CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday December 16, 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. December 16, 2021, PDC agenda and map/directions

December 16, 2021, PDC agenda and map/directions

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.

Conduct a public hearing on December 16, 2021 to review and consider CPA/AA-21-10, Chuck Pigeon for Whetstone Development Corp.

2. PUD-20-08 – Invictus Development LLC

Conduct a public hearing on December 16, 2021 to review and consider PUD-20-08 - Invictus Development LLC

3. CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder

Conduct a public hearing on December 16, 2021, to review and consider CPA/AA/PUD-21-17- Dr. Michael Wilburn for Patrick Kidder

4. V-21-19 Brenda McKenzie for GSP Holdings LLC

Conduct a public hearing on December 16, 2021 to review and consider V-21-19, Brenda McKenzie for GSP Holdings LLC

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:	December 16, 2021 PDC agenda and map/directions
AGENDA DATE:	**December 16, 2021**

BRIEF OVERVIEW:

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:
December 16, 2021, PDC agenda and map/directions

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, December 16, 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. CPA/AA-21-10 Chuck Pigeon for Whetstone Development Corp.

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

Attachment: December 16 PDC Agenda, Map and Directions (18677 : December 16, 2021 PDC agenda and map/directions)

LOCATION: Section 15, Township 19 South, Range 17 East, more specifically, Lot 1 and 2 of MSP-06-01 (AK 2968796) and Parcel 24300 (AK 1121591) an unrecorded tract; which addresses are 2558, 2590, 2720 S. Stonebrook Dr., Homosassa, Florida. A complete legal description of the property is on file with the Land Development Division.

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

2. PLANNED UNIT DEVELOPMENT

a. PUD-20-08 Invictus Development, LLC

REQUEST: This request is to amend an existing Planned Unit Development (PUD-18-05), pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code. The applicant proposes to extend the expiration date and allow multi-family apartments (previously limited to affordable senior housing), as well as some site plan changes.

LOCATION: Section 12, Township 20 South, Range 17 East and Sections 6 and 7, Township 20 South, Range 18 East; more specifically, Lots 1-29 of an unrecorded subdivision (formerly Lots 4-7 of Homosassa Gardens); Homosassa Gardens Lot 2, Tract 3.1, and portions of Lots 30-32; Alternate Key Numbers 1517249, 1517265, 2570091, 1517273, 1517281,1181151 and 1181143, which addresses are 7035 W Cardinal Street, 6674 S. Lewdingar Drive; and 6595, 6611 and 6635 S. Suncoast Blvd. Homosassa, FL. A complete legal description is on file with the Citrus County Land Development Division.

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

3. COMPREHENSIVE PLAN AMENDMENT

a. CPA/AA/PUD-21-17 Dr. Michael Wilburn for Kidder

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from Medium Density Residential (MDR) to General Commercial District (GNC) and Medium Density Residential (MDR), to amend the Land Development Code Atlas Map from Medium Density Residential with mobile homes allowed (MDR) to General Commercial District (GNC) and Medium Density Residential (MDR) with mobile homes allowed with a Planned Unit Development (PUD) to expand an existing mini-warehouse development.

Attachment: December 16 PDC Agenda, Map and Directions (18677 : December 16, 2021 PDC agenda and map/directions)

LOCATION: Sections 30, Township 18 South, Range 18 East, more specifically, Parcel 44120 and 44110, of an unrecorded subdivision; also known as Alternate Key Number 2608668 and 1493901, which address is 5782 W. Norvell Bryant Hwy, Crystal River, Florida. A complete legal description of the property is on file with the Land Development Division.

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

4. LAND USE APPLICATION

a. V-21-19 Brenda McKenzie for GSP Holdings, LLC

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

LOCATION: Section 25, Township 19 South, Range 16 East and Section 30, Township 19 South, Range 17 East; specifically, Lot 14, Block 1 of Riverhaven Village Subdivision (AK 1012279), which address is 4848 S. Prices Pt., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.

STAFF CONTACT: Amber Splitt, Planner, Land Development Division

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

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

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Attachment: December 16 PDC Agenda, Map and Directions (18677 : December 16, 2021 PDC agenda and map/directions)

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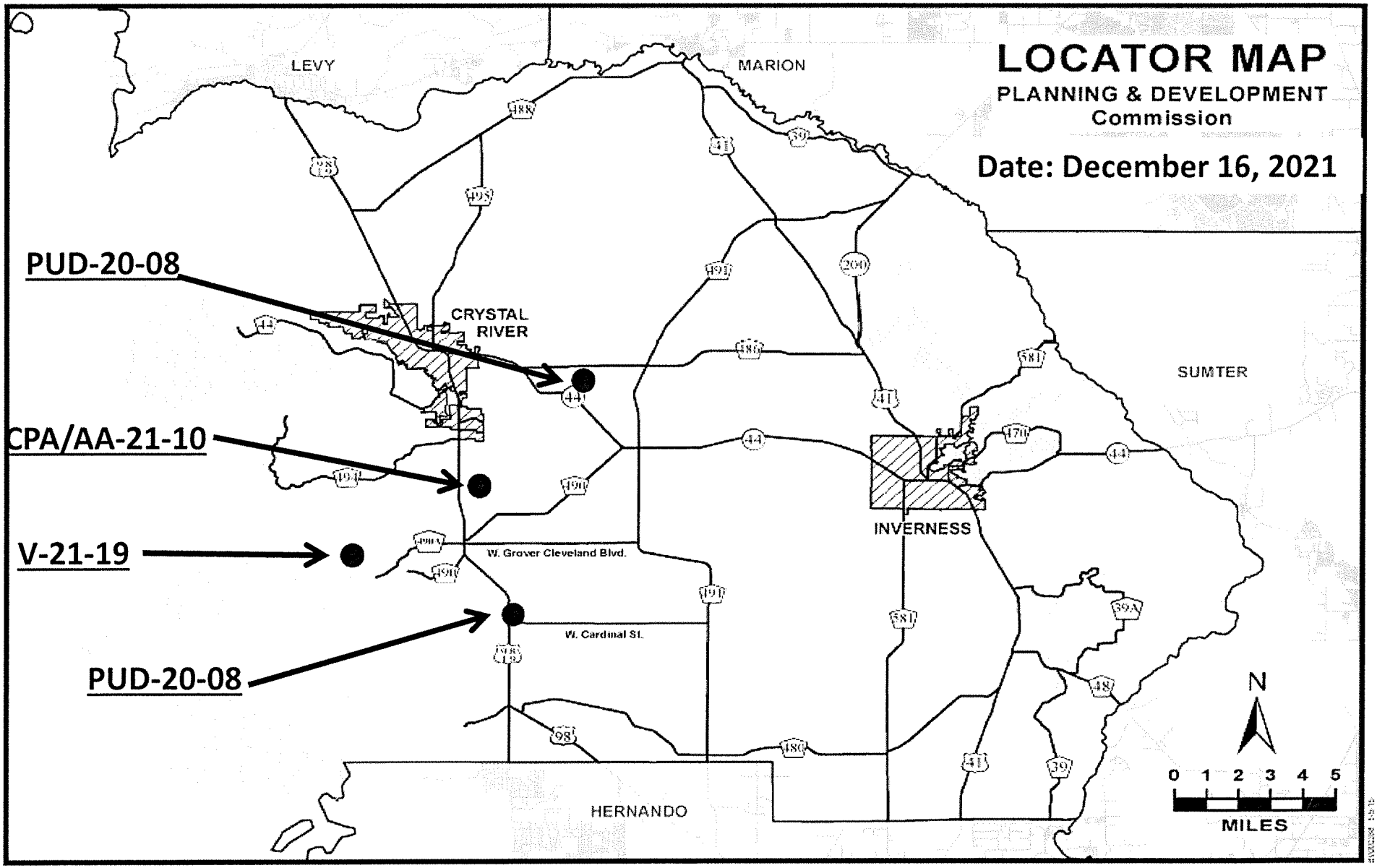
Attachment: December 16 PDC Agenda, Map and Directions (18677 : December 16, 2021 PDC agenda and map/directions)



Attachment: December 16 PDC Agenda, Map and Directions (18677 : December 16, 2021 PDC agenda and

Planning and Development Commission

Directions for meeting on December 16, 2021

CPA/AA-21-10- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn left onto W. Gulf to Lake Hwy. Go **0.49 miles** and turn left onto W. Homosassa Trl. Go **5.59 miles** and turn right onto S. Michigan Blvd. Go **0.57 miles** and continue straight onto S. Stonebrook Dr. Go **0.58 miles** and the site is on the left at **2558 S. Stonebrook Dr. Homosassa.**

PUD-20-08- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **4.90 miles** and turn left onto W. Cardinal St. Go **6.14 miles** and turn right onto S. Suncoast Blvd. Go **0.14 miles** and the site is on the right at **6611 S. Suncoast Blvd. Homosassa.**

CPA/AA/PUD-21-17- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **4.90 miles** and turn left onto W. Norvell Bryant Hwy. Go **2.85 miles** and the site is on the right at **5800 W. Norvell Bryant Hwy. Hernando.**

Attachment: December 16 PDC Agenda, Map and Directions (18677 : December 16, 2021 PDC agenda and map/directions)

V-21-19- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W. Grover Cleveland Blvd. Go **5.40 miles** and continue straight onto W. Halls River Rd. Go **3.13 miles** and turn right onto W. Riverhaven Dr. Go **0.76 miles** and turn right onto S. Prices Pt. Go **0.13 miles** and the site is on the right at **4848 S. Prices Pt. Homosassa.**

Attachment: December 16 PDC Agenda, Map and Directions (18677 : December 16, 2021 PDC agenda and map/directions)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.
AGENDA DATE:	**December 16, 2021**

BRIEF OVERVIEW:

Amend Future Land Use Map (FLUM) from Low Density Residential District (LDR) to Recreational Vehicle Park District (RVP) and amend Land Use Atlas Map from Low Density Residential District with mobile homes allowed (LDRMH) to Recreational Vehicle Park District (RVP)

BUDGET IMPACT/FUNDING SOURCE:

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

N/A – Applicant responsibility

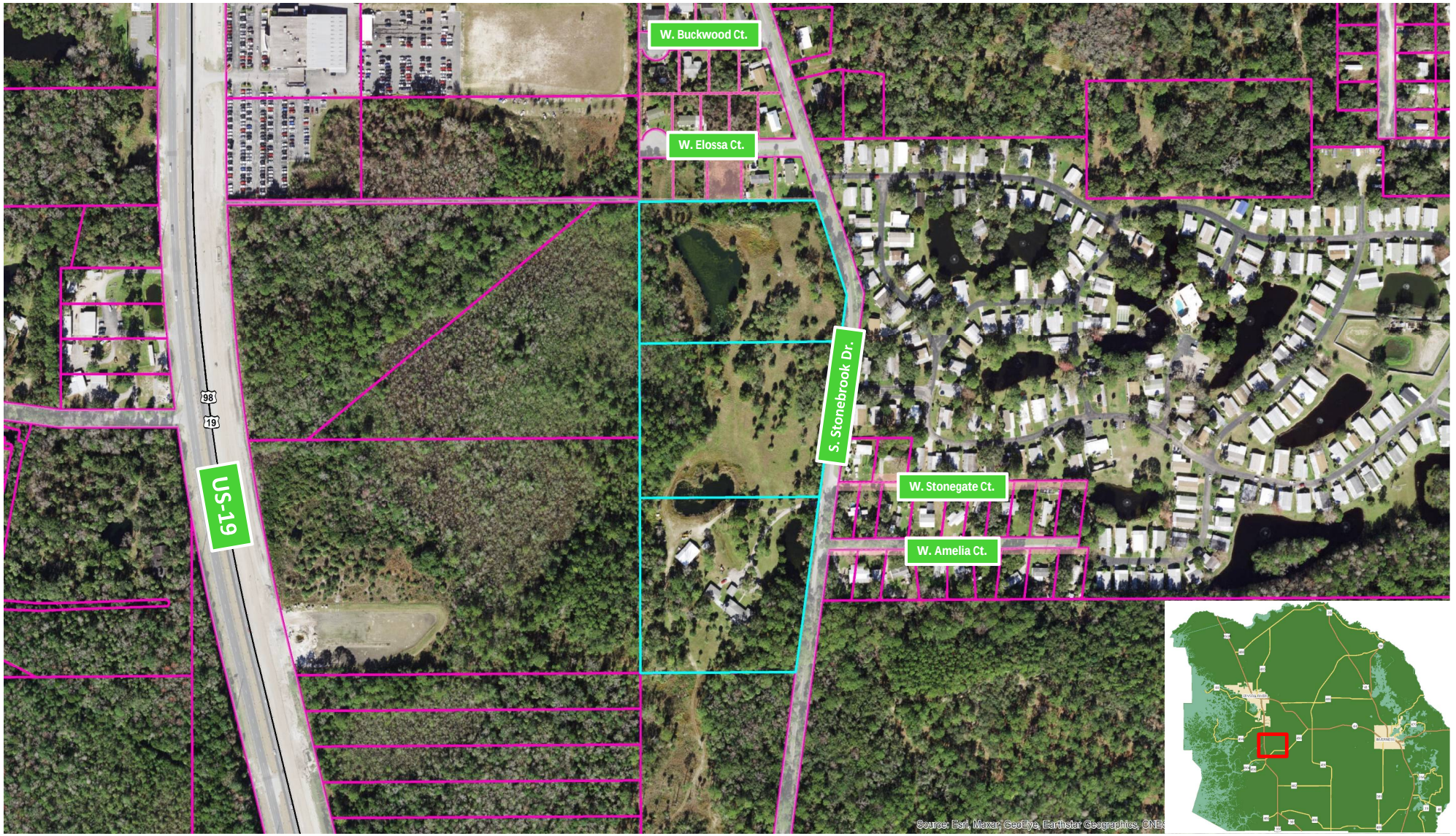
RECOMMENDED ACTION:

Conduct a public hearing on December 16, 2021 to review and consider CPA/AA-21-10, Chuck Pigeon for Whetstone Development Corp.

CPA/AA-21-10

Chuck Pigeon for Whetstone Development Corp. Inc.

Attachment: Coordinator PowerPoint (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development



Attachment: Coordinator PowerPoint (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development

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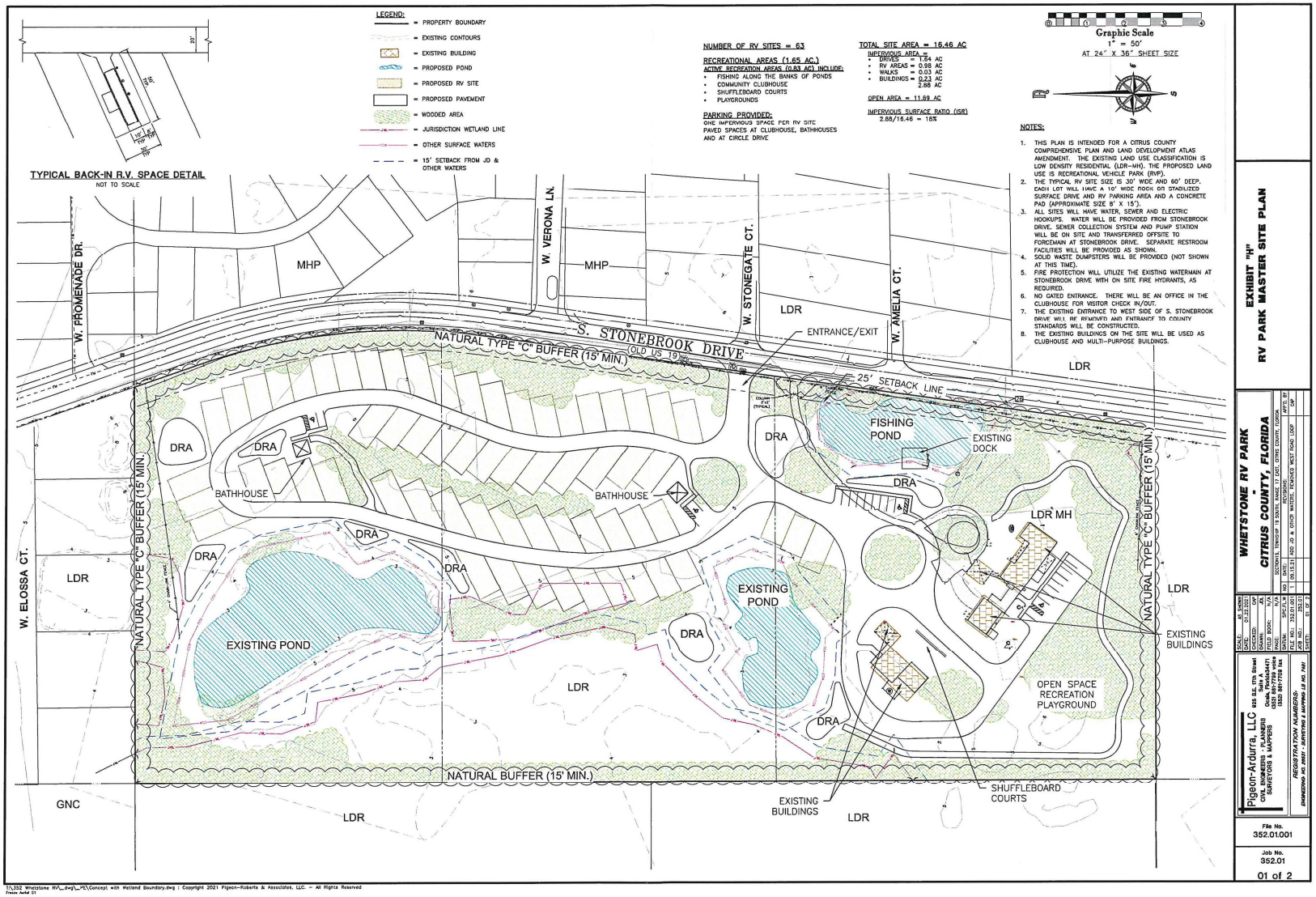

Attachment: Coordinator PowerPoint (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development

Board of County Commission
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-21-10 Date: 5/27/21

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

Applicant*
Name: Chuck Pigeon
Address: 925 SE 17th Street, Suite A
City: Ocala
State: FL Zip: 34471
Home No.: Cell No.: (352) 342-6319
Work No.: (352) 861-7799 Fax No.: (352) 861-7709
Email: CPigeon@ardurra.com

Property Owner
Name: Whetstone Development Corp., Inc.
Address: PO Box 1257
City: Crystal River
State: FL Zip: 34423
Home No.: Cell No.: (352) 400-1387
Work No.: (352) 795-3469 Fax No.: (352) 795-1121
Email: MikeWhetstone57@yahoo.com

Property Description: Section: 15 Township: 19 South Range: 17 East
Legal Description: See Exhibit "A"
Subdivision: Lot(s): Block/Parcel:
Alternate Key #: 2968796 & 1121591 Parcel ID: 17E19S15 24400 & 17E19S15 24300
Acreage: 16.46 Acres

X New Planned Unit Development (PUD)
____ Amendment to Previously Approved PUD/PD Previous Application No.:

Land Development Code Atlas Designation From: LDR To: RVP
Generalized Future Land Use Map Designation From: LDR To: RVP

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): To change the Land Use Designation from Low Density Residential (LDR) to Recreational Vehicle Park (RVP)

Directions to Property: Driving north on US 19 from intersection from W. Glover Cleveland Blvd. go 0.8 mile, turn right (east) on S. StoneBrook Drive, follow road 0.2 mile north, Site is on left.

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: Michael G. Whetstone, President
Whetstone Development Corp. LLC

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Michael G. Whetstone who is personally known to me or provided drivers license as identification and who did not take an oath. WITNESS my hand and official seal this 29 day of April, 2021

Renee I Howerton
Printed Name
Renee I Howerton
Notary Public - State of Florida

Seal
Notary Public State of Florida
Renee I Howerton
My Commission HH 097350
Expires 02/24/2025

Date:
Time:
Initials:

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

RECEIVED
MAY 27 2021
CPA/AA-21-10
Land Development Division

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

MINIMUM REQUIRED VISIBILITY STANDARD FOR MAKING PRINTS & COPIES

						0%
					17%	
				34%		
			51%			
		68%				
	85%					
100%						

TYPICAL BACK-IN R.V. SPACE DETAIL
NOT TO SCALE

LEGEND:
- = PROPERTY BOUNDARY
- = EXISTING CONTOURS
- = EXISTING BUILDING
- = PROPOSED POND
- = PROPOSED RV SITE
- = PROPOSED PAVEMENT
- = WOODED AREA
- = JURISDICTION WETLAND LINE
- = OTHER SURFACE WATERS
- = 15' SETBACK FROM JD & OTHER WATERS

NUMBER OF RV SITES = 63

RECREATIONAL AREAS (1.65 AC.)
ACTIVE RECREATION AREAS (0.83 AC) INCLUDE:
- FISHING ALONG THE BANKS OF PONDS
- COMMUNITY CLUBHOUSE
- SHUFFLEBOARD COURTS
- PLAYGROUNDS

PARKING PROVIDED:
ONE IMPERVIOUS SPACE PER RV SITE
PAVED SPACES AT CLUBHOUSE, BATHHOUSES AND AT CIRCLE DRIVE

TOTAL SITE AREA = 16.46 AC

IMPERVIOUS AREA =
- DRIVES = 1.64 AC
- RV AREAS = 0.98 AC
- WALKS = 0.03 AC
- BUILDINGS = 0.23 AC

2.88 AC

OPEN AREA = 11.69 AC

IMPERVIOUS SURFACE RATIO (ISR)
2.88/16.46 = 18%

Graphic Scale
1" = 50'
AT 24" X 36" SHEET SIZE

NOTES:
1. THIS PLAN IS INTENDED FOR A CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT ATLAS AMENDMENT. THE EXISTING LAND USE CLASSIFICATION IS LOW DENSITY RESIDENTIAL (LDR-MH). THE PROPOSED LAND USE IS RECREATIONAL VEHICLE PARK (RVP).
2. THE TYPICAL RV SITE SIZE IS 30' WIDE AND 60' DEEP. EACH LOT WILL HAVE A 10' WIDE ROCK OR STABILIZED SURFACE DRIVE AND RV PARKING AREA AND A CONCRETE PAD (APPROXIMATE SIZE 8' X 15').
3. ALL SITES WILL HAVE WATER, SEWER AND ELECTRIC HOOKUPS. WATER WILL BE PROVIDED FROM STONEBROOK DRIVE. SEWER COLLECTION SYSTEM AND PUMP STATION WILL BE ON SITE AND TRANSFERRED OFFSITE TO FORCEMAIN AT STONEBROOK DRIVE. SEPARATE RESTROOM FACILITIES WILL BE PROVIDED AS SHOWN.
4. SOLID WASTE DUMPSTERS WILL BE PROVIDED (NOT SHOWN AT THIS TIME).
5. FIRE PROTECTION WILL UTILIZE THE EXISTING WATERMAIN AT STONEBROOK DRIVE WITH ON SITE FIRE HYDRANTS, AS REQUIRED.
6. NO GATED ENTRANCE. THERE WILL BE AN OFFICE IN THE CLUBHOUSE FOR VISITOR CHECK IN/OUT.
7. THE EXISTING ENTRANCE TO WEST SIDE OF S. STONEBROOK DRIVE WILL BE REMOVED AND ENTRANCE TO COUNTY STANDARDS WILL BE CONSTRUCTED.
8. THE EXISTING BUILDINGS ON THE SITE WILL BE USED AS CLUBHOUSE AND MULTI-PURPOSE BUILDINGS.

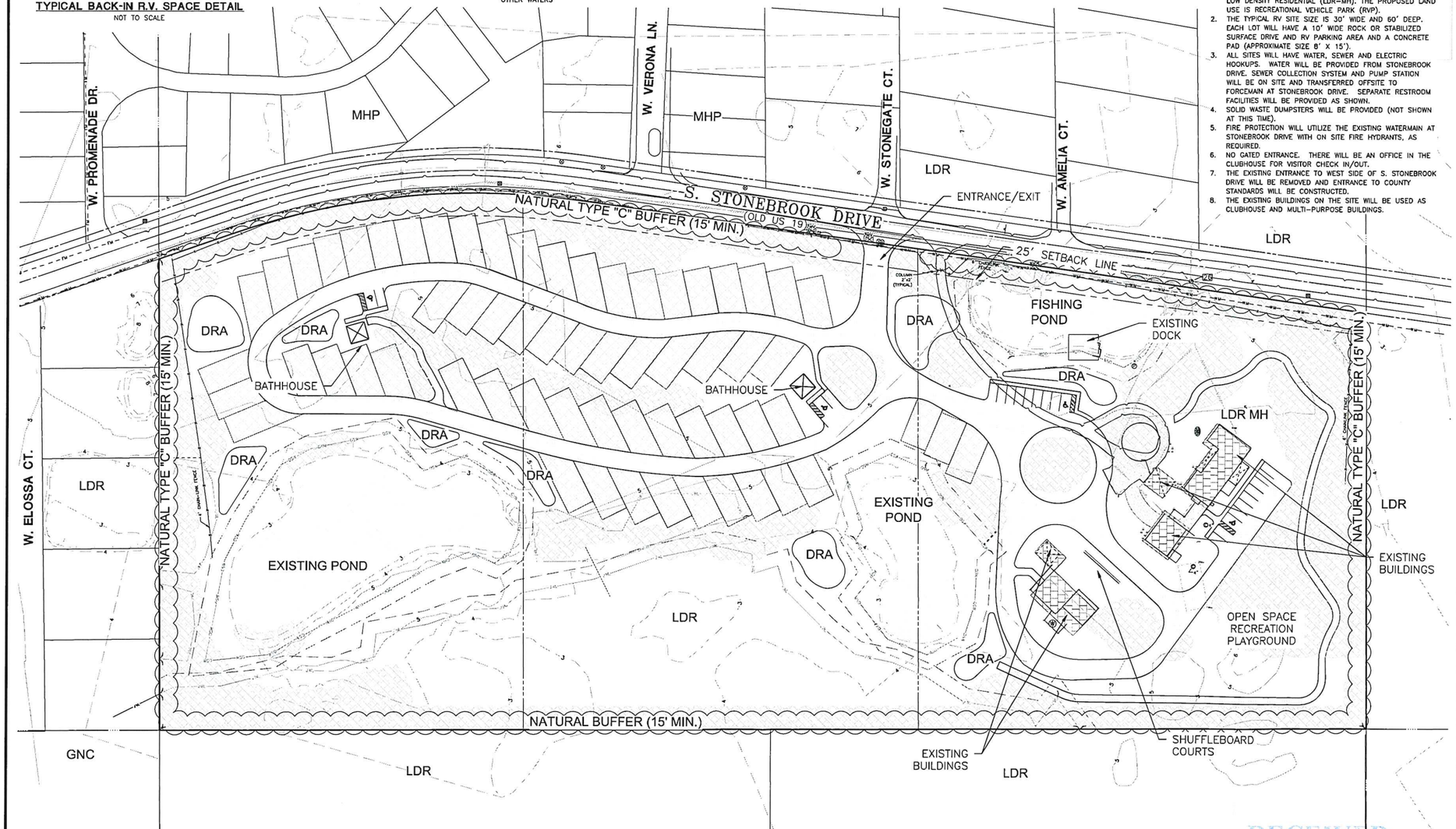

EXHIBIT "H"
RV PARK MASTER SITE PLAN

WHETSTONE RV PARK
-
CITRUS COUNTY, FLORIDA
SECTIONS 6, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA

NO.	DATE:	REVISIONS:	APP'D. BY
1	09/14/21	ADD. GD. & OTHER WATERS; TOUCHED WEST ROAD	GP

SCALE: AS SHOWN
DATE: 07/22/2021
CHECKED: GP
DRAWN: JCL
FIELD BOOK: N/A
PAGE: N/A
FILE NO.: 352.01.001
JOB NO.: 352.01
SHEET: 01 OF 2

Pigeon-Ardurra, LLC
CIVIL ENGINEERS - PLANNERS
SURVEYORS & MAPPERS
925 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 867-7708 tel
(352) 861-7709 fax
REGISTRATION NUMBERS:
ENGINEERING NO. 28581 - SURVEYING & MAPPING LB NO. 7481

File No.
352.01.001

Job No.
352.01

01 of 2

Plotted: 9/15/2021 1:06:30 PM : Linda Pigeon

T:\352 Whetstone RV_dwg_PE\Concept with Wetland Boundary.dwg : Copyright 2021 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
Freeze Avrial 01

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SEP 16 2021
CPA/AA-21-10
Land Development Division

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

PROJECT MEMORANDUM

DATE: September 14, 2021
PROJECT NO.: 352.01

PROJECT: Whetstone RV Development
Citrus County, FL
APPLICATION #: PL2-21-146

SUBJECT: Flood Plain Management for RV Park & Vehicles
FROM: Chuck A. Pigeon, P.E. and Linda Pigeon, P.E.

Addressees: JoAnn Coutu, Director, Land Development Division, Citrus County
Joe Hochadel, Principal Planner, Land Development Division, Citrus County

---

Whetstone Development Corp is proposing to develop an RV Park on their property in Homosassa Springs, Florida. The site is proposed to have RV Sites, Restroom Facilities and to use existing Buildings and structures on site, if such structures are applicable to local and state codes. Building use would be for Office/Gatehouse, Clubhouse/Multi-Purpose Building, maintenance shop and Self-Service Laundry. The subject property is located within the Coastal High Hazard Area (CHHA).

This memorandum is prepared to summarize the how the project will meet the flood zone requirements from the Citrus County Land Development Code, the Southwest Flood Water Management District, and the Florida Building Code.

The base flood elevation has been provided and approved by FEMA. As per Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 12017C0304E Effective January 15, 2021, the project is located within Flood Zone AE, Elev. 10 feet. See Attachment A FEMA map illustration.

With regard to the Coastal High Hazard area:

Recreational vehicle parks within the Coastal, Lakes, and River Region shall have a maximum density of seven spaces per gross acre. The plan as proposed has a density of less than 4 spaces per acre.

Individual spaces shall have access from internal drives and shall not have direct access from adjoining public rights-of-way. All the sites shall have access from internal drives.

Recreational Vehicle Parks within the Coastal High Hazard Area are required to have central water and sewer facilities. Central water and sewer facilities are proposed for the Site.

The RV's will be placed temporarily in the flood hazard area and:

Be on the site for fewer than one hundred eighty (180) consecutive days.

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SEP 16 2021
CPA/AA-21-10
Land Development Division

PIGEON - ARDURRA, LLC
CIVIL ENGINEERS – PLANNERS – SURVEYORS & MAPPERS
925 S.E. 17TH Street, Suite A
Ocala, FL 34471
Ph 352-861-7799 • Fax 352-861-7709

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

Be fully licensed and ready for highway use, which means the recreational vehicle is on wheels or jacking system, is attached to the site only by quick-disconnect type utility and security devise, has no permanent attachments and is capable of removal within six hours.

Any fill placed on the site above the Seasonal high Water (SHW) and within the flood zone will be off set with an equal amount of excavation area ("cut") above the SHW.

For any of the existing buildings to be used for the RV Park that require remodeling, if such re-modeling value exceeds a cost that is more than 50% of the value of the building, the building will have to be improved in accordance with the flood load and flood resistant construction requirements of ASCE 24.

The Bathhouses, considered a minor structure under Florida Statutes, are considered to be expendable under design wind, wave, and storm forces. The Bathhouses will be designed to meet the requirements for flood openings to allow for the entry and exit of floodwater and designed in accordance with the requirements of ASCE 24. Also, the Bathhouses will be constructed to minimize flood damage and be constructed of flood damage-resistant materials.

The location of electrical, plumbing, heating, ventilation, and air-conditioning (HVAC) equipment as applicable will be elevated as required by Code and constructed to minimize flood damage.

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

PIGEON-ARDURRA, LLC

September 15, 2021

Joe Hochadel, Principal Planner
Department of Growth Management
Citrus County Land Development Division
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Email: joe.hochadel@citrusbocc.com

P-A Project No. 352.01
Ardurra #2015-0677-00

Project:	**Whetstone RV Park**
Application Number:	**CPA/AA-21-10**
Sec/Twp/Rge:	**S15 / T19S / R17E**
Parcel ID / Alt Key:	**17E19S15 24300 / 1121591 & 17E19S15 24400 / 2968796**
RE:	**Land Development Code Amendment Application & Atlas Amendment Response to Letter of Sufficiency Determination**

Dear Mr. Hochadel:

The following information has been electronically submitted with this review in response to the "Letter of Sufficiency Determination" received from Citrus County on June 18, 2021.

- Boundary Survey with Jurisdictional Wetland Lines located
- Discussion of how the RV park will meet the flood zone requirements
- FEMA Flood Firmette – from Panel No. 12017C0304E
- Revised RV Master Site Plan

Based on the more detailed jurisdictional wetland survey and consideration of the impact mitigation requirements, the owner has elected to have the Master Site Plan modified and is therefore being resubmitted.

The original plan has been modified to reduce the impacts to the wetlands, provide buffering and consolidate infrastructure. The back road loop on the west side of the property originally illustrated has now been taken out of the plan. The new master plan is proposed to have 63 RV Sites (instead of the 85 RV Site originally shown), Restroom Facilities, and use existing buildings on Site, if applicable to local and state codes, for the Office/Gatehouse, Clubhouse/Multipurpose Building and Self-Service Laundry.

We trust this submittal completes the sufficient data and we look forward to review of the staff report and scheduling a hearing with the Planning Commission.

Sincerely,
PIGEON - ARDURRA, LLC

Chuck A. Pigeon, P.E.
Project Manager

Ec: Michael Whetstone

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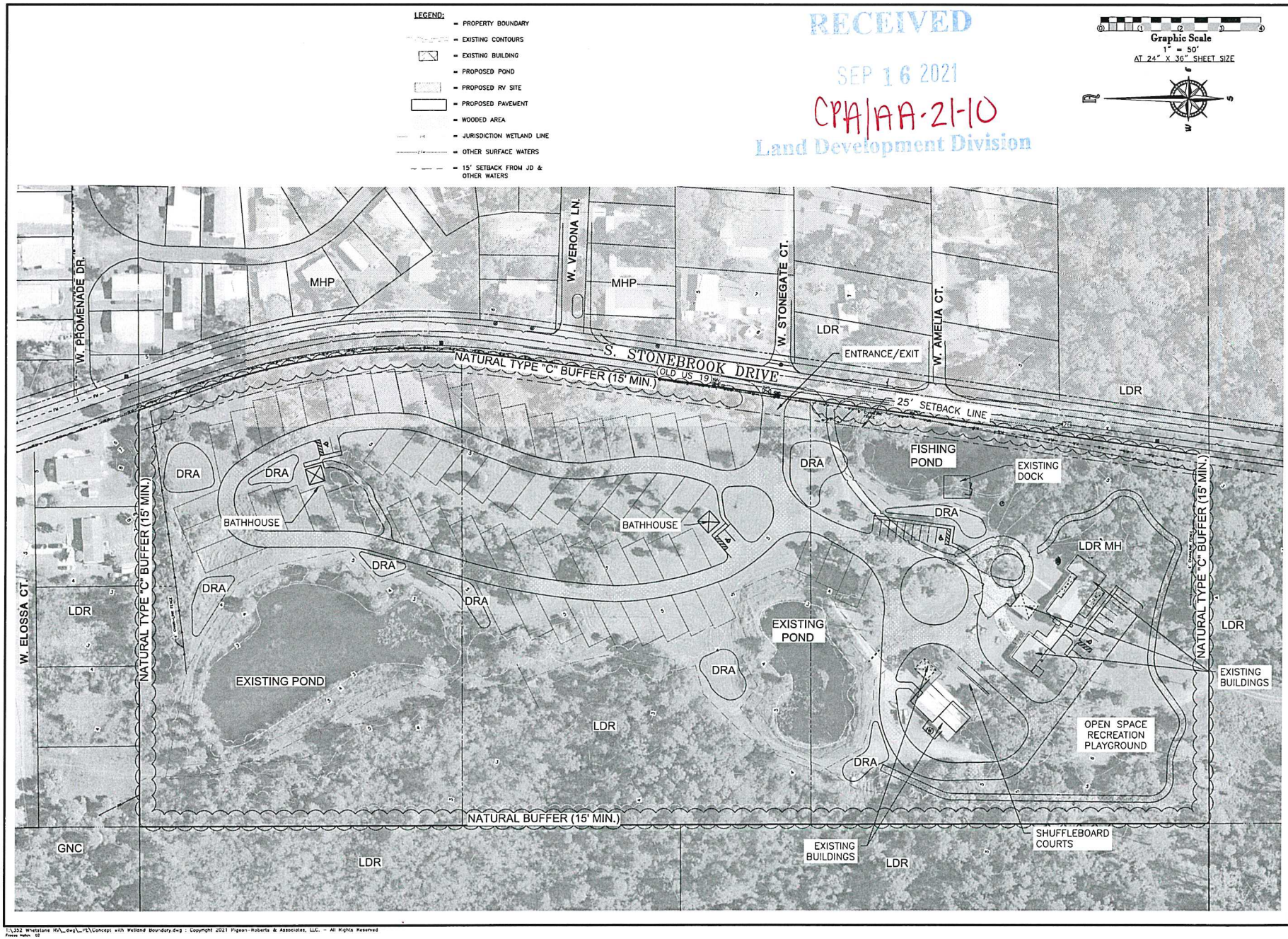
SEP 16 2021
CPA/AA-21-10
Land Development Division

T:\352 Whetstone RV\docs_PE\Citrus Co Planning_2021-09-15_BUS.docx

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)



AERIAL MAP
RV PARK MASTER SITE PLAN

WHETSTONE RV PARK
CITRUS COUNTY, FLORIDA

Pigeon-Ardura, LLC
CIVIL ENGINEERS · PLANNERS
SURVEYORS & MAPPERS

File No. 352.01.001

Job No. 352.01

02 of 2

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development

National Flood Hazard Layer FIRMette

FEMA

82°34'43"W 28°49'42"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

82°34'5"W 28°49'10"N

Legend

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

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 av depth less than one foot or with dr areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due Levee. See Notes. Zone X
- Area with Flood Risk due to Levee

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zon
- Effective LOMRs
- Area of Undetermined Flood Hazar

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

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

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

N

The pin displayed on the map is an approx point selected by the user and does not re 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 5/12/2021 at 3:17 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 ma elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effect unmapped and unmodernized areas regulatory purposes.

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development

RECEIVED
SEP 16 2021
CPA/AA-21-10
Land Development Division

BOUNDARY SURVEY

CITRUS COUNTY PARCELS 17E19SS15 24300 & 17E19S15 24400

RIPTION: (SEE NOTE #?)

L "A":

E OF THE MINOR SUBDIVISION ACCEPTED ON FEBRUARY 1, 2006, PURSUANT TO CITRUS COUNTY APPLICATION NO. MSP-06-01, THE BOUNDARY SURVEY OF I IS RECORDED IN OFFICIAL RECORDS BOOK 2212, AT PAGE 1939, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AS PREPARED BY CLARK SURVEYING, JOB NO. 110205, DATED NOVEMBER 14, 2005, SAID LOT 1 BEING MORE PARTICULARLY DESCRIBED THEREIN AND AS FOLLOWS:

ENCE AT THE NORTHWEST CORNER OF THE NW1/4, OF THE SE1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST CITRUS COUNTY, FLORIDA THENCE 8'33"E ALONG THE NORTH LINE OF THE NW1/4, OF THE SE1/4 519.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S. STONEBROOK DRIVE HAVING A RIGHT AY WIDTH OF 50 FEET, THENCE S19°03'12"E ALONG SAID RIGHT OF WAY LINE 88.85 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY HAVING A S OF 805.77 FEET, THENCE ALONG SAID CURVE AN ARC LENGTH OF 320.58 FEET TO A POINT, HAVING A CHORD LENGTH OF 318.47 FEET AND A CHORD NG OF S07°41'57"E, THENCE S89°38'33"W 589.88 FEET TO A POINT ON THE WEST LINE OF THE NW1/4, OF THE SE1/4, OF SECTION 15-19-17, THENCE 0°19"W ALONG THE WEST LINE OF THE NW1/4, OF THE SE1/4 OF SECTION 15-19-17 400 FEET, TO THE POINT OF BEGINNING.

AINING 5.23 ACRES, MORE OR LESS).

L "B":

OF THE MINOR SUBDIVISION ACCEPTED ON FEBRUARY 1, 2006, PURSUANT TO CITRUS COUNTY APPLICATION NO. MSP-06-01, THE BOUNDARY SURVEY OF I IS RECORDED IN OFFICIAL RECORDS BOOK 2212, AT PAGE 1939, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AS PREPARED BY CLARK SURVEYING, JOB NO. 110205, DATED NOVEMBER 14, 2005, SAID LOT 1 BEING MORE PARTICULARLY DESCRIBED THEREIN AND AS FOLLOWS:

ENCE AT THE NORTHWEST CORNER OF THE NW1/4, OF THE SE1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST CITRUS COUNTY, FLORIDA; THENCE 8'33"E ALONG THE NORTH LINE OF THE NW1/4, OF THE SE1/4 519.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S. STONEBROOK DRIVE HAVING A RIGHT AY WIDTH OF 50 FEET, THENCE S19°03'12"E ALONG SAID RIGHT OF WAY LINE 88.85 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY HAVING A S OF 805.77 FEET, THENCE ALONG SAID CURVE AN ARC LENGTH OF 320.58 FEET TO THE POINT OF BEGINNING, HAVING A CHORD LENGTH OF 318.47 FEET AND ORD BEARING OF S07°41'57"E, THENCE CONTINUE ALONG SAID CURVE AN ARC LENGTH OF 60.27 FEET HAVING A CHORD LENGTH OF 60.26 FEET AND A CHORD NG OF S05°50'45"W, THENCE S08°01'06"W 380.43 FEET TO A POINT THENCE S89°43'43"W 529.56 FEET TO A POINT ON THE WEST LINE OF THE NW1/4, OF SE1/4, OF SECTION 15-19-17, THENCE N00°10'19"W ALONG THE WEST LINE OF THE NW1/4, OF THE SE1/4 OF SECTION 15-19-17 435.48 FEET, THENCE 8'33"E 589.88 FEET TO THE POINT OF BEGINNING.

AINING 5.61 ACRES, MORE OR LESS).

L "C":

PARCEL OF LAND DESCRIBED IN EXHIBIT "A" OF THE PERSONAL REPRESENTATIVE'S DEED RECORDED IN OFFICIAL RECORDS BOOK 2823, AT PAGE 2413, OF THE C RECORDS OF CITRUS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED THEREIN AND AS FOLLOWS:

AT THE SW CORNER OF THE NW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, THENCE N 0°27'05" W ALONG THE WEST LINE OF NW 1/4 OF SE 1/4 A DISTANCE OF 495.31 FEET, THENCE N 89°26'38" E PARALLEL TO THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 529.59 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE COUNTY ROAD, THENCE S 7°44'18" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A NCE OF 500.54 FEET TO A POINT ON SAID SOUTH LINE, THENCE S 89°26'38" W ALONG SAID SOUTH LINE A DISTANCE OF 458.29 FEET TO THE POINT OF NING.

AINING 5.62 ACRES, MORE OR LESS).

EYOR'S NOTES:

HIS BOUNDARY SURVEY WAS PREPARED FOR THE PURPOSES OF ACCOMPANYING A LAND DEVELOPMENT CODE AND ATLAS AMENDMENT APPLICATION O CITRUS COUNTY; RENDERING A PROFESSIONAL OPINION AS TO THE LOCATION OF THE RECORD TITLE BOUNDARY LINES OF THE SUBJECT ROPERTY DESCRIBED HEREON; DETERMINING THE HORIZONTAL LOCATION OF VISIBLE FIXED IMPROVEMENTS WITHIN, IN NEAR PROXIMITY TO, AND / OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY; LOCATING THE EXTENT OF JURISDICTIONAL WETLANDS AND OTHER SURFACE WATERS OF THE STATE OF FLORIDA AS DELINEATED BY OTHERS TO THE EXTENT THAT SUCH AFFECT THE SUBJECT PROPERTY; AND SATISFYING THE BOUNDARY SURVEY REQUIREMENTS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES).

UNLESS INDICATED TO THE CONTRARY, ALL RECORDING INFORMATION REFERENCES THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

HIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND MAY NOT INDICATE CURRENT WNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD.

HE LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON WAS TRANSCRIBED FROM INSTRUMENTS OF RECORD AS SHOWN OR NOTED HEREON; HE DESIGNATIONS OF PARCELS "A", "B", AND "C" WERE ADDED TO THIS SURVEY ONLY AS SUPPLEMENTAL REFERENCE FOR THE PURPOSES OF LARITY.

BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE), NORTH MERICAN DATUM (NAD) OF 1983 (2011 ADJUSTMENT), AS DETERMINED FROM REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) BSERVATIONS TO CONTROL POINTS ESTABLISHED FOR THE PREPARATION OF THIS SURVEY, THE CORRECTIONS TO WHICH WERE RECEIVED FROM THE LORIDA PERMANENT REFERENCE NETWORK (FPRN) AS OPERATED AND MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) WITH CCEPTABLE INDEPENDENT CONTROL CHECKS MADE TO THE SURVEY CONTROL PREVIOUSLY ESTABLISHED IN THE VICINITY OF THE PROPERTY BY THE URVEY SECTION OF THE ENGINEERING DIVISION OF THE CITRUS COUNTY DEPARTMENT OF PUBLIC WORKS, FROM WHICH THE WEST LINE OF THE UBJECT PROPERTY BEARS N00°09'16"W.

ARCEL AREAS (IN UNITS OF SQUARE FEET AND ACRES) SHOWN HEREON REFLECT GROUND VALUES; AS A PRACTICAL MATTER, THE VARIATION IN OMPARATIVE VALUES BETWEEN GRID AND GROUND DISTANCES FOR THE SUBJECT PROPERTY IS NEARLY INCONSEQUENTIAL, HOWEVER, AS THE VERAGE SCALE FACTOR (GROUND TO GRID) FOR THE SUBJECT PROPERTY IS 0.999979925; MULTIPLY A GRID DISTANCE BY THE FACTOR OF .0000200754 TO ACHIEVE ITS CORRESPONDING GROUND VALUE.

HE HORIZONTAL LOCATION OF FEATURES INCLUDED IN THIS SURVEY WAS ACHIEVED VIA CONVENTIONAL SURVEY METHODOLOGIES TO INDEPENDENTLY ERIFY THE HORIZONTAL DISTANCE BETWEEN CONTROL POINTS ESTABLISHED FOR USE IN PREPARING THIS SURVEY UTILIZING AN ELECTRONIC TOTAL TATION TO CONDUCT RADIAL TOPOGRAPHIC SURVEY MEASUREMENT RESULTING IN AN EXPECTED HORIZONTAL ACCURACY OF +/- 0.05 FEET TO THE OCATED FEATURES SHOWN HEREON.

TTENTION IS DRAWN TO THE EXISTENCE OF MAINTENANCE ACTIVITIES AND MINOR IMPROVEMENTS WHICH INDICATE APPARENT USE OF THE SUBJECT ROPERTY BY OTHERS IN THE VICINITY OF THE NORTHEAST CORNER THEREOF THAT LIES IMMEDIATELY SOUTH OF LOTS 24 AND 25 OF CRYSTAL IVER HIGHLANDS UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, AT PAGE 12, AND EXTENDING MORE OR LESS O THE EXISTING 4' CHAIN-LINK FENCE AS SHOWN BY THE CROSS-HATCHED AREA ON SHEET 3; EASEMENT RIGHTS AND / OR LICENSES SSOCIATED WITH SAID IMPROVEMENTS AND MAINTENANCE ACTIVITIES ARE UNKNOWN.

TTENTION IS DRAWN TO THE APPARENT OVERLAP OF THE SOUTH LINE OF CRYSTAL RIVER HIGHLANDS UNIT NO. 2 (PLAT BOOK 12, AT PAGE 12) WITH THE NORTH LINE OF THE SUBJECT PROPERTY; THE APPARENT OVERLAP RANGES FROM 0.00 FEET AT THE NORTHWEST CORNER OF THE UBJECT PROPERTY TO 1.53 FEET BY PERPENDICULAR MEASUREMENT AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AS MORE ARTICULARLY SHOWN IN THE DETAIL APPEARING ON SHEET 2 HEREOF.

OINTS APPROXIMATING THE BOUNDARY LINES OF JURISDICTIONAL WETLANDS AND OTHER SURFACE WATERS OF THE STATE OF FLORIDA AS DEPICTED ND DIMENSIONED HEREON REPRESENT THOSE DELINEATED IN THE FIELD ON JULY 12, 2021, BY SCOTT DONAHOU, ENVIRONMENTAL SCIENTIST, AND RIAN SKIDMORE, ENVIRONMENTAL SERVICES GROUP LEADER, OF ARDURRA GROUP, INC., 4921 MEMORIAL HIGHWAY, SUITE 300, TAMPA, FLORIDA 3634.

LEGEND:

- A/C = AIR CONDITIONER
- (D) = DATA PER DESCRIPTION
- (P) = DATA PER RECORD PLAT
- D.B.A. = DOING BUSINESS AS
- J/J = REFERENCE TO JURISDICTIONAL WETLANDS
- LB = LICENSED BUSINESS
- L# = REFERENCE TO LINE TABLE
- = REFERENCE TO CONTROL TABLE
- = REFERENCE TO WETLANDS TABLE WITH WETLANDS FLAG LETTER & NUMBER
- RCP = REINFORCED CONCRETE PIPE
- = CLEAN-OUT
- = FIRE HYDRANT
- = GATE
- = TELEPHONE JUNCTION BOX
- = BURIED UTILITY MARKER
- = UTILITY POLE & NUMBER
- = GUY ANCHOR
- = GUY POLE
- = PUMP
- = WATER VALVE
- = SATELLITE DISH
- = SIGN
- = EDGE OF ASPHALT
- = FENCE LINE (TYPE AS NOTED)
- = OVERHEAD UTILITY LINE
- = TOP OF BANK
- = FRACTIONAL SECTION LINE
- = CENTERLINE
- = RIGHT-OF-WAY LINE
- = LOT LINE
- = PARCEL LINE
- = BOUNDARY LINE
- = FLOOD ZONE LIMITS

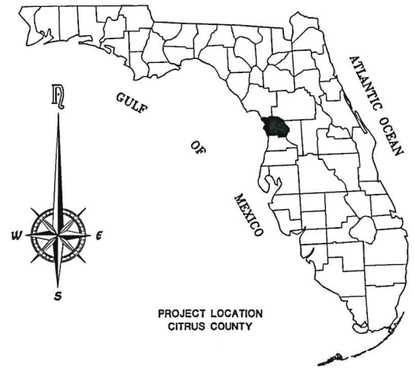


TABLE OF AREAS:	SQUARE FEET ±	ACRES ±
JURISDICTIONAL WETLANDS	125,851	2.889
OTHER SURFACE WATERS	90,528	2.078
UPLANDS	500,903	11.500
TOTAL SUBJECT PROPERTY:	717,282	16.467

11. THE MAJOR PORTION OF THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "AE (EL 10) (A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED); A MINOR PORTION OF THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE AE (EL 9) (A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED), ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12017C0304E (FIRM) AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120063, PANEL 0304, SUFFIX E, EFFECTIVE DATE: JANUARY 15, 2021, THE LIMITS OF WHICH ARE SHOWN HEREON AS DETERMINED FROM DIGITAL FLOOD INSURANCE RATE MAP (DFIRM) DATA AS OBTAINED FROM FEMA.

12. PARCEL ACCOUNT IDENTIFICATIONS AND SITUS ADDRESS INFORMATION SHOWN OR NOTED HEREON WAS OBTAINED FROM THE PUBLIC RECORD PROPERTY OWNERSHIP DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER.

13. DURING THE COURSE OF PREPARING THIS SURVEY, THE FOLLOWING SOURCES WERE USED IN RENDERING THIS OPINION AS TO THE LOCATION OF THE BOUNDARIES OF RECORD TITLE FOR THE SUBJECT PARCEL (ALL RECORDING DATA REFERS TO THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, UNLESS SPECIFIED TO THE CONTRARY):

A. THE PERSONAL REPRESENTATIVE'S DEED RECORDED IN OFFICIAL RECORDS BOOK 2823, AT PAGE 2413 (AS TO PARCEL "C" OF THE SUBJECT PROPERTY);
B. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2230, AT PAGE 680 (AS TO PARCEL "B" OF THE SUBJECT PROPERTY);
C. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2199, AT PAGE 640 (AS TO PARCEL "B" OF THE SUBJECT PARCEL);
D. THE BOUNDARY SURVEY FOR MINOR SUBDIVISION PURSUANT TO APPLICATION MSP-06-01 RECORDED IN OFFICIAL RECORDS BOOK 2212, AT PAGE 1939 (AS TO THE PARCELS "A" & "B" OF THE SUBJECT PARCEL);
E. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1478, AT PAGE 762 (AS TO PARCEL 17E19S15 23400);
F. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2570, AT PAGE 987 (AS TO PARCEL 19E17S15 32000);
G. THE CORRECTIVE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2734, AT PAGE 641 (AS TO PARCEL 19E17S15 31200);
H. THE TRUSTEE'S DEED RECORDED IN OFFICIAL RECORDS BOOK 3100, AT PAGE 393 (AS TO PARCEL 17E19S15 31100);
I. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1361, AT PAGE 2460 (AS TO PARCEL 17E19S15 42220);
J. THE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2566, AT PAGE 771 (AS TO PARCELS 17E19S150040 0220 & 17E19S150040 0230);
K. THE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2412, AT PAGE 287 (AS TO PARCEL 17E19S150040 0240);
L. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3141, AT PAGE 1589 (AS TO PARCEL 17E19S150040 0250)
M. THE SURVEY OF SOUTH STONEBROOK DRIVE RECORDED IN PRESCRIPTIVE ROAD PLAT BOOK 2, PAGES 40 THROUGH 45, INCLUSIVE (AS TO THE RIGHT-OF-WAY OF SOUTH STONEBROOK DRIVE);
N. THE BOUNDARY SURVEY FOR FLORIDA INVESTMENT PARTNERS LIMITED OF AN UNRECORDED SUBDIVISION (AS TO PARCEL 17E19S15 32000);
O. THE PLAT OF CRYSTAL RIVER HIGHLANDS UNIT NO. 2 IN PLAT BOOK 12, AT PAGE 12;
P. CERTIFIED CORNER RECORDS FOR SECTION AND QUARTER-SECTION CORNERS OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, AS OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION;
Q. THE SUMMARY OF PARCEL ACCOUNTS 17E19S15 24300; 17E19S15 24400; 17E19S15 23400; 17E19S15 32000; 17E19S15 31200; 17E19S15 31100; 17E19S15 42200; 17E19S150040 0220; 17E19S150040 0230; 17E19S150040 0240; 17E19S150040 0250; AND 17E19S150040 0260; AS OBTAINED FROM THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER;

14. THIS SURVEY IS OF VISIBLE SURFACE FEATURES ONLY. UNDERGROUND IMPROVEMENTS AND / OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN OR NOTED HEREON.

15. DIGITAL COPIES OF THIS SKETCH ARE INVALID WITHOUT THE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON THAT IS DIGITALLY AUTHENTICATED; PRINTED HARD COPIES OF THIS SKETCH ARE INVALID UNLESS THEY BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.

16. ADDITIONS OR DELETIONS TO THIS SURVEY ARE PROHIBITED WITHOUT THE PERMISSION OF THE SIGNING PARTY.

SEE SHEET 2 FOR GRAPHIC DEPICTION OF BOUNDARY SURVEY; SEE SHEET 3 FOR LOCATION OF IMPROVEMENTS & JURISDICTIONAL WETLANDS

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
R. KELLY ROBERTS
PROFESSIONAL SURVEYOR AND MAPPER NO. 5558
STATE OF FLORIDA
DATE SIGNED SEPTEMBER 15, 2021

BOUNDARY SURVEY
TO ACCOMPANY
A LDC & ATLAS AMENDMENT APPLICATION
CITRUS COUNTY PARCELS
17E19S15 24300 & 17E19S15 24400

PREPARED FOR
WHETSTONE DEVELOPMENT CORPORATION

SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA

NO.	DATE:	REVISIONS:	APP'D. BY

SCALE: 1" = 30'
DATE: 04.14.2021
DRAWN: JJC
CHECKED: JJC
FIELD BOOK(S) / 310
PAGE: 01 / 14
DATUM: NAD83/HARN
FILE NO.: 352.01.001
JOB NO.: 352.01
SHEET: S-01 OF 03

ARDURRA GROUP, INC. D.B.A.
Pigeon-Ardurra, LLC
CIVIL ENGINEERS | PLANNERS
SURVEYORS & MAPPERS
825 S.E. 17th Street
Suite A
Ocala, Florida 34471
PH: 352.789.7700
LB# 8191
LICENSED BUSINESS NO. LB 2810

SURVEYING & MAPPING

File No.
352.01.001

Job No.
352.01

S-01 of 03

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Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

BOUNDARY SURVEY

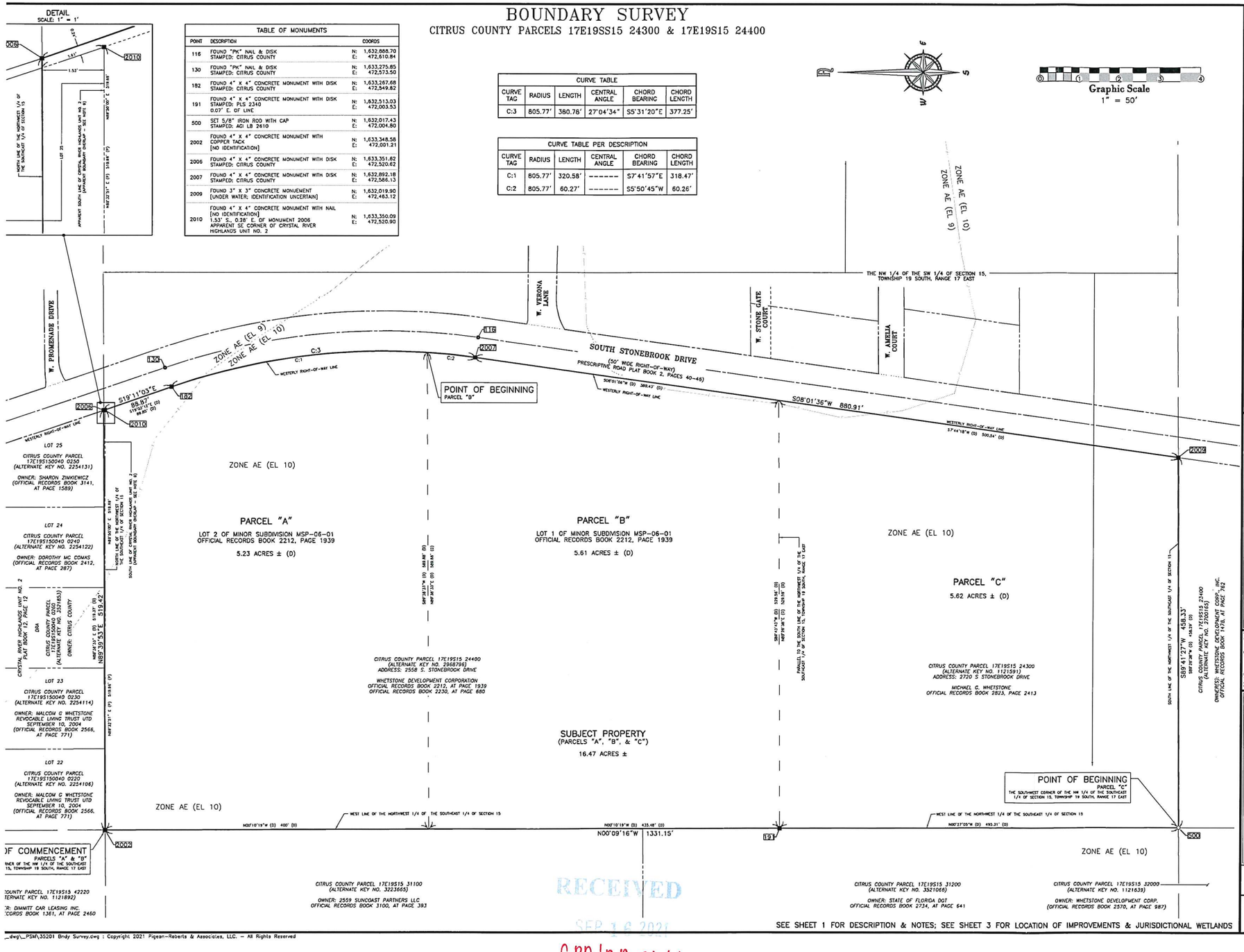
CITRUS COUNTY PARCELS 17E19SS15 24300 & 17E19S15 24400

DETAIL
SCALE: 1" = 1'

TABLE OF MONUMENTS			
POINT	DESCRIPTION		COORDS
116	FOUND "PK" NAIL & DISK STAMPED: CITRUS COUNTY	N: E:	1,632,888.70 472,610.84
130	FOUND "PK" NAIL & DISK STAMPED: CITRUS COUNTY	N: E:	1,633,275.85 472,573.50
182	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: CITRUS COUNTY	N: E:	1,633,267.68 472,549.82
191	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PLS 2340 0.07' E. OF LINE	N: E:	1,632,513.03 472,003.53
500	SET 5/8" IRON ROD WITH CAP STAMPED: AGI LB 2610	N: E:	1,632,017.43 472,004.80
2002	FOUND 4" X 4" CONCRETE MONUMENT WITH COPPER TACK [NO IDENTIFICATION]	N: E:	1,633,348.58 472,001.21
2006	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: CITRUS COUNTY	N: E:	1,633,351.62 472,520.62
2007	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: CITRUS COUNTY	N: E:	1,632,892.18 472,586.13
2009	FOUND 3" X 3" CONCRETE MONUMENT [UNDER WATER; IDENTIFICATION UNCERTAIN]	N: E:	1,632,019.90 472,463.12
2010	FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL [NO IDENTIFICATION] 1.53' S., 0.28' E. OF MONUMENT 2006 APPARENT SE CORNER OF CRYSTAL RIVER HIGHLANDS UNIT NO. 2	N: E:	1,633,350.09 472,520.90

CURVE TABLE					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:3	805.77'	380.78'	27°04'34"	S5°31'20"E	377.25'

CURVE TABLE PER DESCRIPTION					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:1	805.77'	320.58'	-------	S7°41'57"E	318.47'
C:2	805.77'	60.27'	-------	S5°50'45"W	60.26'



SEE SHEET 1 FOR DESCRIPTION & NOTES; SEE SHEET 3 FOR LOCATION OF IMPROVEMENTS & JURISDICTIONAL WETLANDS

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RECEIVED
SEP 16 2021
CPA/AA-21-10
Land Development Division

BOUNDARY SURVEY
TO ACCOMPANY
A LDC & ATLAS AMENDMENT APPLICATION
CITRUS COUNTY PARCELS
17E19S15 24300 & 17E19S15 24400

PREPARED FOR
WHETSTONE DEVELOPMENT CORPORATION

SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA

NO.	DATE	REVISIONS	APP'D. BY

SCALE: 1" = 50'
DATE: 09.14.2021
SURVEYED: MDL
DRAWN: LMC
FIELD BOOK/OR / PG: 01 / 14
PAGE: 01
DATUM: NAD83/HARN
FILE NO.: 352.01.001
JOB NO.: 352.01
SHEET: S-02 OF 03

ARDURRA GROUP, INC., D.B.A.:
Pigeon-Ardurra, LLC
CIVIL ENGINEERS • PLANNERS
SURVEYORS & MAPPERS
825 S.E. 17th Street
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Ocala, Florida 34471
(352) 351-7778 Voice
(352) 861-7798 Fax

SURVEYING & MAPPING
LICENSED BUSINESS NO. LB 2610

File No.
352.01.001

Job No.
352.01

S-02 of 03

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

BOUNDARY SURVEY

CITRUS COUNTY PARCELS 17E19SS15 24300 & 17E19S15 24400

LEGEND:

A/C = AIR CONDITIONER
(D) = DATA PER DESCRIPTION
(P) = DATA PER RECORD PLAT
D.B.A. = DOING BUSINESS AS
J-# = REFERENCE TO JURISDICTIONAL WETLANDS
LB = LICENSED BUSINESS
L# = REFERENCE TO LINE TABLE
= REFERENCE TO CONTROL TABLE
= REFERENCE TO WETLANDS TABLE WITH WETLANDS FLAG LETTER & NUMBER
RCP = REINFORCED CONCRETE PIPE
= CLEAN-OUT
= FIRE HYDRANT
= GATE
= TELEPHONE JUNCTION BOX
= BURIED UTILITY MARKER
= UTILITY POLE & NUMBER
= GUY ANCHOR
= GUY POLE
= PUMP
= WATER VALVE
= SATELLITE DISH
= SIGN
= EDGE OF ASPHALT
= FENCE LINE (TYPE AS NOTED)
= OVERHEAD UTILITY LINE
= TOP OF BANK
= FRACTIONAL SECTION LINE
= CENTERLINE
= RIGHT-OF-WAY LINE
= LOT LINE
= PARCEL LINE
= BOUNDARY LINE
= FLOOD ZONE LIMITS

LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	S8°01'36"W	214.03'
L2	S8°01'36"W	156.25'
L3	S89°41'27"W	23.08'
L4	S89°41'27"W	39.43'
L5	S89°41'27"W	395.82'
L6	N7°09'16"W	317.48'
L7	N7°09'16"W	1013.68'
L8	N88°39'53"E	39.98'
L9	N89°39'53"E	38.72'
L10	N89°39'53"E	82.77'
L11	S0°09'04"E	19.61'
L12	N89°39'53"E	14.57'
L13	N89°39'53"E	126.61'
L14	N89°39'53"E	216.79'
L15	S36°19'06"W	17.36'
L16	S11°04'25"W	127.28'
L17	S64°21'26"W	180.24'
L18	S52°10'42"E	158.60'

AREA "A" LINE TABLE OTHER SURFACE WATERS

LINE TAG	BEARING	DISTANCE
J-1	N37°55'51"W	44.34'
J-2	N57°51'37"W	34.06'
J-3	N30°45'24"W	26.44'
J-4	N20°50'36"E	49.67'
J-5	N4°03'05"W	74.54'
J-6	N35°39'07"E	60.23'
J-7	N85°47'43"E	38.64'
J-8	S29°52'57"E	43.47'
J-9	S7°07'08"E	37.10'
J-10	S7°07'08"E	22.63'
J-11	S8°28'05"W	66.48'
J-12	S11°24'09"W	66.40'
J-13	S50°05'49"W	2.22'
J-14	S50°05'49"W	16.01'

AREA "B" LINE TABLE JURISDICTIONAL WETLANDS

LINE TAG	BEARING	DISTANCE
J-15	N15°46'12"E	18.58'
J-16	N56°47'29"E	33.98'
J-17	S45°50'51"E	14.40'
J-18	S9°29'47"W	28.62'

AREA "C" LINE TABLE OTHER SURFACE WATERS

LINE TAG	BEARING	DISTANCE
J-19	S40°39'23"E	15.10'
J-20	N87°13'40"W	49.13'
J-21	N72°32'35"W	35.36'
J-22	N29°04'37"W	47.30'
J-23	N21°13'46"E	47.01'
J-24	N52°04'48"E	58.19'
J-25	S52°33'46"E	33.60'
J-26	N60°40'04"E	41.90'
J-27	S58°01'48"E	15.08'
J-28	N71°25'23"E	62.55'
J-29	S24°34'03"E	55.20'
J-30	S23°43'32"W	42.52'
J-31	S63°29'17"W	26.53'
J-32	S48°49'05"W	76.63'

AREA "D" LINE TABLE JURISDICTIONAL WETLANDS

LINE TAG	BEARING	DISTANCE
J-33	S26°36'32"E	16.73'
J-34	S1°16'21"E	52.08'
J-35	S14°25'27"E	73.36'
J-36	S1°47'59"W	53.30'
J-37	S19°57'48"E	45.99'
J-38	S83°28'07"E	25.68'
J-39	S10°42'24"E	58.26'
J-40	S19°19'31"E	46.42'
J-41	S4°13'07"E	38.25'
J-42	S35°14'42"E	26.36'
J-43	S10°53'04"E	81.33'
J-44	S19°33'33"E	69.04'
J-45	S11°22'54"E	69.40'
J-46	S12°24'43"W	40.99'

AREA "E" LINE TABLE JURISDICTIONAL WETLANDS

LINE TAG	BEARING	DISTANCE
J-47	S84°18'20"W	21.43'
J-48	S16°40'49"E	28.61'
J-49	S74°20'10"W	25.94'
J-50	S45°18'52"W	63.31'
J-51	S36°53'38"W	43.40'
J-52	S12°12'33"W	41.92'
J-53	S22°43'03"W	40.72'
J-54	S33°45'20"W	49.61'
J-55	S9°13'22"W	73.32'
J-56	S62°13'06"W	17.17'
J-57	S53°36'03"E	39.38'
J-58	S54°03'08"W	20.31'
J-59	S54°03'08"W	22.46'
J-105	S26°36'32"E	56.55'

AREA "E" LINE TABLE JURISDICTIONAL WETLANDS

LINE TAG	BEARING	DISTANCE
J-60	N12°58'55"E	7.44'
J-61	N12°58'55"E	12.65'
J-62	N16°45'11"E	16.96'
J-63	N85°00'17"E	38.51'
J-64	S78°08'15"E	38.42'
J-65	S4°48'21"W	28.85'
J-66	S4°48'21"W	2.04'

AREA "F" LINE TABLE OTHER SURFACE WATERS

LINE TAG	BEARING	DISTANCE
J-67	S79°27'24"E	74.43'
J-68	S79°36'10"E	38.50'
J-69	S62°57'53"E	49.11'
J-70	S57°39'49"E	72.88'
J-71	S28°21'59"E	37.61'
J-72	S11°57'37"E	47.84'
J-73	S11°29'10"E	40.91'
J-74	S46°52'20"W	56.16'
J-75	S19°24'53"E	48.07'
J-76	S31°37'28"W	44.02'

AREA "F" LINE TABLE OTHER SURFACE WATERS

LINE TAG	BEARING	DISTANCE
J-77	S50°44'34"W	36.28'
J-78	N58°40'46"W	31.06'
J-79	N69°29'55"W	24.54'
J-80	N35°09'27"W	21.42'
J-81	N22°00'52"E	31.46'
J-82	N21°18'03"W	48.45'
J-83	N29°18'17"W	83.53'
J-84	N27°38'37"W	83.39'
J-85	N31°42'04"W	29.94'
J-86	N5°51'29"W	71.63'

AREA "G" LINE TABLE JURISDICTIONAL WETLANDS

LINE TAG	BEARING	DISTANCE
J-87	S9°26'00"W	49.17'
J-88	S63°38'51"W	21.50'
J-89	S82°26'35"W	42.63'
J-90	N13°26'29"W	44.76'
J-91	N57°33'49"W	20.98'
J-92	N4°54'00"E	23.81'
J-93	N5°45'37"E	15.27'

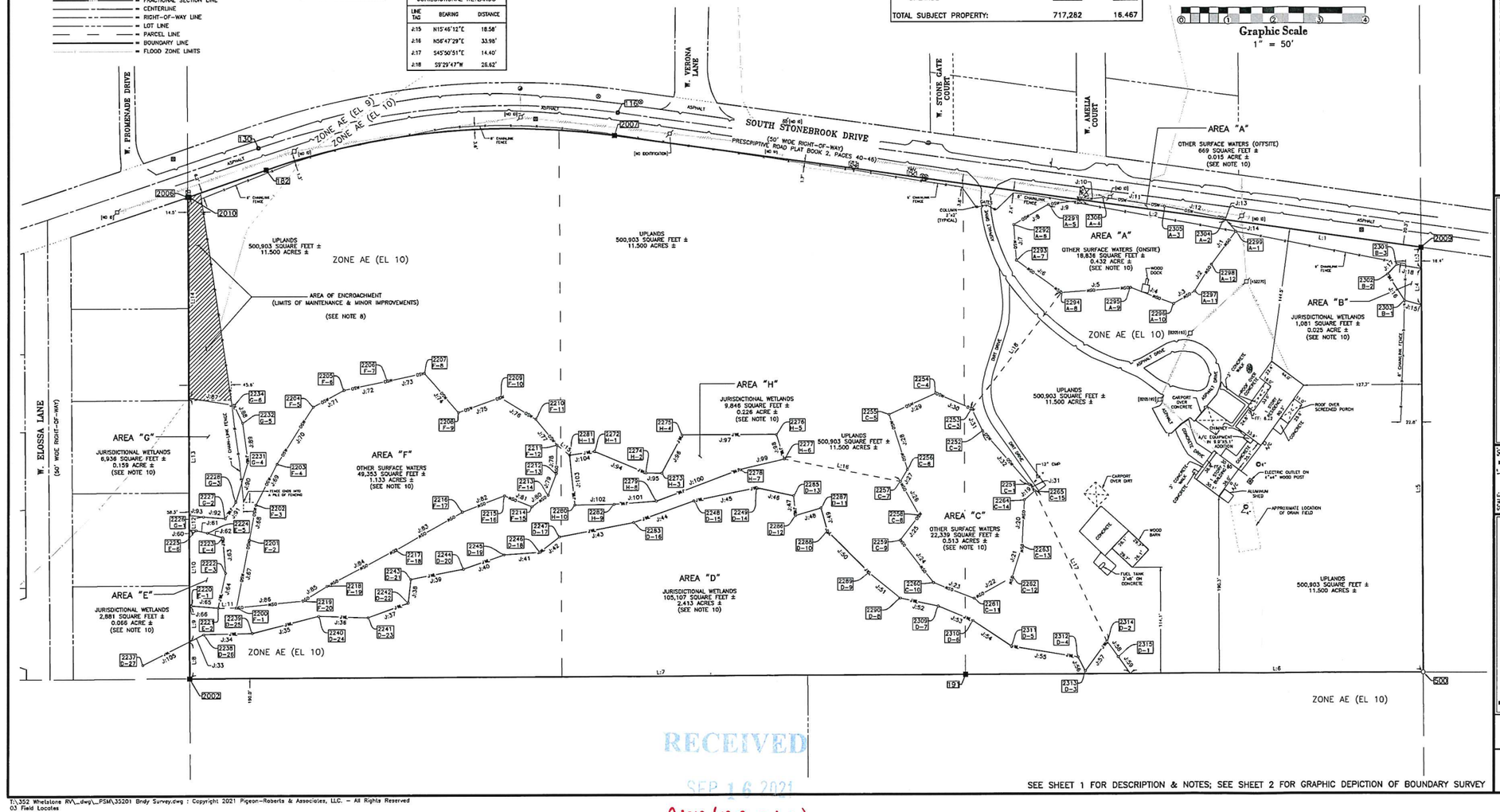
AREA "H" LINE TABLE JURISDICTIONAL WETLANDS

LINE TAG	BEARING	DISTANCE
J-94	S32°37'59"W	60.59'
J-95	S0°56'38"W	16.93'
J-96	S82°15'12"E	48.44'
J-97	S0°00'35"W	102.00'
J-98	S71°25'59"W	28.04'
J-99	N12°57'11"W	49.64'
J-100	N26°30'55"W	96.15'
J-101	N3°57'07"W	45.70'
J-102	N7°51'44"W	42.55'
J-103	N84°00'08"E	54.04'
J-104	S8°24'17"E	27.10'

TABLE OF AREAS:

	SQUARE FEET ±	ACRES ±
JURISDICTIONAL WETLANDS	125,851	2.889
OTHER SURFACE WATERS	90,528	2.078
UPLANDS	500,903	11.500
TOTAL SUBJECT PROPERTY:	717,282	16.467

Graphic Scale
1" = 50'



SEE SHEET 1 FOR DESCRIPTION & NOTES; SEE SHEET 2 FOR GRAPHIC DEPICTION OF BOUNDARY SURVEY

BOUNDARY SURVEY
TO ACCOMPANY
A LDC & ATLAS AMENDMENT APPLICATION
CITRUS COUNTY PARCELS
17E19S15 24300 & 17E19S15 24400

PREPARED FOR
WHETSTONE DEVELOPMENT CORPORATION

SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA

NO.	REVISIONS:	DATE:	APP'D. BY

SCALE: 1" = 50'
DATE: 09.14.2021
CHECKED: BGR
DRAWN: LKC
PAGES: BOOKPG / 14
DATUM: FLSWF-H98.88
FILE NO.: 352.01.001
JOB NO.: 352.01
SHEET: S-03 OF 03

ARDURRA GROUP, INC., D.B.A.
Pigeon-Ardurra, LLC
CIVIL ENGINEERS • PLANNERS
SURVEYORS & MAPPERS
825 S.E. 17th Street
Ocala, Florida 34471
(352) 867-7780 voice
(352) 867-7730 fax

SURVEYING & MAPPING
LICENSED BUSINESS NO. LB 2810

File No.
352.01.001

Job No.
352.01

S-03 of 03

Plotted: 9/15/2021 1:26:10 PM : Kelly Roberts
T:\352 Whetstone RV_dwg_PSM\35201 Bndy Survey.dwg : Copyright 2021 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
03 Field Locates

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Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

PIGEON-ARDURRA, LLC

May 26, 2021

Ms. Joanna Coutu, AICP
Department of Growth Management
Citrus County Land Development
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Email: joanna.coutu@citrusbocc.com

P-A Project No. 352.01
Ardurra #2015-0677-00

Project:	**Whetstone RV Park**
Sec/Twp/Rge:	**S15 / T19S / R17E**
Parcel ID / Alt Key:	**17E19S15 24300 / 1121591**
	17E19S15 24400 / 2968796

RE: **Land Development Code Amendment Application & Atlas Amendment**

Dear Ms. Coutu:

Whetstone Development Corp is proposing to develop an RV Park on their property in Homosassa Springs, Florida. The subject site is located on the west side of S. Stonebrook Drive on the parcels indicated above. The subject site is planned to only occupy a portion of the overall property owned by the applicant. The project requires a Citrus County Comprehensive Plan and Land Development Atlas Amendment. The site is proposed to have 85 RV Sites, Restroom Facilities, and use existing buildings on Site if applicable to local and state codes, for the Office/Gatehouse, Clubhouse/Multipurpose Building and Self-Service Laundry.

Included with this submittal in support of this application is a package of documents and information with various exhibits and narrative addressing the application requirements of the LDC.

We look forward to hearing back from the County following review of the submittal package.

Sincerely,
PIGEON - ARDURRA, LLC

Chuck A. Pigeon, P.E.
Project Manager

Ec: Michael Whetstone

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Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

925 SE 17th Street, Suite A
Ocala, FL 34471
Ph: 352-861.7799
Fax: 352-861.7709

CIVIL ENGINEERS - PLANNERS
SURVEYORS & MAPPERS
www.Ardurra.com

CITRUS COUNTY

COMPREHENSIVE PLAN AND LAND DEVELOPMENT

CODE AMENDMENT APPLICATION

WHETSTONE RV DEVELOPMENT

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

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TABLE OF CONTENTS

1. Citrus County Land Development Code Atlas Amendment Application

2. Letter of Authorization

3. Citrus County Comprehensive Plan and Land Development Code Amendment Application

4. Required Information for a Comprehensive Plan Amendment Form

5. Exhibit "A" - Legal Description

6. Exhibit "B" – Proof of Ownership for Subject Property – Warranty Deeds

   a. Tax Record

   b. Property Card

7. Exhibit "C" – Sketch of Description

8. Exhibit "D" Availability of Public Facilities Report & Letters of Availability from Utilities

   - Wastewater Capacity Letter
   - Water Service Capacity Letter
   - Solid Waste Statement of Capacity

9. Exhibit "E" – Subject Property Compatibility with Future Land Use Element

10. Exhibit "F" – Additional Information

11. Exhibit "G" – Traffic Methodology Statement

12. Exhibit "H" – Location Map & Master Site Plan & Site Photos

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

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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.

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.

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.

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.

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.

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.

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.

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.

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.

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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

Drainage: The proposed master plan includes multiple drainage retention areas which will be designed to meet the requirements of Chapter 6, Stormwater Management of the LDC at time of permitting. - See Exhibit D

Solid Waste: to be provided by Citrus County Solid Waste Division - See Exhibit D

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: See Exhibit E

Policy:

Policy:

Objective:

Policy:

Policy:

11. Any additional information that may apply to this application. See Exhibit F

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Toll Free (352) 489-2120 TTY (352) 527-5329
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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: Residential Vehicle Park (RVP)

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

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

   Sanitary Sewer: to be provided by Citrus County Dept. of Water Resources - See Exhibit D

   Potable Water: to be provided by Homosassa Special Water District - See Exhibit D

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Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

Exhibit A

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

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PIGEON-ARDURRA, LLC

APRIL 19, 2021

WHETSTONE DEVELOPMENT CORPORATION, INC.
WHETSTONE RV PARK (PROPOSED)

DESCRIPTION

PARCEL "A":

LOT 2 OF THE MINOR SUBDIVISION ACCEPTED ON FEBRUARY 1, 2006, PURSUANT TO CITRUS COUNTY APPLICATION NO. MSP-06-01, A COPY OF THE BOUNDARY SURVEY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2212, AT PAGE 1939, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AS PREPARED BY CLARK SURVEYING, INC., JOB NO. 110205, DATED NOVEMBER 14, 2005, SAID LOT 1 BEING MORE PARTICULARLY DESCRIBED THEREIN AND AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NW1/4, OF THE SE1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST CITRUS COUNTY, FLORIDA THENCE N89°38'33"E ALONG THE NORTH LINE OF THE NW1/4, OF THE SE1/4 519.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S. STONEBROOK DRIVE HAVING A RIGHT OF WAY WIDTH OF 50 FEET, THENCE S19°03'12"E ALONG SAID RIGHT OF WAY LINE 88.83 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 805.77 FEET, THENCE ALONG SAID CURVE AN ARC LENGTH OF 320.58 FEET TO A POINT, HAVING A CHORD LENGTH OF 318.47 FEET AND A CHORD BEARING OF S07°41'57"E, THENCE S89°38'33"W 589.83 FEET TO A POINT ON THE WEST LINE OF THE NW1/4, OF THE SE1/4, OF SECTION 15-19-17, THENCE N00°10'19"W ALONG THE WEST LINE OF THE NW1/4, OF THE SE1/4 OF SECTION 15-19-17 400 FEET, TO THE **POINT OF BEGINNING**.

(CONTAINING 5.23 ACRES, MORE OR LESS).

AND

PARCEL "B":

LOT 1 OF THE MINOR SUBDIVISION ACCEPTED ON FEBRUARY 1, 2006, PURSUANT TO CITRUS COUNTY APPLICATION NO. MSP-06-01, A COPY OF THE

925 S.E. 17th Street, Suite A
Ocala, FL 34471
Ph: 352-861.7799
Fax: 352-861.7709

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Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

BOUNDARY SURVEY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2212, AT PAGE 1939, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AS PREPARED BY CLARK SURVEYING, INC., JOB NO. 110205, DATED NOVEMBER 14, 2005, SAID LOT 1 BEING MORE PARTICULARLY DESCRIBED THEREIN AND AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NW1/4, OF THE SE1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST CITRUS COUNTY, FLORIDA; THENCE N89°38'33"E ALONG THE NORTH LINE OF THE NW1/4, OF THE SE1/4 519.45 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S. STONEBROOK DRIVE HAVING A RIGHT OF WAY WIDTH OF 50 FEET, THENCE S19°05'31"E ALONG SAID RIGHT OF WAY LINE 88.85 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 805.77 FEET, THENCE ALONG SAID CURVE AN ARC LENGTH OF 320.58 FEET TO THE **POINT OF BEGINNING**, HAVING A CHORD LENGTH OF 318.47 FEET AND A CHORD BEARING OF S07°41'57"E, THENCE CONTINUE ALONG SAID CURVE AN ARC LENGTH OF 60.27 FEET HAVING A CHORD LENGTH OF 60.26 FEET AND A CHORD BEARING OF S05°50'45"W,THENCE S08°01'06"W 380.43 FEET TO A POINT THENCE S89°43'43"W 529.56 FEET TO A POINT ON THE WEST LINE OF THE NW1/4, OF THE SE1/4, OF SECTION 15-19-17, THENCE N00°10'19"W ALONG THE WEST LINE OF THE NW1/4, OF THE SE1/4 OF SECTION 15-19-17 435.48 FEET, THENCE N89°38,33"E 589.88 FEET TO THE **POINT OF BEGINNING**.

(CONTAINING 5.61 ACRES, MORE OR LESS).

AND

PARCEL "C":

THE PARCEL OF LAND DESCRIBED IN EXHIBIT "A" OF THE PERSONAL REPRESENTATIVE'S DEED RECORDED IN OFFICIAL RECORDS BOOK 2823, AT PAGE 2413, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED THEREIN AND AS FOLLOWS:

BEGIN AT THE SW CORNER OF THE NW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, THENCE N 0°27'05" W ALONG THE WEST LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 495.31 FEET, THENCE N 89°26'38" E PARALLEL TO THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 529.59 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE COUNTY ROAD, THENCE S 7°44'18" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 500.54 FEET TO A POINT ON SAID SOUTH LINE, THENCE S 89°26'38" W ALONG SAID SOUTH LINE A DISTANCE OF 458.29 FEET TO THE **POINT OF BEGINNING**.

(CONTAINING 5.62 ACRES, MORE OR LESS).

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Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

Exhibit B

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

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Land Development Division

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017018425 BK: 2823 PG: 2413 4/21/2017 1:56 PM 1 Receipt: 2017016504
RECORDING $18.50 INDEX $2.00

This Instrument Prepared by:
Glen C. Abbott, Esq.
109 NE 4TH Street
Crystal River, FL 34429-4145

Parcel Identification Number: 17E19S15 24300
Alternate Key:1121591

PERSONAL REPRESENTATIVE'S DEED

BY THIS DEED made this 31st day of March, 2017, between, MICHAEL G. WHETSTONE, the duly qualified and acting Personal Representative of the estate of MALCOLM G. WHETSTONE A/K/A M. G. WHETSTONE A/K/A MICKEY WHETSTONE deceased, whose mailing address is P. O. Box 1257 Crystal River, Florida 34423, GRANTOR
And
MICHAEL G. WHETSTONE TRUSTEE OF THE MALCOLM G. WHETSTONE TRUST DATED SEPTEMBER 10, 2004, (the "Beneficiary"), whose mailing address is P. O. Box 1257 Crystal River, Florida 34423, GRANTEE; GRANTOR conveys to GRANTEE the following real property in Citrus County, Florida:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION

SUBJECT to easements, restrictions, covenants, reservations and mortgages of record, if any.

GRANTOR COVENANTS with GRANTEE that GRANTOR has good right and lawful authority to sell and convey the property and warrants the title to the property for any acts of GRANTOR and will defend the title against the lawful claims of all persons claiming by, through, or under GRANTOR.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal the day and year first above written.

Executed in our presence:

(sign) _____
Print Name: Richard E. Heaton

(sign) _____
Print Name: Marsha L. Kizer

_____
MICHAEL G. WHETSTONE, as Personal Representative of the Estate of Malcolm G. Whetstone a/k/a M. G. Whetstone a/k/a Mickey Whetstone, deceased

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me on March 31, 2017, by MICHAEL G. WHETSTONE, as Personal Representative of the estate of MALCOLM G. WHETSTONE A/K/A M. G. WHETSTONE A/K/A MICKEY WHETSTONE, deceased, who produced a Florida Driver License as identification.

My Commission Expires: _____

MARSHA L. KIZER
MY COMMISSION # FF 152543
EXPIRES: September 14, 2018
Bonded Thru Notary Public Underwriters

_____
Notary Public, State of Florida
(Affix notarial seal)

RECEIVED
MAY 27 2021
CPA/AA-21-10
Land Development Division

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017018425 BK: 2823 PG: 2414 4/21/2017 1:56 PM 2 Receipt: 2017016504
RECORDING $18.50 INDEX $2.00

EXHIBIT A - LEGAL DESCRIPTION

Begin at the SW corner of the NW 1/4 of the SE 1/4, Section 15, Township 19 South, Range 17 East, thence N 0°27'05" W along the West line of said NW 1/4 of SE 1/4 a distance of 495.31 feet, thence N 89° 26'38" E parallel to the South line of said NW 1/4 of SE 1/4 a distance of 529.59 feet to a point on the Westerly right-of-way line of a 50 foot wide County Road, thence S 7°44'18" W along said Westerly right-of-way line a distance of 500.54 feet to a point on said South line, thence S 89°26'38" W along said South line a distance of 458.29 feet to the Point of Beginning.

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MAY 27 2021
CPA/AA-21-10
Land Development Division

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

Parcel No. R17E19S280010 0010

This Instrument Prepared by:
David C. Sasser, Esq./j3
Johnston & Sasser, P.A.
Post Office Box 997
Brooksville, FL 34605-0997

2008034872 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2008034872 BK:2230 PG:680
07/17/2008 10:56 AM 1 PG
JCARROLL,DC Receipt #019233

WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of July, 2008, between **STEPHANIE W. GITZEN**, whose mailing address is: 5376 SW 82nd Street, Ocala, Florida 34476, Grantor, and **WHETSTONE DEVELOPMENT CORP., a Florida corporation,** whose mailing address is: Post Office Box 1389, Homosassa Springs, Florida 34447, Grantee;

WITNESSETH: *Grantor, to cancel the conveyance to Grantor made in error and for no other consideration, conveys to Grantee the following described land, lying and being situate in Citrus County, Florida, to-wit:*

Commence at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 17 East, Citrus County, Florida, thence N89°38'33"E along the North line of the NW 1/4, of the SE 1/4 519.45 feet to the Westerly right of way line of S. Stonebrook Drive having a right of way width of 50 feet, thence S 19°05'31"E along said right of way line 88.85 feet to the beginning of a curve concaved Southwesterly having a radius of 805.77 feet, thence along said curve an arc length of 320.58 feet to the point of beginning, having a chord length of 318.47 feet and a chord bearing of S07°41'57"E, thence continue along said curve an arc length of 60.27 feet having a chord length of 60.26 feet and a chord bearing of S05°50'45" W, thence S09°01'06" W 380.43 feet to a point thence S89°43'43"W 529.56 feet to a point on the West line of the NW 1/4, of the SE 1/4, of Section 15-19-17, thence N00°10'19"W along the West line of the NW 1/4, of the SE 1/4 of Section 15-19-17 434.48 feet, thence N89°38'33" E 589.88 feet to the Point of Beginning. (*Legal description taken from Clark Surveying, Inc. Survey dated 11-14-05, Job No. 110205*)

GRANTOR CERTIFIES THAT THE PROPERTY DESCRIBED IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR, NOR DOES IT LIE ADJACENT THERETO.

THIS DEED IS GIVEN TO CANCEL THE DEED RECORDED IN O.R. BOOK 2199, PAGE 640, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, WHICH WAS MADE IN ERROR.

TOGETHER WITH *all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.*
TO HAVE AND TO HOLD *the same in fee simple forever.*
AND *Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2007.*
(WHEREVER *used herein the terms Grantor and Grantee shall include all of the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural, as context requires.)*
IN WITNESS WHEREOF, *Grantor has executed this instrument the day and year first above written.*

Signed in our presence:

Roxanne J. Bassett
Witness
ROXANNE J. BASSETT
(Printed Name of Witness)

Witness
DAVID C. SASSER

Stephanie W. Gitzen

RECEIVED
MAY 27 2021
CPA/AA-21-10
Land Develop

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IN WITNESS WHEREOF, *Grantor has executed this instrument the day and year first above written.*

Signed in our presence:

Roxanne J. Bassett
Witness

ROXANNE J. BASSETT
(Printed Name of Witness)

Witness

DAVID C. SASSER
(Printed Name of Witness)

Stephanie W. Gitzen

STATE OF FLORIDA
COUNTY OF HERNANDO

THE foregoing instrument was acknowledged before me by STEPHANIE W. GITZEN who is personally known to me, or who produced a drivers license as identification, this 1st day of July, 2008.

Notary Public

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO GUARANTEE OR OPINION ON TITLE HAS BEEN RENDERED BY JOHNSTON & SASSER, P.A.

RECEIVED
MAY 27 2021
CPA/AA-21-10
Land Development Division

NOTARY PUBLIC STATE OF FLORIDA
David C. Sasser
Commission # DD358371
Expires: SEP 27, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

Parcel No. R17E19S280010 0010

This Instrument Prepared by:
David C. Sasser, Esq./ES
Johnston & Sasser, P.A.
Post Office Box 997
Brooksville, FL 34605-0997

2008034872 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $
DOCUMENTARY TAX $
2008034872 BK:2290 PG:660
07/17/2008 10:56 AM 1 PG
JCARROLL,DC Receipt #811

WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of July, 2008, between STEPHANIE W GITZEN, whose mailing address is: 5376 SW 82nd Street, Ocala, Florida 34476, Grantor, and WHETSTONE DEVELOPMENT CORP., a Florida corporation, whose mailing address is: Post Office Box 1389, Homosassa Springs, Florida 34447, Grantee;

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IN WITNESS WHEREOF, *Grantor has executed this instrument the day and year first above written.*

Signed in our presence:

Witness
ROXANNE J. BASSETT
(Printed Name of Witness)

Witness
DAVID C. SASSER

Stephanie W. Gitzen

STATE OF FLORIDA
COUNTY OF HERNANDO

RECEIVED
MAY 27 2021
CPA/AA-21-10
Land Development Division

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Johnston & Sasser, P.A.
Post Office Box 997
Brooksville, FL 34605-0997

2008034872 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2008034872 BK:2230 PG:680
07/17/2008 10:56 AM 1 PG
JCARROLL,DC Receipt #019233

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IN WITNESS WHEREOF, *Grantor has executed this instrument the day and year first above written.*

Signed in our presence:

Witness
ROXANNE J. BASSETT
(Printed Name of Witness)

Witness
DAVID C. SASSER

Stephanie W. Gitzen

STATE OF FLORIDA
COUNTY OF HERNANDO

RECEIVED
MAY 27 2021
CPA/AA-21-10
Land Developm

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

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

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1121591		00WD	

WHETSTONE MICHAEL G
MALCOLM G WHETSTONE TRUST
DTD
PO BOX 1257
CRYSTAL RIVER, FL 34423

2720 S STONEBROOK DR

BEG AT SW COR OF NW1/4 OF SE1/4, TH N 0 DEG 27M 5S W AL
See Additional Legal on Tax Roll

Exemptions:

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	228,021	0	228,021	6.2176	1,417.74
Transportation Trust	228,021	0	228,021	0.5988	136.54
Health Department	228,021	0	228,021	0.0651	14.84
Library	228,021	0	228,021	0.3217	73.35
Fire District	228,021	0	228,021	0.0000	0.00
Stormwater	228,021	0	228,021	0.0974	22.21
Fire Rescue EMS	228,021	0	228,021	0.5881	134.10
Schools Local Req'd Effort	228,210	0	228,210	3.6820	840.27
Schools Capital Outlay	228,210	0	228,210	1.5000	342.32
Schools Discretionary	228,210	0	228,210	0.7480	170.70
Homosassa Water Dist	228,021	0	228,021	1.3307	303.43
SWFWMD General	228,021	0	228,021	0.2669	60.86
Mosquito Control	228,021	0	228,021	0.4478	102.11
			TOTAL	15.8641	$3,618.47

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
067 Solid Waste MSBU	25.00	25.00
131 Fire Services		79.00
	NON-AD VALOREM ASSESSMENTS	$104.00

COMBINED TAXES AND ASSESSMENTS	$3,722.47	See reverse side for important information.

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

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

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

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1121591		00WD	

RETURN WITH PAYMENT.

WHETSTONE MICHAEL G
MALCOLM G WHETSTONE TRUST
DTD
PO BOX 1257
CRYSTAL RIVER, FL 34423

RECEIVED
MAY 07 2021
CPA/AA-21-10
Land Development Division

2720 S STONEBROOK DR

BEG AT SW COR OF NW1/4 OF SE1/4, TH N 0 DEG 27M 5S W AL
See Additional Legal on Tax Roll

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

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Paid 11/06/2020 Receipt # 009-20-31128037 $3,573.57

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

Altkey: 1121591
WHETSTONE MICHAEL G

Parcel ID: 17E19S15 24300
2720 S STONEBROOK DR , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	3612 - CRYSTAL ACRES, CRYSTAL RIVER HIGHLANDS
Tax District	00WD - HOMOSASSA SPECIAL WATER
Subdivision	000710 - UNREC TRACTS IN 15-19S-17E
Short Legal	BEG AT SW COR OF NW1/4 OF SE1/4, TH N 0 DEG 27M 5S W AL WLN OF NW1/4 OF SE1/4 495.31 FT, TH N 89 DEG 26M 38S E PARTO S LN OF NW1/4 OF SE1/4 529.59 FT TO PT ON W R/W LN OF 5
Est. Parcel Sqft	236,824
Est. Parcel Acres	5.44
Map SC-TW-RG	15-19S-17E

Mailing Address

Name	WHETSTONE MICHAEL G
Mailing Address	PO BOX 1257 CRYSTAL RIVER FL 34423

All Owners

Name		Owner Type
WHETSTONE MICHAEL G		TR - Trustee
MALCOLM G WHETSTONE TRUST DTD	SEPTEMBER 10 2004	UT - Under Trust

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$28,810	$199,400	$228,210	$228,021	$0	$228,021	$0	$3,722.47	Link
2019	$28,830	$178,462	$207,292	$207,292	$0	$207,292	$0	$3,435.66	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$25.00
0131	FIRE SERVICES ASSESSMENT	$79.00

Sales

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

RECEIVED
MAY 27 2021
CPA/AA-21-10
Land Development Div

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/31/2017	$100	2831/1060	27-TO/FROM TSTEES BANKRUPT/EXEC/GUARD	I
03/31/2017	$100	2823/2413	27-TO/FROM TSTEES BANKRUPT/EXEC/GUARD	I
12/01/1976	$2,000	0450/0048	03-SAME FAMILY/DEED FOL	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
12/06/2002	200210075	REROOF RES, NOC IN FILE FOR RE-ROOF!	$8,280	
07/01/1984	48784	GARAGE	$12,900	05/01/1985

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	A-ACREAGE	5.44	.0					LDRMH

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1977
Total FLA	2,692
Total Under Roof	2,965
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/3/
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1977	2,692
1	UTLY STOR FINISHED	1977	50

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

1	OPEN PORCH FIN	1977	223

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1982	20	25	1	500	
1	2	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1982	11	19	1	209	
1	3	GARAGE DETACHD CONCRETE BLOCK STUCCO-[1-SF]	1984	30	36	1	1,080	
1	4	ENCLOSED BARN AVERAGE WOOD OR METAL	1984	27	60	1	1,620	
1	5	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1987	10	12	1	120	
1	6	CONCRETE PATIO NO FOOTER-[1-SF]	1982	11	14	1	154	
1	7	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	1997	20	20	1	400	
1	8	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2008	13	20	1	260	
1	9	CONCRETE PATIO NO FOOTER-[1-SF]	2004	12	39	1	468	
1	10	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	2004	11	62	1	682	
1	11	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2011	4	8	1	32	
1	12	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2011	3	8	1	24	
1	13	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2011	8	9	1	72	
1	14	CHAIN LINK FENCE-[1-SF]	2011	4	505	1	2,020	

Total Misc Value

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

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

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
2968796		00WD	

WHETSTONE DEVELOPMENT CORP
PO BOX 1257
CRYSTAL RIVER, FL 34423

2558 S STONEBROOK DR

(MSP-06-01 ACCEPTED 2/1/2006 SURVEY IN OR BK 2212 PG 19
See Additional Legal on Tax Roll

Exemptions:

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	41,410	0	41,410	6.2176	257.47
Transportation Trust	41,410	0	41,410	0.5988	24.80
Health Department	41,410	0	41,410	0.0651	2.70
Library	41,410	0	41,410	0.3217	13.32
Fire District	41,410	0	41,410	0.0000	0.00
Stormwater	41,410	0	41,410	0.0974	4.03
Fire Rescue EMS	41,410	0	41,410	0.5881	24.35
Schools Local Req'd Effort	41,410	0	41,410	3.6820	152.47
Schools Capital Outlay	41,410	0	41,410	1.5000	62.12
Schools Discretionary	41,410	0	41,410	0.7480	30.97
Homosassa Water Dist	41,410	0	41,410	1.3307	55.10
SWFWMD General	41,410	0	41,410	0.2669	11.05
Mosquito Control	41,410	0	41,410	0.4478	18.54
			TOTAL	15.8641	$656.92

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$660.99	See reverse side for important information.

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

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

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

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
2968796		00WD	

RETURN WITH PAYMENT.

WHETSTONE DEVELOPMENT CORP
PO BOX 1257
CRYSTAL RIVER, FL 34423

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2558 S STONEBROOK DR

(MSP-06-01 ACCEPTED 2/1/2006 SURVEY IN OR BK 2212 PG 19
See Additional Legal on Tax Roll

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

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

Paid 11/06/2020 Receipt # 009-20-31128037 $634.55

Altkey: 2968796
WHETSTONE DEVELOPMENT CORP

Parcel ID: 17E19S15 24400
2558 S STONEBROOK DR , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	9900 - NON AG
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3612 - CRYSTAL ACRES, CRYSTAL RIVER HIGHLANDS
Tax District	00WD - HOMOSASSA SPECIAL WATER
Subdivision	000710 - UNREC TRACTS IN 15-19S-17E
Short Legal	(MSP-06-01 ACCEPTED 2/1/2006 SURVEY IN OR BK 2212 PG 1939LOTS 1 & 2) LOT 1: COM AT THE NW COR OF THE NW1/4 OF SE1/4SEC 15-19-17 TH N 89D 38D 33M E AL THE N LINE OF NW1/4 OF
Est. Parcel Sqft	467,225
Est. Parcel Acres	10.73
Map SC-TW-RG	15-19S-17E

Mailing Address

Name	WHETSTONE DEVELOPMENT CORP
Mailing Address	PO BOX 1257 CRYSTAL RIVER FL 34423

All Owners

Name	Owner Type
WHETSTONE DEVELOPMENT CORP	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$41,410	$0	$41,410	$41,410	$0	$41,410	$0	$660.99	Link
2019	$40,710	$0	$40,710	$40,710	$0	$40,710	$0	$658.37	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

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

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07/01/2008	$100 2230/0680	02-MIN DOC STAMP ($100)	V
03/01/2008	$100 2199/0640	02-MIN DOC STAMP ($100)	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	9908-ACREAGE NON-WATERFRONT	A-ACREAGE	4.60	.0					LDRMH
2	9600-WASTELAND	A-ACREAGE	3.13	.0					LDRMH
3	9908-ACREAGE NON-WATERFRONT	A-ACREAGE	3.00	.0					LDRMH
4	9600-WASTELAND	A-ACREAGE	2.20	.0					LDRMH

Total Misc Value

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

Exhibit C

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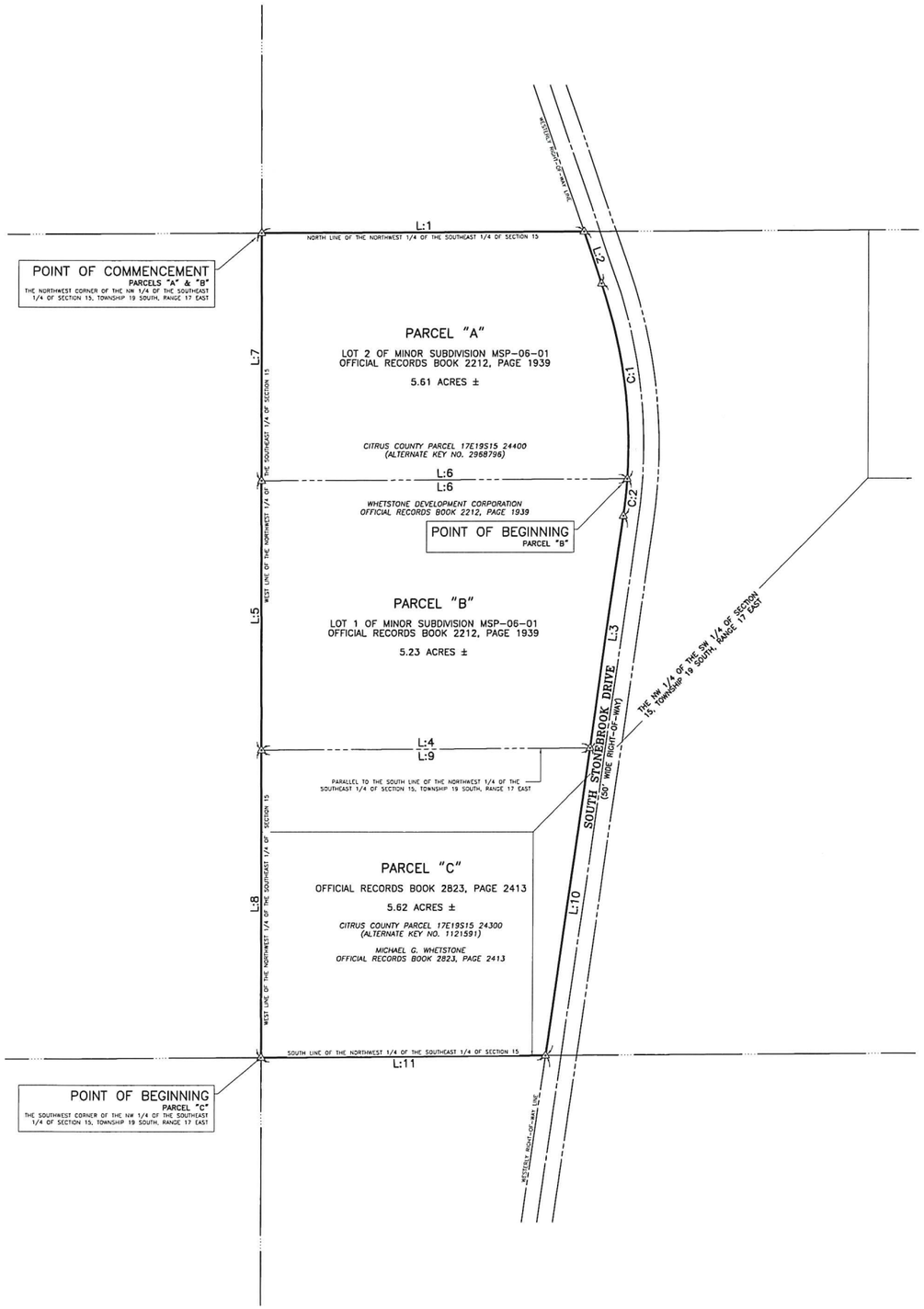
SKETCH OF DESCRIPTION

SUBJECT PROPERTY OF A PROPOSED ZONING APPLICATION TO CITRUS COUNTY



Graphic Scale
1" = 100'

DESCRIPTION:

PARCEL "A":

LOT 2 OF THE MINOR SUBDIVISION ACCEPTED ON FEBRUARY 1, 2006, PURSUANT TO CITRUS COUNTY APPLICATION NO. MSP-06-01, THE BOUNDARY SURVEY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2212, AT PAGE 1939, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AS PREPARED BY CLARK SURVEYING, INC., JOB NO. 110205, DATED NOVEMBER 14, 2005, SAID LOT 1 BEING MORE PARTICULARLY DESCRIBED THEREIN AND AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NW1/4, OF THE SE1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST CITRUS COUNTY, FLORIDA THENCE N89°38'33"E ALONG THE NORTH LINE OF THE NW1/4, OF THE SE1/4 519.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S. STONEBROOK DRIVE HAVING A RIGHT OF WAY WIDTH OF 50 FEET, THENCE S19°03'12"E ALONG SAID RIGHT OF WAY LINE 88.85 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 805.77 FEET, THENCE ALONG SAID CURVE AN ARC LENGTH OF 320.58 FEET TO A POINT, HAVING A CHORD LENGTH OF 318.47 FEET AND A CHORD BEARING OF S07°41'57"E, THENCE S89°38'33"W 589.88 FEET TO A POINT ON THE WEST LINE OF THE NW1/4, OF THE SE1/4, OF SECTION 15-19-17, THENCE N00°10'19"W ALONG THE WEST LINE OF THE NW1/4, OF THE SE1/4 OF SECTION 15-19-17 400 FEET, TO THE POINT OF BEGINNING.

(CONTAINING 5.23 ACRES, MORE OR LESS).

AND

PARCEL "B":

LOT 1 OF THE MINOR SUBDIVISION ACCEPTED ON FEBRUARY 1, 2006, PURSUANT TO CITRUS COUNTY APPLICATION NO. MSP-06-01, THE BOUNDARY SURVEY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2212, AT PAGE 1939, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AS PREPARED BY CLARK SURVEYING, INC., JOB NO. 110205, DATED NOVEMBER 14, 2005, SAID LOT 1 BEING MORE PARTICULARLY DESCRIBED THEREIN AND AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NW1/4, OF THE SE1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST CITRUS COUNTY, FLORIDA; THENCE N89°38'33"E ALONG THE NORTH LINE OF THE NW1/4, OF THE SE1/4 519.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S. STONEBROOK DRIVE HAVING A RIGHT OF WAY WIDTH OF 50 FEET, THENCE S19°03'12"E ALONG SAID RIGHT OF WAY LINE 88.85 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 805.77 FEET, THENCE ALONG SAID CURVE AN ARC LENGTH OF 320.58 FEET TO THE POINT OF BEGINNING, HAVING A CHORD LENGTH OF 318.47 FEET AND A CHORD BEARING OF S07°41'57"E, THENCE CONTINUE ALONG SAID CURVE AN ARC LENGTH OF 60.27 FEET HAVING A CHORD LENGTH OF 60.26 FEET AND A CHORD BEARING OF S05°50'45"W, THENCE S08°01'06"W 380.43 FEET TO A POINT THENCE S89°43'43"W 529.56 FEET TO A POINT ON THE WEST LINE OF THE NW1/4, OF THE SE1/4, OF SECTION 15-19-17, THENCE N00°10'19"W ALONG THE WEST LINE OF THE NW1/4, OF THE SE1/4 OF SECTION 15-19-17 435.48 FEET, THENCE N89°38'33"E 589.88 FEET TO THE POINT OF BEGINNING.

(CONTAINING 5.61 ACRES, MORE OR LESS).

AND

PARCEL "C":

THE PARCEL OF LAND DESCRIBED IN EXHIBIT "A" OF THE PERSONAL REPRESENTATIVE'S DEED RECORDED IN OFFICIAL RECORDS BOOK 2823, AT PAGE 2413, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED THEREIN AND AS FOLLOWS:

BEGIN AT THE SW CORNER OF THE NW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, THENCE N 0°27'05" W ALONG THE WEST LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 495.31 FEET, THENCE N 89°26'38" E PARALLEL TO THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 529.59 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE COUNTY ROAD, THENCE S 7°44'18" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 500.54 FEET TO A POINT ON SAID SOUTH LINE, THENCE S 89°26'38" W ALONG SAID SOUTH LINE A DISTANCE OF 458.29 FEET TO THE POINT OF BEGINNING.

(CONTAINING 5.62 ACRES, MORE OR LESS).

SURVEYOR'S NOTES:

1. THIS SKETCH IS FOR THE PURPOSE OF GRAPHICALLY DEPICTING THE TITLE LINES OF PARCELS "A", "B", AND "C" BASED ON THE SOURCE DESCRIPTIONS OF RECORD MORE PARTICULARLY IDENTIFIED IN NOTE 3; AS SUCH, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR MATTERS BEYOND THOSE SPECIFIC ELEMENTS CONTAINED IS SAID SOURCE DESCRIPTIONS OF RECORD.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE MINOR SUBDIVISION ACCEPTED ON FEBRUARY 1, 2006, PURSUANT TO CITRUS COUNTY APPLICATION NO. MSP-06-01, THE BOUNDARY SURVEY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2212, AT PAGE 1939, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA (AS TO PARCELS "A" AND "B") AND THE PERSONAL REPRESENTATIVE'S DEED RECORDED IN OFFICIAL RECORDS BOOK 2823, AT PAGE 2413, OF SAID PUBLIC RECORDS (AS TO PARCEL "C"); AS SUCH, PARCELS "A", "B", AND "C" ARE MAPPED SOLELY BASED ON THEIR RESPECTIVE DESCRIPTIONS OF RECORD AND USERS OF THIS MAP ARE CAUTIONED THAT THE BEARINGS BETWEEN EACH MAY NOT SHARE THE SAME BASIS OF BEARING AND, AS SUCH, THERE MAY BE MATHEMATICAL DIFFERENCES BETWEEN THE DESCRIPTIONS OF RECORD THAT MAY NOT ACCURATELY REFLECT THE BOUNDARY LINES OF THE SUBJECT PARCELS AS MAY DETERMINED FROM AN ACCURATE BOUNDARY SURVEY (WHICH THIS SKETCH DOES NOT REPRESENT).
3. BASED ON THE DESCRIPTIONS OF RECORD ASSOCIATED WITH LOTS 1 AND 2 OF THE MINOR SUBDIVISION REFERENCED IN NOTE 2, PARCEL "A" (LOT 2) AS DESCRIBED THEREIN DOES NOT APPEAR TO MATHEMATICALLY CLOSE BY APPROXIMATELY 0.04 FEET; PARCEL "B" (LOT 1) AS DESCRIBED THEREIN DOES NOT APPEAR TO MATHEMATICALLY CLOSE BY 0.20 FEET.
4. THIS SKETCH HAS BEEN PREPARED TO DESCRIBE AND DEPICT THE CITRUS COUNTY PARCELS OF RECORD REFERENCED HEREON INTENDED TO BE THE SUBJECT OF AN APPLICATION TO REQUEST A ZONING CHANGE IN ACCORDANCE WITH THE CITRUS COUNTY LAND DEVELOPMENT CODE.
5. PARCEL ACCOUNT AND OWNERSHIP INFORMATION WAS OBTAINED FROM THE PROPERTY OWNERSHIP MAPPING DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER.
6. THIS SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES OR OTHER MATTERS OF RECORD.
7. DIGITAL COPIES OF THIS SKETCH ARE INVALID WITHOUT THE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON THAT IS DIGITALLY AUTHENTICATED; PRINTED HARD COPIES OF THIS SKETCH ARE INVALID UNLESS THEY BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
8. ADDITIONS OR DELETIONS TO THIS SKETCH BY ANY ENTITY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

LEGEND:

ABBBREVIATIONS:
N. = NORTH
E. = EAST
S. = SOUTH
W. = WEST
LB = LICENSED BUSINESS
D.B.A. = DOING BUSINESS AS
L:# = REFERENCE TO LINE TABLE
C:# = REFERENCE TO CURVE TABLE

SYMBOLOGY:
△ = DESCRIPTIVE POINT

LINEWORK:
= FRACTIONAL SECTION LINE
= CENTERLINE
= RIGHT-OF-WAY LINE
= PARCEL LINE

LINE TABLE – PARCEL "A"

LINE TAG	BEARING	DISTANCE
L:1	N89°38'33"E	519.37'
L:2	S19°03'12"E	88.85'
L:6	S89°38'33"W	589.88'
L:7	N0°10'19"W	400.00'

CURVE TABLE – PARCEL "A"

CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:1	805.77'	320.58'	22°47'43"	S7°41'57"E	318.47'

LINE TABLE – PARCEL "B"

LINE TAG	BEARING	DISTANCE
L:3	S8°01'06"W	380.43'
L:4	S89°43'43"W	529.56'
L:5	N0°10'19"W	435.48'
L:6	N89°38'33"E	589.88'

CURVE TABLE – PARCEL "B"

CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:2	805.77'	60.27'	4°17'08"	S5°50'45"W	60.26'

LINE TABLE – PARCEL "C"

LINE TAG	BEARING	DISTANCE
L:8	N0°27'05"W	495.31'
L:9	N89°26'38"E	529.59'
L:10	S7°44'18"W	500.54'
L:11	S89°26'38"W	458.29'

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

R. KELLY ROBERTS
PROFESSIONAL SURVEYOR AND MAPPER NO. 5558
STATE OF FLORIDA
DATE SIGNED:

SKETCH OF DESCRIPTION
SUBJECT PROPERTY OF A PROPOSED ZONING APPLICATION TO CITRUS COUNTY

PREPARED FOR
WHETSTONE DEVELOPMENT CORP., INC.

SCALE:	1" = 100'
DATE:	04.19.2021
CHECKED:	RWR
DRAWN:	RWR
FIELD BOOK:	----
PAGE:	----
DATUM:	DEDS
FILE NO.:	352.00.001
JOB NO.:	352.00
SHEET:	01 OF 01

NO.	DATE:	REVISIONS:	APP'D.	BY

SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA

ARDURRA GROUP, INC., D.B.A.:
Pigeon-Ardurra, LLC
CIVIL ENGINEERS + PLANNERS
SURVEYORS & MAPPERS
825 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 861-7789 voice
(352) 861-7708 fax
SURVEYING & MAPPING
LICENSED BUSINESS NO. LB 2610

File No.
352.00.001

Job No.
352.00

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Plotted: 4/29/2021 9:32:17 AM : Kelly Roberts
T:\352 Whetstone RV_dwg_PSM\Zoning SOD.dwg : Copyright 2021 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
01 Zoning 24 x 36

Exhibit D

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

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EXHIBIT "D"

INFRASTRUCTURE

INTRODUCTION

Infrastructure for the Whetstone RV Development will be provided and constructed in accordance with the minimum standards and specifications of the Citrus County Land Development Code (LDC).

Primary infrastructure improvements will include sanitary sewer service to all RV sites, public drinking water service, improved access driveways and internal roadways, stormwater management system, and solid waste collection facilities.

Whetstone RV Development will connect into existing Citrus County Utilities for Sanitary Sewer at the northeast corner of the subject property at S. Stonebrook Drive and W. Promenade Drive. Whetstone RV Development will connect into existing Homosassa Special Water District for Water Service at S. Stonebrook Drive.

STORMWATER MANAGEMENT

Roadways and drainage areas for this project shall be maintained as private access drives and stormwater management areas, owned and operated by the Whetstone Development Corp, Inc. or successor development entity. Stormwater runoff will be conveyed to drainage retention areas by means of swales and storm sewer systems where required. Stormwater management for Whetstone RV Development will meet Citrus County Land Development Code and Southwest Florida Water Management District (SWFWMD) requirements. In accordance with the Citrus County Land Development Code no surface water shall be channeled or directed into sanitary sewers. Stormwater from developed areas will receive pre-treatment before entering into existing ponds in accordance with Best Management Practices and SWFWMD Basis of Design requirements. Whetstone RV Development will be designed to treat for water quality and to either capture or attenuate the 100 year 24 hour storm event as set forth by SWFWMD and County design criterion.

Land Use – Units	Level of Service
85 RV Sites	25 Yr/24 Hr Storm Event
	Treatment of first 1" of runoff

POTABLE WATER SUPPLY

Whetstone RV Development will receive public water supply service from Homosassa Special Water District (HSWD). The potable water supply will be provided through the existing Homosassa Special Water District water system via connection to the existing 12" water main that runs along S. Stonebrook Drive. A 12-inch water main tap and service meter connection into existing utility pipeline will provide daily public drinking water and available water supply capacity and pressure to meet the Land Development Code requirements for fire suppression. All facilities will be designed and constructed in accordance with FDEP, AWWA, and Citrus County standards. The planned on-site water distribution system will be designed in accordance with the standards of Citrus County including water main sizing to accommodate fire flow with fire hydrants located so that no building or RV site will be further than 500 feet from the nearest hydrant. Homosassa Special Water District has an existing fire hydrant near the center of the site located along W. Stonebrook Drive.

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Projected Potable Water Demand & Level Of Service

Land Use	Water Demand
RV Sites (85 Units)	8,500 gpd
Office & Gatehouse	660 gpd
Self Service Laundry	800 gpd
Minimum Design Flow	62 gpm
Storage Capacity	0 gal
Pressure	50 psi average

Level of Service:
Based on Citrus County Code of Ordinances Article II Section 102-36:
For RV Units: GPD – Gallons Per Day (average) based on 100 gpd per space
For Office: GPD (average) based on 0.14 gpd per square foot (4,700 SF)
For Self Service Laundry: GPD (average) based on 200 gpd/machine (4 Machines)

The planned project site would be served by the Homosassa Special Water District that has the ability and capacity to serve the proposed project. Maximum Day Peak Hourly Potable Water Demand Rate will be approximately 62 gpm. As reported by the Homosassa Special Water District, the existing fire hydrants closest to the development show a flow rate of 690-720 GPM, with a residual hydrant pressure of 28 PSI. All new water system infrastructure shall be designed and tested for a 150 psi working pressure.

WASTEWATER SERVICE

Whetstone RV Development project will be served by a central sewer collection system with wastewater treatment service provided from the County's Meadowcrest Wastewater Treatment Facility. On-site wastewater collection system components, including gravity sewer and lift station will be private and the wastewater generated from the development will be pumped via an on-site lift station to the planned county connection point at the intersection of S. Stonebrook Drive and W. Promenade Drive where it will connect into Citrus County's existing sewer forcemain. All wastewater facilities will be constructed in a single phase of development.

Projected Wastewater Generation & Level Of Service

Land Use	Wastewater Flow
RV (85 Units)	8,500 gpd
Office & Gatehouse	660 gpd
Self Service Laundry	800 gpd
Average Flow	9,960 gpd
Peak Flow	32 gpm

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Level of Service:
Based on Citrus County Code of Ordinances Article II Section 102-36:
For RV Units: GPD – Gallons Per Day (average) based on 100 gpd per space
For Office: GPD (average) based on 0.14 gpd per square foot (4,700 SF)
For Self Service Laundry: GPD (average) based on 200 gpd/machine (4 Machines)

The current capacity of the Meadowcrest Wastewater Treatment Facility is 2.0 million gallons per day based on annual average daily flow and the County system currently has adequate reserve capacity for the planned future use of the Site.

SOLID WASTE SERVICE

Whetstone RV Development will include solid waste collection facilities and be served through a contract service with a local solid waste collection company. Solid waste generated from the development will be transported and disposed through the services provided by Citrus County Central Landfill. Solid waste dumpsters will be provided on the site with routine collection by a local solid waste collection company.

Projected Solid Waste Generation & Level Of Service

Land Use	Solid Waste	
RV Units (85)	731 lbs/day	5,117 lbs/week

Level of Service:
For RV Units: Class III – 4.3 lbs/day/capita assuming 2 people per RV per Citrus County Comprehensive Plan Solid Waste Subelement.

The County Landfill has sufficient capacity to provide service to the proposed project.

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

04/29/2021

Chuck A. Pigeon, P.E.
Pigeon-Ardurra, LLC
925 SE 17th Street, Suite A
Ocala, FL 34471
cpigeon@ardurra.com

Re: Wastewater Service Capacity and Availability for Proposed Whetstone RV

Per your request dated April 8, 2021, we are supplying this letter to confirm that Citrus County is the provider of central sewer service to the above described project vicinity and that County system currently has adequate reserve capacity for the planned future use of the site

Sewer service to this vicinity is provided by the County;s Meadowcrest Wastewater Treatment Facility (Permit No.: FLA011845), having a current permitted capacity of 2.0 million gallons per annual average day. The new pressure sewer force main referenced in your letter is the appropriate point of access to the collection system. System heads at that location should be relatively low as the point of discharge is at MC-22 (Proline Boats).

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

Sincerely,

Layne C. Cady, P.E.
Senior Engineer

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Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

Homosassa Special Water District

PO Box 195
Homosassa, FL 34487

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

May 5, 2021

Chuck Pigeon
Pigeon-Ardurra, LLC
925 SE 17th Street, Suite A
Ocala, FL 34471

Re: Water Service Capacity and Availability for Proposed Whetstone RV Park

Dear Mr. Pigeon,

After review of your letter dated April 8, 2021 the Homosassa Special Water District has the ability and capacity to serve the above listed proposed project.

Fire flows at the nearest point to this location show a GPM flow rate of 690-720, with a residual hydrant pressure of 28 GPM.

Realize that fire protection inside the park will be slightly lower.

Please let me know if I can be of further assistance to you or contact me if you should have any additional questions.

Sincerely,

Teresa Olds

Teresa Olds
Office Manager
Homosassa Special Water District

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Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

From: Joshua L. Younce
To: Marcos Espinosa
Cc: Mitchell Chauncey; Dan S. Sherlock
Subject: RE: [EXTERNAL]Whetstone RV Park Solid Waste Generation Rate Info
Date: Wednesday, April 7, 2021 1:01:19 PM

Good afternoon Marcos,

I'm not sure specifically what you are looking for but I'll start with a few things and if you need more information just let me know.

The landfill will have sufficient capacity to accommodate the proposed RV Park.

We've looked into some similar sites that use 8 yard dumpsters to provide a guestimate of how many you would need for such a site. The recommendation would be to start out with (2) 8 yard dumpsters picked up twice a week and see if this meets your needs. We do not have the prices that Waste Management would charge for the pickup or maintenance of these containers. A list of our current rates can be found on this website if you did need to bring something here to the landfill. (https://www.citrusbocc.com/departments/public_works/solid_waste_management/commercial_businesses/commercial_fee_schedule.php)

If you need something more specific, feel free to ask and I will provide you with the information.

Joshua Younce

Compliance Manager
Citrus County Solid Waste Management Division
230 W. Gulf to Lake Hwy.
Lecanto, FL. 34461
Office: (352) 527-7679
Joshua.Younce@citrusbocc.com

From: Marcos Espinosa <mespinosa@ardurra.com>
Sent: Wednesday, April 7, 2021 8:43 AM
To: Dan S. Sherlock <DAN.SHERLOCK@citrusbocc.com>
Cc: Joshua L. Younce <Joshua.Younce@citrusbocc.com>; Mitchell Chauncey <mchauncey@ardurra.com>
Subject: [EXTERNAL]Whetstone RV Park Solid Waste Generation Rate Info

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

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Dan,

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

Thanks for taking the time this morning. As discussed, we are looking for guidance on waste generation rates for a proposed RV Park to be located in Homosassa Florida on near S. Stonebrook Drive and W. Verona Lane. For reference the proposed facility will consist of:

- 85 RV sites
- 3 Separate Restroom Facilities
- Office and Gatehosue
- Clubhouse
- Multipurpose Building

Please let me know if there is any other information I can provide.

Thank you for your help,

Marcos Espinosa, E.I.
Engineer I

mespinosa@ardurra.com
O: 352-861-7799
M: 352-617-5996
925 SE 17th Street, Suite A, Ocala, FL 34471
www.pigeon-roberts.com
www.ardurra.com

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EXHIBIT "E"

SUBJECT PROPERTY COMPATABILITY WITH FUTURE LAND USE ELEMENT

Reference to Citrus County Comprehensive Plan Land Use Element.

1. Policy 3.16.1
   The County shall continue to implement wetlands protection standards of the LDC. The County shall ensure that the following steps are taken, in order, when assessing proposed activities that may result in wetland impacts.
   1. Avoidance of wetland impacts
   2. Minimization of unavoidable wetland impacts
   3. Compensation for wetland impacts through mitigation.

Response: The subject property contains wetland areas (Freshwater forested/shrub and freshwater ponds) as identified on the "National Wetlands Inventory" , by the U.S. Fish and Wildlife services, which totals approximately 2 acres or approximately 12 percent of the Site. It is believed that the on-site freshwater ponds were manmade as borrow areas for road building including Stonebrook drive and US Hwy 19. Wetland impacts have been minimized and are limited to wetland crossings which are proposed to be mitigated by establishing a wetland conservation easement. The remaining portion of the property is comprised of upland areas. A biological survey will be conducted at the time of building permit submittal.

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.

Response: The subject property is located within the Planned Service Areas (PSA).

2. 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.

Response: The subject property is surrounded by LDR and MHP Land Use Designations; therefore, the proposed change is appropriate for the area. The subject property is also located within the Planned Service Area.

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3. 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.

Response: The subject property is surrounded by LDR and MHP Land Use Designations; therefore, the proposed change is appropriate for the area. Existing surrounding land uses include: North- mobile home park, East- mostly mobile home park, remainder vacant, South-vacant, West-vacant.

4. Policy 17.6.12
   Recreational vehicle (RV) parks and campgrounds shall be designed according to a detailed master plan, shall preserve a minimum of 30 percent of the property in open space, shall provide a minimum of an additional 10 percent of the property as recreation areas, and generally shall conform to the commercial development standards in the Land Development Code. The number of RV units or campsites approved in a park does not confer any vested residential development rights. In order to minimize the adverse impact of development on the resources and natural features of the Coastal, Lakes, and Rivers Region, the LDC shall be amended to include additional review criteria for all new RVP projects located in this region. Such criteria may include:
   - Restrictions on density
   - Enhance open space requirements
   - Wetland protection
   - Upland preservation
   - Clustering
   - Connection to regional central water and sewer service.

Response: The proposed detailed master plan submitted illustrated and presents the plan to preserves more than the required 30 percent of the property in open space and provides the minimum 10 percent of the property as active recreation. The planned RV sites do not exceed LDC density standards for RVP.

5. Policy 17.6.13
   Any RV occupied for temporary residency must be located in an approved RV park/campground or a mobile home park equipped with central water and sewer hookups if 20 or more RV site are approved. RV Parks/campgrounds and mobile home parks with less that 20 RV sites may use approved pumpout stations. All RV parks/campgrounds within the Coastal High Hazard Area are required to have central water and sewer facilities.

Response: The proposed development of this RV park is planned to connect to central water and sewer services.

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Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

Exhibit F

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

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EXHIBIT "F"

ADDITIONAL INFORMATION:

The proposed Whetstone RV Development located off of S. Stonebrook Drive (a.k.a. Old US 19) is in the Coastal High Hazard Area, east of US-19 and includes Parcels 24400 and 24300 with 16.46 Acres.

Whetstone Development Corp proposes to rezone the property to Recreation Vehicle Park (RVP) to develop an RV Park with 85 RV Sites with each RV Site having full hookups for Water, Sewer and Electric. Also proposed is associated amenities including passive and active recreation.

The proposed development is planned with a maximum density of just over 5 spaces per gross acres whereas 7 spaces per gross acre are permitted in the RVP classification which would allow up to 115 spaces.

From a traffic standpoint the proposed RV Park will generate an estimated 23 PM peak hour trips which will have minimal effect on the adjoining S. Stonebrook Drive roadway and US Highway 19. The throat distance into the site will allow RV vehicles to que within the Site without affecting the local road. The amount of additional vehicle trips generated by the development will not impact the nearest intersections.

The property is in a Planned Service Area and the existing sewer, water and solid waste departments have confirmed capacity for this development.

To make sure the development is compatible with the surrounding development, the property will provide Type "C" Buffers with a minimum of 15 feet of buffering on all sides of the property. The existing native vegetation at the site will be used within the buffer areas as much as practical in order to maintain the natural character of the site. Buildings that exist on the Site will be re-purposed to be used as the office / check-in, clubhouse and laundry provided the buildings can be renovated to meet the requirements of the Florida Building Code. An existing dock within one of the on-site ponds will be maintained and used as a fishing dock. Proposed building structures to be added within the site include the bathhouses and laundry facilities.

The development is designed to have the least impact on the existing topography. Only the necessary improvements will be constructed to facilitate safe access, stormwater management and stabilized RV sites. It is intended that the roads proposed will be curvilinear and located during the design process to have the least impact on the existing ponds, trees greater than 12 inch diameter and existing structures.

The typical RV Site will be 30' wide X 60' deep. The existing entrance to the property will be removed and a new entrance aligned with W. Stonegate Court will be built to County Standards. Internal drives will be paved or surfaced with a stabilized material to support emergency vehicle and fire apparatus access.

A minimum of 30% of the property will be preserved as open space and an additional 10% of the property shall be recreation areas. Recreation areas on the site include fishing along the banks of the existing ponds, the community clubhouse, the shuffleboard and bocce ball courts and the playgrounds. Walking paths and trails are proposed around the Site to facilitate the RV guests access to the amenities and also as an amenity.

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The impervious areas proposed at the site are less than 5 acres and are expected to be approximately 26% of the Site. Less than 2 acres of the site are expected to be identified as wetlands. Open water features on the Site consists of three small freshwater ponds that are completely within the property boundary and considered "other waters". No pond is larger than 1 acre. The ponds comprise approximately 1.46 acres of the site. The largest of the three ponds is approximately 0.78 Acres. Several planned drainage retention (stormwater treatment) areas will provide to pre-treatment stormwater runoff from the developed site, before discharging into the on-site ponds or wetlands associated or adjacent to the Site.

The application requests a variance from providing bath house facilities within 300' of every RV Site. The two bath houses proposed cover a majority of the site within the 300' radius in the code.

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Exhibit G

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

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Enhancing
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PROJECT NAME
m: 407.758.0137
PatriciaTice@CREWSLLC.com
www.CREWSLLC.com

TECHNICAL MEMORANDUM
Whetstone RV Park, Citrus County

I have reviewed the proposed Whetstone RV Park to be located on the east side of South Stonebrook Drive, south of Longfellow Street. This project is expected to consist of 85 RV sites. The 10th Edition of the ITE Trip Generation Report projects that this development is anticipated to generate 23 PM peak hour trips (15 entering and 8 exiting).

According to Citrus County Land Development Code (LDC) §7140.A, connection spacing on local roads like S. Stonebrook Drive are required to be at least 125 feet apart and the site plan shows their driveway connection aligns with Stonegate Court (unplatted). Their driveway has a spacing of 275 feet to Verona Lane to the north, and a spacing of 190 feet to Amelia Court (unplatted) to the south. (LDC) §7140.C requires a driveway throat length of 30 feet onto a local roadway for a single lane exit, which generally provides enough length for 1.5 cars. The site plan provides 95 feet of throat length, which meets both the letter and spirit of the code. A typical RV ranges in size from around 20 to 40 feet in length, allowing for at least two vehicles to stack within the throat without blocking either the internal circulation system or the surrounding roadways.

(LDC) §7190.B and C identify the County's typical requirements for right and left turn lanes. No requirements are listed for local roads, the federally filed classification for S. Stonebrook Drive. It is noted that facilities that have a high volume of buses, trucks or RV's could be required to include a right deceleration turn lane, but the volume on this local street appears to be low and the number of vehicles turning into the site is anticipated to be light (roughly eight an hour). The FDOT Access Management Guidebook (pg. 98) includes the following table for identifying when a right turn lane into an unsignalized driveway is recommended:

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

A study performed in Poland identified the following passenger car equivalent factors for turbo roundabouts (Macioszek, 2019):

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PROJECT NAME
m: 407.758.0137
PatriciaTice@CREWSLLC.com
www.CREWSLLC.com

Vehicle type	Denotation	Left entry lane	Right entry lane	Entry
Passenger cars	E_{SOD}	1.00	1.00	1.00
Trucks and buses	E_{SC}	1.71	1.77	1.74
Trucks with trailers, articulated buses	E_{SCP}	1.82	1.90	1.86

No other unsignalized intersection PCE factors were identified. Even if it were assumed that all 15 RV's anticipated to enter this project during the PM peak hour did so from the north (an unlikely assumption), these turning vehicles reflect the equivalent of 29 passenger vehicles per hour (15 x 1.9), which is far less than the thresholds identified in the Access Management Guidebook.

As was stated earlier, the throat distance into the site can adequately serve at least two RV units within the site before encountering the internal roadway network. These internal driveways provide at least an additional 850 feet of internal storage for campers checking in—space to store at least 20 RV's onsite which is more than enough to address the 15 vehicles anticipated to arrive during the PM peak hour. S. Stonebrook Drive has a posted speed limit of 30 mph which indicates that there is a low likelihood of a high-speed rear end crash or even a significant reduction in the speed of vehicles following a turning RV. Adequate turning radii to address the size of the vehicles will be more than sufficient to meet the needs of this project and this is shown on the site plan.

Patricia C. Tice, PE, AICP, LEED AP
CREWS, LLC

This document has been digitally signed and sealed by Patricia C. Tice, PE on 5/19/2021.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Gluck, J., Levinson, H. S., & Stover, V. (1999). Impacts of Access Management Techniques, NCHRP Report 420. *Transportation Research Board.*

Macioszek, E. (2019). The passenger car equivalent factors for heavy vehicles on turbo roundabouts. *Frontiers in built environment, 5*, 68.

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606 Courtlea Cove Avenue, Winter Garden, Florida, 34787

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PROJECT NAME
m: 407.758.0137
PatriciaTice@CREWSLLC.com
www.CREWSLLC.com

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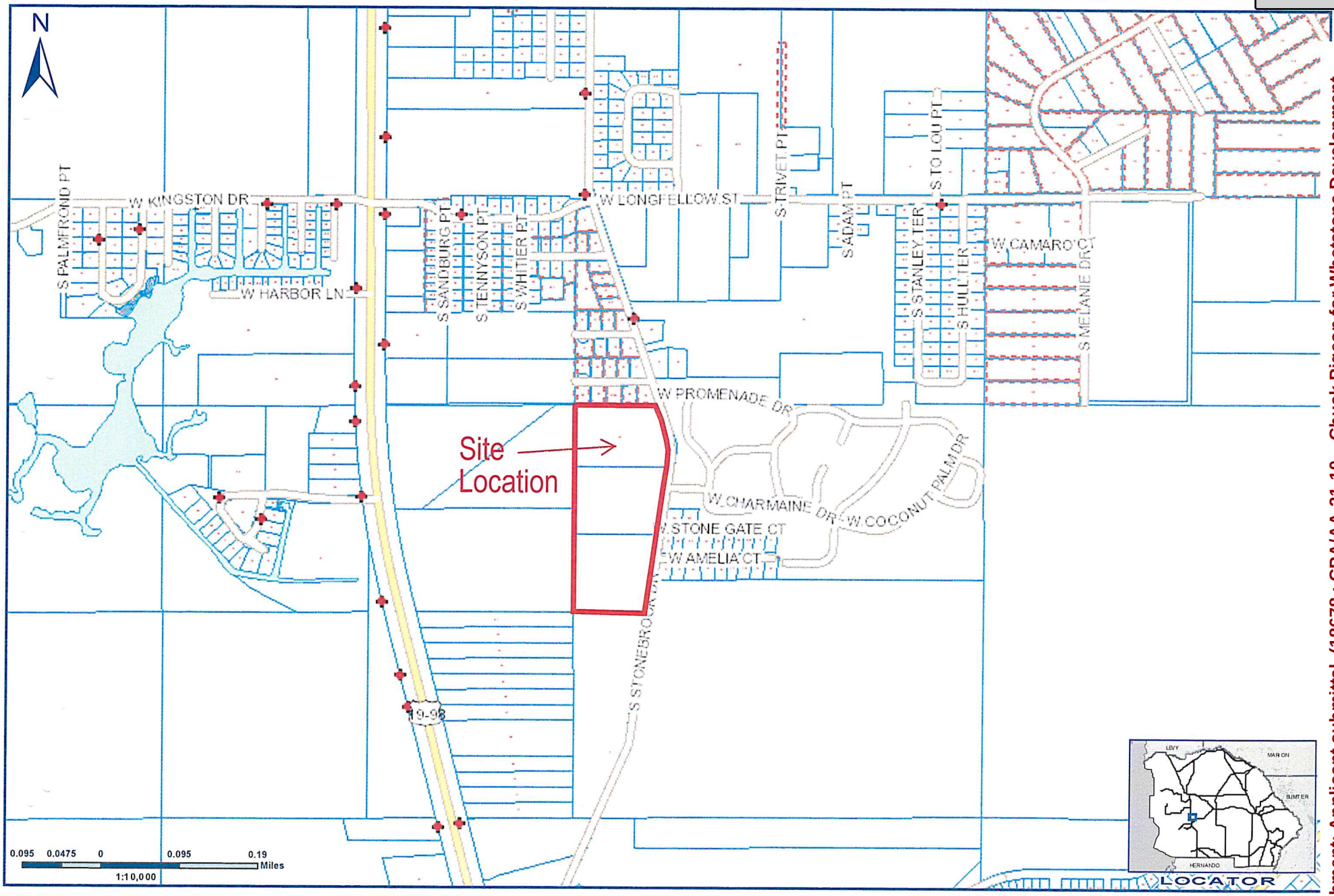

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LOCATION MAP

Geographic Information Systems

Cynthia Skelhorn
Director

Prepared By : Web User
Date: 4/8/2021
Source: Enterprise Geodatabase

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This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide accurate but is not to be used as the data is reported. However all information provided must be independently verified by the user.

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Proposed Whetstone RV Park

Site Photos - May 20, 2021

Existing Fishing Dock

Pond located on Site

Open Area to be used for RV Sites

Buildings on Site to be used as Office, Clubhouse & Multi-purpose buildings.

MAY 27 2021

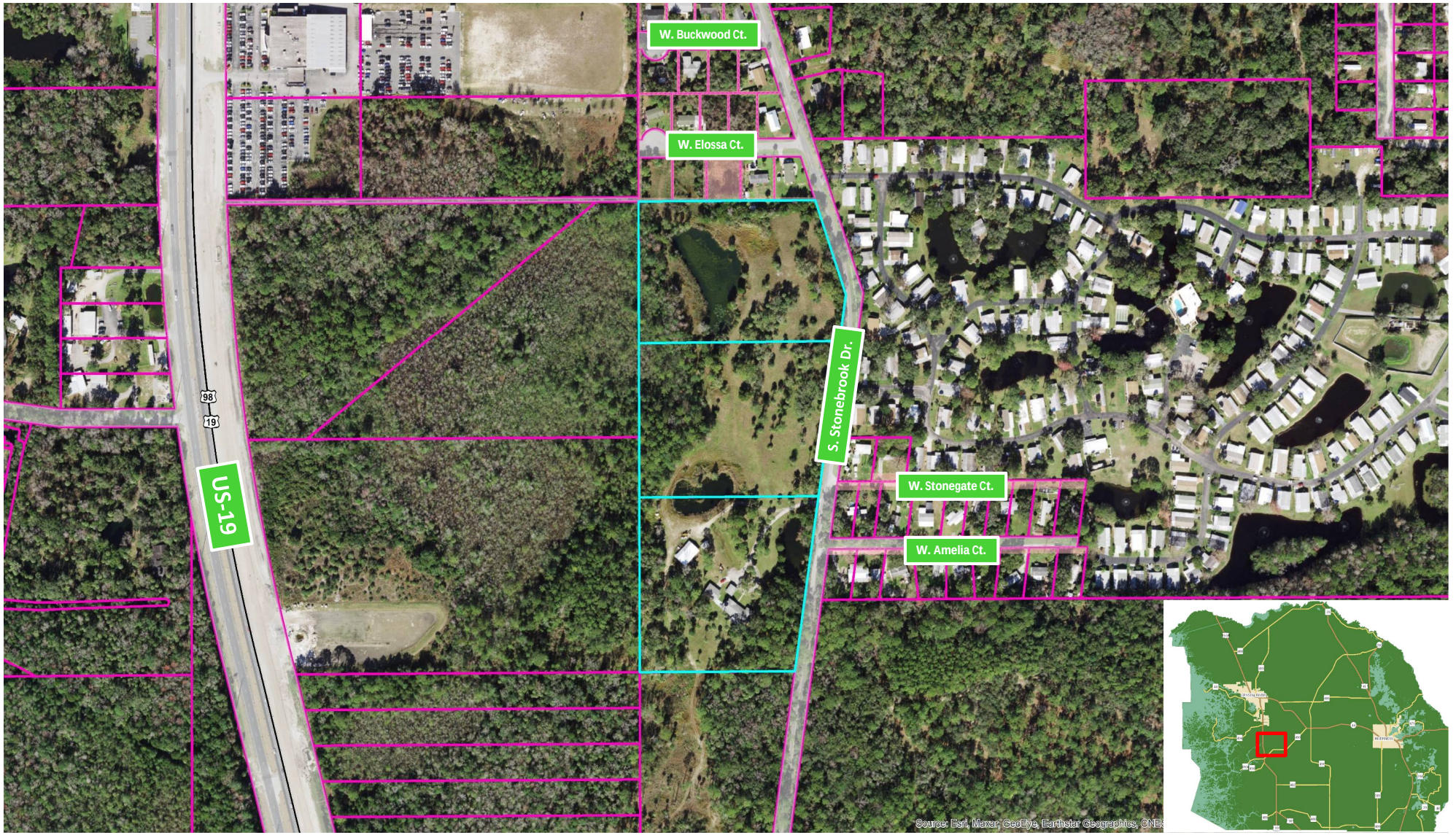
CPA/AA-7-10

Attachment: Applicant submittal (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development

CPA/AA-21-10

Chuck Pigeon for Whetstone Development Corp. Inc.

Attachment: Planner PowerPoint (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development



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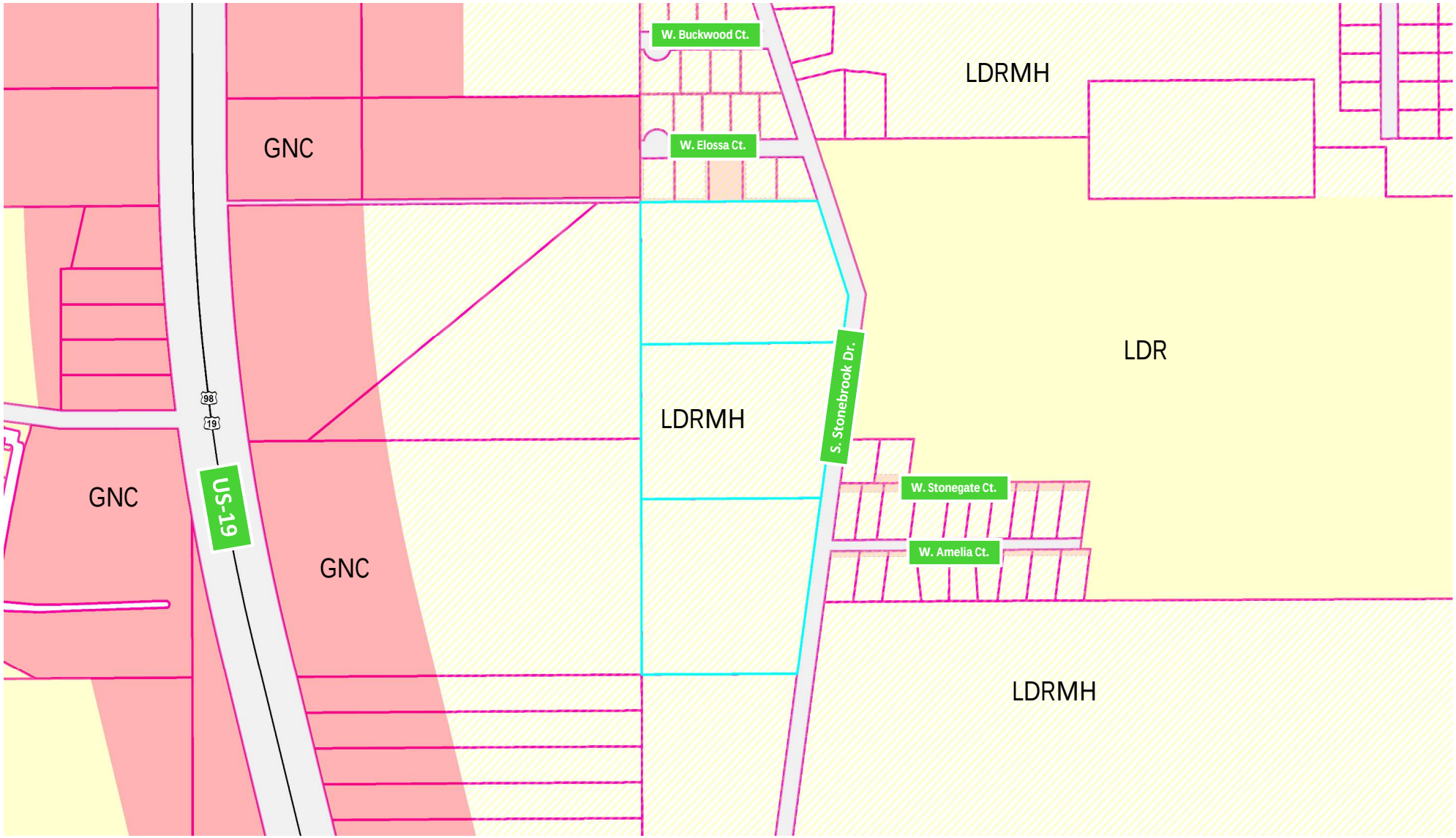

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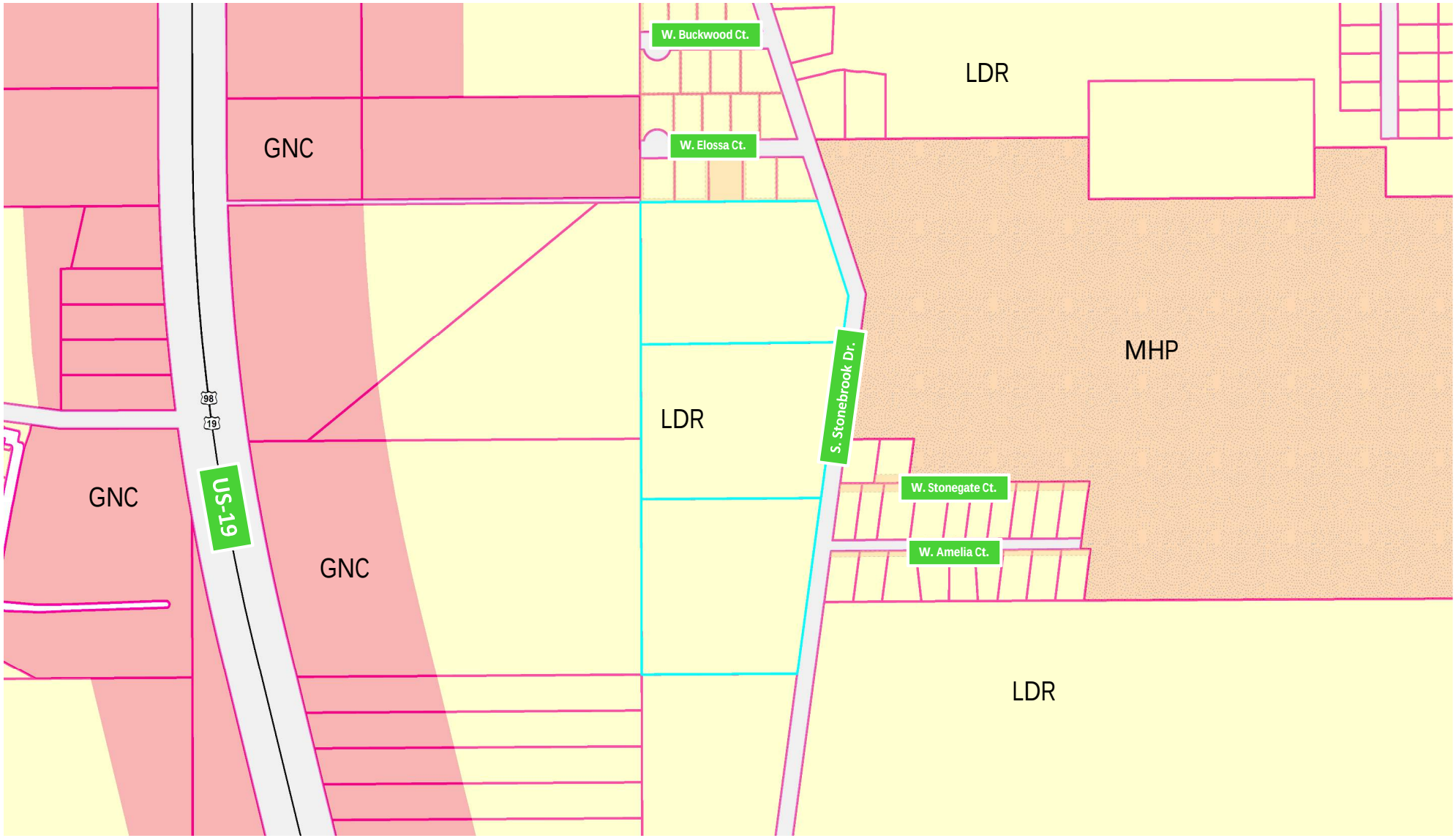

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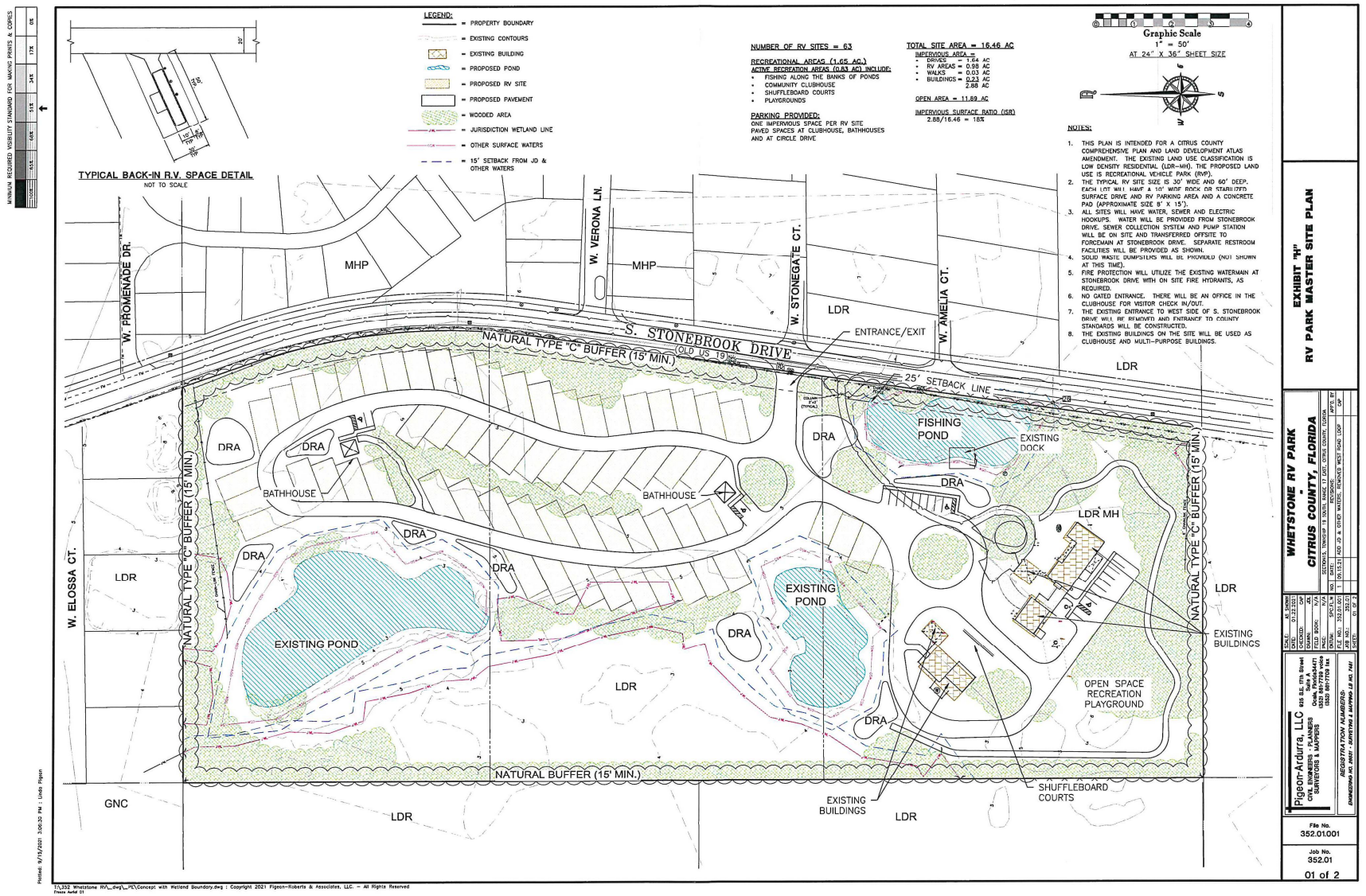

1:\352 Whetstone RV_dwg_PE\Concept with Wetland Boundary.dwg : Copyright 2021 Pigeon-Roberts & Associates, LLC. - All Rights Reserved

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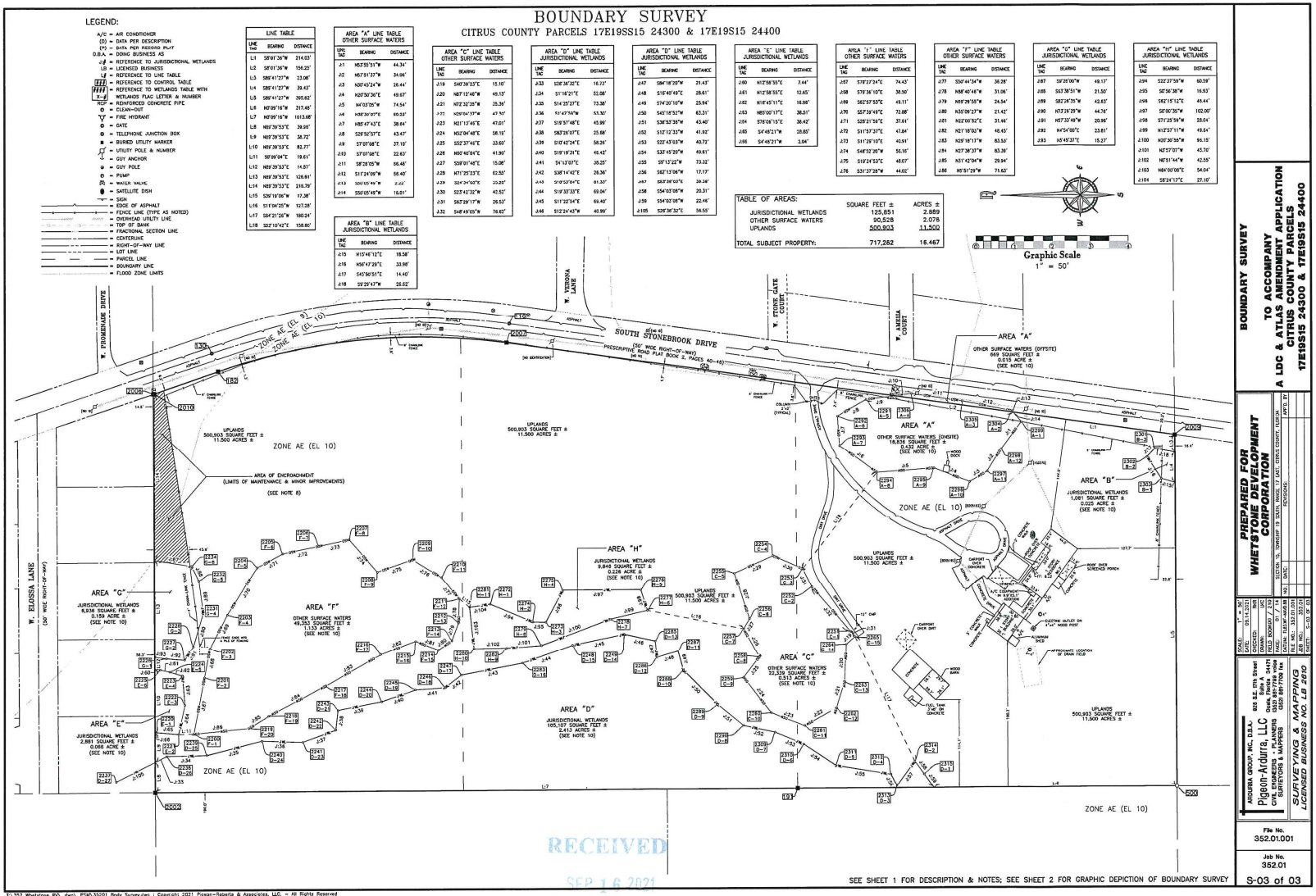

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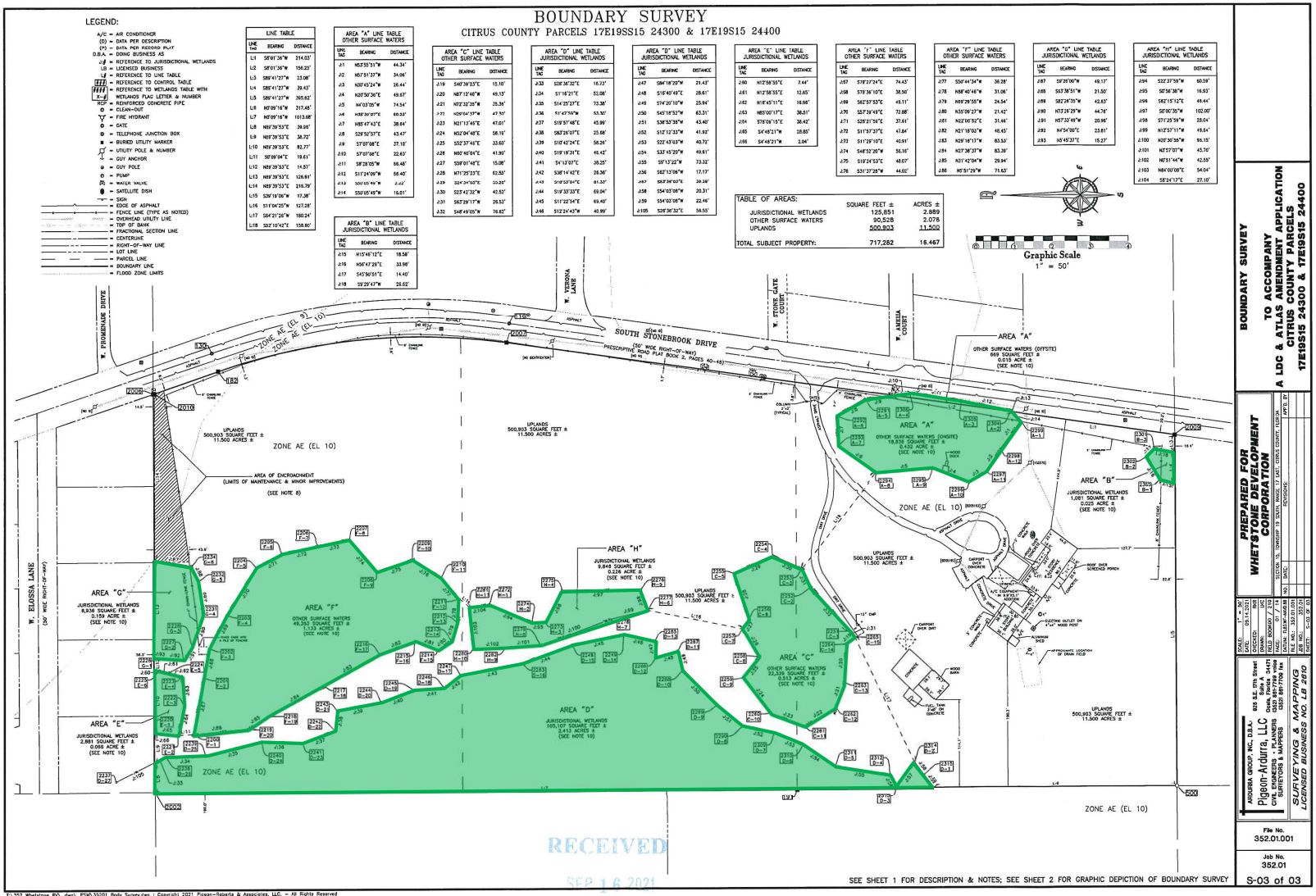

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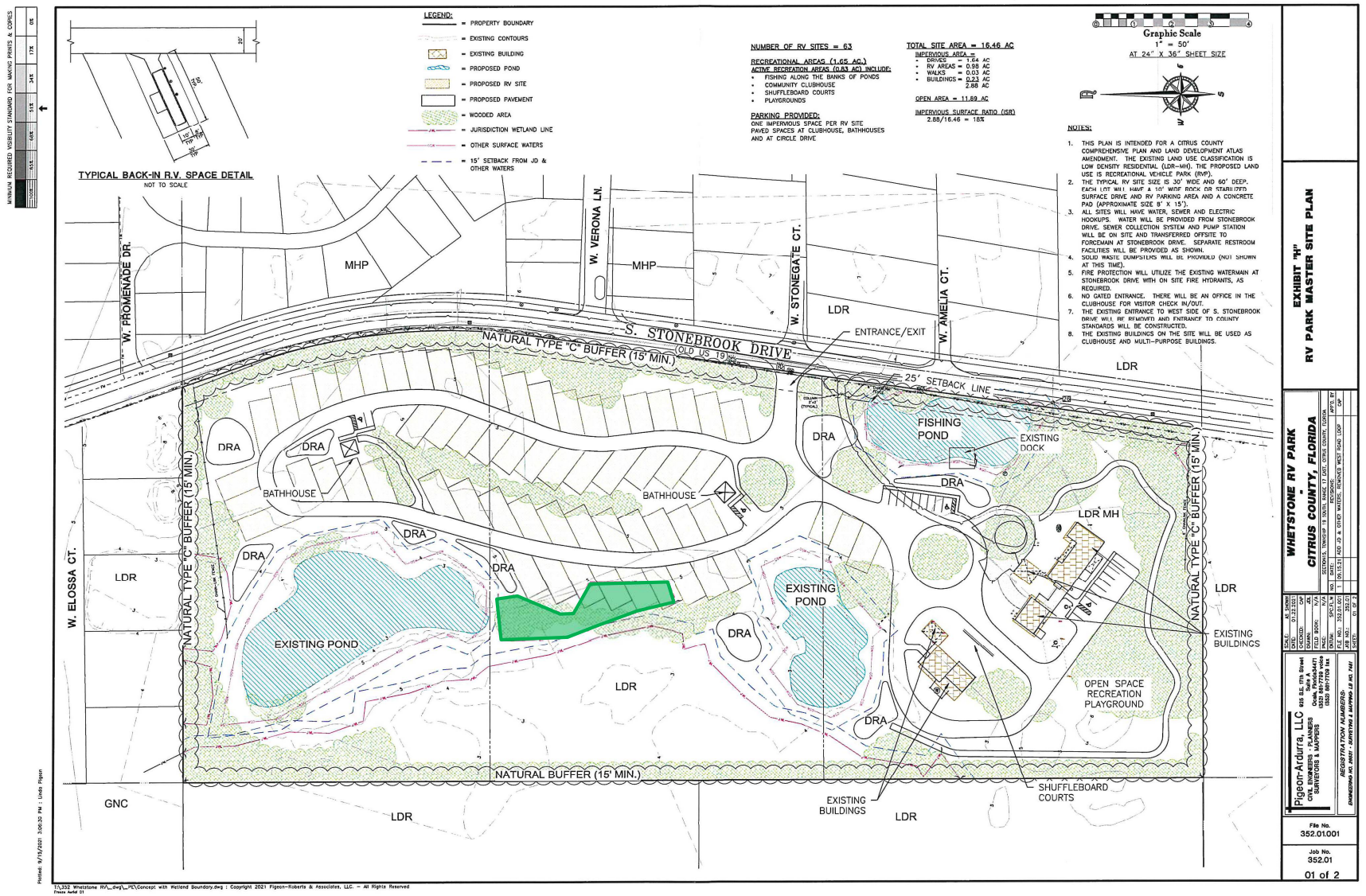

Printed: 9/15/2021 3:00:30 PM : Linda Pigeon
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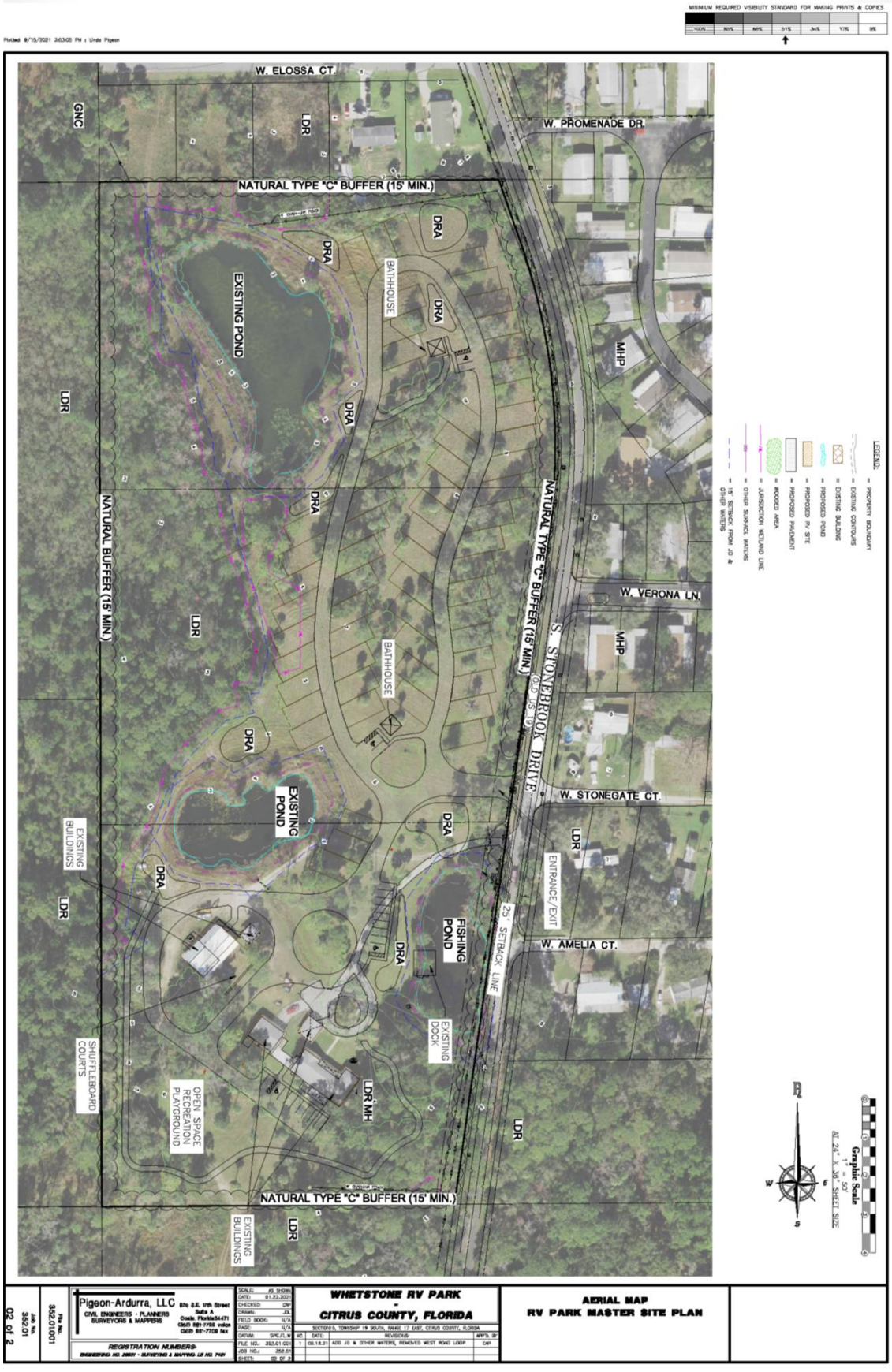
W. ELOSSA CT.
W. PROMENADE DR.
W. VERONA LN.
W. STONEGATE CT.
W. AMELIA CT.
S. STONEBROOK DRIVE
NATURAL TYPE "C" BUFFER (15' MIN.)
NATURAL BUFFER (15' MIN.)
EXISTING POND
BATHHOUSE
FISHING POND
EXISTING DOCK
ENTRANCE/EXIT
25' SETBACK LINE
SHUFFLEBOARD COURTS
OPEN SPACE RECREATION PLAYGROUND
EXISTING BUILDINGS
GNC
LDR
MHP
DRA
LDR MH
WHETSTONE RV PARK
CITRUS COUNTY, FLORIDA
AERIAL MAP
RV PARK MASTER SITE PLAN
Pigeon-Ardurra, LLC
CIVIL ENGINEERS · PLANNERS
SURVEYORS & MAPPERS

PM2-21-144

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-21-10 – Chuck Pigeon for Whetstone Development Corp.
DATE: November 15, 2021
PREPARED BY: Joe Hochadel, Principal Planner, Land Development Division JH for GH

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

FUTURE LAND USE MAP REQUEST:	**From:** LDR, Low Density Residential District **To:** RVP, Recreational Vehicle Park/Campground District
LAND USE ATLAS MAP REQUEST:	**From:** LDRMH, Low Density Residential District, mobile homes allowed **To:** RVP, Recreational Vehicle Park/Campground District
LOCATION:	Section 15, Township 19 South, Range 17 East, more specifically, Lots 1 and 2 of MSP-06-01 (AK 2968796) and Parcel 24300 (AK 1121591) an unrecorded tract; which addresses are 2558, 2590 and 2720 S. Stonebrook Dr., Homosassa, Florida.
ACREAGE:	Approximately 16.5 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – LDR, Low Density Residential District South – LDR, Low Density Residential District East – LDR, Low Density Residential District; MHP, Mobile Home Park District West – LDR, Low Density Residential District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – LDRMH, Low Density Residential District, mobile homes allowed South – LDRMH, Low Density Residential District, mobile homes allowed East – LDRMH, Low Density Residential District, mobile homes allowed; LDR, Low Density Residential District West – LDRMH, Low Density Residential District, mobile homes allowed
SURROUNDING EXISTING LAND USES:	North – Single-family residences, Vacant residential South – Vacant residential East – S. Stonebrook Dr., Single-family residences, Vacant residential West – Vacant residential
SOIL INFORMATION:	According to the *Soil Survey of Citrus County* (1988), the soil types in the area consist primarily of Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes, as well as Okeelanta-Lauderhill-Terra Ceia mucks, and EauGallie fine sand, frequently ponded, 0 to 1 percent slopes. Limitations to building development are severe due to wetness, ponding, and subsidence.

Attachment: Staff report and locator map (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)

FLOOD ZONE:	The subject property appears to be primarily located in Flood Zone AE with a Base Flood Elevation 10 feet, as found on the current Flood Insurance Rate Map 12017C0304E.

BACKGROUND

The subject property under application consists of three parcels that total approximately 16.5 acres. The property fronts along S. Stonebrook Dr., a 50-foot wide, paved, public, local roadway. The parcels are currently designated Low Density Residential, mobile homes allowed. Lots 1 and 2 are currently vacant and have forested wetlands, open ponds, and intermittent tree cover. Parcel 24300 has a single-family dwelling that was placed in 1977 consisting of 2,692 square feet of living area as well as multiple accessory structures and site improvements. Parcel 24300 also has some forested wetlands, open ponds, and intermittent tree cover.

ANALYSIS

The request is to redesignate the subject property from the Low Density Residential District (LDR) to the Recreational Vehicle Park/Campground District (RVP) to establish an RV park with up to 63 RV sites, an office/gatehouse, clubhouse, multi-purpose buildings, self-serve laundry, bathhouses, and recreational amenities. The recreational amenities include fishing ponds, the community clubhouse, shuffleboard courts, playgrounds, and walking trails. The applicant is proposing one access point from S. Stonebrook Dr., which will not be gated. The existing residential driveway will be removed and a new driveway constructed to County standards. The maximum number of RV spaces allowed per the LDC is 10 pads per acre. Since the total acreage of the proposed RV park is 16.5 acres, the maximum allowable number of RV pads is 165. However, site constraints such as the wetlands, limit the available use area and the applicant is proposing a maximum density of approximately 3.8 RV pads per acre.

The property is comprised of uplands, wetlands, and ponds and is partially wooded. The applicant has provided a survey with a jurisdictional wetland line indicating there are wetlands located around the ponds, as well as a portion along the west property line. The LDC and Comprehensive Plan have wetland protections, such as setbacks, and the applicant has indicated the proposed site will conform to these requirements. The site is also located within the Coastal High Hazard Area (CHHA) and has an AE flood designation with a base flood elevation of 10 feet. The applicant is proposing to utilize the existing residential structures (a detached garage, sheds, carports, and a pole barn) for the uses listed above. The applicant will have to demonstrate that any machinery, equipment, electric, or plumbing will meet the required elevation. If the renovations to any existing structures is more than 50 percent of the value of the structure, they will be required to meet flood requirements as well.

The property currently has an LDR designation, which provides for less intense residential density, as well as a few low intensity non-residential uses with a Conditional Use. The site is located across S. Stonebrook Dr. from the Stonebrook Mobile Home Park and existing single-family dwellings to the east, is adjacent to single-family residences and vacant residential to the north, and vacant residential to the south. The properties to the west have both a commercial and residential designation and appear to have substantial wetlands. The RVP district only allows certain non-residential uses to serve the needs of those staying at the RV park, such as groceries, ice, sundries, equipment, laundry, and other similar items. The applicant has detailed which uses are proposed to serve the park on the submitted Master Plan.

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The subject property is located within the Planned Service Area (PSA). The PSA represents an area where regional services, such as water and sewer, are or are expected to be available. The LDC requires all RV parks having more than 20 or more sites or that are located within the CHHA must have central water and central sewer hookups. The Citrus County Utilities Division and the Homosassa Special Water District have indicated that central water and central sewer are available for the site and that there is available capacity to serve the proposed development. The applicant has indicated the site will connect to central services and each RV space will have water and sewer connections.

A request to change the land use from LDR to RVP on less than 50 acres is considered a small-scale amendment and will not require a review from the Florida Department of Economic Opportunity (DEO) or other appropriate state agencies.

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

REQUEST FOR LAND USE CHANGE

1. **Concurrency**

   a. Sanitary Sewer – The subject property is within the Citrus County Department of Water Resources service territory for central sewer. The applicant has provided a letter indicating available capacity to serve the site.

   b. Potable Water – The subject property is within the Homosassa Special Water District service territory for central water. The applicant has provided a letter indicating available capacity to serve the site.

   c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill and has provided a letter indicating available capacity.

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

2. **Consistency with the Land Development Code** – The current land use of LDR primarily allows for single-family residential up to two dwelling units per acre. The LDR District also allows for limited non-residential uses with a Conditional Use, such as day care centers, houses of worship, educational facilities, and assisted living facilities. The applicant has indicated the purpose of this application is to create an RV park with up to 63 RV spaces and associated amenities. A Master Plan is a requirement to establish an RV park and one has been submitted with this request. The difference in intensity between the LDR District and the RVP District can be considerable, since the LDR District allows for two dwelling units per acre and an RV park can have up to 10 RV spaces per acre with certain non-residential uses to serve the RV park. The safeguards from the Master Plan will help to mitigate or reduce impacts from the RV park and the intensity of the proposed RV park is limited due to the extensive waterbodies and wetlands on site. The proposed RV park appears to be compatible with the surrounding residential uses, however, it may be difficult to meet certain development requirements within the flood zone and with the extensive wetlands and waterbodies. This RV park will need to

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comply with Land Development Code standards in place at the time of permitting unless otherwise conditioned as part of this application.

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

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

- A buffer of 15 feet or greater shall be established to reduce adverse impacts on natural vegetation
- A buffer of 25-feet or greater shall be established upland of springs, spring-fed waterbodies, and open sinkholes
- Existing topography and vegetation shall be retained within the buffer area
- Pervious pavement materials or equivalent methods shall be used to reduce runoff into adjacent and downstream waters
- Silt screens shall be placed between the construction or land clearing site and the water body or wetland to prevent erosion and siltation
- After permitted shoreline stabilization construction natural vegetation shall be retained or replaced with suitable native vegetation to minimize and stabilize erosion and to decrease pollution

Staff comment – *The proposed Master Plan shows a 15-foot setback from RV spaces and improvements to the waterbodies and jurisdictional wetlands; however, some RV spaces are located within a wetland. Unless the applicant receives an Environmental Resource Permit allowing disturbance and mitigation of that wetland, the proposal does not meet the required 15-foot setback of this policy.*

Policy 3.16.1 The County shall continue to implement wetlands protection standards of the LDC. The County shall ensure that the following steps are taken, in order, when assessing proposed activities that may result in wetland impacts:

1. avoidance of wetland impacts
2. minimization of unavoidable wetland impacts
3. compensation for wetland impacts through mitigation

Staff comment – *There are numerous waterbodies and wetlands present on the property, and the applicant has provided a survey with jurisdictional wetland lines. While the applicant has avoided a majority of the wetlands, based on the Master Plan, there will be wetland impacts as the applicant has shown RV spaces within the jurisdictional wetland lines. The applicant has indicated wetland impacts have been minimized and impacts are limited to wetland crossings and will be mitigated through conservation easements. However, evidence of proposed mitigation has not been provided.*

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

Staff comment – *The site is located within the Central Ridge portion of the County; however, the site is entirely in the AE flood zone with a base flood elevation of 10 feet. The elevations on site vary between four to six feet. The applicant has indicated that flood requirements will be met, however, it is unclear how those will be met at this time. The applicant has indicated central water and sewer services are available and there is sufficient capacity to connect.*

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

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

Staff comment – *This site lies outside of the Coastal, Lakes and Rivers Region and is requesting the RVP Designation. This application would not result in an increase in residential density. The proposed non-residential component will be limited to park guests and appears to be compatible with the surrounding land use districts as the applicant is proposing to use existing structures to maintain existing setbacks and will have appropriate landscape buffers, which should help to mitigate impacts to the surrounding residences.*

4. **Impacts on Affordable Housing** – The proposal does not appear to have any impacts on affordable housing as RV parks are transient in nature.

5. **Compatibility with Adjacent Land Uses** – The site consists of three large lots that are currently designated as LDR and have a single-family residence. The proposed park is located across S. Stonebrook Dr. from the Stonebrook Mobile Home Park and existing single-family dwellings to the east, is adjacent to single-family residences and vacant residential to the north, and vacant residential to the south. The properties to the west have both commercial and residential designations. The proposed RV park does appear to be compatible with the

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residential nature of the surrounding area. Many of the properties in the area are larger lots and the Stonebrook Mobile Home Park is approved for up to 218 units.

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

7. **Transportation** – The subject property currently fronts along S. Stonebrook Dr., a 50-foot wide, paved, public, local roadway. The project entrance will need to be relocated to the north to align with W. Stonegate Ct. and widened to meet access management requirements of the LDC. The proposed RV spaces and associated uses will take access from 20-foot wide internal drives.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 16.5 acres from LDR to RVP on the Future Land Use Map and from LDRMH to RVP on the LDC Land Use Atlas Map.

2. The subject property is located within the adopted PSA for Citrus County.

3. The site has met concurrency requirements for central water, central sewer, solid waste, and drainage.

4. The site takes access from a public, local roadway.

5. There are wetlands that will be impacted by non-residential use on the site.

6. The proposed land use appears to be compatible with the surrounding area.

MASTER PLAN OF DEVELOPMENT

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

Consistency with the Land Development Code (LDC): The proposed RV park was reviewed by the standards of LDC Section 2422, Recreational Vehicle Park/Campground District, as well as the standards of LDC Section 3310, Recreational Vehicle Parks. The Master Plan shows a total of 63 RV sites, an office/gatehouse, clubhouse, multi-purpose buildings, self-serve laundry, bathhouses, and recreational amenities that include fishing ponds, the community clubhouse, shuffleboard courts, playgrounds, and walking trails. The applicant has not designated any RV spaces for park models at this time.

***RV Spaces*:** The LDC states that an RV park outside of the Coastal, Lakes, and River Region and outside the Recreation District shall have a maximum density of 10 spaces per gross acre. The subject property under application is 16.5 acres in size and the applicant is requesting up to 63 RV spaces,

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which equates to approximately 3.8 spaces per acre. Section 3310 also limits the number of park model spaces allowed within an RV park to 15 percent of the total sites. The applicant has not proposed any park model spaces at this time. The LDC also states that RV sites must be at least 1,500 square feet in size with a minimum width of 30 feet. The applicant has provided typical RV site layouts showing compliance with the minimum size requirements.

***Access Management/Transportation*:** The development is proposed to take access from S. Stonebrook Dr., a 50-foot wide, paved, public, local roadway. The proposed Master Plan shows the main access aisle location aligned with W. Stonegate Ct. The applicant has not provided an emergency access, although the site does not front along another roadway.

***Landscaping/Buffers*:** The proposed RV project requires a minimum 10-foot wide Type "A" landscape buffer along the right-of-way of S. Stonebrook Dr., and a minimum 15-foot wide Type "C" landscape buffer along the adjacent residential parcels. The applicant is proposing a 15-foot wide landscape buffer along the entire perimeter of the RV park and has indicated existing vegetation will be used. If there is not adequate natural vegetation to meet the buffer requirement, additional plantings will be required.

There appear to be some areas that do not provide a minimum 15-foot buffer from the wetlands jurisdictional line as outlined further in this report.

***Open Space*:** The LDC states that RV parks must have at least 30 percent open space. As such, the RV park requires 5 acres of open space. The applicant has indicated the amount of open space provided is 11.9 acres, which exceeds the LDC requirement.

***Passive/Active Recreation*:** The applicant is proposing various recreational amenities as part of this request. The recreational uses listed are fishing ponds, the community clubhouse, shuffleboard courts, playgrounds, and walking trails. LDC Section 3310 states that RV parks shall provide ten percent of the property as recreation area, with at least half the required area being for active recreation. Since the RV park is 16.5 acres in size, 1.65 acres of recreation is required, with at least 0.83 acres being active recreation. The applicant has indicated that 1.65 acres of recreation is being provided with 0.83 acres of active recreation as described above.

***Amenities*:** The LDC Section 3310 states that RV parks must have a toilet, washroom, or bath facilities within 300 feet of any RV space. The applicant is proposing to meet the requirement for toilet, washroom, or bath facilities and has identified them on the Master Plan.

***Parking Standards*:** The Master Plan does not identify parking areas within the site. The applicant is proposing to utilize the existing structures as an office/gatehouse, clubhouse, multi-purpose buildings, and self-serve laundry. Any non-residential use located within the park must meet all applicable LDC requirements, including parking. The amenities identified within the Master Plan do not require typical vehicle parking as they are for the sole use of the campers within the RV park. The applicant has not shown any interior trails/sidewalks to connect the amenities to the RV sites other than the access drives.

LDC Section 7280, Bicycle Parking, requires all commercial and recreation uses to provide bicycle parking, of at least one bicycle parking space for every ten required vehicle spaces. The applicant has not indicated if bicycle parking will be provided.

***Setbacks*:** The minimum building setbacks for structures is 50 feet from the centerline of a local roadway, and at least 25 feet from an existing right-of-way line. The proposed RV park will only abut

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the right-of-way of S. Stonebrook Dr. to the east. While the applicant has not indicated setbacks on the Master Plan, the applicant is proposing a minimum 15-foot wide landscape buffer along S. Stonebrook Dr. Any structure associated with the proposed RV spaces will be required to meet the minimum setbacks. The applicant is proposing to utilize the existing structures for the office/gatehouse, clubhouse, multi-purpose buildings, and self-serve laundry. The existing structures meet required setbacks.

***Impervious Surface*:** The Master Plan has identified an impervious surface ratio (ISR) of 18 percent for the proposed RV park. The maximum allowable ISR for the RVP District is 40 percent. The application as proposed meets ISR requirements.

***Floor Area Ratio*:** The Floor Area Ratio (FAR) is determined by dividing the gross floor area of proposed buildings by the area of the lot in which the buildings are located. The maximum allowable FAR for the RVP District is 0.2. The applicant has not proposed an FAR at this time and must demonstrate at time of permitting that the RV park meets FAR requirements.

***Stormwater Management/Access Management*:** The applicant has provided proposed drainage retention areas on the Master Plan and has indicated that they will meet both Citrus County and Southwest Florida Water Management District (SWFWMD) stormwater requirements. The proposed RV park will need to be designed to meet the requirements of Chapter 6, Stormwater Management, at the time of permitting.

The Engineering Division has no objection with the following comments/conditions:

- Stormwater will need to be provided in accordance with Section 6300, Non Residential Design Criteria. The design would be based on a closed basin design for the 100-year/24-hour storm. If the applicant's engineer can demonstrate a direct connection to the Gulf of Mexico, then an open basin design for the 25-year/24-hour storm can be utilized.

- The onsite "other surface waters" of Area A extend offsite into the right-of-way of S. Stonebrook Dr., a County road. The surface waters are considered an existing hazard within the right-of-way. It is unclear from the plan if the proposed drainage retention areas will discharge into Area A possibly raising the elevation of the surface waters and increasing the hazard. At time of permitting, the applicant will need to demonstrate that the elevation of the surface waters of Area A will not be increased as part of the project.

- Any fill placed within the flood plain will need to be compensated per Section 6310. D & K.

- Staff agrees with the location of the entrance/exit which is located directly across from an existing roadway. Based on the number of proposed RV sites, turn lane improvements are not warranted.

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

***Wetland Impacts*:** The site has numerous waterbodies and wetlands present on the property, which have been delineated on a survey and are shown on the Master Plan. The applicant has revised the Master Plan in an effort to avoid a majority of the wetlands. However, based on the Master Plan, there

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will be wetland impacts as the applicant has shown RV spaces within the jurisdictional wetland lines. The applicant has indicated wetland impacts have been minimized and impacts are limited to wetland crossings and will be mitigated through conservation easements; however, evidence of proposed mitigation has not been provided. If wetland impacts cannot be mitigated, the wetland location would be impacted by the proposed RV spaces, which could require an amendment to this Master Plan.

PROPOSED FINDINGS OF FACT – MASTER PLAN OF DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD); Section 2422, Recreational Vehicle Park/Campground District, as well as the standards of LDC Section 3310, Recreational Vehicle Parks, as specified in the LDC. The Board of County Commissioners (BCC) may adopt modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the Master Plan. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a Master Plan.** *The proposed RV park has various recreational amenities and uses for the sole use of the campers that are allowed in the LDC.*

B. **Any development approved through the Master Plan application process, which is not designated a use in the respective land use district for the subject Master Plan parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The surrounding area is primarily residential in nature, with the Stonebrook Mobile Home Park across S. Stonebrook Dr. The proposed RV park will be screened with Type "C" landscape buffers where abutting residential and the right-of-way. The proposed 63 RV spaces within a predominantly low density residential area appears to be compatible with the surrounding area.*

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *The Master Plan includes amenities such as an office/gatehouse, clubhouse, multi-purpose buildings, self-serve laundry, bathhouses, and recreational amenities that include fishing ponds, the community clubhouse, shuffleboard courts, playgrounds, and walking trails. Any future accessory uses would be subject to standards as outlined in the LDC.*

D. **Subsequent to the approval of a Master Plan, uses not enumerated may be permitted through amendment of the Master Plan and approved by the Board of County Commissioners.** *The applicant is aware that any future uses may require an amendment to this Master Plan. If wetland impacts cannot be mitigated, the wetland locations could also require an amendment to this Master Plan as the proposed RV spaces would encroach within the wetlands.*

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

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required to meet 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.** *The applicant is proposing to predominantly utilize existing vegetation for buffer requirements. Landscape buffers will be required to meet LDC standards and may have to be supplemented with additional plantings if existing vegetation is not adequate. The RV park is proposed to have 11.9 acres of open space, where 5 acres are required.*

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

H. **Approval of the proposed Master Plan development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Master Plan date-stamped received September 16, 2021, for this application.*

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

SUGGESTED CONDITIONS – MASTER PLAN OF DEVELOPMENT:

1. The RV park for up to 63 RV sites, as outlined on the Master Plan date-stamped received September 16, 2021, by the Land Development Division, must meet the criteria and requirements of the Citrus County Land Development Code, unless as otherwise outlined within these conditions.

2. The site must connect to central water and central sewer to provide appropriate sanitary services to the RV park.

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

   - Stormwater will need to be provided in accordance with Section 6300, Non Residential Design Criteria. The design would be based on a closed basin design for the 100-year/24-hour storm. If the applicant's engineer can demonstrate a direct connection to the Gulf of Mexico, then an open basin design for the 25-year/24-hour storm can be utilized.

   - The onsite "other surface waters" of Area A extend offsite into the right-of-way of S. Stonebrook Dr., a County road. The surface waters are considered an existing hazard

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within the right-of- way. It is unclear from the plan if the proposed drainage retention areas will discharge into Area A possibly raising the elevation of the surface waters and increasing the hazard. At time of permitting, the applicant will need to demonstrate that the elevation of the surface waters of Area A will not be increased as part of the project.

- Any fill placed within the flood plain will need to be compensated per Section 6310. D & K.

4. A Tree Preservation Plan must be submitted and approved at the time of permitting that meets the requirements of the LDC.

5. Evidence of wetland mitigation must be provided at the time of permitting if wetlands are impacted. If modifications are required due to the wetland location, a major modification to the Master Plan may be required.

6. Pedestrian walkways and/or golf cart/bike paths or lanes connecting RV areas to the amenities must be provided.

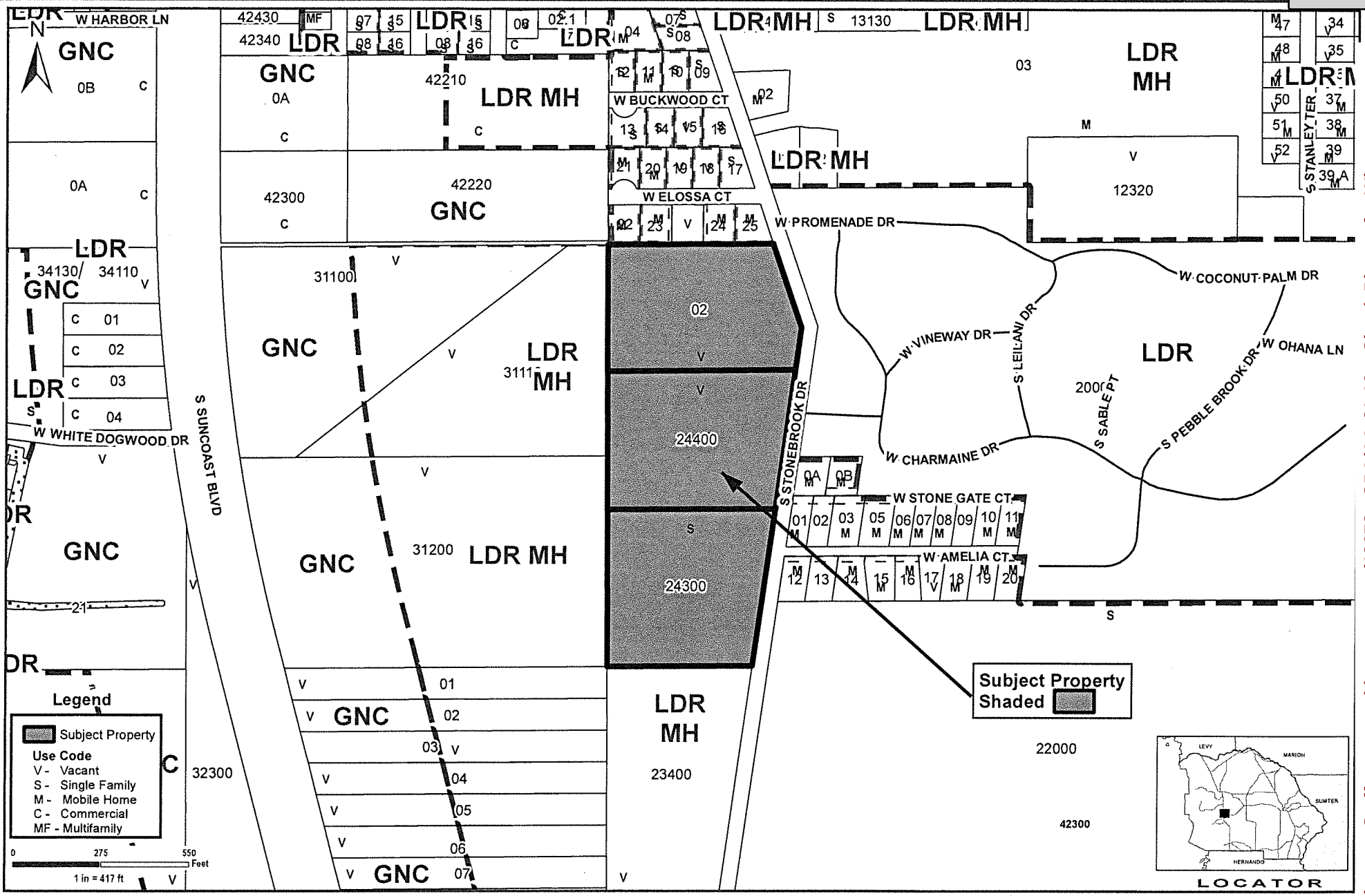
7. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.

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

9. 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/cb

Attachment: Staff report and locator map (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone Development Corp.)



Application #: CPA-AA-21-10	Applicant: Chuck Pigeon for Whetstone Development Corp.
Proposal: FLUM from LDR to RVP; LUAM from LDR to RVP	Location: 2558, 2590, 2720 S. Stonebrook Dr., Homosassa
Land Use Atlas: LDR, Low Density Residential District	S-T-R - 15-19-17 SW

Planner Initials: JH Date: 10/22/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: October 18, 2021
Source: Enterprise Geodatabase
Map Number: WB0000707

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

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Attachment: Staff report and locator map (18678 : CPA/AA-21-10 – Chuck Pigeon for Whetstone

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PUD-20-08 – Invictus Development LLC
AGENDA DATE:	**December 16, 2021**

BRIEF OVERVIEW:

Amend an existing Planned Unit Development (PUD-18-05), pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code. The applicant proposes to extend the expiration date and allow multi-family apartments (previously limited to affordable senior housing), as well as some site plan changes.

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 December 16, 2021 to review and consider PUD-20-08 - Invictus Development LLC

based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Brooks 2nd Mr. Facemyer

VOTE: 5 - 0, Motion Carried

RECESS 10:20 – 10:30

b. PUD-20-08 Invictus Development, LLC

REQUEST: This request is to amend an existing Planned Unit Development (PUD-18-05). The applicant proposes to extend the expiration date and allow multi-family apartments (previously limited to affordable senior housing), as well as some site plan changes.

LOCATION: Section 12, Township 20 South, Range 17 East and Sections 6 and 7, Township 20 South, Range 18 East; more specifically, Lots 1-29 of an unrecorded subdivision (formerly Lots 4-7 of Homosassa Gardens); Homosassa Gardens Lot 2, Tract 3.1, and portions of Lots 30-32; Alternate Key Numbers 1517249, 1517265, 2570091, 1517273, 1517281,1181151 and 1181143, which addresses are 7035 W Cardinal Street, 6674 S. Lewdingar Drive; and 6595, 6611 and 6635 S. Suncoast Blvd. Homosassa, FL.

STAFF CONTACT: Michael Sherman, AICP, Director, Department of Growth Management

INTRODUCTION: Ms. Wright's overview included an aerial view of the subject property, photos of the surrounding area, the approved site plan for PUD-18-05 and a proposed site plan submitted by the applicant requesting up to 160 multi-family apartments.

APPLICANT:

Rick Cavalieri represented the applicant. The applicant requested a revision for approval to allow multi-family housing without occupancy type limitations. They are attempting to gain some flexibility for funding purposes. The original application in 2018 was for 160 senior affordable units. The applicant sought flexibility to develop unrestricted units, meaning there are no age restrictions or income restrictions to qualify to rent the units. The applicant also requested to extend the PUD as funding has been difficult. Mr. Cavalieri requested the

Attachment: PDC minutes Sept 3 2020 (18679 : PUD-20-08 – Invictus Development LLC)

ability to have two concepts available for the PUD due to the availability for funding either project; one for use if senior housing is utilized and one for multi-family use in general.

Mr. Cavalieri discussed the proposed entrances and exits for the complex.

STAFF: This application is a request to amend an existing Planned Unit Development (PUD-18-05). The applicant proposes to extend the expiration date for an additional seven years and allow multi-family apartments as well as some site plan changes.

Mr. Sherman discussed the concerns that have arisen with the change of mix for the proposed units. The original site plan was for 160 senior-restricted units. With a multi-family apartment complex, the traffic generation increases substantially. On the current proposed site plan, the access point for the proposed complex is on Lewdingar Lane, a residential street. For the project to be amended to include multi-family units, alternative access points should be considered. The Engineering Division reached out to FDOT and were told that US-19 was not an option as it did not meet the access standards as it would be too close to other driveways and Cardinal Street. This area is consistent with the Comprehensive Plan and compatible with the surrounding area. Mr. Sherman stated that there were 11 suggested conditions and would suggest the addition of the following:

12. Primary access for the PUD shall be from South Suncoast Blvd. if permittable by FDOT.

COMMISSION QUESTIONS/COMMENTS:

Mr. Facemyer inquired about the applicant's request for two separate concepts depending upon the availability of funding. Mr. Sherman stated that the Master Plan would go along with either scenario.

Mr. Brooks commented that the concern with this project is the traffic load on a residential street. Mr. Sherman stated yes. Mr. Brooks asked if the application was approved, Mr. Sherman would then contact FDOT about access onto US-19 rather than on a residential street. Mr. Sherman stated that there a couple of options. The first option is if FDOT will allow direct access onto US-19 as there is a driveway. The second option is for cross-access easements.

Mr. Stone asked if the access onto US-19 be explored with FDOT before a vote be made as it is dependent upon the traffic flow. Mr. Sherman stated that is why he proposed adding the twelfth condition.

Ms. Lyn stated that the Board's decision is to be made based upon the evidence presented to you at today's meeting. The Board does not usually make its

Attachment: PDC minutes Sept 3 2020 (18679 : PUD-20-08 – Invictus Development LLC)

decision based on things that are unknown. She urged the Board in considering this application to base their decision on what they know to be fact based upon the evidence and testimony. It is the applicant's responsibility to bring the application to the Board and to prove to the Board that it meets all the requirements of the Code.

Mr. Cavalieri stated that he understood the increased traffic concerns for the residential street. The applicant owns the property that fronts US-19 and intended to sell that property as commercial, but if they had to use it as an access point; they could do that as a right out as FDOT would not allow a median cut.

Mr. Brooks commented that the applicant heard numerous concerns with regard to the increased traffic and possibly the applicant would like to request a continuance to ensure that he can gather answers in order to elleviate the traffic concerns.

Mr. Cavalieri requested a continuance of this application.

PROPONENT: None.

OPPONENT: None.

MOTION: The Planning and Development Commission finds to ***CONTINUE*** application ***PUD-20-08*** to date to be determined.

MOTION:

1st Mr. Brooks 2nd Mr. Facemyer

VOTE: 5 - 0, Motion Carried

c. PUD-20-09 River Oaks Properties, Inc.

REQUEST: This request is to amend the Land Use Atlas Map (LUAM) of the Land Development Code to remove an expired Planned Unit Development on approximately 100 acres.

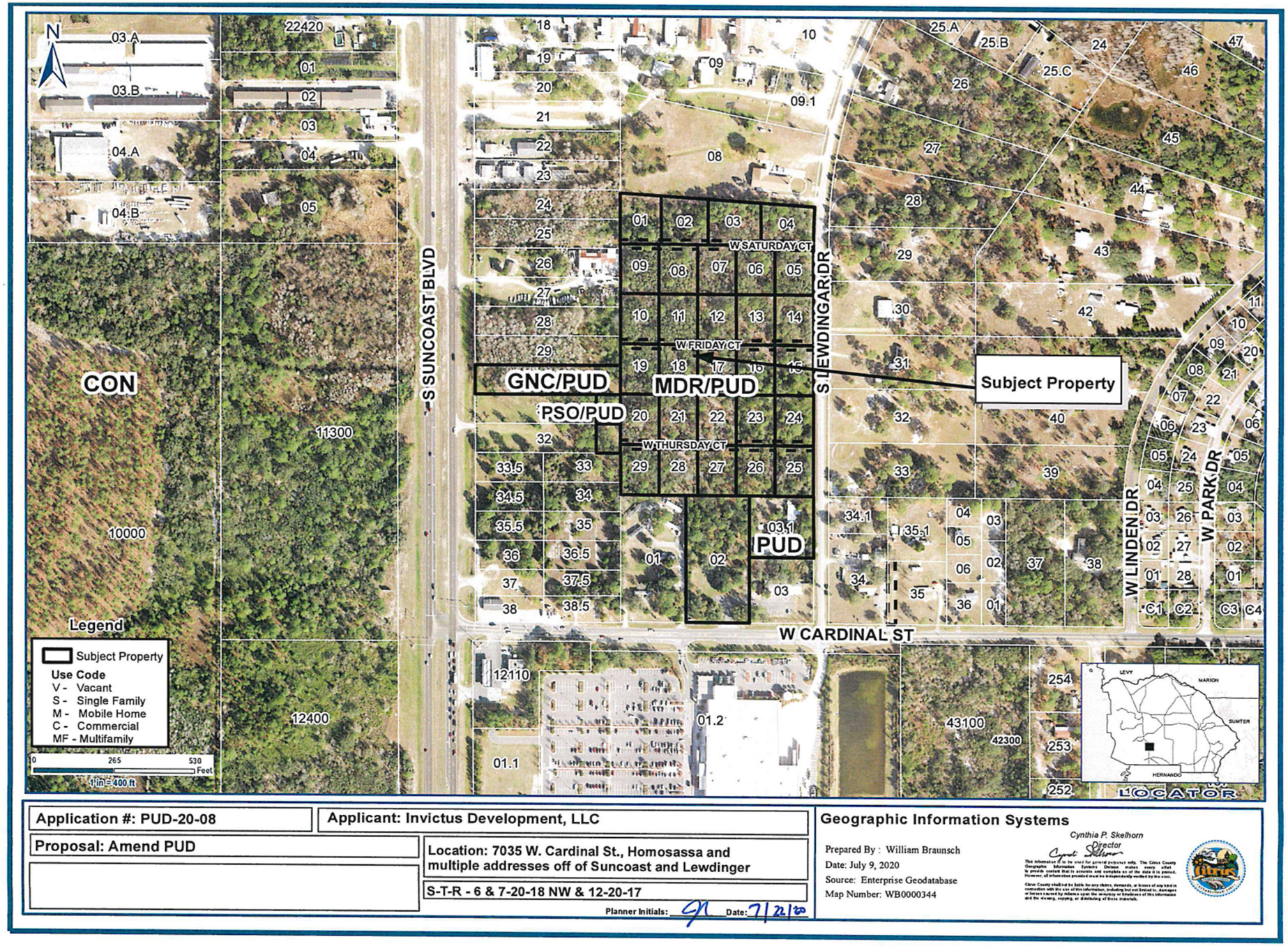
LOCATION: Section 2, Township 18 South, Range 19 East, further described as Parcel 30000; River Oaks Properties Unrecorded Lots 1-8 and a portion of Lot 9 (Alternate Key Number 3466951), and Section 11, Township 18 South, Range 19 East, further described as Parcel 41000 (Alternate Key Number 1590906); all in Hernando, FL.

Attachment: PDC minutes Sept 3 2020 (18679 : PUD-20-08 – Invictus Development LLC)

PUD-20-08

Invictus Development, LLC

Attachment: PDC coordinator pp (18679 : PUD-20-08 – Invictus Development LLC)



Application #: PUD-20-08	Applicant: Invictus Development, LLC
Proposal: Amend PUD	Location: 7035 W. Cardinal St., Homosassa and multiple addresses off of Suncoast and Lewdinger
	S-T-R - 6 & 7-20-18 NW & 12-20-17

Planner Initials: _____ Date: 7/21/20

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 9, 2020
Source: Enterprise Geodatabase
Map Number: WB0000344

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

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

Attachment: PDC coordinator pp (18679 : PUD-20-08 – Invictus Development LLC)

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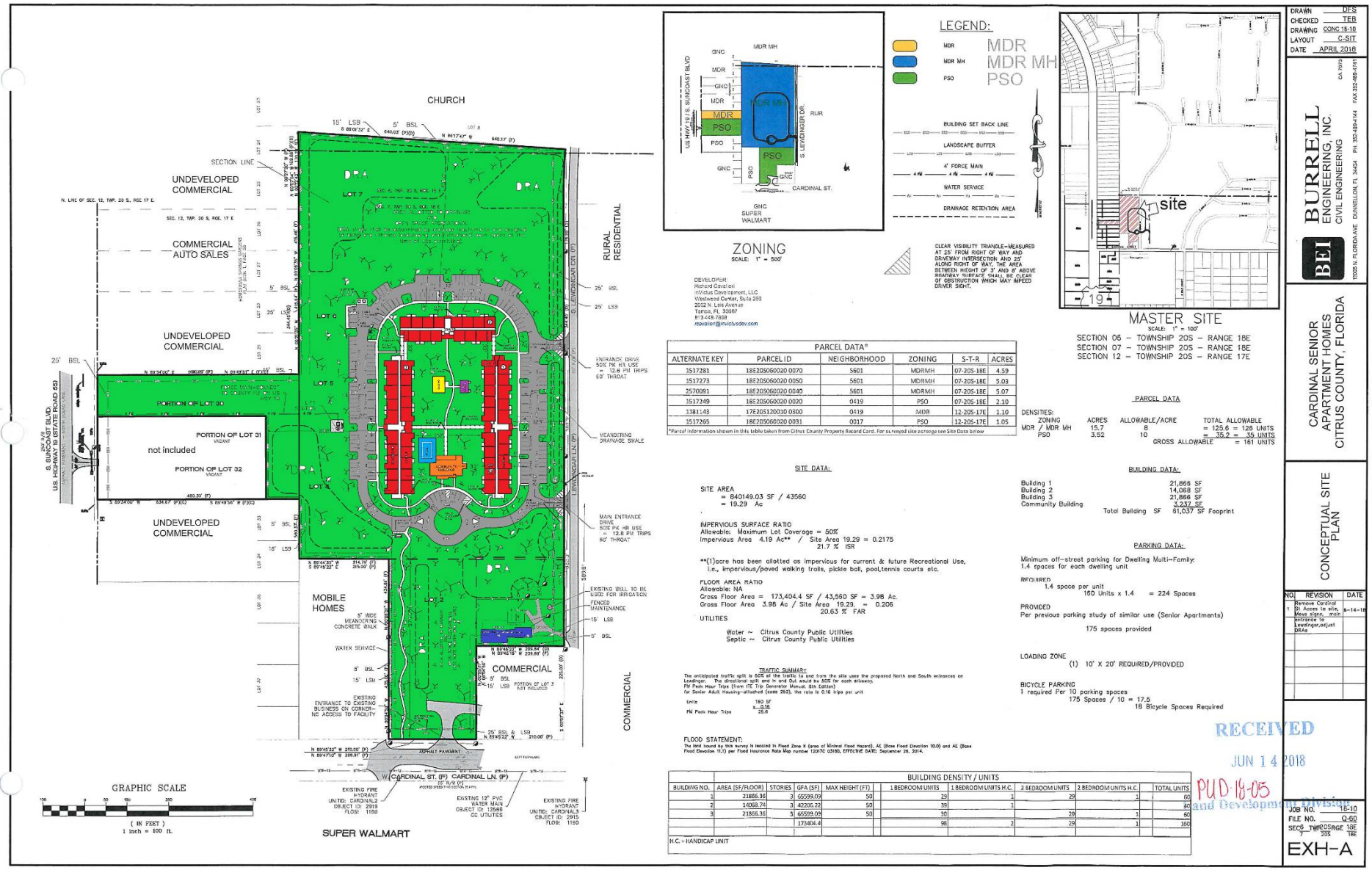


ZONING
SCALE: 1" = 500'

LEGEND:
MDR
MDR MH
PSO
BUILDING SET BACK LINE
LANDSCAPE BUFFER
4' FORCE MAIN
WATER SERVICE
DRAINAGE RETENTION AREA

CLEAR VISIBILITY TRIANGLE-MEASURED AT 25' FROM RIGHT OF WAY AND DRIVEWAY INTERSECTION AND 25' ALONG RIGHT OF WAY. THE AREA BETWEEN HEIGHT OF 3' AND 8' ABOVE ROADWAY SURFACE SHALL BE CLEAR OF OBSTRUCTION WHICH MAY IMPEDE DRIVER SIGHT.

MASTER SITE
SCALE: 1" = 100'
SECTION 06 - TOWNSHIP 20S - RANGE 18E
SECTION 07 - TOWNSHIP 20S - RANGE 18E
SECTION 12 - TOWNSHIP 20S - RANGE 17E

DEVELOPER:
Richard Cavalieri
Invictus Development, LLC
Westwood Center, Suite 200
2002 N. Lois Avenue
Tampa, FL 33607
813.448.7888
rcavalieri@invictusdev.com

PARCEL DATA*

ALTERNATE KEY	PARCEL ID	NEIGHBORHOOD	ZONING	S-T-R	ACRES
1517281	18E20S060020 0070	5601	MDRMH	07-20S-18E	4.59
1517273	18E20S060020 0050	5601	MDRMH	07-20S-18E	5.03
2570091	18E20S060020 0040	5601	MDRMH	07-20S-18E	5.07
1517249	18E20S060020 0020	0419	PSO	07-20S-18E	2.10
1181143	17E20S120010 0300	0419	MDR	12-20S-17E	1.10
1517265	18E20S060020 0031	0017	PSO	12-20S-17E	1.05

*Parcel information shown in this table taken from Citrus County Property Record Card. For surveyed site acreage see Site Data below

PARCEL DATA

DENSITIES: ZONING	ACRES	ALLOWABLE/ACRE	TOTAL ALLOWABLE
MDR / MDR MH	15.7	8	= 125.6 = 126 UNITS
PSO	3.52	10	= 35.2 = 35 UNITS
		GROSS ALLOWABLE	= 161 UNITS

SITE DATA:

SITE AREA
= 840149.03 SF / 43560
= 19.29 Ac

IMPERVIOUS SURFACE RATIO
Allowable: Maximum Lot Coverage = 50%
Impervious Area 4.19 Ac** / Site Area 19.29 = 0.2175
21.7 % ISR

**(1)acre has been allotted as impervious for current & future Recreational Use, i.e., impervious/paved walking trails, pickle ball, pool,tennis courts etc.

FLOOR AREA RATIO
Allowable: NA
Gross Floor Area = 173,404.4 SF / 43,560 SF = 3.98 Ac.
Gross Floor Area 3.98 Ac / Site Area 19.29. = 0.206
20.63 % FAR

UTILITIES
Water ~ Citrus County Public Utilities
Septic ~ Citrus County Public Utilities

TRAFFIC SUMMARY
The anticipated traffic split is 50% of the traffic to and from the site uses the proposed North and South entrances on Lewdinger. The directional split and in and Out would be 50% for each driveway.
PM Peak Hour Trips (from ITE Trip Generator Manual, 8th Edition)
for Senior Adult Housing-attached (code 252), the rate is 0.16 trips per unit

Units	160 SF
	x 0.16
PM Peak Hour Trips	25.6

FLOOD STATEMENT:
The land found by this survey is located in Flood Zone X (area of Minimal Flood Hazard), AE (Base Flood Elevation 10.0) and AE (Base Flood Elevation 11.1) per Flood Insurance Rate Map number 12017C 0318D, EFFECTIVE DATE: September 26, 2014.

BUILDING DATA:

Building 1	21,866 SF
Building 2	14,068 SF
Building 3	21,866 SF
Community Building	3,237 SF
Total Building SF	61,037 SF Footprint

PARKING DATA:

Minimum off-street parking for Dwelling Multi-Family:
1.4 spaces for each dwelling unit

REQUIRED
1.4 space per unit
160 Units x 1.4 = 224 Spaces

PROVIDED
Per previous parking study of similar use (Senior Apartments)
175 spaces provided

LOADING ZONE
(1) 10' X 20' REQUIRED/PROVIDED

BICYCLE PARKING
1 required Per 10 parking spaces
175 Spaces / 10 = 17.5
18 Bicycle Spaces Required

BUILDING DENSITY / UNITS

BUILDING NO.	AREA (SF/FLOOR)	STORIES	GFA (SF)	MAX HEIGHT (FT)	1 BEDROOM UNITS	1 BEDROOM UNITS H.C.	2 BEDROOM UNITS	2 BEDROOM UNITS H.C.	TOTAL UNITS
1	21866.36	3	65599.09	50	29	1	29	1	60
2	14068.74	3	42205.22	50	39	1			40
3	21866.36	3	65599.09	50	30		29	1	60
			173404.4		98	2	29	1	160

H.C. = HANDICAP UNIT

RECEIVED
JUN 14 2018
PUD 18-05
and Development Division

DRAWN DFS
CHECKED TEB
DRAWING CONC 18-10
LAYOUT C-SIT
DATE APRIL 2018

BURRELL ENGINEERING, INC.
CIVIL ENGINEERING
1005 N. FLORIDA AVE. DUNNELLON, FL 34434 PH: 352-489-4744 FAX 352-489-4741
CA 7973

CARDINAL SENIOR APARTMENT HOMES
CITRUS COUNTY, FLORIDA

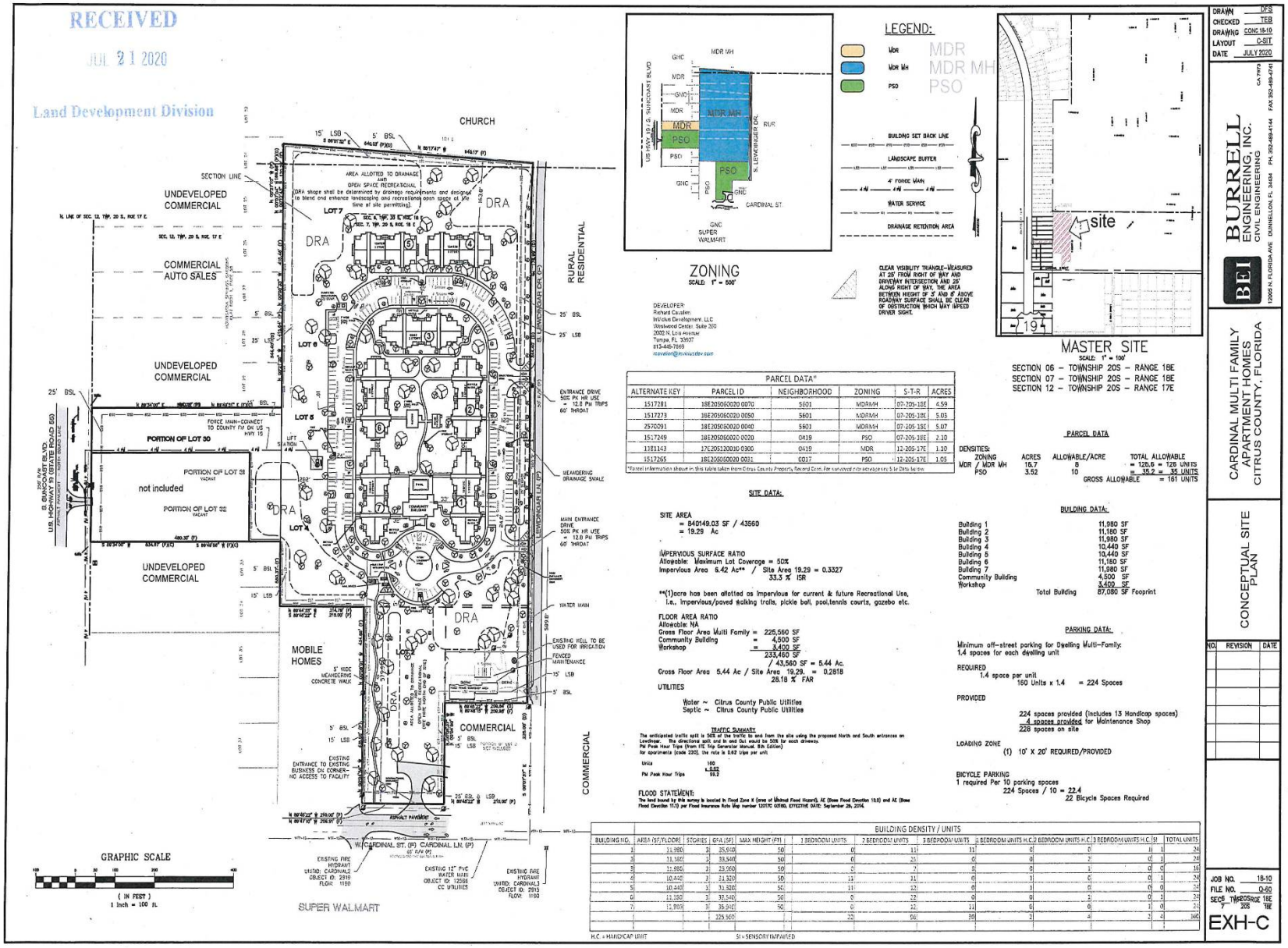
CONCEPTUAL SITE PLAN

NO.	REVISION	DATE
1	Remove Cardinal St Access to site, Move signs, instl. entrance to Lewdinger,adjust DRAs	6-14-18

JOB NO. 18-10
FILE NO. Q-60
SEC 6 TWP 20S RGE 18E
7 20S 17E

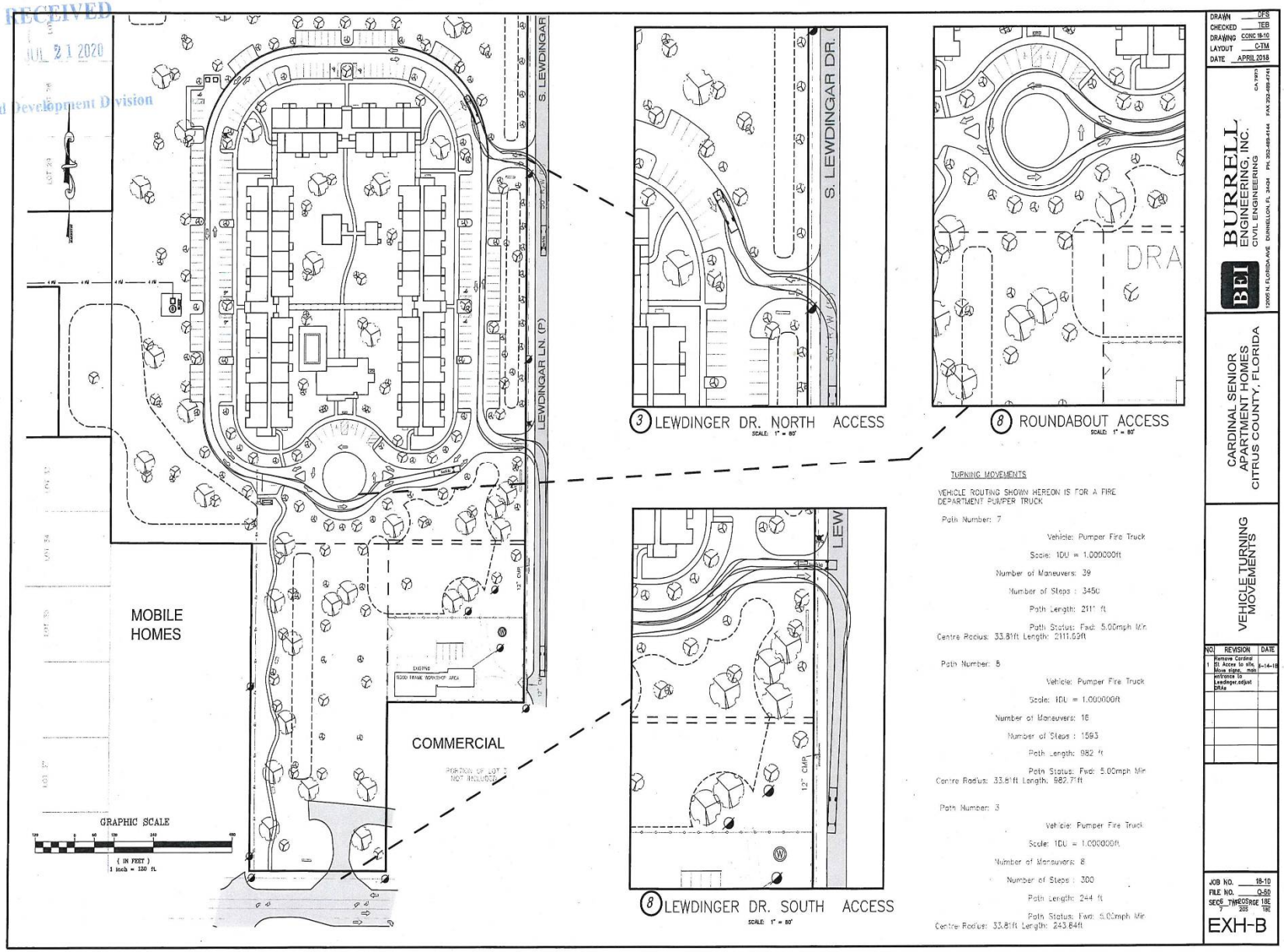
EXH-A

Attachment: PDC coordinator pp (18679 : PUD-20-08 – Invictus Development LLC)



Attachment: PDC coordinator pp (18679 : PUD-20-08 – Invictus Development LLC)

RECEIVED
JUL 21 2020
Land Development Division



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INVICTUS DEVELOPMENT

INSPIRING TRANSFORMATION
THROUGH AFFORDABLE HOUSING

CARDINAL OAKS APARTMENTS

CITRUS COUNTY, FL

PLANNING AND DEVELOPMENT COMMISSION (PDC)

DECEMBER 16, 2021

1910 West Cass Street
Tampa, FL 33606
(813) 448-7868
www.InVictusdev.com

Attachment: Applicant PowerPoint (18679 : PUD-20-08 – Invictus Development LLC)

PROJECT LOCATION

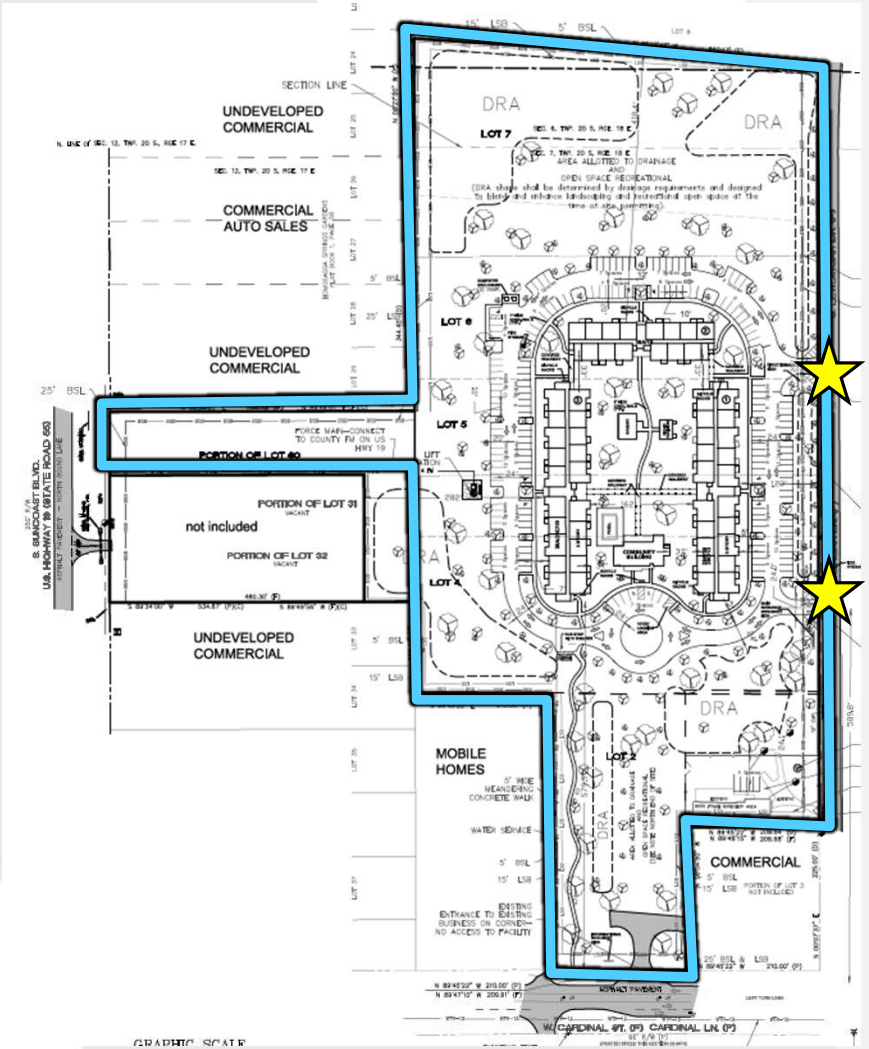
- Approximately 19.3 acres of mostly undeveloped lands
  - Existing single-family residence in southeast portion of the site
- Located at intersection of US 19 and Cardinal Street in southwest unincorporated Citrus County, Florida
- Between Homosassa Springs and Sugarmill Woods
- 3 miles west of the soon to open Suncoast Parkway / Cardinal Street Interchange

Attachment: Applicant PowerPoint (18679 : PUD-20-08 – Invictus Development LLC)

PREVIOUS REZONING (PUD-18-05)

- Approved by Board of County Commissioners Aug. 21, 2018
- Approved Rezoning of LDC Atlas designations of Professional Services / Office District (PSO) and Medium Density Residential District (MDR) to include a Planned Unit Development “PUD”
- Approved for up to 160 “Affordable Senior” Apartments

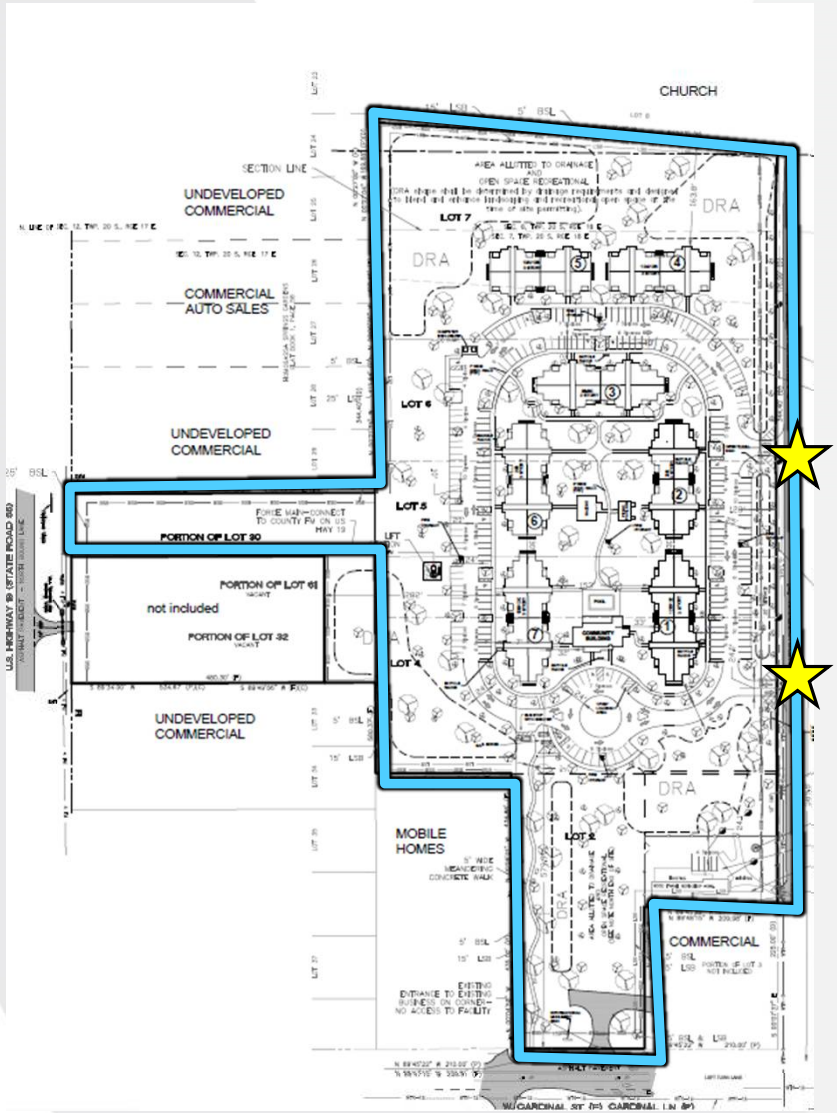
★ Access Proposed via Lewdingar Drive



Attachment: Applicant PowerPoint (18679 : PUD-20-08 – Invictus Development LLC)

CURRENT REQUEST (PUD-20-08)

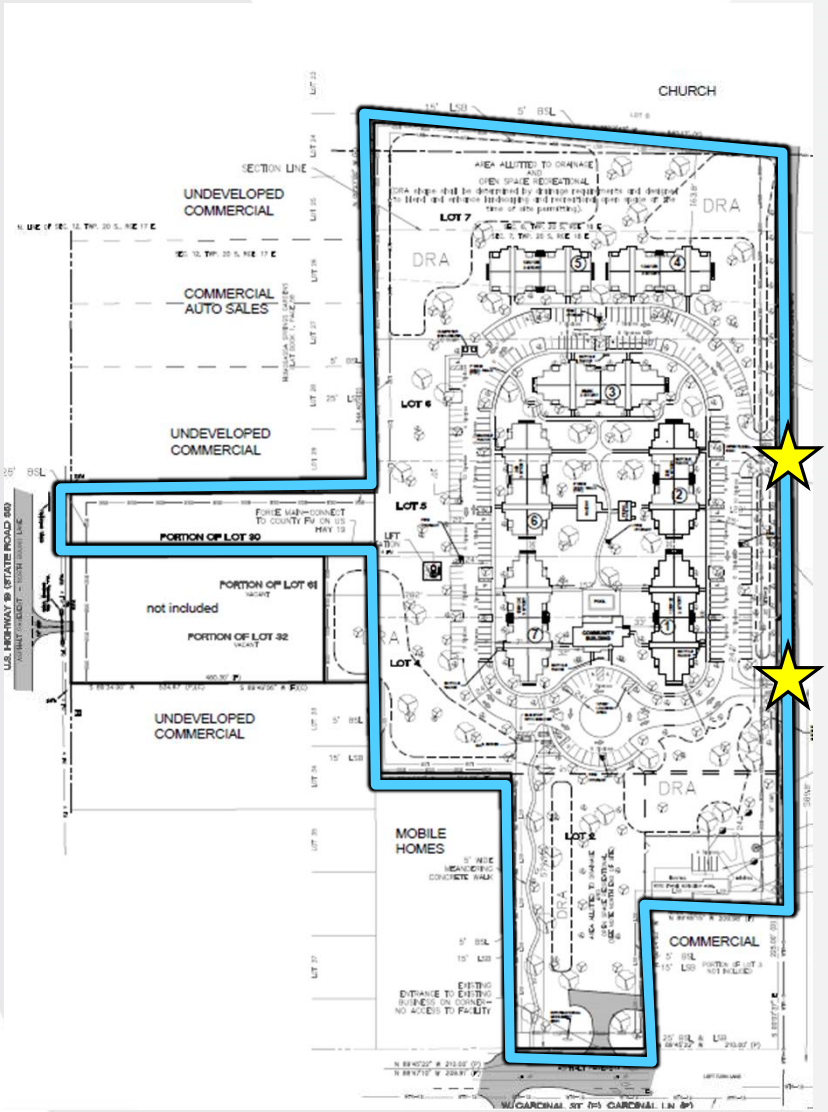
- First heard by the Planning & development Commission on September 3rd, 2020
- Continued by Staff due to concerns related to access via Lewdingar Dr.
- Requests for the 160 previously approved apartment units to be permitted to be unrestricted by age or income
- Slight modifications to site layout (building placement)
- Proposed extension of original PUD Approval for ten (10) years



★ Proposed Access on Lewdingar Dr.

TRAFFIC STUDY

- **Traffic Analysis prepared by Jane Caldera, P.E. with Truckin' Traffic:**
  - Post development traffic conditions at the unsignalized intersection of W. Cardinal Street and S. Lewdingar Drive are anticipated to continue to operate at an acceptable level of service
  - The existing eastbound left turn lane on W. Cardinal Street at S. Lewdingar Drive has adequate capacity to accommodate post development traffic projections
  - **No safety or operational issues are anticipated to occur as a result of this PUD development plan**

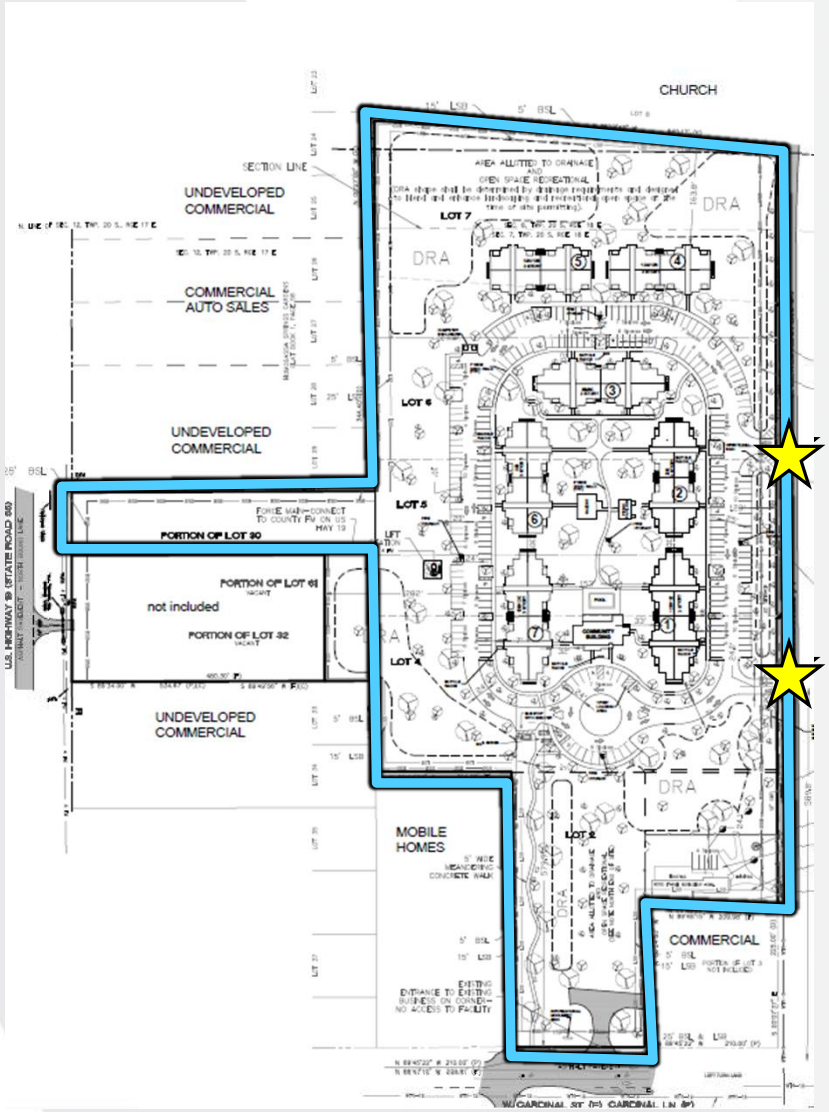


Attachment: Applicant PowerPoint (18679 : PUD-20-08 – Invictus Development LLC)

INVICTUS DEVELOPMENT

SUMMARY

- **Applicant Respectfully Requests the Planning and Development Commission Approve this PUD Request to:**
  - Remove age and income restrictions on the 160 previously approved apartment units
  - Allow for minor changes in building layout
  - Extend the approval of the PUD for ten (10) years



INVICTUS DEVELOPMENT

INVICTUS DEVELOPMENT

INSPIRING TRANSFORMATION
THROUGH AFFORDABLE HOUSING

QUESTIONS?

1910 West Cass Street
Tampa, FL 33606
(813) 448-7868
www.InVictusdev.com

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
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: PUD-20-08 Date: 6/29/20

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

Applicant*
Name: Invictus Development, LLC
Address: 1910 W. Cass Street
City: Tampa
State: FL Zip: 33606
Home No.: N/A Cell No.: (813) 267-8457
Work No.: (813) 448-7868 Fax No.:
Email: rcavalieri@invictusdev.com

Property Owner
Name: Invictus Development, LLC
Address: 1910 W. Cass Street
City: Tampa
State: FL Zip: 33606
Home No.: N/A Cell No.: (813) 267-8457
Work No.: (813) 448-7868 Fax No.:
Email: rcavalieri@invictusdev.com

Property Description: Section: 7 Township: 20 South Range: 17.18 East
Legal Description: HOMOSASSA SPRINGS GARDENS (PB 4 PG 137, 138,139 LOT 2,4,5,6,7), HOMOSASSA GARDENS (PB 1 PG 58 Lot 30, Portion of LOTS 31, 32).
Subdivision: Homosassa Springs Gardens, Homosassa Gardens Lot(s): 2,3(Portions, 4,5,6,7,30, Portion of Lots) Block/Parcel:
Alternate Key #: 1517240,1517273,2570091, 1517281, 1181143, 1517265, 1517265, 1181151 (Portion) Parcel ID: 8E20S060020 0020, 0031, 0040, 0050, 0070 , 17E20S120010 0300, 0310 (Portion)
Acreage: 19.30

____ New Planned Unit Development
X Amendment to a Previously Approved Planned Development Previous Application No.: PUD-18-05

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

Applicant Request(s): Amend PUD approval to allow family or senior, affordable, workforce, or market rate multifamily apartments. Allow extension of the PUD for 7 years from the date of amended PUD approval. Density, access, setbacks, parking, and site plan would remain the same at this time.

Directions to Property: US Hwy 19, Turn Left on Cardinal Drive, Go One Block to Ludingar Drive, Turn Left, Property is on the left side

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

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

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

Signature: Richard E Cavalieri

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 Richard E Cavalieri, who is personally known to me or provided _____ as identification and who did not take an oath.
WITNESS my hand and official seal this 23 day of June 2020

Carlyn Ryan Lagasse
Printed Name
Hillsborough
Notary Public - State of Florida

Seal

CARLYN RYAN LAGASSE
Notary Public - State of Florida
Commission # GG 958258
My Comm. Expires Feb 13, 2024
Bonded through National Notary Assn.

For Staff Use Only
Date: _____ ATF: _____ FLUM Des: _____

RECEIVED
JUN 29 2020
PUD-20-08
Land Development Division

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

Joanna L. Coutu

From: Richard Cavalieri <rcavalieri@invictusdev.com>
Sent: Monday, July 13, 2020 4:45 PM
To: Joanna L. Coutu; Joseph C. Hochadel
Subject: [EXTERNAL]Cardinal Oaks Site Plan Revisions
Attachments: Cardinal Site Plan Unrestricted 7.13.20.pdf; Cardinal Site Plan Approved.pdf

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

Attached is a preliminary "unrestricted" site plan for the Cardinal property. We would like the opportunity to put either senior or unrestricted multifamily on the site depending on which funding we are able to obtain. I will forward an engineered plan for the unrestricted showing the storm water and amenity areas. The concept is similar between the two but we don't need elevators for the unrestricted versus the corner elevator towers with senior. Both will have to be done in two phases so there is the potential to do one phase of each.

What I am looking for from the commission if for the flexibility to build units for whichever type of funding that we can get. We would still need site plan approval but at least we would have the flexibility to apply for multiple types of funding. We won't be asking for a parking variance for the unrestricted plan and the access points would remain the same.

I will forward the engineered plan upon receipt.

Rick Cavalieri
InVictus Development, LLC
IVD Construction, LLC
1910 W. Cass Street
Tampa, FL 33606-1232
Office: (813) 448-7868 Cell: (813) 267-8457
www.inVictusdev.com

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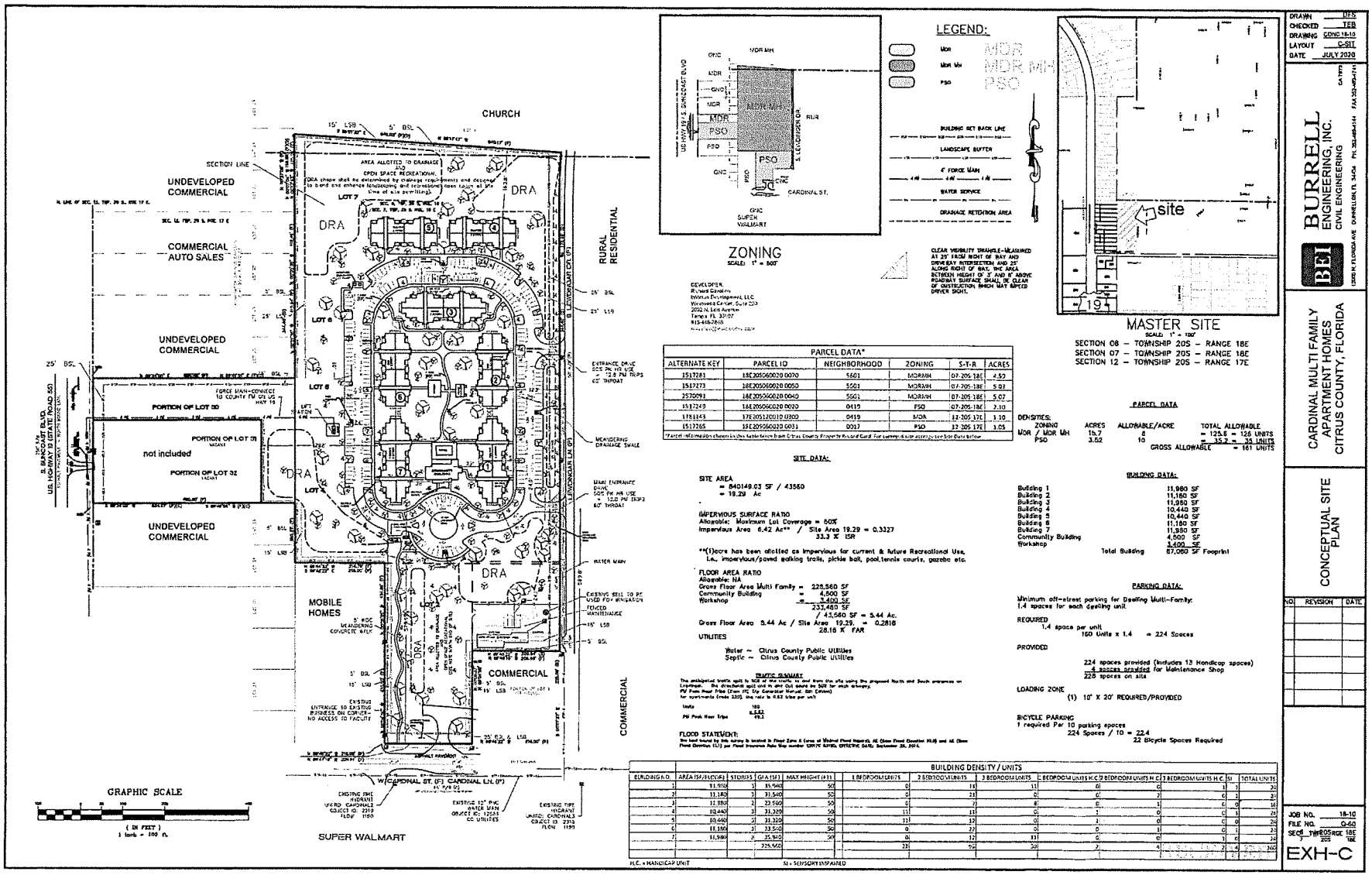


PARCEL DATA*

ALTERNATE KEY	PARCEL ID	NEIGHBORHOOD	ZONING	S-T-R	ACRES
1517281	18E20S060020 0070	5601	MDR/MH	07-20S-18E	4.50
1517273	18E20S060020 0050	5501	MDR/MH	07-20S-18E	5.93
2570093	18E20S060020 0040	5501	MDR/MH	07-20S-18E	5.07
1517249	18E20S060020 0020	0419	PSO	07-20S-18E	2.10
1781343	17E20S120010 0300	0419	MDR	12-20S-17E	3.10
1517265	18E20S060020 0031	0013	PSO	12-20S-17E	3.05

*Parcel information shown is for reference from Citrus County Property Record Card. For current data see property tax Side Data below.

SITE DATA:

SITE AREA
= 840149.03 SF / 43560
= 19.29 Ac

IMPERVIOUS SURFACE RATIO
Allowable: Maximum Lot Coverage = 50%
Impervious Area 6.42 Ac** / Site Area 19.29 = 0.3327
33.3 X ISR

**(1)acre has been allotted as impervious for current & future Recreational Use, i.e., impervious/paved walking trails, pickle ball, pool,tennis courts, gazebo etc.

FLOOR AREA RATIO
Allowable: NA
Gross Floor Area Multi Family = 228,560 SF
Community Building = 4,500 SF
Workshop = 3,400 SF
233,460 SF
/ 43,560 SF = 5.44 Ac.
Gross Floor Area 5.44 Ac / Site Area 19.29 = 0.2818
28.18 X FAR

UTILITIES
Water – Citrus County Public Utilities
Septic – Citrus County Public Utilities

TRAFFIC SUMMARY
The anticipated traffic split is 50% of the traffic in and from the site using the proposed North and South entrances on Levingston. The attached split and trip data was for each driveway.
PM Peak Hour Trips (From ITE Trip Generation 9th ed. 220 Volume)
For Apartments (code 220), the rate is 0.62 trips per unit
Units 180
PM Peak Hour Trips 0.62 111.6

FLOOD STATEMENT:
The land found for this survey is located in Flood Zone X (areas of 500-year flood hazards, or areas from 100-year flood depths of less than 1 foot or with drainage areas less than 1 square mile) and AE (Base Flood Elevation (BFE) determined) per Flood Insurance Rate Map number 12017C 0430D, effective date: September 28, 2018.

BUILDING DATA:

Building 1	11,980 SF
Building 2	11,160 SF
Building 3	11,980 SF
Building 4	10,440 SF
Building 5	10,440 SF
Building 6	11,160 SF
Building 7	11,980 SF
Community Building	4,500 SF
Workshop	3,400 SF
Total Building	87,060 SF Footprint

PARKING DATA:

Minimum off-street parking for Dwelling Multi-Family:
1.4 spaces for each dwelling unit

REQUIRED
1.4 space per unit
160 Units x 1.4 = 224 Spaces

PROVIDED
224 spaces provided (Includes 13 Handicap spaces)
4 spaces provided for Maintenance Shop
228 spaces on site

LOADING ZONE
(1) 10' X 20' REQUIRED/PROVIDED

BICYCLE PARKING
1 required Per 10 parking spaces
224 Spaces / 10 = 22.4
22 Bicycle Spaces Required

PARCEL DATA

DENSITIES:

ZONING	ACRES	ALLOWABLE/ACRE	TOTAL ALLOWABLE
MDR / MDR MH	15.7	8	= 125.6 = 126 UNITS
PSO	3.52	10	= 35.2 = 35 UNITS
		GROSS ALLOWABLE	= 161 UNITS

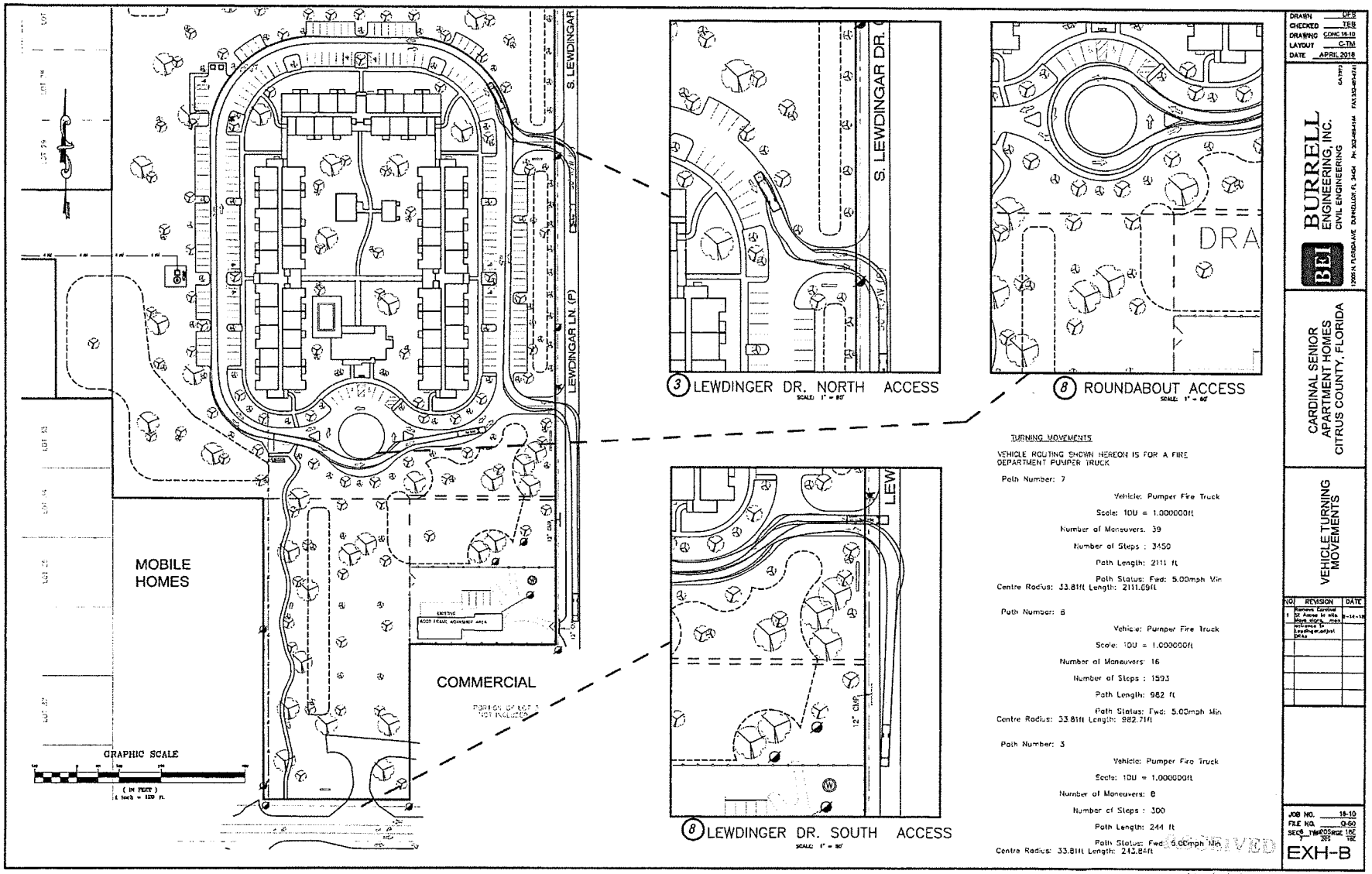
BUILDING DENSITY / UNITS

BUILDING NO.	AREA (SF/FLOOR)	STORIES	GFA (SF)	MAX HEIGHT (FT)	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	1 BEDROOM UNITS H.C.	2 BEDROOM UNITS H.C.	3 BEDROOM UNITS H.C.	SI	TOTAL UNITS
1	11,980	3	35,940	50	0	18	11	0	0	1	1	30
2	11,160	3	33,540	50	0	23	0	0	2	0	1	26
3	11,980	3	35,940	50	0	17	8	0	1	0	0	26
4	10,440	3	31,320	50	11	15	0	1	0	0	1	28
5	10,440	3	31,320	50	11	12	0	1	0	0	0	24
6	11,160	3	33,540	50	0	22	0	0	1	0	1	24
7	11,980	3	35,940	50	0	12	11	0	0	1	1	24
			255,900		33	99	30	2	4	2	4	202

H.C. = HANDICAP UNIT SI = SENSORY IMPAIRED

JUL 2 8 2020
PUD-20-08

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)



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ORDINANCE NO. 2018- A11

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE LAND DEVELOPMENT CODE ATLAS BY REDESIGNATING THE ZONING OF APPROXIMATELY 19.3 ACRES FROM PROFESSIONAL SERVICES/OFFICE DISTRICT AND MEDIUM DENSITY RESIDENTIAL DISTRICT TO PROFESSIONAL SERVICES/OFFICE DISTRICT AND MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT AND ESTABLISHING A MASTER PLAN OF DEVELOPMENT FOR AFFORDABLE SENIOR MULTI-FAMILY HOUSING AND ASSOCIATED USES; PROVIDING FOR APPLICABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CODIFICATION, AND SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, certain Atlas Amendments and Planned Unit Developments are proposed for development that would maintain consistency with the Citrus County Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Citrus County, a political subdivision of the State of Florida, as follows:

Section 1. . The following described lands are hereby redesignated on the LDC Atlas:

PUD-18-05 InVictus Development, LLC for Robert and Mary DeSimone

A request to modify the Land Development Code (LDC) Atlas designation from Professional Services/Office District (PSO) and Medium Density Residential District (MDR) to Professional Services/Office District (PSO) and Medium Density Residential District (MDR) with a Planned Unit Development (PUD) for affordable multi-family senior housing and other associated uses, made pursuant to Section 4300, Planned Unit Developments; Section 2409, Professional Services/Office District; and Section 2406, Medium Density Residential District, as specified in the Citrus County Land Development Code, located Section 12, Township 20 South, Range 17 East and Sections 6 and 7, Township 20 South, Range 18 East; as further fully described in

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Exhibit "A" Legal Description, Exhibit "B" Site Plan, and Exhibit "C" conditions, attached hereto and incorporated herein by reference.

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

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

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

Section 5. The provisions of this ordinance are severable and it is the intention to confer the whole or any part of the powers herein provided for. If any provision of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, that portion will be deemed a separate provision and will not affect any remaining provisions of the ordinance. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such unconstitutional provision was not included.

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

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

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DONE AND ADOPTED in regular meeting of the Board of County Commissioners of Citrus County, Florida, a political subdivision of the State of Florida, this 21st day of August 2018.

ATTEST:

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

OFFICE OF CIRCUIT COURT CITRUS COUNTY, FLORIDA SEAL

Doug Charley D.C.
for ANGELA VICK
CLERK OF COURT

RONALD E. KITCHEN JR.,
CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY:

APPROVED
AUG 21 2018
BOARD OF COUNTY COMMISSIONERS

DENISE A. DYMOND LYN
COUNTY ATTORNEY

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EXHIBIT "A"
LEGAL DESCRIPTION

Rear 80 feet of Lots 31 and 32, HOMOSASSA SPRINGS GARDENS, according to the map or plat thereof as recorded in Plat Book 1, page 58, LESS AND EXCEPT that portion of said lots sold to the State of Florida on August 11, 1969 as recorded in Official Records Book 250, page 619, Public Records of Citrus County, Florida.

AND

Lot 30 of HOMOSASSA SPRINGS GARDENS as per plat thereof recorded in Plat Book 1, page 58, of the Public Records of Citrus County, Florida, LESS that part lying with 155 feet of the Survey Line of State Road 55 (U.S. 19) Section 02030, said line being described as follows: Begin on the South line of Section 32, Township 20 South, Range 17 East, at a point 633.69 feet West of the Southeast corner of said Section 12; thence run N 00°25'00" W a distance of 5315.03 feet to the North line of said Section 12, at a point 633.84 feet West of the Northeast corner of said Section 12 for the end of this survey line description.

AND

Lots 2, 4, 5, 6 and 7, of HOMOSASSA GARDENS as per plat thereof in Plat Book 4, pages 137, 138 and 139, of the Public Records of Citrus County, Florida. LESS AND EXCEPT: Beginning at the Northwest corner of Lot 7, HOMOSASSA SPRINGS GARDENS as recorded in Plat Book 4, pages 137 through 139, of the Public Records of Citrus County, Florida; thence S 86°01'32" E along the North line of said Lot 7 a distance of 640.03 feet to the Northeast corner of said Lot 7, said point also being on a curve, concaved Southeasterly having a central angle of 4°06'05" and a radius of 1737.11 feet; thence Southwesterly along the arc of said curve, said line also being the East line of said Lot 7, a distance of 124.35 feet to the P.C. of said curve (chord bearing and distance between said points being S 1°55'25" W 124.31 feet); thence continue along said East line and along the East line of Lot 6 of said HOMOSASSA GARDENS S 0°07'37" E 176.99 feet; thence N 89°45'22" W 834.12 feet to a point on the West line of said Lot 6; thence N 0°04'05" W along said West line and along the West line of said Lot 7 a distance of 172.96 feet; thence N 0°07'04" W along the West line of said Lot 7 a distance of 169.88 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

Commencing at the Northwest corner of HOMOSASSA GARDENS as recorded in Plat Book 4, pages 137 through 139, of the Public Records of Citrus County, Florida; thence S 0°07'04" E along the West line of Lot 7 a distance of 169.88 feet; thence continue along said West line and along the West line of Lot 6, of said HOMOSASSA GARDENS S 0°04'50" E 172.96 feet to the POINT OF BEGINNING; thence continue S 0°04'50" E along the West line of said Lot 6 and along the West line of Lot 5 of said HOMOSASSA GARDENS a distance of 344.40 feet; thence S 89°45'22" E 634.40 feet to a point on the East line of said Lot 5; thence N 0°07'37" W along said East line and along the East line

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EXHIBIT "A" CONTINUED
LEGAL DESCRIPTION

of said Lot 6 a distance of 344.40 feet; thence N 89°45'22" W 634.12 feet to the POINT OF BEGINNING.

AND

Beginning at the NW corner of Lot 7, HOMOSASSA GARDENS, as recorded in Plat Book 4, pages 137-139, Public Records of Citrus County, Florida; thence S 86°01'32" E along the North line of Lot 7 a distance of 640.03 feet to the NE corner of said Lot 7, said point also being on a curve, concaved Southeasterly having a central angle of 4°06'05" and a radius of 1737.11 feet' thence Southwesterly along the arc of curve, said line also being the East line of said Lot 7, a distance of 124.35 feet to the P.C. of said curve (Chord bearing and distance between said points being S 1°55'25" W 124.31 feet); thence continue along the East line and along the East line of Lot 6 of said HOMOSASSA GARDENS S 0°07'37" E 176.99 feet; thence N 89°45'22" W 634.12 feet to a point on the West line of said Lot 6; thence N 0°04'05" W, along said West line and along the West line of said Lot 7, a distance of 172.96 feet; thence N 0°07'04" W, along the West line of said Lot 7, a distance of 169.88 feet to the POINT OF BEGINNING.

AND

A PORTION OF Lot 5 and 6, of HOMOSASSA GARDENS, being more particularly described as follows: Commencing at the NW corner of Lot 7, HOMOSASSA GARDENS, according to the map or plat thereof recorded in Plat Book 4, pages 137-139, inclusive, Public Records of Citrus County, Florida; thence S 0°07'04" E, along the West line of said Lot 7, a distance of 169.88 feet; thence continue along said West line and along the West line of Lot 6 of HOMOSASSA GARDENS, S 0°04'50" E 172.96 feet to the POINT OF BEGINNING; thence continue S 0°04'50" E along the West line of said Lot 6, and along the West line of Lot 5 of said HOMOSASSA GARDENS a distance of 344.40 feet; thence S 89°45'22" E 634.40 feet to a point on the East line of said Lot 5; thence N 0°07'37" W along said East line and along the East line of said Lot 6, a distance of 344.40 feet; thence N 89°45'22" W 634.12 feet to the POINT OF BEGINNING.

AND

The North 210 feet of Tract 3, HOMOSASSA GARDENS, according to the map or plat thereof as recorded in Plat Book 4, pages 137 thru 139, inclusive, Public Records of Citrus County, Florida.

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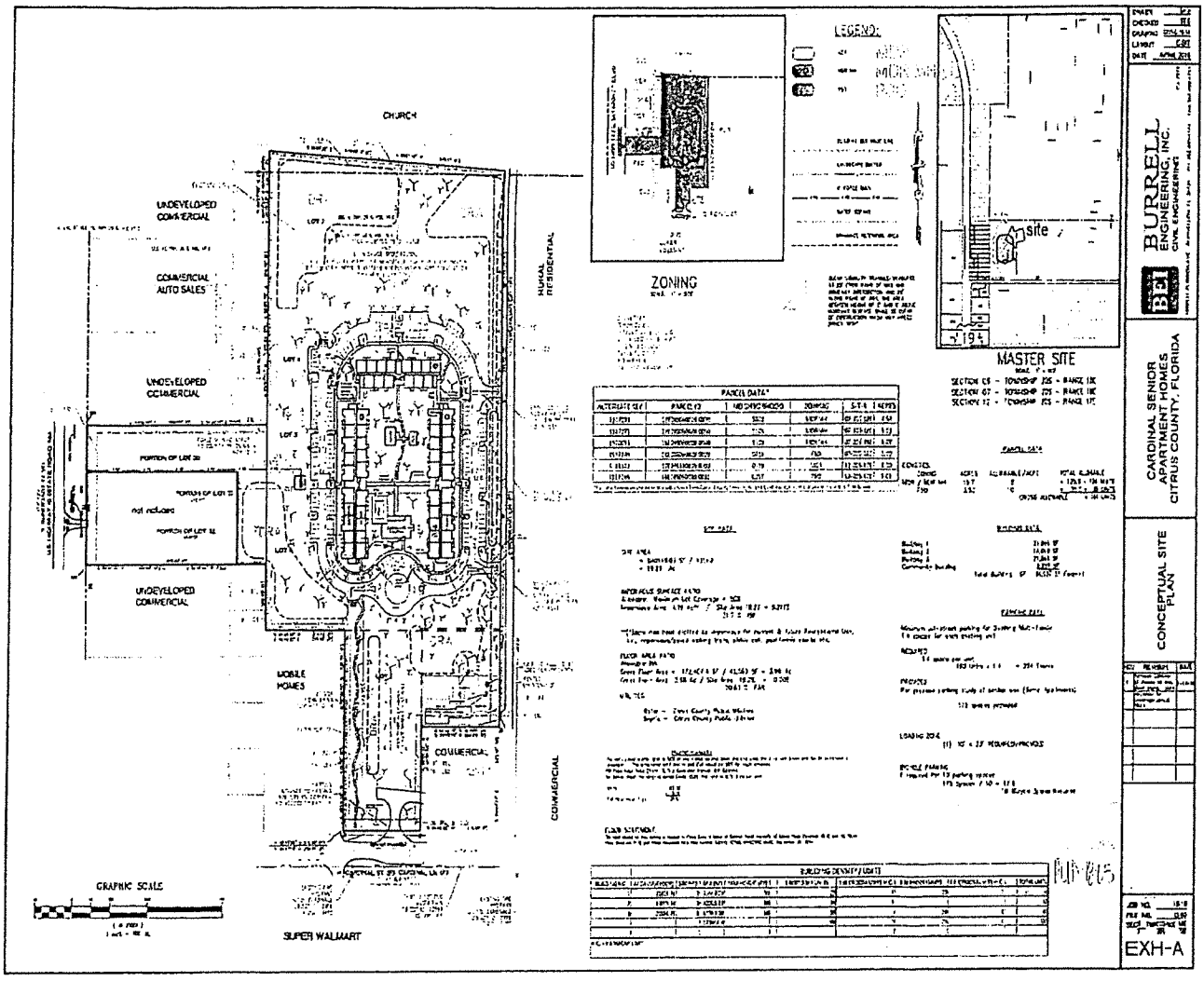
EXHIBIT B
SITE PLAN



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PUD-20-08

EXHIBIT "C"
CONDITIONS OF APPROVAL

1. The Planned Unit Development (PUD) shall allow for up to 160 units of affordable multi-family senior housing and other associated uses as outlined on the Master Plan date-stamped received June 14, 2018 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. The affordable senior multi-family development must provide at least 175 parking spaces as shown on the Master Plan date-stamped received June 14, 2018 by the Land Development Division.

5. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, for façade, landscaping, pedestrian circulation, parking, and lighting.

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

8. All exterior lighting shall be positioned, shielded and hooded so as not to illuminate adjacent properties.

9. 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.

10. A traffic analysis, signed and sealed by a professional engineer, addressing auxiliary lanes will need to be provided at the time of permitting.

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EXHIBIT "C" CONDITIONS (CONTINUED)

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

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

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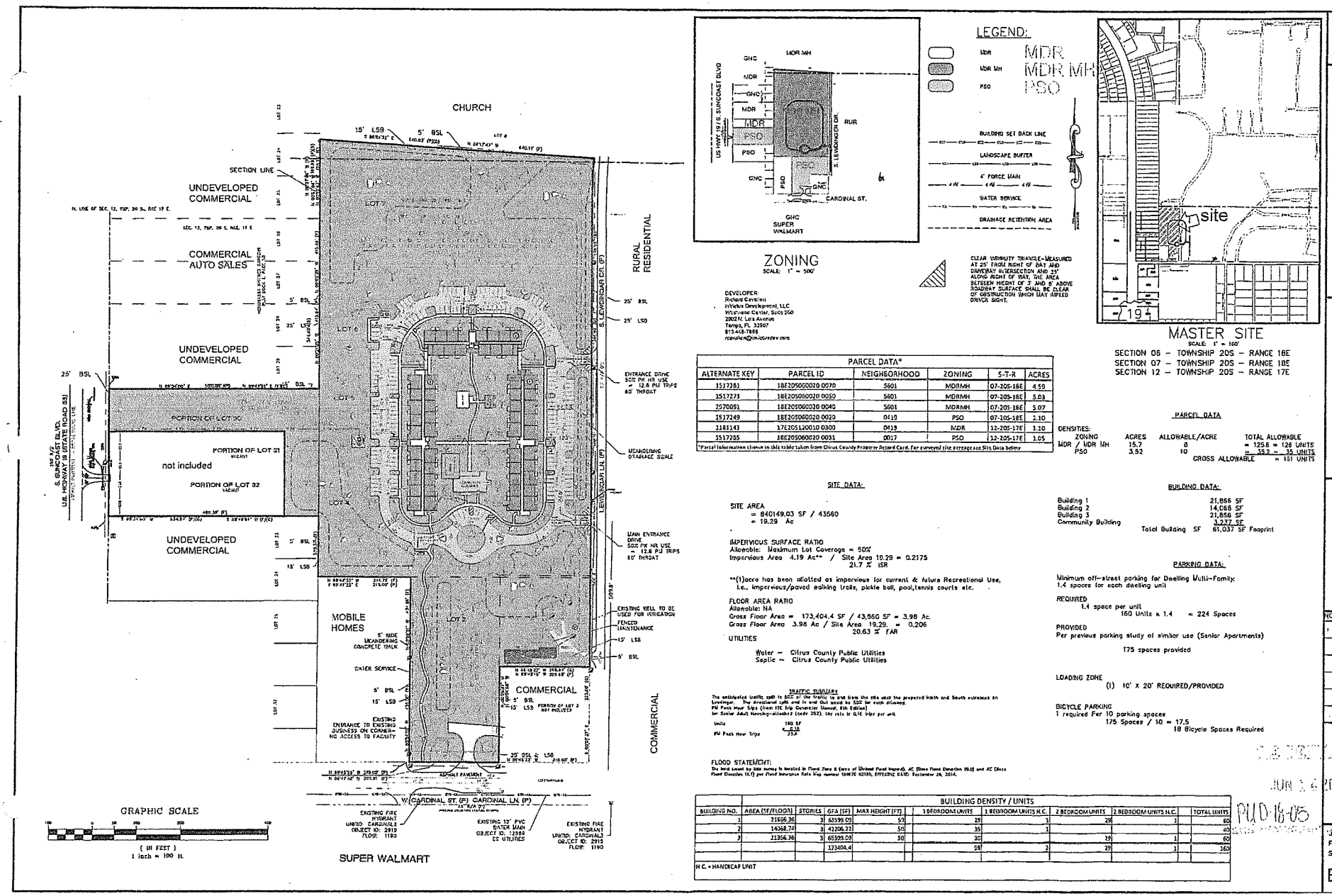


ZONING
SCALE: 1" = 500'

LEGEND:
MDR
MDR MH
PSO
BUILDING SET BACK LINE
LANDSCAPE BUFFER
4" FORCE MAIN
WATER SERVICE
DRAINAGE RETENTION AREA

CLEAR VISIBILITY TRIANGLE-MEASURED AT 25' FROM RIGHT OF WAY AND DRIVEWAY INTERSECTION AND 25' ALONG RIGHT OF WAY, THE AREA BETWEEN HEIGHT OF 3' AND 8' ABOVE ROADWAY SURFACE SHALL BE CLEAR OF OBSTRUCTION WHICH MAY IMPEDE DRIVER SIGHT.

MASTER SITE
SCALE: 1" = 100'
SECTION 06 – TOWNSHIP 20S – RANGE 18E
SECTION 07 – TOWNSHIP 20S – RANGE 18E
SECTION 12 – TOWNSHIP 20S – RANGE 17E

DEVELOPER:
Richard Cavaleri
InVicta Development, LLC
Westshore Center, Suite 260
2002 N. Lois Avenue
Tampa, FL 33607
813-468-7868

PARCEL DATA*

ALTERNATE KEY	PARCEL ID	NEIGHBORHOOD	ZONING	S-T-R	ACRES
1517281	18E20S060020 0070	5601	MDRMH	07-20S-18E	4.59
1517273	18E20S060020 0050	5601	MDRMH	07-20S-18E	5.03
2570091	18E20S060020 0040	5601	MDRMH	07-20S-18E	5.07
1517249	18E20S060020 0020	0419	PSO	07-20S-18E	2.10
1181143	17E20S120010 0300	0419	MDR	12-20S-17E	1.10
1517255	18E20S060020 0031	0017	PSO	12-20S-17E	1.05

*Parcel information shown in this table taken from Citrus County Property Record Card. For surveyed site acreage see Site Data below

PARCEL DATA

DENSITIES: ZONING	ACRES	ALLOWABLE/ACRE	TOTAL ALLOWABLE
MDR / MDR MH	15.7	8	= 125.6 = 126 UNITS
PSO	3.52	10	= 35.2 = 35 UNITS
		GROSS ALLOWABLE	= 161 UNITS

SITE DATA:

SITE AREA
= 840149.03 SF / 43560
= 19.29 Ac

IMPERVIOUS SURFACE RATIO
Allowable: Maximum Lot Coverage = 50%
Impervious Area 4.19 Ac** / Site Area 19.29 = 0.2175
21.7 % ISR

**(1)acre has been allotted as impervious for current & future Recreational Use, i.e., impervious/paved walking trails, pickle ball, pool,tennis courts etc.

FLOOR AREA RATIO
Allowable: NA
Gross Floor Area = 173,404.4 SF / 43,560 SF = 3.98 Ac.
Gross Floor Area 3.98 Ac / Site Area 19.29 = 0.206
20.63 % FAR

UTILITIES
Water – Citrus County Public Utilities
Septic – Citrus County Public Utilities

TRAFFIC SUMMARY
The anticipated traffic split is 50% of the traffic in and from the site uses the proposed North and South entrances on Lewkowicz. The directional split and In and Out used as 50% for each driveway.
PM Peak Hour Trips (from ITE Trip Generation Manual, 8th Edition)
for Senior Adult Housing-attached (code 252), the rate is 0.16 trips per unit

Units	180 SF
	0.16
PM Peak Hour Trips	28.8

FLOOD STATEMENT:
The land shown by this survey is located in Flood Zone X (area of Minimal Flood Hazard), AE (Base Flood Elevation 10.0) and AE (Base Flood Elevation 11.0) per Flood Insurance Rate Map number 12017C 0215D, EFFECTIVE DATE: September 26, 2014.

BUILDING DATA:

Building 1	21,866 SF
Building 2	14,068 SF
Building 3	21,866 SF
Community Building	3,237 SF
Total Building SF	61,037 SF Footprint

PARKING DATA:

Minimum off-street parking for Dwelling Multi-Family:
1.4 spaces for each dwelling unit

REQUIRED
1.4 space per unit
160 Units x 1.4 = 224 Spaces

PROVIDED
Per previous parking study of similar use (Senior Apartments)
175 spaces provided

LOADING ZONE
(1) 10' x 20' REQUIRED/PROVIDED

BICYCLE PARKING
1 required Per 10 parking spaces
175 Spaces / 10 = 17.5
18 Bicycle Spaces Required

BUILDING DENSITY / UNITS

BUILDING NO.	AREA (SF/FLOOR)	STORIES	GFA (SF)	MAX HEIGHT (FT)	1 BEDROOM UNITS	1 BEDROOM UNITS H.C.	2 BEDROOM UNITS	2 BEDROOM UNITS H.C.	TOTAL UNITS
1	21666.36	3	65599.09	50	29	1	29	1	60
2	14068.74	3	42206.22	50	35	1			40
3	21356.36	3	65599.09	50	30		29	1	60
			173404.4		98	2	29	1	160

H.C. = HANDICAP UNIT

DRAWN
CHECKED
DRAWING CODE
LAYOUT
DATE APRIL

BURRELL
ENGINEERING, INC.
CIVIL ENGINEERING

CARDINAL SENIOR APARTMENT HOMES
CITRUS COUNTY FLORIDA

CONCEPTUAL SITE PLAN

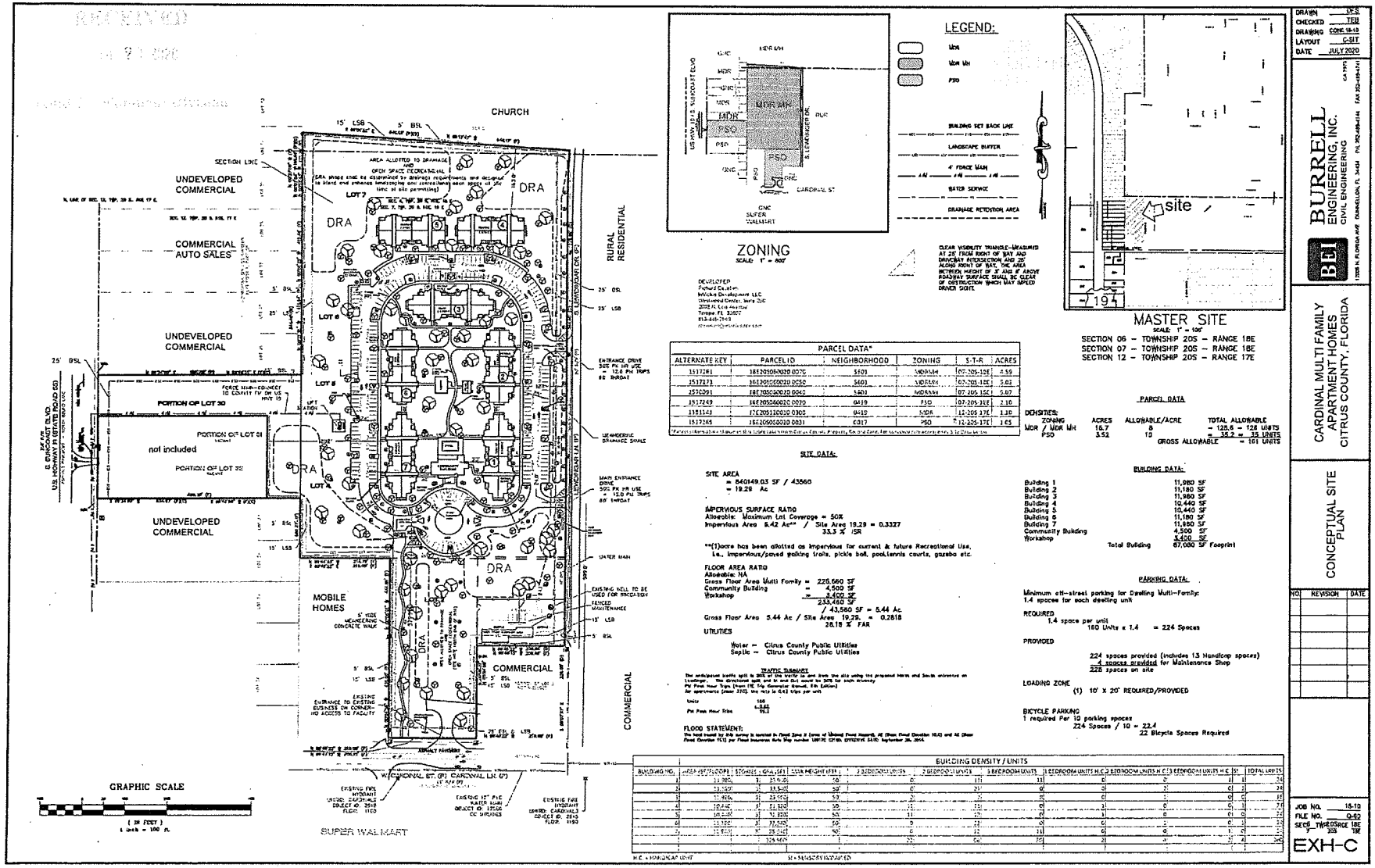
NO	REVISION
1	Remove Cardinal Dr Access to site, Move pond, add accesses to Landscape,adjust plan

JUN 14 2018

PUD-18-05

JOB NO.
FILE NO.
SEC 6 TWP 20S RGE 18E 7 20S

EXH-4



PARCEL DATA*

ALTERNATE KEY	PARCEL ID	NEIGHBORHOOD	ZONING	S-T-R	ACRES
1517281	18E20S060020 0070	5601	MDR/MH	07-20S-18E	4.59
1517273	18E20S060020 0050	5601	MDR/MH	07-20S-18E	5.03
2572091	18E20S060020 0040	5601	MDR/MH	07-20S-18E	5.07
1517249	18E20S060020 0070	6419	PSO	07-20S-18E	2.10
1521343	17E20S130010 0900	6410	MDR	12-20S-17E	3.10
1517265	18E20S060020 0031	6317	PSO	12-20S-17E	1.45

SITE DATA:

SITE AREA
= 840149.03 SF / 43560
= 19.29 Ac

IMPERVIOUS SURFACE RATIO
Allowable Maximum Lot Coverage = 50%
Impervious Area 8.42 Ac** / Site Area 19.29 = 0.3327
33.3 % ISR

**(1)acre has been allotted as impervious for current & future Recreational Use, i.e., impervious/paved walking trails, pickle ball, pool,tennis courts, gazebo etc.

FLOOR AREA RATIO
Allowable: NA
Gross Floor Area Multi Family = 226,660 SF
Community Building = 4,500 SF
Workshop = 3,400 SF
233,460 SF
/ 43,560 SF = 5.44 Ac.
Gross Floor Area 5.44 Ac / Site Area 19.29. = 0.2818
28.18 % FAR

UTILITIES
Water – Citrus County Public Utilities
Septic – Citrus County Public Utilities

TRAFFIC SUMMARY
The anticipated traffic split is 30% of the traffic to and from the site using the proposed North and South entrance on Lindsey. The directional split and in and out count is 50% for each driveway.
PM Peak Hour Trips (from ITE 9th Generation Manual, 5th Edition)
For apartments (Land Use 220), the rate is 0.62 trips per unit.

Units	160
PM Peak Hour Trips	0.62 / 99.2

FLOOD STATEMENT:
The land lisated by this survey is located in Flood Zone X (area of Minimal Flood Hazard), AE (Base Flood Elevation 16.0) and AE (Base Flood Elevation 17.0) per Flood Insurance Rate Map number 12017C 0710H, EFFECTIVE DATE: September 28, 2018.

PARCEL DATA

DENSITIES:	ZONING	ACRES	ALLOWABLE/ACRE	TOTAL ALLOWABLE
	MDR / MDR MH	16.7	8	= 133.6 = 128 UNITS
	PSO	3.52	10	= 35.2 = 35 UNITS
			GROSS ALLOWABLE	= 161 UNITS

BUILDING DATA:

Building 1	11,980 SF
Building 2	11,180 SF
Building 3	11,980 SF
Building 4	10,440 SF
Building 5	10,440 SF
Building 6	11,180 SF
Building 7	11,980 SF
Community Building	4,500 SF
Workshop	3,400 SF
Total Building	87,080 SF Footprint

PARKING DATA:
Minimum off-street parking for Dwelling Multi-Family:
1.4 spaces for each dwelling unit

REQUIRED
1.4 space per unit
160 Units x 1.4 = 224 Spaces

PROVIDED
224 spaces provided (includes 13 Handicap spaces)
4 spaces provided for Maintenance Shop
228 spaces on site

LOADING ZONE
(1) 10' X 20' REQUIRED/PROVIDED

BICYCLE PARKING
1 required Per 10 parking spaces
224 Spaces / 10 = 22.4
22 Bicycle Spaces Required

BUILDING DENSITY / UNITS

BUILDING NO.	AREA (SF/FLOOR)	STORIES	GFA (SF)	BASE HEIGHT (FT)	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	1 BEDROOM UNITS H.C.	2 BEDROOM UNITS H.C.	3 BEDROOM UNITS H.C.	TOTAL UNITS
1	11,980	3	35,940	50	0	12	12	0	0	1	25
2	11,180	3	33,540	50	0	12	12	0	0	1	25
3	11,980	3	35,940	50	0	12	12	0	0	1	25
4	10,440	3	31,320	50	0	12	12	0	0	1	25
5	10,440	3	31,320	50	0	12	12	0	0	1	25
6	11,180	3	33,540	50	0	12	12	0	0	1	25
7	11,980	3	35,940	50	0	12	12	0	0	1	25
			239,460		0	84	84	0	0	7	175

H.C. = HANDICAP UNIT
M = MANAGER'S UNIT

NO.	REVISION	DATE

JOB NO. 18-19
FILE NO. 0-62
SEC 6 TWP 20S RGE 18E

REZONE TRAFFIC STUDY

PUD 20-08

S. Lewdingar Drive and Cardinal Street

Northeast Quadrant

Citrus County, Florida

Prepared for:
InVictus Development, LLC

Prepared By:
TRUCKIN TRAFFIC, LLC

Jane A Caldera, PE

Digitally signed by Jane A Caldera, PE
Date: 2021.09.21 11:56:49 -04'00'

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SEP 21 2021
Land Development Division

Submitted To:
Citrus County

September 21, 2021

Jane A. Caldera, P.E.
P.E. # 53116

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

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APPENDIX 13

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

1. PROJECT LOCATION/DESCRIPTION

This Traffic Study has been prepared to provide Citrus County with traffic data and analyses associated with PUD 20-08.

PUD 20-08 is 19.3-acre site located in the northwest quadrant of W. Cardinal Street (CR 482) and S. Lewdingar Drive. The 19.3 site has roadway frontage along US 19, W. Cardinal Street and S. Lewdingar Drive. The site currently has one driveway connection to W. Cardinal Street, this driveway provides vehicular access to a small commercial building located outside the site boundary. The access to the small commercial building is planned to remain as. The site location and area roadway system are shown on Figure 1.

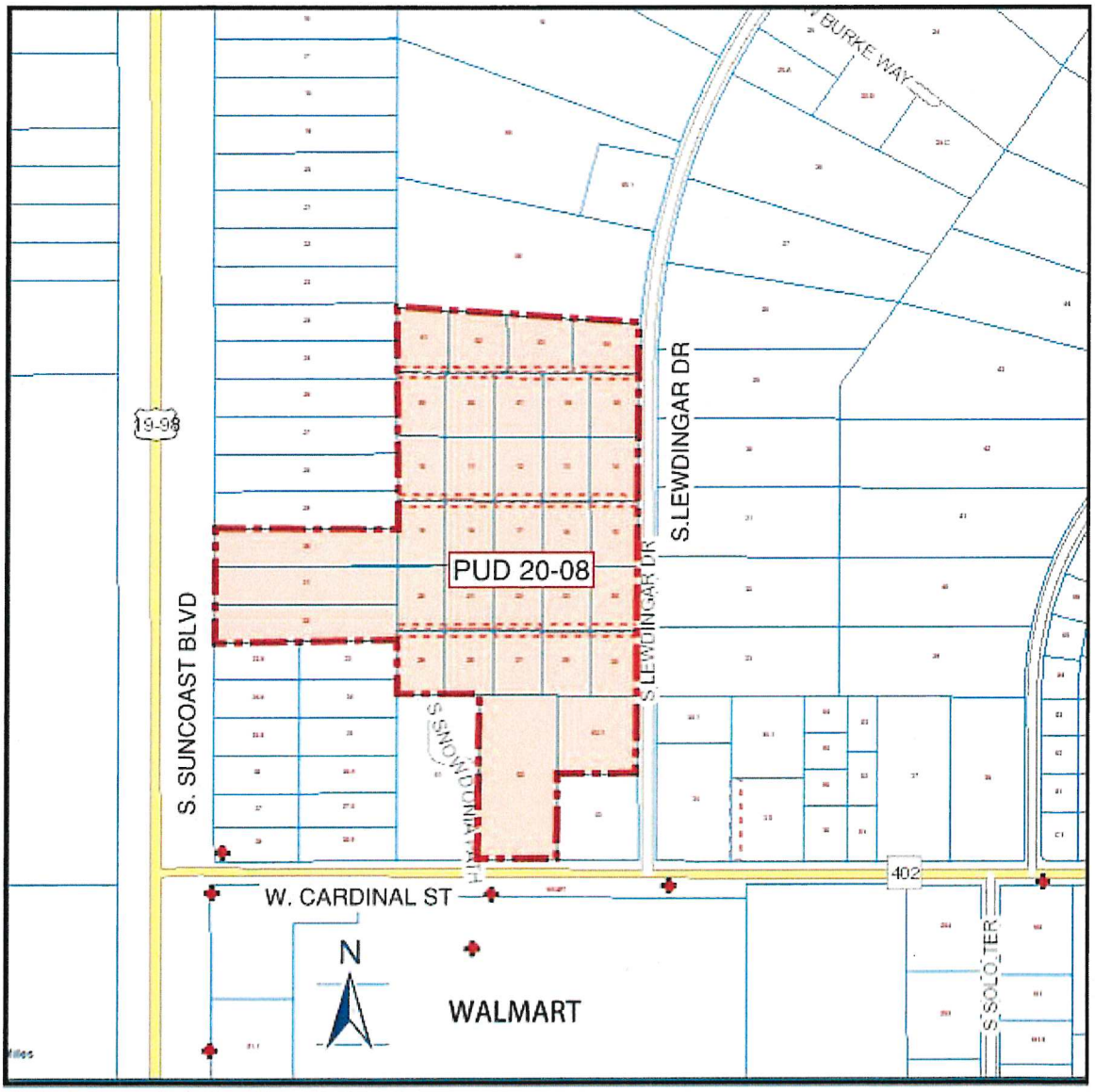


FIGURE 1 - SITE LOCATION MAP

The purpose PUD 20-08 is to modified previously approved PUD-18-05 to allow 160 multi-family units without any age or income restrictions.

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

PUD-18-05, approved in 2018, permitted 160 units of affordable, multi-family senior housing and associated uses. To address the maximum traffic scenario, this traffic study is based on the highest possible traffic generation for 160 multi-family units without any age or income restrictions. The multi-family development will have two site access driveways to S. Lewdingar Drive. The basic layout for the apartment buildings and the location of the 2-site access driveways are shown on Figure 2.

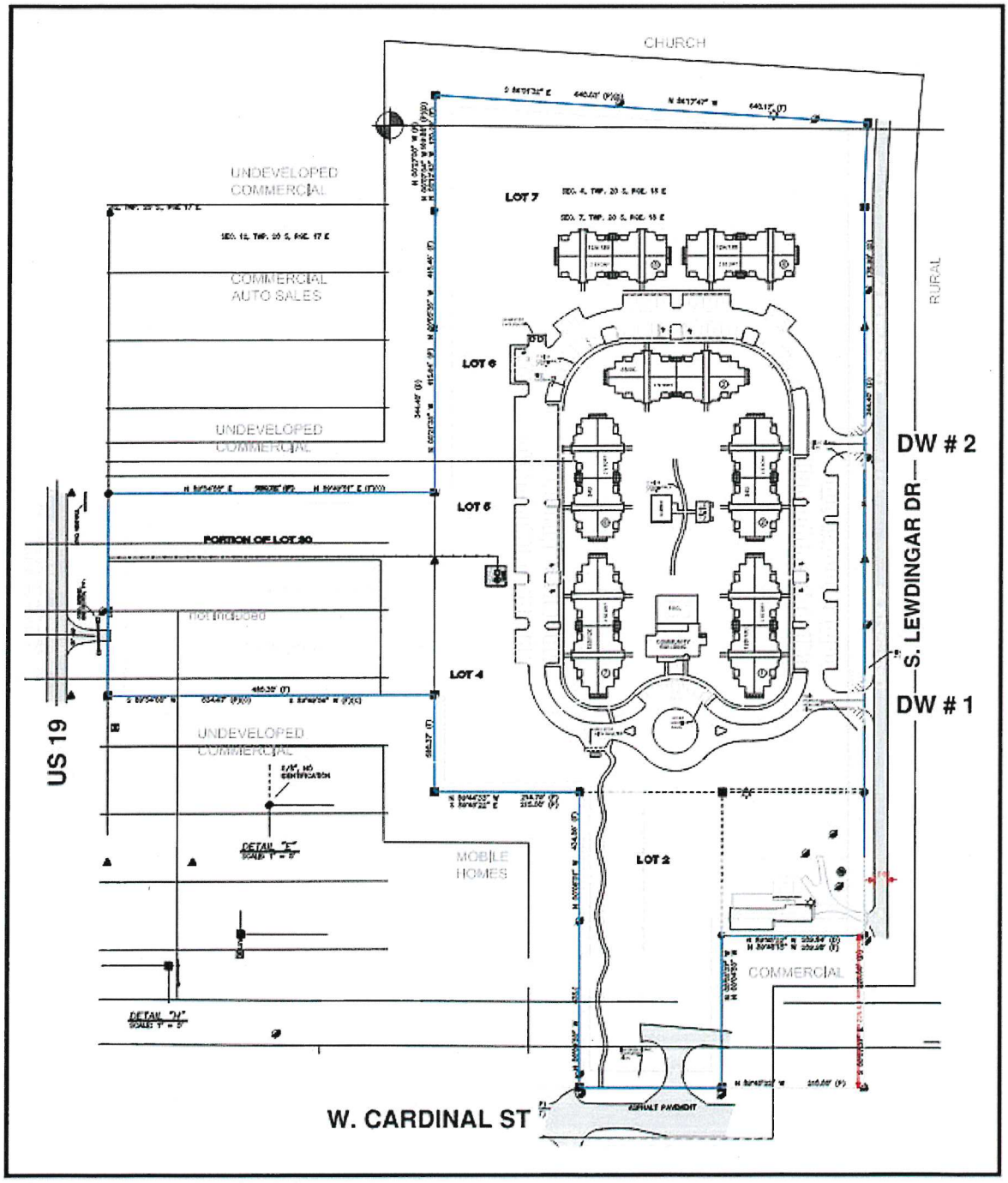


FIGURE 2 - PUD CONCEPT PLAN

The methodology for this traffic study was discussed with Citrus County. A copy of the methodology letter is contained in the Appendix.

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

2. PROJECT TRIP CHARACTERISTICS

Trip Generation

The AM and PM peak-hour trip generation estimates were based on the trip rates contained in the 10th Edition of the Institute of Transportation of Engineers (ITE) Trip Generation Manual, for Land Use 220 Multifamily Housing.

Tables 1 and 2 below contain the trip generation calculations for the AM and PM time periods.

TABLE 1 - AM PK-HR TRIP GENERATION ESTIMATES

ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	ITE Rate/Eqn	Size	Total Trips		
					2-Way	In	Out
Multifamily Housing	*220*	*DWELLING UNITS*	*0.46*	*160*	*74*	*17*	*57*

TABLE 2 - PM PK-HR GENERATION ESTIMATES

ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	ITE Rate/Eqn	Size	Total Trips		
					2-Way	In	Out
Multifamily Housing	*220*	*DWELLING UNITS*	*0.56*	*160*	*90*	*56*	*33*

Site Access Plan

Two full access driveways are proposed to server the 160-unit multifamily site, both driveways will be on Lewdingar Drive. The site access driveways are described below:

- DW # 1 – This full access driveway is planned to be located approximately 585 feet north of W. Cardinal Street.
- DW # 2 – This full access driveway is planned to be located approximately 935 feet north of W. Cardinal Street.

The driveway connection spacing on S. Lewdingar Drive will exceed the 125 feet minimum driveway spacing requirements, per Table 7-1 of the Citrus County Land Development Code.

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

Project Trip Distribution

The site traffic distribution was developed manually, based on the area population, location of employment hubs, existing travel patterns, the area roadway network and engineering judgment. The site traffic distribution is displayed graphical on Figure 3.

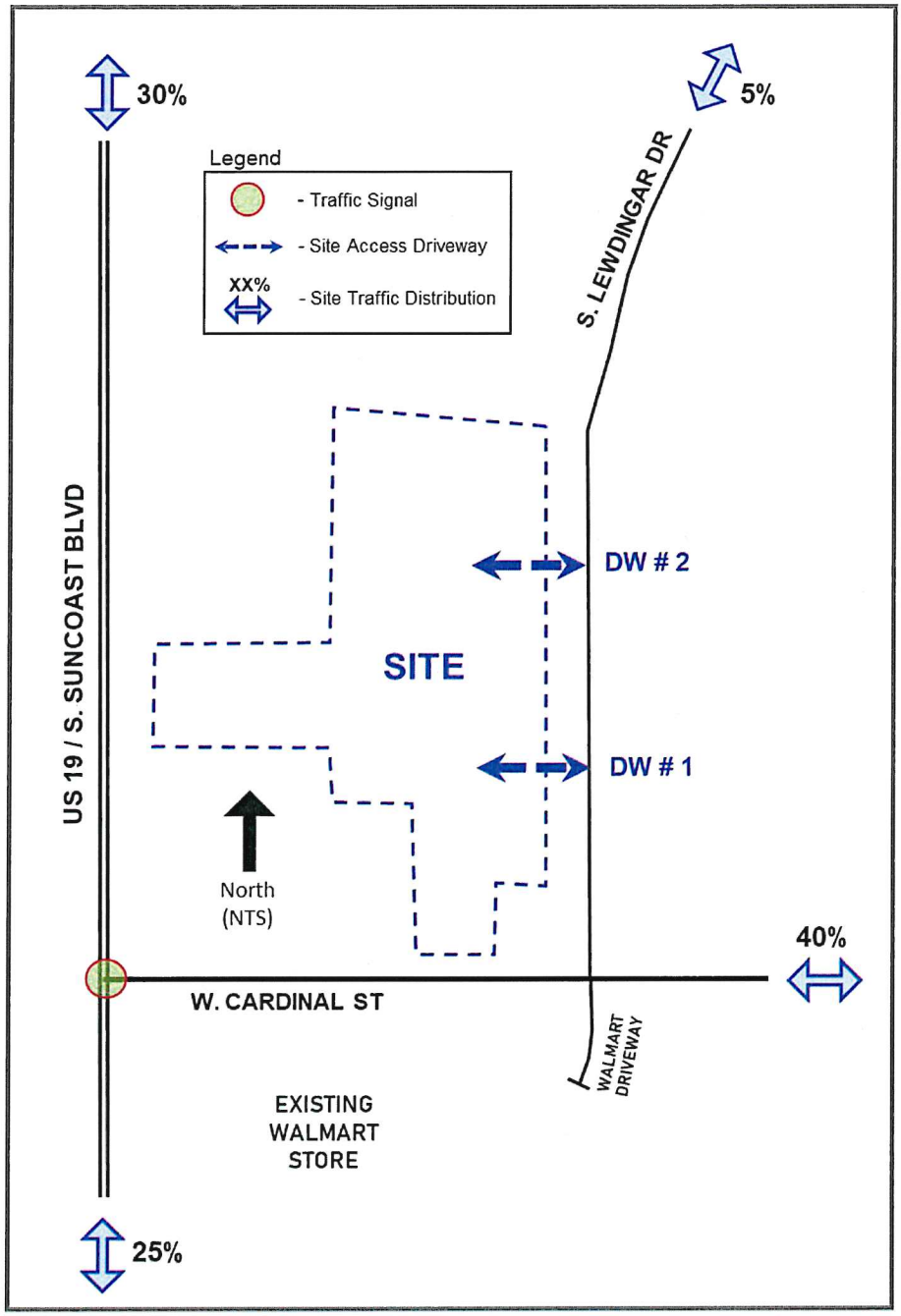


FIGURE 3 - SITE TRAFFIC DISTRIBUTION

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

The AM and PM peak hour site traffic assignments for the 2 proposed site access driveways and the intersection of W. Cardinal Street and S. Lewdingar Drive are shown graphically on Figure 4.

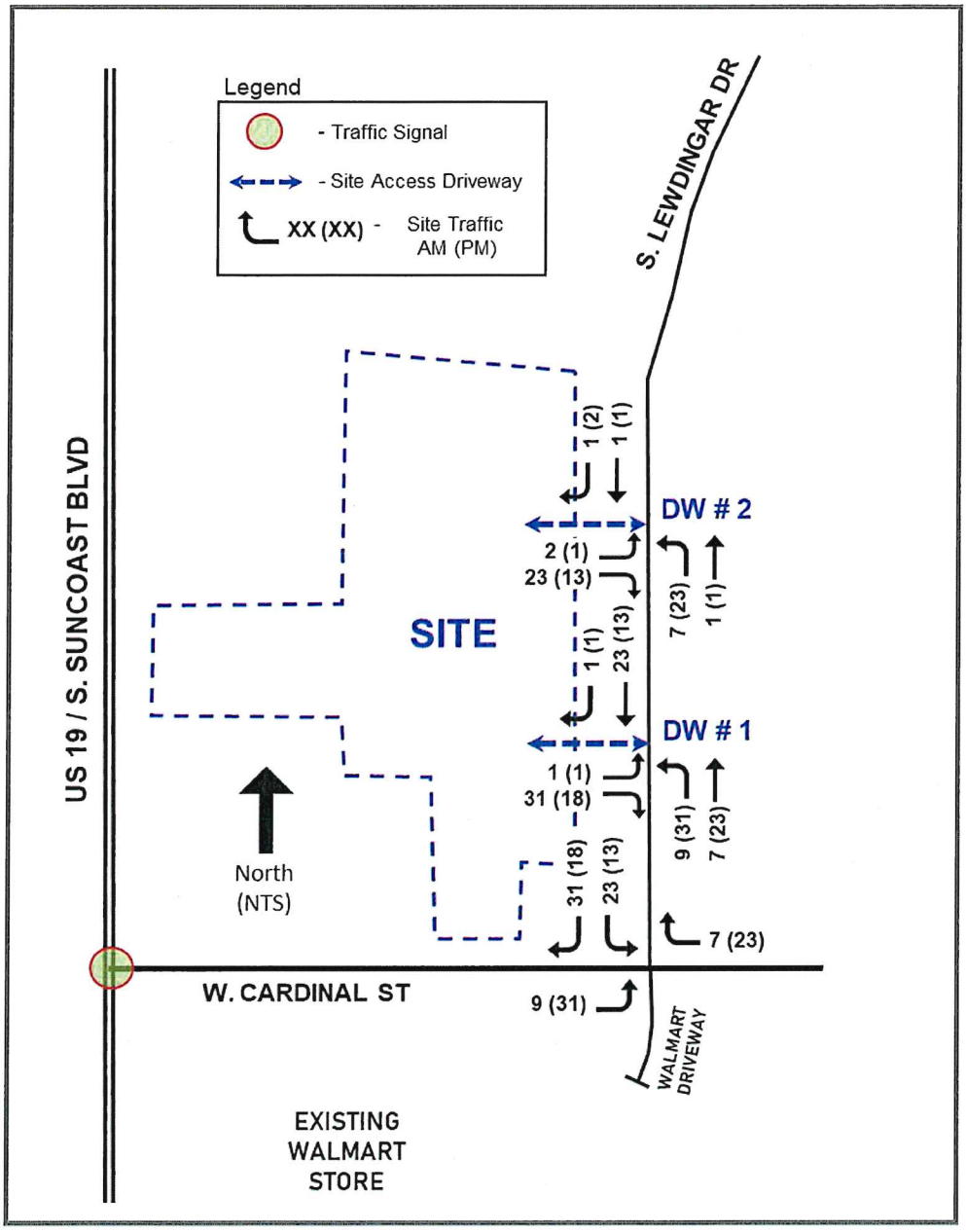


FIGURE 4 - SITE TRAFFIC ASSIGNMENT

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

3. EXISTING TRAFFIC CONDITIONS

New AM and PM peak period intersection turning movement counts (TMC) were conducted at the intersection of W. Cardinal Street and S. Lewdingar Drive. A copy the new TMC's can be found in the Appendix.

The new peak hour TMC's were adjusted by factor of 1.02 to represent peak season conditions. The peak season factor was obtained from the Florida Department of Transportation (FDOT) 2020 Peak Season Factor Report for Citrus County. Figure 5 displays the AM and PM peak-hour, peak season, existing traffic volumes.

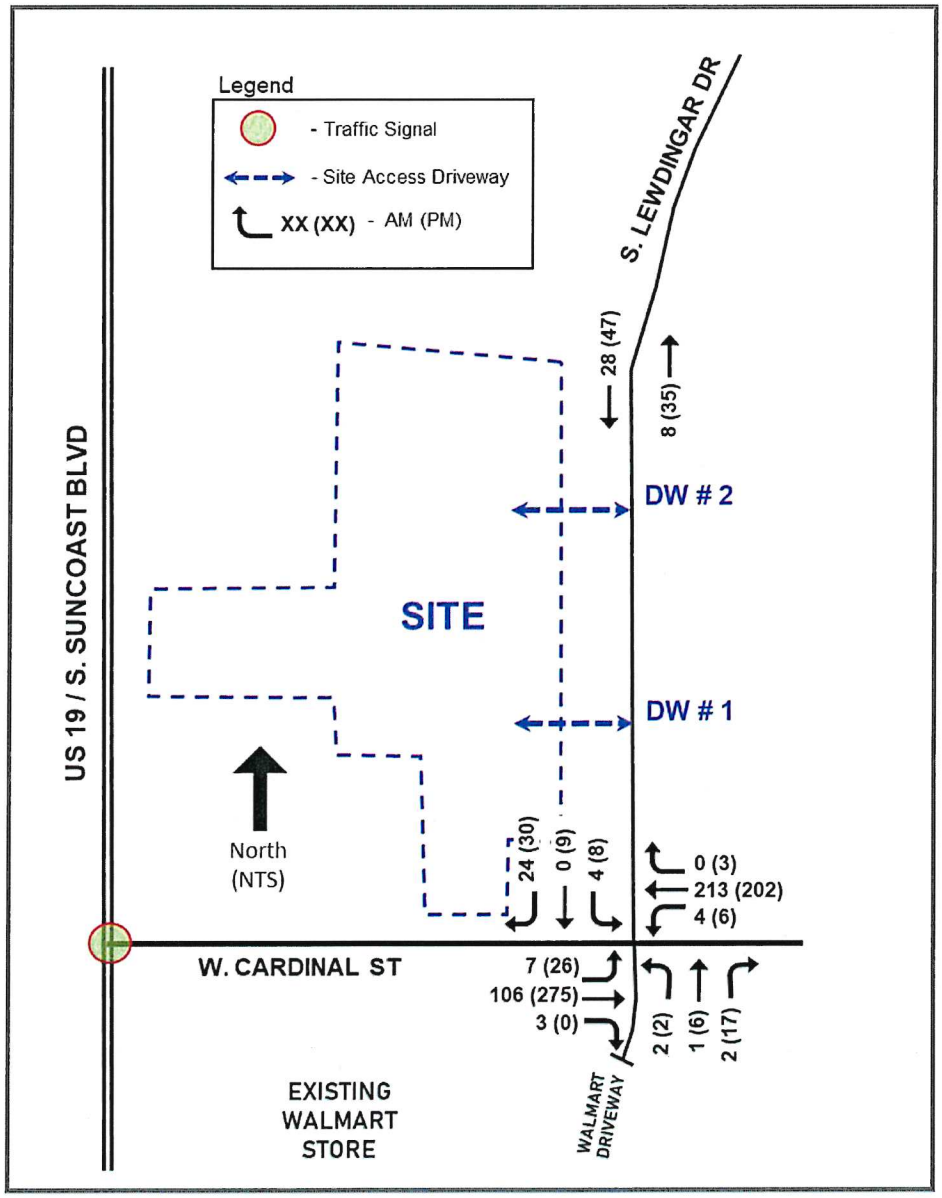


FIGURE 5 – EXISTING TRAFFIC VOLUMES (PEAK-SEASON)

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

The Highway Capacity Manual (HCM) software was used to determine the existing Level of Service (LOS) for the unsignalized intersection of W. Cardinal Street and S. Lewdingar Drive. The results of the unsignalized intersection capacity analyses for the AM and PM peak hours are summarized in Table 3.

Table 3

UN-SIGNALALIZED INTERSECTION CAPACITY ANALYSIS RESULTS (EXISITNG CONDTIONS)

		Control Delay (secs./veh.) / LOS / V/C Ratio			
	Time Period	EB LEFT	WB LEFT	NB LF/TH/RT	SB LF/TH/RT
W. Cardnial Street at S. Lewdingar Drive / Walmart Driveway	AM Peak-Hour	7.7 / A / 0.01	7.4 / A / 0.00	10.2 / B / 0.01	9.8 / A / 0.04
	PM Peak-Hour	7.8 / A / 0.02	7.8 / A / 0.00	11.3 / B / 0.04	11.5 / A / 0.08

As indicated in Table 3 above, the unsignalized intersection is currently operating at an acceptable level of services during the AM and PM peak hours. The detailed HMC reports are contained in the Appendix.

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

4. POST DEVELOPMENT CONDITIONS

The future traffic projections were developed by adding the site traffic to the 2021 peak-season traffic volumes.

Figures 6 displays the AM and PM peak-hour, peak season, Post Development Traffic Projections for the study intersection. The detailed assignment spreadsheets for the study intersection are contained in the Appendix.

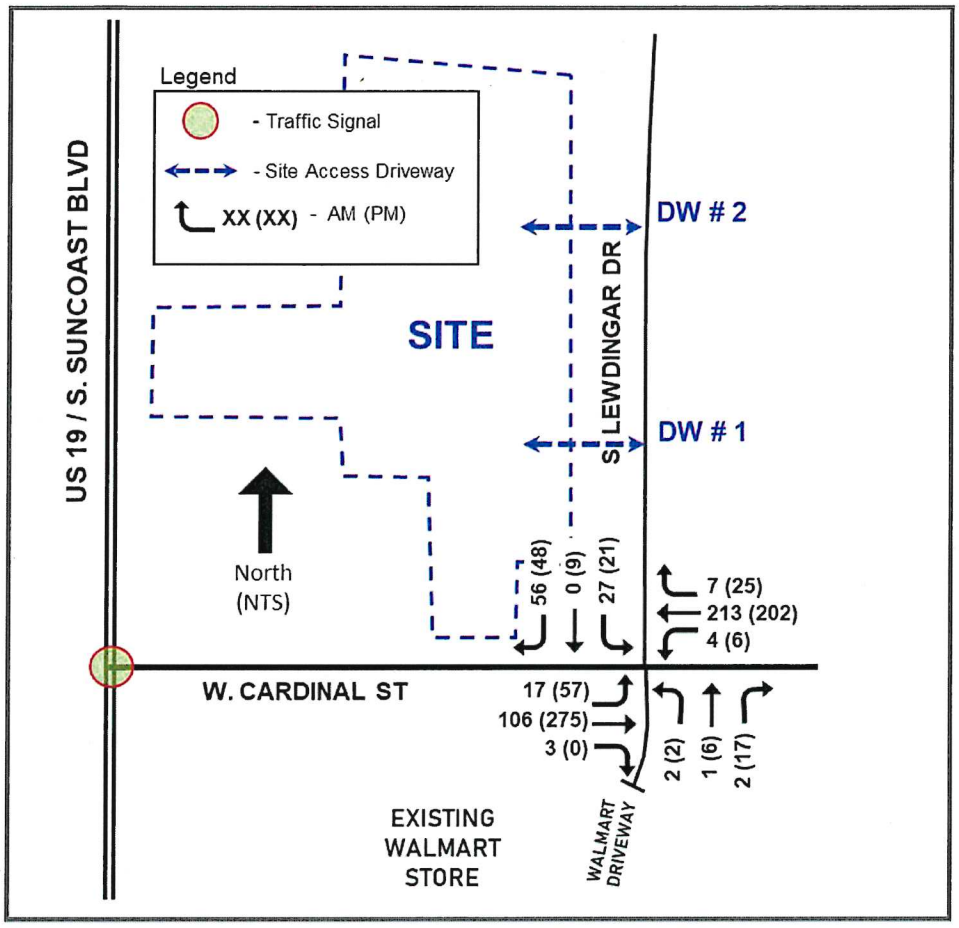


FIGURE 6 – POST DEVELOPMENT TRAFFIC PROJECTIONS (PEAK-SEASON)

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

The Highway Capacity Manual (HCM) software was used to determine the post development Level of Service (LOS) for the unsignalized intersection of W. Cardinal Street and S. Lewdingar Drive. The results of the unsignalized intersection capacity analyses for the AM and PM peak hours are summarized in Table 4.

Table 4

UN-SIGNALALIZED INTERSECTION CAPACITY ANALYSIS RESULTS (POST DEVELOPMENT CONDTIONS)

		Control Delay (secs./veh.) / LOS / V/C Ratio			
	Time Period	EB LEFT	WB LEFT	NB LF/TH/RT	SB LF/TH/RT
W. Cardnial Street at S. Lewdingar Drive / Walmart Driveway	AM Peak-Hour	7.8 / A / 0.01	7.4 / A / 0.00	10.5 / B / 0.01	10.7 / B / 0.13
	PM Peak-Hour	7.8 / A / 0.02	7.8 / A / 0.00	10.9 / B / 0.04	11.5 / A / 0.08

As indicated in Table 4 above, the unsignalized intersection is anticipated to continue to operate at an acceptable level of service during the AM and PM peak hours. The detailed HMC reports are contained in the Appendix.

Turn Lane Evaluation for W. Cardinal Street at S. Lewdingar Drive

The EB existing left turn lane was evaluated to ensure that the length of the left turn lane is adequate to accommodate the PUD site traffic.

EB Left Turn Lane from W. Cardinal Street to S. Lewdingar Drive

The existing peak-season traffic plus the site traffic projected to utilize the EB left turn lane on W. Cardinal Street at S. Lewdingar Drive during the AM and PM peak hour is summarized below:

PK HR	2021 PK-SEASON	SITE TRAFFIC	POST DEV TOTAL
AM	7 vph	9 vph	26 vph
PM	26 vph	31 vph	57 vph

The post development EB left turn volume of 57 vph will be the basis for the queue storage length calculations. For estimate queue storage length (Q), the AASHTO Green Book suggests the use of a 2-minute interval for unsignalized locations. The calculations associated with the 2-minute rule are shown below:

Q = (2 x VPH) /60

Q = (2 x 57) / 60 = 1.9 vehicles, round up to 2 x 25' = 50'

The length of the designated existing EB left turn lane 150 feet therefore, the existing EB left turn lane is adequate.

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

Turn Lane Evaluation at Site Access Driveways

The two proposed site access driveways to S. Lewdingar Drive were evaluated to determine if the PUD site traffic warrants the construction of auxiliary lanes.

Per Chapter Seven – Transportation System Standards, Section 7190. AUXILIARY LANES, of the Citrus County Land Development Code, auxiliary lanes (turn lanes) are to be provided when the following AM or PM traffic volume thresholds are exceeded:

> *A left turn lane is to be provided when more than twenty (20) left turning vehicles per hour are anticipated on a two-lane arterial or collector roadway.*
>
> *A right turn lane is to be provided when more than forty (40) right turning vehicles per hour are anticipated on a two-lane arterial or collector roadway.*

The results of the auxiliary lane evaluation at the two site access driveways are summarized table below:

Table 5
AUXILIARY LANE EVALUATION (LEFT TURN)

Driveway Description	Projected Left Turn Volume		Volume Threshold	Provide Left Turn Lane
	AM PK-HR	PM PK-HR		
DW # 1 on S. Lewdingar Drive	9	31	20	Yes
DW # 2 on S. Lewdingar Drive	7	23	20	Yes

Table 6
AUXILIARY LANE EVALUATION (RIGHT TURN)

Driveway Description	Projected Right Turn Volume		Volume Threshold	Provide Right Turn Lane
	AM PK-HR	PM PK-HR		
DW # 1 on S. Lewdingar Drive	1	1	40	No
DW # 2 on S. Lewdingar Drive	1	2	40	No

Per the Citrus County threshold, a left turn lane should be provided at both site access driveways.

It should be noted that the Citrus County left turn threshold volume of 20 vph, is intended to be used when the roadway facility is a two-lane arterial of collector roadway. The county guidelines for auxiliary lanes does not provide volumes threshold for a "local" roadway. Since S. Lewdingar Drive is classified aa "Local" roadway; therefore, the need for left turn lane(s) at the site access driveway(s) should be further evaluated at the time of site construction plan approval.

The Citrus County guidelines for auxiliary lanes do not take into consideration other important traffic factors/considerations that are typically used to evaluate the need for turn lanes (i.e., opposing traffic flow, speed limit, advancing traffic flow, % of left turns in the advancing volume). During the site construction plan review process the need for auxiliary lanes at the site access driveway should be revisited based on current traffic volumes/conditions and the actual development plan.

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

5. CONCLUSIONS

- The proposed PUD development is anticipated to generate approximately 74 two-way trips during the AM peak hour and 90 two-way trips during the PM peak hour.

- The driveway connection spacing for the two proposed driveways on S. Lewdingar Drive will comply with the minimum driveway spacing requirements, per Table 7-1 of the Citrus County Land Development Code.

- The post development traffic conditions at the unsignalized intersection of W. Cardinal Street and S. Lewdingar Drive are anticipated to continue to operate at an acceptable level of service during the AM and PM peak hours.

- The existing eastbound left turn lane on W. Cardinal Street at S. Lewdingar Drive has adequate capacity to accommodate the post development traffic projections.

- No safety or operational issues are anticipated to occur as a result of this PUD development plan.

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

APPENDIX

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

TRUCKIN TRAFFIC, LLC
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196

August 26, 2021

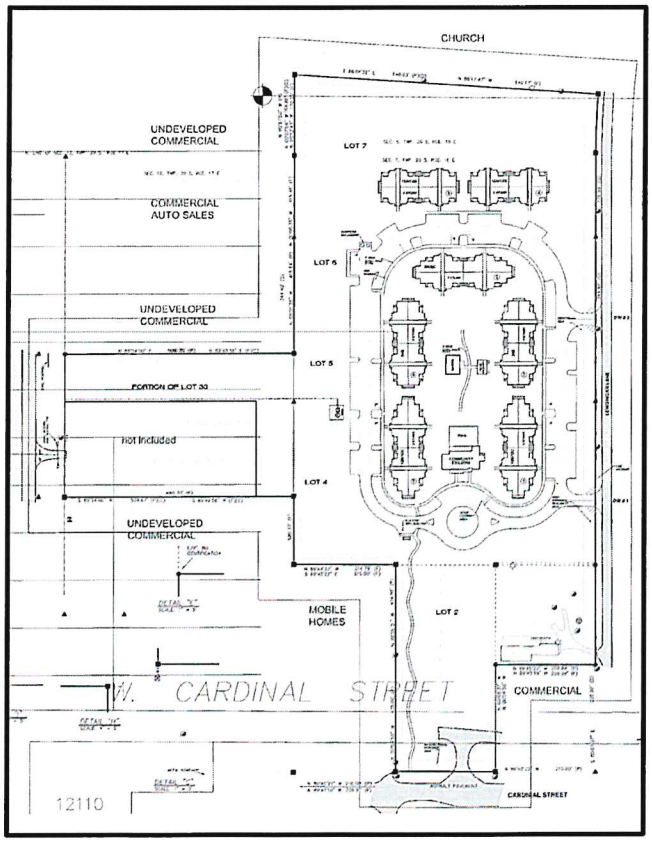
Cynthia L. Jones, E.I.
Engineer I, Engineering Division
Department of Public Works
Citrus County Board of County Commissioners
3600 W. Sovereign Path, Suite 241
Lecanto, FL 34461

Reference: Citrus County PUD 20-08 – NEC of S. Lewdingar Drive and Cardinal Street
Traffic Study Methodology Statement

Dear Cindy,

The purpose of this letter is to provide you the traffic study methodology that we discussed by phone last month. The traffic study is being prepared to provide the traffic data and analyses requested by Citrus County to review the traffic impacts associated with PUD 20-08. The methodology presented in the letter is based on my discussions with you and Mike Sherman over the last month.

The objective PUD 20-08 is to gain approval of a PUD Site Plan that contains 160 multi-family units without any age or income restrictions. Therefore, the traffic study will be based on the highest possible traffic generation for 160 multi-family units without any age or income restrictions. The multi-family development will have two site access driveways to S. Lewdingar Drive. The basic layout for the apartment building and the location of the 2-site access driveways are shown in the sketch below.



Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

Traffic Study Methodology

1. Conduct new AM and PM peak hour turning movement traffic counts at following intersection:
   - Cardinal Street at S. Lewdingar Drive/Walmart Driveway
2. Conduct new 7-day bi-directional machine counts on S. Lewdingar Drive to establish the base traffic conditions and typical section requirements for the S. Lewdingar Drive, which is classified as a "local" roadway.
3. Calculate the trip generation estimates for the proposed 160 multi-family units based on the number of stories (i.e., # of floors). The trip generation estimates for the proposed land-use based on the recently published 10th Edition of the ITE Trip Generation Manual.
4. Determine the site traffic distribution will be based on the area's demographics, existing travel patterns, and the area roadway network.
5. Evaluate the need for left or right turn deceleration lane(s) at the 2 site access driveways.
6. Determine the required queue storage and deceleration lane length for each impacted turn lane at the study intersection and the site access driveways.
7. Prepare a traffic report that documents the procedures and findings the traffic study.

Please contact me directly if you have questions or comments regarding the contents of this letter.

Sincerely,
TRUCKIN TRAFFIC, LLC

Jane A. Caldera, P.E.
Principal Traffic Engineer

CC: Alexia Rotberg - InVictus Development, LLC
Rick Cavalieri - InVictus Development, LLC

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

Prepared by National Data & Surveying Services

S Lewdingar Dr/Walmart Eastern Dwy & W Cardinal St

Peak Hour Turning Movement Count

ID: 21-120310-001
City: Homosassa

Day: Wednesday
Date: 7/28/2021

PEAK HOURS

AM	07:00 AM - 08:00 AM
NOON	NONE
PM	04:45 PM - 05:45 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

S Lewdingar Dr/Walmart Eastern Dwy — SOUTHBOUND

AM	24	0	4	0	8	AM
NOON	0	0	0	0	0	NOON
PM	29	9	8	0	34	PM

W Cardinal St — EASTBOUND

AM	NOON	PM	
235	0	229	⇦
0	0	0	↶ 0
7	0	25	↱ 0
104	0	270	→ 0
3	0	0	↳ 0
AM	NOON	PM	

WESTBOUND — W Cardinal St

PM	NOON	AM	
3	0	0	0 ↰
198	0	209	0 ←
6	0	4	0 ↶
0	0	0	0 ↰
295	0	110	⇨
PM	NOON	AM	

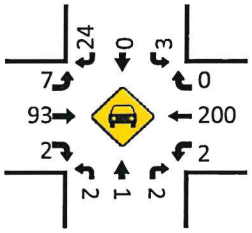
CONTROL: 2-Way Stop(NB/SB)

TEV	360 AM	0 NOON	573 PM
PHF	0.90		0.95

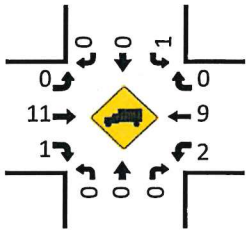
NORTHBOUND — S Lewdingar Dr/Walmart Eastern Dwy

PM	15	0	2	6	17	PM
NOON	0	0	0	0	0	NOON
AM	7	0	2	1	2	AM

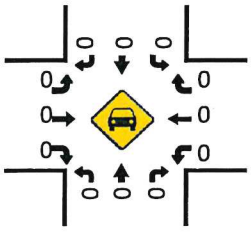
Cars (AM)



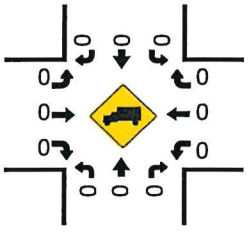
HT (AM)



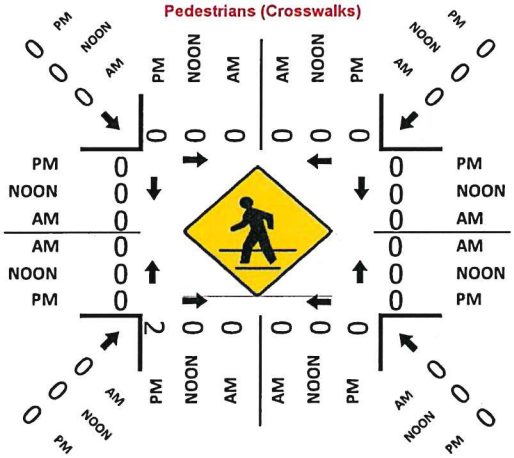
Cars (NOON)



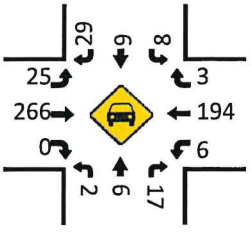
HT (NOON)



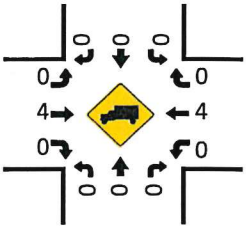
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)

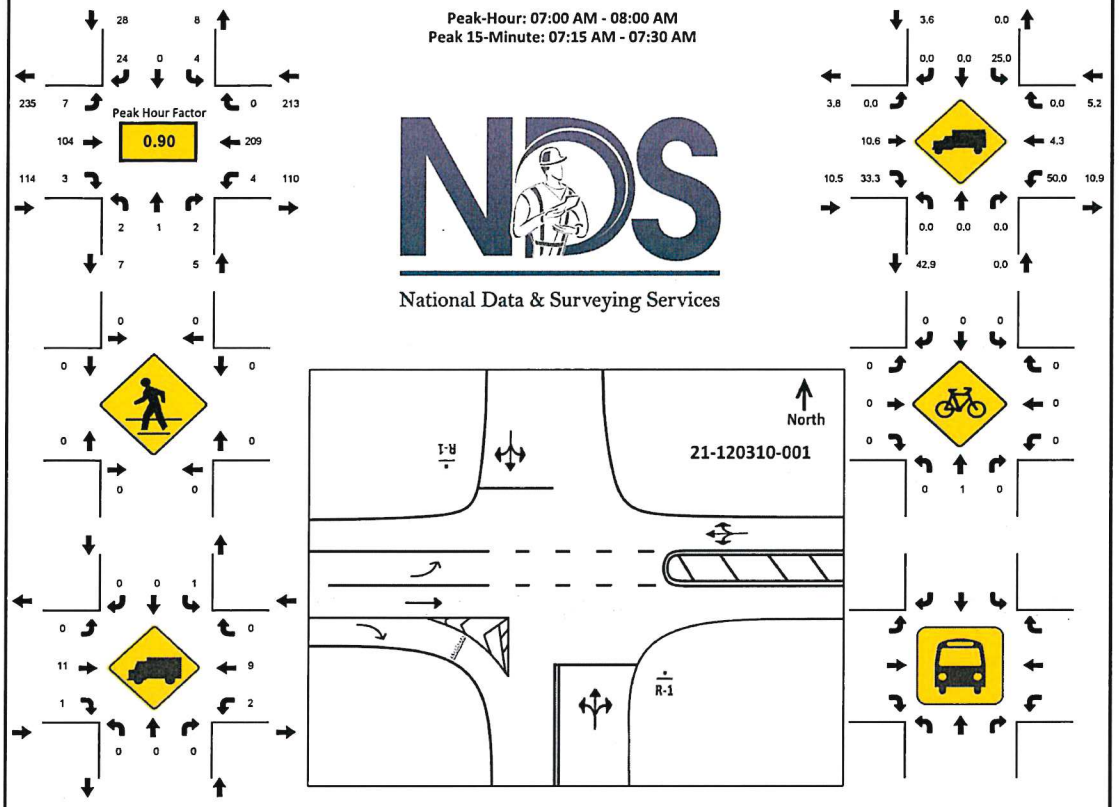


Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

LOCATION: S Lewdingar Dr/Walmart Eastern Dwy & W Cardinal St
CITY/STATE: Homosassa, FL

PROJECT ID: 21-120310-001
DATE: Wed, Jul 28, 2021

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:15 AM - 07:30 AM



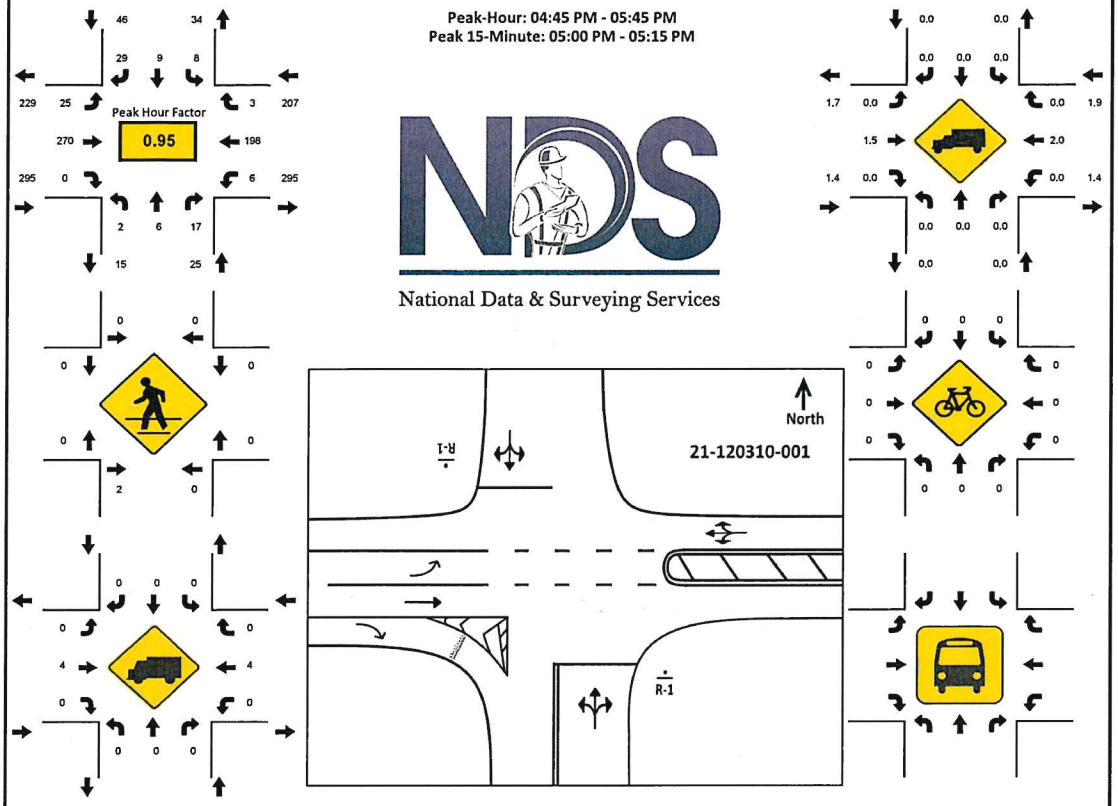
15-Min Count Period Beginning At	Lewdingar Dr/Walmart Eastern D Northbound					Lewdingar Dr/Walmart Eastern D Southbound					W Cardinal St Eastbound					W Cardinal St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	1	0	0		1	0	4	0		4	25	1	0		3	43	0	0		82	360
07:15 AM	0	0	0	0		1	0	8	0		1	21	0	0		1	68	0	0		100	358
07:30 AM	0	0	0	0		0	0	6	0		0	31	2	0		0	54	0	0		93	346
07:45 AM	2	0	2	0		2	0	6	0		2	27	0	0		0	44	0	0		85	332
08:00 AM	2	0	0	0		1	0	4	0		3	24	2	0		2	41	1	0		80	319
08:15 AM	1	0	1	0		3	1	4	0		0	26	0	0		1	51	0	0		88	239
08:30 AM	1	0	1	0		0	0	8	0		2	23	0	0		0	43	1	0		79	151
08:45 AM	4	0	0	0		0	1	5	0		3	20	0	0		0	39	0	0		72	72
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	8	4	8	0		8	0	32	0		16	124	8	0		12	272	0	0		492	
Heavy Trucks	0	0	0	0		4	0	0	0		0	16	4	0		4	16	0	0		44	
Pedestrians		0					0					0					0				0	
Bicycles	0	4	0	0		0	0	0	0		0	0	0	0		0	0	0	0		4	
Buses																						
Stopped Buses																						

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

LOCATION: S Lewdingar Dr/Walmart Eastern Dwy & W Cardinal St
CITY/STATE: Homosassa, FL

PROJECT ID: 21-120310-001
DATE: Wed, Jul 28, 2021

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



15-Min Count Period Beginning At	Lewdingar Dr/Walmart Eastern D Northbound					Lewdingar Dr/Walmart Eastern D Southbound					W Cardinal St Eastbound					W Cardinal St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	2	4	0		3	1	10	0		9	65	0	0		2	48	3	0		147	567
04:15 PM	2	3	1	0		2	3	6	0		9	77	0	0		2	56	0	0		161	571
04:30 PM	1	0	0	0		2	3	2	0		5	55	1	0		1	57	1	0		128	557
04:45 PM	1	3	6	0		2	1	7	0		7	59	0	0		2	42	1	0		131	573
05:00 PM	1	3	2	0		5	1	4	0		11	71	0	0		2	50	1	0		151	571
05:15 PM	0	0	6	0		0	4	6	0		6	73	0	0		2	49	1	0		147	420
05:30 PM	0	0	3	0		1	3	12	0		1	67	0	0		0	57	0	0		144	273
05:45 PM	2	2	1	0		2	0	8	0		13	57	1	0		2	40	1	0		129	129
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	4	12	24	0		20	16	48	0		44	292	0	0		8	228	4	0		700	
Heavy Trucks	0	0	0	0		0	0	0	0		0	8	0	0		0	8	0	0		16	
Pedestrians		8					0					0					0				8	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses																						
Stopped Buses																						

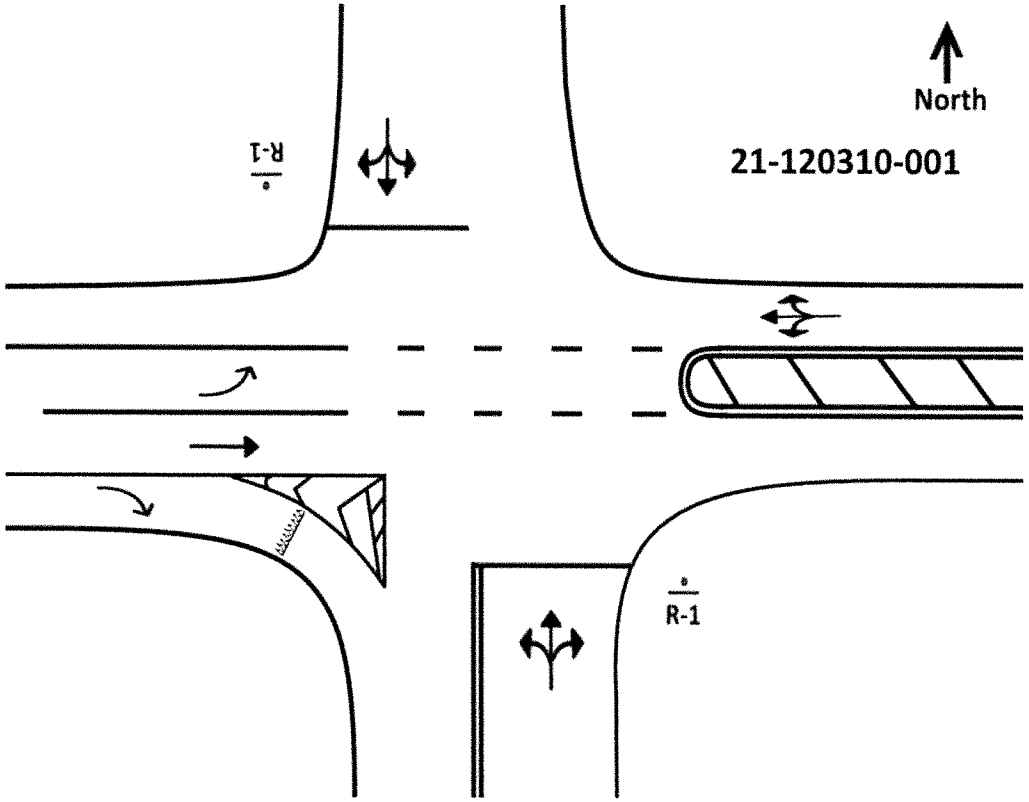
Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

National Data & Surveying Services

Site Code:	**21-120310-001**
Date:	**07/28/2021**
Weather:	**Sunny**
City:	**Homosassa**
County:	**Citrus**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**2-Way Stop(NB/SB)**

N

N/S Street: **S Lewdingar Dr/Walmart Eastern Dwy** | Speed: **30 MPH**



E/W Street: **W Cardinal St** | Speed: **40 MPH**

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

HCS 2010 Two-Way Stop Control Summary Report

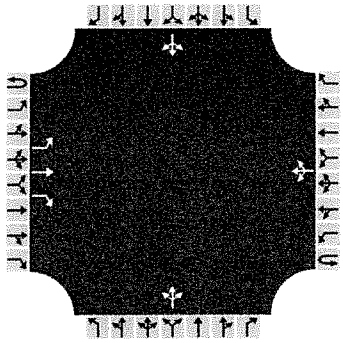
General Information

Analyst	JAC
Agency/Co.	TRUCKIN TRAFFIC, LLC
Date Performed	9/2/2021
Analysis Year	2021
Time Analyzed	EXISTING CONDTIONS
Intersection Orientation	East-West
Project Description	PK-SEASON AM

Site Information

Intersection	Cardinal at Lewdingar/Wal
Jurisdiction	
East/West Street	W Cardnial St
North/South Street	Lewdingar Dr/Walmart DW
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	1	0	0	1	0		0	1	0		0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		7	106	3		4	213	0		2	1	2		4	0	24
Percent Heavy Vehicles		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Right Turn Channelized		Yes				No				No				No		
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		7				4					5				29	
Capacity		1350				1483					674				777	
v/c Ratio		0.01				0.00					0.01				0.04	
95% Queue Length		0.0				0.0					0.0				0.1	
Control Delay (s/veh)		7.7				7.4					10.4				9.8	
Level of Service (LOS)		A				A					B				A	
Approach Delay (s/veh)	0.4				0.2				10.4				9.8			
Approach LOS	A				A				B				A			

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HCS 2010 Two-Way Stop Control Summary Report

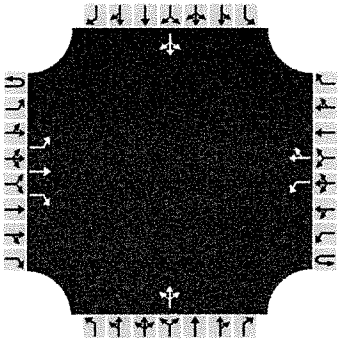
General Information

Analyst	JAC
Agency/Co.	TRUCKIN TRAFFIC, LLC
Date Performed	9/2/2021
Analysis Year	2021
Time Analyzed	EXISTING CONDTIONS
Intersection Orientation	East-West
Project Description	PK-SEASON PM

Site Information

Intersection	Cardinal at Lewdingar/Wal
Jurisdiction	
East/West Street	W Cardnial St
North/South Street	Lewdingar Dr/Walmart DW
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	1	0	1	1	0		0	1	0		0	1	0
Configuration		L	T	R		L		TR			LTR				LTR	
Volume (veh/h)		26	275	0		6	202	25		2	6	17		8	9	30
Percent Heavy Vehicles		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Right Turn Channelized	Yes				No				No				No			
Median Type	Left + Thru															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		27				6					26				49	
Capacity		1333				1278					641				663	
v/c Ratio		0.02				0.00					0.04				0.07	
95% Queue Length		0.1				0.0					0.1				0.2	
Control Delay (s/veh)		7.8				7.8					10.9				10.9	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	0.7				0.2				10.9				10.9			
Approach LOS	A				A				B				B			

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Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

AM PEAK HOUR

FDOT PSCF - 1.02

Movement	Cardinal at Lewdingar																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2021 AM PK - (Raw Data)	24	0	4	0	28	0	209	4	0	213	2	1	2	0	5	3	104	7	0	114	360
2021 AM Peak Season	24	0	4	0	29	0	213	4	0	217	2	1	2	0	5	3	106	7	0	116	367
Percent Distribution																					
Net-New	55% out	0%	40% out	0%		40% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	55% in	0%		
Project Trips																					
Net-New	31.17	0.00	22.67	0.00		6.77	0.00	0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.00	9.31	0.00		70
POST DEV TOTAL	55.6	0.0	26.7	0.0	82.4	6.8	213.2	4.1	0.0	224.0	2.0	1.0	2.0	0.0	5.1	3.1	106.1	16.5	0	126	437
Site Traffic						AM IN	AM OUT	TOT													
Net-New						17	57	74													

PREPARED BY: TRUCKIN TRAFFIC, LLC

9/20/2021

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

PM PEAK HOUR

FDOT PSCF - 1.02

Movement	Cardinal at Lewdingar																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2021 PM PK - (Raw Data)	29	9	8	0	46	3	198	6	0	207	17	6	2	0	25	0	270	25	0	295	573
2021 PM Peak Season	30	9	8	0	47	3	202	6	0	211	17	6	2	0	26	0	275	26	0	301	584
Percent Distribution																					
Net-New	55% out	0%	40% out	0%		40% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	55% in	0%		
Project Trips																					
Net-New	18.23	0.00	13.26	0.00		22.58	0.00	0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.00	31.05	0.00		85
POST DEV TOTAL	47.8	9.2	21.4	0.0	78.4	25.6	202.0	6.1	0.0	233.7	17.3	6.1	2.0	0.0	25.5	0.0	275.4	56.5	0	332	670
Site Traffic						PM IN	PM OUT	TOT													
Net-New						56	33	90													

PREPARED BY: TRUCKIN TRAFFIC, LLC

9/20/2021

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

AM PEAK HOUR

Movement	DW 1 on Lewdingar																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
Percent Distribution																					
Net-New	2% in	40% out	0%	0%		0%	0%	0%	0%		0%	40% in	55% in	0%		55% out	0%	2% out	0%		
Project Trips																					
Net-New	0.34	22.67	0.00	0.00		0.00	0.00	0.00	0.00		0.00	6.77	9.31	0.00		31.17	0.00	1.13	0.00		71
multi family	0.3	22.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.8	9.3	0.0	0.0	31.2	0.0	1.1	0		0
						multi family															
Site Traffic						AM IN	AM OUT	TOT													
Net-New						17	57	74													

PM PEAK HOUR

Movement	DW 1 on Lewdingar																				Int. Total
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	
Percent Distribution																					
Net-New	2% in	40% out	0%	0%		0%	0%	0%	0%		0%	40% in	55% in	0%		55% out	0%	2% out	0%		
Pass-By	0%	0%	0%	0%		0%	0%	0% in	0%		0% out	0%	0% out	0%		0% in	0%	0%	0%		
Project Trips																					
Net-New	1.13	13.26	0.00	0.00		0.00	0.00	0.00	0.00		0.00	22.58	31.05	0.00		18.23	0.00	0.66	0.00		87
multi family	1.1	13.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	22.6	31.0	0.0	0.0	18.2	0.0	0.7	0		0

Site Traffic	multi family		
	PM IN	PM OUT	TOT
Net-New	56	33	90

PREPARED BY: TRUCKIN TRAFFIC, LLC

9/20/2021

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

AM PEAK HOUR

Movement	DW 2 on Lewdingar																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
Percent Distribution																					
Net-New	3% in	2% in	0%	0%		0%	0%	0%	0%		0%	2% out	40% in	0%		40% out	0%	3% out	0%		
Pass-By	0%	0%	0%	0%		0%	0%	0% in	0%		0% out	0%	0%	out 0%		0% in	0%	0%	0%		
Project Trips																					
Net-New	0.51	0.34	0.00	0.00		0.00	0.00	0.00	0.00		0.00	1.13	6.77	0.00		22.67	0.00	1.70	0.00		33
multi family	0.5	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1	6.8	0.0	0.0	22.7	0.0	1.7	0		0

multi family			
Site Traffic	**AM IN**	**AM OUT**	**TOT**
Net-New	17	57	74

PREPARED BY: TRUCKIN TRAFFIC, LLC

9/20/2021

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

PM PEAK HOUR

Movement	DW 2 on Lewdingar																				Int. Total
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	
Percent Distribution																					
Net-New	3% in	2% in	0%	0%		0%	0%	0%	0%		0%	2% out	40% in	0%		40% out	0%	3% out	0%		
Pass-By	0%	0%	0%	0%		0%	0%	0% in	0%		0% out	0%	0% out	0%		0% in	0%	0%	0%		
Project Trips																					
Net-New	1.69	1.13	0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.66	22.58	0.00		13.26	0.00	0.99	0.00		40
multi family	1.7	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	22.6	0.0	0.0	13.3	0.0	1.0	0		0

Site Traffic	multi family		
Net-New	PM IN	PM OUT	TOT
	56	33	90

Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

HCS 2010 Two-Way Stop Control Summary Report

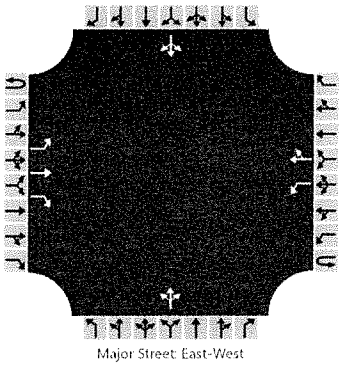
General Information

Analyst	JAC
Agency/Co.	TRUCKIN TRAFFIC, LLC
Date Performed	9/2/2021
Analysis Year	2022
Time Analyzed	POST DEVELOPMENT
Intersection Orientation	East-West
Project Description	PK-SEASON AM

Site Information

Intersection	Cardinal at Lewdingar/Wal
Jurisdiction	
East/West Street	W Cardnial St
North/South Street	Lewdingar Dr/Walmart DW
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	1	0	1	1	0		0	1	0		0	1	0
Configuration		L	T	R		L		TR			LTR				LTR	
Volume (veh/h)		17	106	8		4	213	7		2	1	2		27	3	57
Percent Heavy Vehicles		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Right Turn Channelized		Yes				No				No				No		
Median Type	Left + Thru															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		19				4					5				93	
Capacity		1327				1476					660				726	
v/c Ratio		0.01				0.00					0.01				0.13	
95% Queue Length		0.0				0.0					0.0				0.4	
Control Delay (s/veh)		7.8				7.4					10.5				10.7	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	1.1				0.1				10.5				10.7			
Approach LOS	A				A				B				B			

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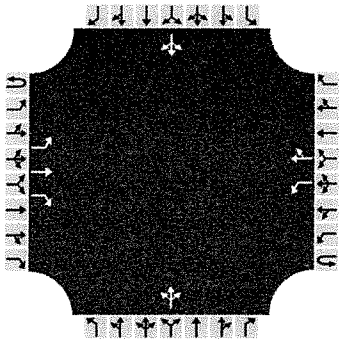
Site Information

Intersection	Cardinal at Lewdingar/Wal
Jurisdiction	
East/West Street	W Cardnial St
North/South Street	Lewdingar Dr/Walmart DW
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	1	0	1	1	0		0	1	0		0	1	0
Configuration		L	T	R		L		TR			LTR				LTR	
Volume (veh/h)		57	275	0		6	202	25		2	6	17		21	8	48
Percent Heavy Vehicles		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Right Turn Channelized	Yes				No				No				No			
Median Type	Left + Thru															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		60				6					26				82	
Capacity		1333				1278					616				623	
v/c Ratio		0.05				0.00					0.04				0.13	
95% Queue Length		0.1				0.0					0.1				0.5	
Control Delay (s/veh)		7.8				7.8					11.1				11.7	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	1.3				0.2				11.1				11.7			
Approach LOS	A				A				B				B			

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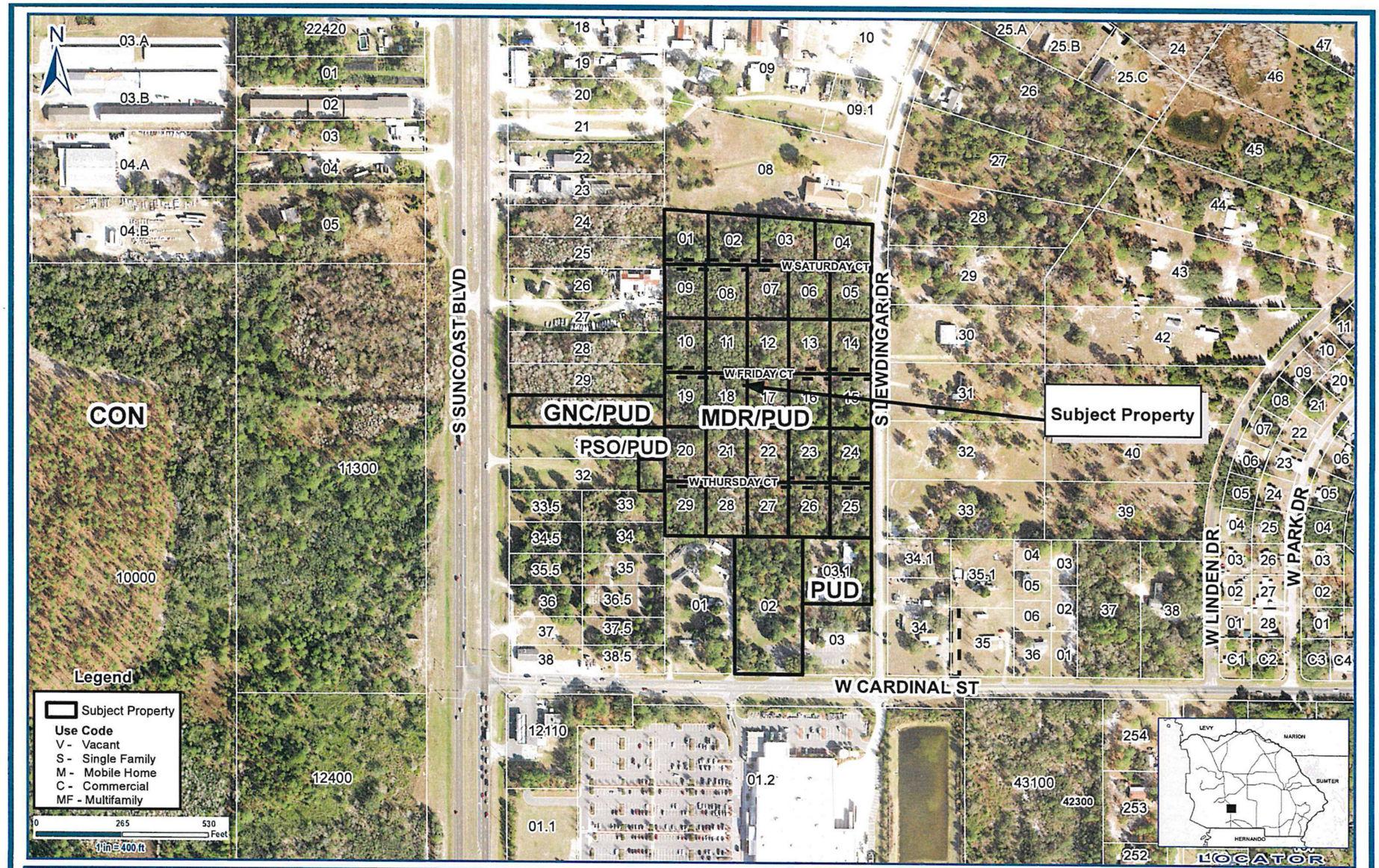
Attachment: Application packet (18679 : PUD-20-08 – Invictus Development LLC)

PUD-20-08

Invictus Development, LLC

Attachment: PDC planner pp (18679 : PUD-20-08 – Invictus Development LLC)



Application #: PUD-20-08	Applicant: Invictus Development, LLC
Proposal: Amend PUD	Location: 7035 W. Cardinal St., Homosassa and multiple addresses off of Suncoast and Lewdinger
	S-T-R - 6 & 7-20-18 NW & 12-20-17

Planner Initials: CN Date: 7/21/20

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 9, 2020
Source: Enterprise Geodatabase
Map Number: WB0000344

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

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Attachment: PDC planner pp (18679 : PUD-20-08 – Invictus Development LLC)

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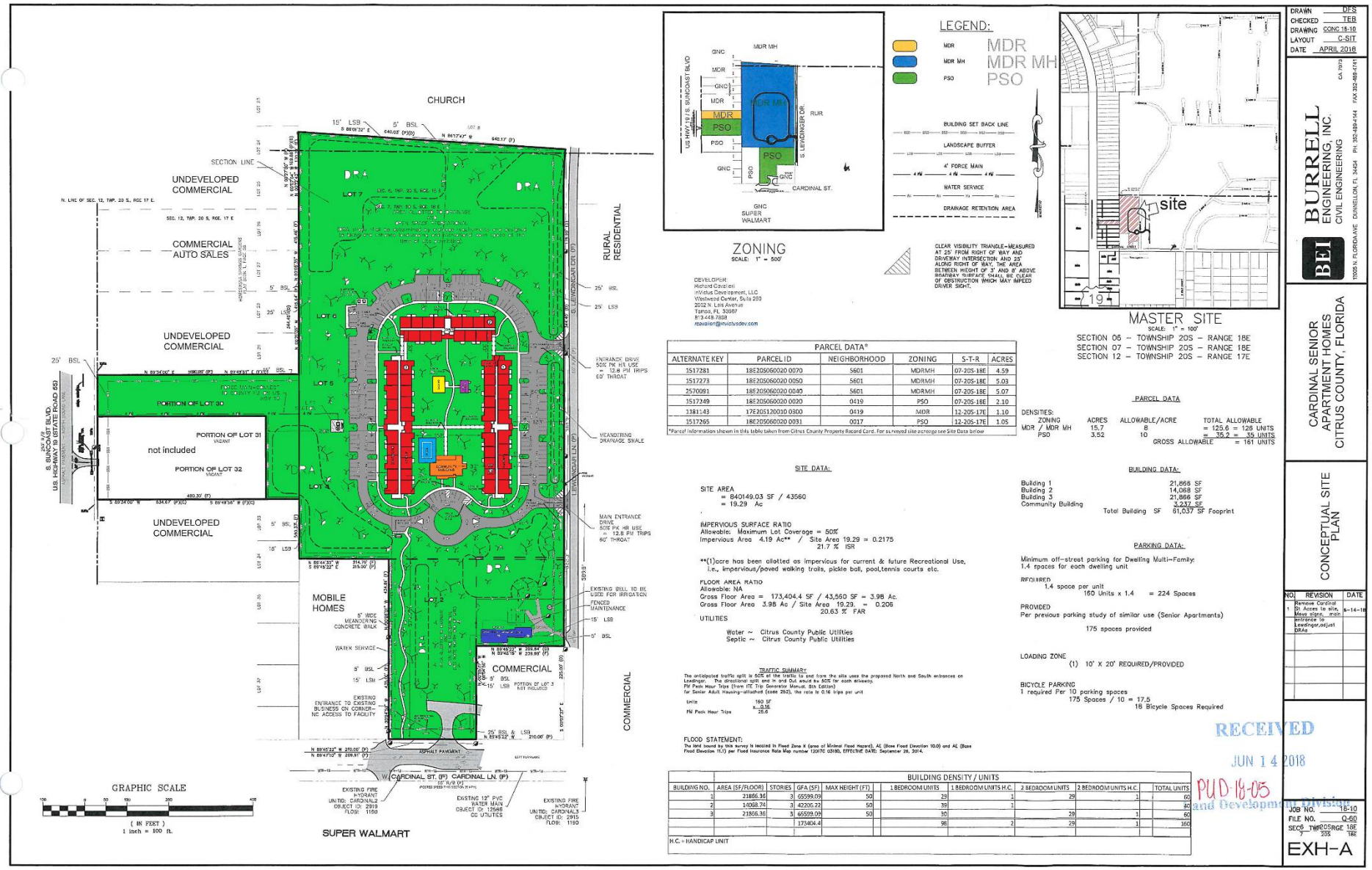


ZONING
SCALE: 1" = 500'

LEGEND:
MDR
MDR MH
PSO
BUILDING SET BACK LINE
LANDSCAPE BUFFER
4' FORCE MAIN
WATER SERVICE
DRAINAGE RETENTION AREA

CLEAR VISIBILITY TRIANGLE-MEASURED AT 25' FROM RIGHT OF WAY AND DRIVEWAY INTERSECTION AND 25' ALONG RIGHT OF WAY. THE AREA BETWEEN HEIGHT OF 3' AND 8' ABOVE ROADWAY SURFACE SHALL BE CLEAR OF OBSTRUCTION WHICH MAY IMPEDE DRIVER SIGHT.

MASTER SITE
SCALE: 1" = 100'
SECTION 06 - TOWNSHIP 20S - RANGE 18E
SECTION 07 - TOWNSHIP 20S - RANGE 18E
SECTION 12 - TOWNSHIP 20S - RANGE 17E

DEVELOPER:
Richard Cavalieri
Invictus Development, LLC
Westwood Center, Suite 200
2002 N. Lois Avenue
Tampa, FL 33607
813.448.7888
rcavalieri@invictusdev.com

PARCEL DATA*

ALTERNATE KEY	PARCEL ID	NEIGHBORHOOD	ZONING	S-T-R	ACRES
1517281	18E20S060020 0070	5601	MDRMH	07-20S-18E	4.59
1517273	18E20S060020 0050	5601	MDRMH	07-20S-18E	5.03
2570091	18E20S060020 0040	5601	MDRMH	07-20S-18E	5.07
1517249	18E20S060020 0020	0419	PSO	07-20S-18E	2.10
1181143	17E20S120010 0300	0419	MDR	12-20S-17E	1.10
1517265	18E20S060020 0031	0017	PSO	12-20S-17E	1.05

*Parcel information shown in this table taken from Citrus County Property Record Card. For surveyed site acreage see Site Data below

PARCEL DATA

DENSITIES: ZONING	ACRES	ALLOWABLE/ACRE	TOTAL ALLOWABLE
MDR / MDR MH	15.7	8	= 125.6 = 126 UNITS
PSO	3.52	10	= 35.2 = 35 UNITS
		GROSS ALLOWABLE	= 161 UNITS

SITE DATA:

SITE AREA
= 840149.03 SF / 43560
= 19.29 Ac

IMPERVIOUS SURFACE RATIO
Allowable: Maximum Lot Coverage = 50%
Impervious Area 4.19 Ac** / Site Area 19.29 = 0.2175
21.7 % ISR

**(1)acre has been allotted as impervious for current & future Recreational Use, i.e., impervious/paved walking trails, pickle ball, pool,tennis courts etc.

FLOOR AREA RATIO
Allowable: NA
Gross Floor Area = 173,404.4 SF / 43,560 SF = 3.98 Ac.
Gross Floor Area 3.98 Ac / Site Area 19.29. = 0.206
20.63 % FAR

UTILITIES
Water ~ Citrus County Public Utilities
Septic ~ Citrus County Public Utilities

TRAFFIC SUMMARY
The anticipated traffic split is 50% of the traffic to and from the site uses the proposed North and South entrances on Lewdinger. The directional split and in and Out would be 50% for each driveway.
PM Peak Hour Trips (from ITE Trip Generator Manual, 8th Edition)
for Senior Adult Housing-attached (code 252), the rate is 0.16 trips per unit

Units	160 SF x 0.16
PM Peak Hour Trips	25.6

FLOOD STATEMENT:
The land bound by this survey is located in Flood Zone X (area of Minimal Flood Hazard), AE (Base Flood Elevation 10.0) and AE (Base Flood Elevation 11.7) per Flood Insurance Rate Map number 12017C 0318D, EFFECTIVE DATE: September 26, 2014.

BUILDING DATA:

Building 1	21,866 SF
Building 2	14,068 SF
Building 3	21,866 SF
Community Building	3,237 SF
Total Building SF	61,037 SF Footprint

PARKING DATA:

Minimum off-street parking for Dwelling Multi-Family:
1.4 spaces for each dwelling unit

REQUIRED
1.4 space per unit
160 Units x 1.4 = 224 Spaces

PROVIDED
Per previous parking study of similar use (Senior Apartments)
175 spaces provided

LOADING ZONE
(1) 10' X 20' REQUIRED/PROVIDED

BICYCLE PARKING
1 required Per 10 parking spaces
175 Spaces / 10 = 17.5
18 Bicycle Spaces Required

BUILDING DENSITY / UNITS

BUILDING NO.	AREA (SF/FLOOR)	STORIES	GFA (SF)	MAX HEIGHT (FT)	1 BEDROOM UNITS	1 BEDROOM UNITS H.C.	2 BEDROOM UNITS	2 BEDROOM UNITS H.C.	TOTAL UNITS
1	21866.36	3	65599.09	50	29	1	29	1	60
2	14068.74	3	42205.22	50	39	1			40
3	21866.36	3	65599.09	50	30		29	1	60
			173404.4		98	2	29	1	160

H.C. = HANDICAP UNIT

RECEIVED
JUN 14 2018
PUD 18-05
and Development Division

DRAWN DFS
CHECKED TEB
DRAWING CONC 18-10
LAYOUT C-SIT
DATE APRIL 2018

BURRELL ENGINEERING, INC.
CIVIL ENGINEERING
1005 N. FLORIDA AVE. DUNNELLON, FL 34434 PH: 352-489-4744 FAX 352-489-4741
CA 7973

CARDINAL SENIOR APARTMENT HOMES
CITRUS COUNTY, FLORIDA

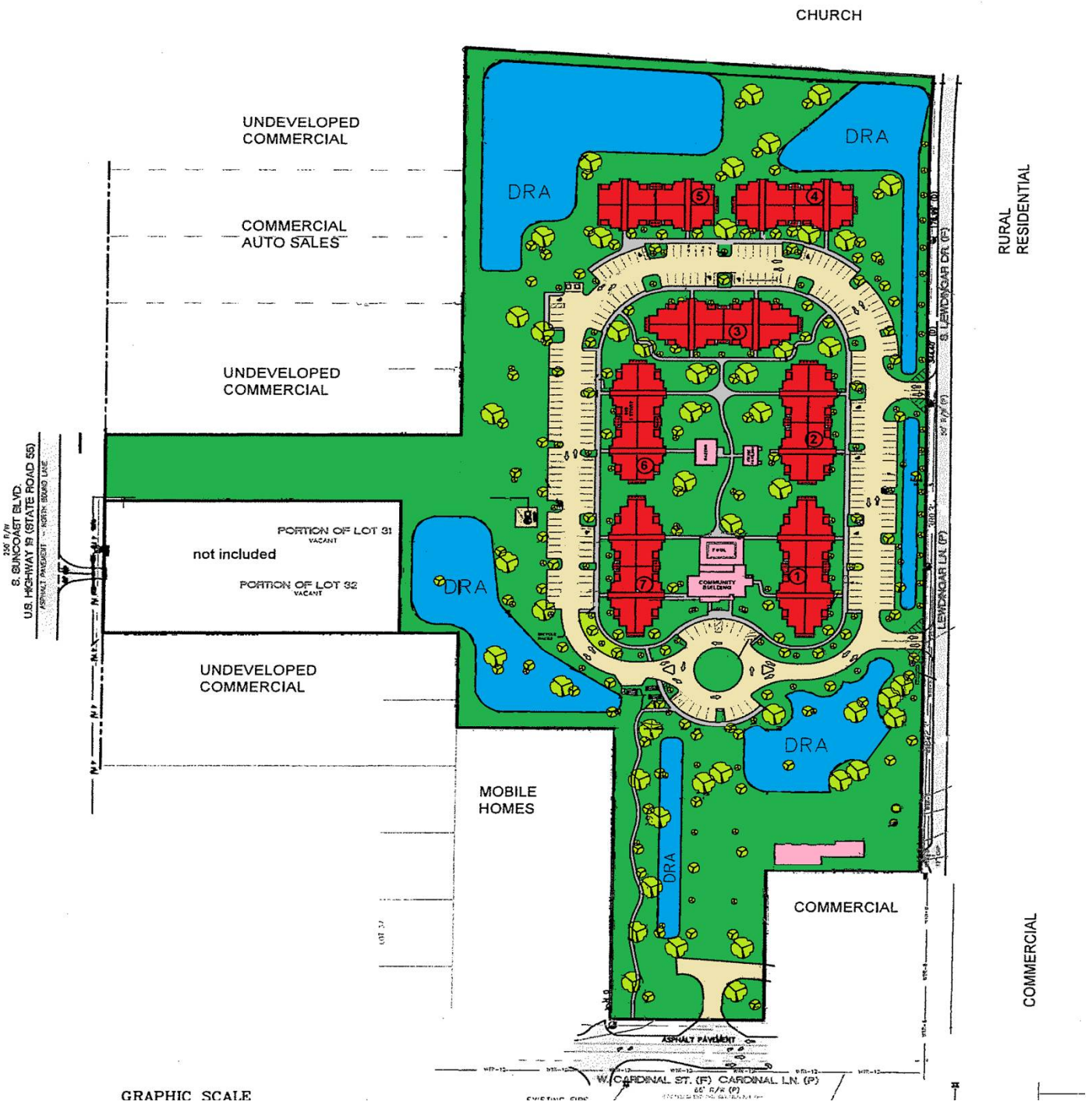
CONCEPTUAL SITE PLAN

NO.	REVISION	DATE
1	Remove Cardinal St Access to site, Move signs, instl. entrance to Lewdinger,adjust DRAs	6-14-18

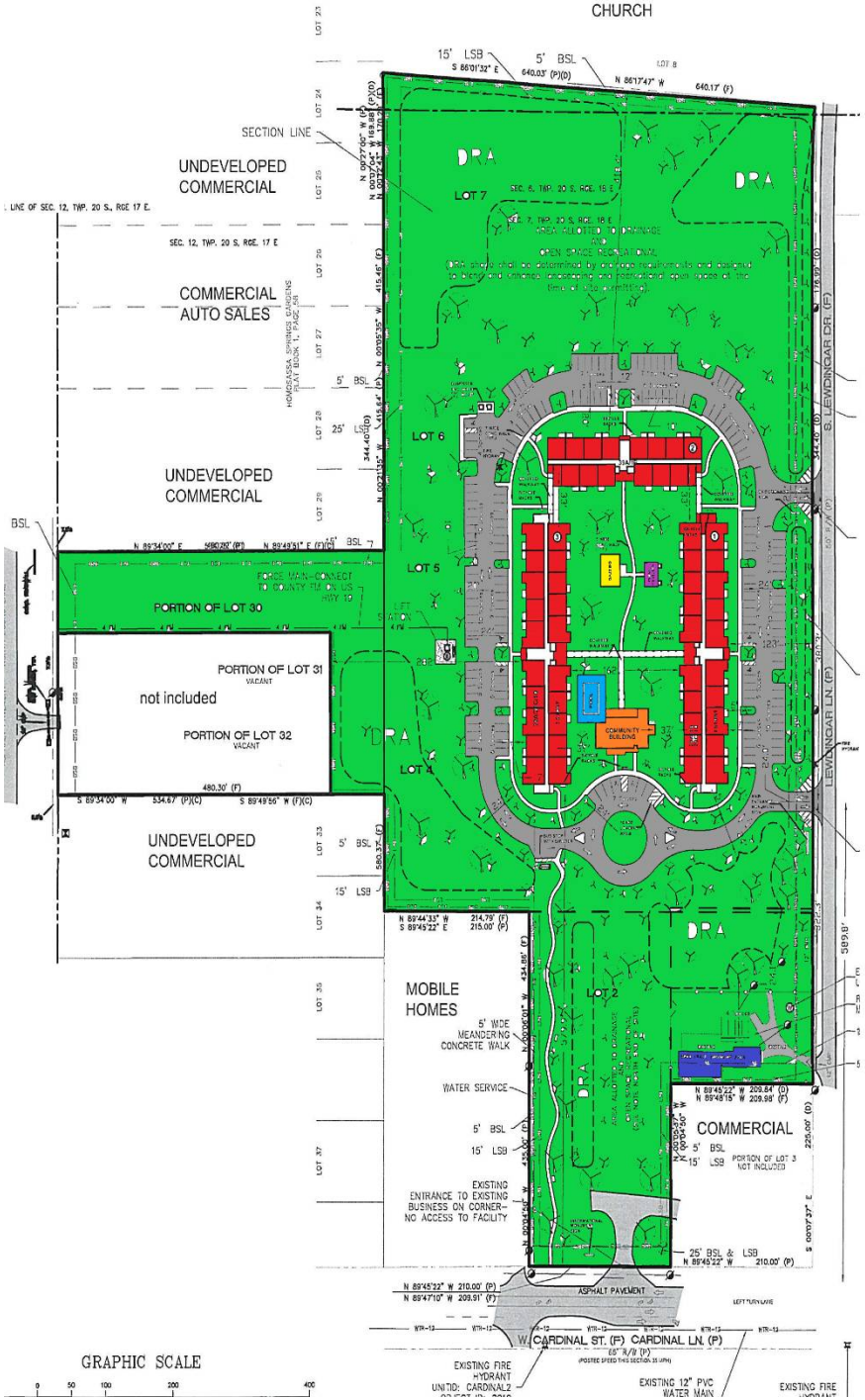
JOB NO. 18-10
FILE NO. Q-60
SEC 6 TWP 20S RGE 18E
7 20S 17E

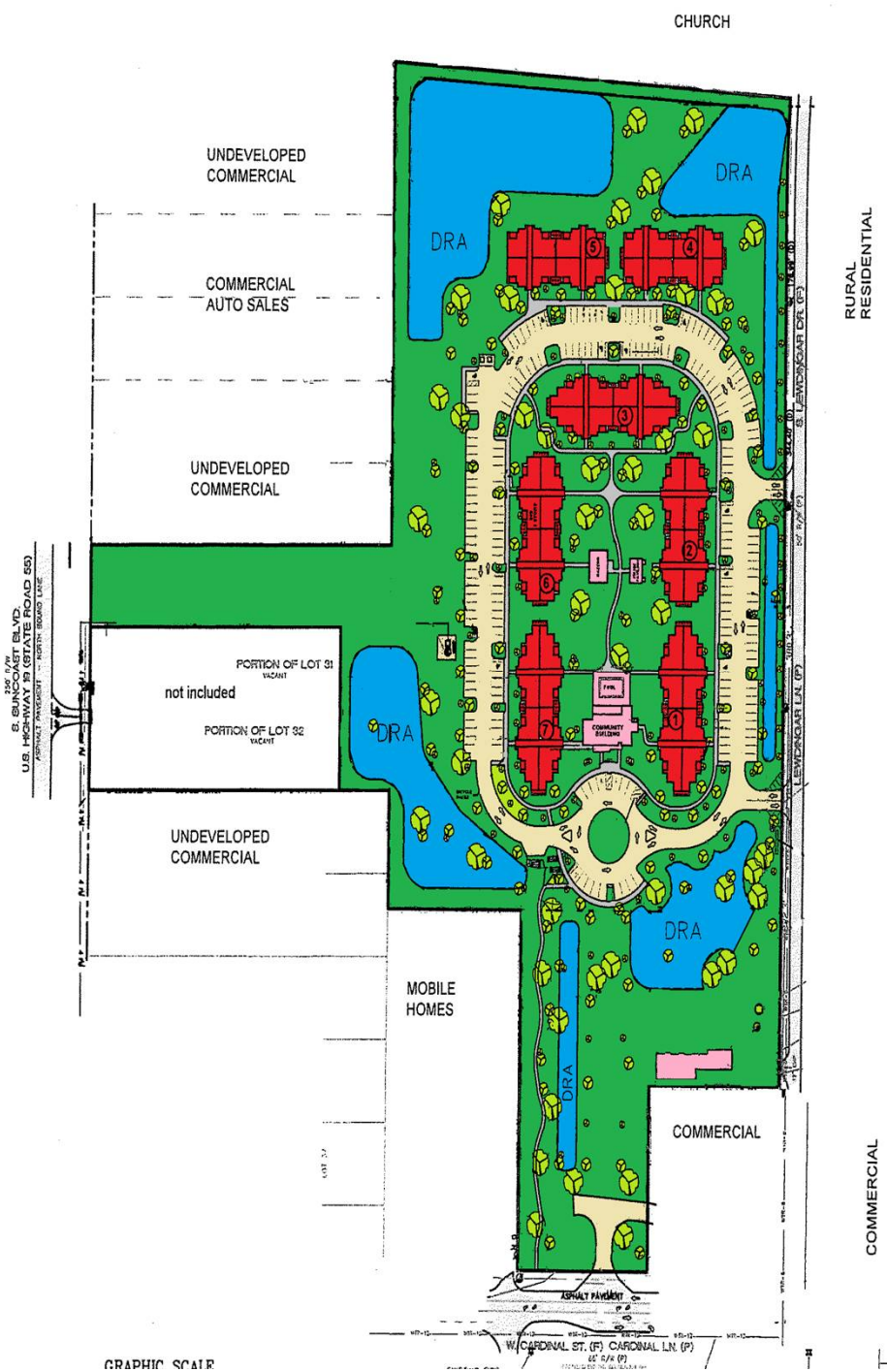
EXH-A

Attachment: PDC planner pp (18679 : PUD-20-08 – Invictus Development LLC)



Attachment: PDC planner pp (18679 : PUD-20-08 – Invictus Development LLC)





Attachment: PDC planner pp (18679 : PUD-20-08 – Invictus Development LLC)

PM2-21-142

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

APPLICATION NUMBER: PUD-20-08 – Invictus Development LLC
DATE: November 15, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

REQUEST TO ESTABLISH A PLANNED UNIT DEVELOPMENT:

REQUEST:	A request to amend an existing Planned Unit Development (PUD-18-05), pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code. The applicant proposes to extend the expiration date and allow multi-family apartments (previously limited to affordable senior housing), as well as some site plan changes.
SUBJECT PROPERTY	Section 12, Township 20 South, Range 17 East and Sections 6 and 7, Township 20 South, Range 18 East; more specifically, Lots 1-29 of an unrecorded subdivision (formerly Lots 4-7 of Homosassa Gardens); Homosassa Gardens Lot 2, Tract 3.1, and portions of Lots 30-32; Alternate Key Numbers 1517249, 1517265, 2570091, 1517273, 1517281,1181151 and 1181143, which addresses are 7035 W Cardinal Street, 6674 S. Lewdingar Drive; and 6595, 6611 and 6635 S. Suncoast Blvd. Homosassa, FL. A complete legal description is on file with the Citrus County Land Development Division.
ACREAGE	Approximately 19.3 acres
FUTURE LAND USE DESIGNATION:	PSO , Professional Services/Office District and MDR, Medium Density Residential District
SURROUNDING COMPREHENSIVE PLAN (GFLUM) DESIGNATIONS:	North – MDR, Medium Density Residential District and GNC, General Commercial District South – PSO, Professional Services/Office District and GNC District East – GNC District; RUR, Rural Residential District; and IND, Industrial District West – GNC District and PSO District
SURROUNDING LAND DEVELOPMENT CODE (LUAM) DESIGNATIONS:	North – GNC, General Commercial District; and MDRMH, Medium Density Residential District with mobile homes allowed South – GNC District; and PSO, Professional Services/Office District East – RURMH, Rural Residential with mobile homes allowed; GNC District; and IND, Industrial District West – GNC District and PSO District

Attachment: Staff Report and locator map (18679 : PUD-20-08 – Invictus Development LLC)

SURROUNDING AREA	North – Church, Boat sales South – W. Cardinal Street; gas station; multi-family residential; retail East – S. Lewdingar Drive; Vacant and improved single-family residential; Contractor office West – S. Suncoast Blvd (US-19); multi-family residential, boat sales

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the area is mostly composed of Tavares fine sand (0 to 5 percent slopes) and Adamsville fine sand. Limitations to building site development are slight to moderate due to wetness. The subject property is located in Flood Zones AE and X, as found on the Flood Insurance Rate Map 12017C0318D.

BACKGROUND:

The subject property is located near the intersection of W. Cardinal St. (CR 482) and S. Suncoast Blvd. (US-19). The property is bordered by W. Cardinal St. to the south, S. Lewdingar Dr. to the east, an existing House of Worship to the north, and S. Suncoast Blvd. to the west. The site is proposed to take access from S. Lewdingar Dr.

This application was heard by the PDC on September 3, 2020, and continued to allow the applicant to address stated concerns regarding access. The applicant has since submitted a traffic study, which will be addressed further in this report.

The site is mostly vacant with existing trees and a wetland located on the west side, and an existing residence on Lot 31. There is an existing driveway located on W. Cardinal St. that also serves an adjacent commercial lot, and this would continue to provide that access while not accessing this application site.

In 2018, PUD-18-05 was approved for up to 160 units of affordable multi-family senior housing and associated uses. The site has not been constructed, and the applicant has asked to revise that approval to allow multi-family housing without occupancy type limitations.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

ANALYSIS:

The revised Master Plan is proposed with similar access points as the previous 2018 approval. The buildings have been detached and more widely distributed, with two additional buildings on the north side of the site. As in the previous PUD approval, the existing residence is proposed to be used as a maintenance building to store equipment and appliances for the care of the buildings and property and will not be used as a residence. Use of the site could allow multi-family of any type (not limited to affordable or senior housing). The applicant has provided two conceptual site plans; one for use if senior housing is utilized and one for multi-family use in general. He has asked that they be provided with approval for either of the two depending on financing available.

Consistency with the Land Development Code (LDC): The proposed multi-family residential use must meet the standards of LDC Section 2406, Medium Density Residential District; Section 2409, Professional Services/Office District; as well as the standards of LDC Section 4300, Planned Unit

Attachment: Staff Report and locator map (18679 : PUD-20-08 – Invictus Development LLC)

Developments. Previously the applicant requested one deviation from parking requirements, but that is not proposed with this revision.

Density: The PSO District may allow multi-family density for up to 10 dwelling units per acre with a PUD and 20 percent of the site be preserved as permanent open space, while the MDR District may allow multi-family density for up to eight dwelling units per acre with a PUD. The applicant had previously indicated that the PSO District area on the site is just under three acres in size, with the remainder of the site having an MDR designation. The applicant is requesting similar density as that approved in PUD-18-05 for 160 dwelling units.

***Access Management/Transportation*:** The development would take access from S Lewdingar Dr., which is classified as a local roadway. During the 2020 PDC hearing, Growth Management staff had suggested an additional condition requiring primary access to US-19 if allowable by FDOT (but had noted verbally that FDOT had said such an access could not be approved due to surrounding access points). The applicant has now provided a detailed traffic analysis confirming that S. Lewdingar Dr. can maintain an acceptable level of service with the project as proposed for multi-family use. In addition, that traffic analysis noted that a left turn lane should be provided at both access driveways on S. Lewdingar Dr., but was not needed on W. Cardinal St.

***Landscaping/Buffers*:** The site is proposing to continue the previously approved buffers along all right-of-way boundaries and property lines, with the exception of Lot 31, which is to remain in its natural state. The buffers proposed vary from 15 feet in width where abutting non-residential property to 25 feet in width where abutting a right-of-way and the northwest property line. The minimum width of a Type "C" buffer is 15 feet. The applicant has not indicated the buffer type, but has not requested relief from the minimum LDC requirements.

***Parking Standards*:** Previously, the applicant received deviation approval for 175 parking spaces for the 160 unit multi-family use, which is less than what the LDC requires. The applicant has indicated that LDC parking requirements will be met at the time of permitting for the new PUD as proposed (parking standards may be different for senior housing).

***Loading Zones*:** Although residential developments do not require loading zones, the Master Plan indicates the placement of one 10-foot by 20-foot loading zone near the front entrance of the main building.

***Setbacks*:** The minimum building setback for structures is 50 feet from the centerline of a local right-of-way, 75 feet from the centerline of a major collector, and 125 feet from the centerline of a principal arterial. The proposed buildings on the subject property meet these minimum setback requirements.

***Impervious Surface*:** Previously, the development as proposed had an impervious surface ratio (ISR) of approximately 22 percent, where the maximum ISR in the PSO District is 70 percent and 50 percent for the MDR District. The revised site plan has not provided specific impervious surface ratio calculations, but would appear to be well below the maximum thresholds (this will be required to be demonstrated at the time of permitting).

***Floor Area Ratio*:** The Floor Area Ratio (FAR) is determined by dividing the gross floor area of proposed buildings by the area of the lot in which the buildings are located. The maximum allowable FAR for the PSO District is 1.0, and the maximum allowable FAR for the MDR District is 0.40. Using the standards previously proposed, the site would have an FAR of 0.21, and this will need to be demonstrated at the time of permitting.

Attachment: Staff Report and locator map (18679 : PUD-20-08 – Invictus Development LLC)

Stormwater Management: The previous and proposed Master Plan includes multiple drainage retention areas (DRAs), which will need to be designed to meet the requirements of Chapter 6, Stormwater Management, as specified in the LDC, at the time of permitting.

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

Wetlands: The previous review indicated that there were approximately 0.75 acres of wetlands on the site, which were not specifically delineated. The Master Site Plan proposed no impacts to wetland areas. All proposed structures must be more than 50 feet from any wetlands jurisdictional lines.

Impacts on Affordable Housing: The site was previously proposed for affordable senior multi-family residential use, but is now proposed for multi-family use (without occupancy restrictions). Senior housing may be developed, depending on funding availability for the applicant, although standards have been reviewed using the more intensive multi-family (no age-restriction) use.

Recreation: The Master Plan includes a community building with pool, a gazebo and picnic area and walking trails/sidewalks.

Other Considerations: Due to the size of the development, the applicant will need to provide a biological survey, as outlined in LDC Section 3560, Endangered and Threatened Species Protection, to demonstrate if there are any endangered, threated or species of special concern on the site.

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

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

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

Staff comment – The site is proposed to be served by central water and central sewer, and appears to have minimum environmental limitations. The applicant has noted that while some limited wetlands are present, they are not impacted by the master plan as proposed.

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

Staff comment – The site proposes pedestrian access to W. Cardinal St., which could allow access to non-residential development on W. Cardinal St. and US-19 in the immediate area.

Attachment: Staff Report and locator map (18679 : PUD-20-08 – Invictus Development LLC)

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 proposes a mix of active and passive recreation, with walking trails and a gazebo, as well as a pool and community building for residents.

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 multi-family site as proposed has close proximity to shopping and other services and facilities (but may now not be limited to senior citizen use).

Compatibility with Adjacent Land Uses: The site is located along a major collector and a local road, and is in close proximity to commercial developments. The applicant is proposing multi-family apartments adjacent to an existing mobile home park, and on a site where affordable senior multi-family residential use was previously approved. The development as proposed does appear to be compatible with the surrounding area.

Concurrency:

a. Sanitary Sewer – The site is proposed to be served by Citrus County Utilities Water District for sanitary sewer service.

b. Potable Water – The site is proposed to be served by Citrus County Utilities Water District for potable water service.

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

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

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

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

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD); Section 2406, Medium Density Residential District; and Section 2409, Professional Services/Office District, as specified in the LDC. The Planning and Development Commission (PDC) may recommend approval, and the Board of County Commissioners (BCC) may adopt, 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.

Attachment: Staff Report and locator map (18679 : PUD-20-08 – Invictus Development LLC)

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

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The surrounding area includes other residential type uses as well as commercial uses. The multi-family residential use proposed is compatible with the character of the area, although senior housing is no longer proposed (depending on funding obtained by the applicant).*

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *The Master Plan does include accessory uses such as a community building, pool, gazebo and picnic pavilion. The applicant has previously indicated possible uses such as tennis courts, pickle ball courts and additional walking trails that may be proposed in the open space area. Any additional accessory uses that are proposed in the future would be subject to standards as outlined in the LDC.*

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

E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *The multi-family residential use as proposed is of sufficient proportions to be able to be accomplished as outlined on the Master Plan.*

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

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

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

G. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *The site as proposed has wider buffers and additional landscaping that exceed LDC standards.*

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

Attachment: Staff Report and locator map (18679 : PUD-20-08 – Invictus Development LLC)

and setback standards within the LDC and meet all required density standards in the LDC and Comprehensive Plan.

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Master Plan date-stamped July 24, 2020, for this application.*

J. **A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void.** *The applicant has requested an additional timeframe, for up to ten (10) years from the date of approval.*

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

1. The Planned Unit Development (PUD) shall allow for up to 160 units of multi-family housing and other associated uses as outlined on the Master Plans (age-restricted or general multi-family conceptual plans) date-stamped received July 24, 2020, by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

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

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

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

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

6. A biological study, as outlined in the LDC, must be submitted and approved at the time of permitting.

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

8. The site must provide left-turn lanes at both access points on S. Lewdingar Dr., as outlined on the traffic study date-stamped received September 21, 2021 by the Land Development Division, as well as meet all other traffic/access managements as outlined in the LDC at the time of permitting.

9. The PUD will expire ten (10) years from the date of approval of this application, unless otherwise extended.

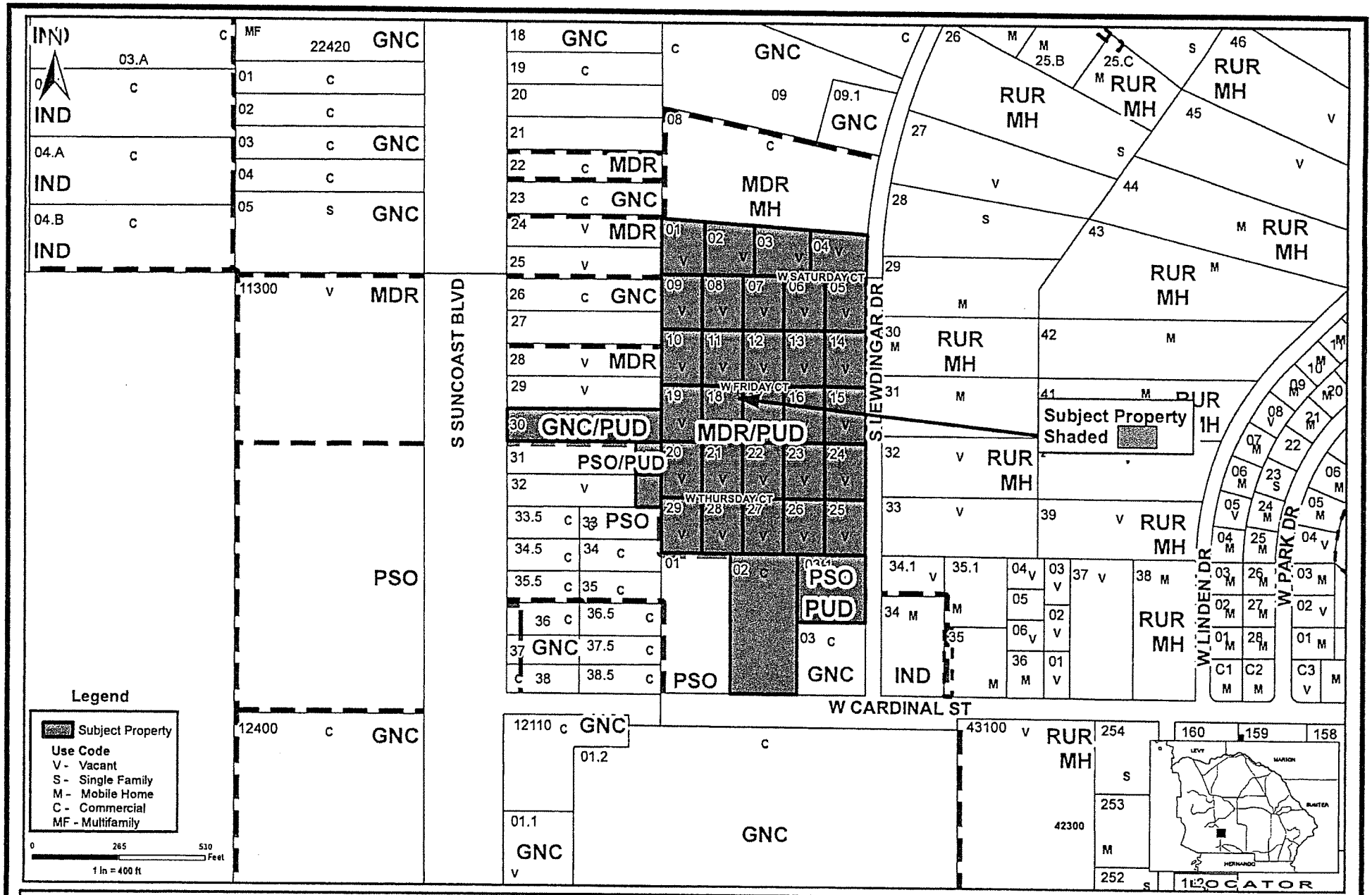
Attachment: Staff Report and locator map (18679 : PUD-20-08 – Invictus Development LLC)

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

11. Minor modifications to this 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

Attachment: Staff Report and locator map (18679 : PUD-20-08 – Invictus Development LLC)



Application #: PUD-20-08	Applicant: Invictus Development, LLC
Proposal: Amend PUD	Location: 7035 W. Cardinal St., Homosassa and multiple addresses off of Suncoast and Lewdinger
LDC Atlas: PSO, Professional Services/Office District & MDR, Medium Density Residential	S-T-R - 6 & 7-20-18 NW & 12-20-17

Planner Initials: Date: 7/27/20

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 9, 2020
Source: Enterprise Geodatabase
Map Number: WB0000342

The information on this map is for general purpose only. The Citrus County (FL) GIS Department shall not be liable for any claim or liability resulting from any error, omission or inaccuracy in the information provided on this map. Any person or entity who relies on any information obtained from this map does so at their own risk.

Citrus County shall not be liable for any direct, indirect, special or consequential damages related to the use of this information, including but not limited to, damages or loss of business, anticipated or lost profits, loss of time or goodwill, even if Citrus County has been advised of the possibility of such damages. There is no warranty, expressed or implied, as to the accuracy of the information. The reader should not rely on this information for boundary, legal, or engineering purposes.

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder
AGENDA DATE:	**December 16, 2021**

BRIEF OVERVIEW:

Amend the Future Land Use Map from MDR (Medium Density Residential District) to GNC (General Commercial District) and MDR District; and amend the Land Use Atlas Map from MDRMH (Medium Density Residential District with mobile homes allowed) to GNC (General Commercial District) and MDRMH (Medium Density Residential with mobile homes allowed) with a Planned Unit Development (PUD) to expand an existing mini-warehouse development.

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

Conduct a public hearing on December 16, 2021, to review and consider CPA/AA/PUD-21-17- Dr. Michael Wilburn for Patrick Kidder

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-21-17 Date: 9/14/21
* Written Authorization is required if Applicant is different than Owner.

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

Property Owner
Name: Mark Cummings
Address: 6451 W. Honey Hill Ln
City: Crystal River
State: FL Zip: 34428
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 30 Township: 18 South Range: 18 East
Legal Description: 5800 W Norvell Bryant Hwy, Crystal River
Subdivision: Unrec. Tracts in 30-18S-18E Lot(s): Block/Parcel:
Alternate Key #: 2608668 Parcel ID: 18E18S30 44120
Acreage:

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

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: 4/T 44 W, R onto W. Norvell Bryant Hwy.

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

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

Signature:

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Michael Wilburn, who is personally known to me ~~or provided~~ ~~as identification~~ and who did not take an oath. WITNESS my hand and official seal this 14th day of September, 2021

Angela Love
Printed Name
Notary Public - State of Florida

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

Date: 9/28/21
Time: 9:51 a
Initials:

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

RECEIVED
SEP 28 2021
CPA/AA/PUD-21-17
Land Develop

Attachment: Application and site plan (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

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: 9/14/21

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

Applicant*
Name: Dr. Michael Wilburn
Address: P.O. Box 938
City: Floral City
State: FL Zip: 34436
Phone: 352-726-4875
Email: localengineeringinc@gmail.com

Property Owner
Name: Mark Cummings
Address: 6451 W. Honey Hill Ln
City: Crystal River
State: FL Zip: 34428
Phone:
Email:

Property Description: Section: 30 Township: 18 South Range: 18 East
Legal Description: 5800 W. Norrell Bryant Hwy, Crystal River
Subdivision: Unrec. Tracts in 30-18S-18E Lot(s): Block/Parcel:
Alternate Key #: 2608668 Parcel ID: 18E18S30044120
Acreage: 3.20

_____ New Planned Unit Development
_____ Amendment to a Previously Approved Planned Development Previous Application No.: _____

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

Applicant Request(s): _____

Directions to Property: 44 W, Sharp R onto W. Norrell Bryant Hwy, to 5800.

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:

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SEP 28 2021
CPA/AA/PUD-21-1
Land Development Division

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Michael Wilburn, who is personally known to me ~~or provided~~ ~~as identification~~ and who did not take an oath.
WITNESS my hand and official seal this 14th day of September 2021

Angela Love
Signature
Angela Love
Printed Name

Seal

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

For Staff Use Only

Date: _____ Time: _____ Initials: _____

Attachment: Application and site plan (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

From: Michael Wilburn
Sent: Tuesday, November 16, 2021 9:51 AM
To: Miranda P. Anaya
Subject: [EXTERNAL]21-17

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

Miranda,

Per our conversation, we can provide a parapet wall along the 80' of the proposed building which fronts 486, as well as adding two pilaster columns on either side of the proposed entry door. No roll up doors will be visible from 486.

I do not want to provide any internal facade for the buildings in the rear which aren't seen from 486

--

Dr. Michael D. Wilburn, P.E.
Local Engineering, Inc.
8427 E. Rosko Ct.
Floral City, FL 34436
352-726-4875
www.localengineeringinc.com

Attachment: Application and site plan (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

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: GNC

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: EXISTING SITE NO IMPACT

   Potable Water: EXISTING NO INCREASE IN USE

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Land Development Division
CPA/AA/PUD-21-17
CPA/AA/PUD-21-17
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Attachment: Application and site plan (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

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

Drainage: NEW DRAINAGE FOR NEW IMPERVIOUS (ALL ONSITE)

Solid Waste: NO INCREASE TO EXISTING

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

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

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

Objective:

Policy:

Policy:

Objective:

Policy:

Policy:

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

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Attachment: Application and site plan (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

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.citrus.fl.gov

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 30 Township 18 Range 18 Alternate Key # 1493901

Lot/Parcel 18E18S30441110 Block _____

Subdivision Unrec. Tracts in 30-18S-18E

I, Patrick Kidder, owner of the above described property,
(Name of Owner)

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

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

SIGNATURE: _____
(Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS

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

WITNESS my hand and official seal this 28th day of September, 2021

Yvelisse Cedrez
Printed Name

_____
Notary Public - State of Florida

Seal

Yvelisse D. Cedrez
Comm.#HH074738
Expires: Dec. 22, 2024
Bonded Thru Aaron Notary

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Land Development Division

Attachment: Application and site plan (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

Alt Key: 2608668
CUMMINGS MARK A

Parcel ID: 18E18S30 4412
5800 W NORVELL BRYANT HWY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	1000 - VACANT COMM
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	0086 - E OF HWY 44 TO HORSEBACK AVE
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	003398 - UNREC TRACTS IN 30-18S-18E
Short Legal	COM AT NW COR OF NW1/4, TH N 87 DEG 59M 27S E AL N BDRY OF NW1/4 700.18 FT MOL TO NW COR OF NE1/4 OF NW1/4 OF NW1/4, TH S 0 DEG 24M 54S E AL W BDRY OF NE1/4 OF NW1/4 OF NW1/4
Est. Parcel Sqft	139,594
Est. Parcel Acres	3.20
Map SC-TW-RG	30-18S-18E

Mailing Address

Name	CUMMINGS MARK A
Mailing Address	6451 W HONEY HILL LN CRYSTAL RIVER FL 34428 8419

All Owners

Name	Owner Type
CUMMINGS MARK A	O - Owner

2021 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2021	$53,550	$0	$53,550	$53,550	$0	$53,550	$0

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$53,550	$0	$53,550	$53,550	$0	$53,550	$0	$853.10	Link
2019	$53,550	$0	$53,550	$53,550	$0	$53,550	$0	$864.24	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07
0147	WATER UTILITY AVAIL ASMT	$70.75

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/01/1991	$80,000	0887/1273	00-WARRANTY DEED	V
12/01/1989	$21,000	[illegible]	00-WARRANTY DEED	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this

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CPA/AA/PUD-21-17
Land Developme

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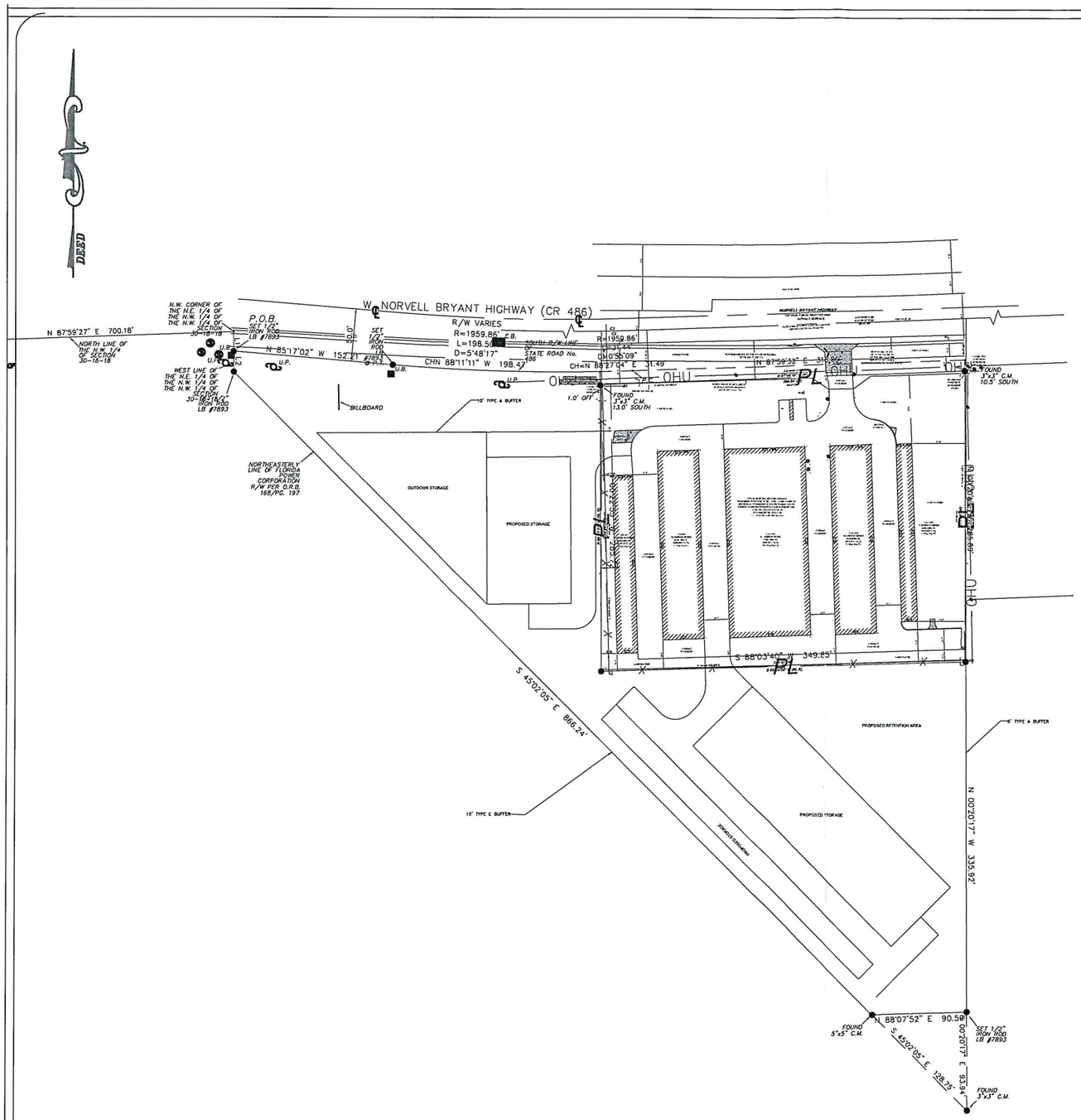

SITE DATA

PARCEL AREA = 233917 SF / 5.37 ACRES

IMPERVIOUS SURFACE AREAS

EXISTING BUILDING AREAS = 34,299 SF
EXISTING ASPHALT AREAS = 30,215 SF
EXISTING SIDEWALKS = 0.00 SF
EXISTING TOTAL IMPERVIOUS AREA = 64,514 SF
EXISTING TOTAL IMPERVIOUS RATIO = 27.57%

PROPOSED CLIMATE/NON CLIMATE STORAGE AREAS = 39,800 SF
PROPOSED OUTDOOR STORAGE AREA = 13,500 SF
PROPOSED ASPHALT AREAS = 13,157 SF
PROPOSED TOTAL NEW IMPERVIOUS = 66,457 SF
PROPOSED ISR = 28.41%

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CPA/AA/PUD-21-17
Land Development Division

DESIGN MICHAEL D. WILBURN, P.E.
DRAFTING
INSPECTIONS
ENGINEER OF RECORD:
PDB: 5400 STORAGE
ENGINEERING
PAGE: 3 OF 6

CERTIFICATE OF AUTHORIZATION 32

Attachment: Application and site plan (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

CPA/AA/PUD-21-17 Dr. Michael Wilburn for Patrick Kidder

5782 W. Norvell Bryant Hwy., Hernando, Fl

Attachment: Coordinator powerpoint (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

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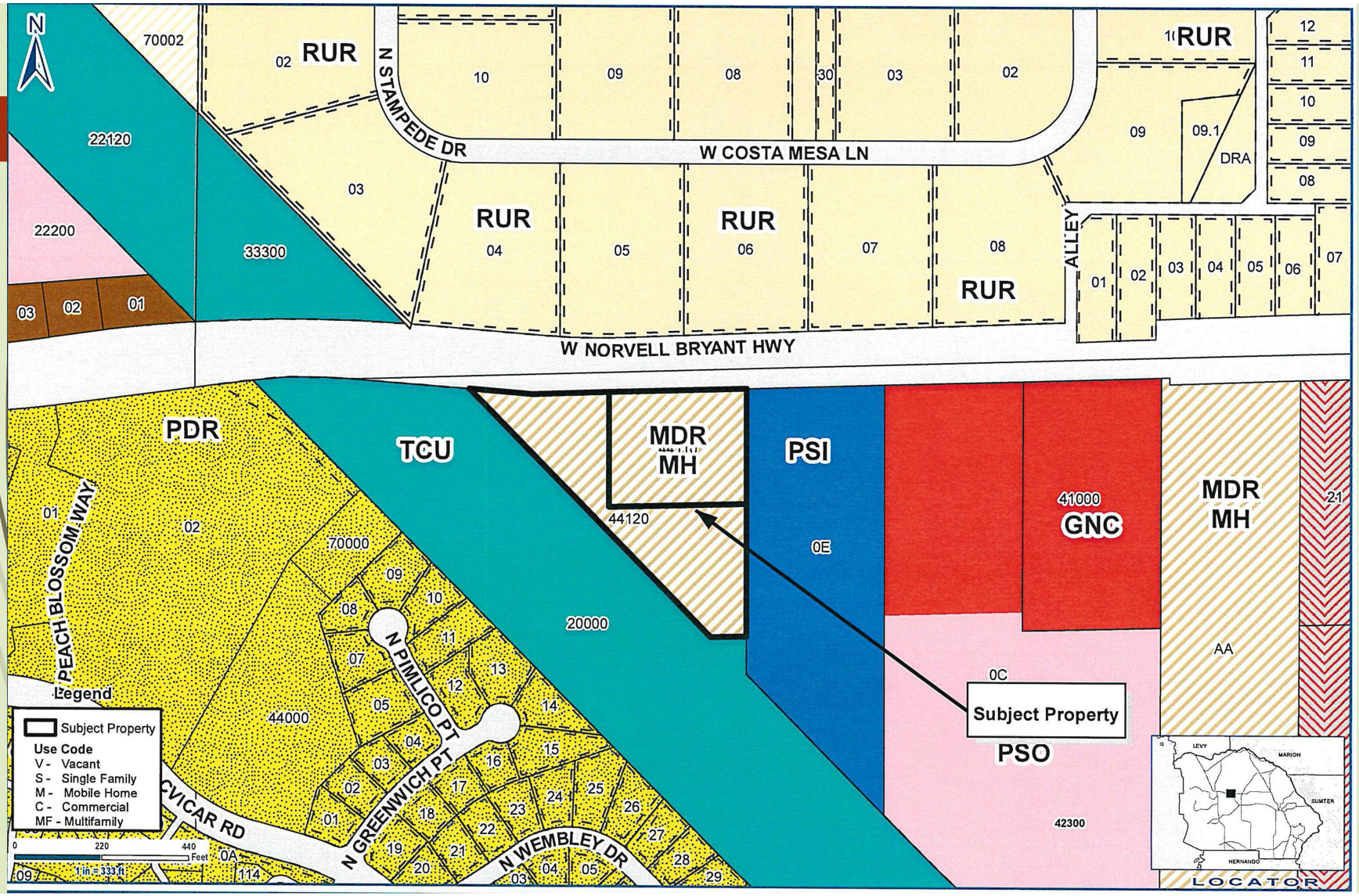

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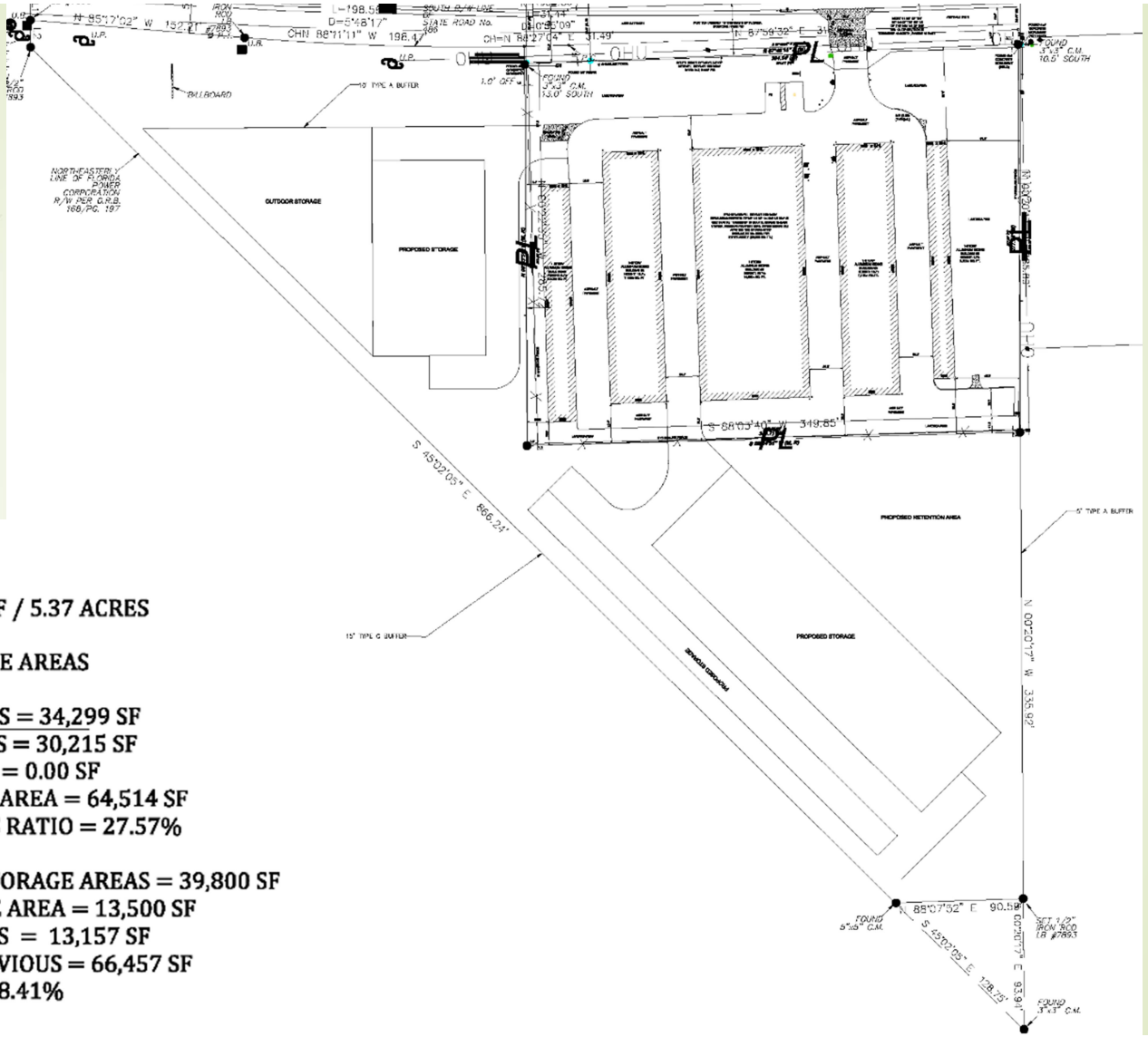
October 14, 2021



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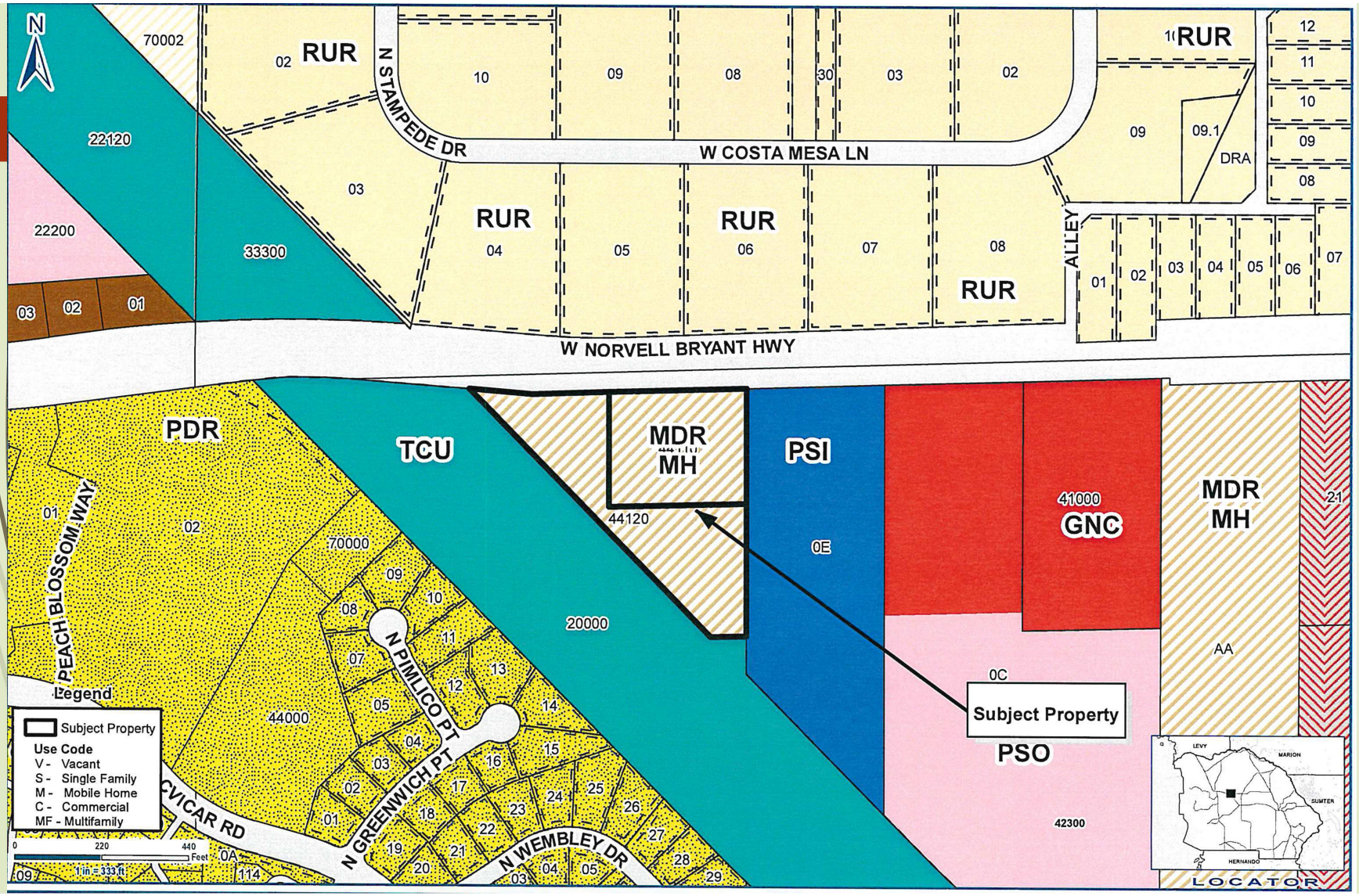

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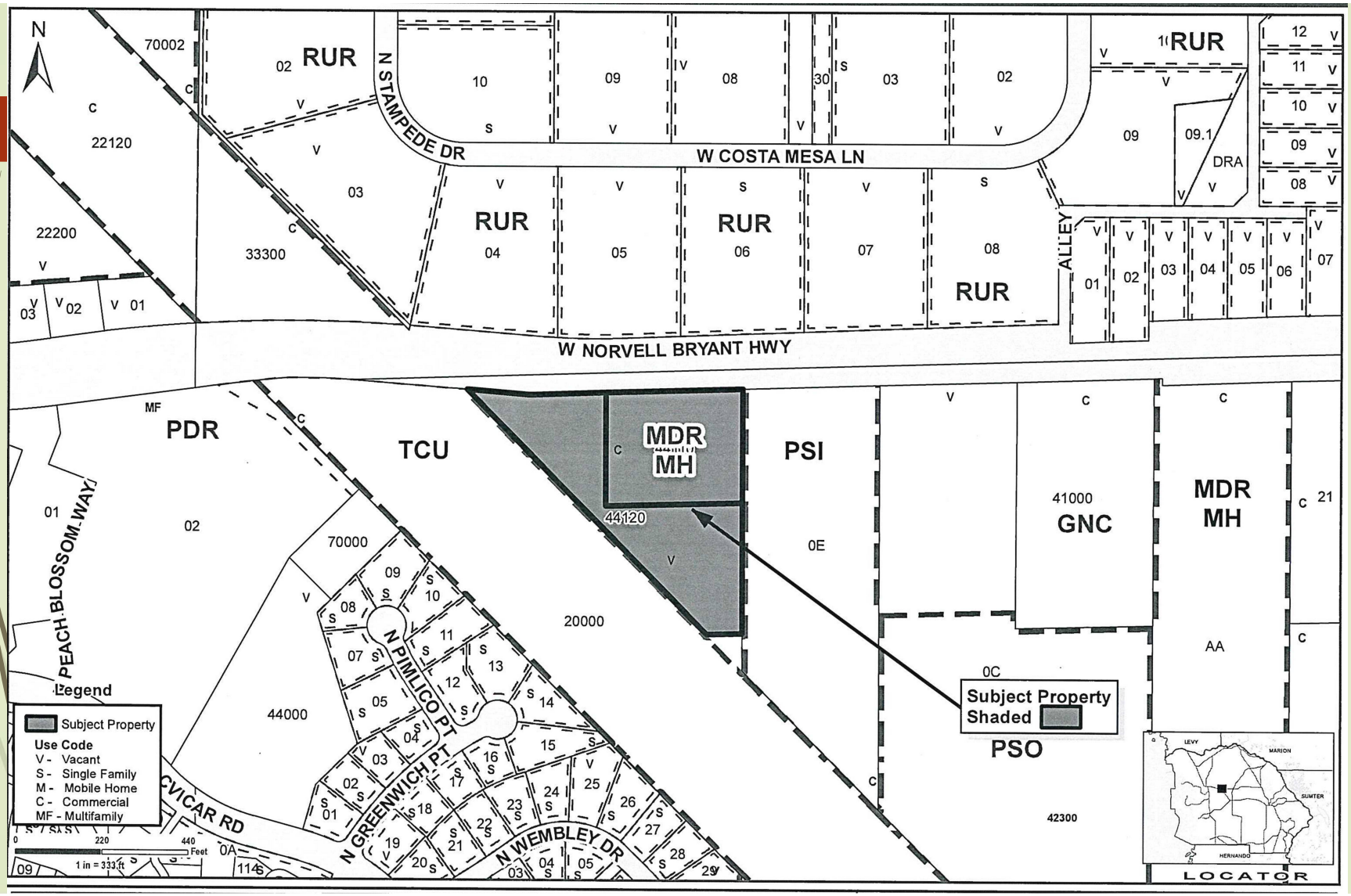

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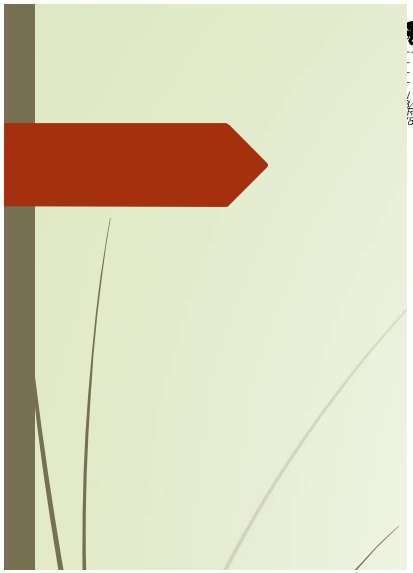
Attachment: Planner powerpoint (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)



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PM2-21-147

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-21-17– Dr. Michael Wilburn for Patrick Kidder
DATE: November 16, 2021
PREPARED BY: Miranda Anaya, Senior Planner, Land Development Division MA

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) to expand an existing mini-warehouse development.

FUTURE LAND USE MAP REQUEST:	**From:** MDR, Medium Density Residential **To:** GNC, General Commercial District; and MDR, Medium Density Residential
LAND USE ATLAS MAP REQUEST:	**From:** MDR, Medium Density Residential with mobile homes **To:** GNC, General Commercial District; and MDR, Medium Density Residential with mobile homes allowed with a Planned Unit Development to expand an existing mini-warehouse development.
LOCATION:	Sections 30, Township 18 South, Range 18 East, more specifically, Parcel 44120 and 44110, of an unrecorded subdivision; also known as Alternate Key Number 2608668 and 1493901, which address is 5782 W. Norvell Bryant Hwy, Crystal River, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE:	Approximately 5.37 acres (total PUD); land use change 3.20 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – RMU, Residential Mixed Use District South – MDR, Medium Density Residential East – PSI, Public/ Semi-Public, Institutional District West – TCU, Transportation/Communication/Utilities District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – RUR, Rural Residential District with PDO overlay (Single-family use) South – TCU, Transportation/Communication/Utilities District East – PSI, Public/ Semi-Public, Institutional District West – TCU, Transportation/Communication/Utilities District
SURROUNDING EXISTING LAND USES:	North – W. Norvell Bryant Hwy (CR-486) and then single-family use South/West – Duke Energy power lines East – Bible Baptist Church of Crystal River

Attachment: Staff Report and locator map (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

SOIL INFORMATION:	According to the *Soil Survey of Citrus County* (1988), the soil types in the area are Candler Fine Sand, 0 to 5 percent slopes, 5 to 8 percent slopes and Astatula fine sand, 0 to 5 percent slopes. Limitations to building development are slight to moderate due to slope.
FLOOD ZONE:	The subject property appears to be primarily located in Flood Zone X as found on the current Flood Insurance Rate Map 12017C0-193/194D.

BACKGROUND AND ANALYSIS:

The subject property consists of two unrecorded tracts in Crystal River, located on the south side of W. Norvell Bryant Hwy., an approximate 150-foot-wide right-of-way classified as a minor arterial. The site is adjacent to powerlines on the southwest and a church on the east. The general area is a mixture of residential and commercial uses. The property is over five acres in size and currently is developed for a mini-warehouse use. The subject property is accessed from W. Norvell Bryant Hwy., (CR-486) via a driveway with gated access.

Although, the Medium Density Residential District does not allow for mini-warehouses, Parcel 44110 received a Vested Rights determination for a mini-storage facility in 2005. That parcel has five permitted mini-warehouse buildings totaling approximately 34,299 square feet. The site also has unpermitted RV/boat storage along CR-486. Parcel 41120 is vacant and wooded.

The applicant is requesting three mini-warehouse buildings and RV/boat storage to expand the existing mini-warehouse facility. One building will be 21,600 square feet (80 x 270), the second will be 11,200 square feet (80 X 140) and the third at 7,000 square feet (20 x 350).

Items	Existing	Proposed	Total Proposed
Building areas	34,299 sf	39,800 sf	74,099 sf
Outdoor storage area (RV/boats)	0 sf permitted	13,500 sf	13,500 sf
Asphalt areas	30,215 sf	13,157 sf	43,372 sf
Impervious	64,514 sf	66,457 sf	130,971 sf
Impervious Surface Ratio (ISR)	27.57%	28.41%	55.98 %

Per Section 2412 of the LDC, the maximum Impervious Surface Ratio (ISR) for GNC is 70%. The existing site has an ISR of 27.57%. The submitted site plan indicates a proposal of 55.98% (66,457 sf of additional impervious) which meets LDC requirements.

The Floor Area Ratio (FAR) is determined by dividing the gross floor area of a building by parcel area. The proposed Master Plan indicates a FAR of 0.32 if all the buildings are one-story, where the maximum FAR for the GNC District is 1.0 per Policy 17.3.20 of the Comprehensive Plan.

Attachment: Staff Report and locator map (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

SUMMARY OF AGENCY COMMENTS: This application is a small-scale Comprehensive Plan Amendment and Atlas Amendment with a Planned Unit Development (PUD), and therefore is not subject to State agency transmittal.

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

Concurrency

The applicant has stated because the site is existing there is no impact to sanitary sewer and no increase to solid waste and potable water. A dumpster location for the new portion has not been specified but will need to be delineated at the time of permitting. The applicant has stated there will be additional drainage to accommodate for the new impervious. The applicant will need to meet stormwater requirements at the time of permitting. The applicant has not indicated if the site is currently connected to central water and sewer, but it appears the site may be connected to central water. There does not appear to be any additional impacts to water/sewer with this application.

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

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

Staff Comment: *The subject property has an MDR designation. Mini-warehouses and RV/boat storage may be allowed in the GNC land use district with a Planned Unit Development. The proposed PUD will be surrounded by other non-residential uses.*

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

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

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

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

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

Attachment: Staff Report and locator map (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

Compatibility with Adjacent Land Uses - Mini-warehouses and RV/boat storage are allowed in the General Commercial District (GNC) with a Planned Unit Development or Conditional Use. The proposal of up to three additional mini warehouse buildings and RV/boat storage in an area surrounded by mixed development of commercial and residential land uses appears to be compatible and consistent with the neighborhood and the adjacent uses. The Master Plan shows an existing access from CR-486 and shared access within the existing and vacant site. With the proposed conditions in this staff report, this use will meet the intent of the Comprehensive Plan and Land Development Code while providing safeguards to the surrounding area.

Environmental – As part of the site development plan process, the applicant will need to submit a Tree Preservation Plan and Biological Study that meets the requirements of the Land Development Code at time of permitting. If any protected species are found on the property, the applicant will need to coordinate with the Florida Fish and Wildlife Conservation Commission (FWC).

Impacts on Affordable Housing – The proposal does not appear to have an impact on affordable housing since no permanent housing is proposed.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 3.2 acres from MDR to GNC on the Future Land Use Map and approximately 5.37 acres from MDR-MH to GNC/MDR-MH with a PUD on the Land Development Code Atlas Map.
2. The subject property is located within the adopted PSA for Citrus County.
3. The proposed land use is generally consistent with the Comprehensive Plan, including the objectives and policies discussed above.
4. The PUD provides the benefit of a Master Plan of Development that serves to mitigate against potential conflicts with existing adjacent land uses.
5. The existing site takes access from a collector arterial which will serve to connect to the expansion.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

The applicant is requesting to establish a PUD for mini-warehouse buildings and RV/boat storage to expand an existing mini-warehouse facility.

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Section 2412, General Commercial District, as specified in the LDC, Section 3740, Design Standards for Large Non-Residential Development Projects, as specified in the LDC. At the time of permitting, if approved, the site plan will be required to meet all LDC standards including updating the developed site to meet current LDC requirements unless otherwise specified.

Access Management/Transportation: The subject parcel obtains access from CR-486, a minor arterial roadway. The site has gated access. It appears there is cross access to the PSI property (church) to the east only 4.5 feet short of the property line but is fenced off. No cross access is proposed to the southwest TCU, (Power Lines).

The Engineering Division has reviewed the application and has no objection.

Attachment: Staff Report and locator map (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

Cross access to the west is not required (power line ROW) and to the east (PSI land use) is not required. We would recommend that the existing stop sign and stop bar be replaced or refreshed if they are missing or damaged.

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

Façade Standards: According to LDC Section 3740, any elevation of the building that fronts on an improved right-of-way, visible to the public, or has a customer entrance shall meet façade requirements. The elevations shall include wall plane projections and/or recesses with architectural features and repeating patterns horizontally or vertically as outlined in the LDC. Tilt-up concrete panels, prefabricated steel panels, or similar non-glass, smooth faced panels shall not be exposed. All facades shall include at least one customer entrance with architectural features. Other façade requirements are as outlined in Section 3740 of the LDC.

- Deviation – Façade, entryway, and roof requirements from CR-486, customer entrances, and elevations visible to the public. The applicant requests the proposed buildings be allowed to match the existing buildings which includes metal paneling and a colored roof trim. The applicant has stated the proposed building adjacent to CR-486 will not have roll-up doors facing the right-of-way and is willing to provide a parapet wall and pilaster columns to face that roadway. Staff does not have an objection to the façade deviations from CR-486 with the proposed architectural features. Staff also does not object to the internal site deviations as the subject property is adjacent to power lines and a House of Worship.

Landscaping/Buffers: The developed site has internal landscaping and buffers. The Master Plan does show proposed buffers, but the applicant has indicated he is proposing to meet all LDC requirements except facades. As such, the applicant will need to meet LDC standards at the time of permitting.

Location on site	LDC Standard	Proposed on Masterplan
North abutting W. Norvell Bryant Hwy (CR-486)	25' Type C	10' Type A
East abutting commercial (PSI) (church)	5' Sodded Strip	5' Type A
Southwest abutting (TCU) powerlines	10' Type B	5' Type A

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

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

Attachment: Staff Report and locator map (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

- Type C buffer shall be adjacent to improved rights-of-ways, parking spaces, and/or access drives with an approved DRA.

Parking Spaces Required: The requirement for an office area is one parking space per 300 square feet of office. The current office square footage is not delineated on the Master Plan but must meet parking requirements at the time of permitting. There is no required parking for storage units.

Loading zones: The eight buildings total 74,099 square feet. The LDC requires commercial uses to use a loading area ratio of one space for the first 10,000 square feet of gross floor area and one for each additional 20,000 square feet. Loading zone locations have not been specified but will need to be delineated at the time of permitting.

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.

***Setbacks*:** The minimum building setbacks for structures is 100 feet from the centerline of a minor arterial roadway, W. Norvell Bryant Hwy. ranges from a 135-foot-wide to 150-foot-wide minor arterial roadway. The mini-warehouse buildings meet setback requirements.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

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

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The mini-warehouse project on the Master Plan date-stamped October 14, 2021, is consistent with the Comprehensive Plan as discussed above, provided the LDC standards and proposed conditions are adhered to.*

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

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

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

Attachment: Staff Report and locator map (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

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

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

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

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

H. The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action. *Height has not been addressed but will be required to meet LDC standards. Applicant appears to meet setback standards.*

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

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

PROPOSED CONDITIONS (if this application is approved):

1. The Planned Unit Development (PUD) shall allow for the expansion of the mini-warehouse development of up to 74,099 square feet and RV/boat storage as outlined on the Master Plan date-stamped received October 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 site will need to be developed in accordance with Chapters 6 and 7 of the LDC.

Attachment: Staff Report and locator map (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

3. At the time of permitting, the applicant must demonstrate compliance with applicable development standards for the both the existing and expanded site per LDC Section 3740, Design Standards for Large Non-Residential Development Projects, including standards for landscaping, bufferyards, signage, pedestrian circulation, parking, drainage, and lighting except facades or unless otherwise outlined in these conditions. At least two architectural features, similar to those outlined on the applicant's email, must be provided for the proposed building facing CR-486.

4. A Tree Preservation Plan and a Biological Study must be submitted and approved at the time of permitting that meets the requirements of the LDC.

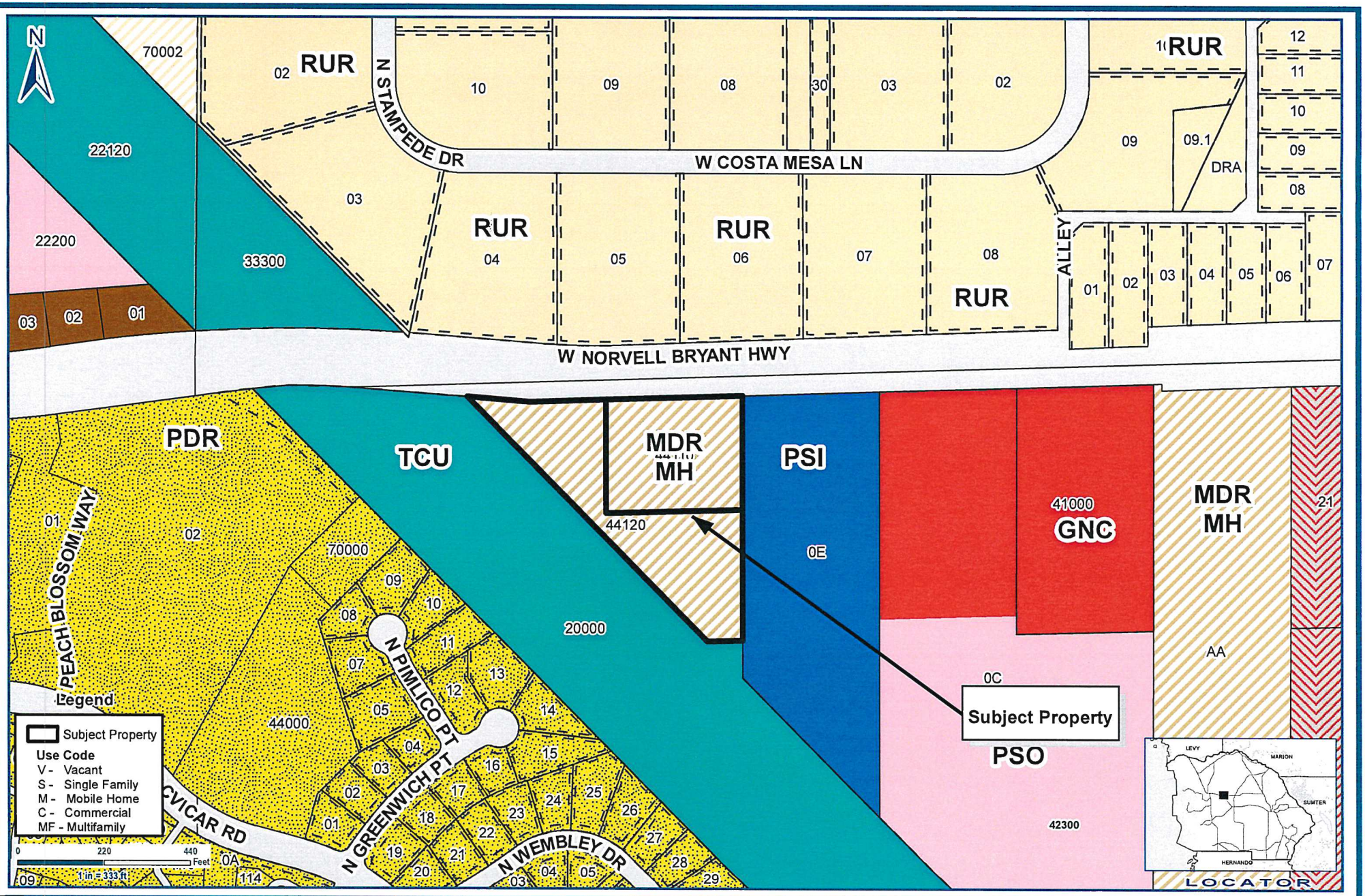
5. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.

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

7. 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.

MA/cb

Attachment: Staff Report and locator map (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)



Application #: CPA-AA-PUD-21-17

Applicant: Dr. Michael Wilburn for Kidder

Proposal: FLUM from MDR to GNC; LUAM from MDR MH to GNC and MDR MH with a PUD to expand existing mini-warehouse

Location: 5782 W. Norvell Bryant Hwy, Crystal River

S-T-R - 30-18-18 NW

Land Use Atlas: MDR, Medium Density Residential with mobile homes

Planner Initials: MM Date: 11/2/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: October 20, 2021
Source: Enterprise Geodatabase
Map Number: WB0000719

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

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of the 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.

Attachment: Staff Report and locator map (18680 : CPA/AA/PUD-21-17– Dr. Michael Wilburn for Patrick Kidder)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-21-19 Brenda McKenzie for GSP Holdings LLC
AGENDA DATE:	**December 16, 2021**

BRIEF OVERVIEW:

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

The applicant is requesting a 37-foot waterfront setback.

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 December 16, 2021 to review and consider V-21-19, Brenda McKenzie for GSP Holdings LLC

V-21-19

Brenda McKenzie for GSP Holdings LLC.

Attachment: V-21-19 Coordinator powerpoint (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

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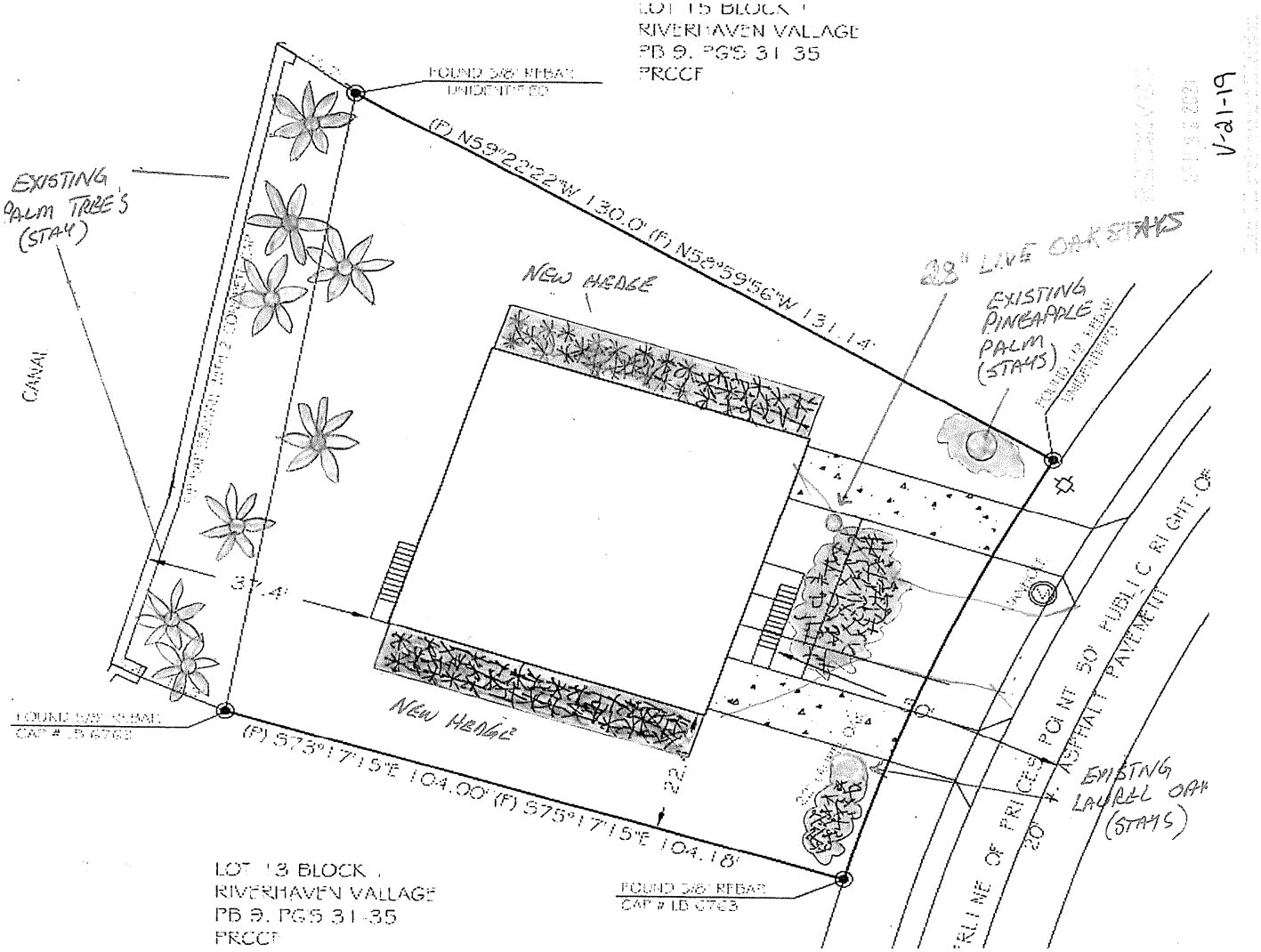


Attachment: V-21-19 Coordinator powerpoint (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

Application No.: V-21-19 Date: 9-27-2021

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

Applicant*
Name: MCKENZIE PERMITTING
Address: 7232 E. GOSPEL ISLAND RD.
City: INVERNESS
State: FLORIDA Zip: 34450
Home No.: 726-0889 Cell No.: 601-0942
Work No.: 726-0889 Fax No.: —
Email: mckenziepermitting@gmail.com

Property Owner
Name: GSP HOLDINGS LLC
Address: 6270 HUNTINGTON LAKES CIR. UNIT 20
City: NAPLES
State: FLORIDA Zip: 34119
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 30 Township: 19 South Range: 17 East
Legal Description: RIVERHAVEN VLG PB 9 PG 31 LOT 14 BLOCK 1
Subdivision: RIVERHAVEN VILLAGE Lot(s): 14 Block/Parcel: 1
Alternate Key #: 1012279 Parcel ID: 16E19S250010 00010 0140

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

Variance Request: A WATERFRONT

State hardship that justifies the granting of the variance: TO SAVE TWO LARGE SPECIMEN TREES

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

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

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

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

Signature: Brenda McKenzie

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

WITNESS my hand and official seal this 29 day of September, 2021

Tiffany Johnson
Printed Name

Tiffany Johnson
Notary Public - State of Florida

Seal

TIFFANY J. JOHNSON
Commission # GG 238210
Expires August 14, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

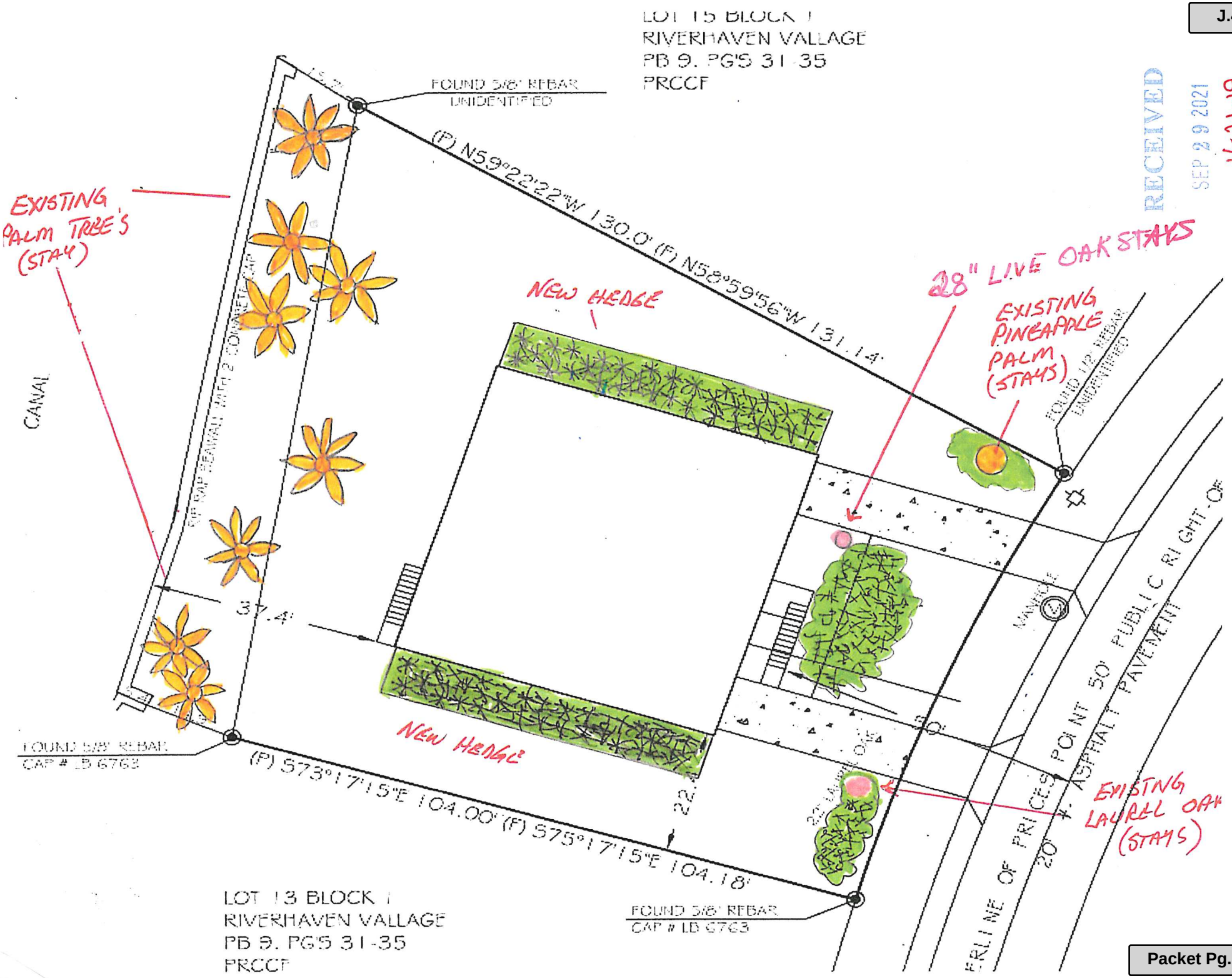
For Staff Use Only
Date: 9/29/21
Time: _____
Initials: _____

RECEIVED
SEP 29 2021
Land Development

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

V-21-19

Attachment: Application with site plan (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

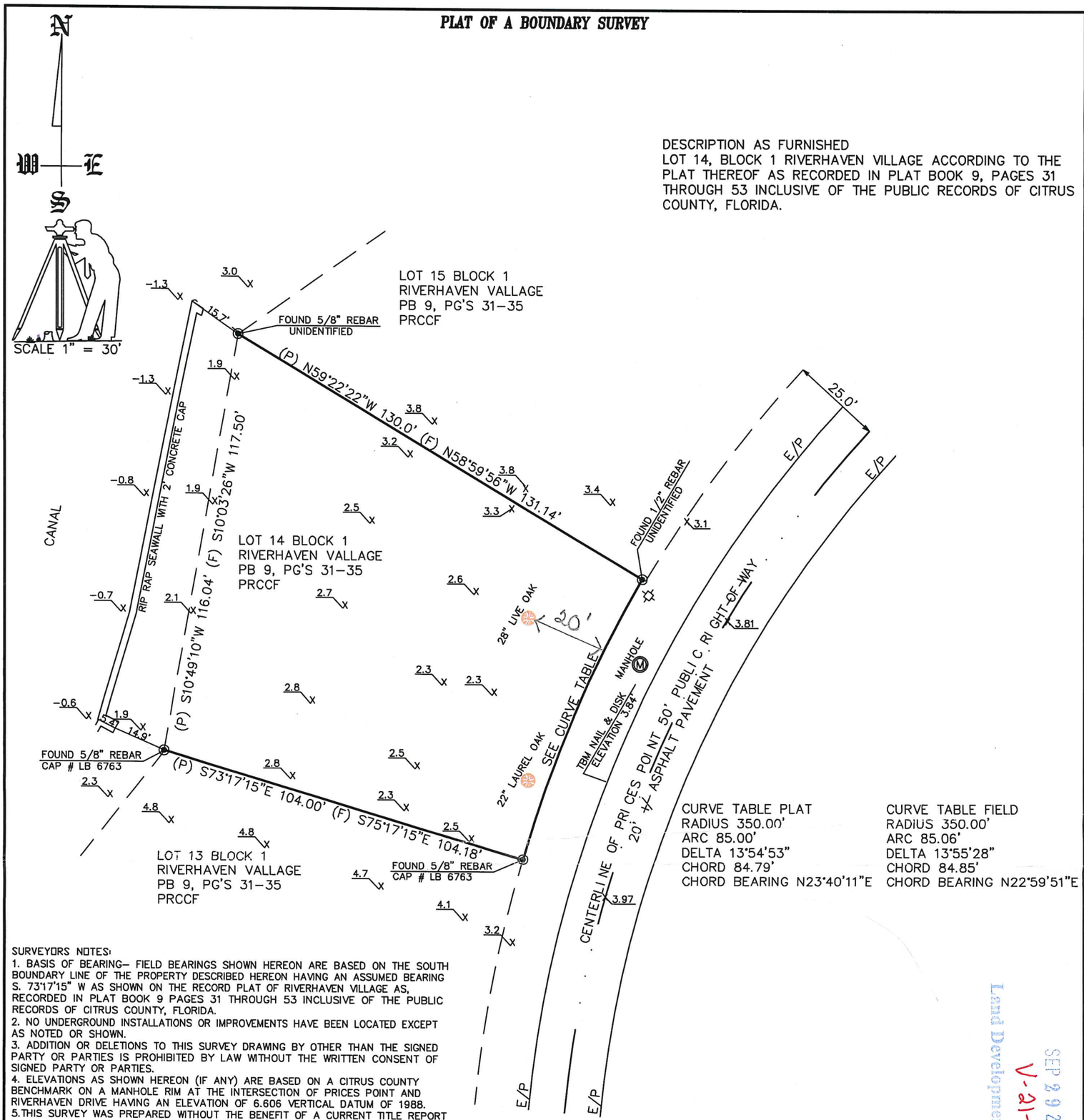


RECEIVED
SEP 29 2021
V-21-19

Attachment: Application with site plan (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

PLAT OF A BOUNDARY SURVEY

DESCRIPTION AS FURNISHED
LOT 14, BLOCK 1 RIVERHAVEN VILLAGE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 31 THROUGH 53 INCLUSIVE OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.



CURVE TABLE PLAT
RADIUS 350.00'
ARC 85.00'
DELTA 13°54'53"
CHORD 84.79'
CHORD BEARING N23°40'11"E

CURVE TABLE FIELD
RADIUS 350.00'
ARC 85.06'
DELTA 13°55'28"
CHORD 84.85'
CHORD BEARING N22°59'51"E

SURVEYORS NOTES:
1. BASIS OF BEARING– FIELD BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY LINE OF THE PROPERTY DESCRIBED HEREON HAVING AN ASSUMED BEARING S. 73°17'15" W AS SHOWN ON THE RECORD PLAT OF RIVERHAVEN VILLAGE AS, RECORDED IN PLAT BOOK 9 PAGES 31 THROUGH 53 INCLUSIVE OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
2. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED OR SHOWN.
3. ADDITION OR DELETIONS TO THIS SURVEY DRAWING BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT THE WRITTEN CONSENT OF SIGNED PARTY OR PARTIES.
4. ELEVATIONS AS SHOWN HEREON (IF ANY) ARE BASED ON A CITRUS COUNTY BENCHMARK ON A MANHOLE RIM AT THE INTERSECTION OF PRICES POINT AND RIVERHAVEN DRIVE HAVING AN ELEVATION OF 6.606 VERTICAL DATUM OF 1988.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD.
6. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
7. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 12017C0295D AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), EFFECTIVE DATE OF SEPTEMBER 26,2014 THE SUBJECT PROPERTY APPEAR TO LIE IN FLOOD ZONE AE FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION 9.0 DETERMINED).
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.
9. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINE OTHER THAN AS SHOWN, THAT THE IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN CHAPTER 5J–17.050 THRU 5J–17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES IS "SUBURBAN" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.

RECEIVED
SEP 29 2021
V-21-19
Land Development Division

Patrick L Henson
Digitally signed by Patrick L Henson
Date: 2021.01.28 09:59:19 -05'00'

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

JOB No. 21–008	THIS SURVEY IS CERTIFIED TO GREGORY PRESLEY
PROJ. No.	
DRAW BY: PLH	
APPROVED BY:	
MAP DATE: 1/28/2021	Anderson Specialty Services, Inc.
SCALE: 1" = 30'	9200 East Orange Avenue
SHEET No. 1 OF 1	Floral City, Florida 34436
FIELD DATE: 1/27/2025	(352) 220–0146
FIELD BOOK: 60	Florida Licensed Business No. 8156
PAGE: 31	
SEC.25 TWP.19S RNG.16E	

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

DATED THIS_____DAY OF_____

PATRICK L. HENSON, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4547

THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

■ = FOUND CONCRETE MONUMENT AS NOTED (P)= PLAT DATA (D)= DEED DATA (F)= FIELD MEASURED (C) = CALCULATED DATA
□ = SET 4"X4" CONCRETE MONUMENT LB 8156 R/W = RIGHT-OF-WAY
△ = DESCRIPTIVE POINT ℄ = CENTERLINE Ⓦ = WELL
◉ = FOUND 5/8" REBAR ID AS NOTED = POWER POLE ⟶ = GUY ANCHOR
○ = SET 5/8" REBAR LB 8156 P.O.B. = POINT OF BEGINNING
⊹ = PHONE PEDESTAL 4.8 X =GROUND ELEVATION = BENCHMARK
N.=NORTH E.=EAST S.=SOUTH W=WEST

P.O.C. = POINT OF COMMENCEMENT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
CBS = CONCRETE BLOCK STRUCTURE
PRCCF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
LB = LICENSED BUSINESS
CM = CONCRETE MONUMENT
ID = IDENTIFICATION

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

Attachment: Application with site plan (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

DESIGN CRITERIA
140 MPH. EXPOSURE B

1. THE DESIGN OF THIS STRUCTURE HAS BEEN REVIEWED FOR COMPLIANCE WITH THE WINDLOAD PROVISIONS OF CHAPTER 16, FLORIDA BUILDING CODE, 7TH EDITION, BUILDING (FBCB 2020) AND ASCE 7-16, USING THE FOLLOWING CRITERIA:
   - ULTIMATE DESIGN WIND SPEED, V_{ult} = 140 M.P.H. (3 SECOND GUST)
   - NOMINAL DESIGN WIND SPEED, V_{asd} = 108 M.P.H.
   - BUILDING RISK CATEGORY = II
   - EXPOSURE CATEGORY = B (WORST CASE, ALL DIRECTIONS)
   - INTERNAL PRESSURE COEFFICIENT
     - 0.18 FOR ENCLOSED STRUCTURES
     - 0.55 FOR PARTIALLY ENCLOSED STRUCTURES
     - 0.00 FOR OPEN STRUCTURES
2. NOMINAL (ASD) COMPONENTS AND CLADDING NET WIND PRESSURES IN POUNDS PER SQUARE FOOT (PSF) TO BE USED FOR DESIGN AND TESTING OF EXTERIOR COMPONENT AND CLADDING MATERIALS SHALL BE IN COMPLIANCE WITH ASCE 7-16 CHAPTER 30 AS SHOWN BELOW UNLESS SHOWN OTHERWISE ON THE PLANS. THESE PRESSURES ARE FOR BUILDINGS WITH FLAT ROOFS, GABLE ROOFS AND HIP ROOFS AND FOR ROOF SLOPES FROM ZERO TO 45 DEGREES.

COMPONENT TYPE	WIND ZONES	SIZE	MINIMUM DESIGN PRESSURE (PSF)
ROOF & SKYLIGHTS	ANYWALL ROOF ZONES	4 SF OR LARGER	+19.4, -47.7
DOORS & WINDOWS	ANYWALL WALL ZONES	4 SF OR LARGER	± 30
WALL COVERING	ANYWALL WALL ZONES	4 SF OR LARGER	± 30
GARAGE DOORS	ANYWALL WALL ZONES	50 SF OR LARGER	± 21
SOFFITS	ANYWALL WALL ZONES	ALL SIZES	+ 21.2, -28.3

3. MANUFACTURED SOFFITS SHALL BE APPROVED AND LABELLED IN COMPLIANCE WITH FBCB 2020 SECTION 1709.10
4. DESIGN LIVE AND DEAD LOADS USED IN THE ANALYSIS ARE AS FOLLOWS

STRUCTURE TYPE	DEAD LOAD (PSF)	LIVE LOAD (PSF)
ROOF TRUSS TOP CORD WITH SHINGLES	7	20
ROOF TRUSS TOP CORD WITH TILES	18	20
ROOF TRUSS BOTTOM CORD	10	NA
FIRST ELEVATED FRAME FLOOR	12	40
SECOND ELEVATED FRAME FLOOR	10	30
BALCONY FRAME FLOOR	10	60
PORCH, LOFT OR DECK FRAME FLOOR	10	40
GARAGE CONCRETE FLOOR	10	50

5. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 7TH EDITION, BUILDING (FBCB 2020)
6. CONCRETE FOUNDATIONS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 19, FBCB.
7. MASONRY CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF CHAPTER 21, FBCB. NET AREA COMPRESSIVE STRENGTH OF MASONRY IS 1500 PSI. TYPE M, OR S MORTAR SHALL BE USED. ALL MASONRY SHALL BE LAID IN RUNNING BOND PATTERN WITH HEAD JOINTS IN SUCCESSIVE COURSES OFFSET BY NOT LESS THAN ONE-FOURTH THE UNIT LENGTH. THICKNESS OF BED JOINTS SHALL NOT EXCEED 3/8". GLASS UNIT MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2110, FBCB.
8. GROUT USED TO FILL CELLS, LINTELS AND ROND BEAMS SHALL CONFORM TO REQUIREMENTS OF ASTM C476 AND CHAPTER 21, FBCB. REQUIRED MINIMUM COMPRESSIVE STRENGTH IS 2000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
9. CONCRETE SHALL CONFORM TO REQUIREMENTS OF CHAPTER 19, FBCB, AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
10. REINFORCING BARS SHALL BE GRADE 40 OR 60 MINIMUM IN FOUNDATIONS, MASONRY FOUNDATION WALLS, AND CMU WALLS UNLESS OTHERWISE NOTED. REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS AND COMPLY WITH ASTM A 615 REQUIREMENTS. JOINT REINFORCING IF USED, SHALL BE 9 GAGE, GALVANIZED STEEL CONFORMING TO ASTM A82 REQUIREMENTS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 REQUIREMENTS. WIRE FABRIC SHALL BE SUPPORTED AS REQUIRED IN SECTION 1907, FBCB. SYNTHETIC FIBER REINFORCEMENT SHALL CONFORM TO REQUIREMENTS OF SECTION 1907, FBCB.
11. WOOD ROOF AND WALL SHEATHING SHALL BE APA RATED PANELS AND FASTENERS SHALL CONFORM WITH TABLE 2304.10.1, FBCB. WALL SHEATHING FASTENERS SHALL BE 8D COMMON OR GALVANIZED BOX NAILS WITH SPACING ALONG PANEL EDGES 6" O.C. AND INTERMEDIATE FASTENERS AT 12" O.C. UNLESS OTHERWISE NOTED. ROOF SHEATHING FASTENERS SHALL BE 8D RING SHANK NAILS (0.131"x2.5") COMPLIANT WITH THE REQUIREMENTS OF ASTM F1667 WITH SPACING 6" O.C. WITHIN "A" DISTANCE OF EVES, HIPS, RIDGES, GABLE ENDS. THICKNESS OF WOOD PANELS ARE NOTED ON THE DRAWINGS. FRAME WALL BRACING (SHEAR WALLS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2305, FBCB, UNLESS OTHERWISE NOTED.
12. WOOD STUDS AND GIRDER SUPPORT POSTS USED FOR BEARING WALL FRAMING SHALL BE HEM-FIR, S-P-F, OR S-Y-P #2 GRADE OR BETTER. ALL POSTS UNDER GIRDERS SHALL HAVE A MINIMUM OF ONE STUD PER GIRDER PLY. WALL OPENINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2308, FBCB, UNLESS OTHERWISE NOTED. WOOD BEAMS, HEADERS, RAFTERS AND OTHER HORIZONTAL LOAD BEARING ELEMENTS SHALL BE S-Y-P GRADE #2 OR BETTER.
13. FASTENING OF WOOD FRAMING SHALL CONFORM TO TABLE 2304.10.1, FBCB, UNLESS OTHERWISE NOTED. FOR EXTERIOR INSTALLATIONS WASHERS SHALL BE USED UNDER ALL NUTS AND BOLT HEADS BEARING DIRECTLY ON WOOD, AND ALL OF THOSE NUTS, BOLTS AND WASHERS SHALL BE CORROSION RESISTANT.
14. DESIGN OF PREFABRICATED WOOD TRUSSES IN FLOORS AND ROOFS IS DELEGATED TO THE TRUSS MANUFACTURER'S ENGINEER. THE TRUSS ENGINEER SHALL SUBMIT ENGINEERING DOCUMENTS FOR REVIEW FOR CONFORMANCE WITH THE DESIGN INTENT OF THE PROJECT. INSTALLATION OF PREFABRICATED WOOD TRUSSES SHALL FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL TEMPORARY AND PERMANENT TRUSS BRACING REQUIRED BY THE MANUFACTURER IN ADDITION TO ANY SUPPLEMENTAL BRACING SHOWN ON THE DRAWINGS.
15. WOOD CONSTRUCTION CONNECTORS SHOWN ON THE DRAWINGS REPRESENT THE DESIGNER'S INTENT TO FURNISH A COMPLETE LOAD PATH FROM ROOF TO FOUNDATION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE SPECIFIED CONNECTOR OR A SUBSTITUTE CONNECTOR WITH DOCUMENTED EQUIVALENT CAPACITY.
16. DEVIATIONS FROM THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. MODIFICATIONS OF STRUCTURAL DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING WITH THE MODIFICATION. ALL CHANGES TO STRUCTURAL DETAILS CONSTRUCTED WITHOUT PRIOR APPROVAL OF THE ENGINEER ARE AT THE CONTRACTOR'S AND OWNER'S RISK.

Coastal High Hazard Area:

(Category 1 Evacuation Zone) YES
Wind Borne Debris Zone: YES
Evacuation Zone: Evacuation Zone A

Evacuation Re-Entry Zone: SW

Flood Zone: CAZ
FIRM Panel: FEMA PANEL 12017C0 205E

Special Flood Hazard Area: YES

Base Flood Elevation: 13.0 FEET

NOTE:
ALL MATERIAL BELOW BFE TO BE WATER RESISTANT AND OR PRESSURE TREATED

IMPACT GLAZING OR HURRICANE SHUTTERS WILL BE INSTALLED PRIOR TO OCCUPANCY

RECEIVED
SEP 29 2021
Land Development Division

V-21-19

PRELIMINARY DRAFT

BLUEWATER DRAFTING, INC.
Gulf to Lake Bay, Lecanto, FL 34461
Citrus PH: (352) 746-4221 Marion PH: (352) 622-0650

SANDERSONBAY FINE HOMES
1940 N. Prospect Avenue
352.527.8900

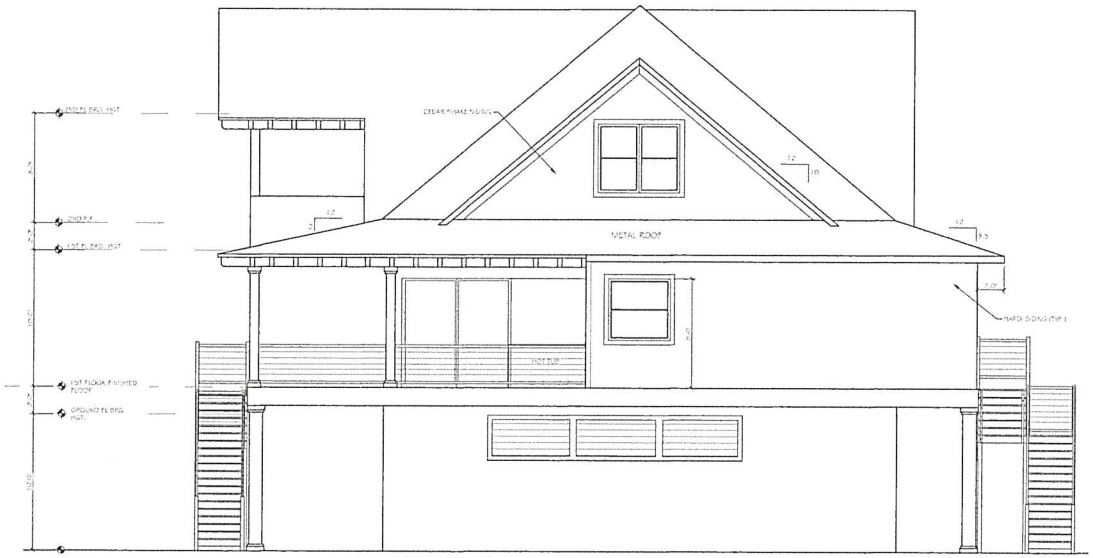
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION IN ACCORDANCE WITH LOCAL BUILDING CODE & ORDINANCES AND THAT ALL CONSTRUCTION COMPLIES WITH LOCAL BUILDING CODE & ORDINANCES. SETBACKS ARE TO BE VERIFIED BY CONTRACTOR BY THE CLIENT. BLUEWATER DRAFTING, INC. SHALL BE HELD HARMLESS FROM ANY CLAIMS OR LIABILITIES RESULTING FROM THE USE OF ANY OF THESE PLANS OR CONSTRUCTION OF ANY PERSON REUSING OR MODIFYING THESE PLANS WITHOUT THE EXPRESSED CONSENT OF BLUEWATER DRAFTING, INC.

A CUSTOM HOME PLAN FOR:
THE PRESLEY RESIDENCE

Project: BW-84
Date: 10-04-19
Prelim: 12-13-19
1-20-19, 8-26-20
Final: 5-26-21

SHEET
A-1

Attachment: Application with site plan (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

RECEIVED
SEP 29 2021
V-21-19
Land Development Division

BLUEWATER DRAFTING, INC.

SANDERSONBAY FINE HOMES

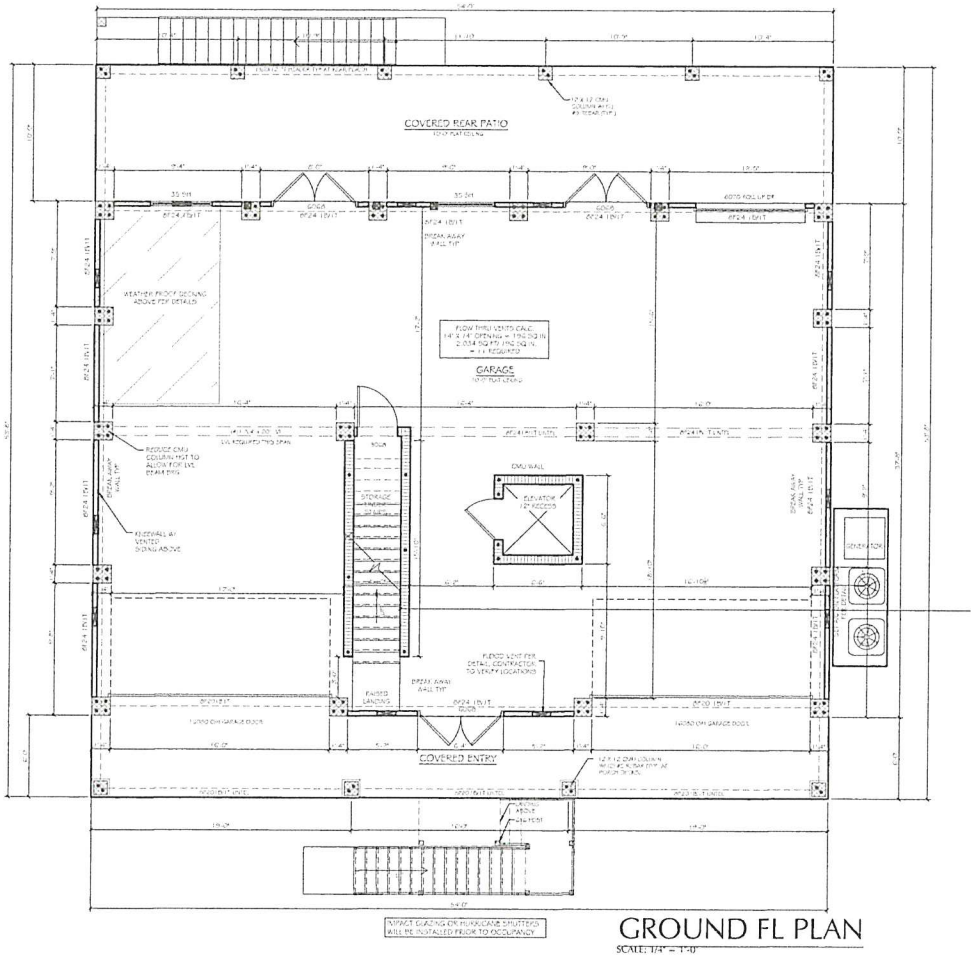
A CUSTOM HOME PLAN FOR:
THE PRESLEY RESIDENCE

Project: BW-84
Date: 10-04-19
Prelim: 12-13-1
1-20-19, 8-26-20
Final: 5-26-21

PRELIMINARY DRAFT

SHEET
A-2

Attachment: Application with site plan (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)



GROUND FL PLAN
SCALE: 1/4" = 1'-0"

IMPACT GLAZING OR HURRICANE SHUTTERS WILL BE INSTALLED PRIOR TO OCCUPANCY.

UNTEL TYPE DESIGNATION

8F16-1B/1T

SQUARE FOOTAGE	
GROUND FL GARAGE	2,034 S.F.
GROUND FL ENTRY	324 S.F.
GROUND FL REAR PATIO	540 S.F.
1ST FL FRONT PORCH	324 S.F.
1ST FL REAR PORCH	674 S.F.
2ND FL BALCONY	173 S.F.
1ST FLOOR LIVING	1,807 S.F.
2ND FLOOR LIVING	850 S.F.
TOTAL LIVING	2,657 S.F.
TOTAL	6,726 S.F.

NOTES:
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SETBACKS, AND OVERALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
- IF ANY DISCREPANCIES BETWEEN THIS PLAN AND EXISTING CONSTRUCTION ARE FOUND THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

PRELIMINARY DRAFT

RECEIVED
SEP 29 2021
V-21-19
Land Development Division

BLUEWATER DRAFTING, INC.
1279 W. Gulf to Lake Hwy, Lecanto, FL 34461

SANDERSONBAY FINE HOMES
GENERAL CONTRACTOR License #CGC1525214

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS SHOWN, AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND IN THE DESIGN AND FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THESE PLANS ARE COPYRIGHTED AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.

A CUSTOM HOME PLAN FOR:
THE PRESLEY RESIDENCE

Project: BW-8
Date: 10-04-1
Prelim: 12-13-
1-20-19, 8-26-2
Final: 5-26-21

SHEET
A-3

Attachment: Application with site plan (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

V-21-19

Brenda McKenzie for GSP Holdings

Attachment: V-21-19 Planner powerpoint (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

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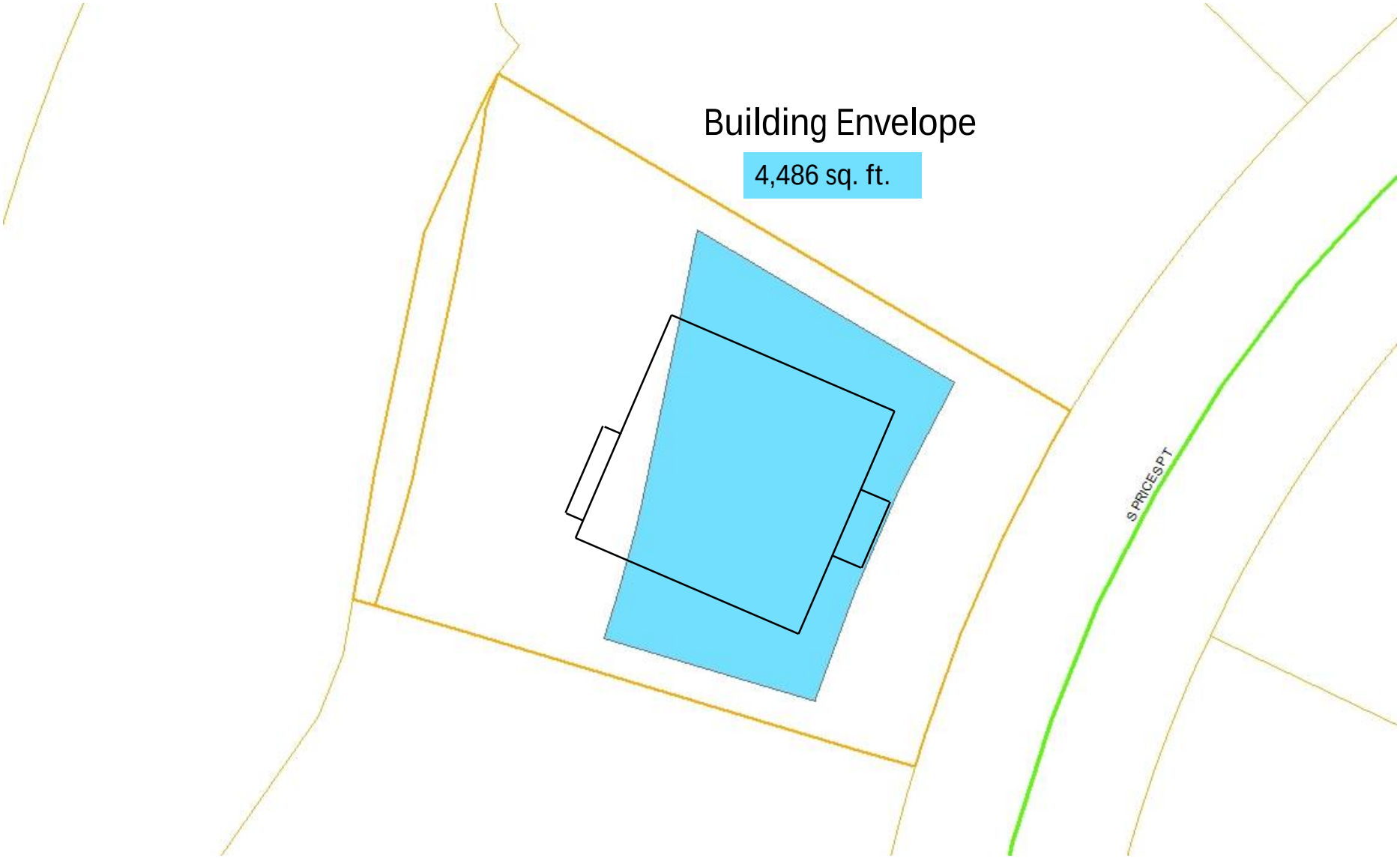

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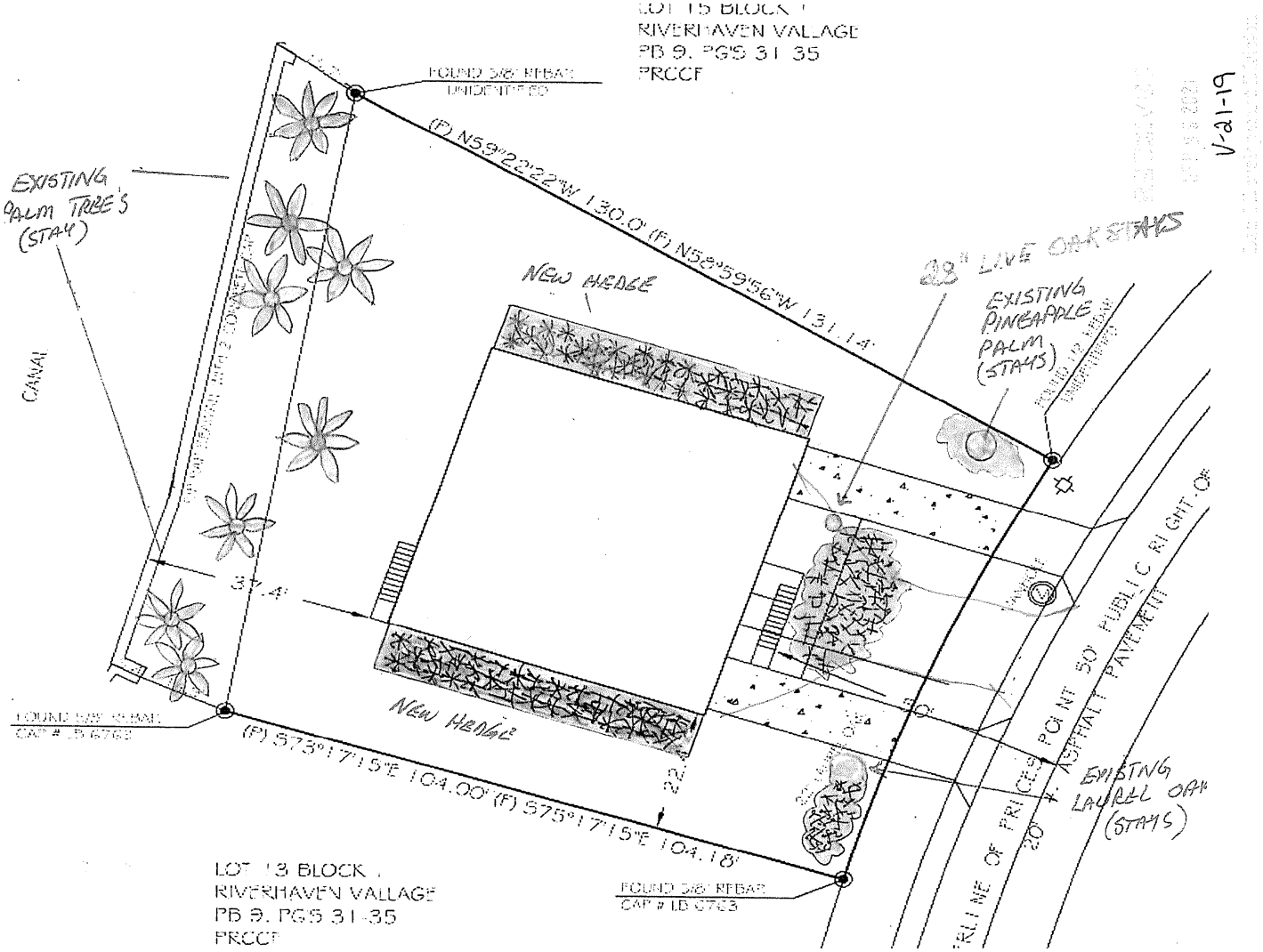

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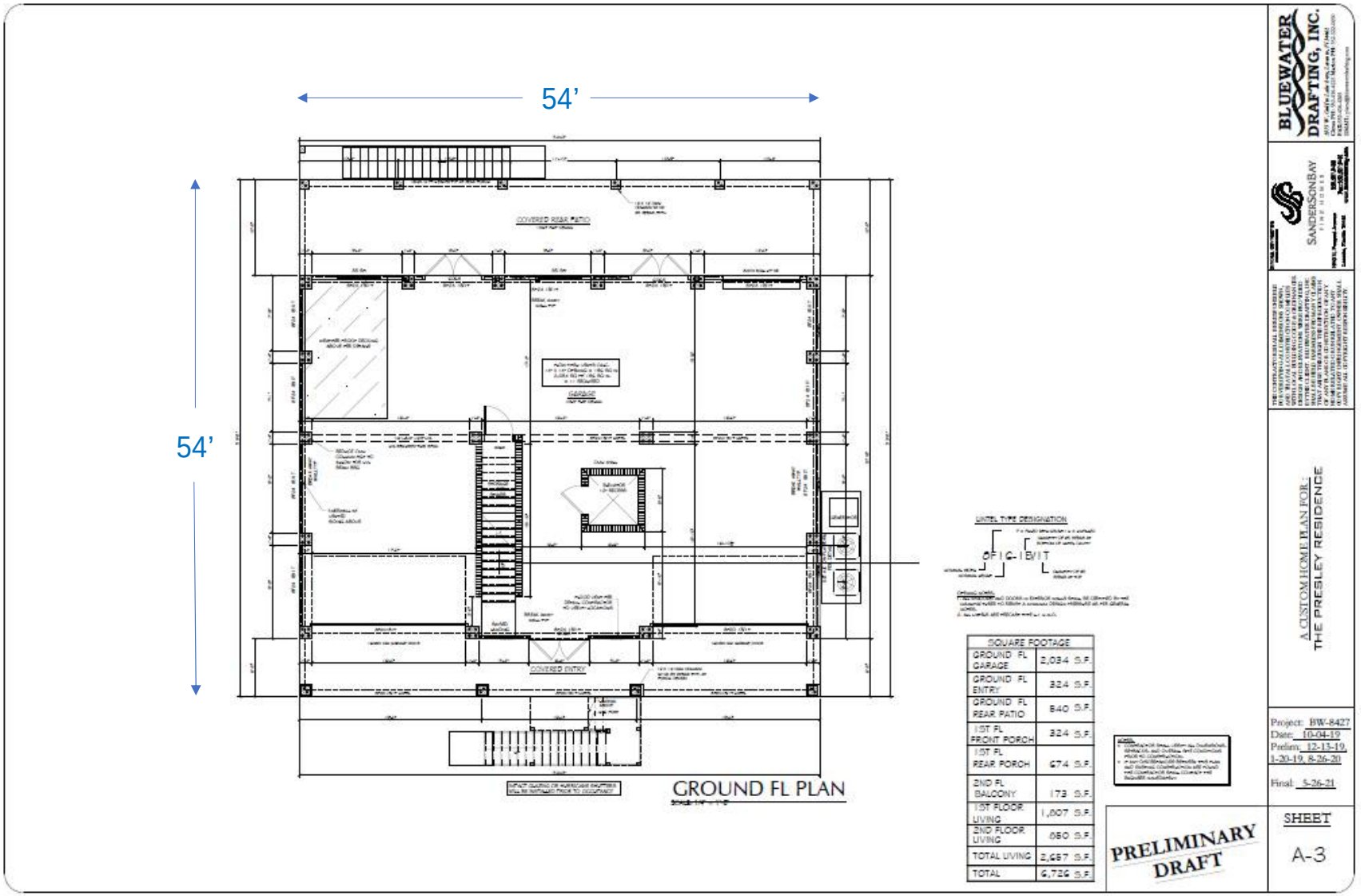

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PM2-21-143

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

VARIANCE APPLICATION NO. V-21-19 Brenda McKenzie for GSP Holdings LLC
DATE: November12, 2021
PREPARED BY: Amber Splitt, Planner; Land Development Division AS

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot setback from the mean high-water line, pursuant to Section 3520, Floodplain Protection Standards, as specified in the LDC. The applicant is requesting a 37-foot waterfront setback.
SUBJECT PROPERTY	Section 25, Township 19 South, Range 16 East and Section 30, Township 19 South, Range 17 East; specifically, Lot 14, Block 1 of Riverhaven Village Subdivision (AK 1012279), which address is 4848 S. Prices Pt., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 13,531 square feet (0.32 acres).
LAND USE	CLR, Coastal and Lakes Residential District, on the LDC Atlas; CL, Low Intensity Coastal and Lakes District on the Future Land Use Map.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in Coastal A Zone (CAZ) with a base flood elevation of 13 feet, as found on Community-Panel Number 12017C0 295E.
SURROUNDING AREA	North – Single-family dwelling South – Single-family dwelling East – S. Prices Pt., single-family dwelling West – Canal The site is located in the Riverhaven Village Subdivision, where there are single-family dwellings, predominately waterfront.
Soil Information	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Matlacha, Limestone Substratum-Urban Land Complex, Waters of the Gulf of Mexico. Limitations to development are moderate due to wetness.

Attachment: Staff Report and locator map (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

BACKGROUND

The subject property consists of a vacant lot in the Riverhaven Village subdivision which was platted in 1973. It abuts single-family dwellings to the North, South, and East and the canal on the West. It gains access from S. Prices Pt., a 50-foot wide, public right-of-way, which has a setback of 50-feet from the centerline of the right-of-way. There is also a 7-foot 6-inch setback from either side of the lot. The site is located in the Coastal High Hazard Area (CHHA) and is within the Coastal A Flood Zone (CAZ).

The lot is approximately 13,531 square feet in size (approximately 0.32 acres) which is similar in size to other lots in the subdivision. In 2017, permit number 201604295 was issued for a riprap seawall with cap.

ANALYSIS:

The applicant is requesting a reduced waterfront setback of 37 feet on the property for a single-family dwelling to retain two specimen trees located within the right-of-way setback. While the site plan indicates a waterfront setback of 37 feet, this is taken from the outside, rather than inside, of a 2-foot concrete cap on rip-rap and also does not appear to be at the closest point from the inside of the concrete cap to the proposed dwelling. The applicant has indicated a change in the Site Plan to move the rear entry steps to the side of the dwelling, adding approximately 4 feet to the proposed setback. With the current Site Plan, staff calculate approximately 32-foot waterfront setback would be needed to accommodate the applicant's request. The Site Plan includes two driveways. According to the LDC, the applicant may only develop one driveway.

The Site Plan did not state the Impervious Surface Ratio (ISR). Staff calculated the ISR using the above mentioned one developed driveway. The ISR is approximately 41 percent. The ISR complies with the current maximum 40 percent ISR for the CLR District with lots more than 10,000 square feet in area, but less than 1 acre in size, an extra 10 percent of ISR may be added provided same is a non-vertical improvement.

The available building envelope without the need for a variance is approximately 4,486 square feet, outside of the 50 feet waterfront setback, 25 feet right-of-way setback, and 7 feet 6 inches side yard setbacks. The proposed building footprint is 3,086 square feet and currently does not fit within the building envelope, however, could be reconfigured to fit, thus, this does not appear to be a minimal request.

The surrounding area contains mostly single-family residences and a few vacant lots. Of the six closest lots on either side of the subject property, four have been granted variances that predate the current LDC standards.

The table below compares waterfront setbacks and parcel size with six of the closest developed lots on the same side as the subject property. The data used to prepare the

Attachment: Staff Report and locator map (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

following table was obtained from the Citrus County Geographic Information System records and the Citrus County Property Appraiser records. The comparison is based on LDC Section 10620, Development Standards, with the purpose of assuring compatibility between new and existing improvements.

Building envelope and setback analysis			
Required waterfront setback (Coastal A Zone)	50 ft.	**Proposed waterfront setback**	37 ft.
Average waterfront setback along S. Prices Pt., and W. Broad Jump Ct. (6 closest lots)	26'5"		
Required Front Setback from Centerline ROW (Property Line)	50 ft. (25 ft.)	**Proposed Front Setback from Centerline ROW** (Property Line)	50 ft. (25 ft.)
Average six closest waterfront single family residences/total building footprint	3,402 sq. ft.	**Proposed single family residence size/total building footprint**	3,086 sq. ft.

The **Engineering Division** has no objection with the following comments/conditions:

- Runoff and erosion shall be controlled to protect the adjacent wetland/waterbody. Install any measures necessary to prevent sediment transport. Protective measures shall be installed BEFORE starting land disturbance activities as per Citrus County Code Section 42-172 (C).

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

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

Staff comment *This application does not comply with the Flood Plain Protection Standards of the Land Development Code Section 3520 which prescribe a minimum setback of 50 feet measured from the mean*

Attachment: Staff Report and locator map (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

high-water line, in this case, the inside of the rip-rap cap. This section is applicable to Velocity Zone and Coastal A Zones.

Policy 17.9.1 Runoff from structures, streets, yards, and parking areas shall be carefully controlled to prevent flooding in adjacent areas or pollution of water bodies.

Staff comment *Stormwater has not been addressed in the site plan. Engineering Division has addressed this in the comments.*

Consistency with the Land Development Code (LDC) - Staff reviewed this application per Section 3501, Surface Water Protection Standards, and Section 3520, Floodplain Protection Standards of the LDC, as specified in the LDC. This application is not consistent with the following provisions of the LDC.

3501. A. All structures shall be a minimum of 50 feet from either the mean high-water line or ordinary high-water line, except as follows:

1. Structures shall be set back a minimum of 50 feet, or 35 feet from the mean high-water line, ordinary high-water line, and/or jurisdictional wetland line, if swales or berms are provided.

Staff comment *The application is not consistent with the provisions of the LDC pertaining to waterfront setbacks. The applicant is proposing a 37 foot waterfront setback. Since the subject property has an available building envelope to accommodate the proposed dwelling, with some adjustments, this is not a minimal request for use of the land.*

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

Staff comment: *Since this property is designated by the Federal Emergency Management Agency (FEMA) to be located in a Coastal A Zone (CAZ), special standards apply. Although there appears to be an available building envelope of 4,486 square feet, which could accommodate the dwelling with adjustments.*

Attachment: Staff Report and locator map (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

PROPOSED FINDINGS OF FACT

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

1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** Riverhaven was established in 1973 prior to the standards of the LDC. The average lot size is 0.36 acres, and the subject property is similar in size to other lots, some of which have been developed with a variance. The subject property is currently in a 50-foot waterfront setback due to a change in FEMA Flood Zones which were reestablished in 2021.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The encroachment into the required setback is the result of the applicant/property owner. By requesting a single-family dwelling in the location proposed, the applicant is creating a hardship. The request for the placement of the building footprint in a 4,486 square foot building envelope is based on convenience and not necessity.

3. ***A granting of the variance requested will confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** While some single-family dwellings in the area encroach within the required waterfront setback, most were constructed prior to current adopted Surface Water Quality Protection Standards and the Floodplain Protection Standards. The proposal is for new construction and the applicant has other options available in order to lessen or eliminate the need for a variance, including the reduction of the building footprint or relocation within the building envelope.

4. ***Literal interpretation of the provisions of this code which would not deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** The applicant is proposing a single-family dwelling with a 3,510 square-foot building footprint. The average building footprint of the six closest single-family dwellings is 3,401 square feet and range in size from 2,930 to 4,644 square feet.

5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** It is possible for the applicant to reasonably place a single-family dwelling on the lot which would eliminate or reduce the need for a variance. The approximate 4,486 square-foot available building envelope area, outside the waterfront setback, right-

Attachment: Staff Report and locator map (18681 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

of-way setback, and side setbacks could accommodate a single-family dwelling. Therefore, the proposed dwelling is not a minimal request, and the hardship is based upon convenience.

6. ***The granting of the variance <u>will not</u> be in harmony with the general intent and purpose of this code and <u>will be</u> injurious to the area involved or otherwise detrimental to the public welfare.*** The single-family dwelling does not meet standards as outlined in this report.

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

8. **Granting of the variance *<u>will</u>* deviate from the clear intent of the adopted Comprehensive Plan.** The proposal could be considered inconsistent with the Comprehensive Plan as it does not comply with the Flood Plain Protections Standards of the LDC.

AS/cb

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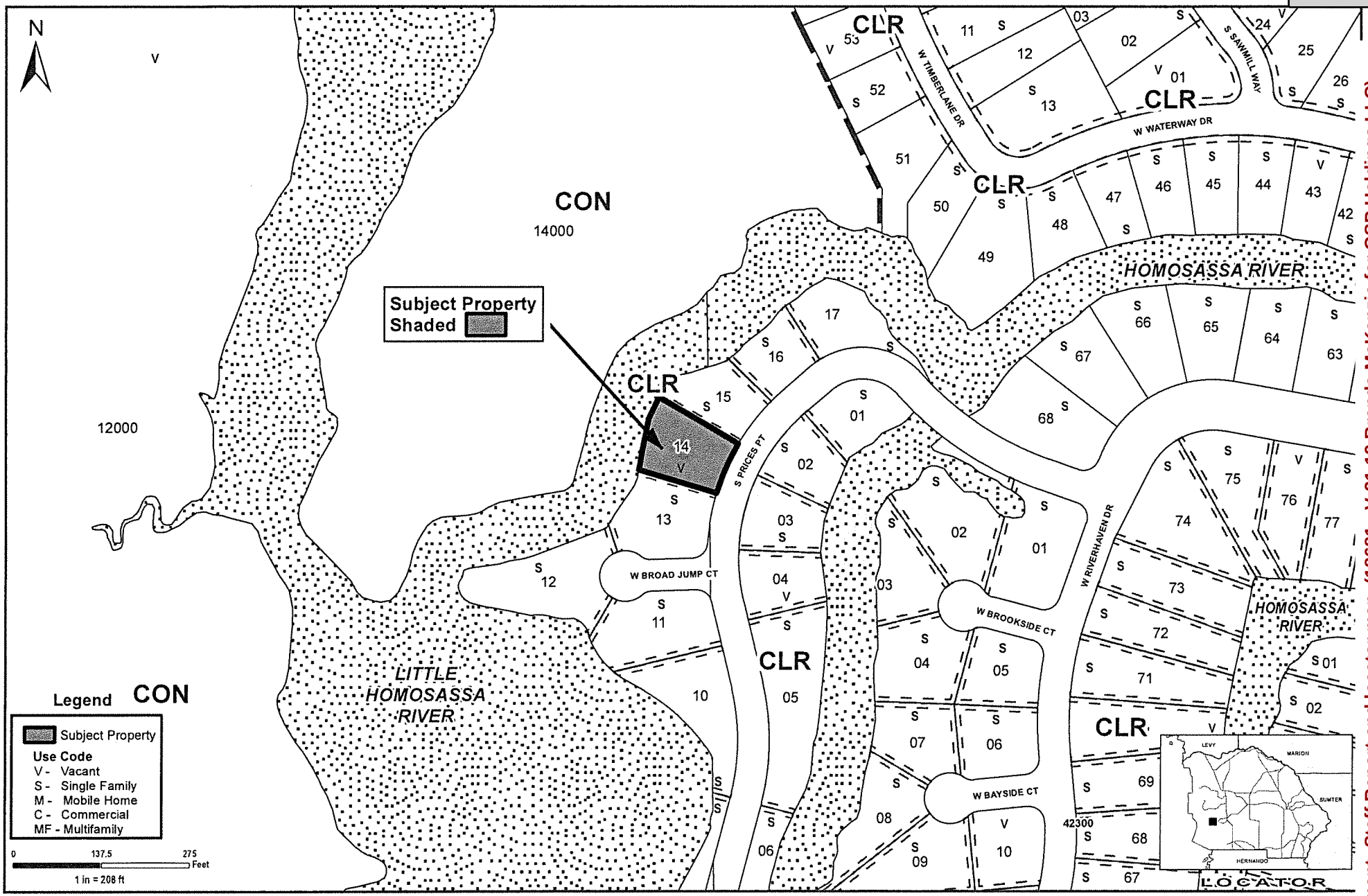

Application #: V-21-19	Applicant: Brenda McKenzie for GSP Holdings LLC
Proposal: Waterfront setback	Location: 4848 S. Prices Pt., Homosassa
Land Use Atlas: CLR, Coastal and Lakes Residential District	S-T-R - 30-19-17 SE

Planner Initials: DR Date: 11/02/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: October 21, 2021
Source: Enterprise Geodatabase
Map Number: WB0000715

This information is in no way for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

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

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