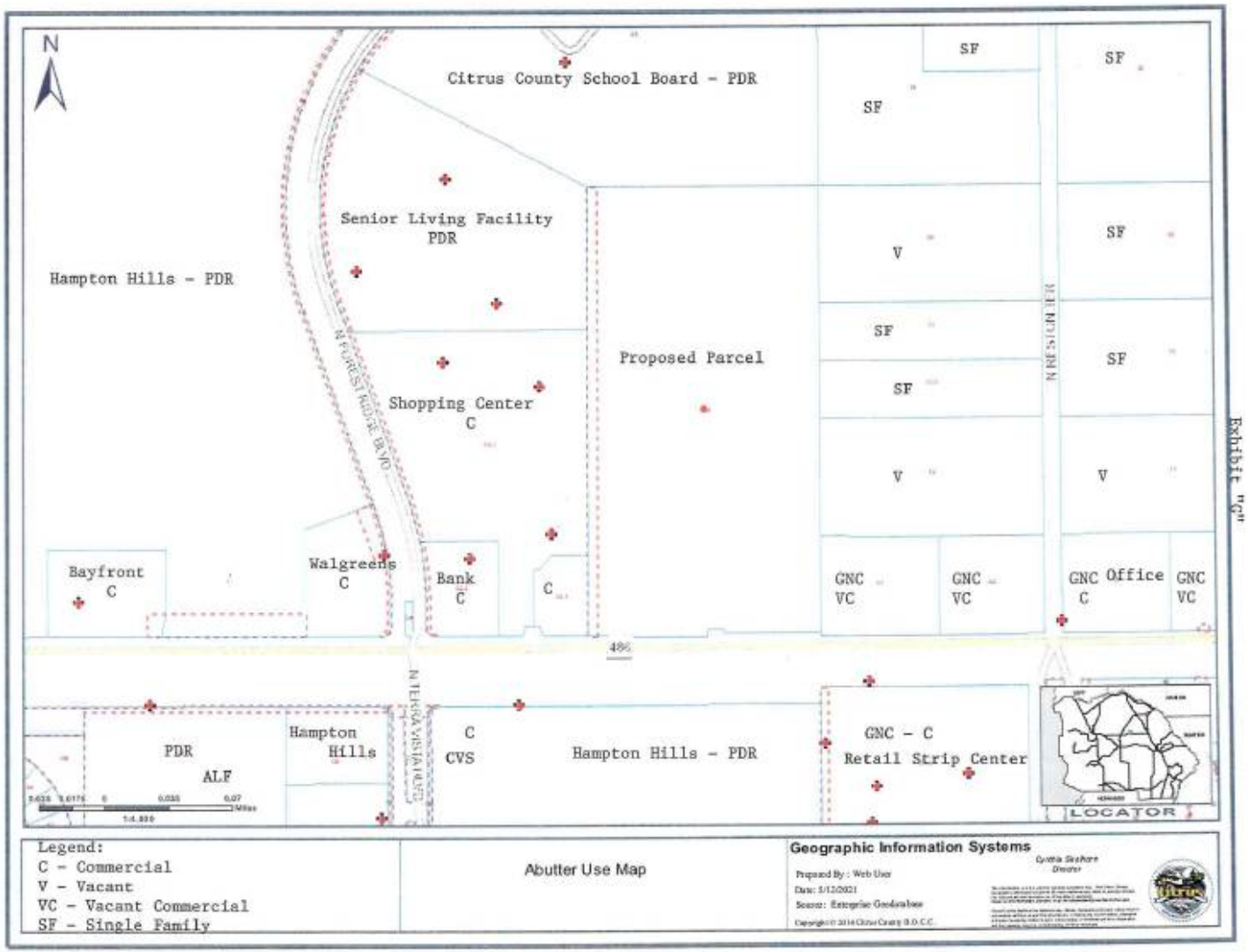

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Who is Pruitt Health

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

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

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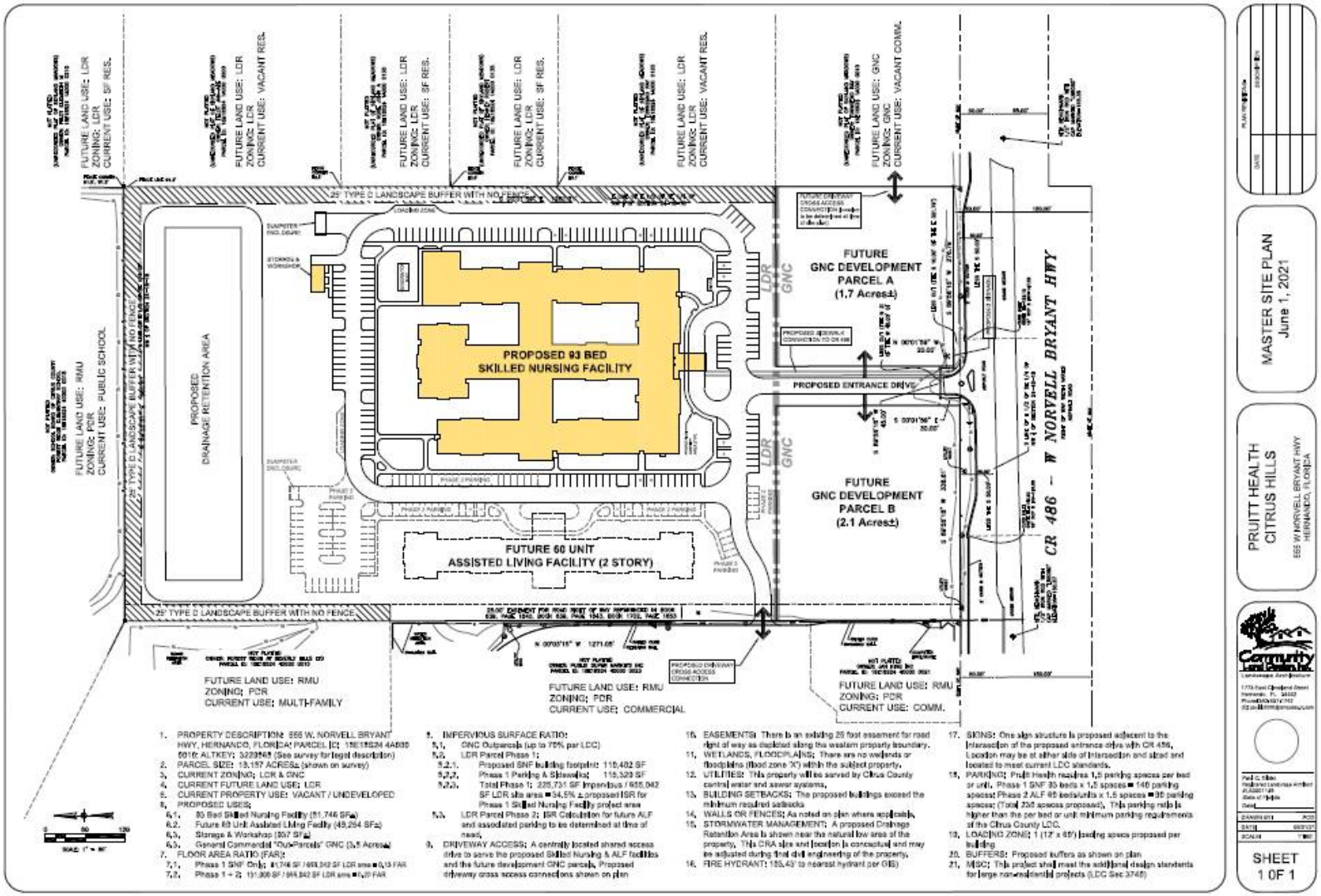

1. PROPERTY DESCRIPTION: 555 W. NORVELL BRYANT HWY, HERNANDO, FLORIDA (PARCEL ID: 18E18S24 4A000 0010; ALTKEY: 3229565 (See survey for legal description)
2. PARCEL SIZE: 13.157 ACRES± (shown on survey)
3. CURRENT ZONING: LDR & GNC
4. CURRENT FUTURE LAND USE: LDR
5. CURRENT PROPERTY USE: VACANT / UNDEVELOPED
6. PROPOSED USES:
   - 6.1. 93 Bed Skilled Nursing Facility (51,746 SF±)
   - 6.2. Future 60 Unit Assisted Living Facility (48,294 SF±)
   - 6.3. Storage & Workshop (307 SF±)
   - 6.4. General Commercial "Outparcels" GNC (3.5 Acres±)
7. FLOOR AREA RATIO (FAR):
   - 7.1. Phase 1 SNF Only: 51,746 SF / 555,642 SF LDR area = 0.13 FAR
   - 7.2. Phase 1 + 2: 131,906 SF / 555,642 SF LDR area = 0.20 FAR
8. IMPERVIOUS SURFACE RATIO:
   - 8.1. GNC Outparcels (up to 75% per LDC)
   - 8.2. LDR Parcel Phase 1:
     - 8.2.1. Proposed SNF building footprint: 110,402 SF
     - 8.2.2. Phase 1 Parking & Sidewalks: 115,329 SF
     - 8.2.3. Total Phase 1: 225,731 SF Impervious / 555,642 SF LDR site area = 34.5% ± proposed ISR for Phase 1 Skilled Nursing Facility project area
   - 8.3. LDR Parcel Phase 2: ISR Calculation for future ALF and associated parking to be determined at time of need.
9. DRIVEWAY ACCESS: A centrally located shared access drive to serve the proposed Skilled Nursing & ALF facilities and the future development GNC parcels. Proposed driveway cross access connections shown on plan
10. EASEMENTS: There is an existing 25 foot easement for road right of way as depicted along the western property boundary.
11. WETLANDS, FLOODPLAINS: There are no wetlands or floodplains (flood zone 'X') within the subject property.
12. UTILITIES: This property will be served by Citrus County central water and sewer systems.
13. BUILDING SETBACKS: The proposed buildings exceed the minimum required setbacks
14. WALLS OR FENCES: As noted on plan where applicable.
15. STORMWATER MANAGEMENT: A proposed Drainage Retention Area is shown near the natural low area of the property. This CRA size and location is conceptual and may be adjusted during final civil engineering of the property.
16. FIRE HYDRANT: 155.43' to nearest hydrant per GIS)
17. SIGNS: One sign structure is proposed adjacent to the intersection of the proposed entrance drive with CR 486. Location may be at either side of intersection and sized and located to meet current LDC standards.
18. PARKING: Pruitt Health requires 1.5 parking spaces per bed or unit. Phase 1 SNF 93 beds x 1.5 spaces = 140 parking spaces; Phase 2 ALF 60 beds/units x 1.5 spaces = 90 parking spaces; (Total 230 spaces proposed). This parking ratio is higher than the per bed or unit minimum parking requirements of the Citrus County LDC.
19. LOADING ZONE: 1 (12' x 65') loading space proposed per building
20. BUFFERS: Proposed buffers as shown on plan
21. MISC: This project shall meet the additional design standards for large non-residential projects (LDC Sec 3748)

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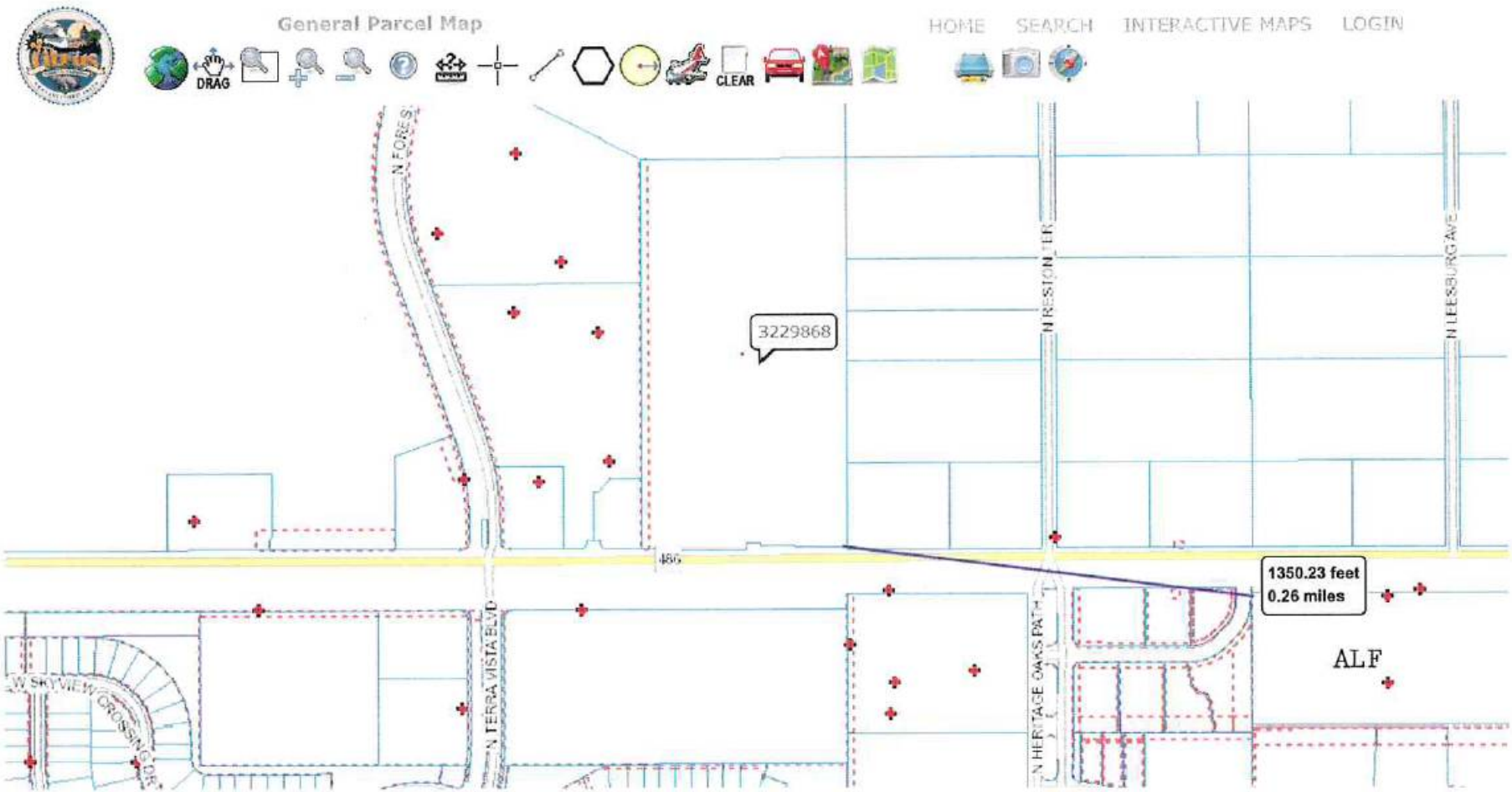

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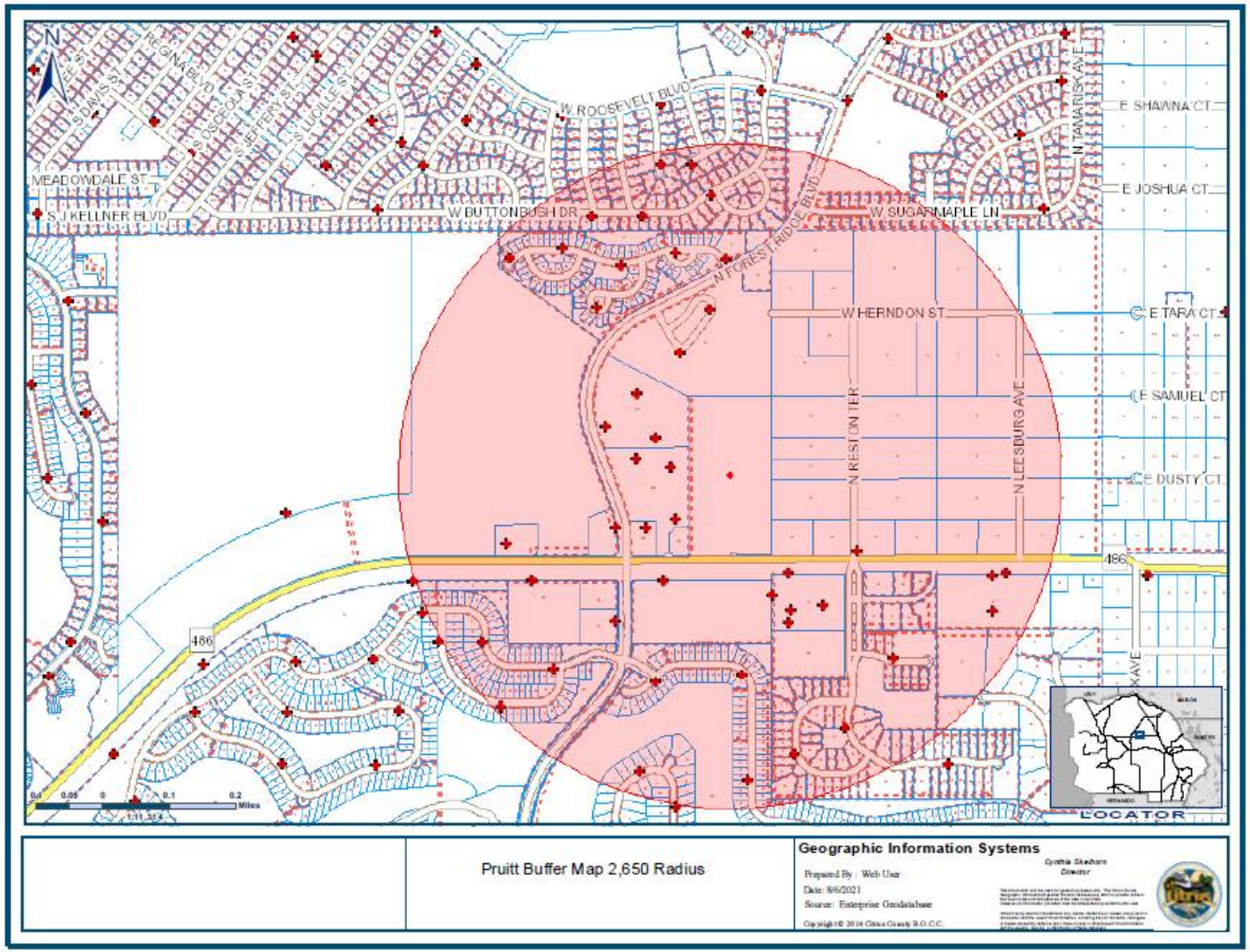

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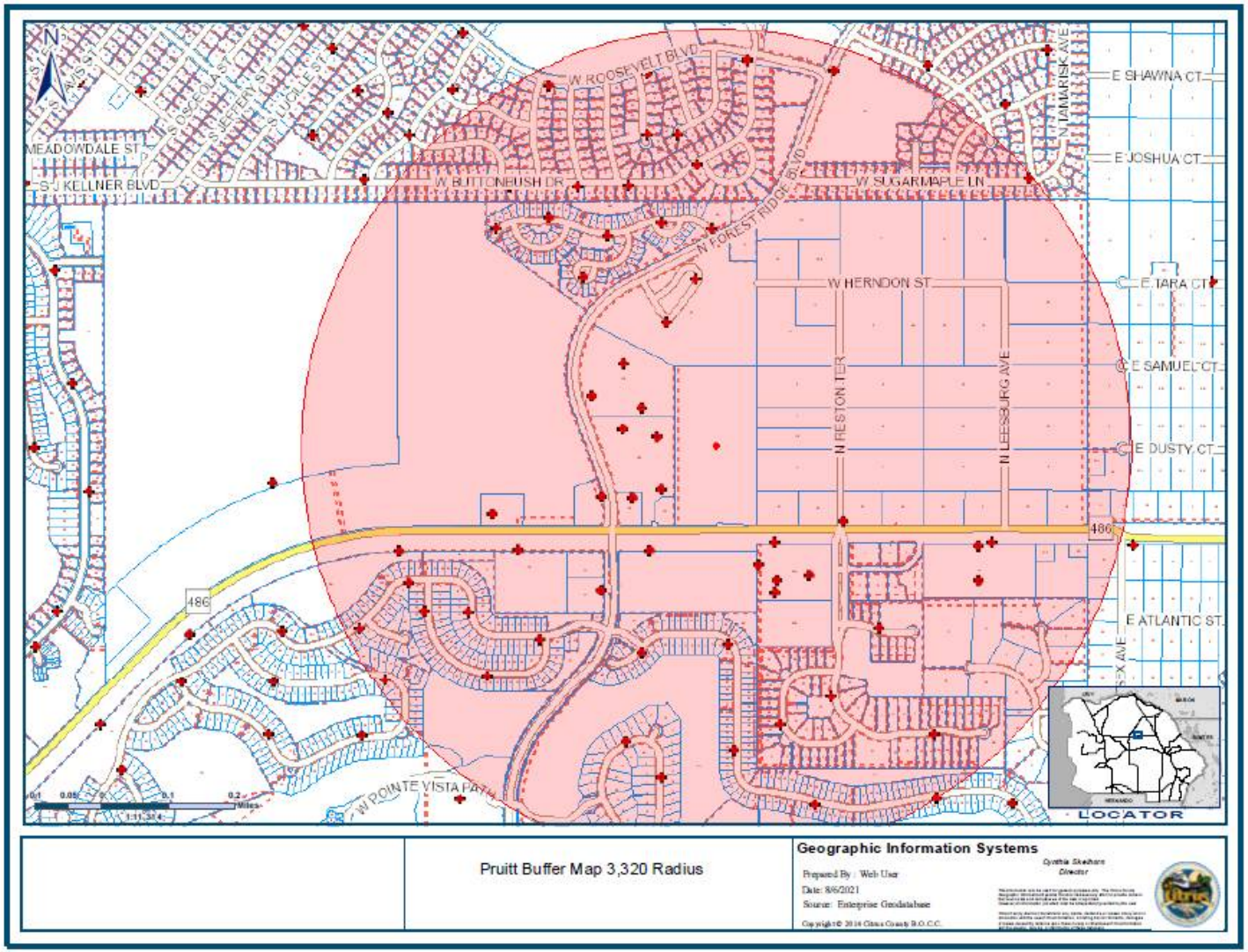

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LDC PUD Standards – Section 4303(A)-(K)

A. Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.	**The Stated use of 93 bed acute care skilled nursing home and assisted living is consistent with GNC district.**
B. After the effective date of this Code, any development approved through the PUD application process, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.	Stated use is low intensity commercial use – limited, if any, offsite impacts. The GNC outparcels on road frontage is consistent with commercial corridor and abutting GNC uses.

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LDC PUD Standards – Section 4303(A)-(K)

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.	**No accessory uses are requested in PUD's master site plan; any such use will be permitted per LDC standards and procedures.**
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.	Agreed

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LDC PUD Standards – Section 4303(A)-(K)

E. A PUD petition is subject to the following minimum acreage standards: **1. A development consisting of a nonresidential development shall contain at least one acre;** **2. A mixed-use development shall have a minimum of five acres.**	**PUD parcel(s) meet minimum lot size standards.**
F. The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.	Parcel size is sufficient for stated uses and meets LDC open space and buffering standards.

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LDC PUD Standards – Section 4303(A)-(K)

G. Landscaping and design and maintenance shall follow the principles of Florida Friendly Landscaping and the Florida Yards and Neighborhoods Homeowner Program to reduce water use and fertilizer runoff.	**Landscaping to LDC standards shall be approved at time of building permit.**
H. There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it an adjacent use.	Lot size of two outparcels are consistent with commercial corridor lots.

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LDC PUD Standards – Section 4303(A)-(K)

I. The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.	**PUD meets height requirements of LDC. The acute care nursing facility will be one (1) story.**
J. Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.	Agreed – master site plan and text thereon shall control future site development.

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LDC PUD Standards – Section 4303(A)-(K)

K. A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the County.	**Agreed**

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PM2-21-131

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

APPLICATION NUMBER: CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development

DATE: October 21, 2021

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

Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, to amend the Land Development Code Atlas Map, and to establish a new Planned Unit Development (PUD) for a skilled nursing facility and assisted living facility with accessory uses.

FUTURE LAND USE MAP REQUEST:	From: LDR, Low Density Residential District To: GNC, General Commercial District
LAND USE ATLAS MAP REQUEST:	From: LDR, Low Density Residential District; and GNC, General Commercial District To: GNC, General Commercial District with a Planned Unit Development
LOCATION:	Section 24, Township 18 South, Range 18 East, more specifically, Lot 1, Block 4A000, of an unrecorded tract; also known as Alternate Key Number 3229868, which address is 555 W. Norvell Bryant Hwy., Hernando, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE:	CPA amendment area and PUD site is approximately 19.25 acres AA amendment area is approximately 15 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – RMU, Residential Mixed Use District South – RMU, Residential Mixed Use District East – LDR, Low Density Residential District; GNC, General Commercial District West – RMU, Residential Mixed Use District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – PDR, Planned Development Residential District (Community Public use) South – PDR, Planned Development Residential District (Community Commercial) East – LDR, Low Density Residential District; GNC, General Commercial District West – PDR, Planned Development Residential District (Multi-Family High Density, Community Commercial)

Attachment: Staff report and locator map (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land

SURROUNDING EXISTING LAND USES:	North – Forest Ridge Elementary School South – CR-486; Vacant commercial, Pharmacy East – Single-family residences, Vacant residential, Vacant commercial West – Fast food restaurant, Shopping center, Multi-family development
SOIL INFORMATION:	According to the *Soil Survey of Citrus County* (1988), the soil types in the area consists of Candler fine sand, Kendrick fine sand, and Arredondo fine sand, 0 to 5 percent slopes. Limitations to building site development are slight.
FLOOD ZONE:	The subject property appears to be located in Flood Zone X as found on the Flood Insurance Rate Map 12017C0214D.

BACKGROUND

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

There was a previous application, CU-21-10, requesting to allow for a skilled nursing facility with 93 beds and an approximate 49,254 square-foot, 60-unit assisted living facility in the LDR District that was approved with conditions by the PDC on September 2, 2021.

ANALYSIS

The applicant proposes to redesignate the subject property from the Low Density Residential District (LDR) to the General Commercial District (GNC) on the Future Land Use Map (FLUM) and from the Low Density Residential District (LDR)/General Commercial District (GNC) to the General Commercial District (GNC) with a Planned Unit Development on the Atlas Map. There is approximately four acres of GNC on the FLUM. The applicant is proposing 15 acres from LDR to GNC on the FLUM and 19.25 acres from LDR/GNC to GNC/PUD (Planned Unit Development) in its entirety.

The request would allow for a skilled nursing facility with 93 beds and an approximately 49,254 square-foot, 60-unit assisted living facility. The applicant has indicated the skilled nursing facility will be approximately 90,419 square feet in size. However, the site plan submitted states the skilled nursing facility use is 81,746 square feet and also states the skilled nursing facility building footprint is 110,402 square feet. This will need to be clarified. The applicant is also proposing a storage and workshop area of 937 square feet.

The GNC District is a land use district which contains those commercial activities that have higher commercial intensity through increased trip generations and potential for greater nuisance effect on adjacent properties due to noise, light and glare, or typical hours of operation. The LDR District is intended for lower density residential development consisting primarily of single-family dwellings retaining a typical neighborhood characteristic.

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In comparison between the proposed land use district to the existing LDR District, the proposed land use district may be appropriate as long as the master plan establishing the limit of development intensity is adhered to. While the adjacent parcels to the east consist primarily of larger tract residential lots characteristic of the LDR District, the parcels to the north, west, and south are higher intensity commercial, multi-family residential, and institutional uses. There are also other similar type uses operating in the general area. The property will access directly from W. Norvell Bryant Hwy. and will be compatible with the surrounding area as long as the master plan and conditions are adhered to.

Non-residential site development will be required to meet LDC standards for development in LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, and Section 3170, Nursing Homes and Assisted Care Facilities, which includes standards for buffering, landscaping, façade, parking, lighting, as well as separation from like uses, minimum required living space, density, architectural characteristics, and other applicable LDC standards. This will be discussed further in this report.

The maximum allowable Impervious Surface Ratio (ISR) for the GNC district is 70 percent. The applicant has indicated an ISR of approximately 34.5 percent for Phase One and has not addressed ISR for Phase 2, although it appears the site has ample room to meet ISR requirements. The maximum Floor Area Ratio (FAR) per LDC for GNC is 1.0. The submitted site plan indicates a FAR of 0.2 for Phase 1 and 2, well under the maximum allowed.

The applicant is proposing to phase the project with Phase One consisting of the 93-bed skilled nursing facility, access drive, parking, cross access, stormwater retention, and landscaping. Phase Two will consist of the 60-unit assisted living facility and additional parking.

REQUEST FOR LAND USE CHANGE

Concurrency

a. Sanitary Sewer – The subject property is in the Citrus County Utilities Division service territory with a letter provided by the Department of Water Resources indicating available capacity.

b. Potable Water – The subject property is in the Citrus County Utilities Division service territory with a letter provided by the Department of Water Resources indicating available capacity.

c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill, with a letter provided by the Department of Public Works Solid Waste Management Division indicating sufficient capacity at the landfill.

d. Drainage – The site has appropriate space and soils to provide an onsite drainage system, with a letter provided by Burrell Engineering, Inc. indicating stormwater requirements can be met.

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

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Objective 17.2 In order to promote the efficient use of resources and discourage scattered development and sprawl, the County shall encourage development in Planned Service Areas (PSA) and commercial infill areas as identified in the Plan and through the following mechanisms:

- County LDC - specific standards which allow higher intensities of land use in areas where adequate services are available and where specific design criteria are met, and future land uses are coordinated with appropriate topography conditions and soil types; and
- GFLUM - by designating an appropriate amount of acreage in each land use category that reflects projected growth, demonstrated needs, existing development patterns, environmental suitability, availability of infrastructure, and community values

Staff comment – *The subject property is located within the PSA and has availability to connect to central sewer and water.*

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 application proposes the use of the GNC District through a Planned Unit Development. The PUD will reduce the potential for future higher intensity development.*

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

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

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

Staff comment – *The proposal would allow for a skilled nursing facility with 93 beds and an approximately 49,254 square-foot, 60 unit assisted living facility within the Planned Unit Development (PUD).*

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 comment – *The multifamily proposal is in close proximity to shopping and medical services and other facilities and services.*

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Impacts on Affordable Housing – The proposal does not impact affordable housing due to the limitation of the PUD.

Compatibility with Adjacent Land Uses – The area proximate to the subject property along CR-486 is comprised of existing commercial, multi-family, and institutional properties as well as vacant commercial and residential development in the surrounding area. The proposed PUD contains safeguards to limit the operations of the skilled nursing facility and assisted living facility which could reduce impacts concerning noise, lighting, and glare from other potential nonresidential operations. As such, the proposed land use changes combined with the land use restrictions as indicated in the PUD appear to be compatible with the properties immediately surrounding the site.

Environmental – If any gopher tortoises or other protected species are found onsite, the applicant will need to coordinate with Citrus County and the Florida Fish and Wildlife Conservation Commission (FWC). A tree preservation plan and biological study will be required at the time of development that includes analysis of any specimen trees that may be located on the site.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 15 acres from the Low Density Residential District (LDR) to the General Commercial District (GNC) on the Future Land Use Map (FLUM) and approximately 19.25 acres from the Low Density Residential District (LDR)/General Commercial District (GNC) to the General Commercial District (GNC) with a Planned Unit Development on the Atlas Map (LUAM).
2. The proposed land use is consistent with the Comprehensive Plan.
3. The site has met concurrency requirements for central water, central sewer, solid waste, and drainage.
4. The property fronts along a minor arterial roadway.
5. The site is located within the adopted PSA.

REQUEST FOR PLANNED UNIT DEVELOPMENT

This application proposes to establish a Master Plan of development within the GNC district for a skilled nursing facility and assisted living facility with accessory uses.

Consistency with the Land Development Code (LDC) – Staff reviewed this application under the standards of Section 4300, Planned Unit Developments; Section 2412, General Commercial District; Section 3170, Nursing Homes and Assisted Care Facilities, as specified in the LDC and Section 3740, Design Standards for Large Non-Residential Development Projects, as specified in the LDC.

3170. Nursing Homes and Assisted Care Facilities

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

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

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

- Deviation- 885 linear feet to Grand Living at Citrus Hills assisted living facility. (This was previously approved as a deviation in application CU-21-10.)

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

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

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

Staff comment: *The density of the GNC district is six dwelling units per acre. Per Section 3170, every six (6) residents in a facility shall equal a dwelling unit. The property for the skilled nursing facility and assisted living facility is approximately 19.25 acres allowing a maximum of 115 dwelling units, or 693 residents. The applicant is proposing 93 beds for the skilled nursing facility and 60 units for the assisted living facility, for a density of 25.5 dwelling units (if one bed per unit). The proposal meets allowable density for both the skilled nursing facility and assisted living facility.*

Note: If the proposed outparcels are created, the density for the remaining approximate 15 acres allows for a maximum 90 dwelling units, or 540 residents.

***Access Management/Transportation*:** The Master Plan indicates that the subject site will take access from W. Norvell Bryant Hwy., a major collector roadway and provide cross access to the shopping center to the west. The proposed outparcels will also provide cross access to adjacent lots when developed.

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

The project is located on a major collector roadway at a location that has an existing deceleration lane. The driveway apron is existing and appears to meet the width and separation criteria for a non-residential driveway apron. Cross access is required and appears to be met through the proposed access aisle connection to the adjacent shopping plaza. The site would generate approximately 36 PM peak hour trips, whereby throat distance and turn lane requirements are

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met. Cross access to the east would be provided at time of development of the commercial frontage.

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

Landscaping/Buffers: The applicant is providing a 25-foot wide Type D landscape buffer along the east, north, and a portion of the west property lines. The LDC requires a 25-foot wide buffer and 75 percent visibility screen from residential uses or areas per Section 3170 and Section 3740 requires a Type D landscape buffer with a wall along residential property. The applicant had previously requested a deviation from having a wall or fence as part of the Type D buffer as part of CU-21-10; however, the PDC required an eight-foot wall along adjacent residential as a condition of approval. The applicant has not indicated a landscape buffer either between the proposed development and the future out parcels or within the out parcels along the property lines or right-of-way of W. Norvell Bryant Hwy. Any future development within the out parcels will be required to meet landscape standards at time of development.

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

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

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

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

Façade Standards: According to LDC Section 3740, any elevation of the building that fronts on an improved right-of-way shall meet façade requirements including material, entryways, and roof standards. This requirement will need to be met during the permitting process.

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.

Attachment: Staff report and locator map (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD); Section 2412, General Commercial District, Section 3740, Design Standards for Large Non-Residential Development Projects, and Section 3170, Nursing Homes and Assisted Care Facilities, as specified in the LDC. The Board of County Commissioners (BCC) may adopt modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the 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 proposed skilled nursing facility and assisted living facility appear to be able to meet the requirements of the Comprehensive Plan and the Land Development Code. The GNC designation allows for skilled nursing facilities and assisted living facilities. LDC standards for Nursing Homes and Assisted Living Facilities and Large Non-Residential Development will need to be met at time of permitting. The proposal is able to meet allowable density requirements.*

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 non-residential uses such as the adjacent shopping center, school, and the multi-family residential development. The proposed skilled nursing facility and assisted living facility use does abut single-family residential uses to the east, which will be screened with landscape buffers and a wall. The applicant has indicated that the majority of the site would be restricted to a skilled nursing facility and assisted living facility only.*

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 operations such as skilled nursing facility and assisted living facility as well as a workshop and storage area. 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.** *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.** *The project meets all standards for impervious surface and floor area ratio as outlined in the Comprehensive Plan and Land Development Code.*

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

Attachment: Staff report and locator map (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land

the required buffers. The PDC required an eight-foot wall along adjacent residential as a condition of approval for CU-21-10.

G. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.** *The applicant has not requested a deviation from maximum height or density requirements. The GNC district allows for up to six dwelling units per acre. The property for the skilled nursing facility and assisted living facility is approximately 19.25 acres allowing a maximum of 115 dwelling units, or 693 residents. The applicant is proposing 93 beds for the skilled nursing facility and 60 units for the assisted living facility, for a density of 25.5 dwelling units (if one bed per unit).*

H. **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 August 27, 2021, for this application.*

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

SUGGESTED CONDITIONS:

1. This Planned Unit Development is to allow for a 93 bed skilled nursing facility and up to a 49,254 square-foot, 60-unit assisted living facility in the LDR land use district as proposed on the site plan submitted with this application date-stamped August 27, 2021. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

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

3. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3740, Design Standards for Large Non-Residential Development Projects, including a wall at least 8' in height along the residential lot line built to best management practices.

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

5. A Tree Preservation Plan and biological study must be submitted and approved at the time of permitting.

6. 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.

Attachment: Staff report and locator map (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land

7. The applicant will need to meet the requirements of Chapter 6, Stormwater Management, and Chapter 7, Transportation System Standards, at time of permitting.

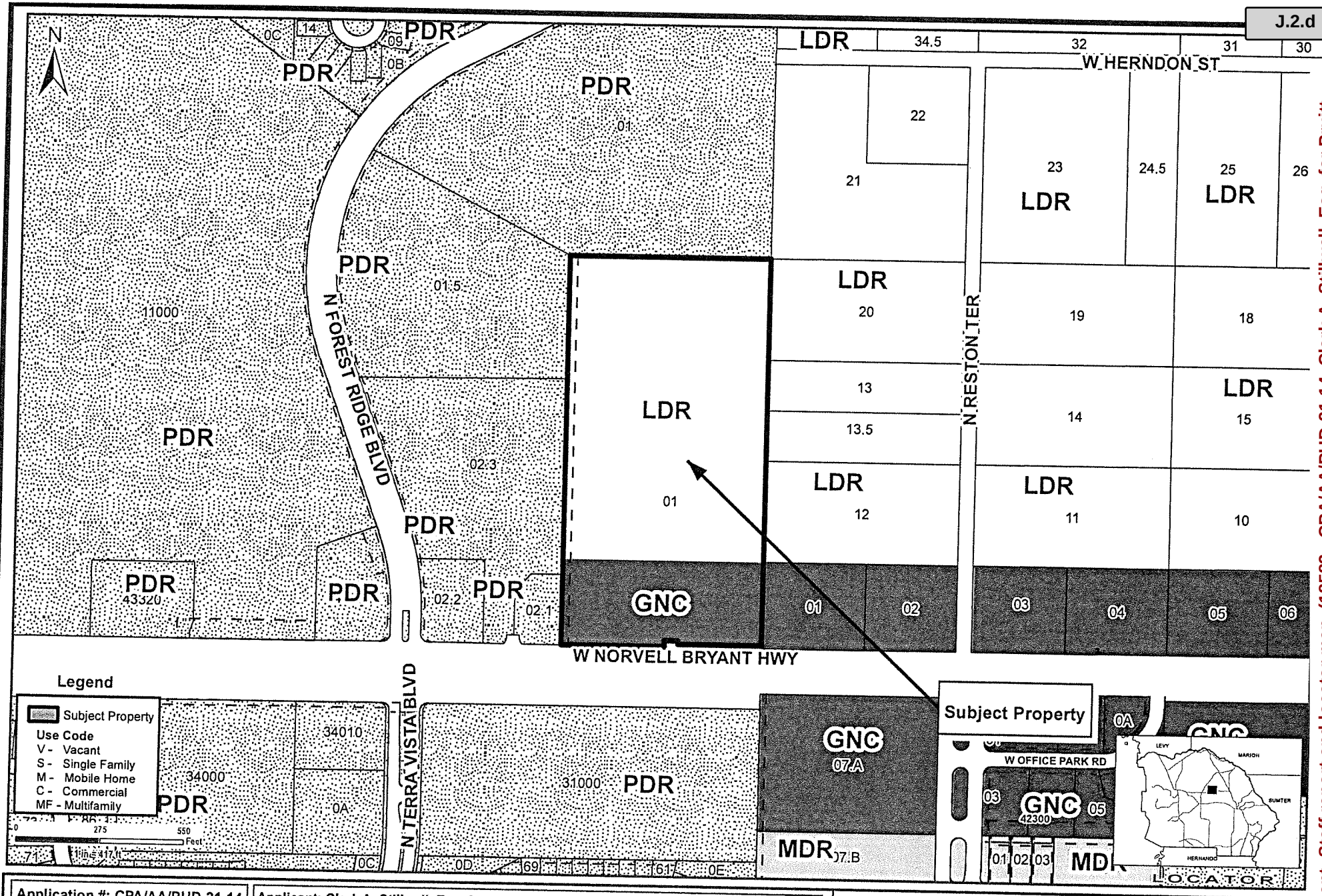
8. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

9. Sidewalks must be provided along CR-486 to provide pedestrian access to nearby facilities.

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.

JH/MA/cb

Attachment: Staff report and locator map (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land



Application #: CPA/AA/PUD-21-14

Applicant: Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development

Proposal: FLUM from LDR to GNC; LUAM from LDR/GNC to GNC/PUD for a skilled nursing facility and assisted living facility with accessory uses.

Location: 555 W. Norvell Bryant Hwy., Hernando

Land Use Atlas: LDR, Low Density Residential District; and GNC, General Commercial District

S-T-R - 24-18-18 NW

Planner Initials: _____ Date: 10/4/21

Geographic Information Systems

Prepared By : Susan O'Connell
Date: October 1, 2021
Source: Enterprise Geodatabase
Map Number: SO001206

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 posted. However, all information provided must be independently verified by the user.

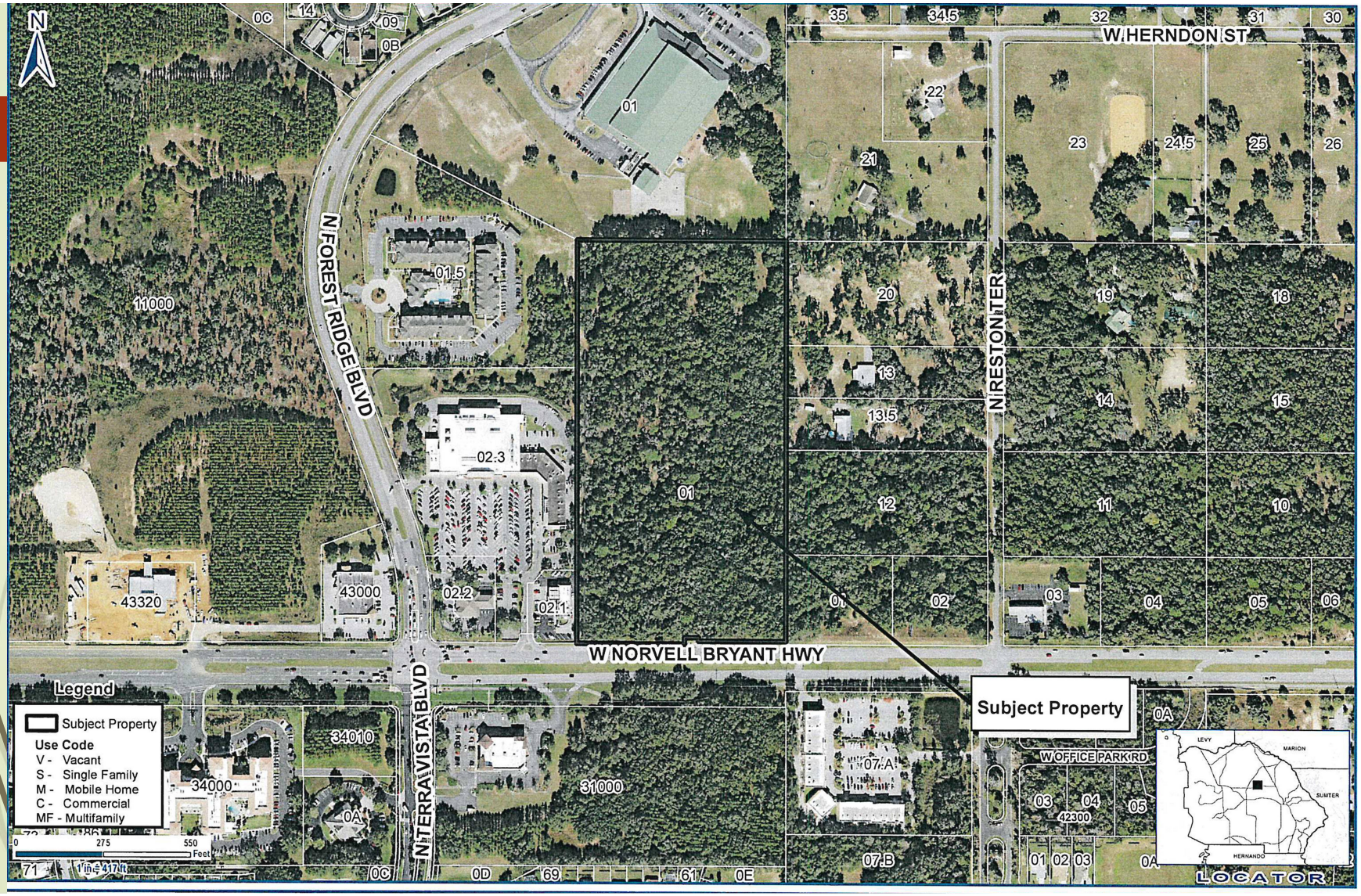
Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distribution of these materials.

Attachment: Staff report and locator map (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt

CPA/AA/PUD-21-14 Clark A. Stillwell for Pruitt Properties Inc./ Citrus Hills Land Development

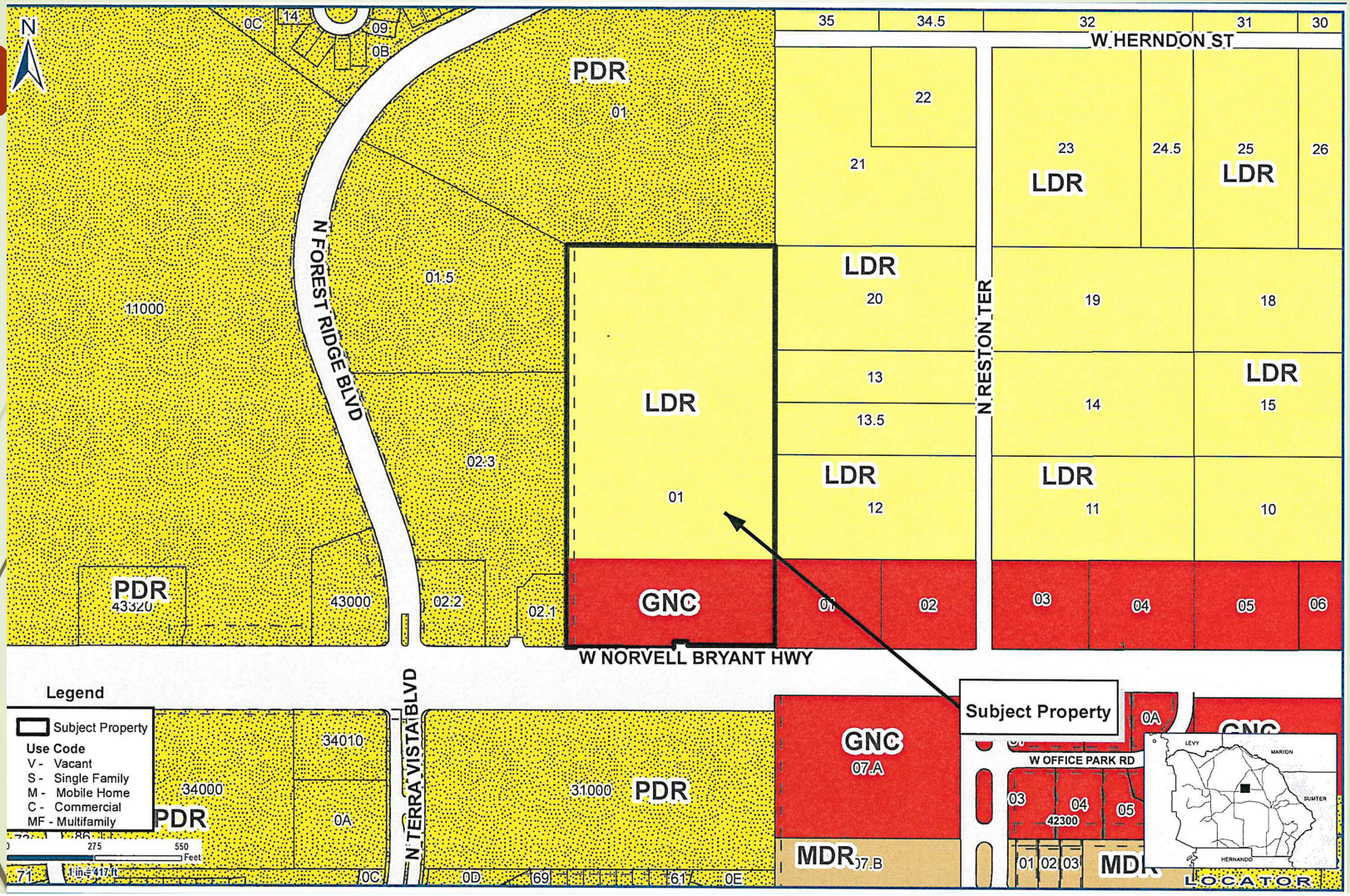
555 W. Norvell Bryant Hwy., Hernando, Florida

Attachment: planner PP (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties,



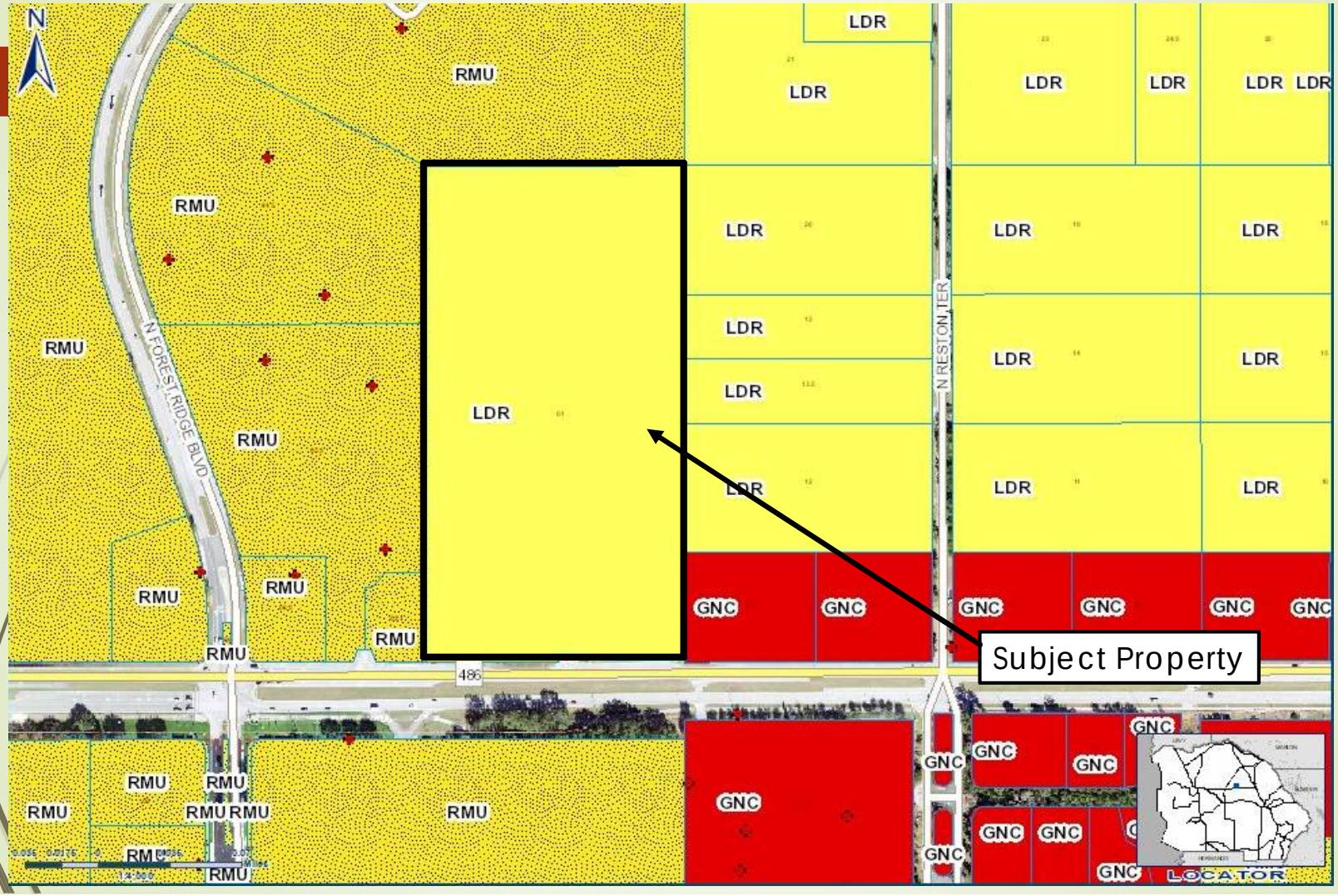
Attachment: planner PP (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties,

Zoning



Attachment: planner PP (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties,

Land Use



Attachment: planner PP (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties,

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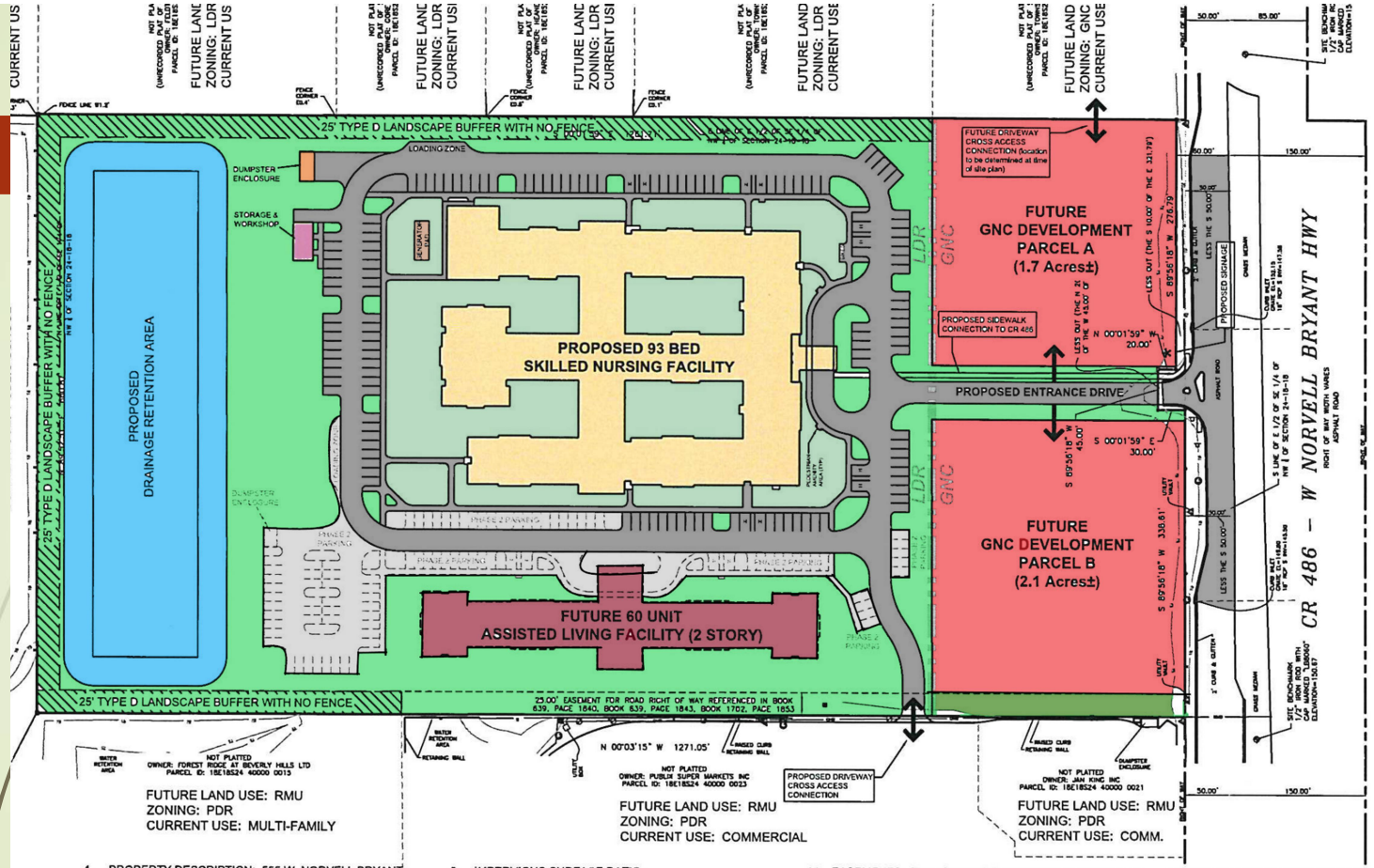
STOP
STOP

Attachment: planner PP (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties,



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

Attachment: planner PP (18583 : CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties,

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership
AGENDA DATE:	**November 18, 2021**

BRIEF OVERVIEW:

This application is a request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from IND, Industrial District to LDR, Low Density Residential District and amend the Land Use Atlas Map (LUAM) of the Land Development Code from IND, Heavy Industrial District to LDR/PUD, Low Density Residential District with a Planned Unit Development for single-family residential uses.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
	Advertising				

Applicant responsibility

RECOMMENDED ACTION:

Conduct a public hearing on November 18, 2021, to review and consider CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070

Telephone (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: CPA/AA/PUD-21-15 Date: 9/1/21
* Written Authorization is required if Applicant is different than Owner.

Applicant*
Name: EPG Land LLC
Address: 111 S. Armenia Avenue
City: Tampa
State: FL Zip: 33609
Home No.: Cell No.:
Work No.: 813-767-5763 Fax No.:
Email: sluce@eisenhowerproperty.com

Property Owner
Name: Noel Andres
Address: 7101 Capri Lane
City: Bokeelia
State: FL Zip: 33922
Home No.: 239-283-5653 Cell No.: 239-994-0624
Work No.: 239-283-1717 Fax No.: N/A
Email: Nandress@comcast.net

Property Description: Section: 30 Township: 17 South Range: 19 East
Legal Description: See attached
Subdivision: N/A Lot(s): N/A Block/Parcel: N/A
Alternate Key #: 2229842 / 1935822 / 1458765 Parcel ID: 19E 17S 30 31000 / 18E 17S 25 12000 18E 17S 36 11000
Acreage: 192.44

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

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): Comp Plan and Rezoning to allow for residential development
Directions to Property:
S/S of Citrus Springs Boulevard, west of US 41 north of CR 491

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

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

Signature: [signature] Authorized Rep.

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 Nicholas Dester, who is personally known to me or provided ___ as identification and who did not take an oath. WITNESS my hand and official seal this 30th day of August, 2021.

Kelley Cato Juneau
Printed Name
Notary Public - State of Florida

Seal

KELLEY CATO JUNEAU
Notary Public - State of Florida
Commission # GG 951166
My Comm. Expires May 21, 2024
Bonded through National Notary Assn.

Date: ___
Time: ___
Initials: ___

For Staff Use Only
ATF: ___
QTR: ___
LUD: ___

GFLUM Des: ___
FZ: ___

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SEP 01 2021
CPA/AA/PUD-21-15
Land Developm

Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)

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: LDR

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: To be provided

   Potable Water: To be provided

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

Drainage: To be provided

Solid Waste: To be provided

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.

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? X Yes ____ No

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

Objective: 17.2 - subject site is located within a PSA where infrastructure is available; the proposal is infill residential in an area where residential is envisioned

Policy: 17.2.5 The subject site and proposed residential development will utilize public water + sewer

Policy: 17.2.8 The proposed residential development will replace an obsolete Industrial designation in an area primarily now surrounded by residential

Objective: 17.3 The proposed residential development will be on public water + sewer and be comprised of a variety of lot sizes. The development will be designed to be compatible with adjacent uses.

Policy: 17.3.4 The proposed development will integrate seamlessly with the adject community. Site access, pedestrian connections will be designed to blend in with the existing roadway network, schools, trails and parks.

Policy: 17.3.9. The proposed development will integrate with the community such that existing residential uses will not be adversely impa

11. Any additional information that may apply to this application. The proposed development will represent infill development implementing the vision of the Citrus County Comprehensive Plan.

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2005074036 6 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $52.50
DOCUMENTARY TAX: $28,000.00
2005074036 BK:1898 PG:1725
08/18/2005 11:24 AM 6 PGS
JHUNTSMAN,DC Receipt #043281

Prepared by
Geri Havens, an employee of
First American Title Insurance Company d/b/a Crystal River Title
213 Courthouse Square
Inverness, Florida 34450
(352) 726-8003

Return to: Grantee

File No.: 1091-777226

CORPORATE WARRANTY DEED

This indenture made on **the** 5 **day of August, 2005** A.D., by

Norsunco Corporation, a Florida Corporation

whose address is: , 50 Charles Lindbergh Blvd, Ste 500
hereinafter called the "grantor", to Uniondale, NY 11553

Apollo Beach Investments Limited Partnership, a Florida Limited Partnership

whose address is: , 7101 Capri Lane., Pineland, FL 33945
hereinafter called the "grantee":

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus** County, **Florida**, to-wit:

THAT PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NO. 491 AND LYING WEST OF A LINE 387 FEET WEST OF THE WESTERLY PLAT LIMIT OF THE PLAT OF HOLDER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

AND

DESCRIPTION #1
THAT PART OF THE SE 1/4 OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, LYING SOUTH AND EAST OF CITRUS SPRINGS UNIT 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 98 THROUGH 108, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

DESCRIPTION #3

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SEP 01 2021
CPA/AA/PUD-21-15
Land Development Division

THAT PART OF THE NE 1/4 OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THAT CERTAIN FLORIDA POWER CORPORATION EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 195, PAGE 14 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND, EAST OF CITRUS SPRINGS UNIT 13 AS RECORDED IN PLAT BOOK 6, PAGES 98 THROUGH 108, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

DESCRIPTION #5
THE SW 1/4, LYING SOUTHWEST OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE S.C.L. RAILROAD RIGHT OF WAY AND THE SOUTH 400 FEET OF THE SW 1/4 OF THE SE 1/4, LYING WESTERLY OF A LINE 387 FEET WEST OF THE WESTERLY PLAT LIMIT OF "HOLDER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND THAT PORTION OF THE NW 1/4 LYING SOUTHWEST OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE S.C.L. RAILROAD RIGHT OF WAY, ALL IN SECTION 30, TOWNSHIP 17 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA.

EXCEPTION #3
ALSO LESS AND EXCEPT THAT PORTION OF SAID SW 1/4 OF SECTION 30 PLATTED AS CITRUS SPRINGS UNIT 13 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 98 THROUGH 108, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #4
ALSO LESS AND EXCEPT THAT PORTION OF SAID NORTHWEST 1/4 OF SECTION 30 PLATTED AS CITRUS SPRINGS UNIT 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 34 THROUGH 36, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #6
ALSO LESS AND EXCEPT THAT PORTION OF SAID SW 1/4 OF SECTION 30, CONVEYED FROM DELTONA LAND AND INVESTMENT CORP., A FLORIDA CORPORATION, TO CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY SPECIAL WARRANTY DEED DATED JANUARY 22, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 531, PAGES 955 THROUGH 957, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #7
ALSO LESS AND EXCEPT THAT PORTION OF SAID SW 1/4 OF SECTION 30, CONVEYED FROM THE DELTONA CORPORATION, A DELAWARE CORPORATION, TO FLORIDA POWER CORPORATION, A FLORIDA CORPORATION, BY FEE SIMPLE DEED DATED JANUARY 11, 1971 AND RECORDED IN OFFICIAL RECORDS BOOK 277, PAGES 733 THROUGH 735, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #8
ALSO LESS AND EXCEPT THAT PORTION OF SAID SECTION 31 CONVEYED FROM DELTONA LAND AND INVESTMENT CORP., A FLORIDA CORPORATION, TO HOME CRAFT BUILDERS, INC., A FLORIDA CORPORATION, BY WARRANTY DEED DATED SEPTEMBER 6, 1985 AND RECORDED IN OFFICIAL RECORDS BOOK 680, PAGES 2145 AND 2146 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID LESS AND EXCEPT LIES EASTERLY OF A LINE 387 FEET WEST OF THE WESTERLY PLAT LIMIT OF "HOLDER" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF CITRUS

Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)

COUNTY, FLORIDA.

EXCEPTION #9
ALSO LESS AND EXCEPT THAT PORTION OF SAID SECTION 30 CONVEYED FROM NORSUNCO CORPORATION, A FLORIDA CORPORATION, TO THE SCHOOL BOARD OF CITRUS COUNTY, FLORIDA BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 994, PAGE 445, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #10
ALSO LESS AND EXCEPT THAT PORTION OF SAID SECTION 30 CONVEYED FROM NORSUNCO CORPORATION, A FLORIDA CORPORATION, TO CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1002, PAGE 1380, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

ALL OF THE ABOVE DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PARCEL C:
THAT PORTION OF LANDS LYING IN SECTIONS 30 AND 31, TOWNSHIP 17 SOUTH, RANGE 19 EAST AND SECTION 25, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE CENTER OF SAID SECTION 30 FOR A POINT OF REFERENCE, THENCE RUN S 0° 16' 42" W ALONG THE EAST BOUNDARY OF THE SW 1/4 OF SAID SECTION 30 A DISTANCE OF 433.27 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EAST BOUNDARY AND THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD AND THE POINT OF BEGINNING, THENCE CONTINUE S 0° 16' 42" W ALONG SAID EAST BOUNDARY A DISTANCE OF 1802.49 FEET TO A CONCRETE MONUMENT, THENCE RUN N 89° 57' 14" E A DISTANCE OF 880.62 FEET TO A CONCRETE MONUMENT, THENCE RUN S 00° 17' 49" W A DISTANCE OF 421.46 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 491, SAID MONUMENT BEING ON A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 2914.93 FEET AND A CENTRAL ANGLE OF 17° 56' 20", THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 912.65 FEET TO A CONCRETE MONUMENT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 75° 47' 05" W 908.92 FEET), THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY RUN N 00° 11' 43" E A DISTANCE OF 243.43 FEET TO A CONCRETE MONUMENT, SAID POINT BEING THE SOUTH 1/4 CORNER OF SAID SECTION 30, THENCE RUN S 89° 56' 13" W ALONG THE SOUTH BOUNDARY OF THE SW 1/4 OF SAID SECTION 30 A DISTANCE OF 1297.31 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTH BOUNDARY AND THE EASTERLY RIGHT-OF-WAY OF A 100 FOOT WIDE FLORIDA POWER CORPORATION RIGHT-OF-WAY, THENCE RUN N 27° 18' 43" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 2511.28 FEET TO A CONCRETE MONUMENT AT THE MOST SOUTHERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 531, PAGE 955, THENCE RUN ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARIES OF SAID LANDS THE FOLLOWING COURSES AND DISTANCES: N 62° 39' 56" E 125.03 FEET, N 27° 21' 34" W 109.10 FEET, N 31° 03' 11" W 215.30 FEET, AND S 58° 56' 56" W 124.99 FEET TO A CONCRETE MONUMENT ON SAID EASTERLY RIGHT-OF-WAY, THENCE RUN N 31° 08' 04" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 500.38 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY AND THE SOUTHERLY RIGHT-OF-WAY OF CITRUS

Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)

STRINGS BOULEVARD AS SHOWN ON THE PLAT OF CITRUS SPRINGS UNIT 18 AS RECORDED IN PLAT BOOK 7, PAGES 34 THROUGH 36, OF SAID PUBLIC RECORDS, THENCE RUN N 58° 59' 16" E ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 1929.27 FEET TO A CONCRETE MONUMENT AT THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF SAID SEABOARD COASTLINE RAILROAD, SAID POINT BEING ON A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 5789.65 FEET AND A CENTRAL ANGLE OF 1° 49' 31", THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 184.44 FEET TO A CONCRETE MONUMENT AT THE POINT OF TANGENCY OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 34° 30' 18" E. 184.44 FEET), THENCE RUN S 35° 25' 03" E A DISTANCE OF 1929.54 FEET TO THE POINT OF BEGINNING.

PARCEL D:
THAT PORTION OF LANDS LYING IN SECTION 30, TOWNSHIP 17 SOUTH, RANGE 19 EAST AND SECTIONS 25 AND 36, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT AT THE SW CORNER OF SAID SECTION 30, THENCE RUN N 89° 56' 13" E ALONG THE SOUTH BOUNDARY OF THE SW 1/4 OF SAID SECTION 30 A DISTANCE OF 1294.03 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTH BOUNDARY AND THE WESTERLY RIGHT-OF-WAY OF A 100 FOOT WIDE FLORIDA POWER CORPORATION RIGHT-OF-WAY, THENCE RUN N 27° 18' 43" W ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 1838.79 FEET TO A PERMANENT REFERENCE MONUMENT AT THE MOST EASTERLY CORNER OF BLOCK 1005 OF CITRUS SPRINGS UNIT 13 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 98 THROUGH 108, OF THE PUBLIC RECORDS OF SAID CITRUS COUNTY, FLORIDA, THENCE RUN S 58° 52' 49" W ALONG THE SOUTHERLY BOUNDARY OF SAID BLOCK 1005 A DISTANCE OF 1887.93 FEET TO A PERMANENT REFERENCE MONUMENT AT THE MOST SOUTHERLY CORNER OF LOT 35 OF SAID BLOCK 1005, SAID PERMANENT REFERENCE MONUMENT BEING ON A CURVE CONCAVED WESTERLY HAVING A RADIUS OF 3795.00 FEET AND A CENTRAL ANGLE OF 20° 18' 13", THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY BOUNDARY OF LOTS 36 THROUGH 52, BLOCK 1005 A DISTANCE OF 1344.81 FEET TO A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID LOT 52, BLOCK 1005, SAID CONCRETE MONUMENT BEING ON THE NORTHERLY RIGHT-OF-WAY OF A 420.00 FOOT WIDE FLORIDA POWER CORPORATION RIGHT-OF-WAY, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 5° 45' 30" E, 1337.79 FEET), THENCE RUN N 89° 48' 50" E ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 1089.59 FEET TO A CONCRETE MONUMENT ON THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 36, THENCE RUN N 0° 08' 35" W ALONG SAID EAST BOUNDARY A DISTANCE OF 668.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)

THAT PART OF THE SE 1/4 OF THE NE 1/4 AND THE NORTH 1/2 OF THE NE 1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, LYING NORTHEAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN 100 FOOT WIDE RIGHT-OF-WAY CONVEYED FROM THE DELTONA CORPORATION, A DELAWARE CORPORATION, TO FLORIDA POWER CORPORATION, A FLORIDA CORPORATION, BY FEE SIMPLE DEED DATED JANUARY 11, 1971 AND RECORDED IN OFFICIAL RECORDS BOOK 277, PAGES 733 THROUGH 735 INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND, SOUTHEASTERLY OF CITRUS SPRINGS UNIT 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 34 THROUGH 36, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
THAT PORTION OF SAID SECTION 30 CONVEYED FROM NORSUNCO CORPORATION, A FLORIDA CORPORATION, TO THE SCHOOL BOARD OF CITRUS COUNTY, FLORIDA BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 994, PAGE 445, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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THAT PORTION OF SAID SECTION 30 CONVEYED FROM NORSUNCO CORPORATION, A FLORIDA CORPORATION, TO CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 1002, PAGE 1380, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Parcel Identification Number: **30 17S19E 31000 / 25 17S18E 12000 / 36 17S18E 11000**

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

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)

Norsunco Corporation, a Florida Corporation

By: Lewis S. Ranieri, President

(Corporate Seal)

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Christopher J. Steele

Witness Signature

Print Name: HELEN DALY

State of ~~Florida~~ New York

County of ~~Orange~~ Nassau

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **the** 5 **day of August, 2005,** by **Lewis S. Ranieri, as President , and , as on behalf of Norsunco Corporation, a Florida Corporation,** existing under the laws of the State of **Florida,** who is/are personally known to me or who has/have produced a valid drivers license as Identification.

NOTARY PUBLIC

CHRISTOPHER J. STEELE
Notary Public, State of New York
NO. 01ST5014372
Qualified in Suffolk County
My Commission Expires July 15, 2007

Printed Name of Notary

My Commission Expires:

Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)

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): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 36 Township 17 Range 19 Alternate Key # 2279842/1935822/1458765

Lot/Parcel N/A Block N/A

Subdivision N/A

I, NOEL ANDRESS, owner of the above described property,
(Name of Owner)

authorize Kami Corbett of Hill Ward Henderson 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: Noel Andress
(Signature of Owner)

STATE OF FLORIDA
COUNTY OF ~~CITRUS~~ Lee

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

WITNESS my hand and official seal this 24 day of August 21.

Robin Parmelee
Printed Name

Notary Public - State of Florida

Seal

ROBIN PARMELEE
Notary Public - State of Florida
Commission # GG 195021
My Comm. Expires May 17, 2022

RECEIVED
SEP 01 2021
CPA/AA/PUD-21-15
Land Development Division

Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)

RECEIVED
CPA/AA/PUD-21-15

Date: September 14, 2021
To: Joanna Coutu, Director of Land Development Division, Citrus County
From: Steve Luce, Director of Entitlements, EPG
Subject: Plan Amendment/Rezoning – 193 acre site/Citrus Springs

Thank you for sending an electronic copy of the site plan. It does make the print much easier to read, although there are a few additional questions:

- The ponds are now clearly visible and also say that they are "open space". Can you describe the uses proposed in those (i.e., is any portion proposed for recreation, trails, etc. or is it just meant for drainage retention)?

  Response: These are intended to be stormwater ponds. Detailed drainage engineering and design has not yet been completed. The exact, size, shape and location of the stormwater ponds will be determined at the time of permitting. It is anticipated that pond space will likely be somewhat smaller than depicted on the zoning site plan. This will allow us to provide some additional open space for the community. The open space will primarily be passive. We will include smaller gathering spaces/pocket parks/dog park uses which will include seating, fencing, and landscaping to accommodate these community uses.

- The text is not legible for the cross-hatched area. What is this proposed for?

  Response: This is the proposed location of the amenity center for the community, which will likely include a clubhouse, pool, playground, mail kiosk and other passive uses for the community. The label has been updated so that it can be clearly identified.

- Are there other trails, recreation facilities, etc. proposed? Note 14 mentions pocket parks, but those are not on the overall site plan - can you provide some more information about those (i.e., number, size, general location, uses proposed)?

  Response: We do propose pedestrian/bicycle connections to the adjacent school and regional trail. At a minimum we will have sidewalks on one side of all subdivision streets. These sidewalks will be located throughout the community.

- Water Resources is working on a response regarding water/sewer concurrency -thanks for copying me on that request.

  Response: We are awaiting Water Resources input on water and sewer availability

Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)

and points of connection. Staff did advise that there is public water available adjacent to the site. Staff is checking on public sewer.

- 40' lot width is very unusual in the County - can you provide some more information on the types of homes that are considered for this width? Conceptualplan(s) may be helpful to support this request.

  Response: Homes on 40 ft. wide lots are 30 feet wide and vary in depth. Typical depths are between 50 ft. and 80 ft. Overall square footage typically ranges between 1,500 sq. ft. and 3,000 sq. ft. The homes are a mix of one and two stories and typically include a two-car attached garage. The national home builders that are anticipated to be the builders within this proposed community typically provide for a compatible mix of building materials in order to enhance and differentiate base walls and roof lines/eaves, window and door trims. A typical style is Mediterranean Revival. The community will include an HOA that will include design standards and include on-going long term oversight of the community standards and appearance.

- With the smaller lot size proposed, an ISR of 55% may be difficult to obtain on each lot. Is this proposed to be calculated on a plat-wide basis or on individual lots?

  Response: We propose to calculate the ISR on a plat wide basis.

- Finally, just advise if you want this application check cashed and will send additional funds or want this one returned to you.

  Response: The balance of the application fee is being sent via FedEx to your attention.

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July 10, 2017 Z:\Projects\Citrus Springs 193 acres\CSP\2021-08-30-MPUD.dwg

FEMA Floodzone (Typ.)

Sidewalk Connection (Exact location to be determined at time of permitting)

Citrus Springs Middle School

Proposed 6' High PVC fence along the perimeter of the property

Proposed Entry Monument signage (8' high x 20' long)

Sidewalk Connection (Exact location to be determined at time of permitting)

Amenity Location

Citrus Springs Park

Wildcookie Stem / Trail

Pond/Dyke Typ.

Florida Power Easement

CITRUS SPRINGS BLVD. 193 AC PROPERTY

PD SITE PLAN

NO.	DATE	REVISION	BY

JOB NO:

DATE: 06-30-2021

EISENHOWER PROPERTY GROUP
111 SOUTH ARMENIA AVE
SUITE 201
TAMPA, FL 33609

EISENHOWER PROPERTY GROUP

0 400 1,600 SCALE: FEET

CPA/AA/PUD-21-15

Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)

J.3.a

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Packet Pg. 144

SITE DATA

PROJECT SIZE:	±192.86 ACRES
FOLIOS:	19E17S30 31000, 18E17S25 12000, 18E17S36 11000
CURRENT ZONING:	IND
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT) FOR SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE:	IND
EXISTING USE:	UNDEVELOPED / AGRICULTURE
PROPOSED USE:	RESIDENTIAL USE (±192.86 ACRES): 800 SINGLE-FAMILY LOTS
DENSITY:	4.1 DU/AC
UPLAND AREA:	±192.86 AC
EST. WETLAND AREA:	±0.0 AC
MAXIMUM HEIGHT:	35' (2-STORIES)
MAXIMUM LOT COVERAGE:	55%
PROPOSED MIN. LOT SIZES:	40' x 110'
SETBACKS:	FRONT: 20' SIDE: 5' REAR: 15'

GENERAL NOTES

1. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "A", "AE", AND "X" AS SHOWN ON FEMA FIRM MAP NUMBERS 12017C0206D, 12017C0208D, 12017C0204D. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELLFIELD PROTECTION AREA.
2. THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN.
3. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
4. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON-SITE.
5. THERE ARE NO EXISTING ROADS ON-SITE.
6. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
7. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE CITRUS COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
8. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, SHALL BE AS SHOWN. THE ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PROJECT ROADWAYS/DRIVE AISLES SHALL BE PUBLIC.
9. ACCESS TO ADJACENT ROADWAYS/DEVELOPMENTS ARE PROPOSED.
10. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150 FEET OF THE SITE IS AS SHOWN.
11. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY CITRUS COUNTY.
12. THERE ARE NO NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
13. OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD, OR OTHER ENTITY.
14. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYGROUNDS, DOG PARKS, AND OTHER SIMILAR USES.
15. ALL EXISTING STRUCTURES LOCATED WITHIN THE PD ARE TO BE REMOVED.

LEGAL DESCRIPTIONS

THAT PORTION OF THE NW ¼ OF THE NE ¼ OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NO. 491 AND LYING WEST OF A LINE 387 FEET WEST OF THE WESTERLY PLAT LIMIT OF THE PLAT OF HOLDER RECORDED IN PLAT BOOK 1, PAGE 28 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

DESCRIPTION #1
THAT PART OF THE SE 1/4 OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, LYING SOUTH AND EAST OF CITRUS SPRINGS UNIT 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 98 THROUGH 108, OR THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

DESCRIPTION #3
THAT PART OF THE NE 1/4 OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY FLORIDA, LYING NORTH OF THE NORTHERLY RIGHT- OF- WAY LINE OF THAT CERTAIN FLORIDA POWER CORPORATION EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 195, PAGE 14 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND EAST OF CITRUS SPRINGS UNIT 13 AS RECORDED IN PLAT BOOK 8, PAGES 98 THROUGH 108, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

DESCRIPTION #5
THE SW 1/4, LYING SOUTHWEST OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE S.C.L. RAILROAD RIGHT-OF-WAY AND THE SOUTH 400 FEET OF THE SW 1/4 OF THE SE 1/4, LYING WESTERLY OF A LINE 387 FEET WEST OF THE WESTERLY PLAT LIMIT OF "HOLDER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND THAT PORTION OF THE NW 1/4, LYING SOUTHWEST OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE S.C.L. RAILROAD RIGHT OF WAY, ALL IN SECTION 30, TOWNSHIP 17 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA.

EXCEPTION #3
ALSO LESS AND EXCEPT THAT PORTION OF SAID SW 1/4 OF SECTION 30 PLATTED AS CITRUS SPRINGS UNIT 13 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 98 THROUGH 108, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #4
ALSO LESS AND EXCEPT THAT PORTION OF SAID NW 1/4 OF SECTION 30 PLATTED AS CITRUS SPRINGS UNIT 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 34 THROUGH 36, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #6
ALSO LESS AND EXCEPT THAT PORTION OF SAID SW 1/4 OF SECTION 30, CONVEYED FROM DELTONA LAND AND INVESTMENT CORP., A FLORIDA CORPORATION, TO CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY SPECIAL WARRANTY DEED DATED JANUARY 22, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 531, PAGES 955 THROUGH 957, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #7
ALSO LESS AND EXCEPT THAT PORTION OF SAID SW 1/4 OF SECTION 30, CONVEYED FROM THE DELTONA CORPORATION, A DELAWARE CORPORATION, TO FLORIDA POWER CORPORATION, A FLORIDA CORPORATION BY FEE SIMPLE DEED DATED JANUARY 11, 1971 AND RECORDED IN OFFICIAL RECORDS BOOK 277, PAGES 733 THROUGH 735, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #8
ALSO LESS AND EXCEPT THAT PORTION OF SAID SECTION 31 CONVEYED FROM DELTONA LAND AND INVESTMENT CORP., A FLORIDA CORPORATION, TO ROWE CRAFT BUILDERS, INC., A FLORIDA CORPORATION, BY WARRANTY DEED DATED SEPTEMBER 6, 1985 AND RECORDED IN OFFICIAL RECORDS BOOK 890, PAGES 2145 AND 2148 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID LESS AND EXCEPT LIES EASTERLY OF A LINE 387 FEET WEST OF THE WESTERLY PLAT LIMIT OF "HOLDER" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #9
ALSO LESS AND EXCEPT THAT PORTION OF SAID SECTION 30 CONVEYED FROM NORSUNCO CORPORATION, A FLORIDA CORPORATION, TO THE SCHOOL BOARD OF CITRUS COUNTY, FLORIDA BY WARRANTY DEED RECORDED IN BOOK 994, PAGE 445, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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ALL OF THE ABOVE DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

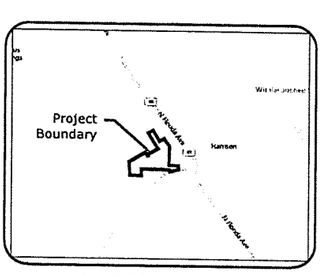
PARCEL C:
THAT PORTION OF LANDS LYING IN SECTIONS 30 AND 31, TOWNSHIP 17 SOUTH, RANGE 19 EAST AND SECTION 25, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE CENTER OF SAID SECTION 30 FOR A POINT OF REFERENCE, THENCE RUN S 0° 18' 42" W ALONG THE EAST BOUNDARY OF THE SW 1/4 OF SAID SECTION 30 A DISTANCE OF 433.27 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EAST BOUNDARY AND THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD AND THE POINT OF BEGINNING. THENCE CONTINUE S 0° 18' 42" W ALONG SAID EAST BOUNDARY A DISTANCE OF 1802.49 FEET TO A CONCRETE MONUMENT. THENCE RUN N 09° 57' 14" E A DISTANCE OF 580.62 FEET TO A CONCRETE MONUMENT. THENCE RUN S 0° 17' 40" W A DISTANCE OF 421.46 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 491, SAID MONUMENT BEING ON A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 2914.93 FEET AND A CENTRAL ANGLE OF 4° 11' 04". THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 212.68 FEET TO A CONCRETE MONUMENT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 82° 38' 31" W 212.63 FEET), THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY RUN N 0° 03' 12" W A DISTANCE OF 48.48 FEET TO A CONCRETE MONUMENT ON THE SOUTH BOUNDARY OF THE SE 1/4 OF SAID SECTION 30, THENCE RUN S 89° 57' 14" W ALONG SAID SOUTH BOUNDARY A DISTANCE OF 669.25 FEET TO A CONCRETE MONUMENT AT THE SOUTH 1/4 CORNER OF SAID SECTION 30, THENCE RUN S 89° 56'13" W ALONG THE SOUTH BOUNDARY OF THE SW 1/4 OF SAID SECTION 30 A DISTANCE OF 1297.31 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTH BOUNDARY AND THE EASTERLY RIGHT-OF-WAY OF A 100 FOOT WIDE FLORIDA POWER CORPORATION RIGHT-OF-WAY, THENCE RUN N 27° 18' 43" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 2511.28 FEET TO A CONCRETE MONUMENT AT THE MOST SOUTHERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 531, PAGES 955, THENCE RUN ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARIES OF SAID LANDS THE FOLLOWING COURSES AND DISTANCES: N 33° 30' 58" E 125.03 FEET, N 27° 21' 34" W 109.10 FEET, N 31° 03' 11" W 215.30 FEET, AND S 58° 56' 58" W 124.99 FEET TO A CONCRETE MONUMENT ON SAID EASTERLY RIGHT-OF-WAY, THENCE RUN N 31° 08' 04" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 500.38 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY AND THE SOUTHERLY RIGHT-OF-WAY OF CITRUS SPRINGS BOULEVARD AS SHOWN ON THE PLAT OF CITRUS SPRINGS UNIT 18 AS RECORDED IN PLAT BOOK 7, PAGES 34-36, OF SAID PUBLIC RECORDS, THENCE RUN N 58° 59' 18" E ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 1929.27 FEET TO A CONCRETE MONUMENT AT THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF SAID SEABOARD COASTLINE RAILROAD, SAID POINT BEING ON A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 5789.65 FEET AND A CENTRAL ANGLE OF 1° 49' 31", THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 184.44 FEET TO A CONCRETE MONUMENT AT THE POINT OF TANGENCY OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 34° 30' 18" E 184.44 FEET), THENCE RUN S 35° 25' 03" E A DISTANCE OF 1929.54 FEET TO THE POINT OF BEGINNING.

PARCEL D:
THAT PORTION OF LANDS LYING IN SECTION 30, TOWNSHIP 17 SOUTH, RANGE 19 EAST AND SECTIONS 25 AND 36, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT AT THE SW CORNER OF SAID SECTION 30, THENCE RUN N 89° 56' 13" E ALONG THE SOUTH BOUNDARY OF THE SW 1/4 OF SAID SECTION 30 A DISTANCE OF 1294.03 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTH BOUNDARY AND THE WESTERLY RIGHT-OF-WAY OF A 100 FOOT WIDE FLORIDA POWER CORPORATION RIGHT-OF-WAY, THENCE RUN N 27° 18' 43" W ALONG SAID WESTERLY RIGHT-OF-WAY OF A 100 OF 1838.79 FEET TO A PERMANENT REFERENCE MONUMENT AT THE MOST EASTERLY CORNER OF BLOCK 1005 OF CITRUS SPRINGS UNIT 13 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 98 THROUGH 108, OF THE PUBLIC RECORDS OF SAID CITRUS COUNTY, FLORIDA, THENCE RUN S 58° 52' 48" W ALONG THE SOUTHERLY BOUNDARY OF SAID BLOCK 1005 A DISTANCE OF 1887.93 FEET TO A PERMANENT REFERENCE MONUMENT AT THE MOST SOUTHERLY CORNER OF LOT 38 OF SAID BLOCK 1005, SAID PERMANENT REFERENCE MONUMENT BEING ON A CURVE CONCAVED WESTERLY HAVING A RADIUS OF 3795.00 FEET AND A CENTRAL ANGLE OF 20° 18' 13", THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EARSTERLY BOUNDARY OF LOTS 38 THROUGH 52, BLOCK 1005 A DISTANCE OF 1344.81 FEET TO A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID LOT 52, BLOCK 1005, SAID CONCRETE MONUMENT BEING ON THE NORTHERLY RIGHT-OF-WAY OF A 420.00 FOOT WIDE FLORIDA POWER CORPORATION RIGHT-OF-WAY, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 5° 45' 30" E, 1337.79 FEET), THENCE RUN N 89° 48' 50" E ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 1089.59 FEET TO A CONCRETE MONUMENT ON THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 36, THENCE RUN N 0° 08' 35" W ALONG SAID EAST BOUNDARY A DISTANCE OF 868.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
THAT PART OF THE SE 1/4 OF THE NE 1/4 AND THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, LYING NORTHEAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN 100 FOOT WIDE RIGHT-OF-WAY CONVEYED FROM THE DELTONA CORPORATION, A DELAWARE CORPORATION, TO FLORIDA POWER CORPORATION, A FLORIDA CORPORATION; BY FEE SIMPLE DEED DATED JANUARY 11, 1971 AND RECORDED IN OFFICIAL RECORDS BOOK 277, PAGES 733 THROUGH 735 INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND, SOUTHEASTERLY OF CITRUS SPRINGS UNIT 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 34 THROUGH 36, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

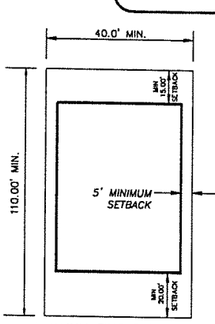
ALSO LESS AND EXCEPT:
THAT PORTION OF SAID SECTION 30 CONVEYED FROM NORSUNCO CORPORATION, A FLORIDA CORPORATION, TO THE SCHOOL BOARD OF CITRUS COUNTY, FLORIDA BY WARRANTY DEED RECORDED IN BOOK 994, PAGE 445, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

LESS AND EXCEPT:
THAT PORTION OF SAID SECTION 30 CONVEYED FROM NORSUNCO CORPORATION, A FLORIDA CORPORATION, TO CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN BOOK 1002, PAGE 1380, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

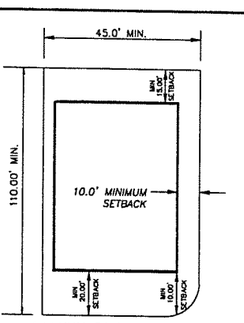


VICINITY MAP

SECTIONS 30 & 31, TOWNSHIP 17S, RANGE 19E
SECTIONS 25 & 36, TOWNSHIP 17S, RANGE 18E
CITRUS COUNTY, FLORIDA



MINIMUM SINGLE FAMILY DETACHED LOT DETAIL
N.T.S.



MINIMUM SINGLE FAMILY DETACHED CORNER LOT DETAIL
N.T.S.

LEGEND:

- Property Limits
- 150' Compatible Land Use Buffer
- Internal Roadways
- Citrus County PAO
- Project Access Location
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space

EISENHOWER PROPERTY GROUP
111 SOUTH ARMENIA AVE
SUITE 201
TAMPA, FL 33609

NO.	DATE	REVISION	BY

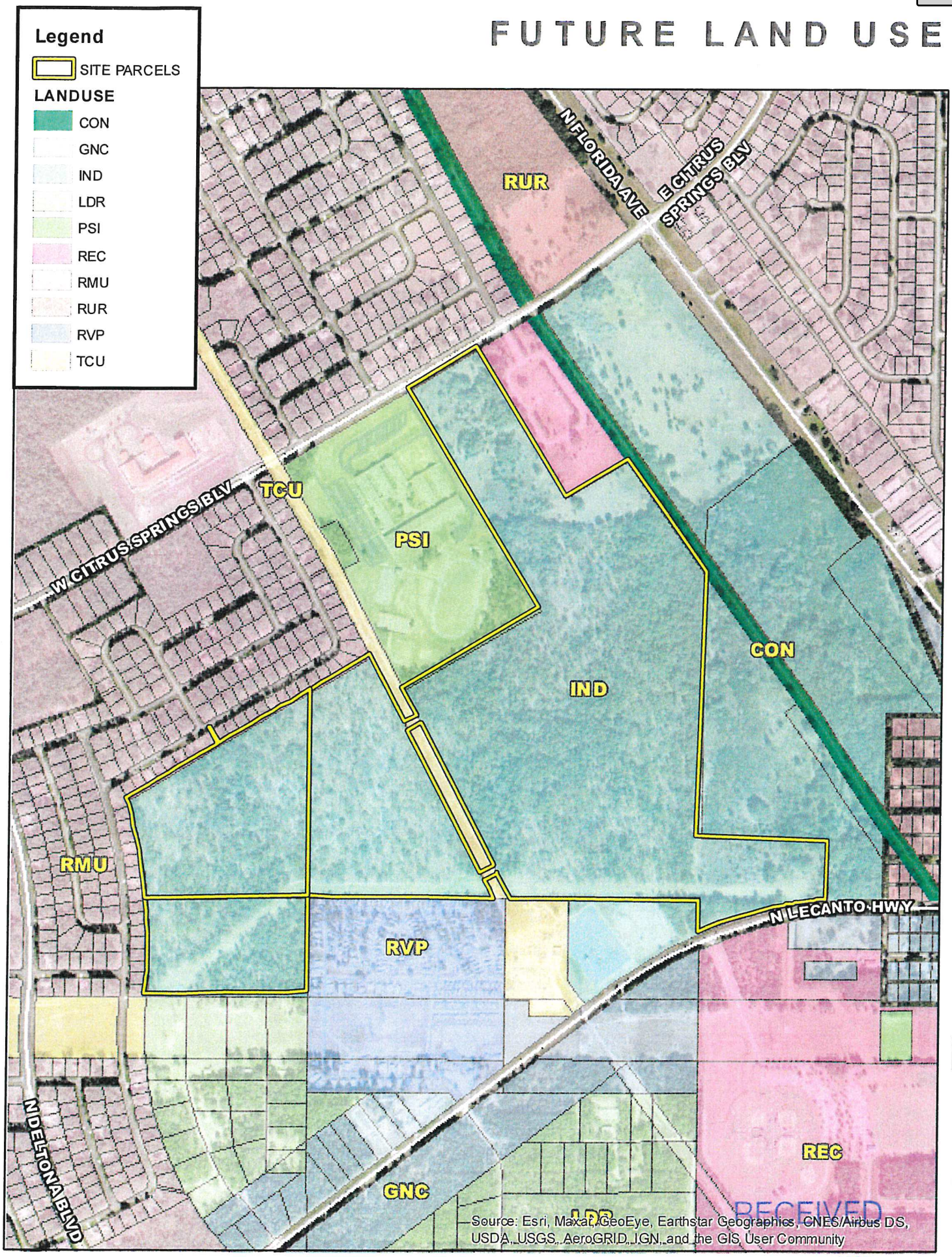
CITRUS SPRINGS BLVD. 193 AC PROPERTY

PD SITE PLAN

JOB NO:
DATE: 08-31-2021

CPA/AA/PUD-21-15

FUTURE LAND USE



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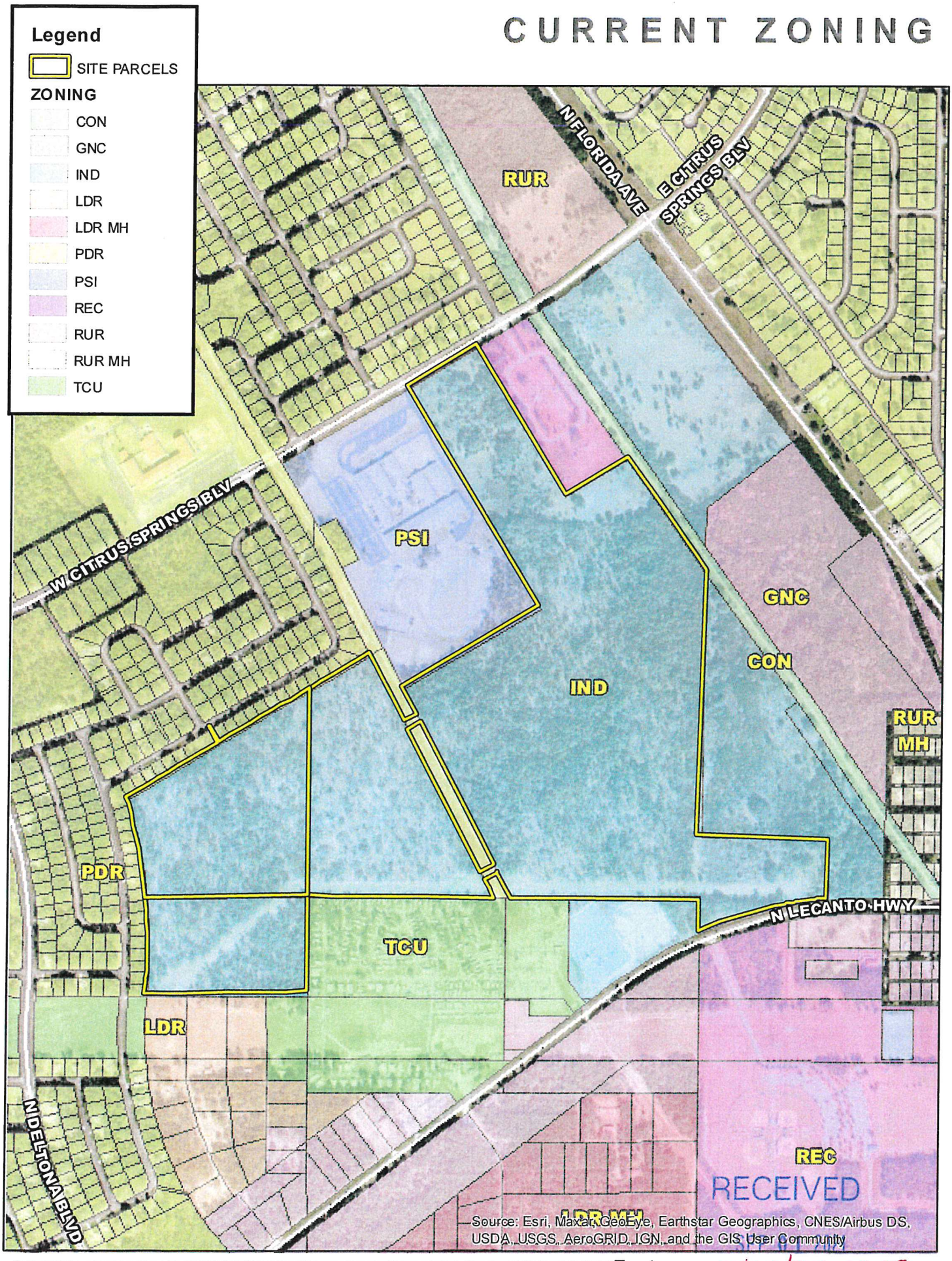
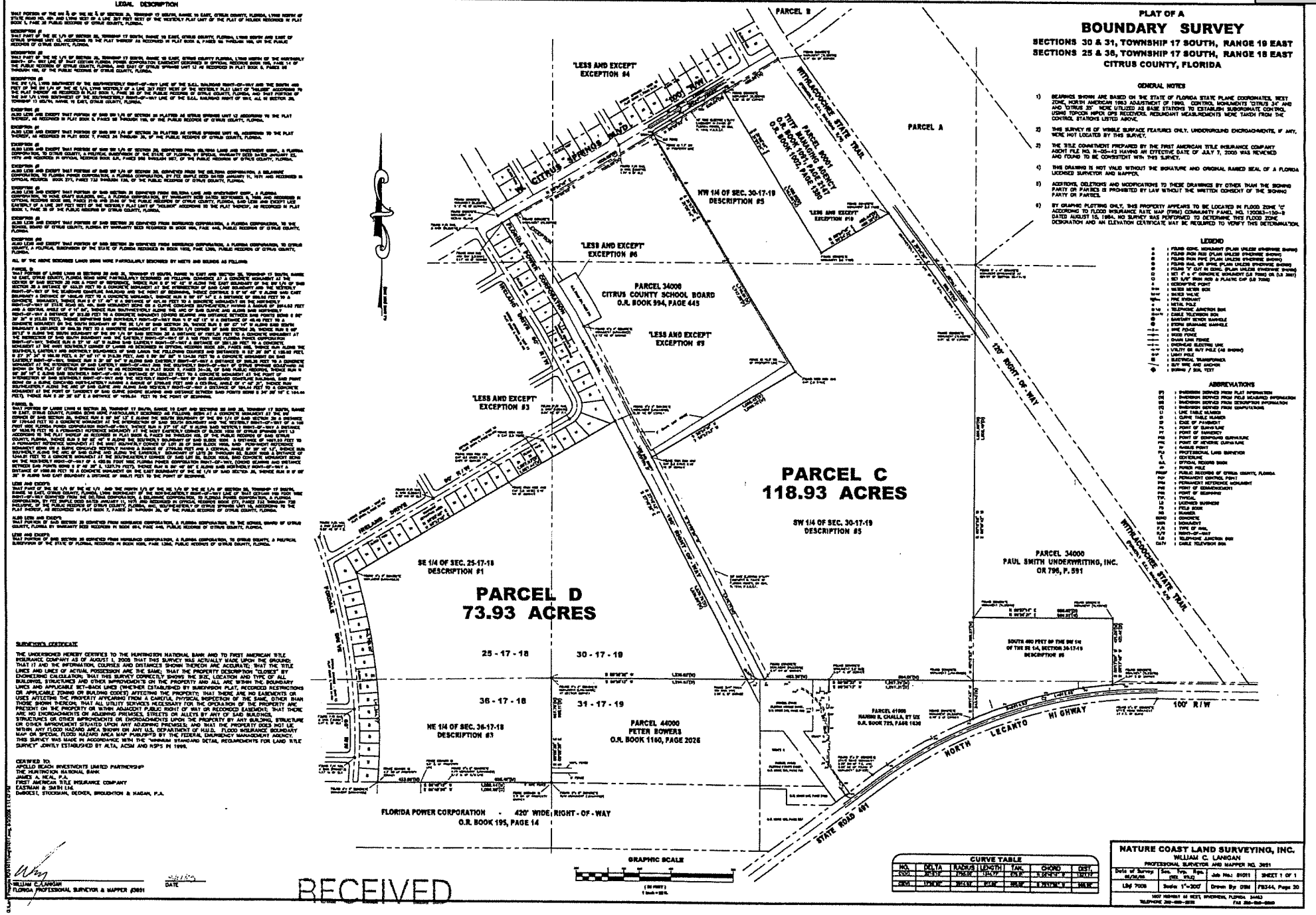
SEP 01 2021
CPA/AA/PUD-a

Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)

CURRENT ZONING



Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)



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CPA/AA/PUD-21-15
Land Development Division

Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo

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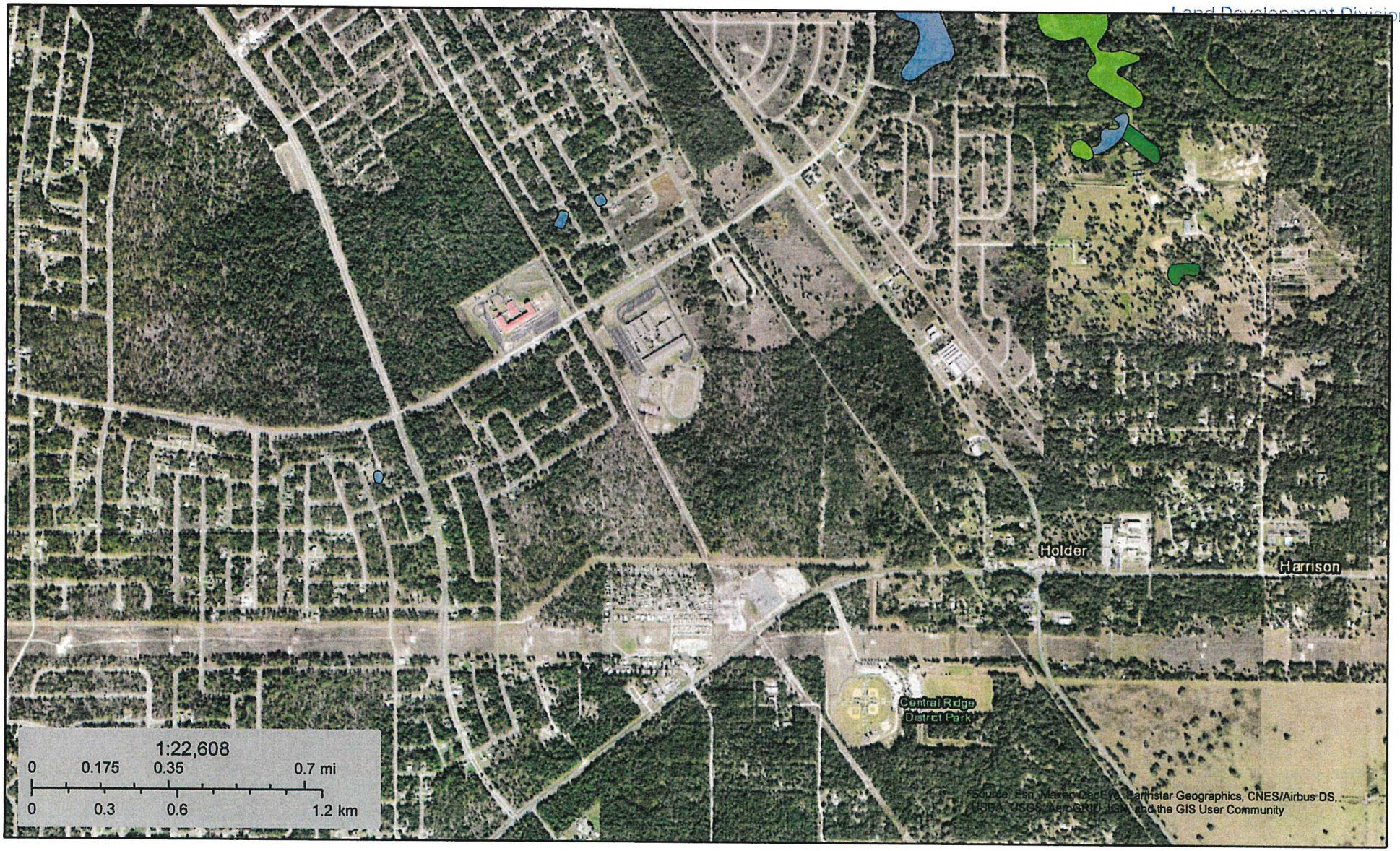
CPA/AA/PUD-21-15
Land Development Division

U.S. Fish and Wildlife Service

National Wetlands Inventory

193 Acre Wetlands Map



August 12, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Attachment: Applicant submittal (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo

National Wetl
This page was produced by the NWI mapper

Joanna L. Coutu

From: Steve Luce <sluce@eisenhowerpropertygroup.com>
Sent: Tuesday, October 26, 2021 8:46 AM
To: Joanna L. Coutu
Cc: kami.corbett@hwhlaw.com; Clark Lohmiller
Subject: [EXTERNAL]RE: CPA/AA/PUD-21-15 EPG Land LLC
Attachments: 2021-10-21-Citrus Springs Blvd 193 ac property-MPUD.pdf

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

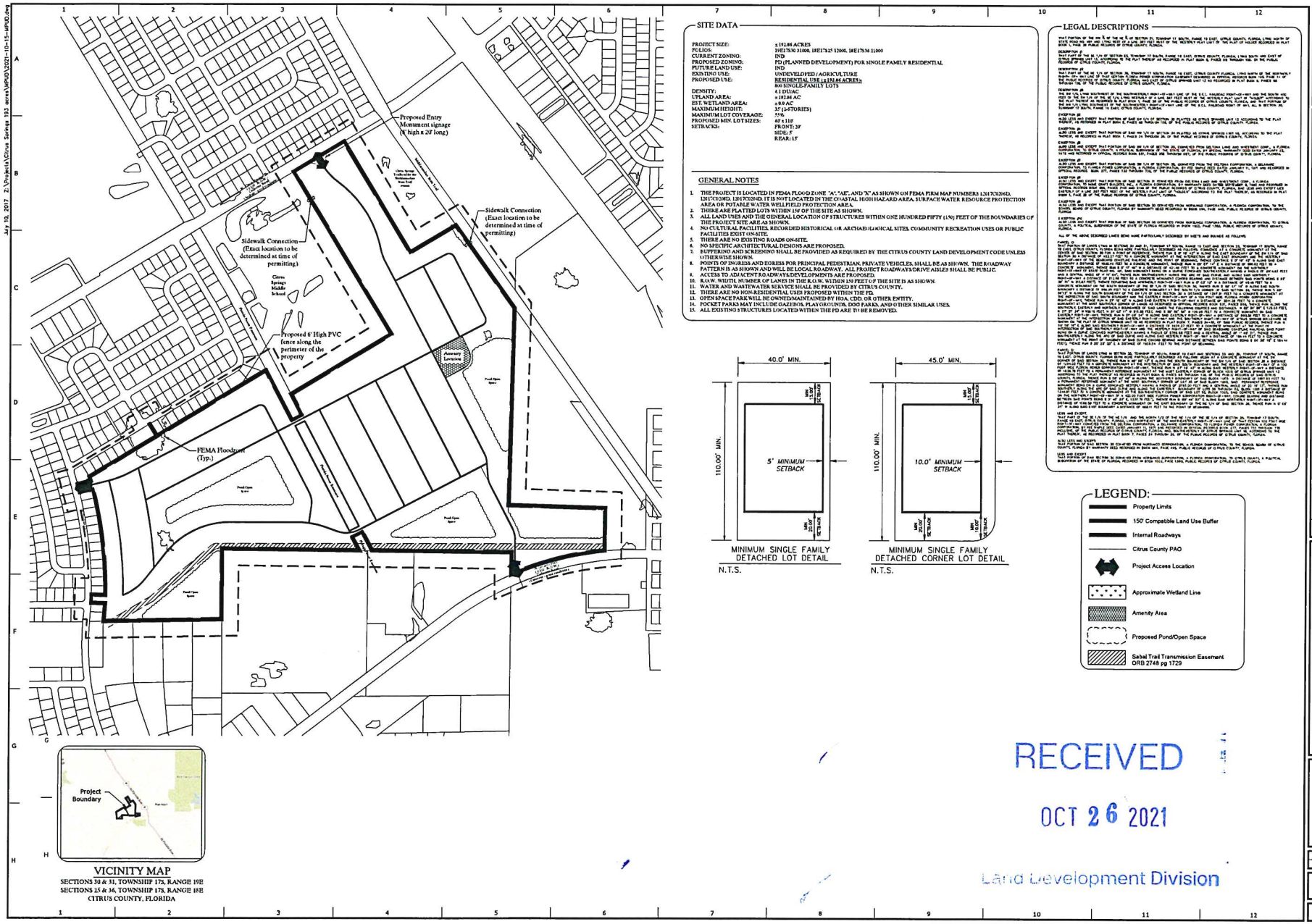
Joanna,

Ok.

Also – attached is the updated site plan which addresses the review items (pipeline, trail head, access point) you provided to us.

Thanks.

Attachment: Revised site plan (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)



VICINITY MAP

SECTIONS 30 & 31, TOWNSHIP 17S, RANGE 19E
SECTIONS 25 & 36, TOWNSHIP 17S, RANGE 18E
CITRUS COUNTY, FLORIDA

SITE DATA

PROJECT SIZE:	± 192.84 ACRES
FOLIOS:	19E17S30 31000, 18E17S25 12000, 18E17S36 31000
CURRENT ZONING:	IND
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT) FOR SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE:	IND
EXISTING USE:	UNDEVELOPED / AGRICULTURE
PROPOSED USE:	RESIDENTIAL USE (± 192.84 ACRES ±) 800 SINGLE-FAMILY LOTS
DENSITY:	4.1 DUAC
UPLAND AREA:	± 192.84 AC
EST. WETLAND AREA:	± 0.0 AC
MAXIMUM HEIGHT:	35' (2-STORIES)
MAXIMUM LOT COVERAGE:	55%
PROPOSED MIN. LOT SIZES:	40' x 110'
SETBACKS:	FRONT: 20' SIDE: 5' REAR: 15'

GENERAL NOTES

1. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "A", "AE", AND "X" AS SHOWN ON FEMA FIRM MAP NUMBERS 12017C0205D, DECEMBER 18TH 2008. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELLFIELD PROTECTION AREA.
2. THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN.
3. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
4. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON-SITE.
5. THERE ARE NO EXISTING ROADS ON-SITE.
6. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
7. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE CITRUS COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
8. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, SHALL BE AS SHOWN. THE ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PROJECT ROADWAYS/DRIVE AISLES SHALL BE PUBLIC.
9. ACCESS TO ADJACENT ROADWAYS/DEVELOPMENTS ARE PROPOSED.
10. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150 FEET OF THE SITE IS AS SHOWN.
11. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY CITRUS COUNTY.
12. THERE ARE NO NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
13. OPEN SPACE PARK WILL BE OWNED/MAINTAINED BY HOA, CDD, OR OTHER ENTITY.
14. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYGROUNDS, DOG PARKS, AND OTHER SIMILAR USES.
15. ALL EXISTING STRUCTURES LOCATED WITHIN THE PD ARE TO BE REMOVED.

MINIMUM SINGLE FAMILY DETACHED LOT DETAIL
N.T.S.

MINIMUM SINGLE FAMILY DETACHED CORNER LOT DETAIL
N.T.S.

LEGAL DESCRIPTIONS

LEGEND:

- Property Limits
- 150' Compatible Land Use Buffer
- Internal Roadways
- Citrus County PAO
- Project Access Location
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Sabal Trail Transmission Easement ORB 2748 pg 1729

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0 400 800
SCALE: FEET

EISENHOWER PROPERTY GROUP

EISENHOWER PROPERTY GROUP
111 SOUTH ARMENIA AVE
SUITE 201
TAMPA, FL 33609

NO.	DATE	REVISION	BY

CITRUS SPRINGS BLVD. 193 AC PROPERTY

PD SITE PLAN

JOB NO:
DATE: 08-31-2021

Attachment: Revised site plan (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach

July 10, 2017 Z:\Projects\Citrus Springs 193 acres\MPUD\2021-10-15-MPUD.dwg

FEMA Floodzone (Typ)

Sidewalk Connection (Exact location to be determined at time of permitting)

Proposed 6' High PVC fence along the perimeter of the property

Citrus Springs Middle School

Proposed Entry Monument signage (4' high x 20' long)

Amenity Location

Sidewalk Connection (Exact location to be determined at time of permitting)

RECEIVED
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Land Development Division

		JOB NO:		CITRUS SPRINGS BLVD. 193 AC PROPERTY	NO.	DATE	REVISION BY
		DATE:	06-31-2021	PD SITE PLAN			

EISENHOWER PROPERTY GROUP
111 SOUTH ARMENIA AVE
SUITE 201
TAMPA, FL 33609

EISENHOWER PROPERTY GROUP

SCALE: FEET 0 800 1,600

Attachment: Revised site plan (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach

SITE DATA

PROJECT SIZE:	±192.86 ACRES
FOLIOS:	19E17S30 31000. 18E17S25 12000. 18E17S36 11000
CURRENT ZONING:	IND
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT) FOR SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE:	IND
EXISTING USE:	UNDEVELOPED / AGRICULTURE
PROPOSED USE:	RESIDENTIAL USE (±192.86 ACRES): 800 SINGLE-FAMILY LOTS
DENSITY:	4.1 DU/AC
UPLAND AREA:	±192.86 AC
EST. WETLAND AREA:	±0.0 AC
MAXIMUM HEIGHT:	35' (2-STORIES)
MAXIMUM LOT COVERAGE:	55%
PROPOSED MIN. LOT SIZES:	40' x 110'
SETBACKS:	FRONT: 20' SIDE: 5' REAR: 15'

GENERAL NOTES

1. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "A", "AE", AND "X" AS SHOWN ON FEMA FIRM MAP NUMBERS 12017C0206D, 12017C0204D. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA. SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELLFIELD PROTECTION AREA.
2. THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN.
3. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
4. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON-SITE.
5. THERE ARE NO EXISTING ROADS ON-SITE.
6. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
7. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE CITRUS COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
8. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, SHALL BE AS SHOWN. THE ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PROJECT ROADWAYS/DRIVE AISLES SHALL BE PUBLIC.
9. ACCESS TO ADJACENT ROADWAYS/DEVELOPMENTS ARE PROPOSED.
10. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150 FEET OF THE SITE IS AS SHOWN.
11. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY CITRUS COUNTY.
12. THERE ARE NO NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
13. OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD, OR OTHER ENTITY.
14. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYGROUNDS, DOG PARKS, AND OTHER SIMILAR USES.
15. ALL EXISTING STRUCTURES LOCATED WITHIN THE PD ARE TO BE REMOVED.

LEGAL DESCRIPTIONS

THAT PORTION OF THE NW ¼ OF THE NE ¼ OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NO. 491 AND LYING WEST OF A LINE 387 FEET WEST OF THE WESTERLY PLAT LIMIT OF THE PLAT OF HOLDER RECORDED IN PLAT BOOK 1, PAGE 28 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

DESCRIPTION #1
THAT PART OF THE SE 1/4 OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, LYING SOUTH AND EAST OF CITRUS SPRINGS UNIT 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 98 THROUGH 108, OR THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

DESCRIPTION #3
THAT PART OF THE NE 1/4 OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY FLORIDA, LYING NORTH OF THE NORTHERLY RIGHT- OF- WAY LINE OF THAT CERTAIN FLORIDA POWER CORPORATION EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 195, PAGE 14 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND EAST OF CITRUS SPRINGS UNIT 13 AS RECORDED IN PLAT BOOK 8, PAGES 98 THROUGH 108, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

DESCRIPTION #5
THE SW 1/4, LYING SOUTHWEST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE S.C.L. RAILROAD RIGHT-OF-WAY AND THE SOUTH 400 FEET OF THE SW 1/4 OF THE SE 1/4, LYING WESTERLY OF A LINE 387 FEET WEST OF THE WESTERLY PLAT LIMIT OF "HOLDER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND THAT PORTION OF THE NW 1/4 LYING SOUTHWEST OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE S.C.L. RAILROAD RIGHT OF WAY, ALL IN SECTION 30, TOWNSHIP 17 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA.

EXCEPTION #3
ALSO LESS AND EXCEPT THAT PORTION OF SAID SW 1/4 OF SECTION 30 PLATTED AS CITRUS SPRINGS UNIT 13 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 98 THROUGH 108, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #4
ALSO LESS AND EXCEPT THAT PORTION OF SAID NW 1/4 OF SECTION 30 PLATTED AS CITRUS SPRINGS UNIT 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 34 THROUGH 38, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #6
ALSO LESS AND EXCEPT THAT PORTION OF SAID SW 1/4 OF SECTION 30, CONVEYED FROM DELTONA LAND AND INVESTMENT CORP., A FLORIDA CORPORATION, TO CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY SPECIAL WARRANTY DEED DATED JANUARY 22, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 531, PAGES 955 THROUGH 957, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #7
ALSO LESS AND EXCEPT THAT PORTION OF SAID SW 1/4 OF SECTION 30, CONVEYED FROM THE DELTONA CORPORATION, A DELAWARE CORPORATION, TO FLORIDA POWER CORPORATION, A FLORIDA CORPORATION, BY FEE SIMPLE DEED DATED JANUARY 11, 1971 AND RECORDED IN OFFICIAL RECORDS BOOK 277, PAGES 733 THROUGH 735, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #8
ALSO LESS AND EXCEPT THAT PORTION OF SAID SECTION 31 CONVEYED FROM DELTONA LAND AND INVESTMENT CORP., A FLORIDA CORPORATION, TO HOME CRAFT BUILDERS, INC., A FLORIDA CORPORATION, BY WARRANTY DEED DATED SEPTEMBER 6, 1985 AND RECORDED IN OFFICIAL RECORDS BOOK 690, PAGES 2143 AND 2148 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID LESS AND EXCEPT LIES EASTERLY OF A LINE 387 FEET WEST OF THE WESTERLY PLAT LIMIT OF "HOLDER" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXCEPTION #9
ALSO LESS AND EXCEPT THAT PORTION OF SAID SECTION 30 CONVEYED FROM NORSUNCO CORPORATION, A FLORIDA CORPORATION, TO THE SCHOOL BOARD OF CITRUS COUNTY, FLORIDA BY WARRANTY DEED RECORDED IN BOOK 994, PAGE 445, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

EXCEPTION #10
ALSO LESS AND EXCEPT THAT PORTION OF SAID SECTION 30 CONVEYED FROM NORSUNCO CORPORATION, A FLORIDA CORPORATION, TO CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN BOOK 1002, PAGE 1380, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

ALL OF THE ABOVE DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PARCEL C:
THAT PORTION OF LANDS LYING IN SECTIONS 30 AND 31, TOWNSHIP 17 SOUTH, RANGE 19 EAST AND SECTION 25, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE CENTER OF SAID SECTION 30 FOR A POINT OF REFERENCE, THENCE RUN S 0° 16' 42" W ALONG THE EAST BOUNDARY OF THE SW 1/4 OF SAID SECTION 30 A DISTANCE OF 433.27 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EAST BOUNDARY AND THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD AND THE POINT OF BEGINNING, THENCE CONTINUE S 0° 16' 42" W ALONG SAID EAST BOUNDARY A DISTANCE OF 1002.49 FEET TO A CONCRETE MONUMENT, THENCE RUN N 09° 57' 14" E A DISTANCE OF 580.62 FEET TO A CONCRETE MONUMENT, THENCE RUN S 0° 17' 40" W A DISTANCE OF 421.48 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 491, SAID MONUMENT BEING ON A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 2214.93 FEET AND A CENTRAL ANGLE OF 4° 11' 04", THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 212.68 FEET TO A CONCRETE MONUMENT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 82° 39' 31" W 212.83 FEET), THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY RUN N 0° 03' 12" W A DISTANCE OF 48.49 FEET TO A CONCRETE MONUMENT ON THE SOUTH BOUNDARY OF THE SE 1/4 OF SAID SECTION 30, THENCE RUN S 89° 57' 14" W ALONG SAID SOUTH BOUNDARY A DISTANCE OF 669.25 FEET TO A CONCRETE MONUMENT AT THE SOUTH 1/4 CORNER OF SAID SECTION 30, THENCE RUN S 89° 56'13" W ALONG THE SOUTH BOUNDARY OF THE SW 1/4 OF SAID SECTION 30 A DISTANCE OF 1297.31 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTH BOUNDARY AND THE EASTERLY RIGHT-OF-WAY OF A 100 FOOT WIDE FLORIDA POWER CORPORATION RIGHT-OF-WAY, THENCE RUN N 27° 18' 43" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 2511.28 FEET TO A CONCRETE MONUMENT AT THE MOST SOUTHERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 531, PAGES 955, THENCE RUN ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARIES OF SAID LANDS THE FOLLOWING COURSES AND DISTANCES: N 83° 38' 56" E 125.03 FEET, N 27° 21' 34" W 109.10 FEET, N 31° 03' 11" W 215.30 FEET, AND S 58° 58' 56" W 124.99 FEET TO A CONCRETE MONUMENT ON SAID EASTERLY RIGHT-OF-WAY, THENCE RUN N 31° 08' 04" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 500.38 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY AND THE SOUTHERLY RIGHT-OF-WAY OF CITRUS SPRINGS BOULEVARD AS SHOWN ON THE PLAT OF CITRUS SPRINGS UNIT 18 AS RECORDED IN PLAT BOOK 7, PAGES 34-38, OF SAID PUBLIC RECORDS, THENCE RUN N 58° 59' 15" E ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 1929.27 FEET TO A CONCRETE MONUMENT AT THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF SAID SEABOARD COASTLINE RAILROAD, SAID POINT BEING ON A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 5789.65 FEET AND A CENTRAL ANGLE OF 1° 49' 31", THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 184.44 FEET TO A CONCRETE MONUMENT AT THE POINT OF TANGENCY OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 34° 30' 18" E 184.44 FEET), THENCE RUN S 35° 25' 03" E A DISTANCE OF 1929.54 FEET TO THE POINT OF BEGINNING.

PARCEL D:
THAT PORTION OF LANDS LYING IN SECTION 30, TOWNSHIP 17 SOUTH, RANGE 19 EAST AND SECTIONS 25 AND 36, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT AT THE SW CORNER OF SAID SECTION 30, THENCE RUN N 89° 56' 13" E ALONG THE SOUTH BOUNDARY OF THE SW 1/4 OF SAID SECTION 30 A DISTANCE OF 1294.03 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTH BOUNDARY AND THE WESTERLY RIGHT-OF-WAY OF A 100 FOOT WIDE FLORIDA POWER CORPORATION RIGHT-OF-WAY, THENCE RUN N 27° 18' 43" W ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 1838.79 FEET TO A PERMANENT REFERENCE MONUMENT AT THE MOST EASTERLY CORNER OF BLOCK 1005 OF CITRUS SPRINGS UNIT 13 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 98 THROUGH 108, OF THE PUBLIC RECORDS OF SAID CITRUS COUNTY, FLORIDA, THENCE RUN S 58° 52' 49" W ALONG THE SOUTHERLY BOUNDARY OF SAID BLOCK 1005 A DISTANCE OF 1887.93 FEET TO A PERMANENT REFERENCE MONUMENT AT THE MOST SOUTHERLY CORNER OF LOT 35 OF SAID BLOCK 1005, SAID PERMANENT REFERENCE MONUMENT BEING ON A CURVE CONCAVED WESTERLY HAVING A RADIUS OF 3795.00 FEET AND A CENTRAL ANGLE OF 20° 18' 13", THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EARSTERLY BOUNDARY OF LOTS 36 THROUGH 52, BLOCK 1005 A DISTANCE OF 1344.81 FEET TO A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID LOT 52, BLOCK 1005, SAID CONCRETE MONUMENT BEING ON THE NORTHERLY RIGHT-OF-WAY OF A 200.00 FOOT WIDE FLORIDA POWER CORPORATION RIGHT-OF-WAY, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 5° 45' 30" E, 1337.79 FEET), THENCE RUN N 89° 48' 50" E ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 1089.59 FEET TO A CONCRETE MONUMENT ON THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 36, THENCE RUN N 0° 08' 35" W ALONG SAID EAST BOUNDARY A DISTANCE OF 668.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
THAT PART OF THE SE 1/4 OF THE NE 1/4 AND THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, LYING NORTHEAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THAT CERTAIN 100 FOOT WIDE RIGHT-OF-WAY CONVEYED FROM THE DELTONA CORPORATION, A DELAWARE CORPORATION, TO FLORIDA POWER CORPORATION, A FLORIDA CORPORATION, BY FEE SIMPLE DEED DATED JANUARY 11, 1971 AND RECORDED IN OFFICIAL RECORDS BOOK 277, PAGES 733 THROUGH 735 INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND, SOUTHEASTERLY OF CITRUS SPRINGS UNIT 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 34 THROUGH 38, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
THAT PORTION OF SAID SECTION 30 CONVEYED FROM NORSUNCO CORPORATION, A FLORIDA CORPORATION, TO THE SCHOOL BOARD OF CITRUS COUNTY, FLORIDA BY WARRANTY DEED RECORDED IN BOOK 994, PAGE 445, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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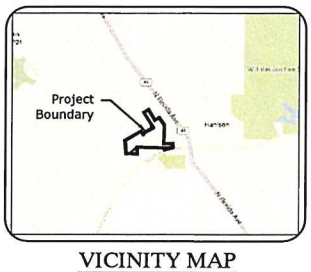
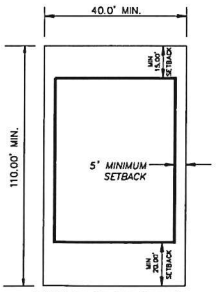
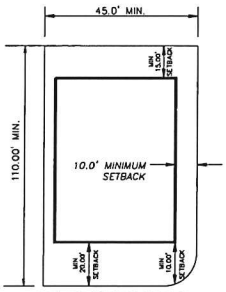
RECEIVED
OCT 26 2021
Land Development Division



VICINITY MAP
SECTIONS 30 & 31, TOWNSHIP 17S, RANGE 19E
SECTIONS 25 & 36, TOWNSHIP 17S, RANGE 18E
CITRUS COUNTY, FLORIDA



MINIMUM SINGLE FAMILY DETACHED LOT DETAIL
N.T.S.



MINIMUM SINGLE FAMILY DETACHED CORNER LOT DETAIL
N.T.S.

LEGEND:

- Property Limits
- 150' Compatible Land Use Buffer
- Internal Roadways
- Citrus County PAO
- Project Access Location
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space

EISENHOWER PROPERTY GROUP

EISENHOWER
PROPERTY GROUP
111 SOUTH ARMENIA AVE
SUITE 201
TAMPA, FL 33609

NO.	DATE	REVISION	BY

CITRUS SPRINGS BLVD. 193 AC PROPERTY

PD SITE PLAN

JOB NO:
DATE: 08-31-2021

Attachment: Revised site plan (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)

From: Alyssa Barr <alyssabarr214@gmail.com <mailto:alyssabarr214@gmail.com>
>
Sent: Sunday, October 10, 2021 11:24 PM
To: Michael F. Sherman <Michael.Sherman@citrusbocc.com
<mailto:Michael.Sherman@citrusbocc.com> >
Subject: [EXTERNAL]Public Input Suggestion-Citrus Springs

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

1

Hi Michael,

I'm just emailing in reference to the sign placed on the property of Citrus Springs Blvd adjacent to the trailhead and Middle School, altkey: 2279842.

The sign says open to public input, so I'm hoping you are the right contact for this.

My input: i would like to push for a kids splash pad/playground/picnic field for families to gather and to be able to hold various community activities: easter egg hunts/movie nights/holiday walks/small concerts/public rentals, etc. It would be ideal to have space for food/ice cream trucks to conduct business, plus it being connected to the trailhead would serve as a nice cool-down destination, especially with the longer connection of the blue run trail. The existing trail bathrooms would also be helpful if needed during the initial building stage.

CPA|AA|PUD-21-15

Attachment: Public input (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)

If this idea is even remotely considered, please check out Kiwanis Sprayground and its surrounding grounds in Dunedin, FL. as the inspiration for this.

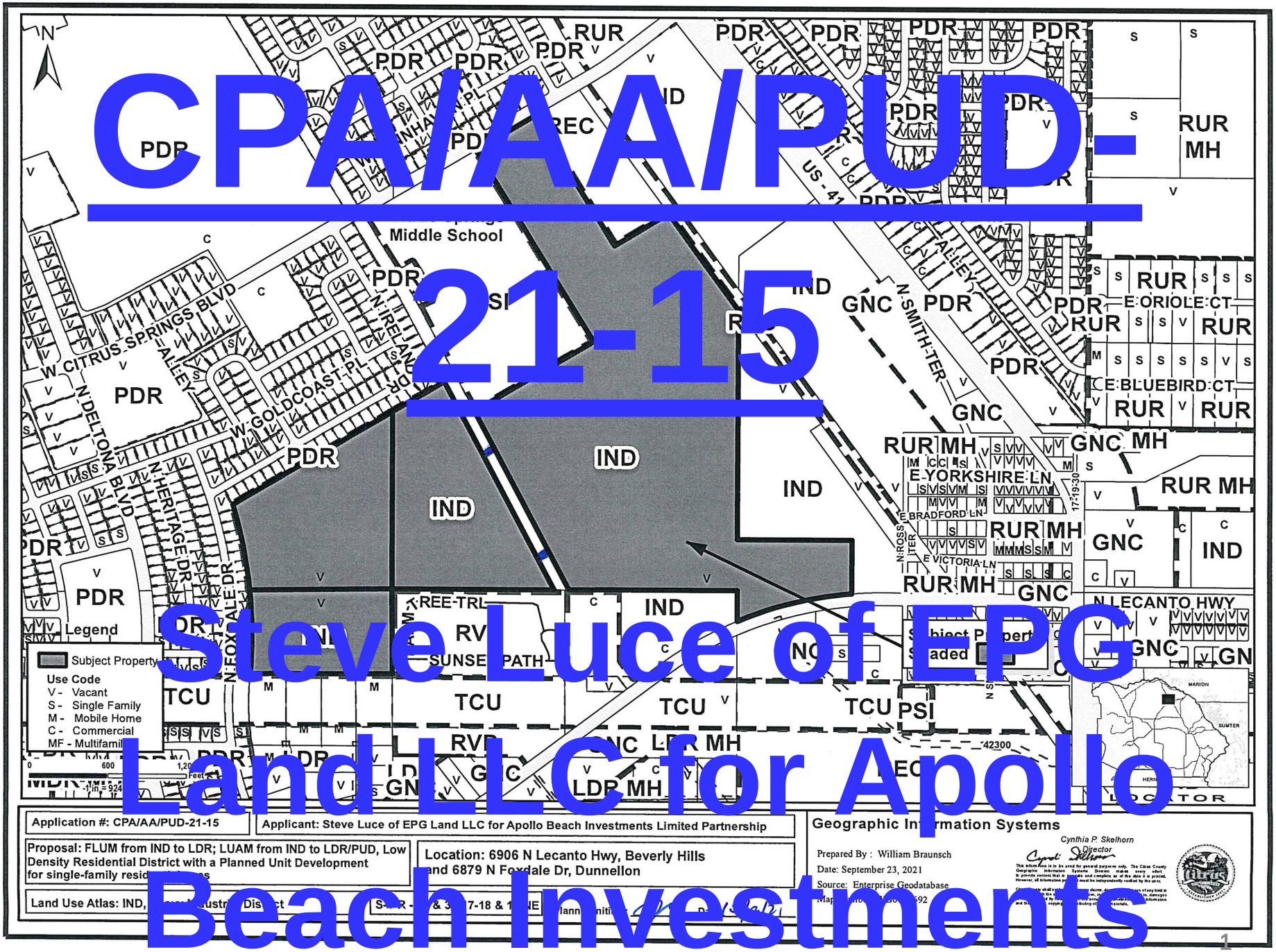
Thank you for your time!

Alyssa Barr

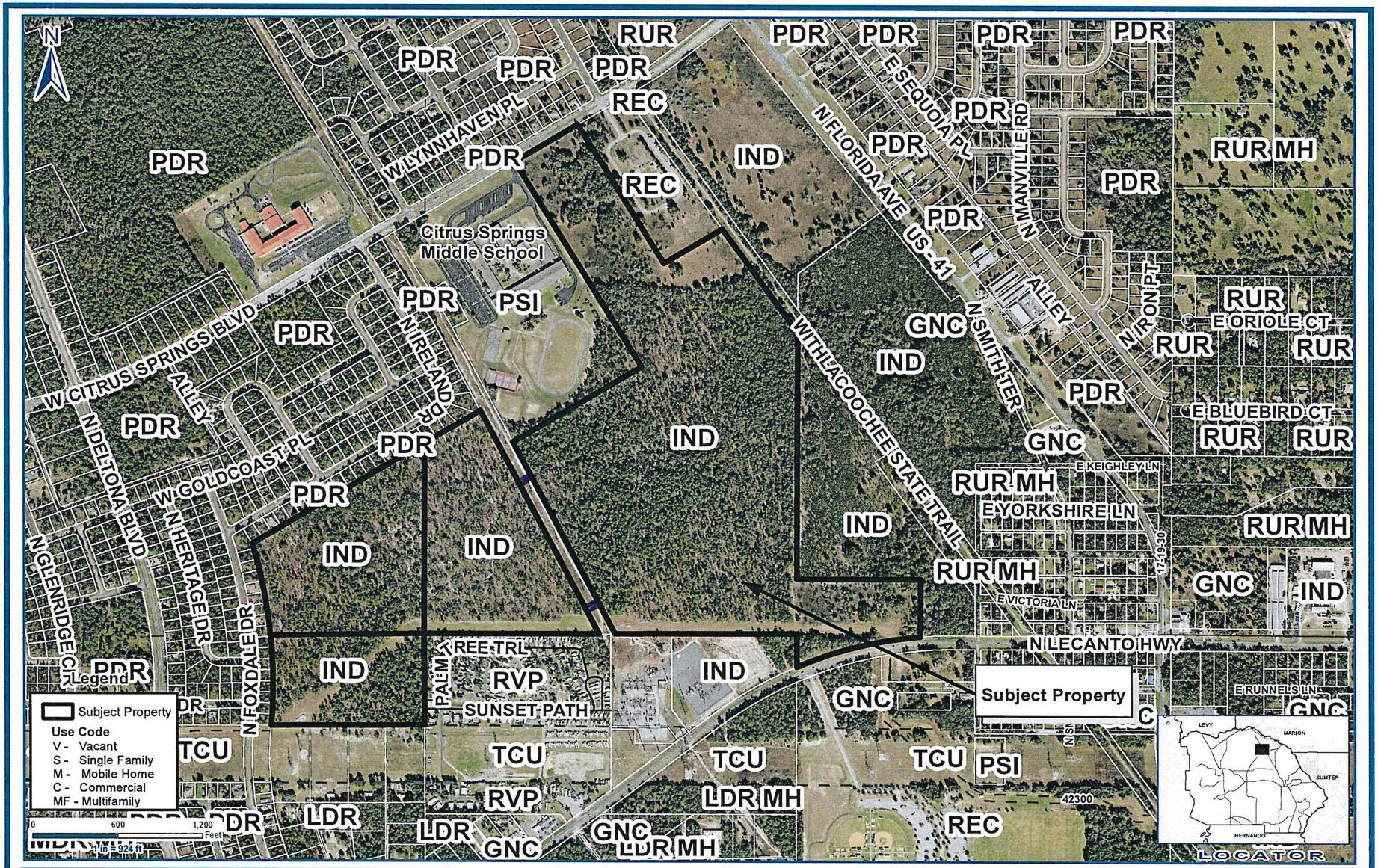
Tropic Shores Realty

(352) 634-0546

Attachment: Public input (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership)



Attachment: Coordinator pp (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach



Application #: CPA/AA/PUD-21-15	Applicant: Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership
Proposal: FLUM from IND to LDR; LUAM from IND to LDR/PUD, Low Density Residential District with a Planned Unit Development for single-family residential uses	Location: 6906 N Lecanto Hwy, Beverly Hills and 6879 N Foxdale Dr, Dunnellon
Land Use Atlas: IND, Heavy Industrial District	S-T-R - 25 & 30-17-18 & 19 NE

Planner Initials: JC Date: 10/4/21

Geographic Information Systems

Prepared By : William Braunsch
Date: September 23, 2021
Source: Enterprise Geodatabase
Map Number: WB0000694

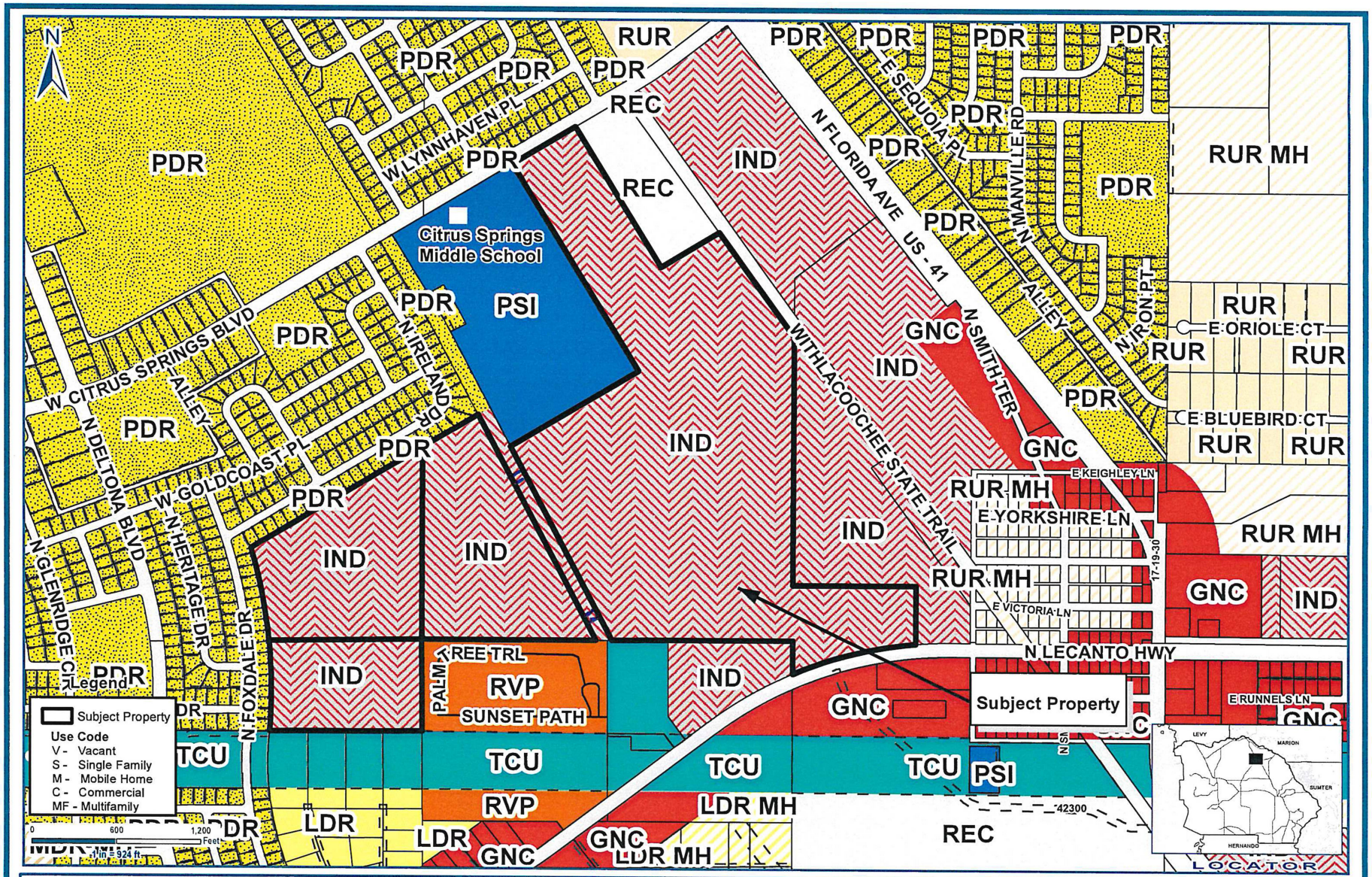
Cynthia P. Skelhorn
Director

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

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

2

Attachment: Coordinator pp (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach



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Geographic Information Systems

Cynthia P. Skelhorn
Director

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Attachment: Coordinator pp (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach

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Attachment: Coordinator pp (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach

July 10, 2017 Z:\Projects\Citrus Springs 193 acres\CSP\2021-08-30-MPUD.dwg
Proposed Entry Monument signage (6' high x 20' long)
Sidewalk Connection (Exact location to be determined at time of permitting)
Proposed 6' High PVC fence along the perimeter of the property
Sidewalk Connection (Exact location to be determined at time of permitting)
FEMA Floodzone (Typ)
Citrus Springs Middle School
Proposed Location
Pond/Open Space
Maple Tree Avenue
Maple Tree Avenue
Maple Tree Avenue

PM2-21-129

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

APPLICATION NUMBER: CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership

DATE: October 18, 2021

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

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

FUTURE LAND USE MAP REQUEST:	From: IND, Industrial District To: LDR, Low Density Residential District
LAND USE ATLAS MAP REQUEST:	From: IND, Heavy Industrial District To: LDR/PUD, Low Density Residential District with a Planned Unit Development for single-family residential uses
LOCATION:	Sections 25 and 36, Township 17 South, Range 18 East; and Sections 30 and 31, Township 17 South, Range 19 East; more specifically, Parcel 12000 lying in Section 25, and Parcel 11000 lying in Section 36; and Parcel 31000 lying in Sections 30 and 31 (Alternate Key Numbers 2279842, 1935822 and 1458765) in the Citrus Springs/Beverly Hills area. A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 192.4 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – RMU, Regional Mixed Use District; PSI, Public/Semi-Public Institutional District South – IND, Industrial District; TCU; Transportation/Communication/Utilities District; RVP, Recreational Vehicle Park District East – IND District; REC, Recreation District; West – PSI District; RMU District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – PDR, Planned Residential District (single-family use designation); PSI, Public/Semi-Public Institutional District South – IND, Heavy Industrial District; TCU, Transportation/Communication/Utilities District; RVP, Recreational Vehicle Park District East – IND District; REC, Recreation District West – PSI District; PDR District (single-family use designation)

Attachment: Staff report and locator map (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited

SURROUNDING EXISTING LAND USES:	North – W. Citrus Springs Blvd., vacant and improved residential lots; Citrus Springs Middle School South – Electrical substation; Sandy Oaks RV Park; CR-491 East – Vacant industrial lands; Citrus Springs dog park; Rails to Trails West – Citrus Springs Middle School; vacant and improved residential lots

CHARACTERISTICS OF THE SUBJECT PROPERTY - According to the *Soil Survey of Citrus County* (1988), the soil types in the area are primarily Candler and Arredondo fine sands (0 to 5 percent slope). Limitations to building site development are slight. The subject property is located primarily in Flood Zone X, with some AE flood zone areas, as found on the Flood Insurance Rate Map 12017C0204D.

BACKGROUND – The site is currently vacant and heavily treed. It wraps around the Citrus Springs Middle School, and accesses both CR-491 and W. Citrus Springs Blvd. There is a powerline corridor running through the length of the site, ending at a substation to the south (off-site). The site is also adjacent to the Rails to Trails recreation trail.

The site was designated for Industrial- Light Warehousing as far back as 1986 as a vacant Deltona-owned site but staff could find no record of development.

SUMMARY OF AGENCY COMMENTS: This application is a large-scale CPA, and as such will need to be sent to State agencies for comment prior to final adoption.

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

REQUEST FOR LAND USE CHANGE

Concurrency

a) Sanitary Sewer – The site lies in the County sewer service area and sewer lines are in the area but not yet abutting this site. County Utilities has provided confirmation that there is available capacity for this project as proposed.
b) Potable Water – The site lies in the County water service area and water lines are in the area. County Utilities has provided confirmation that there is available capacity for this project as proposed.
c) Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill.
d) Drainage – The site will comply with SWFWMD and/or County stormwater standards, demonstrated at the time of platting.

Consistency with Comprehensive Plan – The following Policies are relevant to this application:

Policy 17.2.5 *New development locating in the PSA shall be allowed only when central water and sewer are provided. For new residential land uses, this shall apply to developments of four units or greater per acre. Existing development must connect to central water and sewer systems when the services become available. Within the Planned Service Area, all new subdivision plats of 500 or*

Attachment: Staff report and locator map (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited

more dwellings shall be required to connect to regional central water and regional central sewer.

Staff comment – The site lies within the Planned Service Area and would connect to regional water and regional sewer with Citrus County Utilities.

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 appears to have minimum environmental limitations, although it is expected that there may be protected gopher tortoises on the site which will need to be addressed. Regional water and sewer connections are proposed.

Policy 17.3.4 *Residential density allowances will be based on community design criteria and urban service availability. Medium and high density residential developments shall meet County established standards for public facilities, access, and suitability/capability. Central water and sewer facilities will be required for all development of four units per acre or greater…*

Staff comment – The development proposes a density of approximately 4.2 units per acre and proposes central water and central sewer.

Policy 17.15.11 *The following open space standards shall apply to all new residential development:*

Inside the PSA – specific open space standards shall be established in the LDC. The LDC shall be amended to require open space of not less than 20 percent for all new residential subdivisions located within the Planned Service Area…

Staff comment - The applicant has not yet provided these calculations due to the conceptual nature of the master plan but will need to demonstrate compliance with this standard at the time of platting of the development (including within phases as may be warranted).

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…Local streets serving less than 40 residential units may construct sidewalks along one side of the roadway; all other streets and roadways shall have sidewalks along both sides. Sidewalks shall be at least five feet wide if located along one side of a street and shall be at least four feet wide if located along both sides of a roadway.*

Staff comment - The applicant has indicated that sidewalks will be constructed, at a minimum, on one side of the streets.

Attachment: Staff report and locator map (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited

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

Staff comment – The Master Plan includes an amenity area, and the applicant has noted that this standard will be met at the time of platting. The application narrative includes an expected clubhouse, pool, playground, and pocket/dog park uses.

Impacts on Affordable Housing – The residential units proposed are not expected to meet minimum affordable housing criteria.

Compatibility with Adjacent Land Uses – The site proposes residential land uses abutting residential uses and a school site and would appear to be more compatible with the area than the current Industrial designation of the site.

Environmental – The site is mostly cleared and may have some protected species such as gopher tortoises onsite (see below).

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 192.86 acres from IND to LDR on the Future Land Use Map and from IND to LDR/PUD on the Land Development Code Atlas Map, to create a residential subdivision.
2. The proposed land use is consistent with the Comprehensive Plan, including the policies discussed above.
3. The PUD provides the benefit of a Master Plan of Development that serves to mitigate against potential conflicts with existing adjacent land uses and would remove potential inconsistencies between the surrounding residential areas and a potential industrial development.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

Consistency with the Land Development Code (LDC):

Access Management/Transportation: The Master Plan proposes four access points to the site; one each on CR-491 and W. Citrus Springs Blvd, and two on N. Foxdale Drive.

CR-491 is a Minor Arterial roadway which would anticipate this traffic demand, although the applicant will need to provide trip generation rates for the proposed development to determine if auxiliary lanes will be required per Section 7190 of the LDC. The Engineering Division has also noted that the proposed roadway connection will need to line up directly across from the driveway entrance for Central Ridge Park (intersection improvements may be required).

W. Citrus Springs Blvd. is a divided Minor Collector roadway. Engineering Division has stated the following:

> The proposed roadway connection would need to access via a directional median opening with a 330-foot separation. Considering the existing driveway connections for the school and trailhead, which have an existing separation of 760 feet, there is not adequate connection spacing to install a full median opening which requires a 660-foot separation. The existing full median will need to be modified from a full

Attachment: Staff report and locator map (18584 : CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited

> median to a directional median allowing for a westbound left turn into the development. Refer to Table 7-1, Access Classification and Spacing Requirements, of the LDC.

N. Foxdale Drive is a local roadway within the Citrus Springs subdivision. Engineering Division has noted the following:

> Applicant is proposing to connect two subdivision roads to this local roadway. The location of the intersection spacing for roadway connections would be subject to the requirements of Chapter 7 of the LDC, where the deflection of intersecting roadways would need to be less than 20 feet or greater than 100 feet. Refer to the figure on Page 7-69 of the LDC titled "Minimum Centerline Radii and Deflection".

The Master Plan proposes two roadway crossings of the existing Duke Energy powerline corridor. At the time of platting, the applicant will need to provide authorization from that entity for these crossings and improvements.

Engineering Division has also noted that there is a 50-foot Sabal Trail gas pipeline easement which runs along the south property line (OR Book 2748, Pg 1726) which should be reflected on the Master Plan.

Gated entrances have not been proposed, but if desired would be required to meet the standards of the LDC for gated entrances.

Impervious Surface/Stormwater: The Master Plan contains a note regarding a 55% impervious surface (ISR), to be calculated on a plat-wide basis. The LDC outlines a maximum of 35% for the LDR district, although the PUD does allow for flexibility with this standard. The adjacent residential lots utilize a maximum of 50% for development, while the current IND designation could allow up to 70% impervious surface. Staff has no concerns with this proposal provided that stormwater plans address this item at the time of platting.

Landscaping/Buffers: The Master Plan notes that LDC standards will be met for landscaping/buffers. This would require minimum 10' Type "B" buffers adjacent to the middle school, RV park, dog park and trail, and industrial areas, with a sodded strip required adjacent to residential development. In addition, a 6' PVC perimeter fence is proposed around the site.

Residential Density/Lot Sizes/Setbacks: The Master Plan proposes a total of 800 units, for a total density of approximately 4.15 units/acre. The LDR land use district allows up to two units per acre without a PUD, and up to six units per acre with a PUD. As such, the density proposes meets the density standards of the LDC and Comprehensive Plan.

It is noted that the adjacent residential areas in Citrus Springs have a density of approximately 4.3 units per acre.

The application proposes minimum lot widths of 40', with corner lots having 45' minimum width. The LDC may allow this width with central water and central sewer in a PUD, as proposed. The adjacent Citrus Springs residential lots generally have minimum lot widths of 80'. In response to an inquiry regarding this lot width, the applicant provided the following:

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Homes on 40 ft. wide lots are 30 feet wide and vary in depth. Typical depths are between 50 ft. and 80 ft. Overall square footage typically ranges between 1,500 sq. ft. and 3,000 sq. ft. The homes are a mix of one and two stories and typically include a two-car attached garage. The national home builders that are anticipated to be the builders within this proposed community typically provide for a compatible mix of building materials in order to enhance and differentiate base walls and roof lines/eaves, window and door trims. A typical style is Mediterranean Revival. The community will include an HOA that will include design standards and include on-going long term oversight of the community standards and appearances.

Setbacks are proposed for a front setback of 20' (10' on corner lot second fronts), side setbacks of 5' and rear setbacks of 15'. As a comparison, setbacks within Citrus Springs are generally 25' front, 6' sides and 10' rear. Staff has no concern with the setbacks as proposed.

Pedestrian Circulation/Sidewalks: As noted, the PUD includes a condition that a sidewalk must at a minimum be provided along one side of the roadway (with those streets serving more than 40 units providing sidewalks on both sides of the roadway as outlined in the Comprehensive Plan). The applicant has also proposed pedestrian/bicycle connections to the adjacent school and trail. This will need to be accommodated by the adjacent use as proposed.

Recreation/Open Space: Open space has not been delineated, but is proposed to meet LDC standards, which will need to be demonstrated at the time of platting. Active recreation proposed would be a clubhouse, pool and playground in the amenity area, as well as passive recreation in pocket parks and dog parks onsite.

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

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *Single-family residential uses are proposed within the LDR land use district, which is consistent with that land use district.*

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 application proposes single-family residential uses adjacent to existing single-family residential uses. While the lots are smaller than those of the surrounding area, the density is slightly less than that area. The current designation of Industrial would appear to be incompatible with many of the current uses in 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**

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approved plan. *The master plan does not include any specific proposals for accessory uses. Any accessory uses that are proposed in the future would be subject to standards as outlined in the LDC.*

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

E. **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, including the allowable density within the proposed LDR land use district.*

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 PUD would follow LDC standards, including this requirement.

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 land area proposed for the uses meet the standards outlined within the Comprehensive Plan.*

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.** *Setbacks and density are proposed that comply with LDC and Comprehensive Plan standards.*

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 site plan date-stamped received September 14, 2021, as well as an accompanying narrative in response to questions.*

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

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SUMMARY OF FINDINGS

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

If this application is approved, the following conditions would be suggested:

1. The Planned Unit Development (PUD) shall allow for up to 800 single-family detached units, as generally outlined on the Master Plan and accompanying narrative date-stamped received September 14, 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. A Tree Preservation Plan and a biological survey, as outlined in the LDC, must be submitted and approved at the time of Improvement Plans.

5. A minimum 10-foot wide Type "B" buffer shall be provided along the property boundaries where the site abuts the school, dog park, substation site, and trail, as delineated in the LDC.

6. 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.

7. Minimum lot widths shall be 40'. Setbacks shall be as follows: Front 20' (corner lot second fronts 10"), Side 5', Rear 15'.

8. Impervious Surface Ratio maximum shall be 55%, calculated on a plat-wide basis and demonstrated at the time of platting.

9. Revise the Master Plan to include the 50-foot Sabal Trail gas pipeline easement which runs along the south property line (OR Book 2748, Pg 1726).

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

11. At the time of platting, the applicant shall provide authorization for encroachment/development on the Duke Energy powerline corridor, as well as access to the public school site and/or trail site (as applicable).

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12. At the time of platting, the applicant will need to provide trip generation rates for the proposed development to determine if auxiliary lanes will be required. The proposed roadway connection on CR-491 will need to line up directly across from the driveway entrance for Central Ridge Park (intersection improvements may be required), unless otherwise authorized by the County Engineer.

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

14. 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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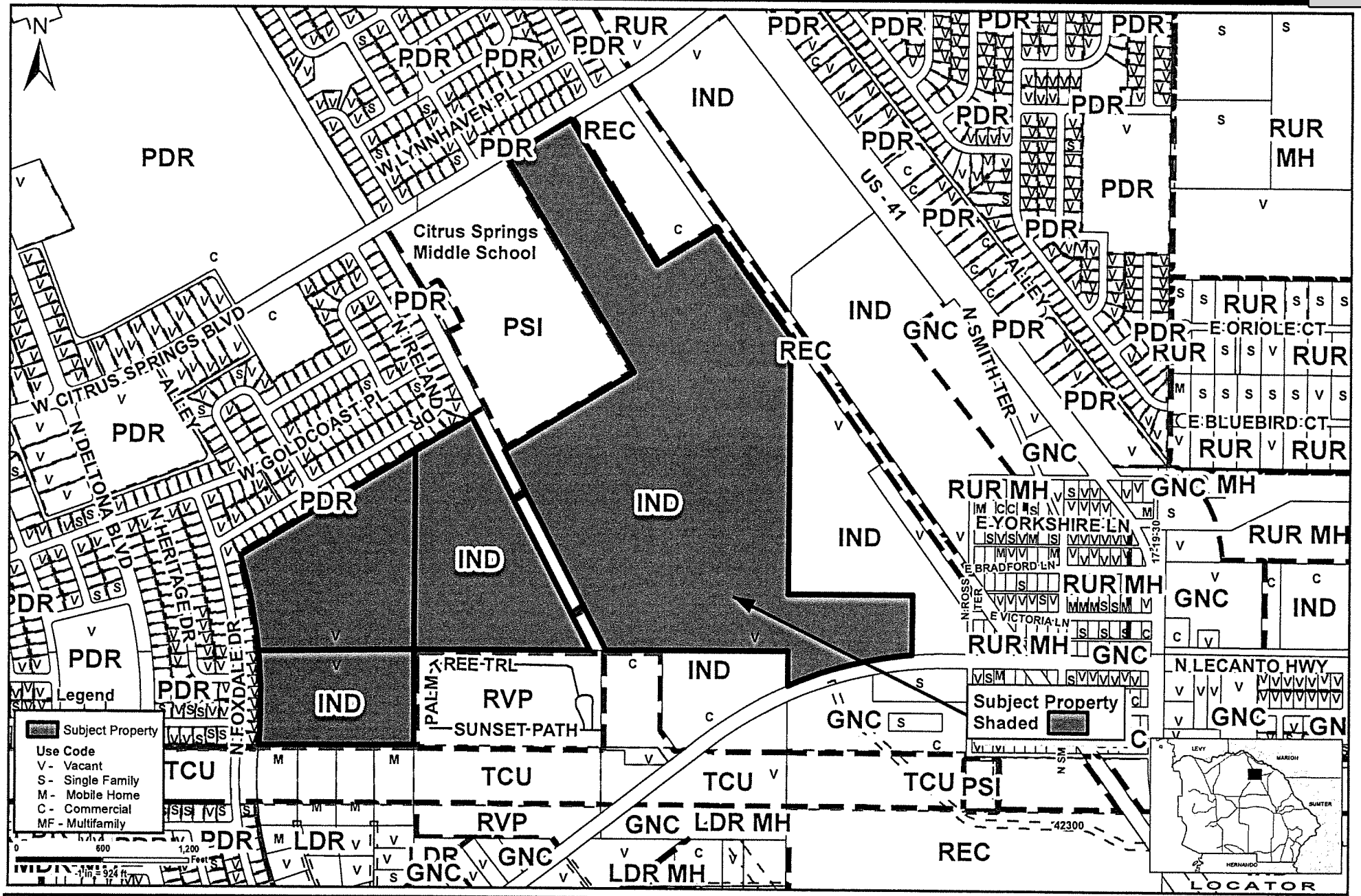

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Proposal: FLUM from IND to LDR; LUAM from IND to LDR/PUD, Low Density Residential District with a Planned Unit Development for single-family residential uses	Location: 6906 N Lecanto Hwy, Beverly Hills and 6879 N Foxdale Dr, Dunnellon
Land Use Atlas: IND, Heavy Industrial District	S-T-R - 25 & 30-17-18 & 19 NE

Planner Initials: _____ Date: 10/4/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: September 23, 2021
Source: Enterprise Geodatabase
Map Number: WB0000692

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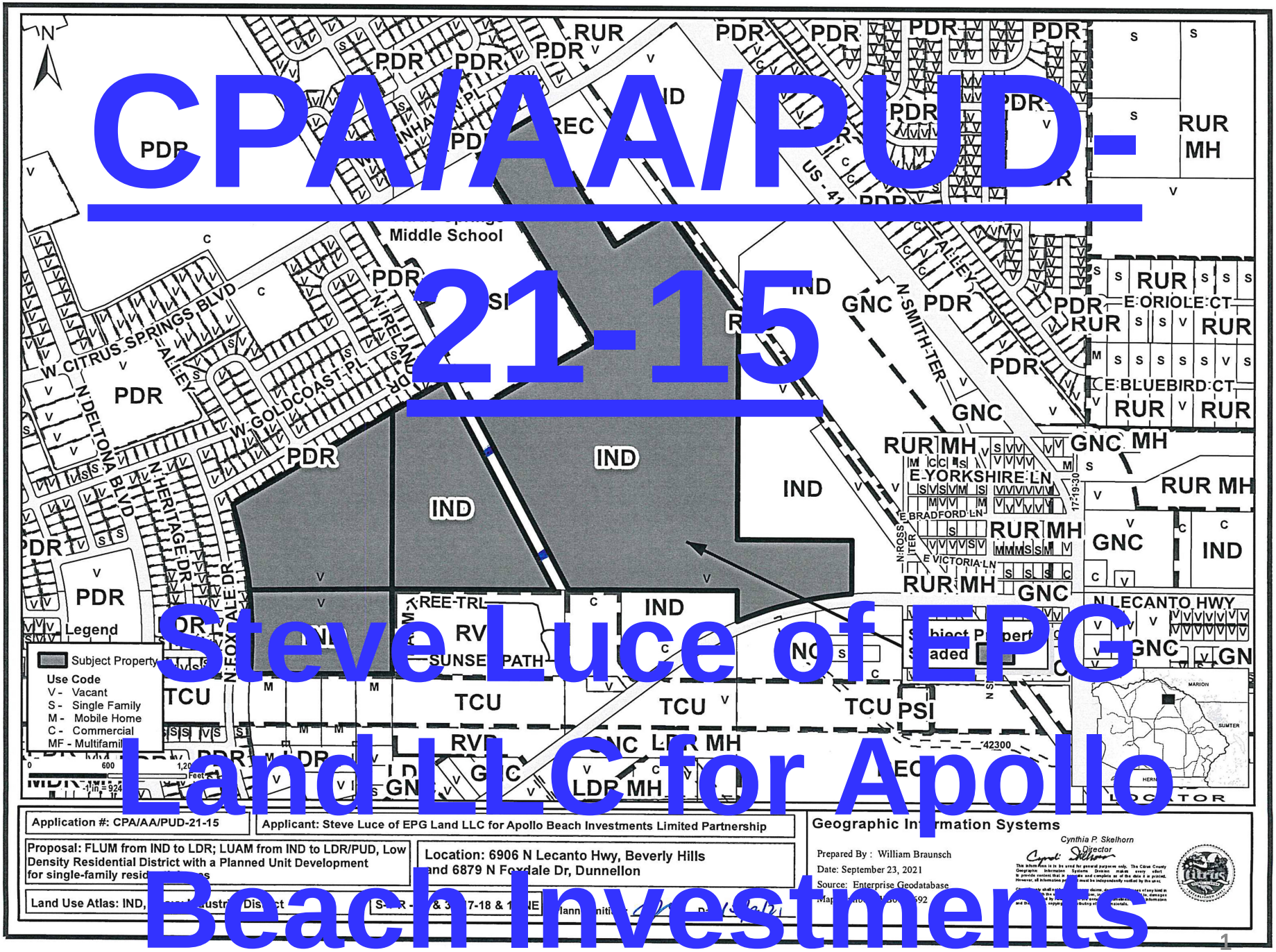

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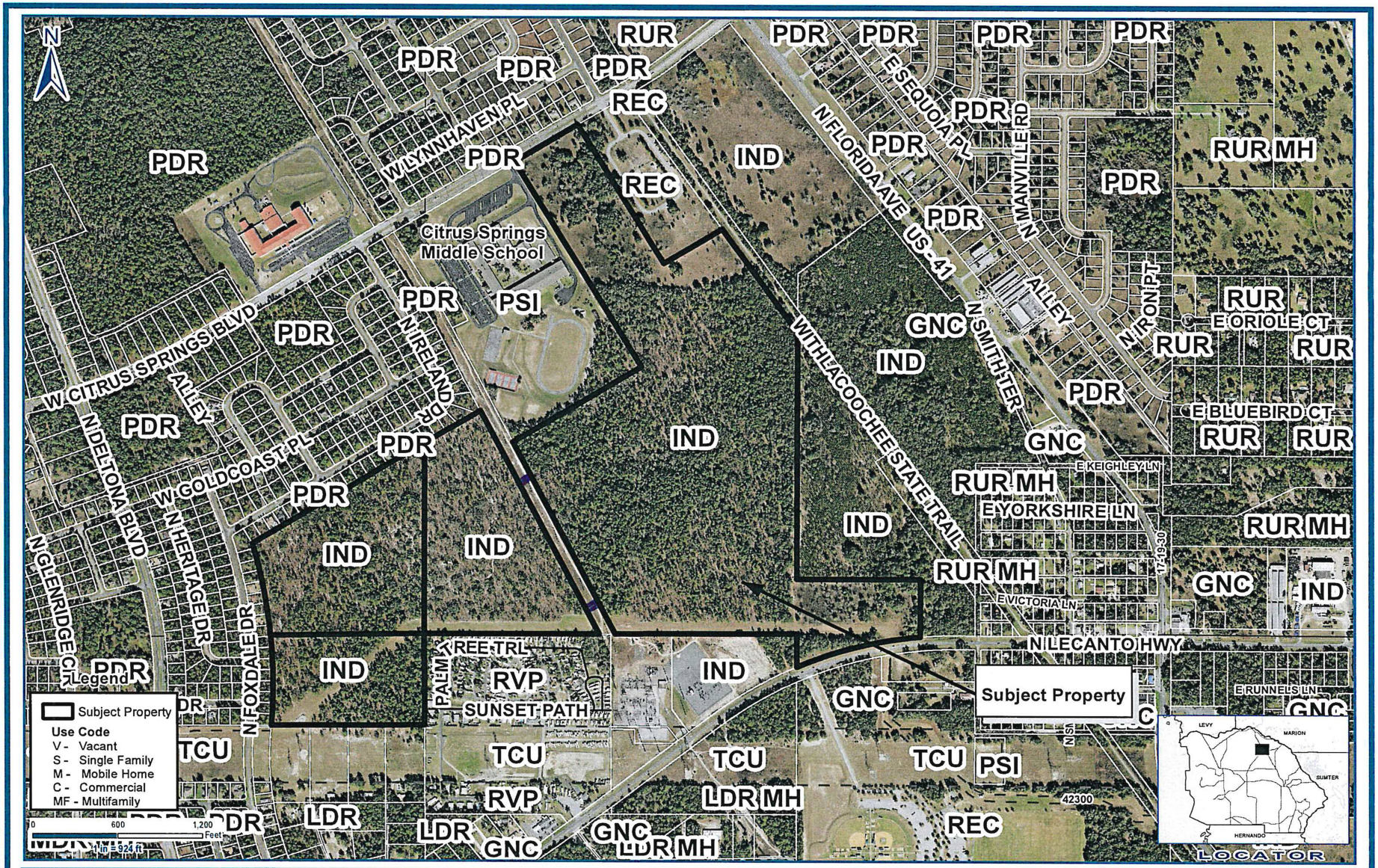

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Planner Initials: JC Date: 10/4/21

Geographic Information Systems

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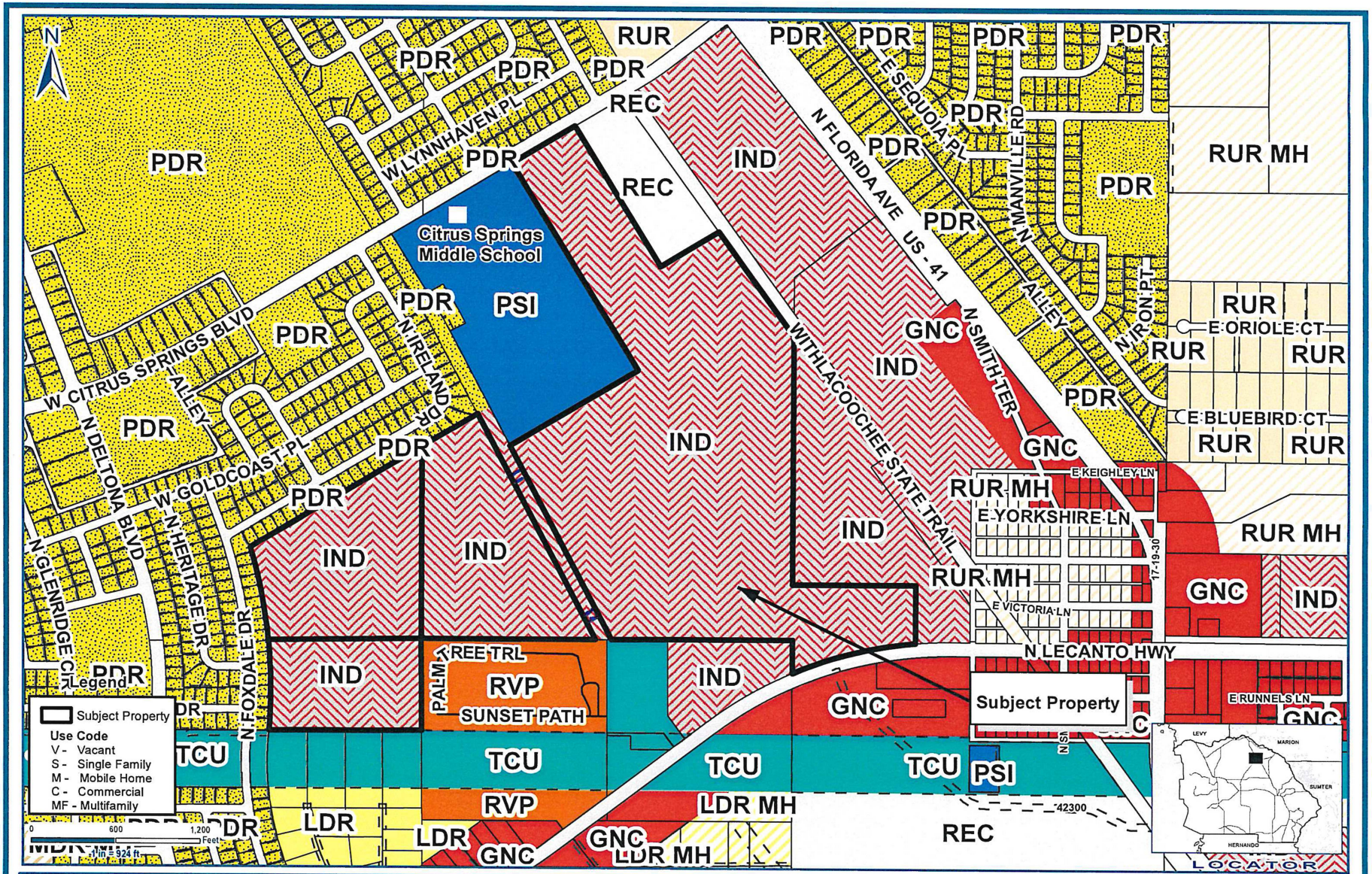

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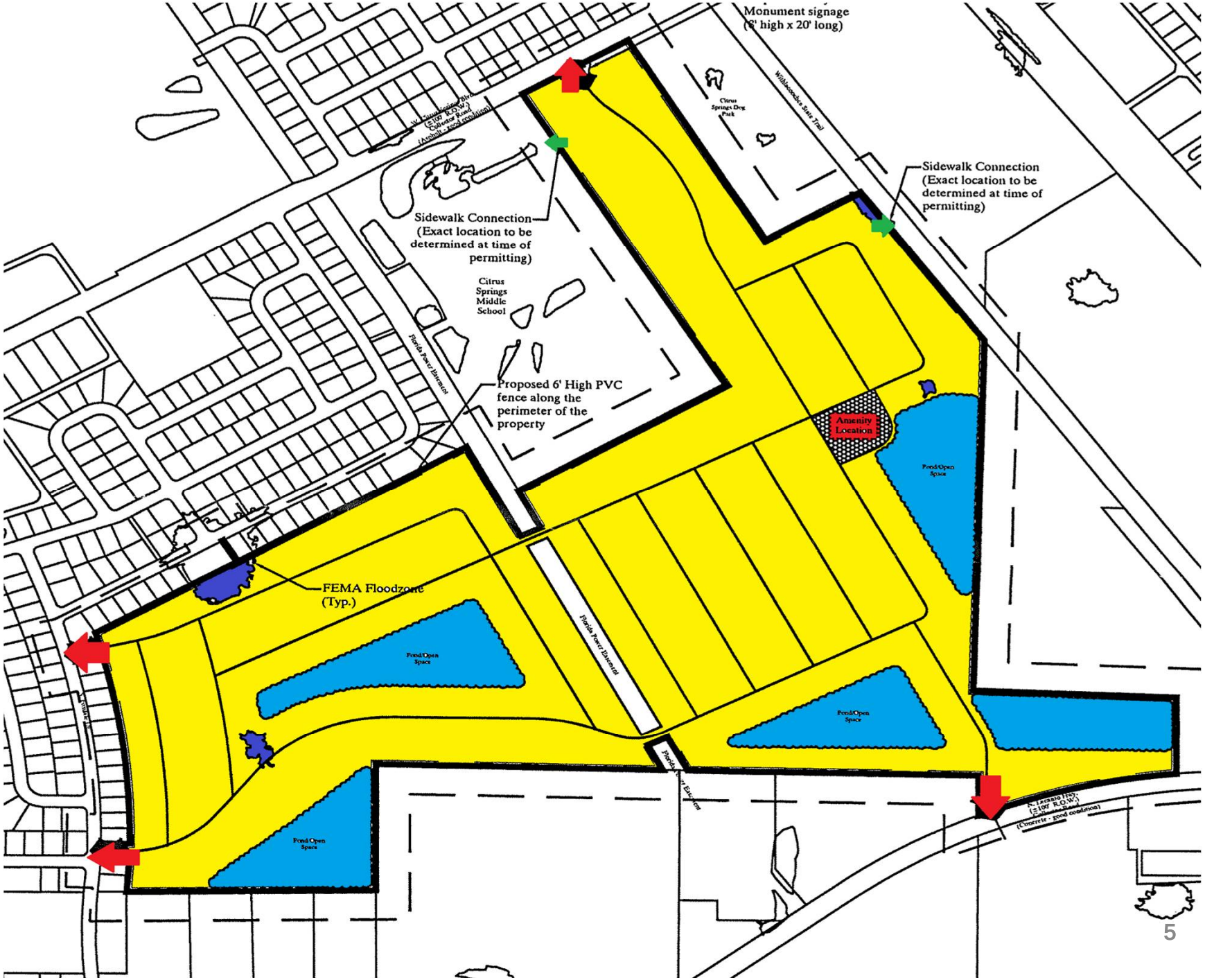

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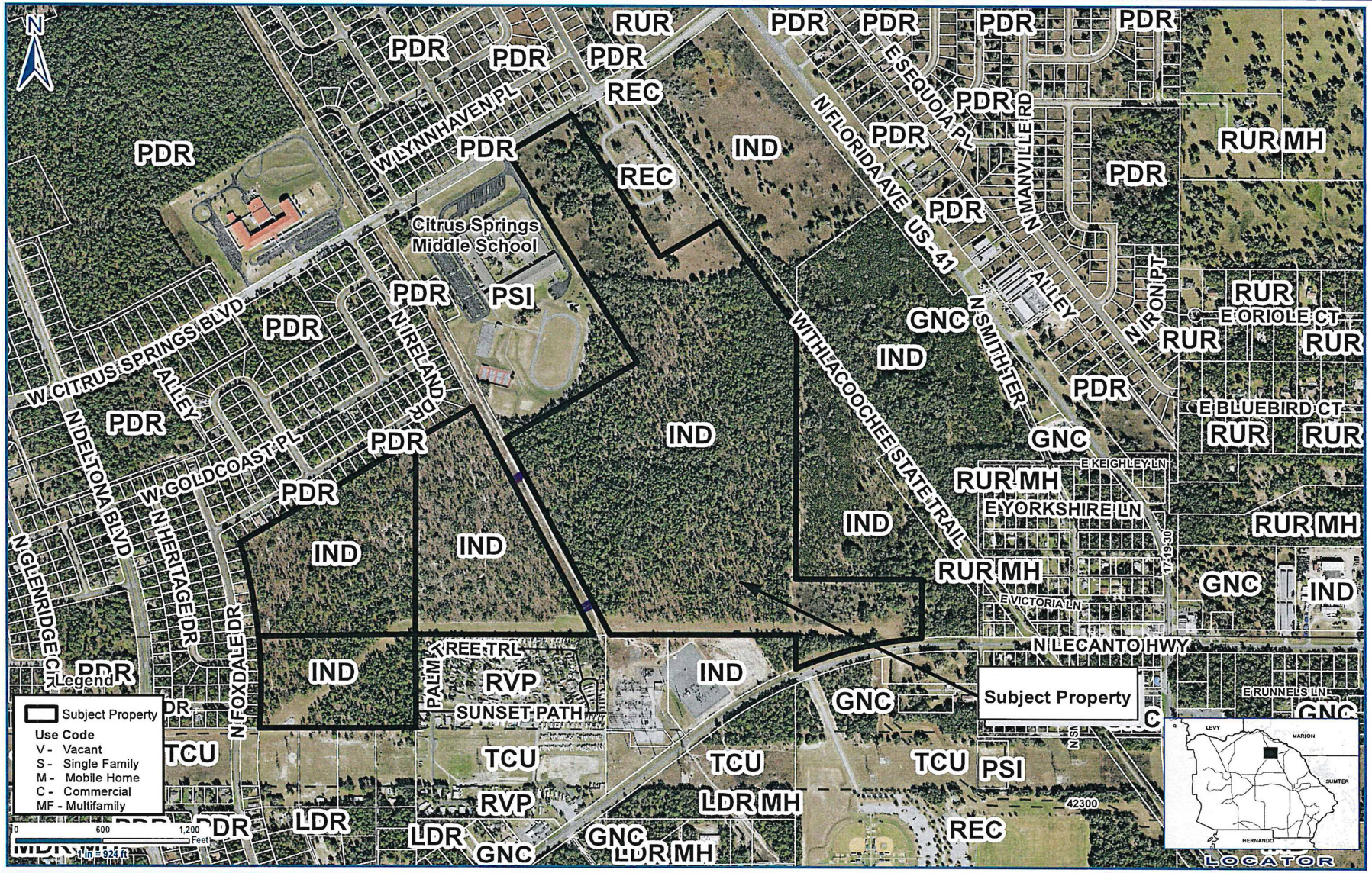

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