



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday January 6, 2022 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

Michael Facemyer, Chair
David Bramblett, 1ST Vice Chair
Robert Bass, 2ND Vice Chair
Richard Barmes
Stacey Worthington

James Roys
Kurt Stone
William Burda (Alternate)
Carole Scragg (Alternate)
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. January 6, 2022, PDC agenda and map/directions
 - January 6, 2022, PDC agenda and map/directions
- H. STAFF ANNOUNCEMENTS
- I. EX PARTE COMMUNICATION - COUNTY ATTORNEY
- J. APPLICATIONS
 - 1. CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC
 - Conduct a public hearing on January 6, 2022, to review and consider, CPA/AA-21-03 - Clark A. Stillwell for Grow-Land, LLC.
 - 2. CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC
 - Conduct a public hearing on January 6, 2022, to review and consider, CPA/AA/PUD-21-16, Clark A. Stillwell for Affordable Secure Storage Citrus Hills, 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:	January 6, 2022 PDC agenda and map/directions
AGENDA DATE:	January 06, 2022
<u>BRIEF OVERVIEW:</u>	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	
January 6, 2022, PDC agenda and map/directions	

**CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION**



Thursday, January 6, 2022 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-21-03 Clark A. Stillwell, Esq. for Grow-Land, LLC

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from Medium Density Residential District (MDR) to General Commercial District (GNC) and to amend the Land Use Atlas Map (LUAM) of the Citrus County Land Development Code from Medium Density Residential District (MDR) to General Commercial District (GNC).

LOCATION: Sections 2, Township 19 South, Range 18 East, more specifically, a portion of Parcels 1A380 and 1A370, the Mayfield Acres unrecorded subdivision; also known as Alternate Key Number 3462992, which addresses are 709 S. School Ave., and 1427 W. Gulf to Lake Hwy., Lecanto, Florida. A complete legal description of the property is on file with the Land Development Division.

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

b. CPA/AA/PUD-21-16 Clark A. Stillwell, Esq. for Affordable Secure Storage Citrus Hills, LLC

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 General Commercial District (GNC) and to amend the Land Use Atlas Map (LUAM) of the Citrus County Land Development Code from General Commercial District (GNC) and Low Density Residential District with mobile homes allowed (LDRMH) to General Commercial District (GNC/PUD) with a Planned Unit Development for mini-warehouse and open storage.

LOCATION: Section 27, Township 18 South, Range 19 East; more specifically, Herculita Acres Unit No. 1, Lot 7 and a portion of Lot 6 (Alternate Key Number 3213842), which addresses are 2417 and 2353 N. Page Avenue, Hernando, Florida. A complete legal description is on file with the Land Development Division.

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

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

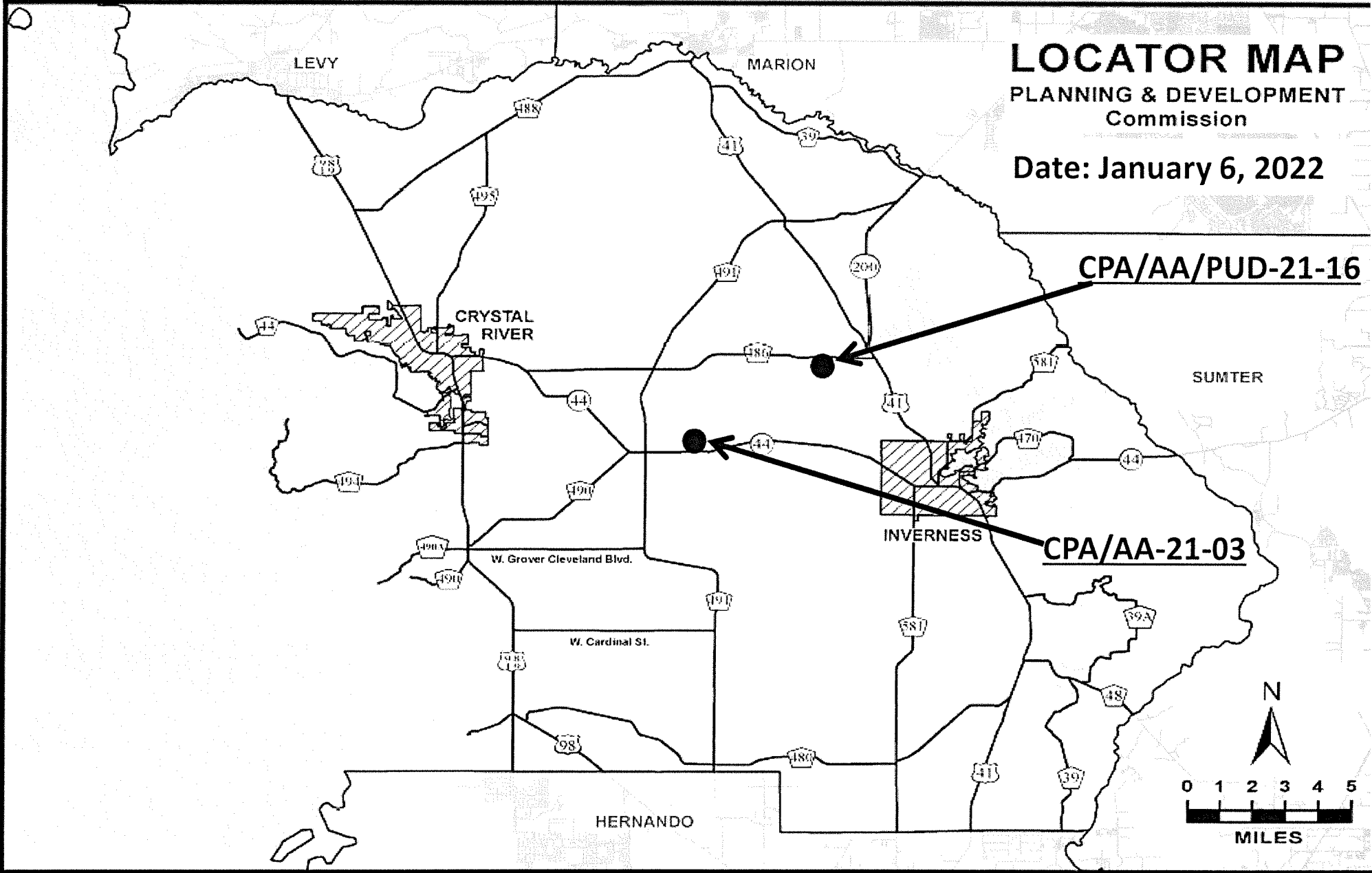
M. ADJOURN

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

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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).



Attachment: Agenda, map, & directions (19731 : January 6, 2022 PDC agenda and map/directions)

Planning and Development Commission

Directions for meeting on January 6, 2022

CPA/AA-21-03- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **1.99 miles** and turn right onto W. Gulf to Lake Hwy. Go **1.74 miles** and turn left onto S. School Ave. Go **0.09 miles** and the site is on the right at **709 S. School Ave. and 1427 W. Gulf to Lake Hwy. Lecanto.**

CPA/AA/PUD-21-16- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **4.88 miles** and turn right onto W. Norvell Bryant Hwy. Go **5.26 miles** and turn right onto N. Page Ave. Go **0.09 miles** and the site is on the left at **2417 N. Page Ave. Hernando.**



AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC
AGENDA DATE:	January 06, 2022

BRIEF OVERVIEW:

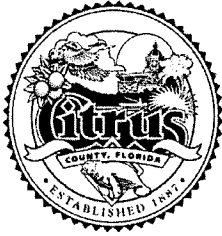
From MDR, Medium Density Residential District to GNC, General Commercial District, on the Future Land Use Map and from MDR MH, Medium Density Residential District with mobile homes allowed to GNC, General Commercial District, on the Land Use Atlas Map.

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

Conduct a public hearing on January 6, 2022, to review and consider, CPA/AA-21-03 - Clark A. Stillwell for Grow-Land, LLC.

PM2-21-157
REVISED

**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-21-03 – Clark A. Stillwell for Grow-Land, LLC

DATE: December 13, 2021

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

MA
JH

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: MDR, Medium Density Residential District To: GNC, General Commercial District
LAND USE ATLAS MAP REQUEST:	From: MDRMH, Medium Density Residential District, mobile homes allowed To: GNC, General Commercial District
LOCATION:	Sections 2, Township 19 South, Range 18 East, more specifically, a portion of Parcels 1A380 and 1A370, the Mayfield Acres unrecorded subdivision; also known as Alternate Key Number 3462992, which addresses are 709 S. School Ave., and 1427 W. Gulf to Lake Hwy., Lecanto, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE:	Approximately 2.67 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – MDR, Medium Density Residential District South – CON, Conservation District East – GNC, General Commercial District West – GNC, General Commercial District; MDR, Medium Density Residential District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – MDRMH, Medium Density Residential District, mobile homes allowed South – CON, Conservation District East – GNC, General Commercial District West – GNC, General Commercial District; MDRMH, Medium Density Residential District, mobile homes allowed
SURROUNDING EXISTING LAND USES:	North – Single-family residence South – W. Gulf to Lake Hwy., Withlacoochee State Forest East – Retail Nursery West – Retail Strip Center

Attachment: Staff report and locator map (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)

SOIL INFORMATION:	According to the <i>Soil Survey of Citrus County</i> (1988), the soil types in the area are primarily Candler fine sand, 0 to 5 percent slopes, and Tavares fine sand, 0 to 5 percent slopes. Limitations to building development are slight.
FLOOD ZONE:	The subject property appears to be primarily located in Flood Zone X as found on the current Flood Insurance Rate Map 12017C0366D.

BACKGROUND

The subject property under application is comprised of two parcels that are a part of an unrecorded subdivision. The parcels maintain frontage on SR-44 (W. Gulf to Lake Hwy.), a principal arterial roadway. Parcel 1A380 also has frontage along S. School Drive, a paved 40-foot-wide local street. The parcels are vacant and heavily wooded. There currently is no driveway access to the subject property. The site is located within the Planned Service Area (PSA). The property elevation slopes from approximately 114 feet to 96 feet towards SR-44.

ANALYSIS

The request is to redesignate a portion of the subject parcel from the Medium Residential District (MDR) to the General Commercial District (GNC). The CPA/AA redesignation is for 2.67 acres. The entirety of the subject property is approximately 6.3 with 3.63 acres of existing GNC according to the submitted survey sketch. At this time, the applicant has not indicated any specific use for the site. The applicant has not submitted a Master Plan as part of this request.

The MDR District is primarily a residential land use district which contains very limited commercial development with an approved Conditional Use. Such uses may include:

- Assisted Living Facilities,
- Restaurants (no drive-up facilities),
- Convenience store

It is unknown what uses are intended and the potential safeguards as part of a Planned Unit Development (PUD) have not been provided. While the GNC District contains the most intense commercial uses allowed within the LDC, there is existing GNC on site, abutting the property to the east and west, and GNC in the general area north of SR-44, with most currently developed. However, there is MDR to the north with developed and undeveloped residential uses, and the Withlacoochee State Forest is to the south.

A request to change the land use from MDR to GNC 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 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 applicant has indicated that these services are available.

Non-residential site development will be required to meet LDC standards for either LDC Section 3740, Additional Design Standards for Large Non-residential Projects, (projects with a gross leasable area that exceeds 25,000 square feet) or Section 3745, Design Standards for Small Nonresidential

Development Projects, (projects with a gross leasable area less than 25,000 square feet) which includes standards for buffering, landscaping, façade, parking, lighting, and other applicable LDC standards. This would be reviewed at time of permitting.

SUMMARY OF AGENCY COMMENTS: No comments have been received from state agencies at this time.

SUMMARY OF PUBLIC COMMENTS: As of this writing, two comments have been received regarding this application, and are included in this packet.

REQUEST FOR LAND USE CHANGE

1. Concurrency

- a. Sanitary Sewer – The subject property is in the Citrus County Utilities Division service territory with a letter provided by the Department of Water Resources indicating available capacity for this request.
- b. Potable Water – The subject property is in the Citrus County Utilities Division service territory with a letter provided by the Department of Water Resources indicating available capacity for this request.
- c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill, with a letter provided by the Department of Public Works Solid Waste Management Division indicating sufficient capacity at the landfill.
- d. Drainage – The site will be required to be designed to meet all applicable stormwater design standards at the time of permitting. A letter provided by Local Engineering, Inc. indicates stormwater requirements can be met for a typical commercial development.

2. **Consistency with the Land Development Code** – The applicant has not indicated the intent for the request. The current land use of MDR allows for limited commercial uses with an approved Conditional Use. The difference in allowable commercial intensity between the MDR District and the GNC District is considerable. The safeguards of a PUD to further mitigate or reduce impacts to adjacent residential to the north from the provision of potential specific commercial uses have not been provided. New non-residential use(s) would need to comply with Land Development Code standards in place at the time of permitting.
3. **Consistency with Comprehensive Plan** – All development applications shall demonstrate complete compliance with the Comprehensive Plan.

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

Staff comment – This site lies outside of the Coastal, Lakes and Rivers Region and is located within the Central Ridge Region. This application would result in an increase

in allowable residential density. The MDR district allows for up to six dwelling units per acre with a PUD, while GNC allows for up to 10 dwelling units per acre with a PUD. This application would facilitate the high-intensity non-residential uses as may be allowable in the GNC land use district, although the southern portion of the property already has the GNC designation.

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 currently vacant and wooded. The land slopes towards SR-44. If there are any protected wildlife found, they must coordinate with FWC. The site is located in the PSA.

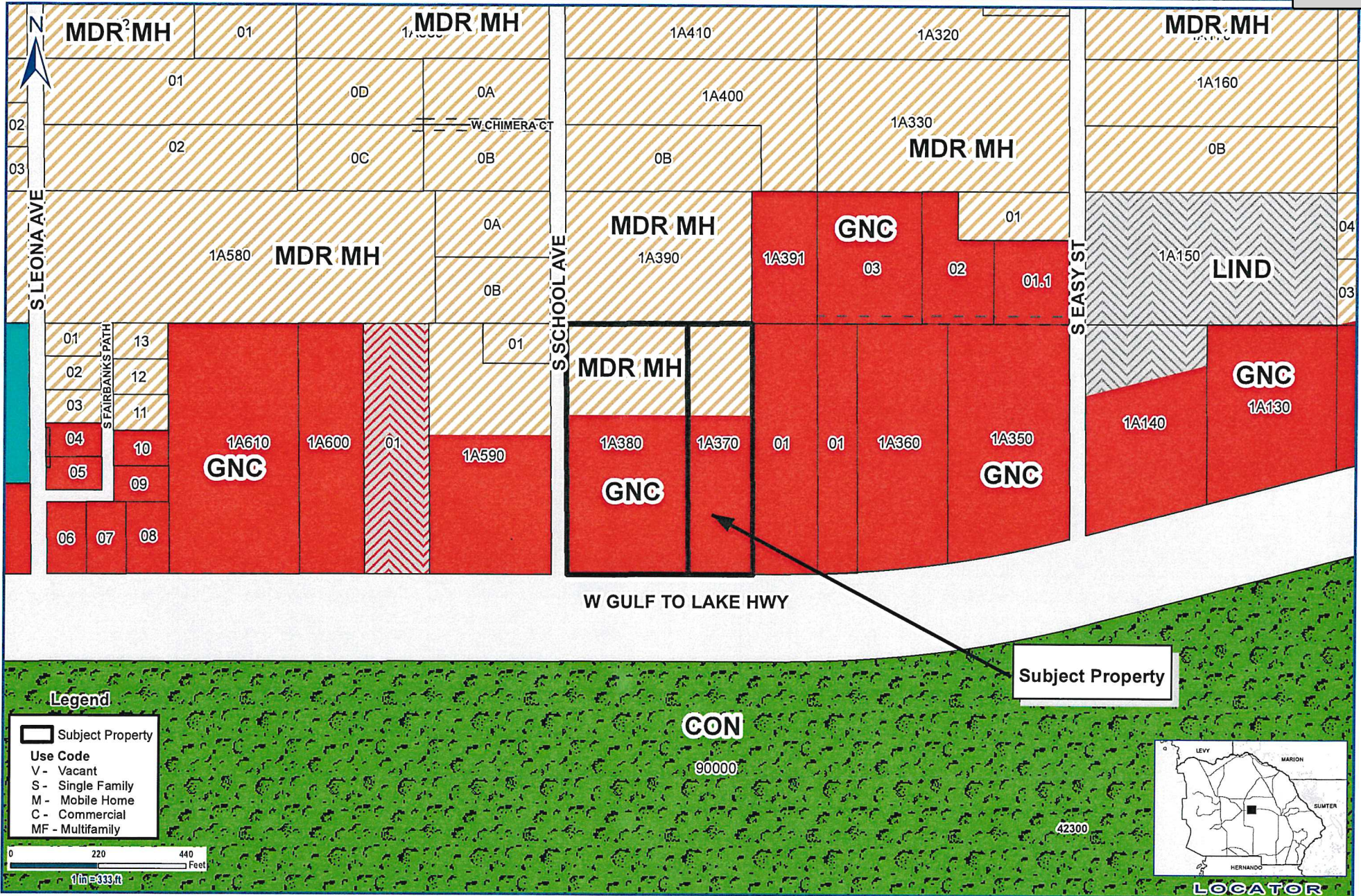
4. **Impacts on Affordable Housing** – It is unknown if there are any impacts on affordable housing, without considering a Master Plan.
5. **Compatibility with Adjacent Land Uses** – The area proximate to the subject property along SR-44 is comprised of existing commercial and residential uses. The GNC district allows for more intense commercial uses, although the request is a portion of a larger parcel that already has a portion designated as GNC. However, without a Planned Unit Development, there is no guarantee that additional or larger GNC uses will also be compatible with adjacent residential.
6. **Environmental** – A biological study is required for lots greater than 5 acres at the 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.
7. **Transportation** – The applicant will have to work with FDOT if proposing access from SR-44, or with the Engineering Division if access from the local roadway is proposed.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 2.67 acres from MDR to GNC on the Future Land Use Map and on the LDC Atlas Map.
2. The subject property is located within the adopted PSA for Citrus County.
3. Concurrency has been addressed for solid waste, central water, central sewer, and drainage.
4. A master plan of development has not been provided, so impacts to the area are unclear.

JH/MA/cb

Attachment: Staff report and locator map (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)



Application #: CPA/AA-21-03	Applicant: Clark Stillwell for Grow-Land, LLC	Geographic Information Systems Cynthia P. Skelhorn Prepared By : William Braunsch Date: November 4, 2021 Source: Enterprise Geodatabase Map Number: WB0000724
Proposal: FLUM from MDR to GNC LUAM from MDR MH to GNC	Location: 709 S. School Ave and 1427 W. Gulf to Lake Hwy Lecanto, Florida	
Land Use Atlas: MDR MH, Medium Density Residential District, Mobile homes allowed	S-T-R - 2-19-18 SE	
Planner Initials: <i>Me</i> Date: <i>11/29/21</i>		The information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete, as of the date it is printed. However, all information provided must be independently verified by the user. Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages of interest caused by reliance upon the accuracy or timeliness of this information and the copying, copying, or distribution of these materials.

Attachment: Staff report and locator map (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)

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

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

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

October 4, 2021

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

Via Email

Joe Hochadel and Miranda Anaya
Citrus County Development Services
3600 W Sovereign Path, Suite #109
Lecanto, Florida 34461

Re: Grow-Land, LLC – CPA/AA-21-03
Land Use Plan Map and LDC Atlas Map Amendments – 1.93 Acres (MOL)
Alt. Key #3462992
Sect. 2, Township 19, Range 18

Dear Joe and Miranda:

On behalf of our client, Grow-Land 44, LLC, we attach the revised pages of the application correcting the legal and acreage number to 2.67 consistent with the revised, attached surveyor's sketch/legal.

As to the survey, the surveyor's sketch depicts size of parent parcel and calls of the boundary per plat. The parent parcel(s) are platted lots. See plat attached. As the parcel is vacant, a boundary survey of the whole parcel adds little to the application other than additional cost and delay. Currently all surveyors are behind any reasoned time schedule! Finally I would note my office (and others) have filed multiple prior map amendments using a surveyor's sketch/legal. I would suggest this is sufficient for the purpose of the County's ordinance, GFLUM and LDC Atlas maps. If necessary I could provide a list where this practice has been previously deemed acceptable by the County. The acreage number is consistent with your prior review and comment. Please review and advise if the application is complete. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC


Clark A. Stillwell

CAS/cv
Enclosure
cc: Denise Lyn, Esquire w/o encl.
Joanna Coutu w/o encl.
Client

RECEIVED

OCT 05 2021

CPA/AA-21-03
Land Development Division

Attachment: Applicant's submittal (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)



Board of County Commissioners Department of Growth Management

Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070

Telephone (352) 527-5239 TTY Dial 711

Web Address: www.citrusbocc.com

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: _____ Date: _____

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

Applicant*

Name: Law Office of Clark A. Stillwell

Address: PO Box 250

City: Inverness

State: Florida Zip: 34451

Home No.: _____ Cell No.: _____

Work No.: 726-6767 Fax No.: 726-8283

Email: caslaw@tampabay.rr.com

Property Owner

Name: Grow-Land, LLC

Address: 2227 E Hampshire

City: Inverness

State: Florida Zip: 34453

Home No.: _____ Cell No.: _____

Work No.: _____ Fax No.: _____

Email: _____

Property Description: Section: 2 Township: 19 South Range: 18 East

Legal Description: See Exhibit "A"

Subdivision: 001244 Mayfield Acres Unrec. Lot(s): _____ Block/Parcel: _____

Alternate Key #: 3462992 Parcel ID: _____

Acreage: 2.67 (MOL)

N/A New Planned Unit Development (PUD)

N/A Amendment to Previously Approved PUD/PD

Land Development Code Atlas Designation

Generalized Future Land Use Map Designation

Previous Application No.: _____

From: MDR To: GNC

From: MDR To: GNC

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X

If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): Correction of split zoning and additional GNC acreage on total parcel.

Directions to Property: See Exhibit "A"

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: _____

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Clark A. Stillwell who is personally known to me or provided

as identification and who did not take an oath. WITNESS my hand and official seal this 4th day of October

Carla Venard

Printed Name

Notary Public - State of Florida

Seal

Date: _____
Time: _____
Initials: _____

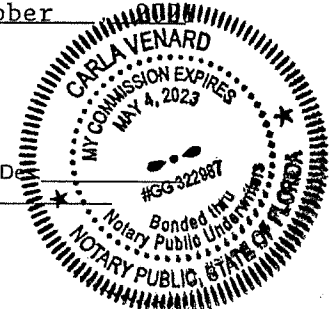
For Staff Use Only

ATF: _____

QTR: _____

LUD: _____

GFLUM D
FZ: _____



RECEIVED

OCT 05 2021

CPA/AA-21-03

Land Development Division



Board of County Commissioners
Department of Growth Management

J.1.b

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."

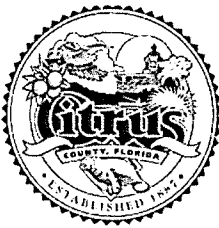
1. The application form is provided as part of this packet. Complete all areas before submitting back to the County. The signature must be notarized and this can be done in the offices of the Department of Growth Management.
2. Legal descriptions are necessary to locate the property on the County's maps. 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. Exhibit "A"
4. A survey will provide an accurate legal description to locate the property on the maps, plus, it provides the dimensions to calculate and confirm the total acreage under application. Wetlands and other special features are affected by specific Federal, State, and local regulations and are therefore needed on the survey to insure that all of these regulations are met. Exhibit "B"
5. Text amendments are generally proposed due to changes in other laws or individual circumstances that result in a possible conflict with the existing text of the Comprehensive Plan. New draft language must be provided. N/A
6. The comprehensive plan and state regulations require that changes to the County's map(s) must be reviewed to determine what method will be used to provide the services (i.e., water, sewer, roads, etc.) necessary to develop or use the property under application. Provide discussion for each of these facilities listed on how this property will be serviced. If these facilities exist and are proposed to be utilized by the property, discuss all impacts on the capacity of each facility type. Exhibit "C"
7. The County has guidelines that were set up to insure that there would be no negative impacts on affordable housing within the County. The impacts would include additions to, or the removal from, the total amount of dwelling units that are used for affordable housing. Check the appropriate space and describe the impacts in the space provided if 'YES' is checked. N/A
8. The objectives and policies of the Comprehensive Plan provide the guidelines for growth and development within the County. All amendments must be compatible with these objectives and policies. Check the space that fits this application. In the spaces provided, fill in the number of the objective(s) and policy(ies) that apply to the proposed amendment. Then describe how this change will or will not affect each objective and policy that was listed. See Exhibit "F" application text
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.

RECEIVED

JAN 06 2021

CPA/AA



Board of County Commissioners J.1.b
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. See Exhibit "B"
3. If this application is for an amendment to the County's map(s), proof of ownership shall be provided. Exhibit "A"
4. If this application is for an amendment to the County's map(s), a certified boundary survey must be submitted. The survey must show all areas that have been identified as wetlands by Southwest Florida Water Management District (SWFWMD), Department of Environmental Protection (DEP), or US Army Corp of Engineers. Exhibit "B"
5. If this application is for an amendment to the **text** of the County's Comprehensive Plan, the proposed new text must be submitted. Attach the proposed text on a separate page(s). N/A
6. If this application is for an amendment to the County's maps(s), what is the proposed new land use designation for the property? (i.e. GNC, MDR, IND, etc.).

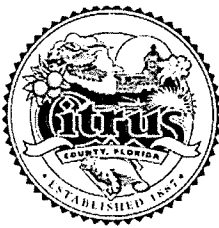
Designation: GNC

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. Exhibit "E"
 - c. The designation of the existing property and the surrounding properties as it appears on the Future Land Use Map (FLUM). Exhibit "E-1"
 - d. The designation of the existing property and the surrounding properties as it appears on the Land Development Code Atlas. Exhibit "D-2"
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: See Exhibit "G-1"

Potable Water: See Exhibit "G-1"

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Board of County Commissioners J.1.b
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

Attachment: Applicant's submittal (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)

Drainage: See Exhibit "G-2"

Solid Waste: See Exhibit "G-3"

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? 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 "F" – application text

Policy:

Policy:

Objective:

Policy:

Policy:

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

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CPA/AA



Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3001 W. Southlight Pkwy, Suite 140
Tampa, FL 33611
Telephone: (813) 527-5319 Fax: (813) 527-5428
Toll Free: (821) 489-2129 TTY: (813) 527-5317
Web Address: www.growland.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

☐ Variance ☐ Conditional Use ☐ Minor Subdivision ☐ Lot Reconfiguration
☐ Plat Vacation ☐ Street Vacation ☒ Comprehensive Plan Amendment MDR to GNC
☒ Atlas Amendment ☐ Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 2 Township 19 Range 18 Alternate Key # 3462992
Lot/Parcel _____ Block _____
Subdivision 001244 Mayfield Acres Unrecorded Sub

I, Grow Land, LLC, owner of the above described property,
(Name of Owner)

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

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

SIGNATURE: Jeffery R. Grow
Jeffery R. Grow, Manager (Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS

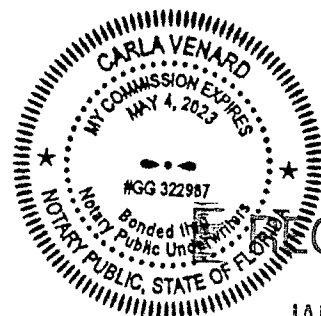
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Jeffery R. Grow, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 22nd day of October, 2020.

Carla Venard
Printed Name

Seal

[Signature]
Notary Public - State of Florida



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Land Development
Packet Pg. 20

Exhibit List
GFLUM/LDC Map Amendment
Alternate Key No.: 3462992 (3.2 acres) (MOL)
Section 2, Township 19, Range 18

Exhibit "A" – PA printout – Deed - Directions

Exhibit "B" – Legal Description - Sketch

Exhibit "C" – Aerial

Exhibit "D" – Land Use Maps

 "D-1" – GFLUM - A. Existing B. Proposed

 "D-2" - LDC Atlas – A. Existing B. Proposed

 "D-3 - Flood Zone

 "D-4" – State Road 44 Corridor Map

Exhibit "E" – Abutter Use Map

Exhibit "F" – Application Text

Exhibit "G" – Concurrency Letters

 "G-1" – Utility

 "G-2" – Stormwater

 "G-3" – Solid Waste

Exhibit "H" – Neighbor Abutter Consents – TO BE PROVIDED

Attachment: Applicant's submittal (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)

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CPA/AA-21-03
Land Development Division

Altkey: 3462992
GROW LAND LLC

Exhibit "A"

Parcel ID: 18E19S02 1A370
1427 W GULF TO LAKE HWY, LECANTO

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

PC Code 1000 - VACANT COMM
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 0444 - HWY 44 EAST OF HILL ST TO KENSINGTON AVE
Tax District 0000 - COASTAL RIVERS BASIN
Subdivision 001244 - MAYFIELD ACRES UNRECORDED
Short Legal MAYFIELD ACRES UNREC SUBD W1/2 OF TRACT 37 AND
TRACT 38 DESCR AS FOL: W1/2 OF TRACT 37 DESCR AS
FOL: W1/2 OF E1/2 OF SW1/4 OF NW1/4 OF SE1/4 OF SEC
2-19-18 -- LESS PT OF PCL
Est. Parcel Sqft 290,708
Est. Parcel Acres 6.67
Map SC-TW-RG 02-19S-18E

Mailing Address

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

All Owners

Name	Owner Type
GROW LAND LLC	RS - Rights Of Survivorship

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	\$293,390	\$0	\$293,390	\$293,390	\$0	\$293,390	\$0	\$4,322.89	Link
2019	\$293,390	\$0	\$293,390	\$293,390	\$0	\$293,390	\$0	\$4,383.97	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$54.86

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/01/2010	\$175,000	2359/0916	15-15	V
04/01/2009	\$100	2280/2442	15-15	V
01/01/2009	\$100	2268/2248	15-15	V
12/01/2008	\$350,000	2260/0130	00-WARRANTY DEED	V

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
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07/01/1983	39383	STORAGE BLDG	\$4,608	03/01/1984
05/01/1983	36996	MH	\$20,000	06/01/1983

Additional Site Addresses

Seq	Adrno	Dir	Street	Suffix	Suffix 2	City	Unit #
2	709	S	SCHOOL	AVE		LECANTO	8

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1044-COMM HWY 44	S-SQUARE FOOT	186,264.00	468.0	400				GNC
2	0008-SFR NON-WATERFRONT	A-ACREAGE	2.40	468.0	221				MDRMH

Total Misc Value

Attachment: Applicant's submittal (19733 : CPA/AA-21-03 - Clark A. Stillwell for Grow-Land, LLC)

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Land Development Division

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$1,225.00
2010025521 BK:2359 PG:916
06/10/2010 10:35 AM 2 PGS
KSKILES,DC Receipt #019995

Parcel Identification No: 02-19S-18E-1A380 & 1A370

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JEFFERY R. GROW
2227 E. HAMPSHIRE ST.
INVERNESS, FL 34453



THIS WARRANTY DEED, made the 21st day of May by
CANADY ACRES LLC, whose address is 102 Guymon Ct., Morrisville, NC 27560 herein called the grantors,
to GROW LAND LLC whose address is , 2227 E. HAMPSHIRE ST., INVERNESS, FL 34453, hereinafter
called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of \$175,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz:

Lot 38, Mayfield Acres, more particularly described as follows: the West ¼ of the Southwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 2, Township 19 South, Range 18 East, Citrus County Florida. Except 20 feet off the Western boundary for roadway.

And

West ¼ of Tract 37, of Mayfield Acres, an unrecorded subdivision further described as follows: the West ¼ of the East ¼ of the Southwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 2, Township 19 South, Range 18 East.

Less and except those lands described in Warranty Deed dated May 5th, 1993 and recorded on July 12th, 1993 in Official Record Book 990, page 547, public records of Citrus County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby 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 accruing subsequent to December 31, 2009.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not and never has been contiguous to Grantor's homestead.

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CRA/AA-21-03
Land Development Division

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature Larry Rogers
 Witness #1 Printed Name LARRY ROGERS

Witness #2 Signature Edwin B. Hoel
 Witness #2 Printed Name EDWIN B. HOEL

Canady Acres LLC

Randall Vann Canady
 Randall Vann Canady

STATE OF North Carolina,
 COUNTY OF WAKE

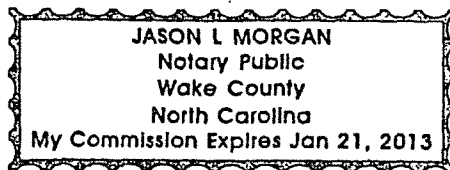
The foregoing instrument was acknowledged before me this 17 day of MAY by
 Randall Vann Canady who is personally known to me or have produced NC DL as
 identification.

SEAL

Jason L. Morgan
 Notary Public signature

JASON L. MORGAN
 Notary Public printed name

My commission expires: JAN 17, 2013



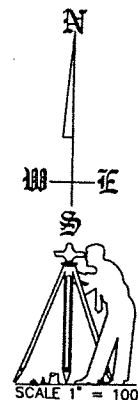
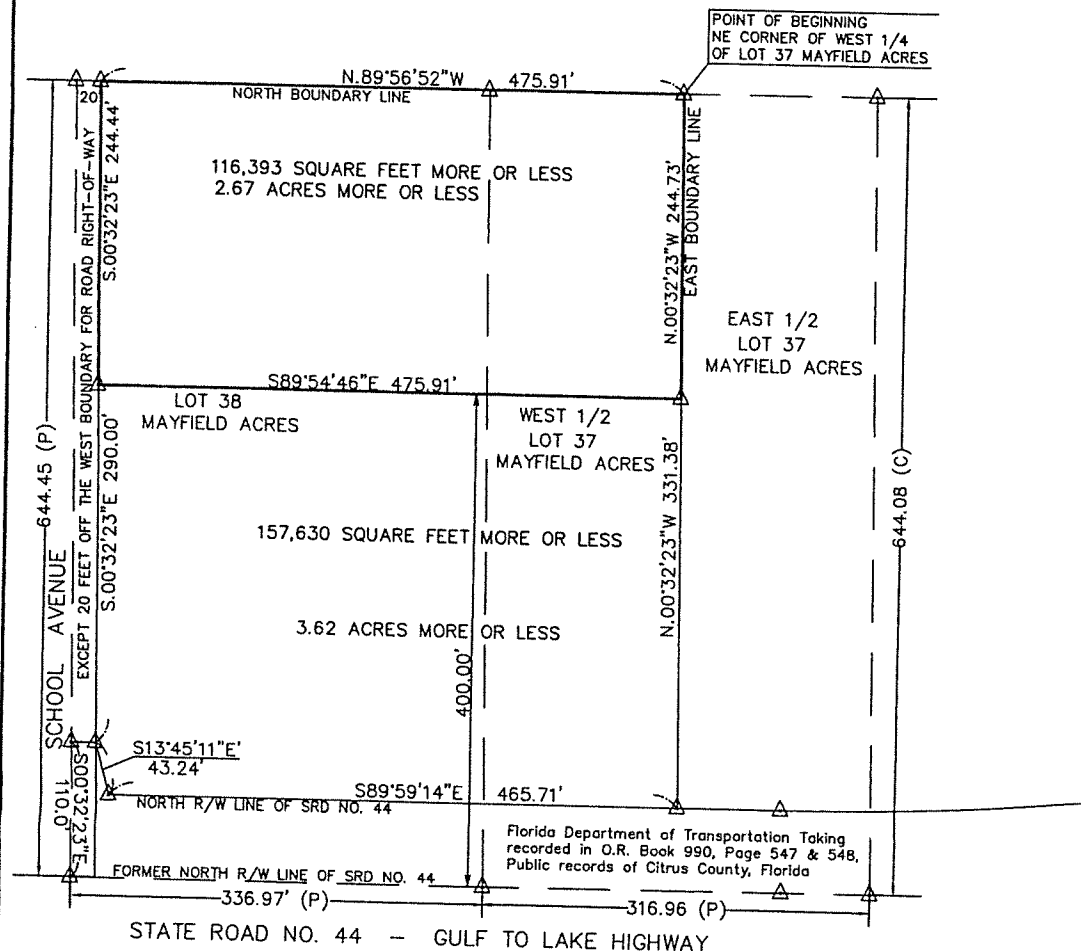
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CPA/AA-21-03
 Land Development Division

**PLAT OF A DESCRIPTIVE SKETCH
(THIS IS NOT A SURVEY)**

**LEGAL DESCRIPTION**

A PORTION OF THE WEST 1/2 OF LOT 37 MAYFIELD ACRES UNRECORDED AND A PORTION OF LOT 38 MAYFIELD ACRES UNRECORDED LYING IN SECTION 2, TOWNSHIP 19 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 37, MAYFIELD ACRES AN UNRECORDED SUBDIVISION FURTHER DESCRIBED AS FOLLOWS: THE W. 1/2 OF THE E. 1/2 OF THE SW. 1/4 OF THE NW. 1/4 OF THE SE. 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 990, PAGES 0547 AND 0548 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA;
 THENCE N.89°56'52\"W. ALONG THE NORTH BOUNDARY LINE OF SAID WEST 1/2 OF LOT 37 AND ALONG THE NORTH BOUNDARY LINE OF LOT 38 OF SAID LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 990, PAGES 0547 AND 0548 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; A DISTANCE OF 475.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF SCHOOL AVENUE SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 38;
 THENCE S.00°32'23\"E. ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST BOUNDARY LINE OF SAID LOT 38, A DISTANCE OF 244.44 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE S.89°59'14\"E. PARALLEL TO AND 400.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, A DISTANCE OF 475.91 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE WEST 1/2 OF SAID LOT 37; THENCE N.00°32'23\"W. ALONG SAID EAST BOUNDARY LINE, A DISTANCE OF 244.73 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINING 83,876 SQUARE FEET (1.93 ACRES) MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS AND DISTANCES SHOWN HEREON WERE TAKEN FROM A SURVEY FOR GARLAND B. POTTERFIELD OF THAT PART OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 18 EAST, DESCRIBED IN THIS SKETCH DATED MAY 25, 1948
2. 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.

JOB No. 20-180

THIS SURVEY IS CERTIFIED TO

PROJ. No.

DRAW BY: PLH

APPROVED BY:

MAP DATE: 11/24/2020

SCALE: 1" = 100'

SHEET No. 1 OF 1

FIELD DATE: N/A

FIELD BOOK: N/A

PAGES: N/A

SEC.2 TWP.19S RNG.18E Florida Licensed Business No. 8156

■ = 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

⊙ = FOUND 5/8\" REBAR

○ = SET 5/8\" REBAR LB 8156

N = NORTH E = EAST
S = SOUTH W = WEST

⊕ = CENTERLINE ⊗ = WELL

⊙ = POWER POLE → = GUY ANCHOR

P.O.B. = POINT OF BEGINNING

○ = ELEVATION ⊕ = BENCHMARK

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

C/S = CONCRETE SLAB

PCP = PERMANENT CONTROL POINT

A/C = AIR CONDITIONER

PG = PAGE

FKA = FORMERLY KNOWN AS

OHU = OVERHEAD UTILITIES

E/P = EDGE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTIVE SKETCH SHOWN HEREON WAS PREPARED UNDER MY DIRECTION SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS 24 DAY OF September 2021

Patrick L. Henson
 PATRICK L. HENSON, REGISTERED LAND SURVEYOR
 FLORIDA REGISTRATION No. 4547

THIS SKETCH INVALID UNLESS EMBOSSED WITH A SURVEYOR'S IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

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OCT 05 2021

CPA/AA-21-03

Land Development Division

Attachment: Applicant's submittal (19733 : CPA/AA-21-03 - Clark A. Stillwell for Grow-Land, LLC)



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CPA/AA-21-03

Land Development Division

Grow-Land, LLC - Aerial

Geographic Information Systems

Prepared By : Web User

Date: 12/29/2020

Source: Enterprise Goodatabase

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Cynthia Skahan
Director

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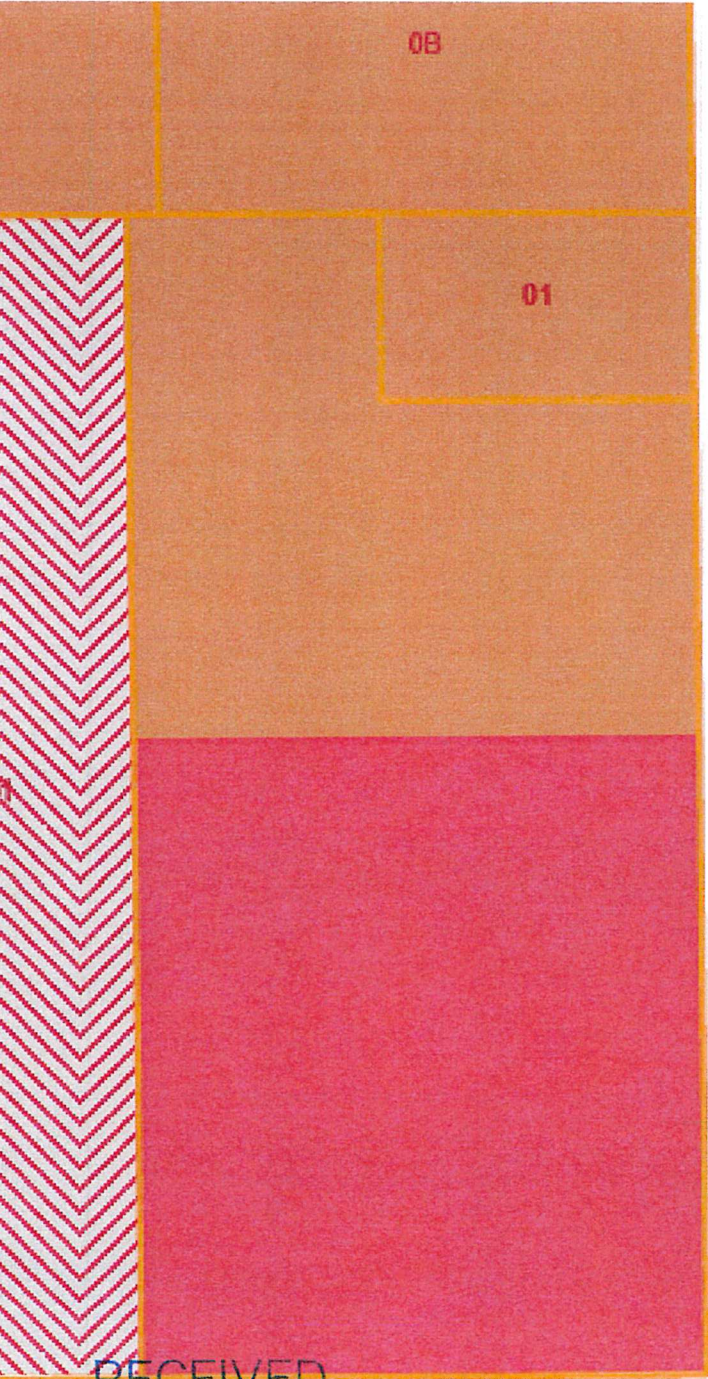


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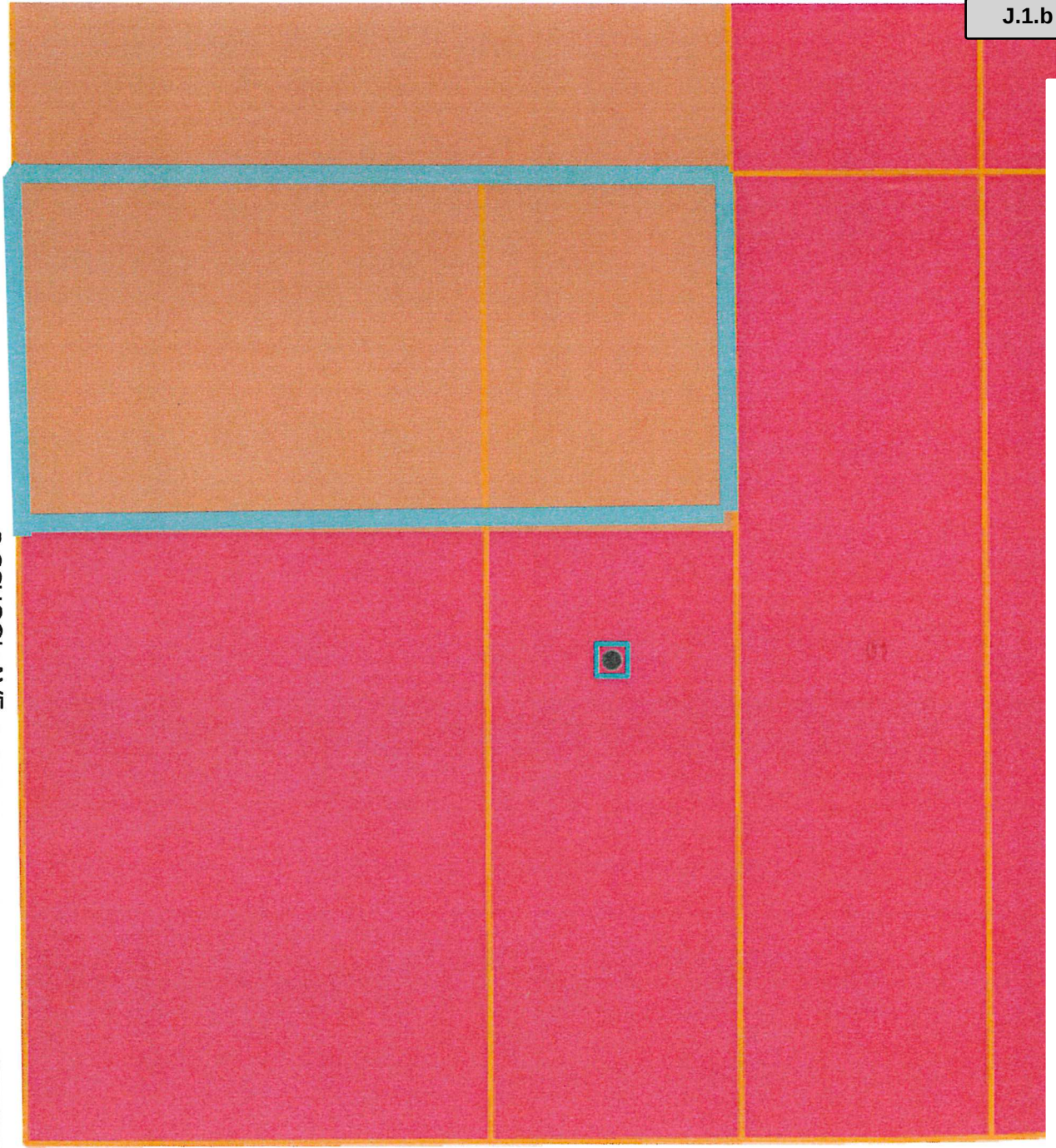
JAN 08 2021

Land Development Division

Sources: Esri, HERE, Garmin, Intermap, increment P. Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



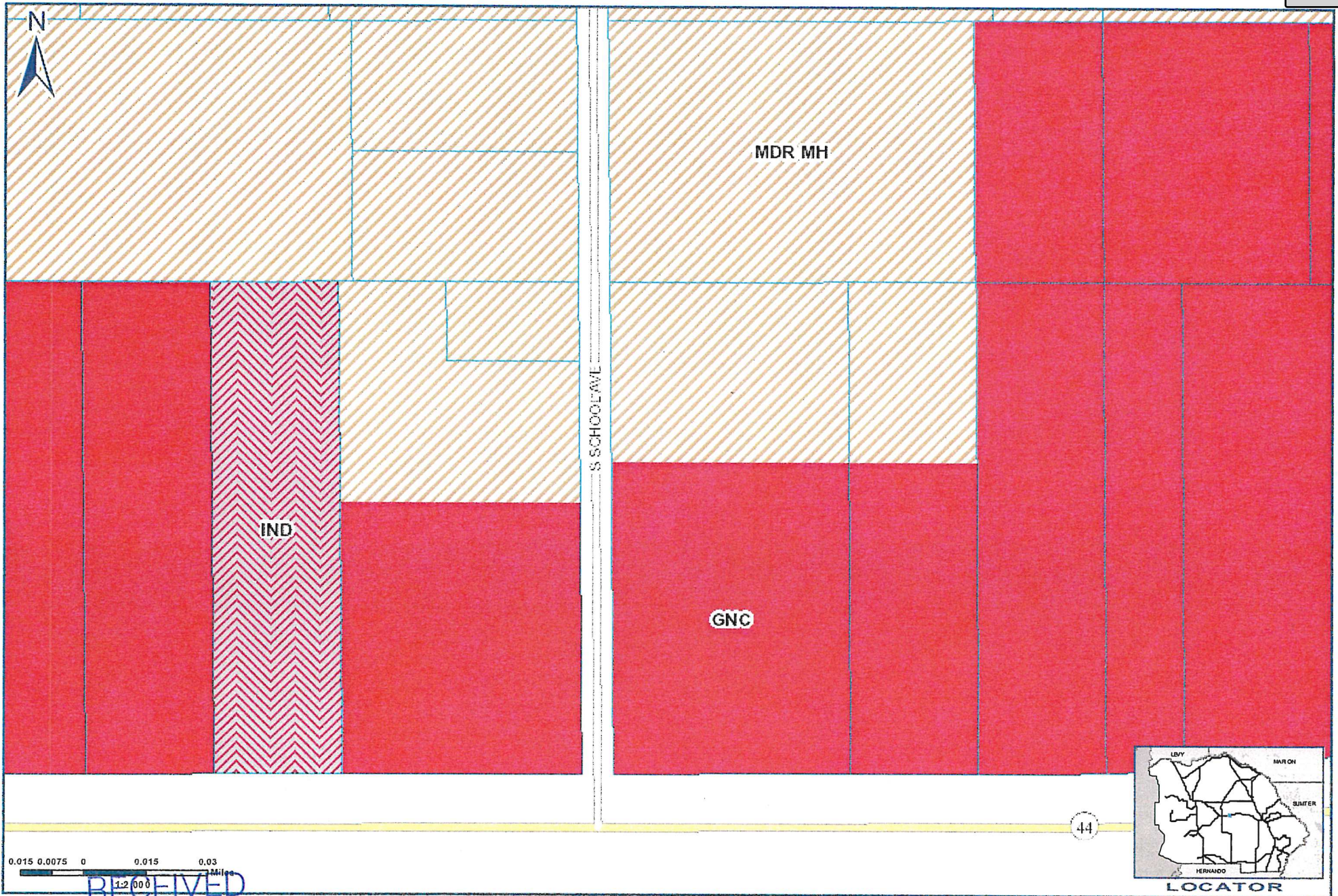
SCHOOL AVE



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JAN 06 2021

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IG, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Attachment: Applicant's submittal (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)

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 CPA/AA-2103
 Land Development Division

Grow-Land, LLC - LDC Atlas - Existing

Geographic Information Systems

Cynthia Skelhorn
 Director

Prepared By : Web User

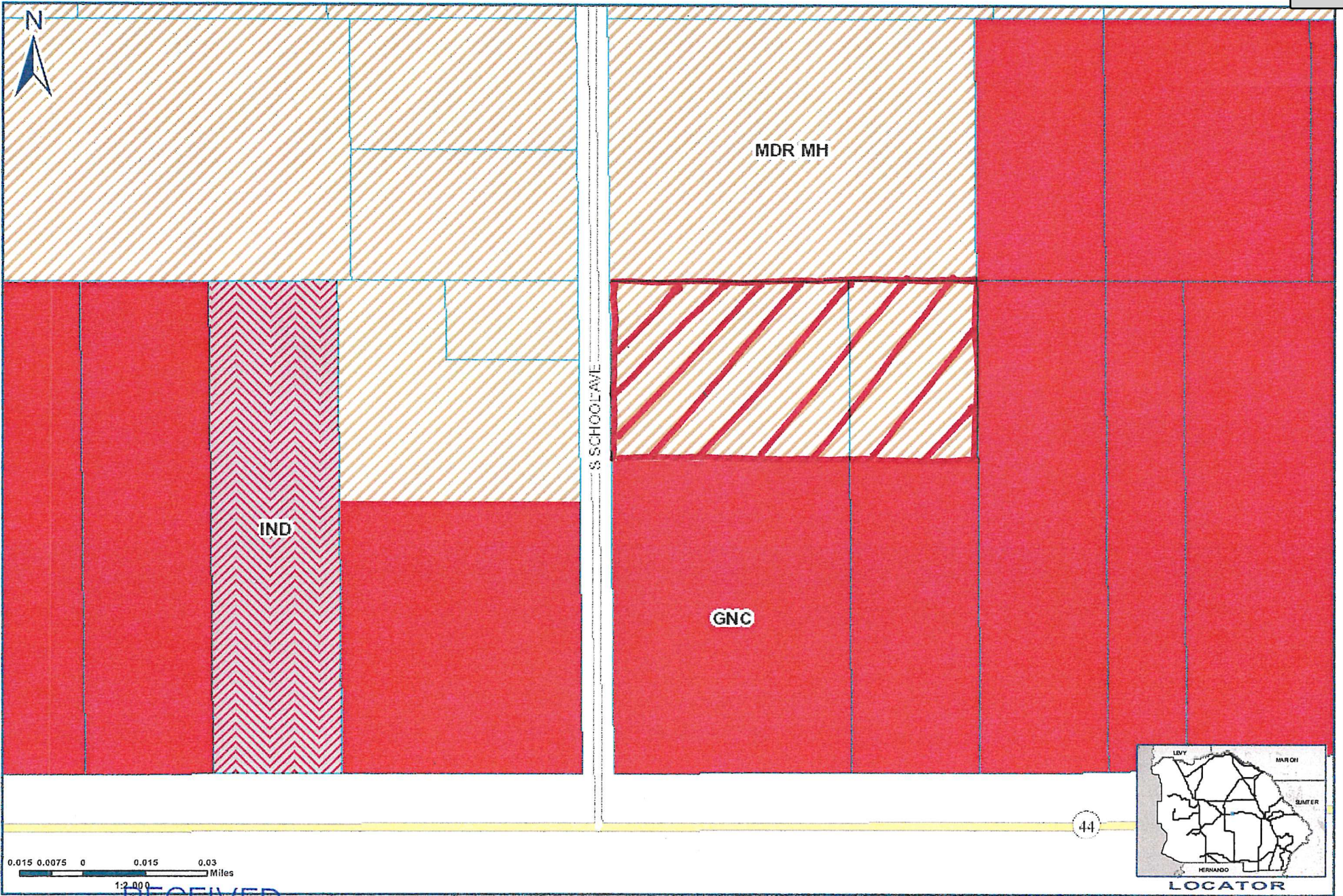
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Grow-Land, LLC - LDC Atlas - Proposed

 - GNC

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Prepared By : Web User

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0B

01

03

02

Zone X

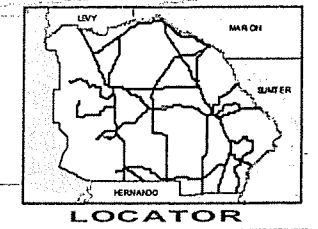
01

S SCHOOL AVE

01

01

0.015 0.0075 0 0.015 0.03
1:2,000 Miles



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CPA/AA-21-03

Grow-Land, LLC - Flood Zone

Geographic Information Systems

Prepared By : Web User

Date: 12/29/2020

Source: Enterprise Geodatabase

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Director

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Legend:
* Commercial Depth

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CPA/AA-21-03

Land Development Division

Grow-Land, LLC - State Road 44 Corridor Map

Geographic Information Systems

Prepared By: Web User

Date: 12/29/2020

Source: Enterprise Geodatabase

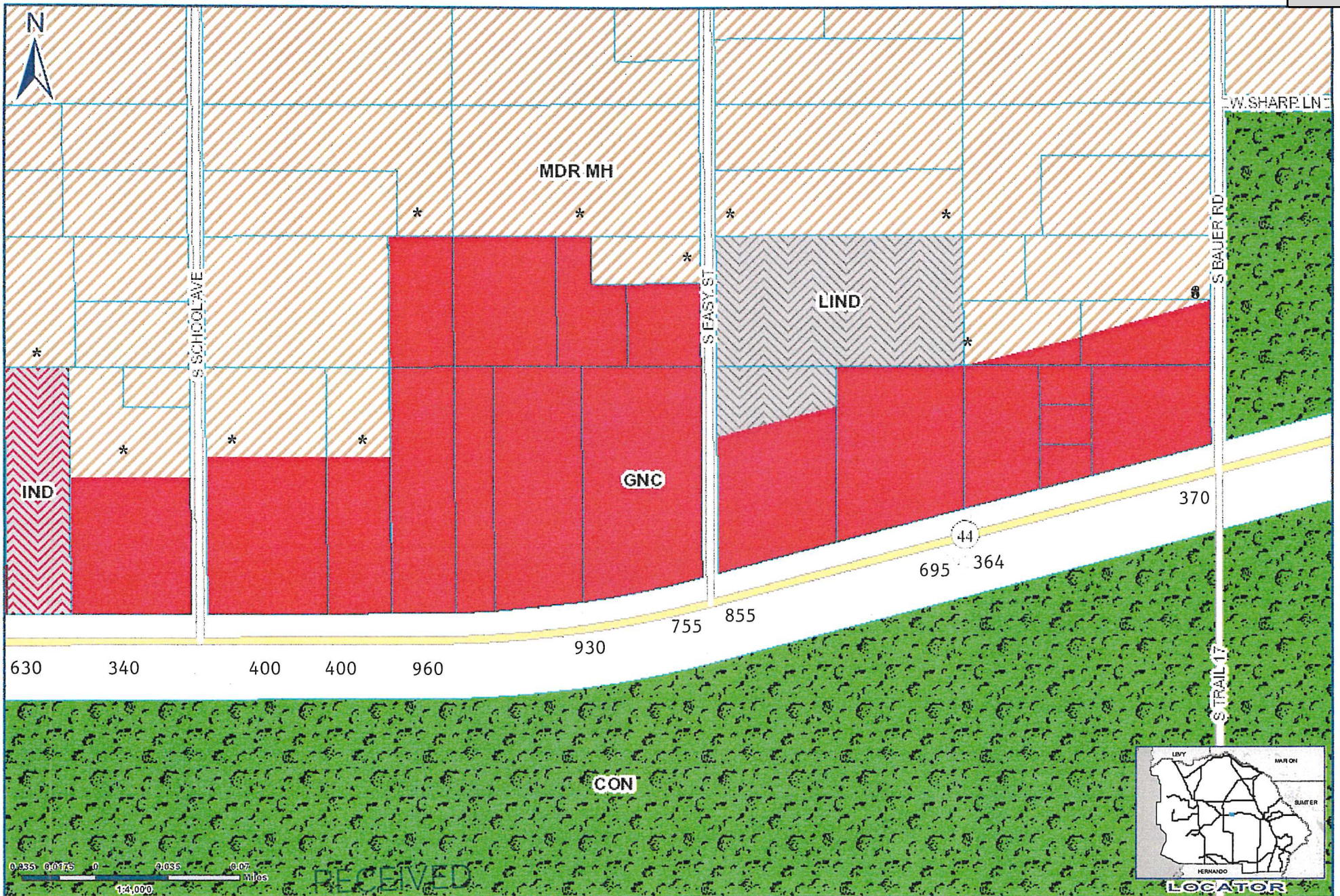
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Legend:

* Commercial Depth

JAN 06 2021

Grow-Land, LLC - State Road 44 Corridor Map

Land Development Division

Geographic Information Systems

Prepared By: Web User

Date: 12/29/2020

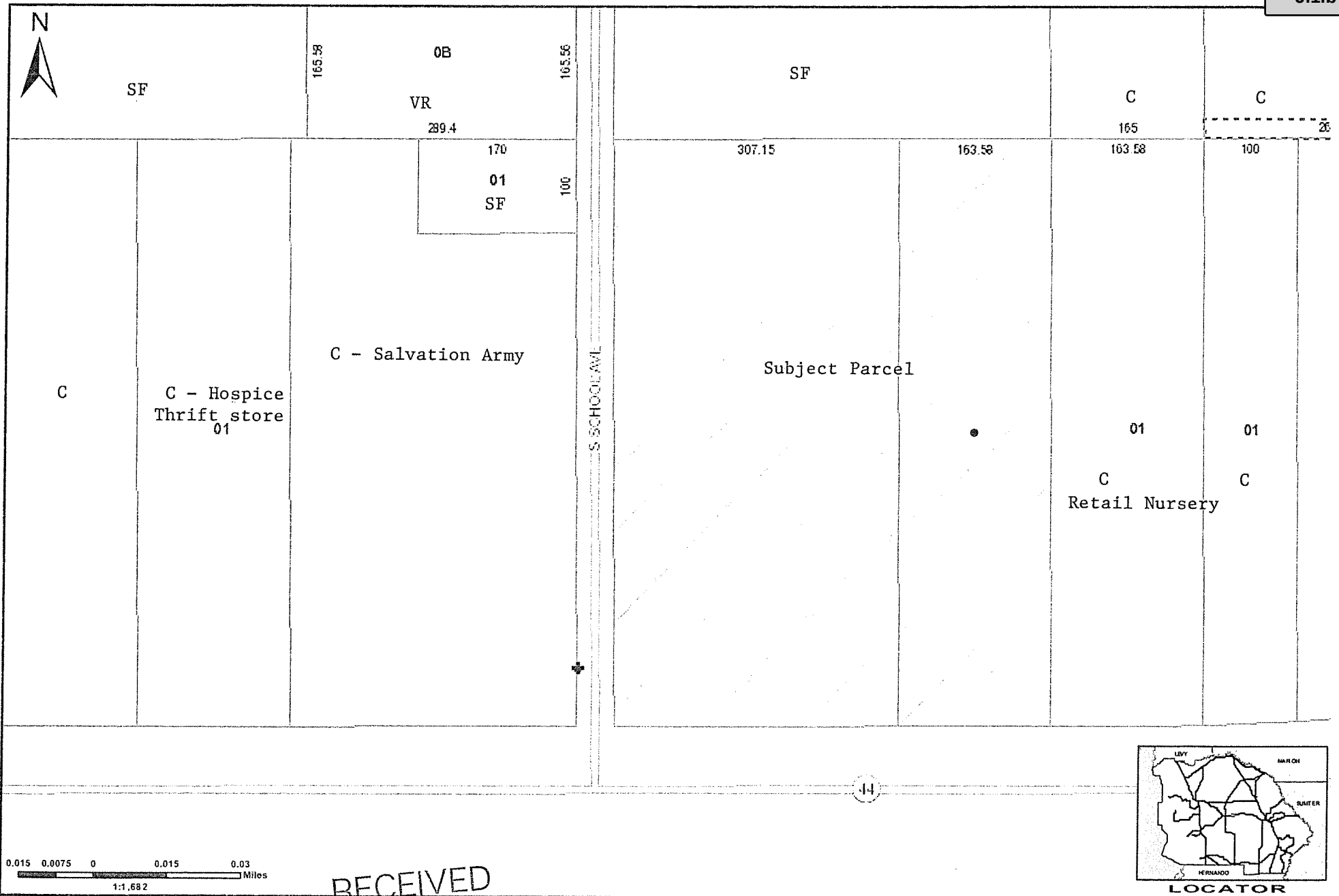
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Legend:
 C - Commercial
 SF - Single Family
 VR - Vacant Residential

JAN 06 2021
 Grow-Land, LLC - Abutter Map
 Land Development Division

Geographic Information Systems
 Prepared By : Web User
 Date: 12/29/2020
 Source: Enterprise Geodatabase
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Cynthia Skeithorn
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Attachment: Applicant's submittal (19733 : CPA/AA-21-03 - Clark A. Stillwell for Grow-Land, LLC)

CPA/AA-21-03

REVISED - Exhibit "F"
Application Text - Grow-Land, LLC

- I. General Facts/Site Characteristics: The subject parcel is 6.7 acres (MOL). The subject site is vacant. Since 1990 it has had split land use of GNC to the front (400 ft. depth) and MDR (2.67 acres) to the rear (north). Parcel is in PSA. Central utilities are available. See objective 17.1/Policy 17.11.3. Parcel has GNC to the immediate east and west. Parcel fronts (468 ft.) on a major arterial road – State Road 44 with a full median cut at School Avenue.
- The site has no environmental constraints. See FLUE, Table 10-18, Figure 10-24. Soils are candler fine sand, 0 to 5 percent slopes. It is not in a flood zone. The State Road 44 corridor in this area has numerous parcels of equal or greater GNC depth (See Exhibit "D-4").
- The following land uses surround the subject site and parent parcel:
- (1) North – Residential - MDR
 - (2) East- GNC/Commercial Nursery
 - (3) South – GNC/Vacant/State Road 44/State forest
 - (4) West- GNC/Vacant
- II. Concurrency: There are no concurrency issues. Central utilities are available to the site. Given the site size and soils, it is well capable of meeting LDC Section 4757 drainage standards.
- III. Plan Consistency: The site meets FLUE test for new commercial – FLUE Page 129-134 and Policy 17.6.4:

CRITERIA	SITE COMPLIANCE
Protect the development from natural hazards	There are no known natural hazards with this site.
Ensure adequate service from public utilities and other urban services	Site has arterial road access/central water and sewer is available.
Minimize environmental impacts	No environmental issues exists.
Serve its intended market area	Serves State Road 44 corridor market area within PSA and Central Ridge.
Provides buffering from other land uses to minimize conflicts	Site is capable of meeting LDC standards for open space and buffering.
Provide adequate landscaping utilizing native plants and preserving existing on-site vegetation	Site is vacant and wooded. The size is sufficient to meet LDC standards. 20' Type "C" buffer on the north side.

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OCT 05 2021

CPA/AA-21-03

Land Development

Table 10-13 of FLUE documents the need for additional commercial land, acres (2,349 acres) through Plan's planning period of 2020.

- IV. Compatibility: The test is defined by F.S. 163.3164(9) as:
- (9) "Compatibility" means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Since Plan's adoption in 1990; State Road 44 GNC acreage has abutted MDR to the north. No negative impacts has occurred. The State Road 44 corridor has numerous parcels with greater GNC depth – all without impact to residential lands. The current MDR involves an element of professional and commercial uses. The addition of new GNC to the north of the parcel involves limited impacts to vacant residential areas. Offsite impacts are negated by the appropriate buffers, LDC setbacks and topography/vegetation and separation by roadway, School Avenue. Consents of abutters are attached as Exhibit "H". This segment of the State Road 44 corridor has multiple GNC parcels greater than 400 feet. There has been no demonstrated issue of compatibility from such. See F.S. 163.3164 (a) above.

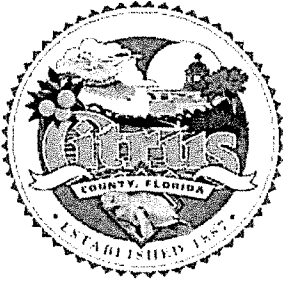
- V. Conclusion: Split zoning is "bad" land use planning. Highest use of site is GNC; 2.67 acres of MDR is not useable with stormwater needs, open space; and buffers on all four (4) sides. Historical GNC land uses in the area support the consolidation of uses. Application meets statutory test of consistency (F.S. 163.3184(1)(b)) and compatibility (F.S. 163.3164(a))

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OCT 05 2021

CPA/AA-21-03

Land Development Division



**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

10/27/2020

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

RE: Plan/LDC Map Amendment
3.2 acres (MOL) MDR to GNC
Alternate Key No.: 3462992
Section 2, Township 19, Range 18

Dear Mr. Stillwell:

Citrus County Utilities currently has both potable water and wastewater capacity to serve the above referenced site for the stated commercial use of a maximum of 12,000 square feet per acre over a buildout period of 5-7 years.

The public water system serving this vicinity is the Charles A. Black Water System (Public Water System ID. No. 609-4948), having a current permitted capacity of 14.544 million gallons per maximum day. A 12 inch diameter water transmission main runs along the north right-of-way line of SR-44 in front of the above referenced site. In addition, a 6 inch diameter water line extends for approximately 190 ft northward from SR-44 along the west right-of-way line of South School Ave.

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. An 8 inch diameter pressure sewer force main runs along the north right-of-way line of SR-44 in front of the above referenced site.

With respect to your question regarding the adequacy of stormwater capacity for the subject parcel, our department only has jurisdiction of water, wastewater, and reclaimed

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JAN 06 2021

CRA/AA 21-03
Land Development Division
Packet Pg. 38

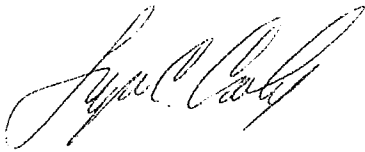
Attachment: Applicant's submittal (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)

water utilities. However, a quick look at contour elevations at the site suggests that stormwater tends to flow toward the SR-44 right-of-way. As such, we recommend you direct your stormwater runoff related question to the Florida Department of Transportation.

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

Sincerely,

CITRUS COUNTY DEPT. OF WATER RESOURCES



Layne C. Cady, P.E.
Senior Engineer

Attachment: Applicant's submittal (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)

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JAN 06 2021

CPA/AA-21-03
Land Development

Packet Pg. 39

PLANNING

DRAFTING

January 4, 2021

Citrus County Land Development Department
3600 W. Sovereign Path
Lecanto, FL 34461

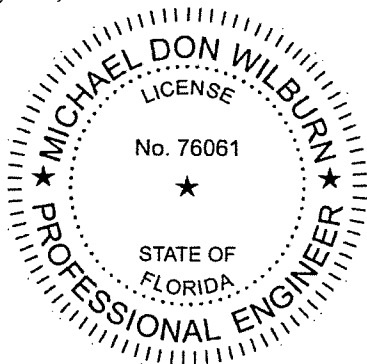
RE: ALTKEY 3462992 – State Road 44 – Parcel GNC

To Whom It May Concern:

Local Engineering, Inc.'s services were requested by Clark A. Stillwell, Esq., representing the Owners of the above referenced parcel to evaluate if the subject property is believed to be able to meet concurrency for stormwater. The following is a summary of my findings:

The subject property slopes moderately from approximately 114.00' to 96.00' and does have an existing positive outfall onto adjacent ROW to the south. The property appears to consist of good sandy soils and able to retain the required stormwater volumes associated with a typical commercial development and discharge pre-existing rate/quantities offset. There are no floodplain considerations associated with this property.

Regards,



Michael Wilburn

Digitally signed by Michael
Wilburn
Date: 2021.01.04 10:18:47 -05'00'

Michael D. Wilburn, Ph.D., P.E.
FL. Reg. No. 76061

LOCAL ENGINEERING, INC.
8425 E. ROSKO CT. #102
FLORAL CITY, FL 34436

RECEIVED

JAN 06 2021

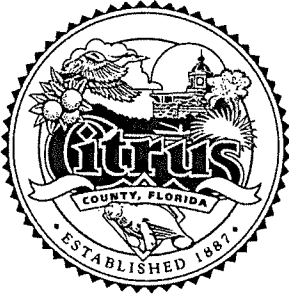
CPA/AA-21-03
Land Development Division

LOCAL
ENGINEERING, INC.

Packet Pg. 40

Attachment: Applicant's submittal (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)

Exhibit "G-3"



Board of County Commissioners
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

October 26, 2020

Law Office of Clark A. Stillwell, LLC.
Brannen Bank Building
P.O. Box 250
Inverness, FL 34451-0250

Re: Plan/LDC Map Amendment
3.2 acres (MOL) MDR to GNC
Alternate Key No.: 3462992
Section 2, Township 19, Range 18

Dear Mr. Stillwell,

This letter is in response to your request of October 26, 2020 for a determination of whether sufficient landfill capacity exists for the above referenced Alternate Key No. 3462992.

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

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

Sincerely,

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

HCN:iag

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

RECEIVED

JAN 06 2021

Land Development
CPA/AA

Packet Pg. 41

Attachment: Applicant's submittal (19733 : CPA/AA-21-03 - Clark A. Stillwell for Grow-Land, LLC)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: Joe Hochadel
Miranda Anaya

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

RE: CPA/AA-21-03

DATE: February 4, 2021

Joe/Miranda:

Please find attached Exhibit "H" to the above noted application.
Additional consents will be forthcoming and provided when received.

CAS/cv
Enclosure

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FEB 04 2021
CPA/AA-21-03
Land Development Division

Packet Pg. 42

Attachment: Applicant's submittal (19733 : CPA/AA-21-03 - Clark A. Stillwell for Grow-Land, LLC)

February 03, 2021

Citrus County Board of County Commissioners
Citrus County Courthouse
110 N. Apopka Avenue
Inverness, Florida 34450

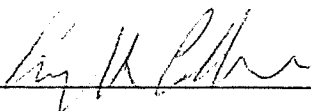
And

Citrus County Planning and Development Review Board
3600 W. Sovereign Path
Lecanto, Florida 34461

Re: Grow-Land, LLC
Land Use Plan Maps and LDC Amendments – GNC – 3.2 Acres
Alt. Key #3462992
Sect. 2, Township 19, Range 18

Ladies and Gentlemen:

The undersigned is an abutting property owner proximity to the above noted parcel. We have been advised that owner Grow-Land, LLC, has requested GNC on the total parcel site. The undersigned, as a direct abutter, has no objection to such and supports both of the noted applications for GNC use and land use classification on the total parcel. The request for GNC is consistent with the State Road 44 corridor in this area of the County.

 (name) Craig K Collins
1405 W. Gulf to Lakes Hwy (address)
Lecanto, FL

Attachment: Applicant's submittal (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)

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FEB 04 2021
CPA/AA-21-03
Land Dev **Packet Pg. 43**



DOING
THE MOST
GOOD

William Booth, Founder
Brian Peddle, General
Commissioner David Hudson, National Commander
Commissioner Willis Howell, Territorial Commander
Lt. Colonel Ken Luyk, Divisional Commander
Major Kenneth A. Fagan, Corps Officer

March 18, 2021

Citrus County Board of County Commissioners
Citrus County Courthouse
110 N. Apopka Avenue
Inverness, Florida 34450

And

Citrus County Planning and Development Review Board
3600 W. Sovereign Path
Lecanto, Florida 34461

Re: Grow-Land, LLC
Land Use Plan Maps and LDC Amendments – GNC – 3.2 Acres
Alt. Key #3462992
Sect. 2, Township 19, Range 18

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Colonel Dennis Strissel, Commanding Officer

Stephen Teaster, Advisory Board Chair

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MAR 19 2021

CPA/AA-21-03
Land Development Division

712 S. School Ave, Lecanto, FL 34461
P O Box 1630, Lecanto, FL 34460 • Office: (352) 513-4960 • Fax: (352) 513-4967

Attachment: Applicant's submittal (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)

ALAN R. AVERETTE
5 BAMBOO TERRACE
KEY WEST, FL 33040

December 7, 2021

LAND DEVELOPMENT DIVISION
3600 WEST SOVEREIGN PATH
SUITE 140
LECANTO, FL 34461

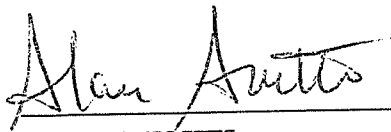
RE: APPLICATION NO. CPA/AA-21-03 CLARK A. STILLWELL FOR GROW-LAND LLC

TO WHOM IT MAY CONCERN:

Please be advised that I am the owner of land located within 500 feet of the above application for a change from medium density residential to General Commercial District. I am **TOTALLY AGAINST** this change as I believe it will decrease the value of land that I currently own. This land has been in my family for many generations and to change from residential to commercial is unacceptable. Please make note of my very strong **OBJECTION** to this proposed change and make it part of the record.

I am the owner of 544 S. School Avenue, Lecanto, FL

BY:


ALAN R. AVERETTE

Attachment: Public Input (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)

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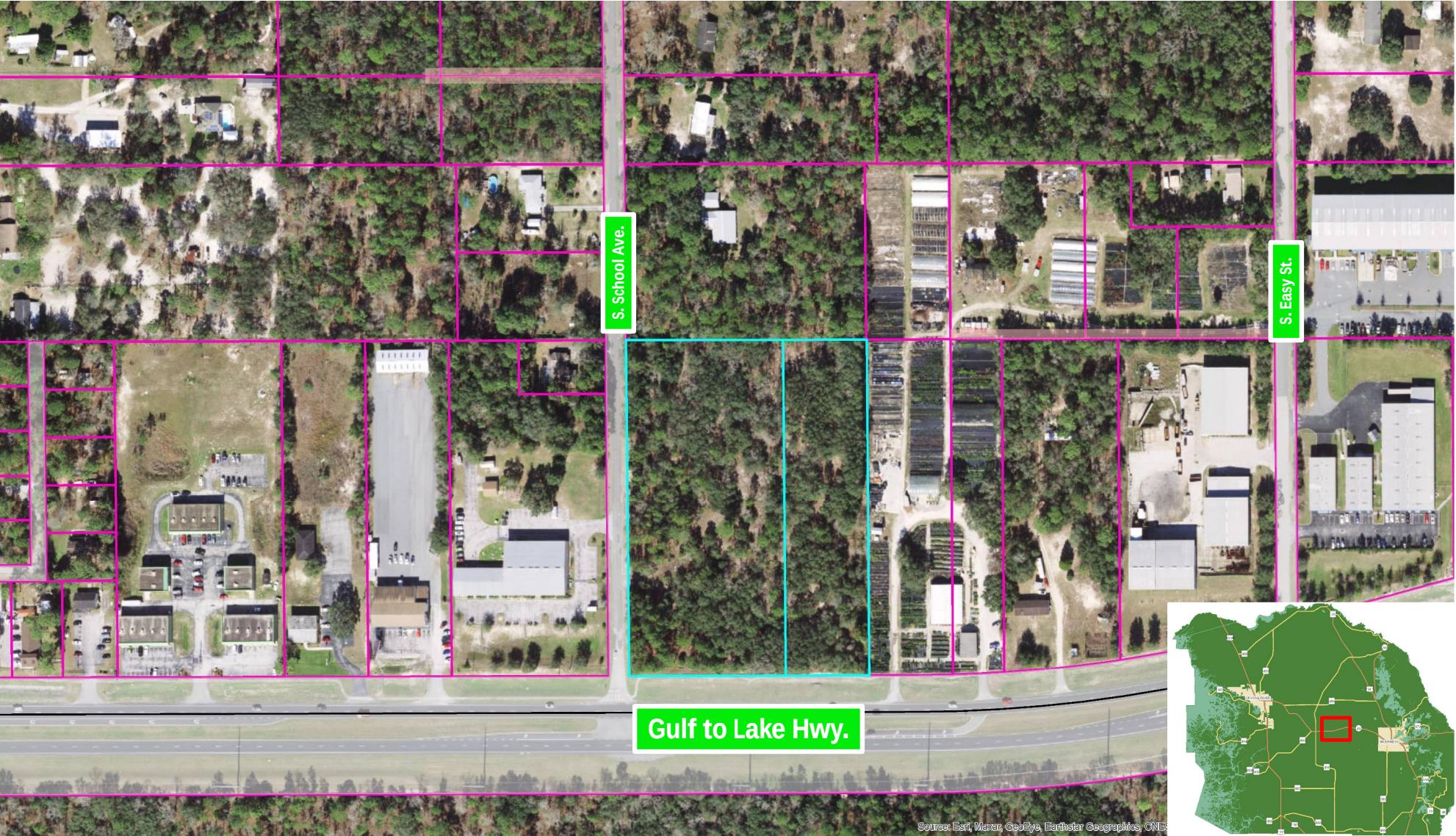
DEC 18 2021

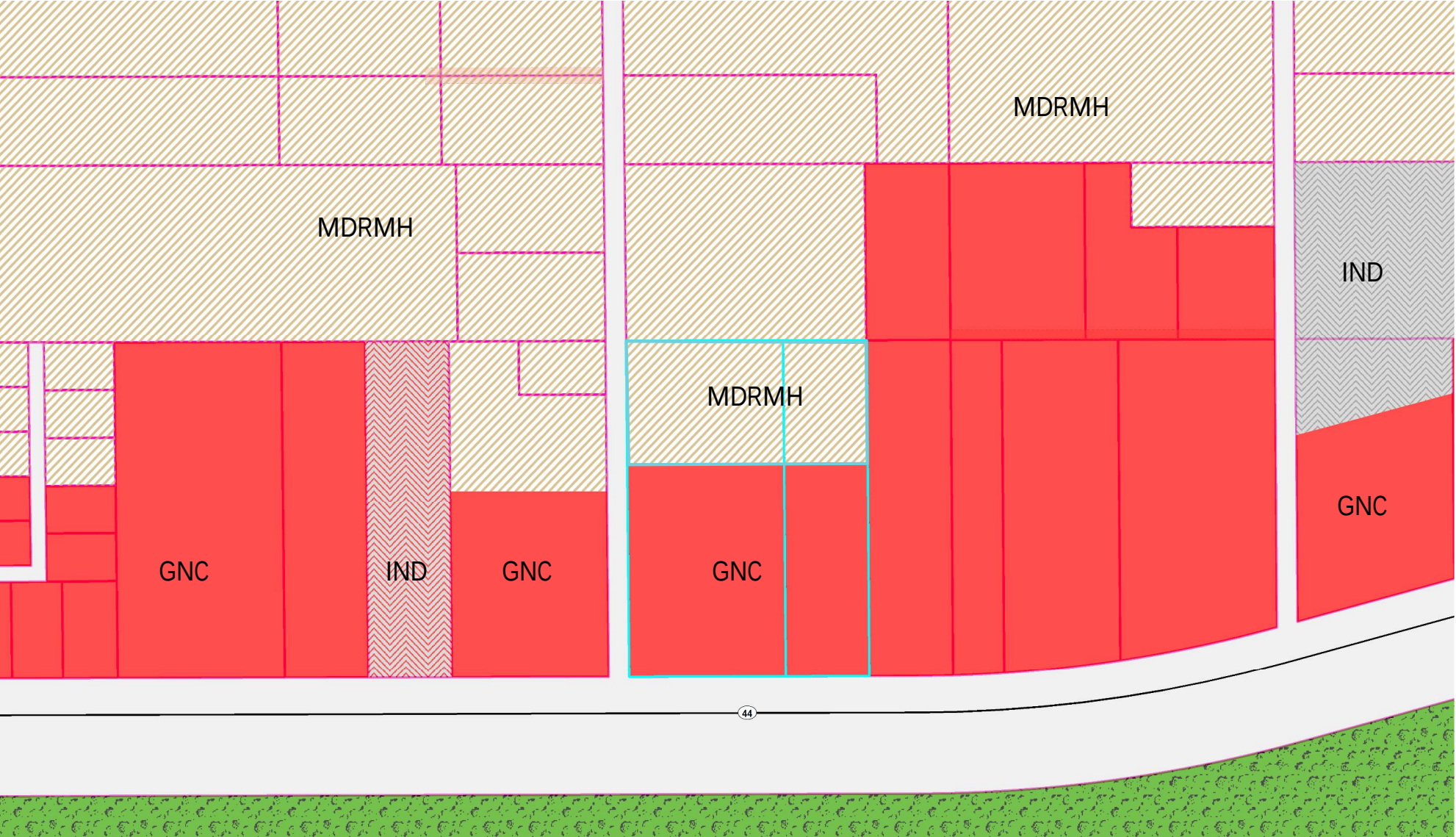
CPA/AA/21-03

Received by: [illegible]

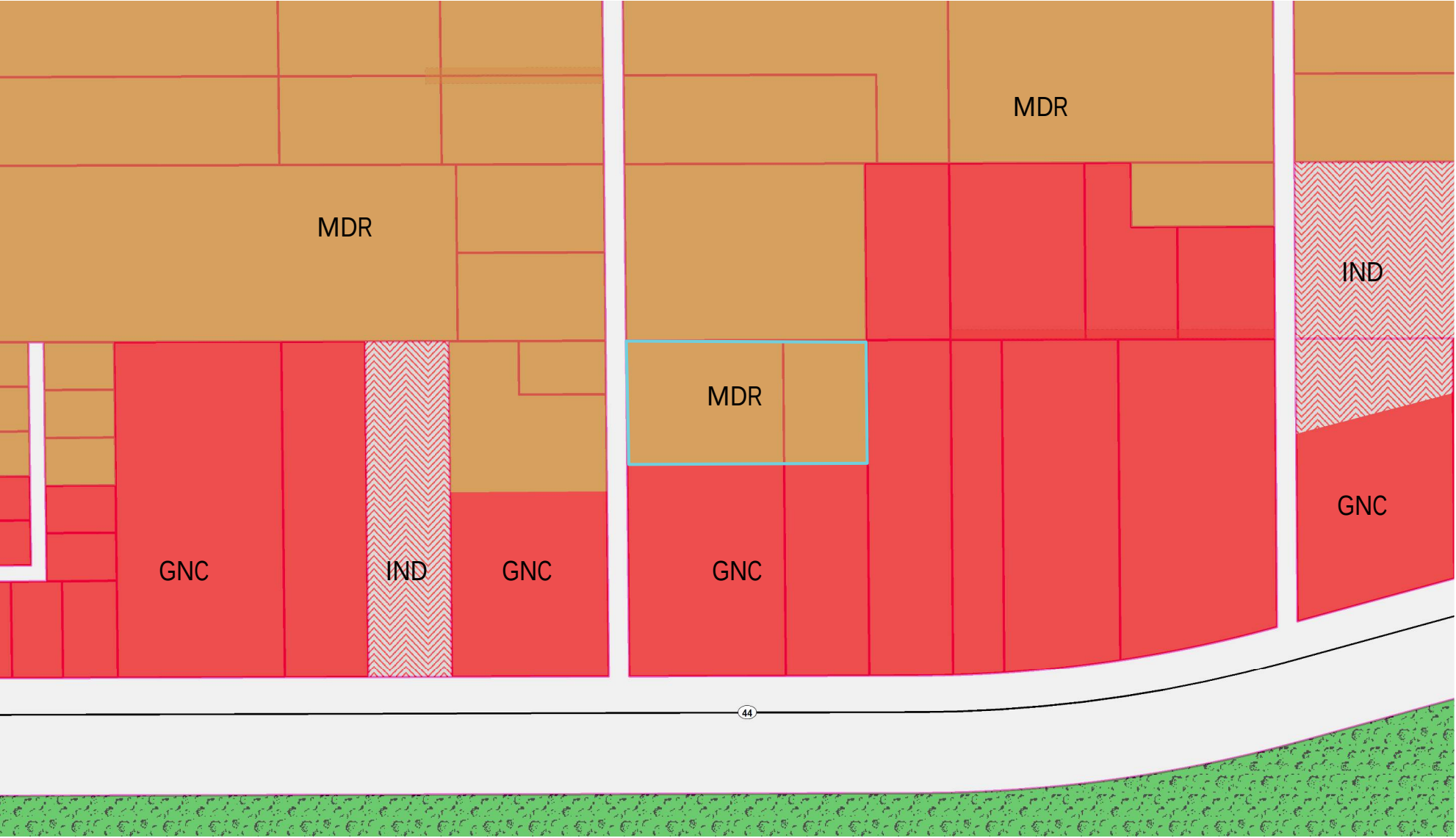
CPA / AA-21-03

**Clark A. Stillwell
for Grow-Land, LLC**





Attachment: Coordinator PowerPoint (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)

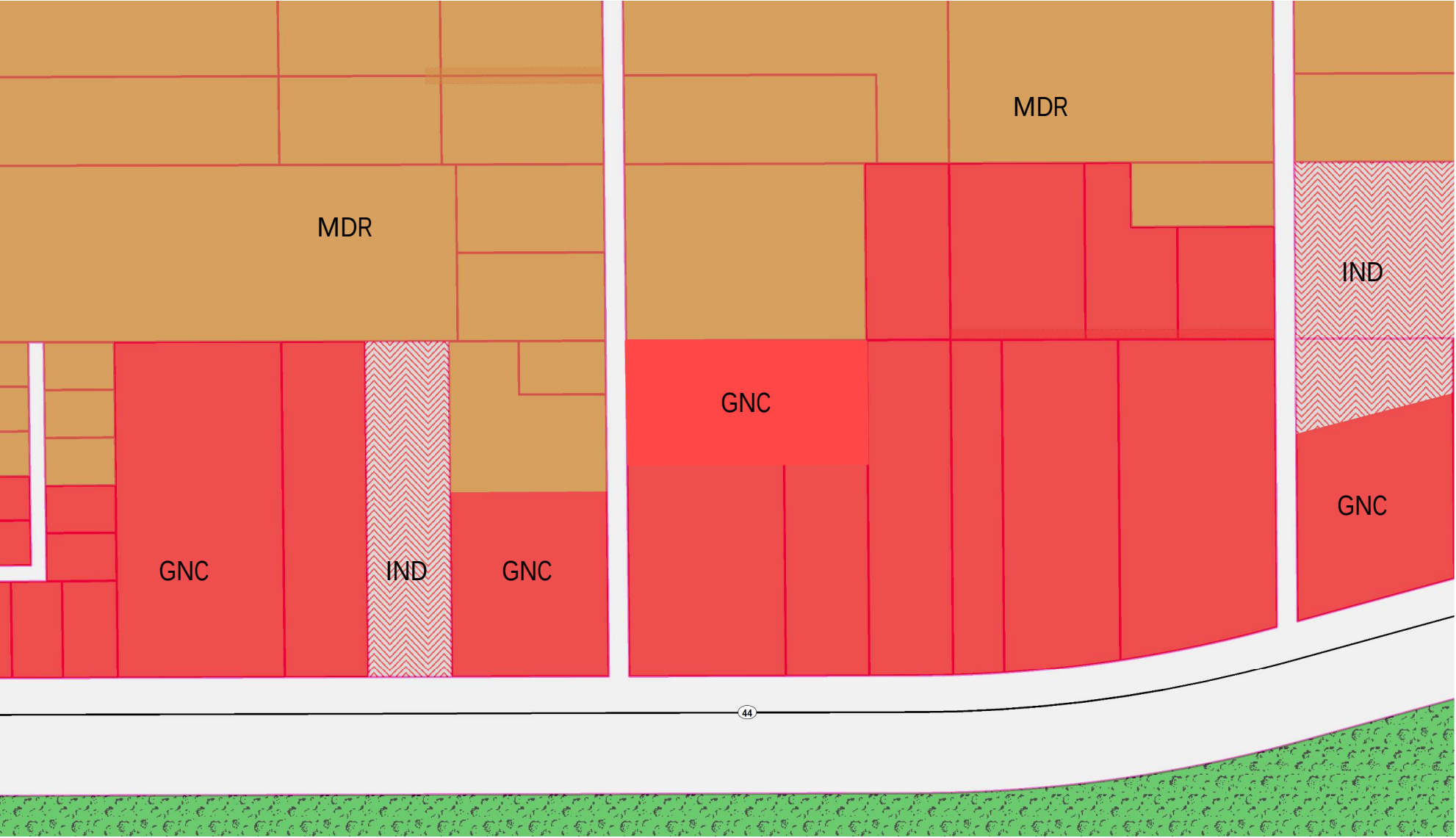






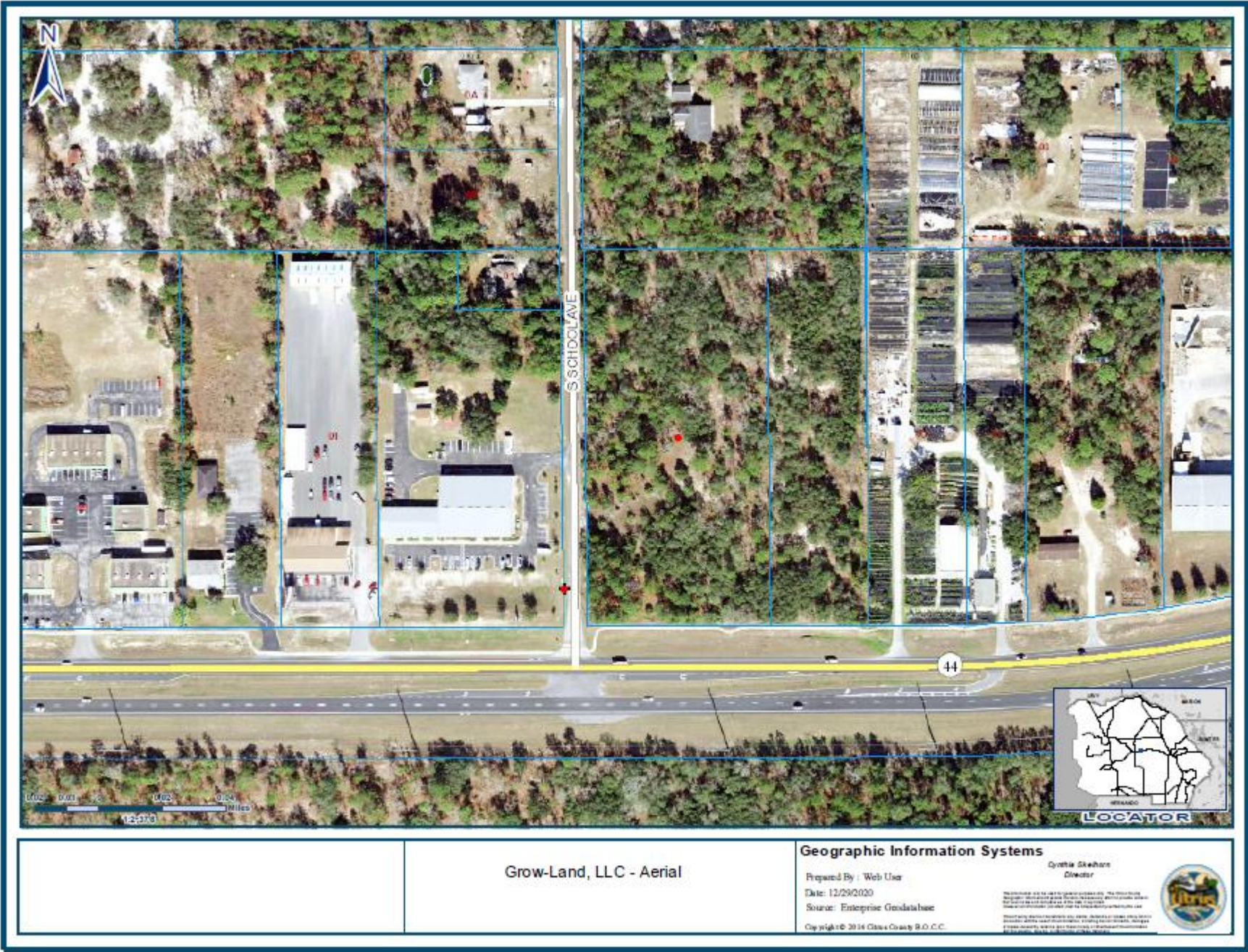


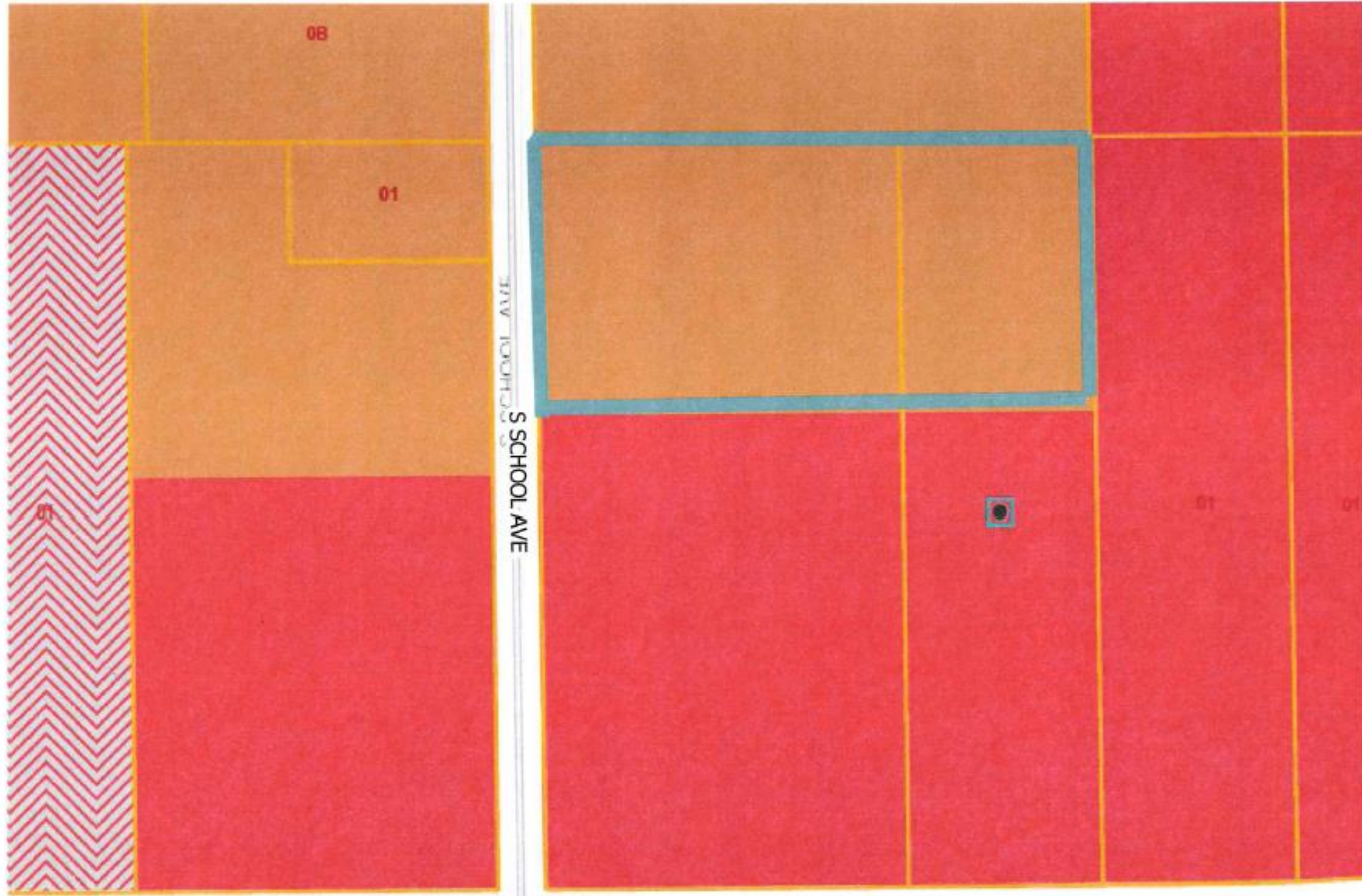




CPA/AA-21-03 – Grow-Land, LLC
Clark A. Stillwell
Law Office of Clark A. Stillwell
320 US Hwy 41 South

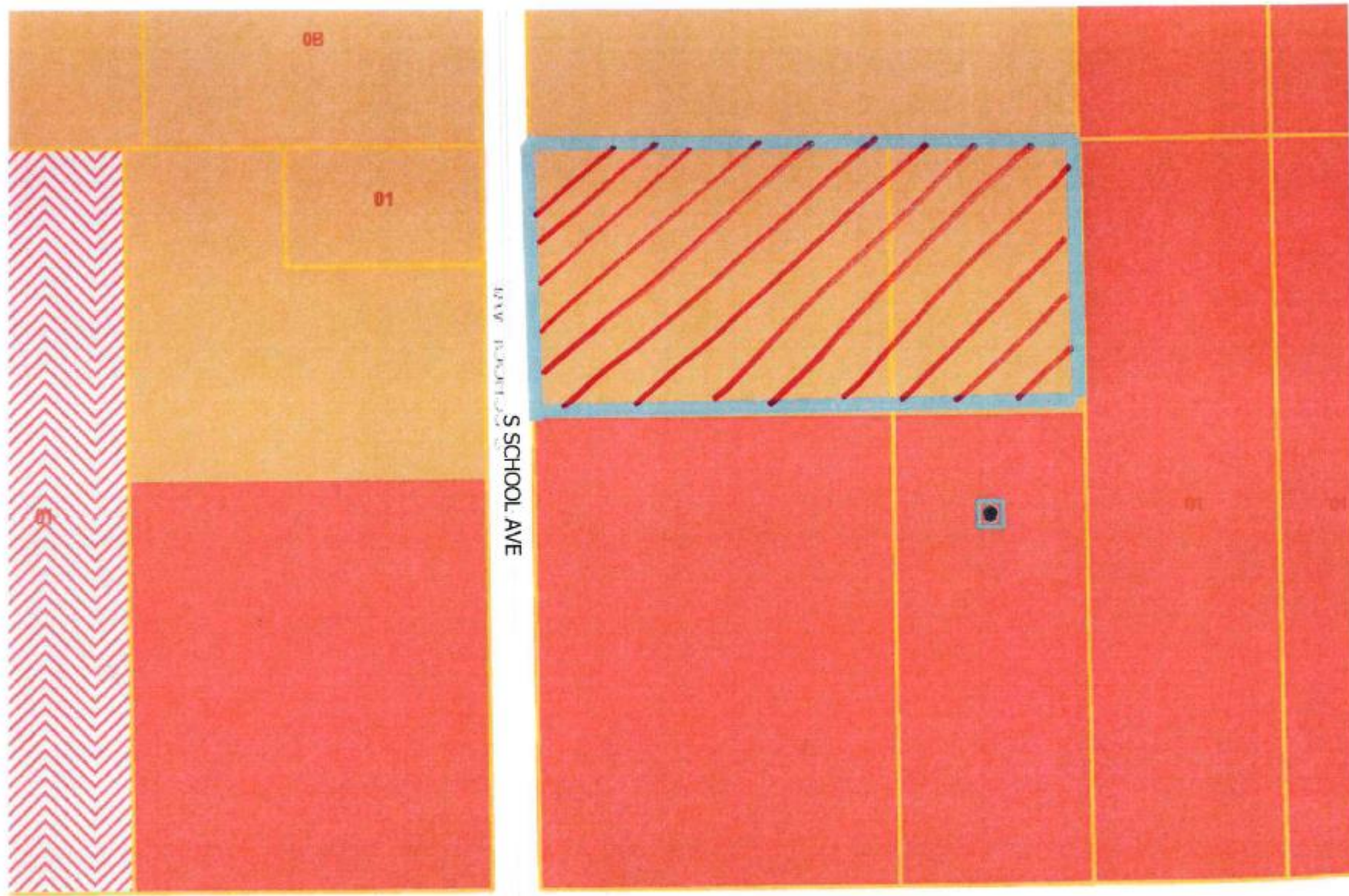
Inverness, Florida 34450
caslaw@tampabay.rr.com



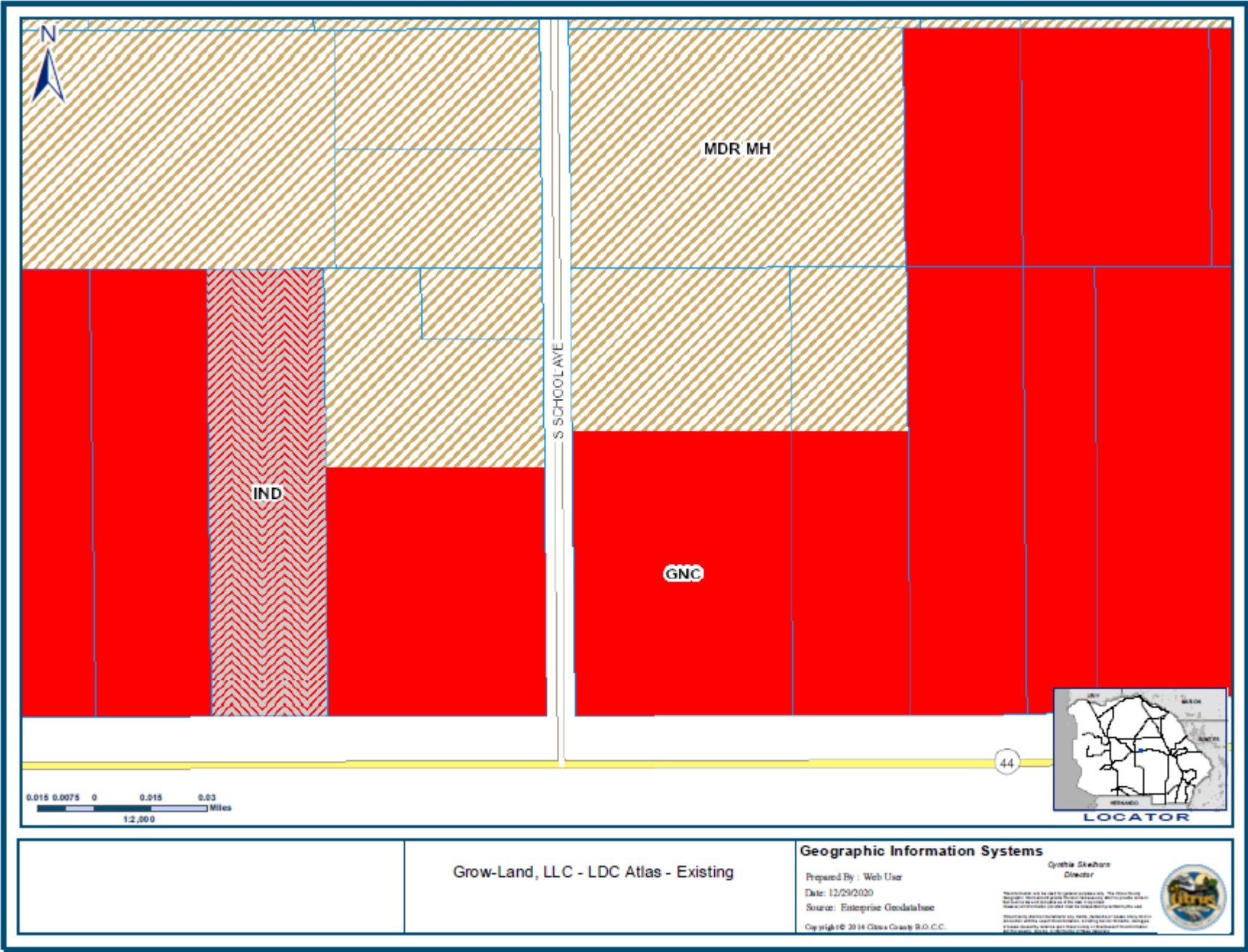


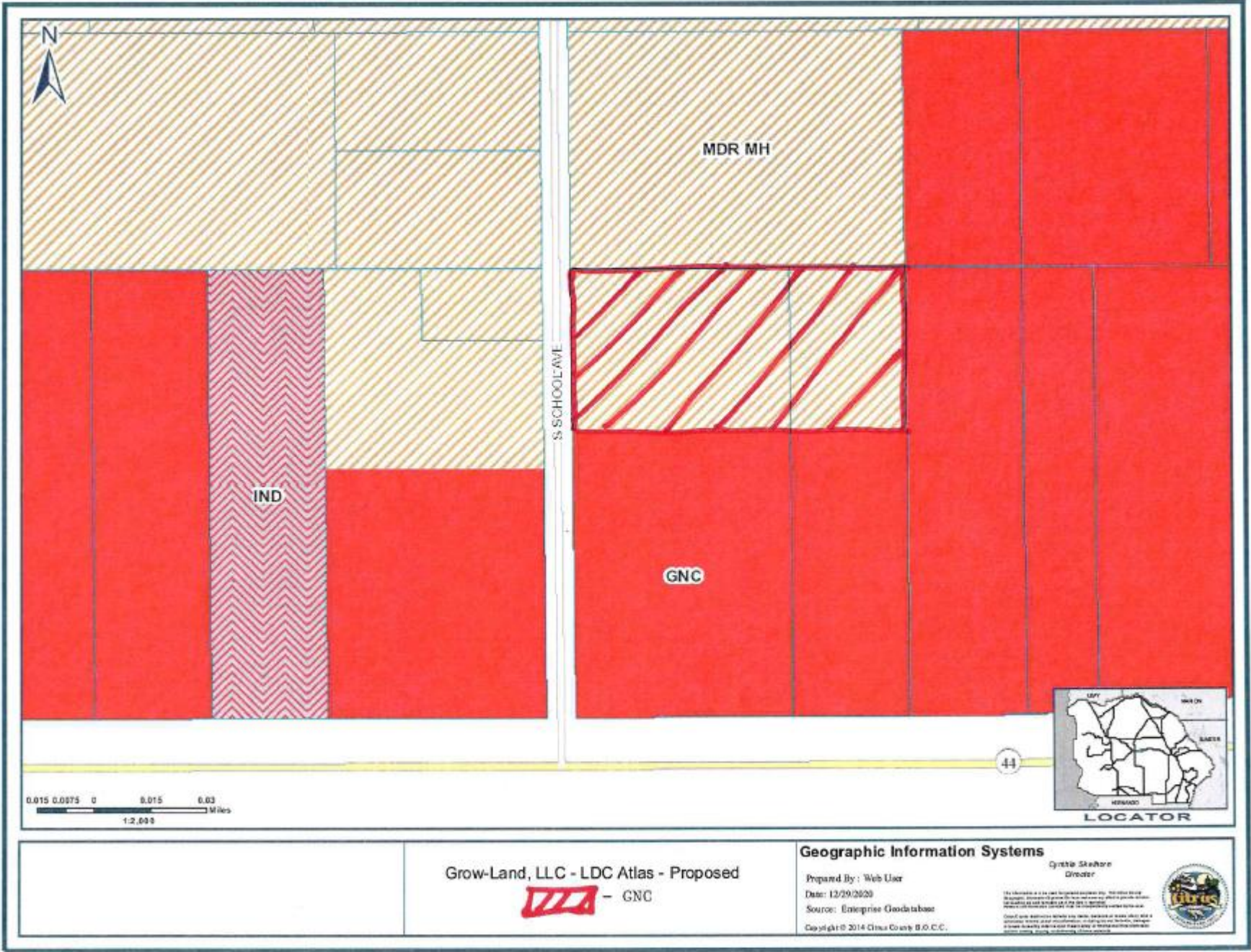
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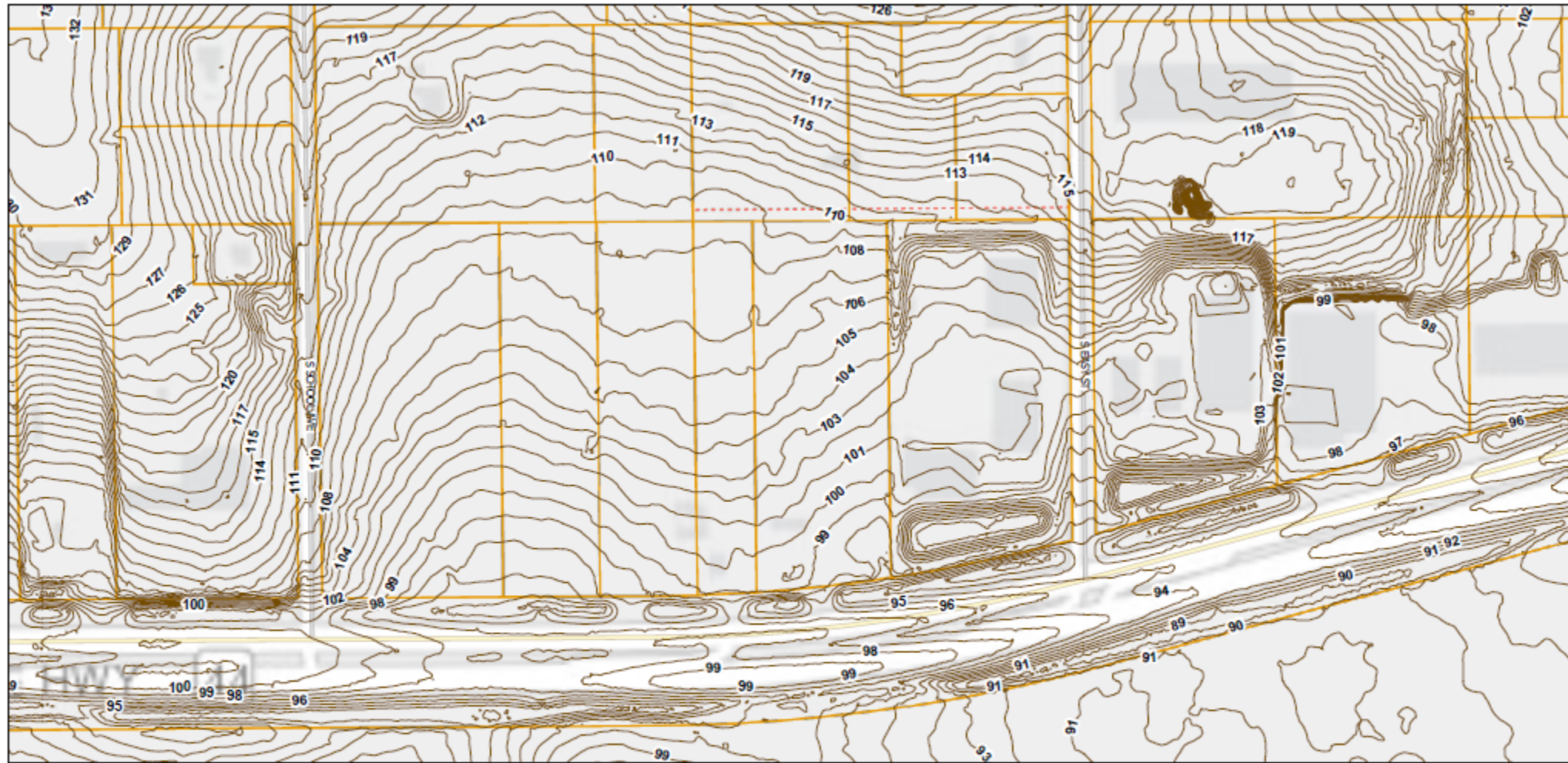
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

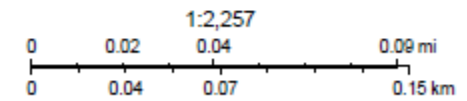




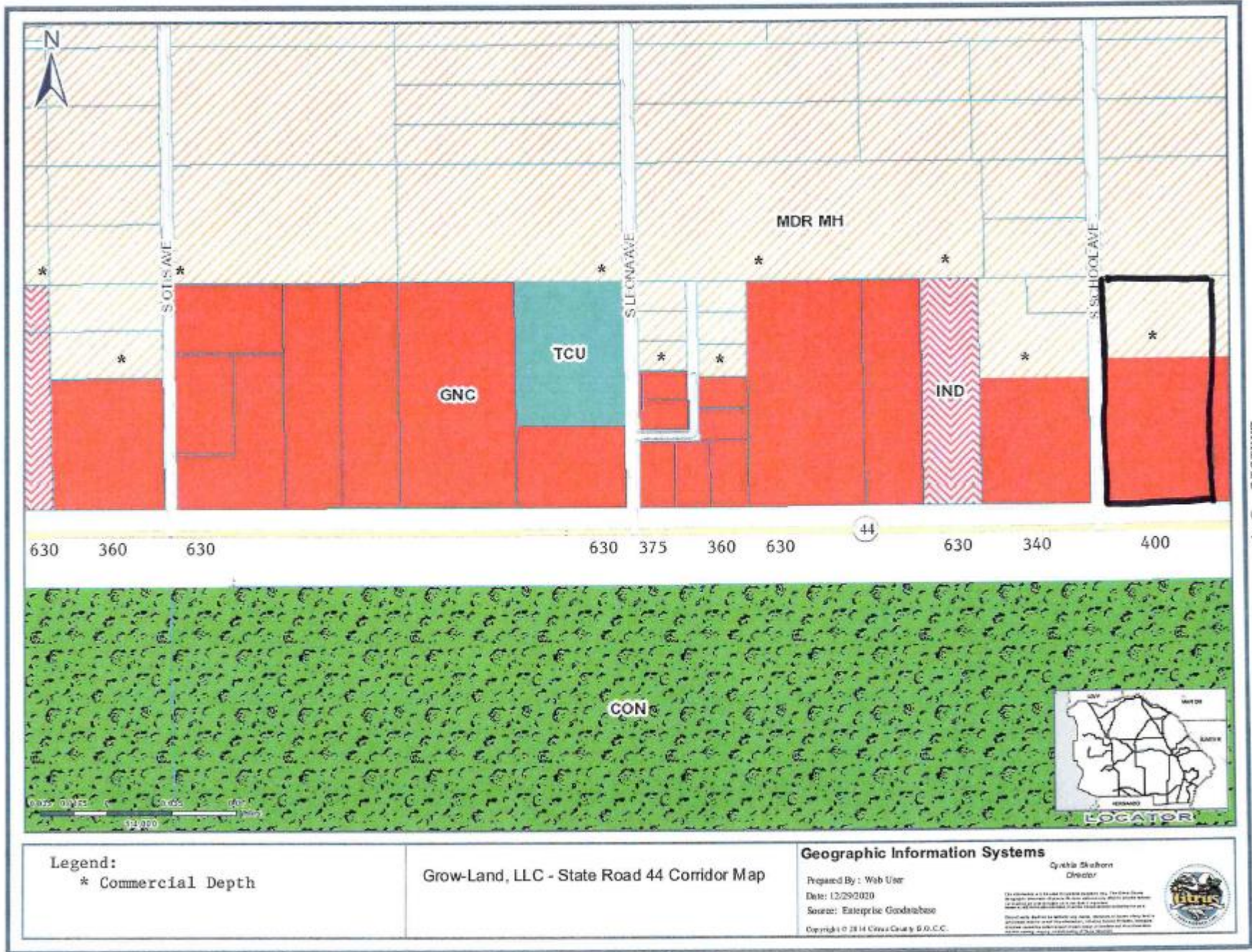


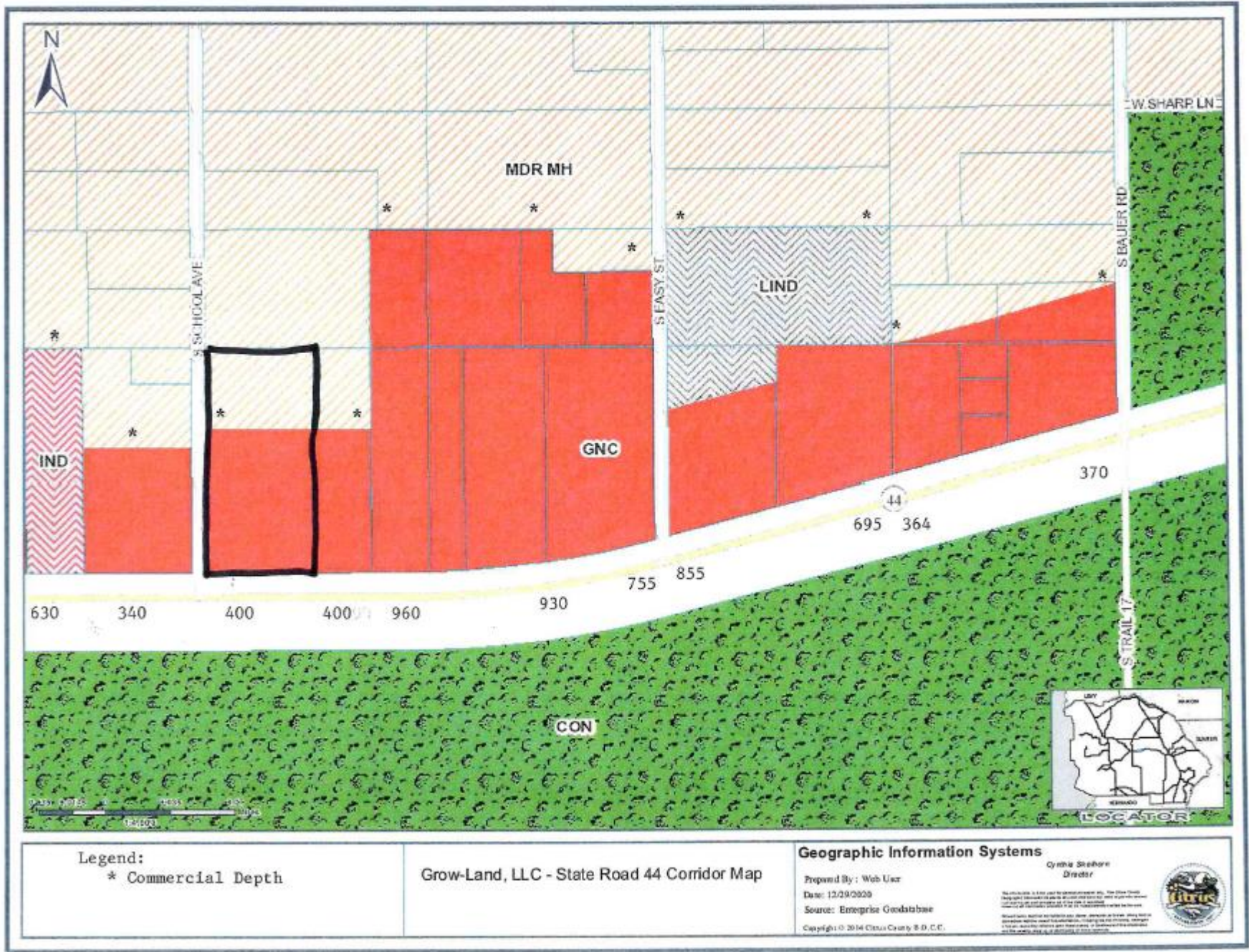
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 Easements
 Lots



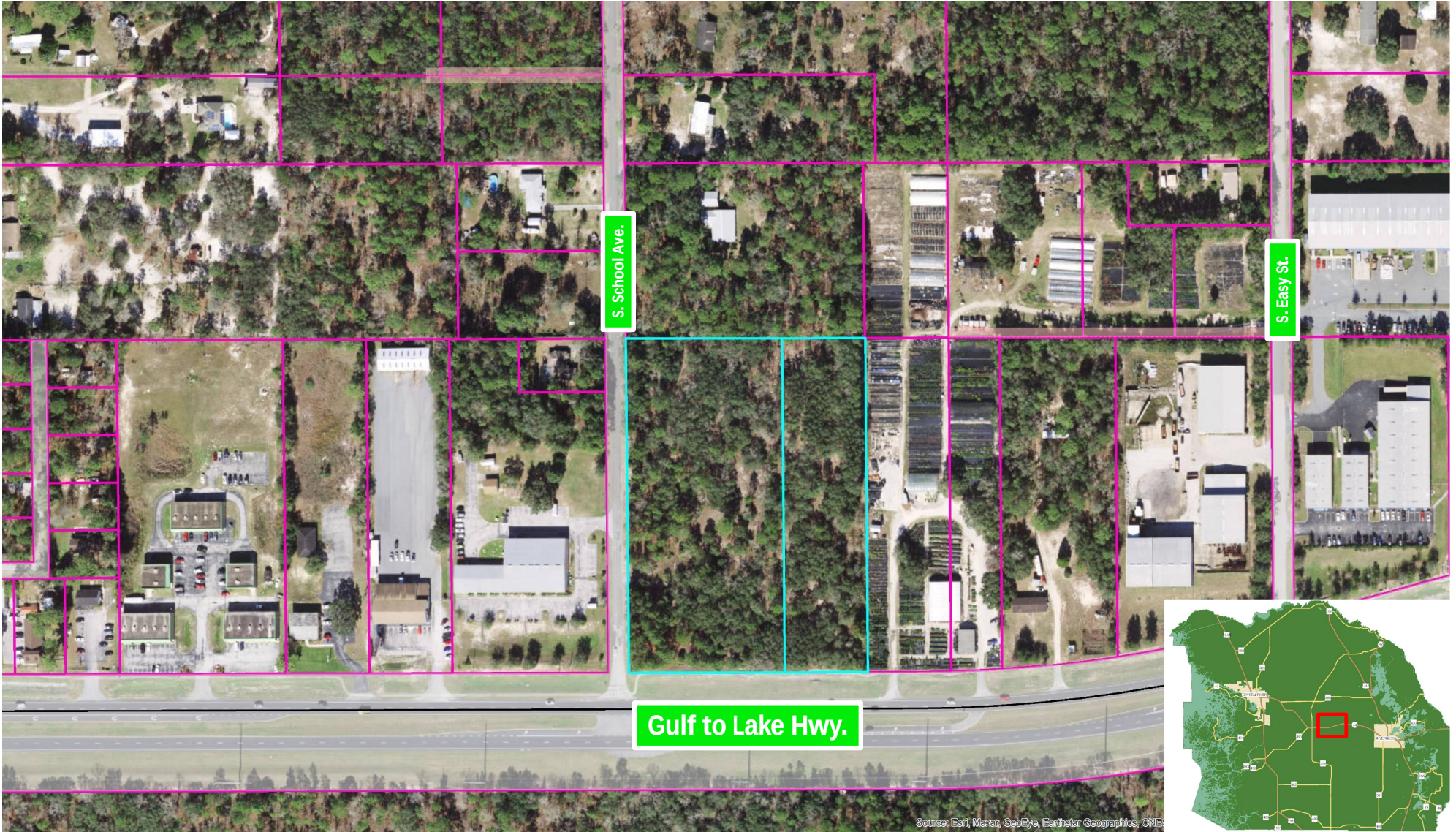
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

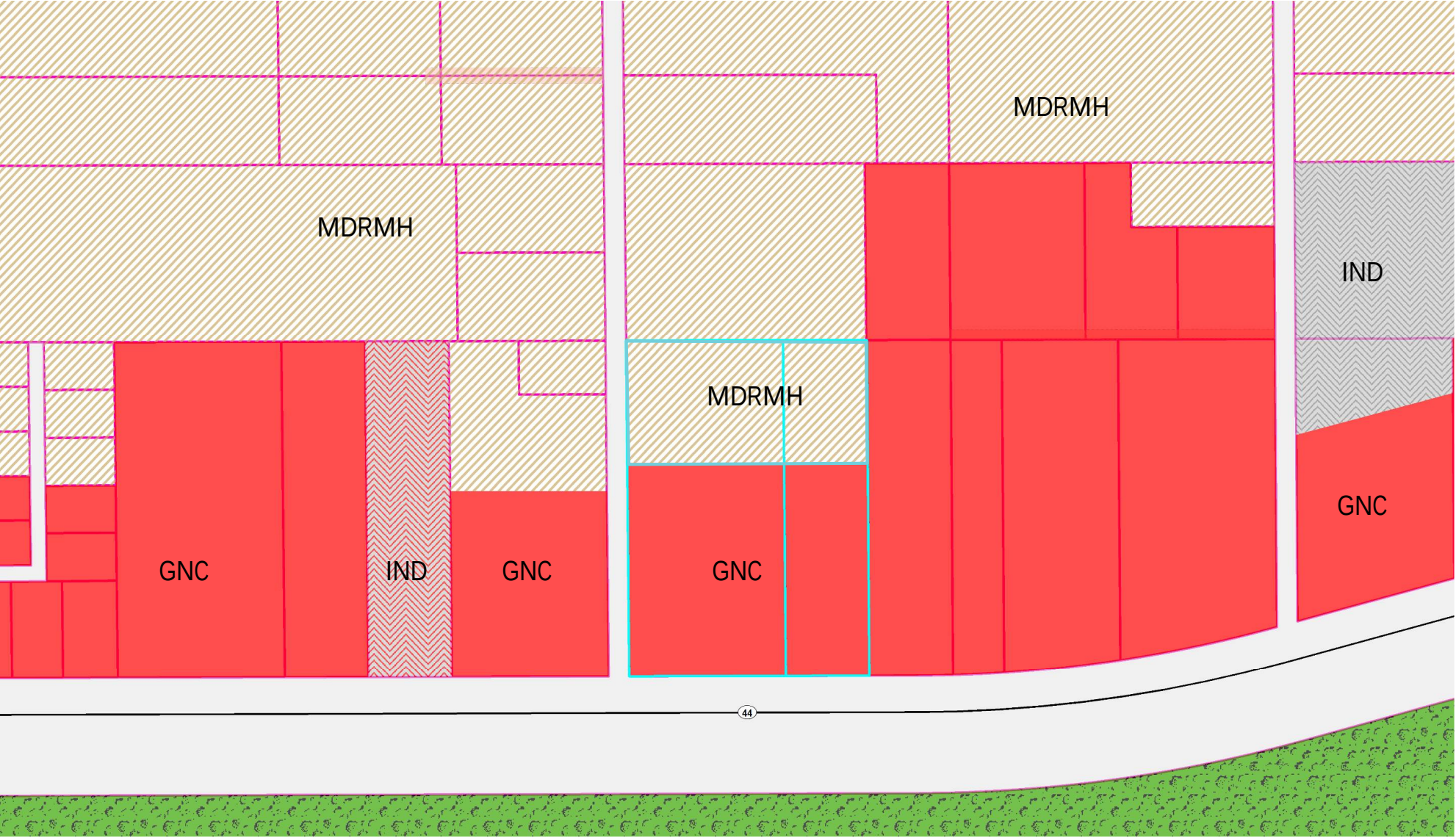




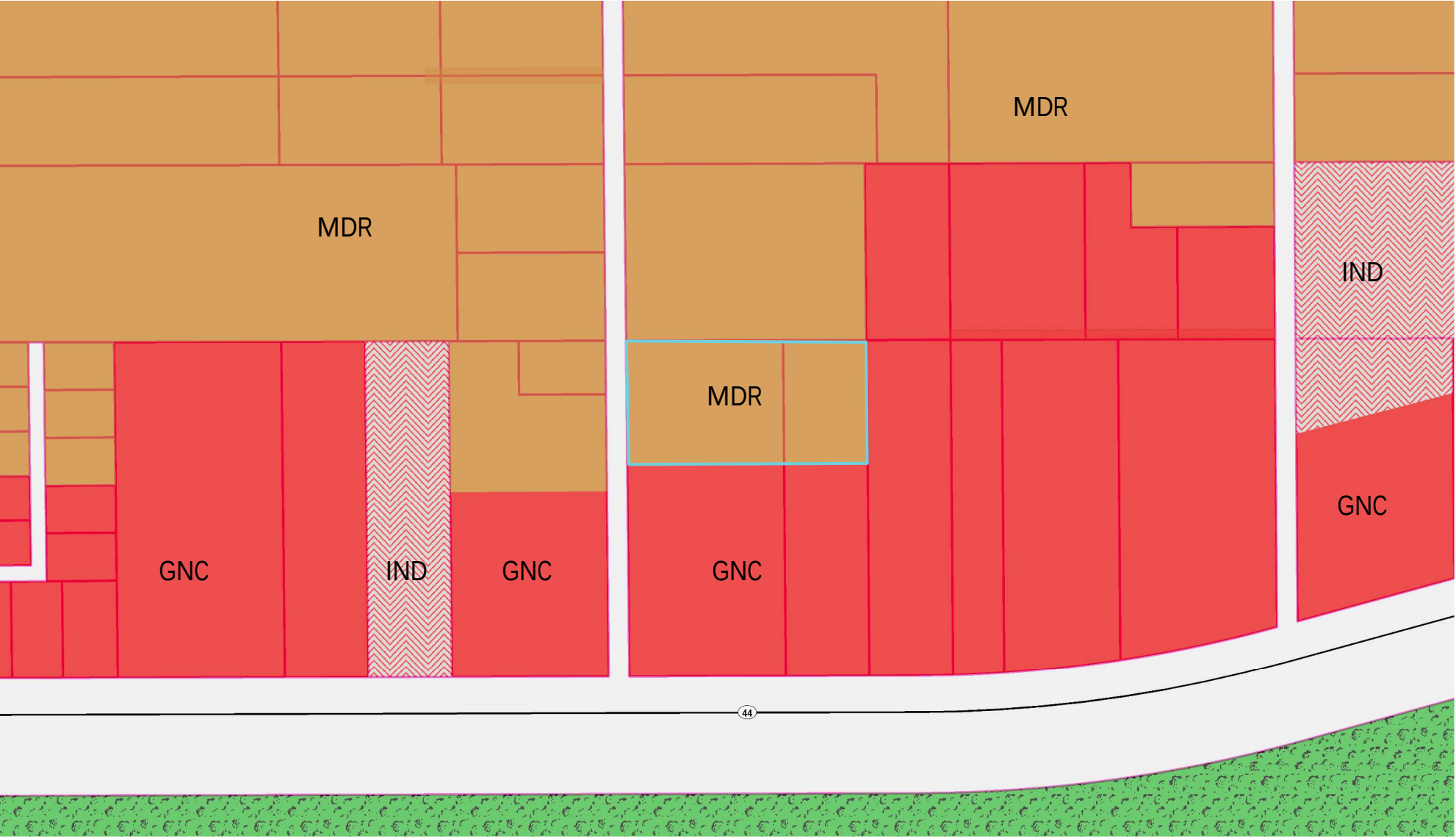
CPA / AA-21-03

**Clark A. Stillwell
for Grow-Land, LLC**

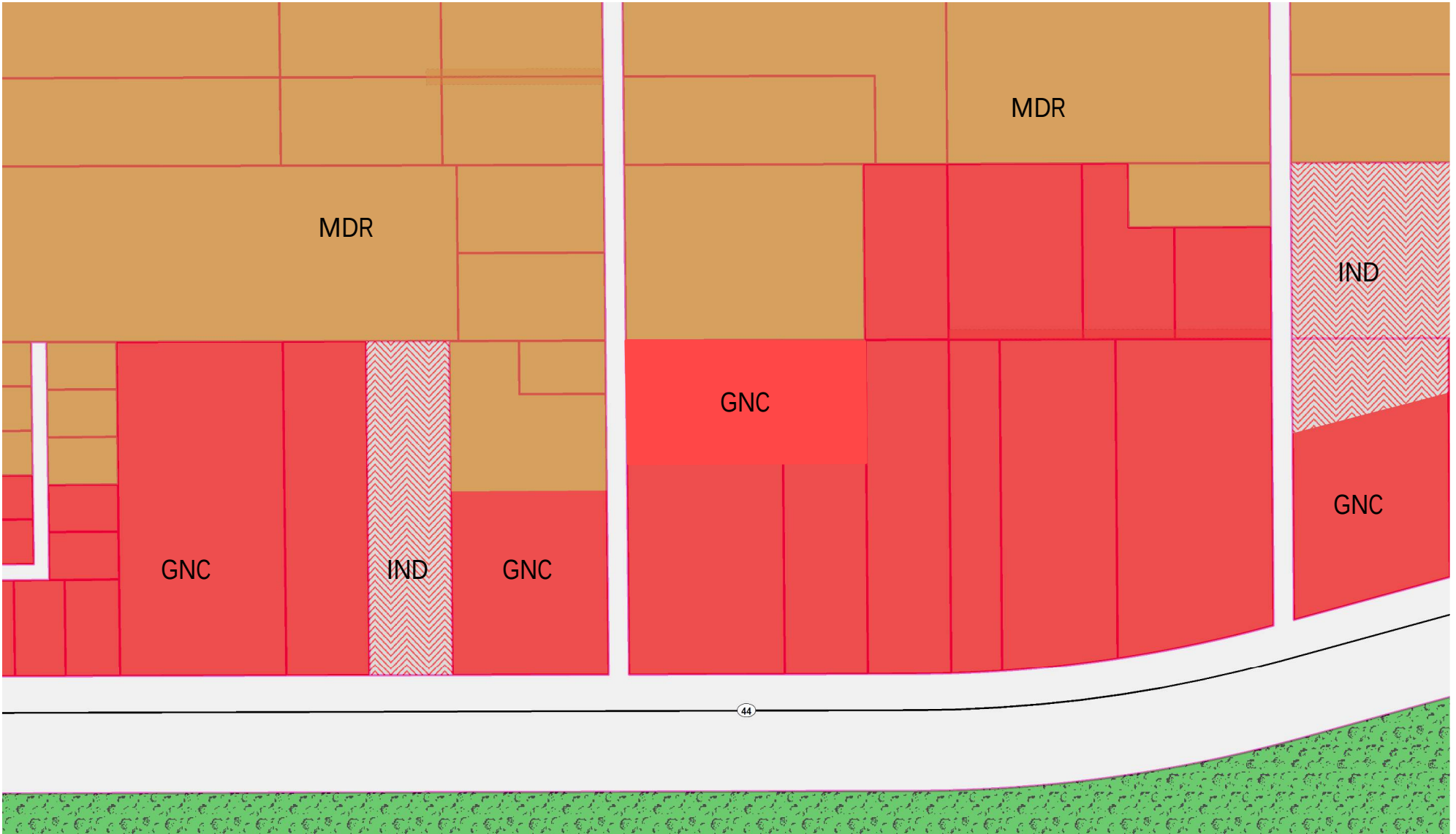




Attachment: Planner PowerPoint (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)



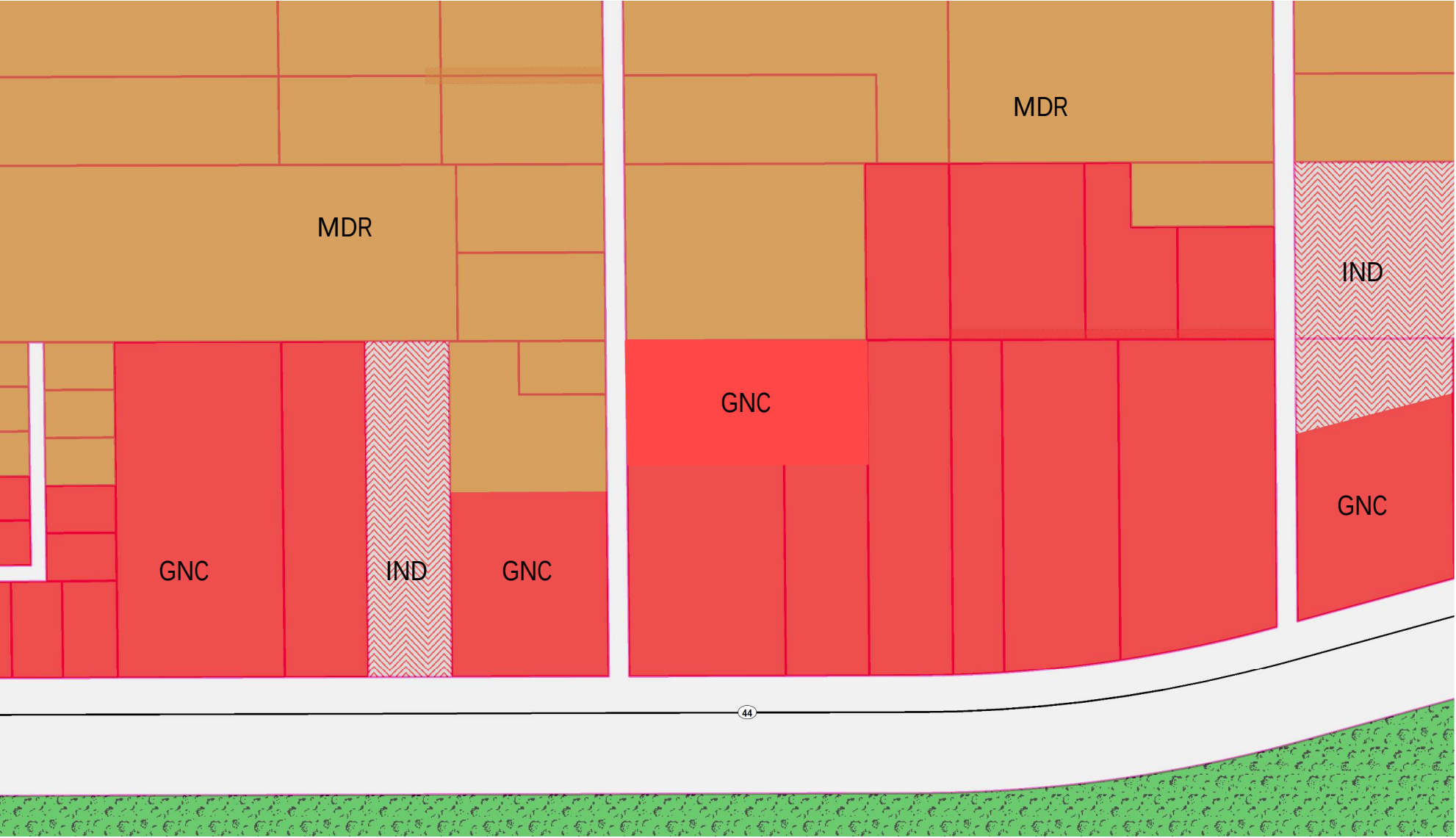
Attachment: Planner PowerPoint (19733 : CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC)













AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC
AGENDA DATE:	January 06, 2022

BRIEF OVERVIEW:

Future Land Use Map Change from LDR, Low Density Residential District to GNC, General Commercial District. Proposed change to Citrus County Land Use Atlas Map from GNC, General Commercial District and LDRMH, Low Density Residential District with mobile homes allowed to GNC/PUD, General Commercial District with a Planned Unit Development for mini-warehouse and open storage.

BUDGET IMPACT/FUNDING SOURCE:

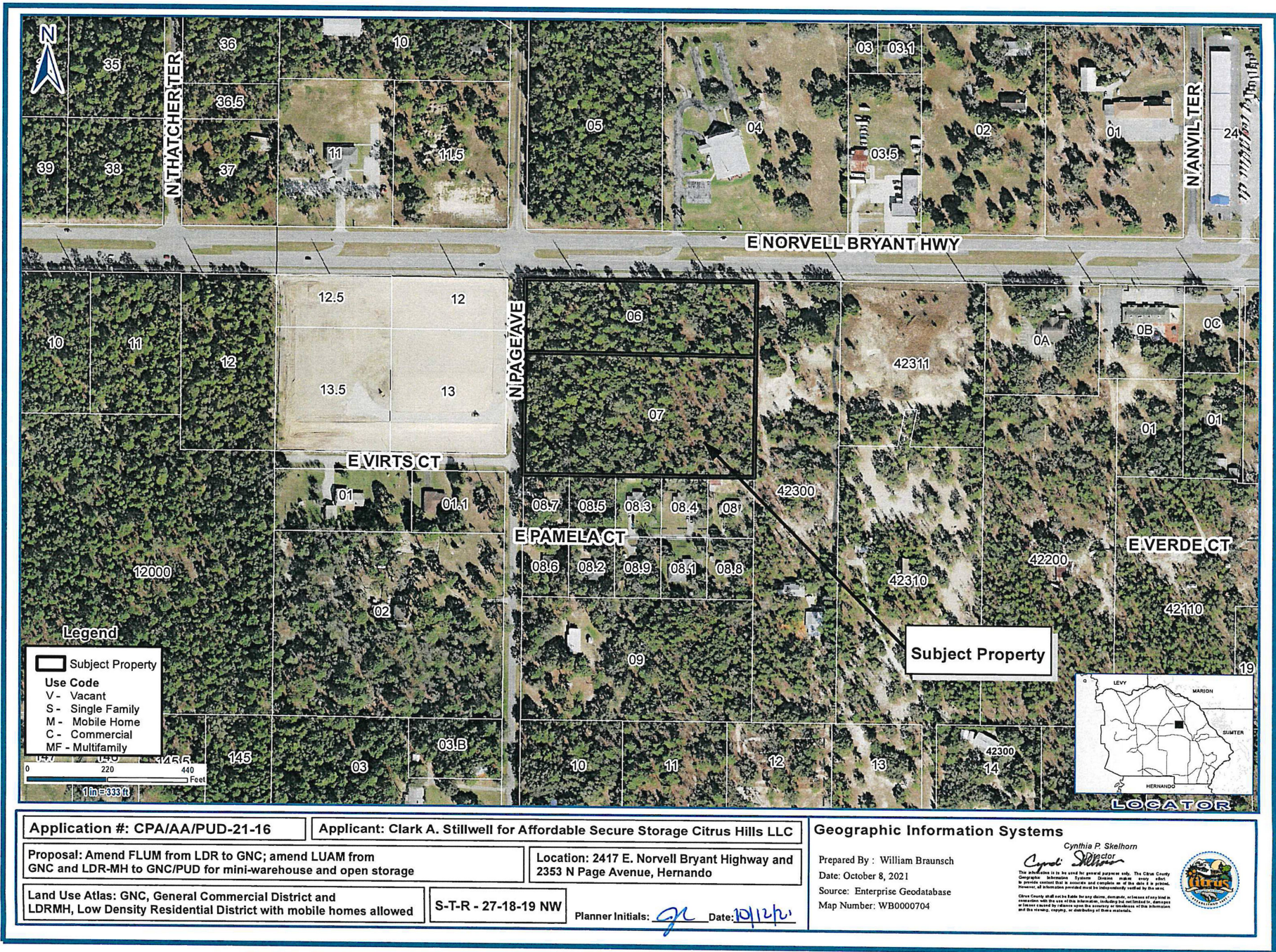
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0

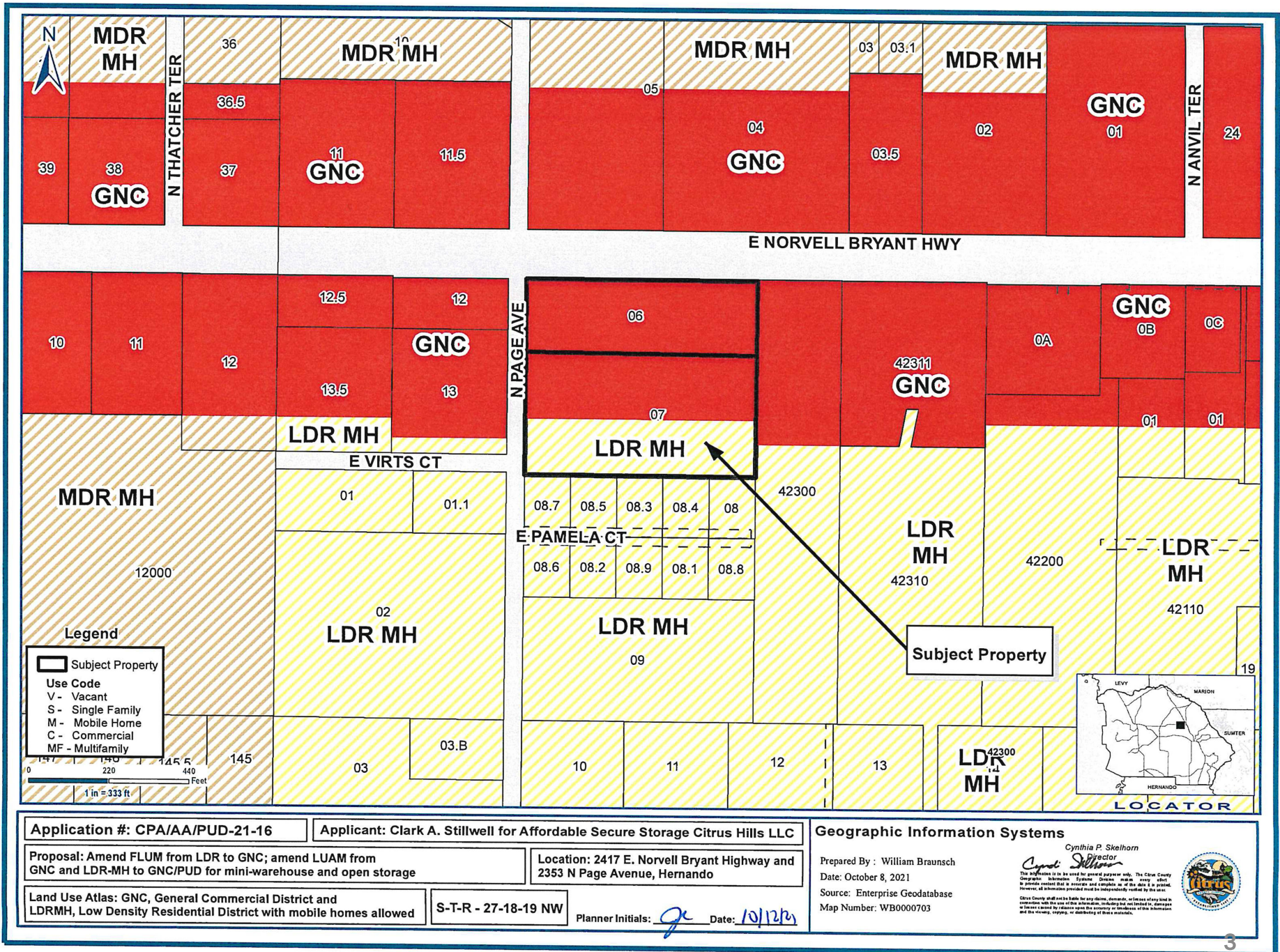
RECOMMENDED ACTION:

Conduct a public hearing on January 6, 2022, to review and consider, CPA/AA/PUD-21-16, Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC.

CPA/AA/PUD- 21-16

**Clark Stillwell for Affordable
Secure Storage-Citrus Hills
LLC**





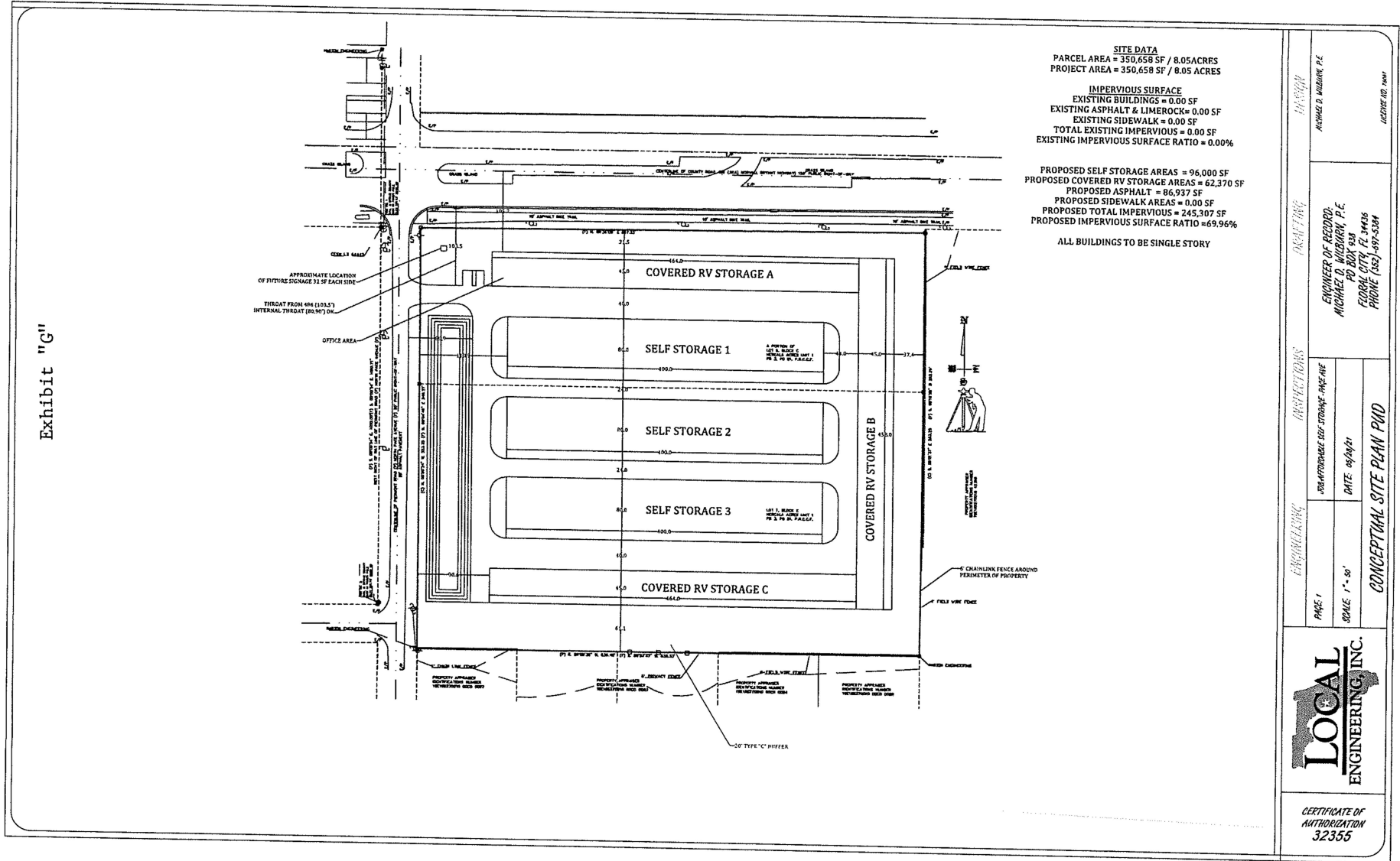


Attachment: PDC Coordinator PowerPoint (19734 : CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable

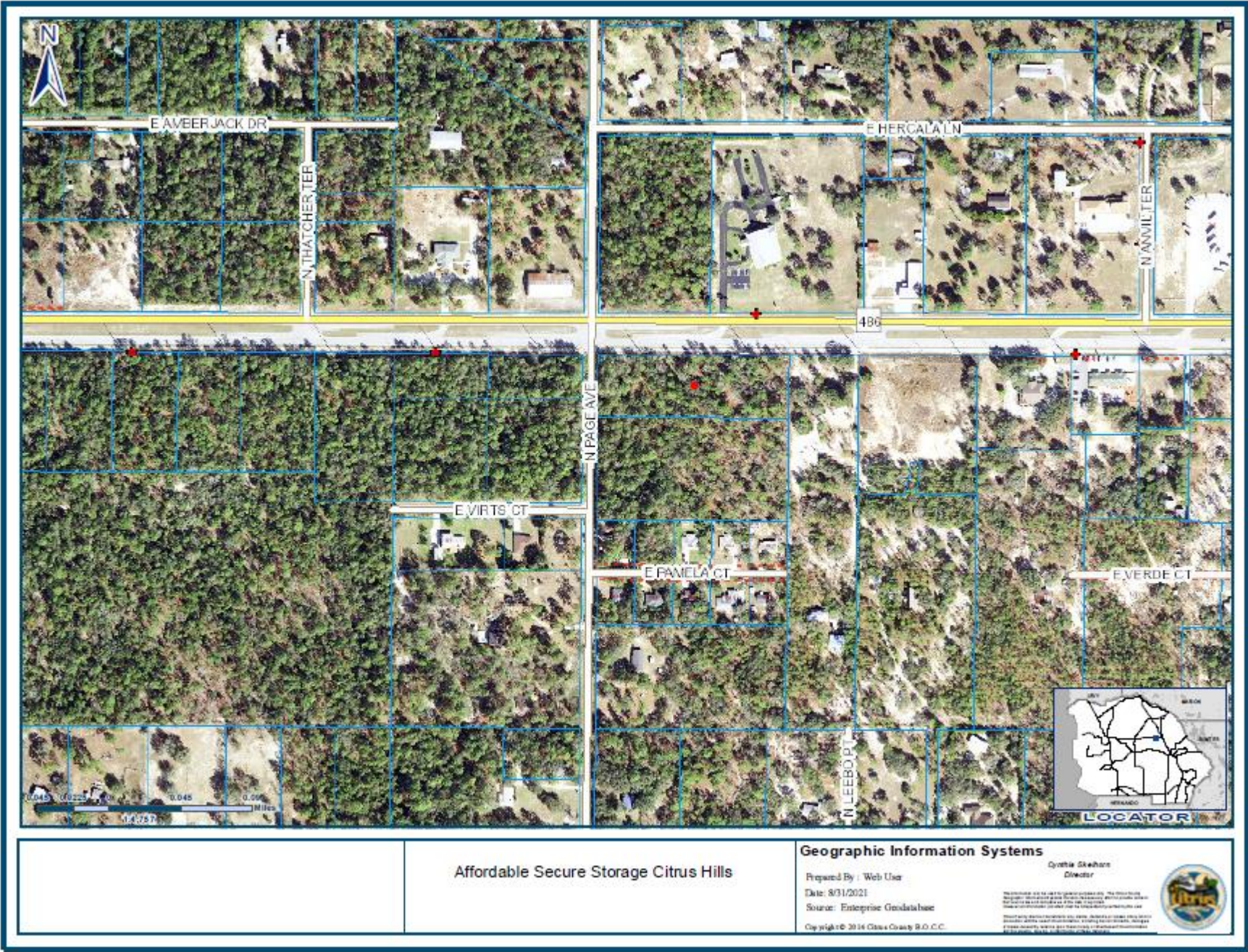








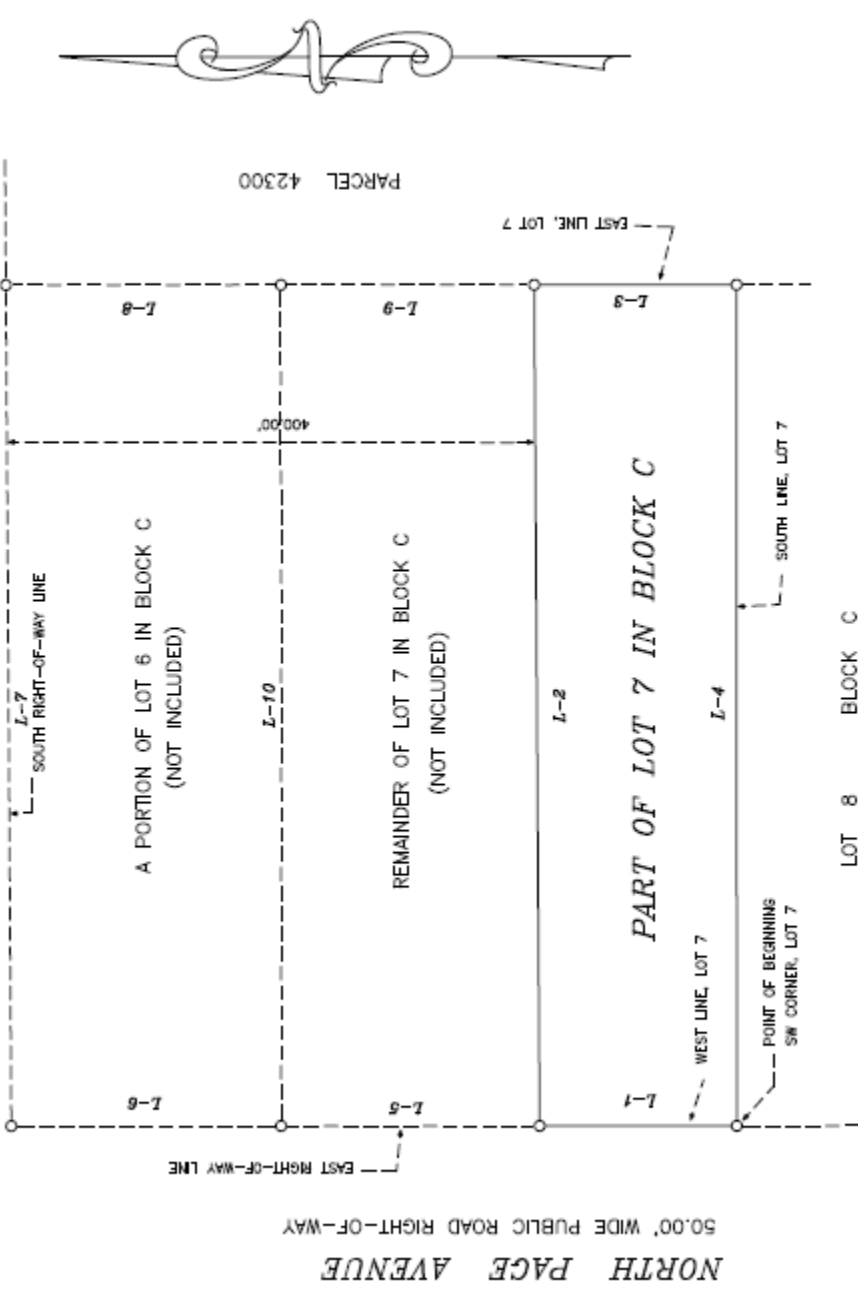
CPA/AA/PUD-21-16 – Affordable
Secure Storage Citrus Hills, LLC
Clark A. Stillwell
Law Office of Clark A. Stillwell
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com





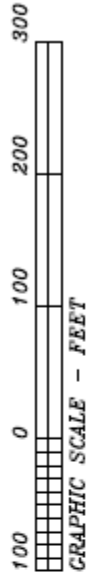
COUNTY ROAD 486 a.k.a EAST NORVELL BRYANT HIGHWAY

PUBLIC ROAD RIGHT-OF-WAY (WIDTH VARIES)



LEGEND/ABBREVIATIONS
O L-1
SEE LINE TABLE

COURSE	BEARING	DISTANCE
L-1	N 00°00'54"W	149.27'
L-2	N 89°37'39"E	636.38'
L-3	S 00°01'37"E	153.24'
L-4	S 89°59'06"W	636.40'
L-5	N 00°00'54"W	195.73'
L-6	N 00°00'54"W	204.28'
L-7	N 89°37'39"E	636.30'
L-8	S 00°01'37"E	208.25'
L-9	S 00°01'37"E	191.76'
L-10	N 89°59'06"E	636.33'



REPORT OF SKETCH

TYPE OF SKETCH: MAP OF SKETCH showing courses and distances. The purpose of this sketch is to assist in describing a parcel of land. Unless shown otherwise no underground foundations, installations or improvements have been located.

LEGAL DESCRIPTION:

BEGIN at the Southwest corner of Lot 7 in Block C of Hircala Acres Unit No. 1, according to the plat thereof, as recorded in Plat Book 3, Page 81 of the Public Records of Citrus County, Florida; THENCE N.00°00'54"W, along the West boundary line of said Lot 7 a distance of 149.27 feet to a point being 400.00 feet Southerly of, when measured perpendicularly to, the South right-of-way line of County Road 486; THENCE N.89°37'39"E, parallel to said South right-of-way line a distance of 636.38 feet to a point on the East boundary line of said Lot 7; THENCE S.00°01'37"E, along said East boundary line a distance of 153.24 feet to a point being on the South boundary line of said Lot 7; THENCE S.89°59'06"W, along said South boundary line a distance of 636.40 feet to the POINT OF BEGINNING.

TOGETHER with and SUBJECT to covenants, easements and restrictions of record.

BASIS FOR SKETCH: The description was prepared per client request.

PROPERTY NOTES: The bearings as shown hereon are based on the West boundary line of said Lot 7, establishing a bearing of N.00°00'54"W, per record plat, assumed datum. The property contains 2.21 acres, more or less; and lies in Section 27, Township 18 South, Range 19 East, Citrus County, Florida.

NOTICE: This sketch was prepared without the benefit of a title search. No other instruments of record reflecting easements, rights-of-way or adjoining ownership were furnished. There may be additional restrictions that are not shown on the sketch that may be found in the Public Records of Citrus County, Florida. Additions or deletions to this drawing or report, by anyone other than this surveyor, are prohibited.

IN CLOSING: Should there be any questions regarding this sketch please do not hesitate to contact our office. All applicable contact information may be found within the title block.

SCALE: 1" = 100'

MAP NUMBER: C-7521

JOB NUMBER: 0-K1178

MAP DATE: 5/10/2021

DATE: N/A

LINE: N/A

McKean & Assoc.
Surveyors, Inc.

CERTIFICATE OF AUTHORIZATION NUMBER LB 0006478

134 North Florida Avenue Inverness, FL 34463
(352) 344-3555
www.mckeansurvey.com

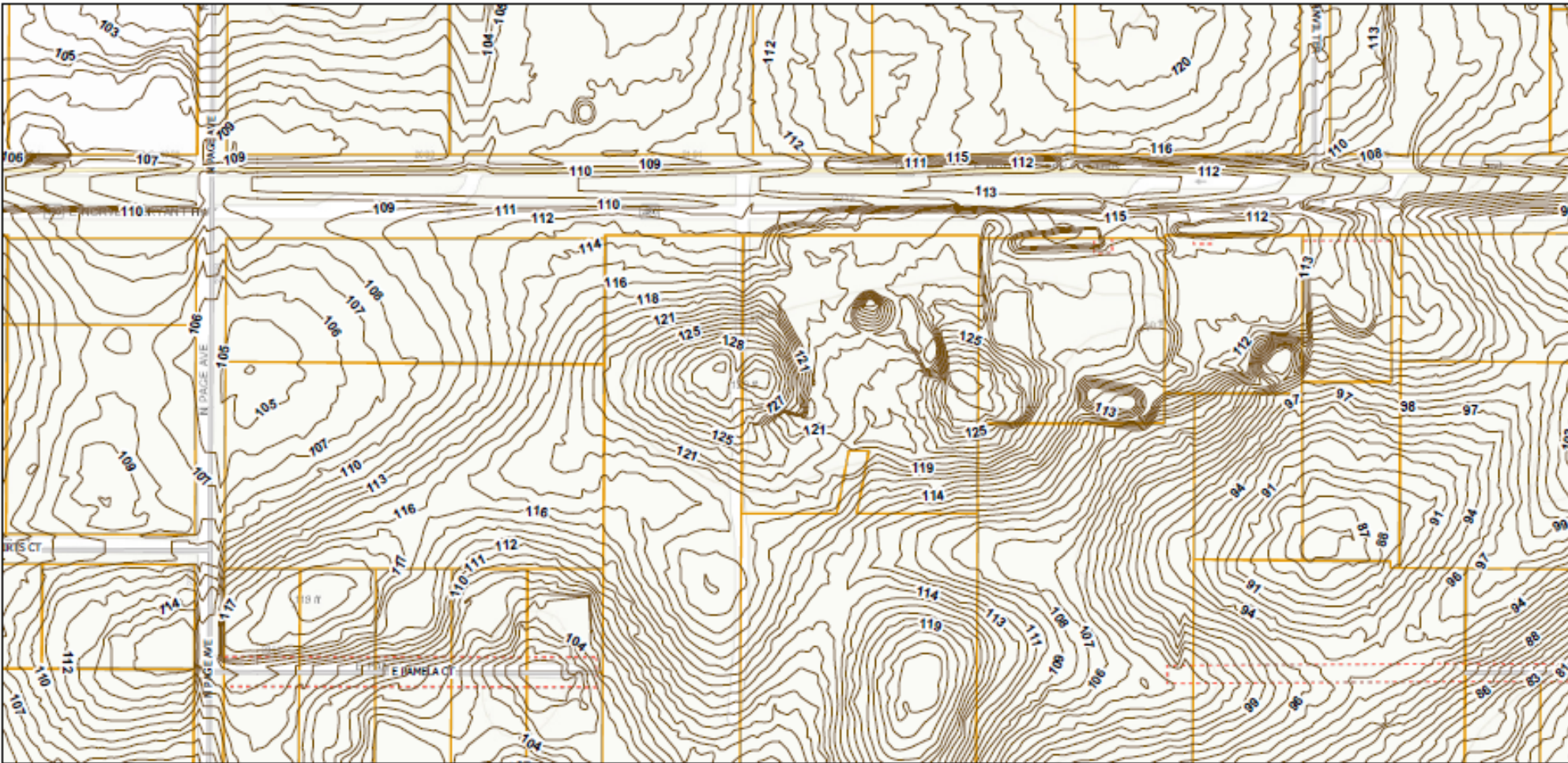
SURVEYORS CERTIFICATE

This certifies that a sketch of the herein described property was made under my supervision and meets or exceeds the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 50-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

David K. McKean, P.S.M.

Florida Registered Surveyor and Mapper Number 0005213
This Sketch and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

GIS TOPO AK 3213842



12/3/2021, 11:48:36 AM

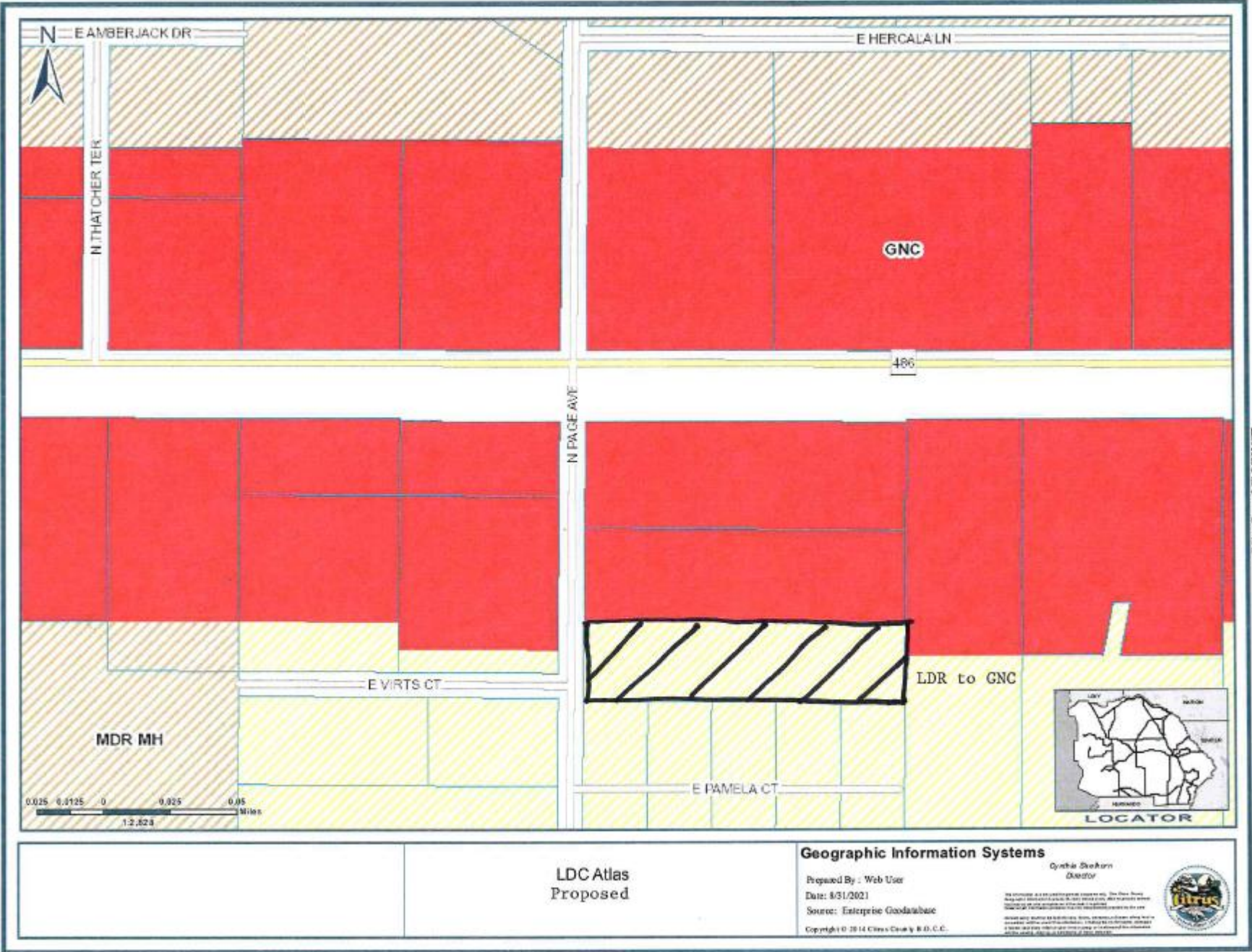
Easements

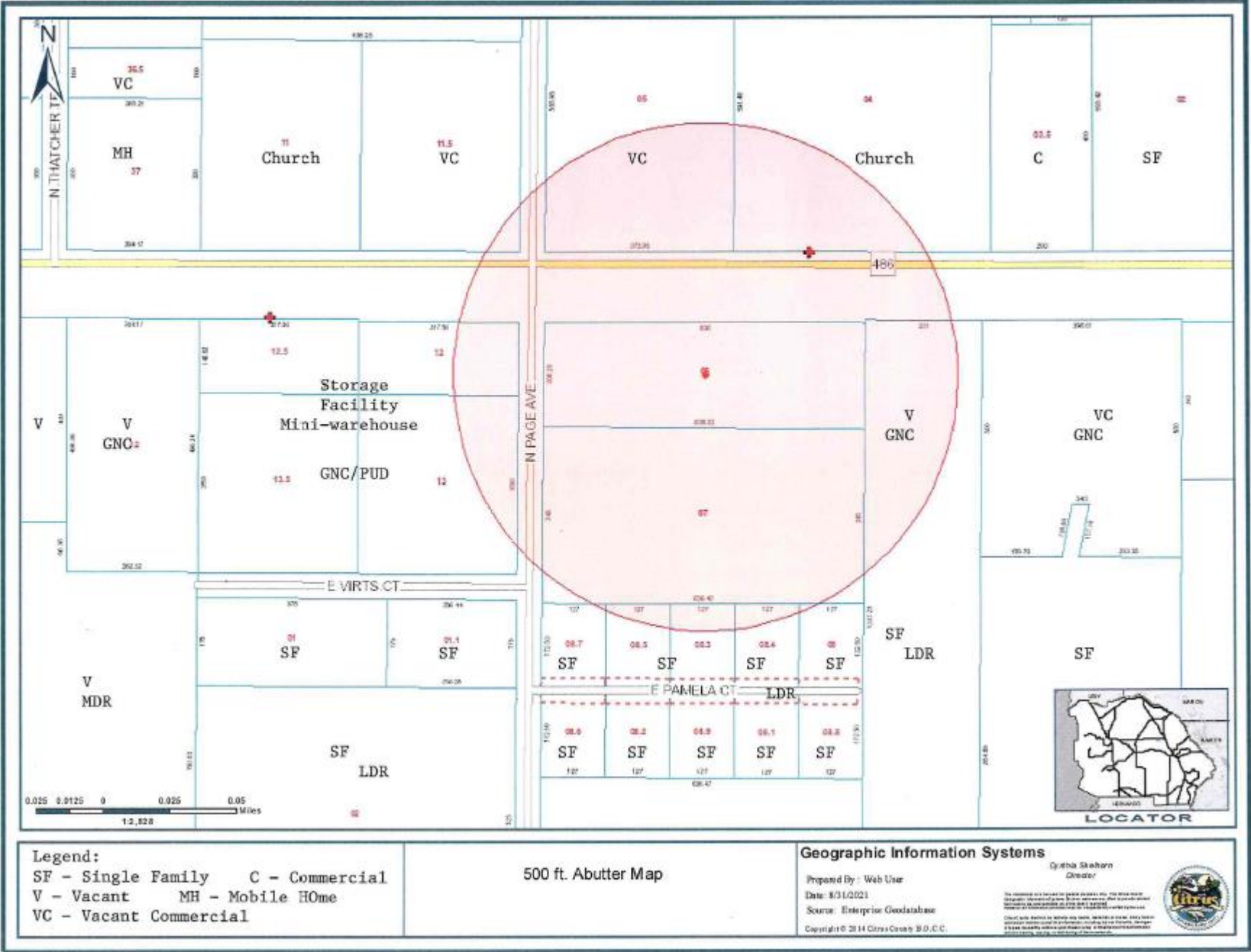
☐ Lots

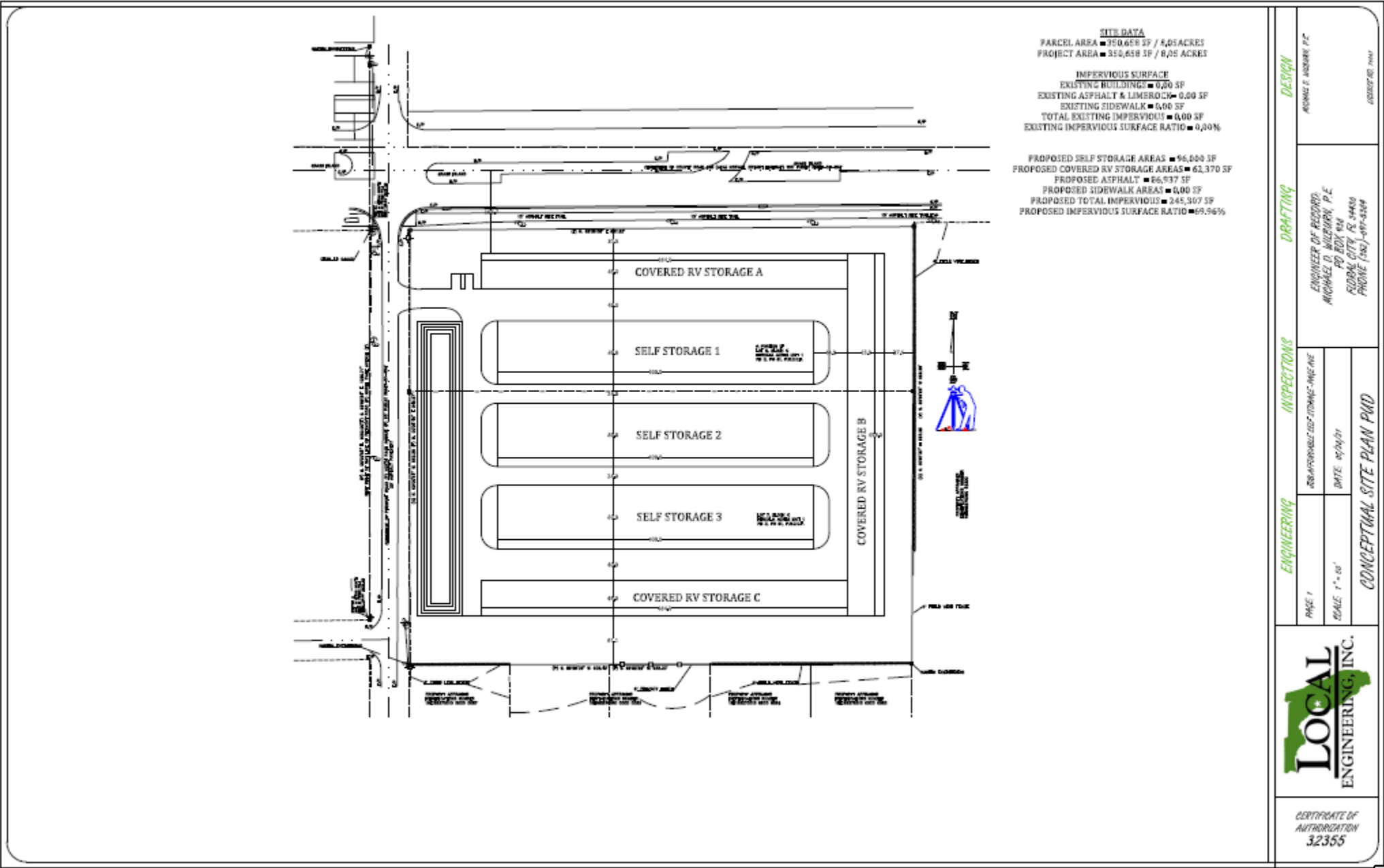
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

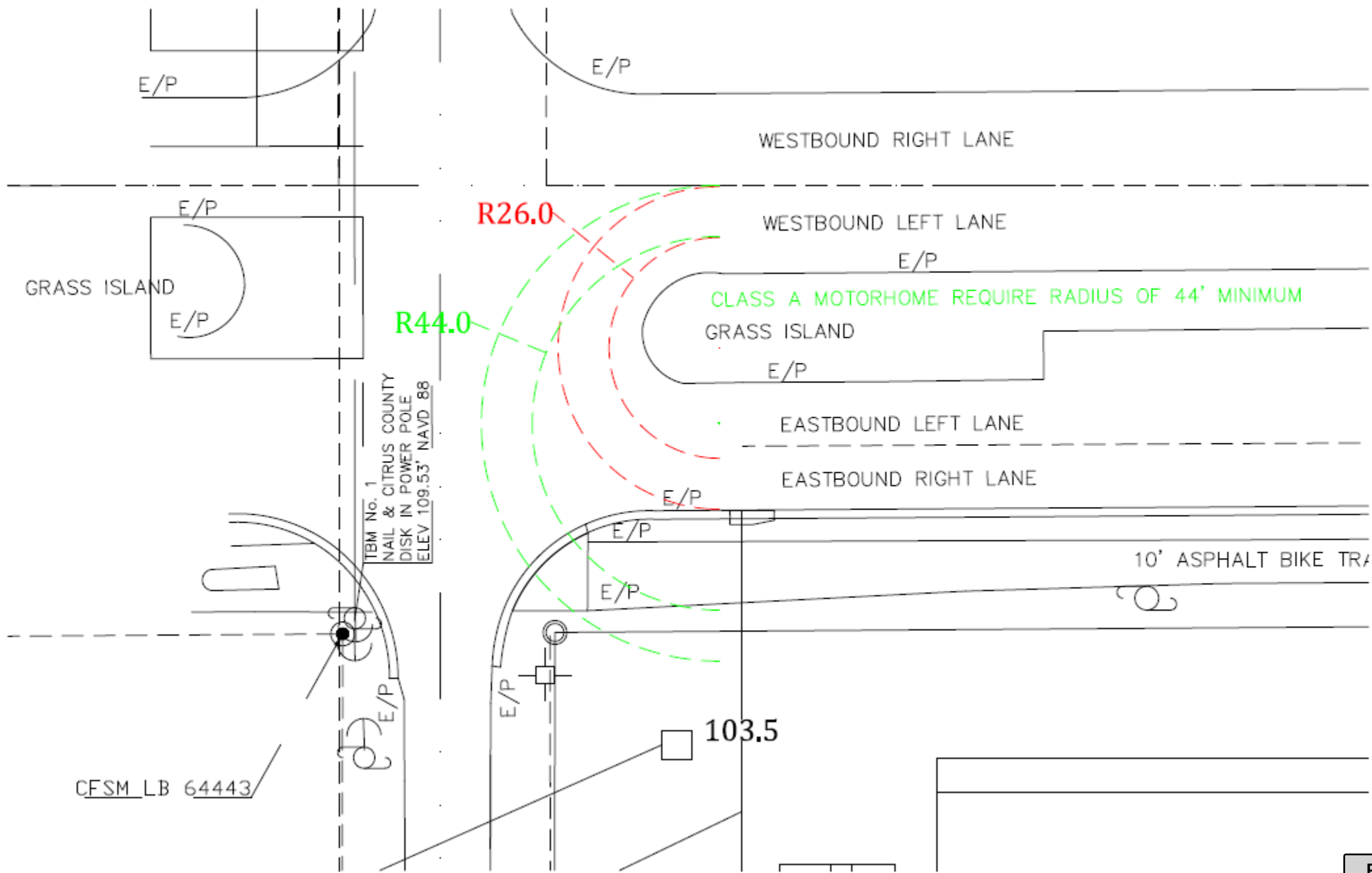
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USD













	CERTIFICATE OF AUTHORIZATION 32355		CONCEPTUAL SITE PLAN		ENGINEER OF RECORD: RICHARD D. WILBERG, P.E. 100 BOX 934 FORTLAUDERDALE, FL 34649 PHONE: (352) 497-5544	DESIGNER: RONALD E. WILBERG, P.E.
	PAGE: 1	SUBMITTABLE CITY DRAWING: 04/01/04	INSPECTIONS			
	SCALE: 1" = 20'	DATE: 06/04/04				
ENGINEERING			DRAFTING		DESIGN	







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-21-16 Date: _____

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

Applicant*

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

Property Owner

Name: Affordable Secure Storage Citrus Hills,
Address: 5775 ST RD 80
City: Labelle
State: Florida Zip: 33935
Home No.: _____ Cell No.: _____
Work No.: _____ Fax No.: _____
Email: _____

Property Description: Section: 27 Township: 18 South Range: 19 East

Legal Description: See Exhibit "A"

Subdivision: 000888 Hercala Acres Unit 1 Lot(s): _____ Block/Parcel: _____

Alternate Key #: 3213842 Parcel ID: _____

Acreage: 8.05 total parcel 2.21 GNC amendment (MOL)

☒ New Planned Unit Development (PUD)

Amendment to Previously Approved PUD/PD

Previous Application No.: N/A

Land Development Code Atlas Designation From: LDR-MH To: GNC

Generalized Future Land Use Map Designation From: LDR-MH 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): Modify 2.21 acres of LDR to GNC eliminating split zoning on the parcel.

Directions to Property:
See Exhibit "A"

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: [Signature]

STATE OF FLORIDA
COUNTY OF CITRUS

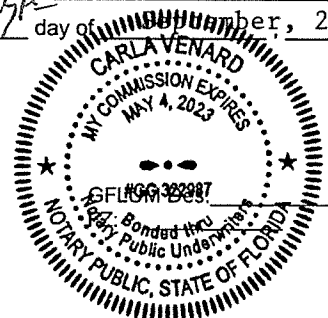
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Clark A. Stillwell, who is personally known to me or provided _____ as identification and who did not take an oath. WITNESS my hand and official seal this 7th day of November, 2021

Carla Venard
Printed Name
[Signature]
Notary Public - State of Florida

Seal

Date: _____
Time: _____
Initials: _____

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



CPA/AA/PUD-21-16

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

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

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

September 7, 2021

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

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

Re: Affordable Secure Storage Citrus Hills
GFLUM/LDC Atlas Map Amendment
2.21 (MOL) acres (MOL) LDR MH to GNC
Alternate Key No.: 3213842
PUD – Open Storage/Mini-warehouse

Dear Ma. Coutu:

On behalf of the owner Affordable Secure Storage Citrus Hills, we enclose the above noted applications.

The subject GFLUM/LDC map application involves 2.21 acres of property from LDR to GNC eliminating the lots split zoning. Parent parcel is located on County Road 486 – an arterial. Adjacent 486 corridor is a mixture of GNC and PSO uses to varied depths. All such uses abut residential areas. The parcel is within the County growth area of the Central Ridge and located in PSA. Utilities are regional i.e. County. There are no environmental issues. There are no concurrency issues. The application text addresses compatibility – the proposed use in the PUD use of mini-warehouse/open storage is less intense than other GNC uses. Buffering is per LDC Code. The Building's will meet LDC "large box" retail standards. Final comment on compatibility, there is a like facility directly abutting this parcel to the west which backs up to like residential lots. This pattern of use is consistent with County Road 486 commercial corridor in the area.

The PUD shows five (5) building with 62,370 sq. ft. of mini-warehouse and 96,000 sq. ft. of open storage. Given the access proposed and for security reasons unique to storage facilities, no cross access is shown to the east.

The PUD reflects one access point off N. Page Avenue which matches the full median cut on County Road 486. This allows for 636 linear feet (MOL) on CR 486 without a curb cut. Larger RV's will not need to make a U-turn at the median cut to an access point on CR 486. ITE traffic data indicates weekday peak hour for these type land

Attachment: Applicant's submittal (19734 : CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC)

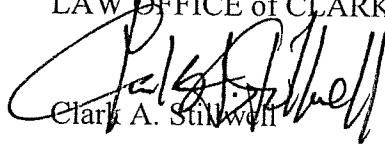
CPA/AA/PUD-21-16

uses is 1:00 – 5:00 p.m. Saturday afternoon 1:00 – 2:00 p.m. Turning movements are equal in and out.

Please review for completeness. A filing fee of \$2,970.00 is enclosed. Thank you.

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC



Clark A. Stillwell

CAS/cv
Enclosure
cc: Client

Attachment: Applicant's submittal (19734 : CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC)

CPA/AA/PUD-21-16

Citrus County Property Appraiser, Cregg E. Dalton

Code 1000 - VACANT COMM
 dg Counts Res 0 / MH 0 / Comm 0
 chd 0486 - HWY 486 - TRUCKS AVE E TO HWY 41
 ix District 000X - WITHLACOOCHEE RIVER BASIN
 bdivision 000888 - HERCALA ACRES UNIT 1
 ort Legal LOT 7 & ALL THAT PT OF LOT 6 LYING S OF SR 486 ALL IN BLK COF HERCALA ACRES UNIT 1 ACC TO THE MAP OR PLAT THEREOF RECIN PB 3 PG 81 PR
 st. Parcel Sqft 350,628
 st. Parcel Acres 8.05
 ap SC-TW-RG 27-18S-19E

Mailing Address

ame AFFORDABLE SECURE STORAGE CITRUS HILLS LLC
 mailing Address 5775 ST RD 80
 LABELLE FL 33935

All Owners

ame		Owner Type
AFFORDABLE SECURE STORAGE CITRUS HILLS	LLC	BU - Business

2021 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Sav
2021	\$240,520	\$0	\$240,520	\$240,520	\$0	\$240,520	

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 L
2020	\$240,520	\$0	\$240,520	\$240,520	\$0	\$240,520	\$0	\$3,597.07	Link
2019	\$240,520	\$0	\$240,520	\$240,520	\$0	\$240,520	\$0	\$3,647.16	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
31	FIRE SERVICES ASSESSMENT	\$4.07
47	WATER UTILITY AVAIL ASMT	\$41.36
48	WASTEWATER UTILITY AVAIL ASMT	\$56.07

Files

CPA/AA/PUD-21-16

File Date	Sale Price	Book/Page	Instr Type	
/15/2020	\$298,000	3102/1727	00-WARRANTY DEED	V
/03/2019	\$100	2971/1394	27-TO/FROM TSTEE'S BANKRUPT/EXEC/GUARD	V
/01/2012	\$100	2488/1413	27-TO/FROM TSTEE'S BANKRUPT/EXEC/GUARD	
/01/2012	\$100	2482/0891	27-TO/FROM TSTEE'S BANKRUPT/EXEC/GUARD	

ales 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 th
st, please allow more time for the sale record to be processed.

ind & Agricultural

ine	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zon
	1086-COMM COUNTY ROAD 486	S-SQUARE FOOT	256,568.00	636.0	360			\$222,240	GN
	1086-COMM COUNTY ROAD 486	A-ACREAGE	2.15	636.0	190			\$18,280	LDF
									Total Misc

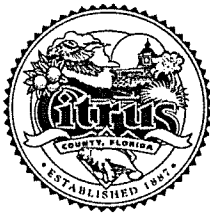
egal Description

egal Description
OT 7 & ALL THAT PT OF LOT 6 LYING S OF SR 486 ALL IN BLK C
F HERCALA ACRES UNIT 1 ACC TO THE MAP OR PLAT THEREOF REC
J PB 3 PG 81 PRCCF
-&---
ESS AND EXC CO RD 486 PCL 118 THE PORTION TAKEN BY CITRUS
O A POLITICAL SUB OF THE STATE OF FLA BY THAT CERTAIN ORDER
F TAKING REC IN OR BK 1670 PG 414 OF THE PRCCF DESC AS
OLL: N 40 FT OF THE FOLL DESC PCL ALL THAT PT OF LT 6 LY S
F ST RD 486 (CR 486) ALL IN BLK C OF HERCALA ACRES UN NO 1
CC TO THE MAP OR PLAT THEREOF REC IN PB 3 PG 81 OF THE
RCCF SD PROPERTY BOUNDED ON THE N BY THE EXISTING S ROW OF
O RD 486 BOUNDED ON THE E BY THE E LN OF LT 6 IN BLK C OF
D PLAT BOUNDED ON THE S BY A LN 40 FT S OF AND PAR W/ SD
XISTING S ROW AND BOUNDED ON THE W BY THE W LN OF SD LT 6

DISCLAIMER

egal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property
ppraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

3213842



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

CITRUS COUNTY LAND DEVELOPMENT CODE PLANNED UNIT DEVELOPMENT APPLICATION

Application No.:

Date:

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

Applicant*

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

Property Owner

Name: Affordable Secure Storage Citrus Hills, LI
Address: 5775 ST RD 80
City: Labelle
State: Florida Zip: 33935
Phone: _____
Email: _____

Property Description: Section: 27 Township: 18 South Range: 19 East
Legal Description: See Exhibit "A"
Subdivision: 000888 Herculac Acres Unit 1 Lot(s): _____ Block/Parcel: _____
Alternate Key #: 3213842 Parcel ID: _____
Acreage: 8.05 acres (MOL)

☒ 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): Approval of PUD Master Site Plan - Exhibit "G" for mini-warehouse and open storage.

Directions to Property: See Exhibit "A"

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.

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, Clark Stillwell, who is personally known to me or provided as identification and who did not take an oath.

WITNESS my hand and official seal this 7th day of September, 2021

Signature
Carla Venard
Printed Name

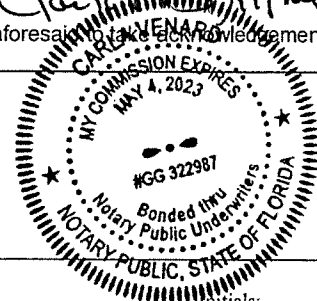
Seal

For Staff Use Only

Date: _____

Time: _____ Initials: _____

CPA/AA/PUD-21-16





CPA/AA/PUD-21-16

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. See Exhibits "A" and "B"
3. Proof of ownership is necessary to insure that the correct property is being changed and that the person requesting the change is authorized to submit the application. This can be a deed, copy of tax bill, or other document that legally identifies the owner of the property. Exhibit "A"
4. A survey will provide an accurate legal description to locate the property on the maps, plus, it provides the dimensions to calculate and confirm the total acreage under application. Wetlands and other special features are affected by specific Federal, State, and local regulations and are therefore needed on the survey to insure that all of these regulations are met. Exhibit "B"
5. Text amendments are generally proposed due to changes in other laws or individual circumstances that result in a possible conflict with the existing text of the Comprehensive Plan. New draft language must be provided. N/A
6. The comprehensive plan and state regulations require that changes to the County's map(s) must be reviewed to determine what method will be used to provide the services (i.e., water, sewer, roads, etc.) necessary to develop or use the property under application. Provide discussion for each of these facilities listed on how this property will be serviced. If these facilities exist and are proposed to be utilized by the property, discuss all impacts on the capacity of each facility type. Exhibit "F"
7. The County has guidelines that were set up to insure that there would be no negative impacts on affordable housing within the County. The impacts would include additions to, or the removal from, the total amount of dwelling units that are used for affordable housing. Check the appropriate space and describe the impacts in the space provided if 'YES' is checked. N/A
8. The objectives and policies of the Comprehensive Plan provide the guidelines for growth and development within the County. All amendments must be compatible with these objectives and policies. Check the space that fits this application. In the spaces provided, fill in the number of the objective(s) and policy(ies) that apply to the proposed amendment. Then describe how this change will or will not affect each objective and policy that was listed. Exhibit "F"
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. N/A

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.



**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. Exhibits "A" and "B"
3. If this application is for an amendment to the County's map(s), proof of ownership shall be provided. Exhibit "A"
4. If this application is for an amendment to the County's map(s), a certified boundary survey must be submitted. The survey must show all areas that have been identified as wetlands by Southwest Florida Water Management District (SWFWMD), Department of Environmental Protection (DEP), or US Army Corp of Engineers. Exhibit "B-1"
5. If this application is for an amendment to the **text** of the County's Comprehensive Plan, the proposed new text must be submitted. Attach the proposed text on a separate page(s). N/A
6. If this application is for an amendment to the County's maps(s), what is the proposed new land use designation for the property? (i.e. GNC, MDR, IND, etc.).

Designation: GNC

7. A map shall be submitted that shows all of the Exhibits "D" and "E" 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: Exhibit "I"

Potable Water: Exhibit "I"



Board of County Commissioners
Department of Growth Management

J.2.c

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

Attachment: Applicant's submittal (19734 : CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC)

Drainage: Exhibit "J"

Solid Waste: Exhibit "H"

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: See application text Exhibit "F"

Policy: _____

Policy: _____

Objective: _____

Policy: _____

Policy: _____

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

CPA/AA/PUD-21-16



**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

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 27 Township 18 Range 19 Alternate Key # 3213842

Lot/Parcel 6/7 Block C

Subdivision 000888 Hercala Acres Unit 1

LLC

I, Affordable Secure Storage Citrus Hills, owner of the above described property,
(Name of Owner)

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

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

SIGNATURE: _____

Timothy Shochan, MGR

(Signature of Owner)

Colleen Hayes

STATE OF FLORIDA ~~Massachusetts~~
COUNTY OF CITRUS Sumter

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Colleen A Hayes, who is personally known to me or provided MA Drivers License as identification and who did not take an oath.

WITNESS my hand and official seal this 18 day of March, 2021

Ann Marie Power
Printed Name

Ann Marie Power

Notary Public - State of Florida ~~Massachusetts~~



Exhibit List
Affordable Secure Storage, Citrus Hills, LLC
Alternate Key No.: 3213842

Exhibit "A" – PA printout – Deed - Directions

Exhibit "B-1" – Survey – total parcel
"B-2" – Sketch - Legal

Exhibit "C" – Aerial

Exhibit "D" – Land Use Maps
"D-1" – GFLUM - A. Existing B. Proposed
"D-2" - LDC Atlas – A. Existing B. Proposed
"D-3" – FIRM Map
"D-4" – Soil Map

Exhibit "E" – Abutter Map

Exhibit "F" – Application Text

Exhibit "G" – PUD Site Plan

Exhibit "H" – Solid Waste Letter

Exhibit "I" – Citrus County Utilities Letter

Exhibit "J" - Stormwater Letter

Attachment: Applicant's submittal (19734 : CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC)

CPA/AA/PUD-21-16

Exhibit "A"

Altkey: 3213842

Parcel ID: 19E18S270010 000C0 0060

AFFORDABLE SECURE STORAGE CITRUS HILLS

2417 N PAGE AVE , HERNANDO

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	1000 - VACANT COMM
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	0486 - HWY 486 - TRUCKS AVE E TO HWY 41
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000888 - HERCALA ACRES UNIT 1
Short Legal	LOT 7 & ALL THAT PT OF LOT 6 LYING S OF SR 486 ALL IN BLK COF HERCALA ACRES UNIT 1 ACC TO THE MAP OR PLAT THEREOF RECIN PB 3 PG 81 PRCCF
Est. Parcel Sqft	350,628
Est. Parcel Acres	8.05
Map SC-TW-RG	27-18S-19E

Mailing Address

Name	AFFORDABLE SECURE STORAGE CITRUS HILLSLLC
Mailing Address	5775 ST RD 80 LABELLE FL 33935

All Owners

Name	Owner Type
AFFORDABLE SECURE STORAGE CITRUS HILLS	LLC BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	\$240,520	\$0	\$240,520	\$240,520	\$0	\$240,520	\$0	\$3,597.07	Link
2019	\$240,520	\$0	\$240,520	\$240,520	\$0	\$240,520	\$0	\$3,647.16	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	\$41.36
0148	WASTEWATER UTILITY AVAIL ASMT	\$56.07

Sales

CPA/AA/PUD-21-16

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/15/2020	\$298,000	3102/1727	00-WARRANTY DEED	V
04/03/2019	\$100	2971/1394	27-TO/FROM TSTEEES BANKRUPT/EXEC/GUARD	V
06/01/2012	\$100	2488/1413	27-TO/FROM TSTEEES BANKRUPT/EXEC/GUARD	V
05/01/2012	\$100	2482/0891	27-TO/FROM TSTEEES BANKRUPT/EXEC/GUARD	V
08/21/1974	\$22,500	0379/0792	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 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	1086-COMM COUNTY ROAD 486	S-SQUARE FOOT	256,568.00	636.0	360				GNC
2	1086-COMM COUNTY ROAD 486	A-ACREAGE	2.15	636.0	190				LDRMH

Total Misc Value

After Recording Return To:
David Eppley
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:
David Eppley
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
19E18S270010 000C0 0080
File No.: 20086082

WARRANTY DEED

This Warranty Deed, made the 18th day of October, 2020, by Anthony C. Trader and Constance Smith, as Successor Trustee under the Last Will and Testament of Christopher Trader, hereinafter called the grantor, whose post office address is: 3456 Lockner Blvd., Joliet, IL 60431, to Affordable Secure Storage - Citrus Hills, LLC, a Florida limited liability company, whose post office address is: 6776 State Road 80, Labelle, FL 33935, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$298,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO

The property is not the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Deborah J. Wiegand Laura Flick Anthony C. Trader
Witness Signature: Printed Name: Anthony C. Trader
Deborah J. Wiegand Laura Flick
Witness Signature: Printed Name:

State of Illinois
County of Corundy

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of October, 2020 by Anthony C. Trader. He/She/They is/are ☒ Personally known OR ☐ Produced Himself as Identification

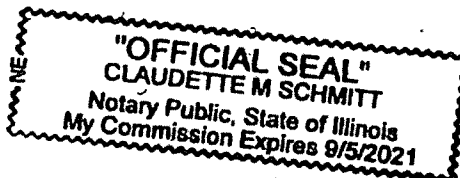
Claudette M Schmitt
Notary Public Signature

Printed Name:

My Commission Expires:

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Notary Seal:



CPA/AA/PUD-21-16

Attachment: Applicant's submittal (19734 : CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC)

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Anna M. Collins
Printed Name: ANNA M. COLLINS

Witness Signature: Thomas W. McIntire
Printed Name: THOMAS W. MCINTIRE

CONSTANCE SMITH, AS SUCCESSOR TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF
CHRISTOPHER TRADER

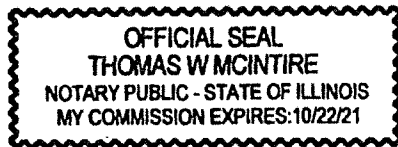
Constance Smith As Successor Trustee
Constance Smith Under the Last Will and Testament of Christopher Trader

State of Illinois
County of Kane

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 16 day of October, 2020 by Constance Smith, as Successor Trustee under the Last Will
and Testament of Christopher Trader. He/She/They is/are ☒ Personally Known OR ☐ Produced
as Identification

Thomas W. McIntire
Notary Public Signature
Printed Name: THOMAS W. MCINTIRE
My Commission Expires: October 22, 2021
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Notary Seal:



Attachment: Applicant's submittal (19734 : CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC)

CPA/AA/PUD-21-16

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7 and all that part of Lot 6 lying South of State Road 486, all in Block "C", of HERCALA ACRES UNIT NO. 1, according to the map or plat thereof, recorded in Plat Book 3, Page 81, of the Public Records of Citrus County, Florida,

Less and except the portion taken by Citrus County, a political subdivision of the State of Florida by that certain Order of Taking recorded in Official Records Book 1670, Page 414, of the Public Records of Citrus County, Florida, described as follows:

The North 40.00 feet of the following described parcel:
All that part of Lot 6 lying South of State Road 486 [now County Road 486], all in Block "C", of HERCALA ACRES UNIT NO. 1, according to the map or plat thereof, recorded in Plat Book 3, Page 81, of the Public Records of Citrus County, Florida. Said property bounded on the North by the existing South right-of-way of County Road 486, bounded on the East by the East line of Lot 6 in Block "C" of said plat, bounded on the South by a line 40.00 feet South of and parallel with said existing South right-of-way, and bounded on the West by the West line of said Lot 6.

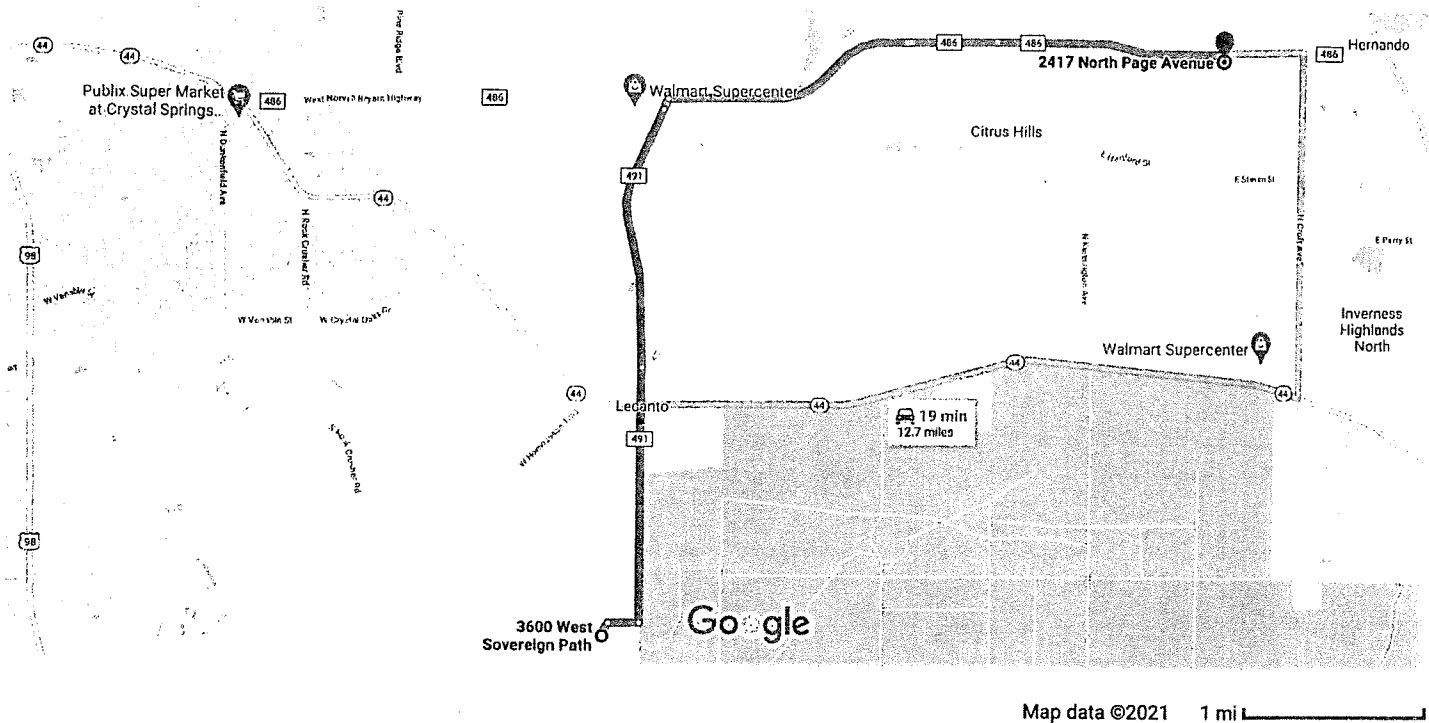
Attachment: Applicant's submittal (19734 : CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC)

CPA/AA/PUD-21-16

Google Maps

3600 West Sovereign Path, Lecanto, FL to 2417 N
Page Ave, Hernando, FL 34442

Drive 10.6 miles, 17 min

**3600 W Sovereign Path**

Lecanto, FL 34461

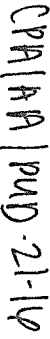
- ↑ 1. Head northeast on W Sovereign Path toward Saunders Way
0.1 mi
- ➔ 2. Turn right onto Saunders Way
0.3 mi
- ➔ 3. Turn left onto Co Rd 491
2.3 mi
- ↑ 4. Continue onto Co Rd 491
2.4 mi
- ↑ 5. Continue onto Co Rd 491/N Lecanto Hwy
0.1 mi
- ➔ 6. Turn right onto County Rd 486
5.2 mi
- ➔ 7. Turn right onto N Page Ave
299 ft

2417 N Page Ave

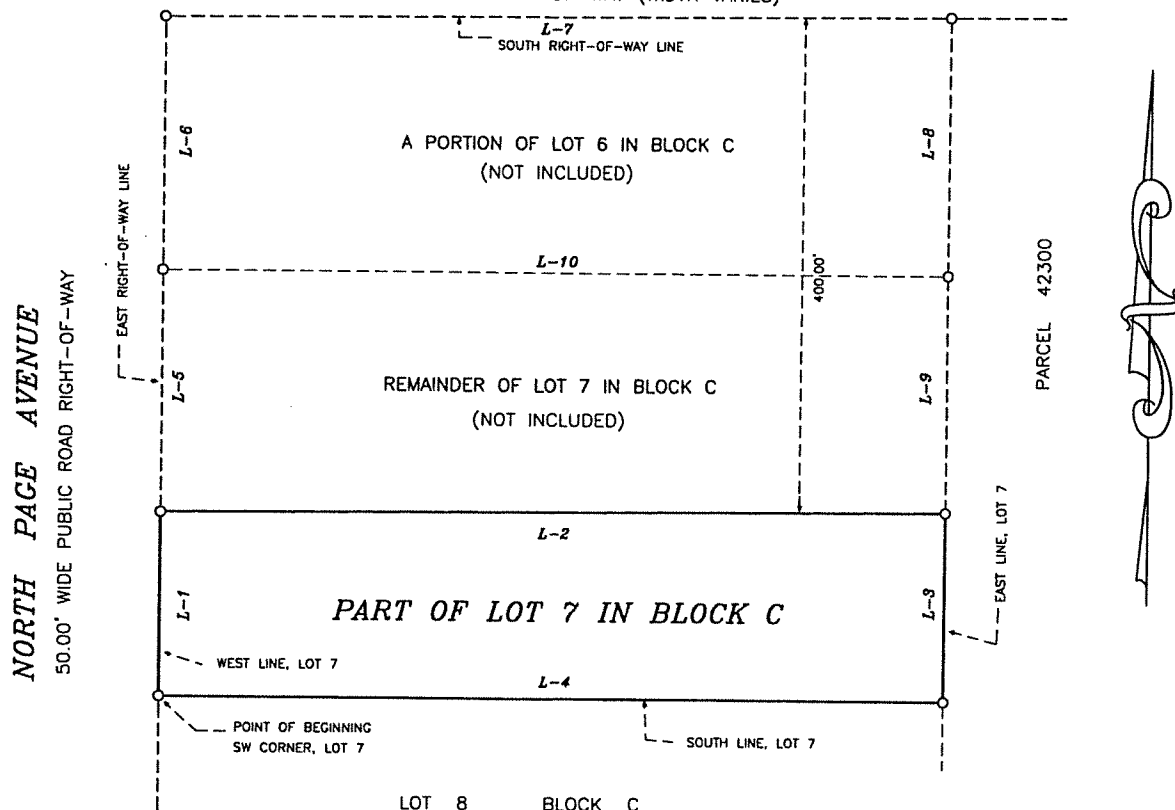
Hernando, FL 34442

These directions are for planning purposes only.
You may find that construction projects, traffic,

CPA/AA/PUD-21-66

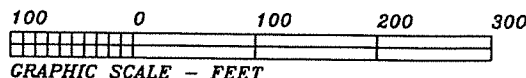


COUNTY ROAD 486 a.k.a EAST NORVELL BRYANT HIGHWAY
PUBLIC ROAD RIGHT-OF-WAY (WIDTH VARIES)



COURSE	BEARING	DISTANCE
L-1	N 00°00'54"W	149.27'
L-2	N 89°37'39"E	636.38'
L-3	S 00°01'37"E	153.24'
L-4	S 89°59'06"W	636.40'
L-5	N 00°00'54"W	195.73'
L-6	N 00°00'54"W	204.28'
L-7	N 89°37'39"E	636.30'
L-8	S 00°01'37"E	208.25'
L-9	S 00°01'37"E	191.76'
L-10	N 89°59'06"E	636.33'

LEGEND/ABBREVIATIONS
O DESCRIPTIVE POINT
L-1 SEE LINE TABLE



REPORT OF SKETCH

TYPE OF SKETCH: MAP OF SKETCH showing courses and distance. The purpose of this sketch is to assist in describing a parcel of land. Unless shown otherwise no underground foundations, installations or improvements have been located.

LEGAL DESCRIPTION:

BEGIN at the Southwest corner of Lot 7 in Block C of Mercala Acres Unit No. 1, according to the plat thereof, as recorded in Plat Book 3, Page 81 of the Public Records of Citrus County, Florida; THENCE N.00°00'54"W. along the West boundary line of said Lot 7 a distance of 149.27 feet to a point being 400.00 feet Southerly of, when measured perpendicularly to, the South right-of-way line of County Road 486; THENCE N.89°37'39"E. parallel to said South right-of-way line a distance of 636.38 feet to a point on the East boundary line of said Lot 7; THENCE S.00°01'37"E. along said East boundary line a distance of 153.24 feet to a point being on the South boundary line of said Lot 7; THENCE S.89°59'06"W. along said South boundary line a distance of 636.40 feet to the POINT OF BEGINNING.

TOGETHER with and SUBJECT to covenants, easements and restrictions of record.

BASIS FOR SKETCH: The description was prepared per client request.

PROPERTY NOTES: The bearings as shown hereon are based on the West boundary line of said Lot 7, establishing a bearing of N.00°00'54"W., per record plat, assumed datum. The property contains 2.21 acres, more or less; and lies in Section 27, Township 18 South, Range 19 East, Citrus County, Florida.

NOTICE: This sketch was prepared without the benefit of a title search. No other instruments of record reflecting easements, rights-of-way or adjoining ownership were furnished. There may be additional restrictions that are not shown on the sketch that may be found in the Public Records of Citrus County, Florida. Additions or deletions to this drawing or report, by anyone other than this surveyor, are prohibited.

IN CLOSING: Should there be any questions regarding this sketch please do not hesitate to contact our office. All applicable contact information may be found within the title block.

SCALE: 1" = 100'

MAP NUMBER: C-7521

JOB NUMBER: 0-K1178

MAP DATE: 5/10/2021

FIELD DATE: N/A

FIELD VOLUME: N/A

This Sketch is certified to and for the benefit of only those parties listed below:

Affordable Secure Storage Citrus Hills, LLC.; Clark A. Stillwell, LLC.



McKean & Assoc.
Surveyors, Inc.

CERTIFICATE OF AUTHORIZATION NUMBER: LB 0006478

134 North Florida Avenue Inverness, FL 34453

(352) 344-3555

www.mckeansurvey.com

SURVEYORS CERTIFICATE

This certifies that a sketch of the hereon described property was made under my supervision and meets or exceeds the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

David K. McKean, P.S.M.

Florida Registered Surveyor and Mapper Number 0005213

This Sketch and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

LEGAL DESCRIPTION:

BEGIN at the Southwest corner of Lot 7 in Block C of Hercala Acres Unit No. 1, according to the plat thereof, as recorded in Plat Book 3, Page 81 of the Public Records of Citrus County, Florida; THENCE N.00°00'54"W. along the West boundary line of said Lot 7 a distance of 149.27 feet to a point being 400.00 feet Southerly of, when measured perpendicularly to, the South right-of-way line of County Road 486; THENCE N.89°37'39"E. parallel to said South right-of-way line a distance of 636.38 feet to a point on the East boundary line of said Lot 7; THENCE S.00°01'37"E. along said East boundary line a distance of 153.24 feet to a point being on the South boundary line of said Lot 7; THENCE S.89°59'06"W. along said South boundary line a distance of 636.40 feet to the POINT OF BEGINNING.

TOGETHER with and SUBJECT to covenants, easements and restrictions of record.



RECEIVED

SEP 17 2021

CPA/AA/PUD-21-16

Affordable Secure Storage Citrus Hills

Geographic Information Systems

Cynthia Skeithorn
Director

Prepared By: Web User

Date: 8/31/2021

Source: Enterprise Geodatabase

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Exhibit "D-1A"

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CPA/AA/PUD-21-16

Land Development

E VIRTS CT

E Norvell Bryant Hwy 486

486

486

N PAG

N PAG

VE

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGR, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS U

Exhibit "D-1B"

RECEIVED

SEP 27 2021

CPA/AA/PUD-21-16

Land Development Division

GIS User Comment

Packet Pg. 117

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGR, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the

LDR to GNC

E Norvell Bryant Hwy

E VIRTIS CT

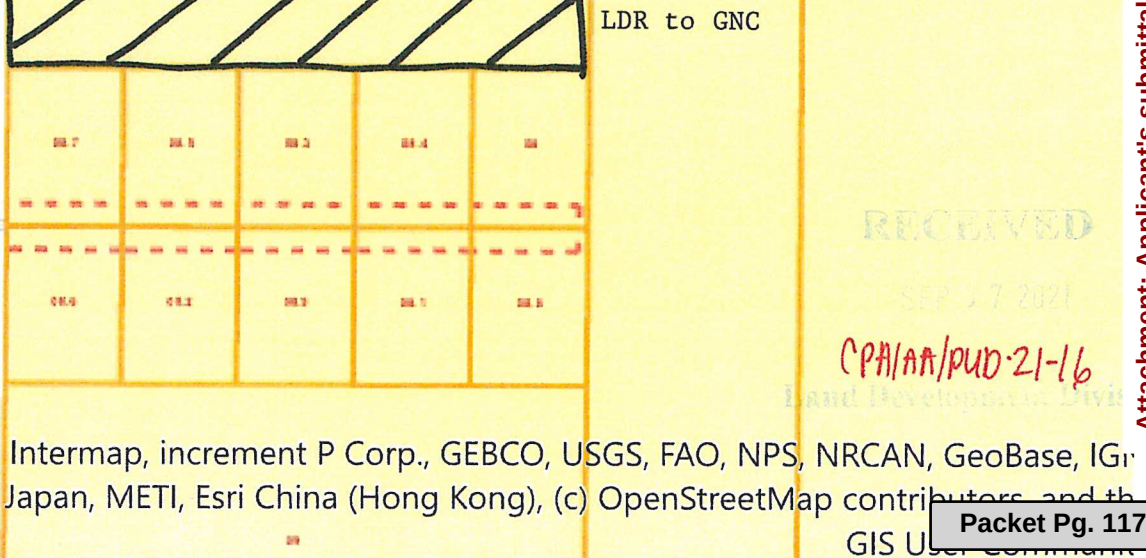
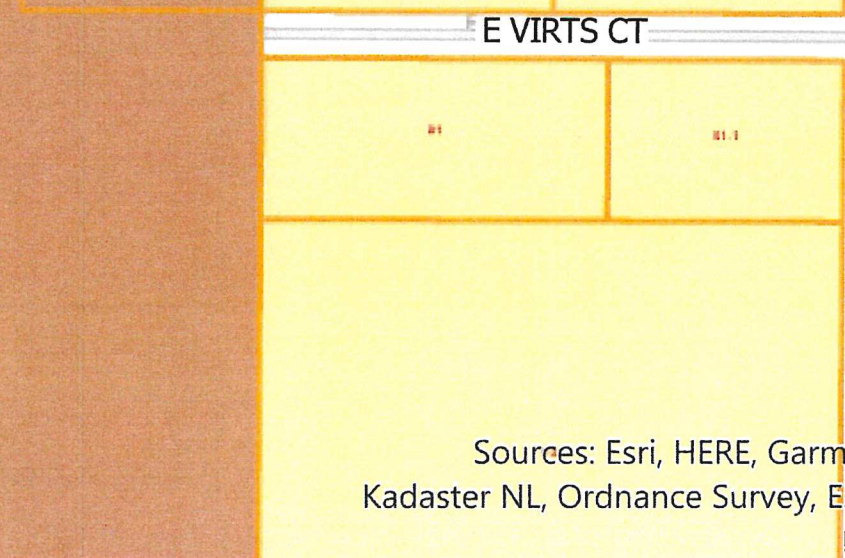
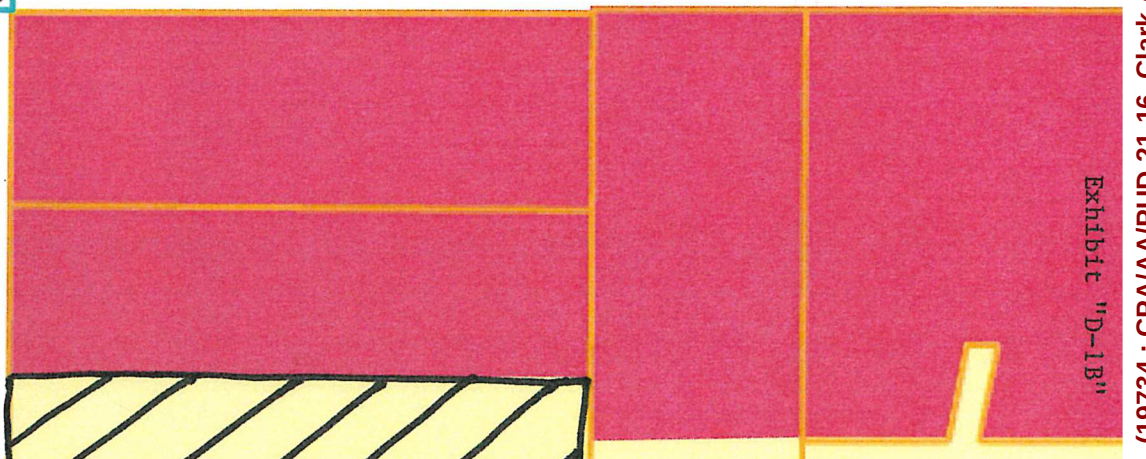
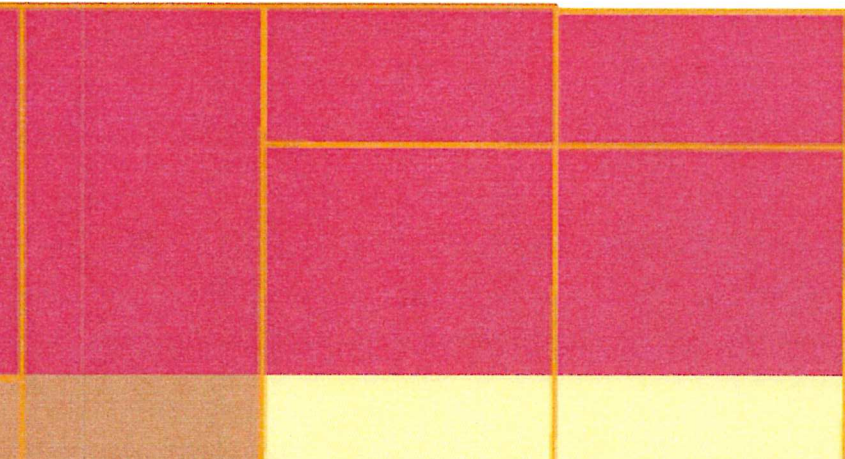
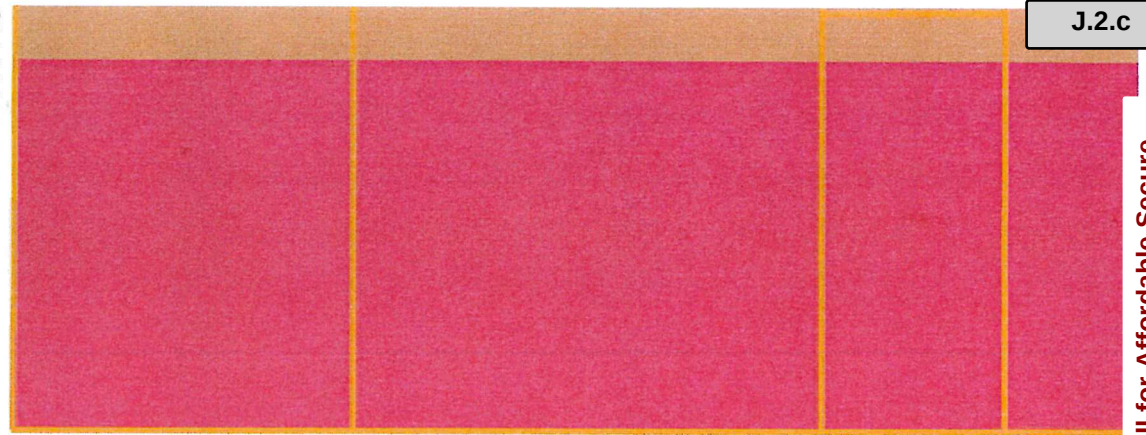
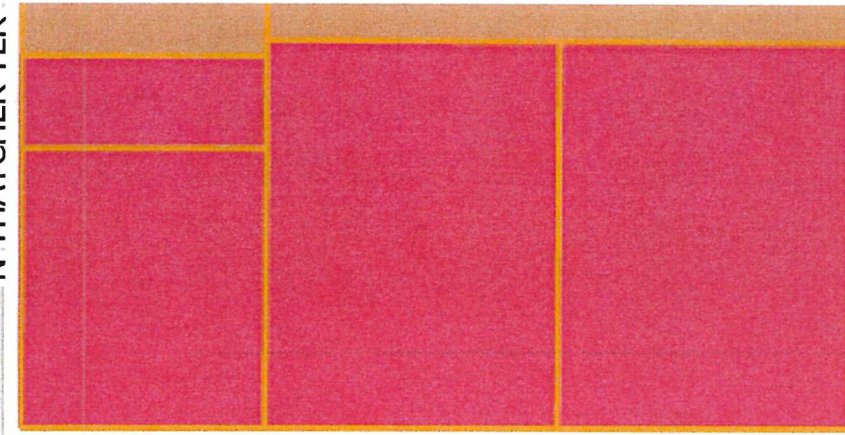
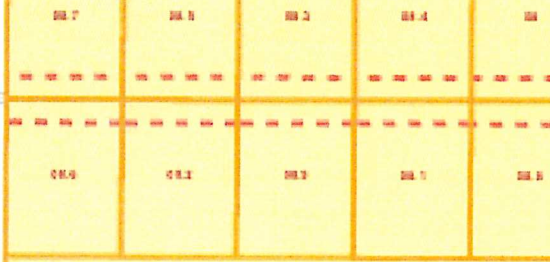
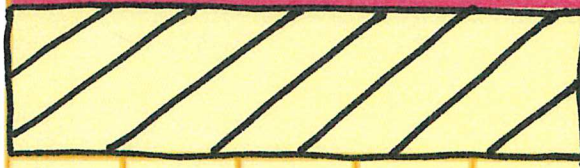
N PAG

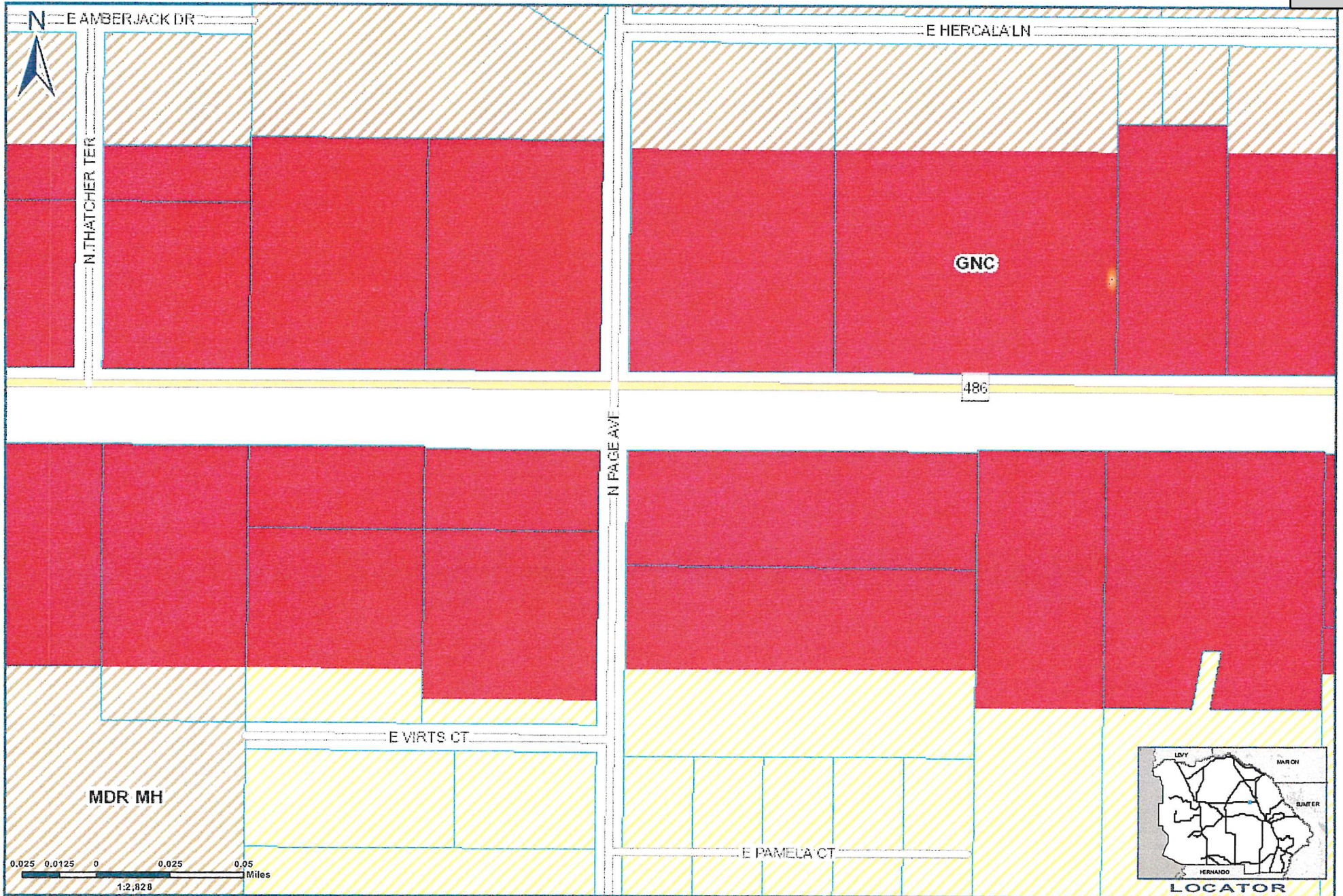
N PAGE AVE

VE

486

486





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SEP 17 2021

CPA/AA/PUD-21-16

LDC Atlas

Geographic Information Systems

Cynthia Skeithorn
Director

Prepared By: Web User

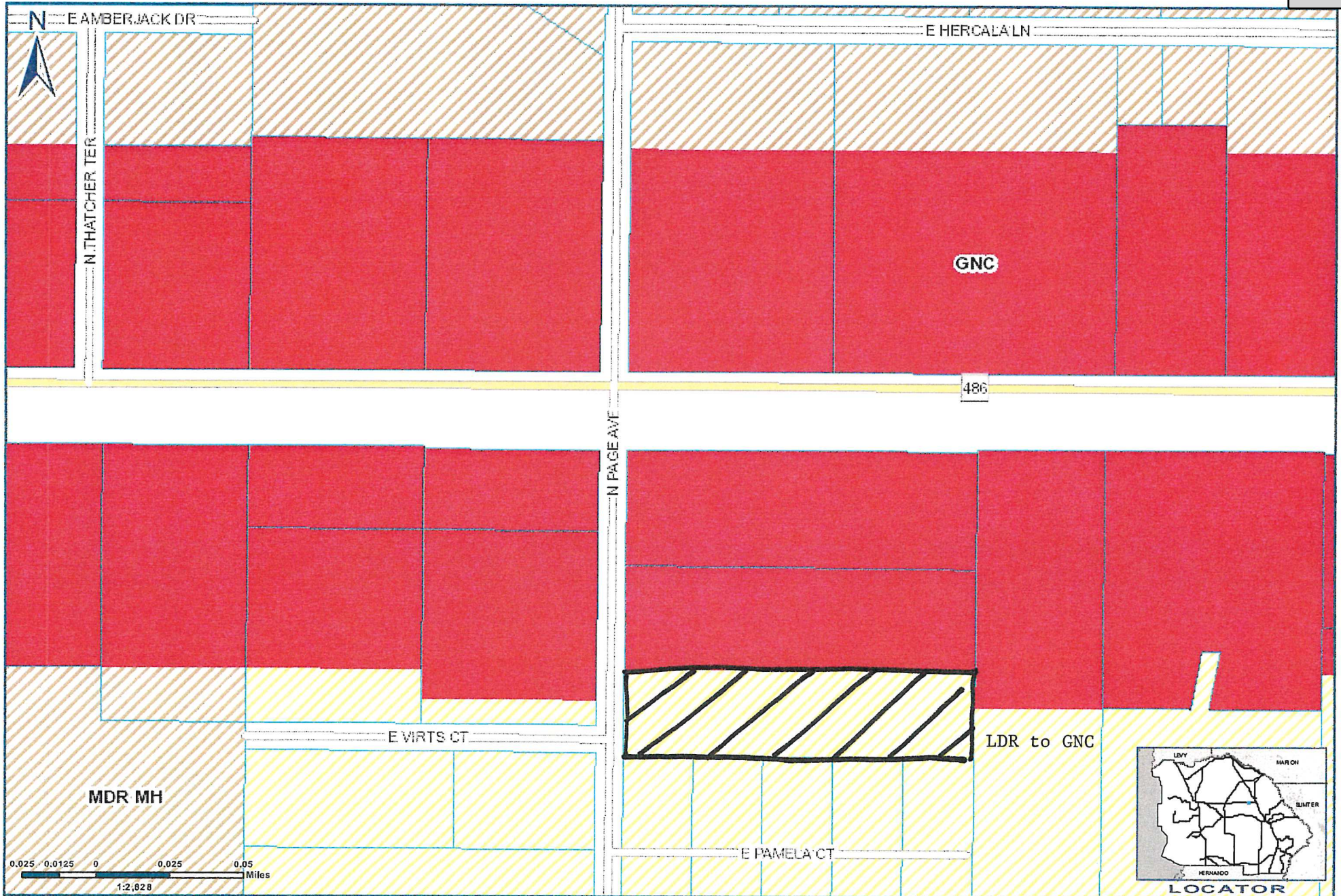
Date: 8/31/2021

Source: Enterprise Goodatabase

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SEP 17 2021

CPA/AA/PUD-21-16

LDC Atlas
Proposed

Geographic Information Systems

Cynthia Skehorn
Director

Prepared By : Web User

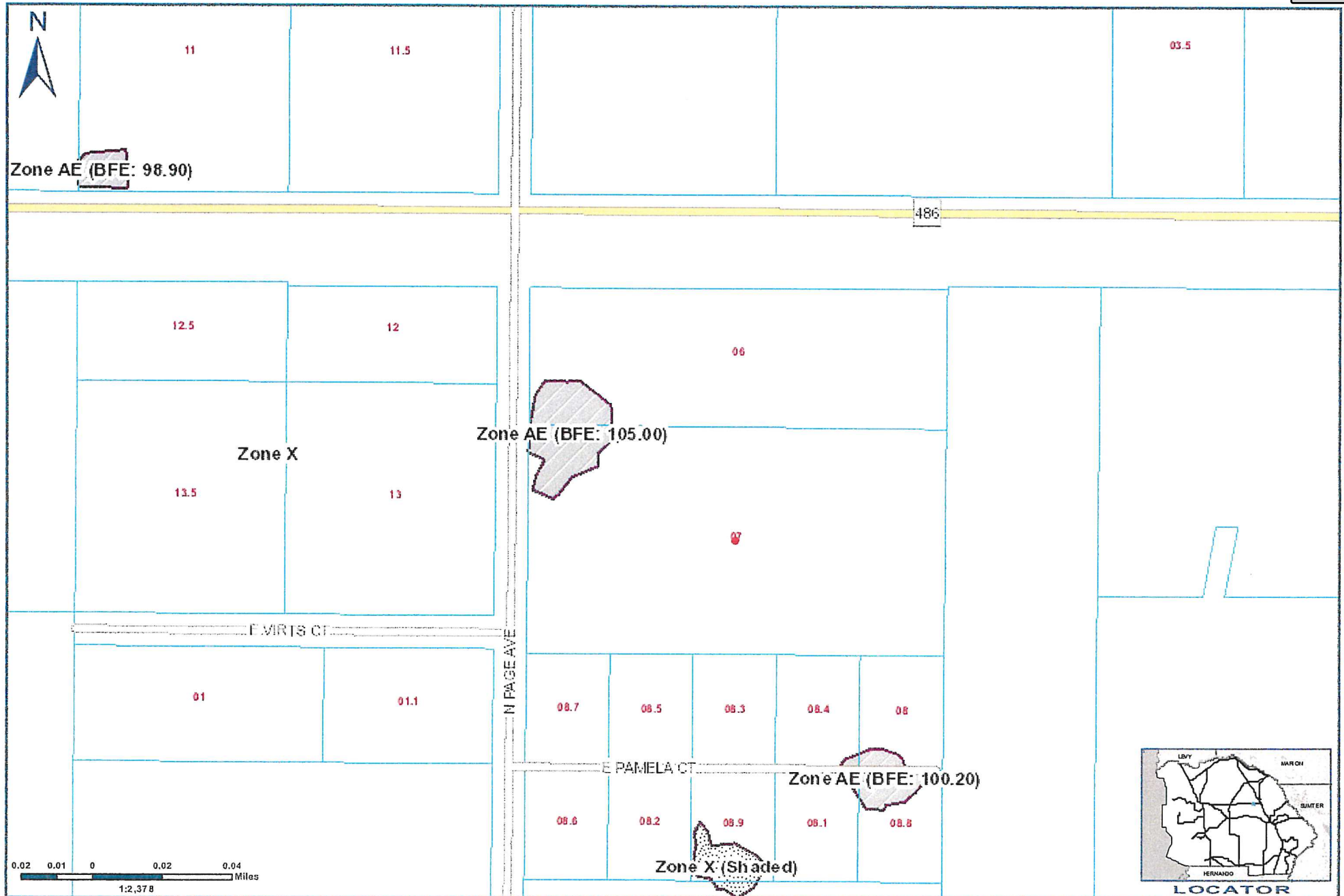
Date: 8/31/2021

Source: Enterprise Geodatabase

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SEP 17 2021

CPA/AA/PUD-21-16

FIRM Map

Geographic Information Systems

Cynthia Skeithorn
Director

Prepared By : Web User

Date: 9/1/2021

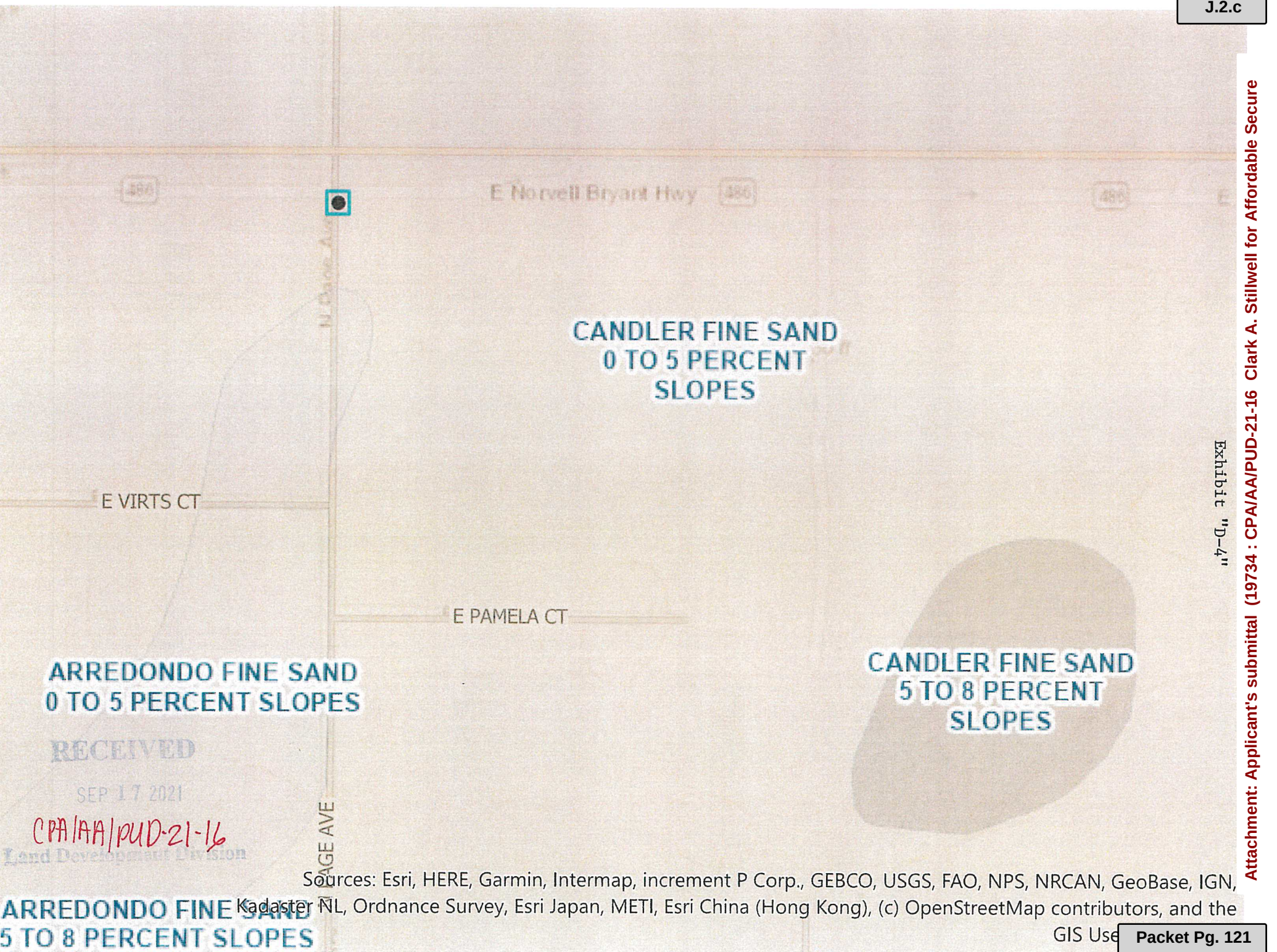
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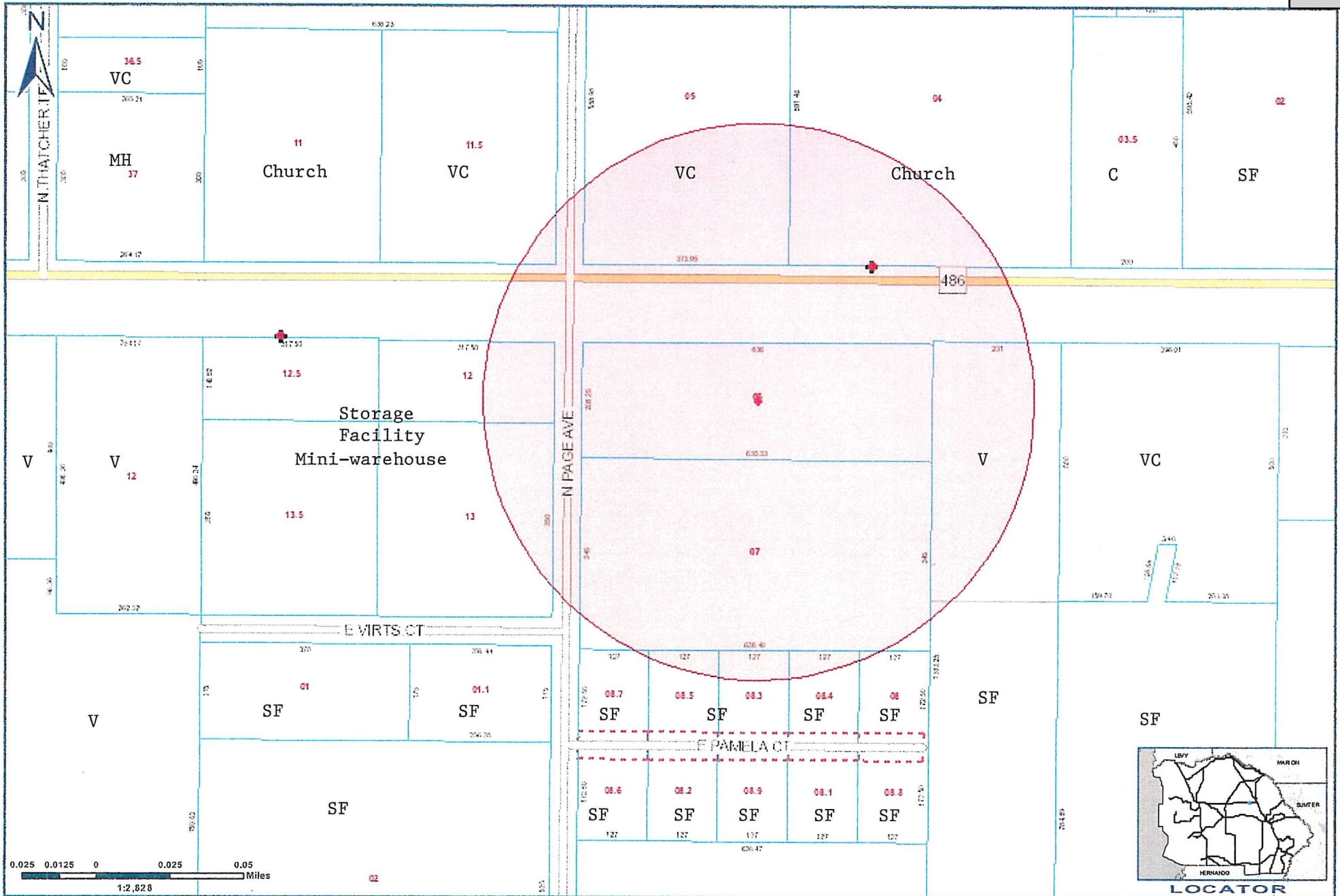
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Packet Pg. 120





Legend:

SF - Single Family C - Commercial
 V - Vacant MH - Mobile Home
 VC - Vacant Commercial

500 ft. Abutter Map

Geographic Information Systems

Cynthia Skehorn
 Director

Prepared By: Web User

Date: 8/31/2021

Source: Enterprise Geodatabase

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Exhibit "F" –Application Text
Affordable Secure Storage Citrus Hills, LLC – LDRMH to GNC
Alternate Key No.: 3213842
Hernando, Florida 8.05 acres (MOL)

- I. General Facts/Site Characteristics: The subject parcel is 8.05 acres (MOL) and vacant. The site is wooded but lacks specimen trees. There are no wetlands or other known environmental constraints. Soils arredondo fine sand, 0 to 5 percent slopes, candler fine sand, 0 to 5 percent slopes (Exhibit "D-4"). Flood zone is "X"/"AE". The parcel has 636 feet of road frontage on County Road 486 and a depth of 550 feet. The parcel currently has a split zoning land use designation of GNC (GFLUM/LDC Atlas) on front 400 ft. with LDR on southerly balance 2.21 acres. Surrounding land uses and districts are as follows:

- (1) North – County Road 486 – GNC/PSO
- (2) East – GNC(front 400 ft)/LDR
- (3) South – LDR – single family lots (w/MH)
- (4) West- GNC/LDR

The front 5.89 acres is GNC; the south 2.16 acres is LDRMH. Applicant requests GNC on the entire parcel with approved PUD for mini-warehouse/open storage. Exhibit "D" and "E" identify abutting districts and uses. The parcel is serviced by regional utilities (Exhibit "I"). It is located within PSA and County Road 486 commercial corridor. Per PUD application – the proposed use is mini storage and open storage. This use traditionally has low impacts both on and offsite. Accordingly, its use in relationship to abutting residential areas is more appropriate than other typical more intense GNC uses. (See below discussion on compatibility).

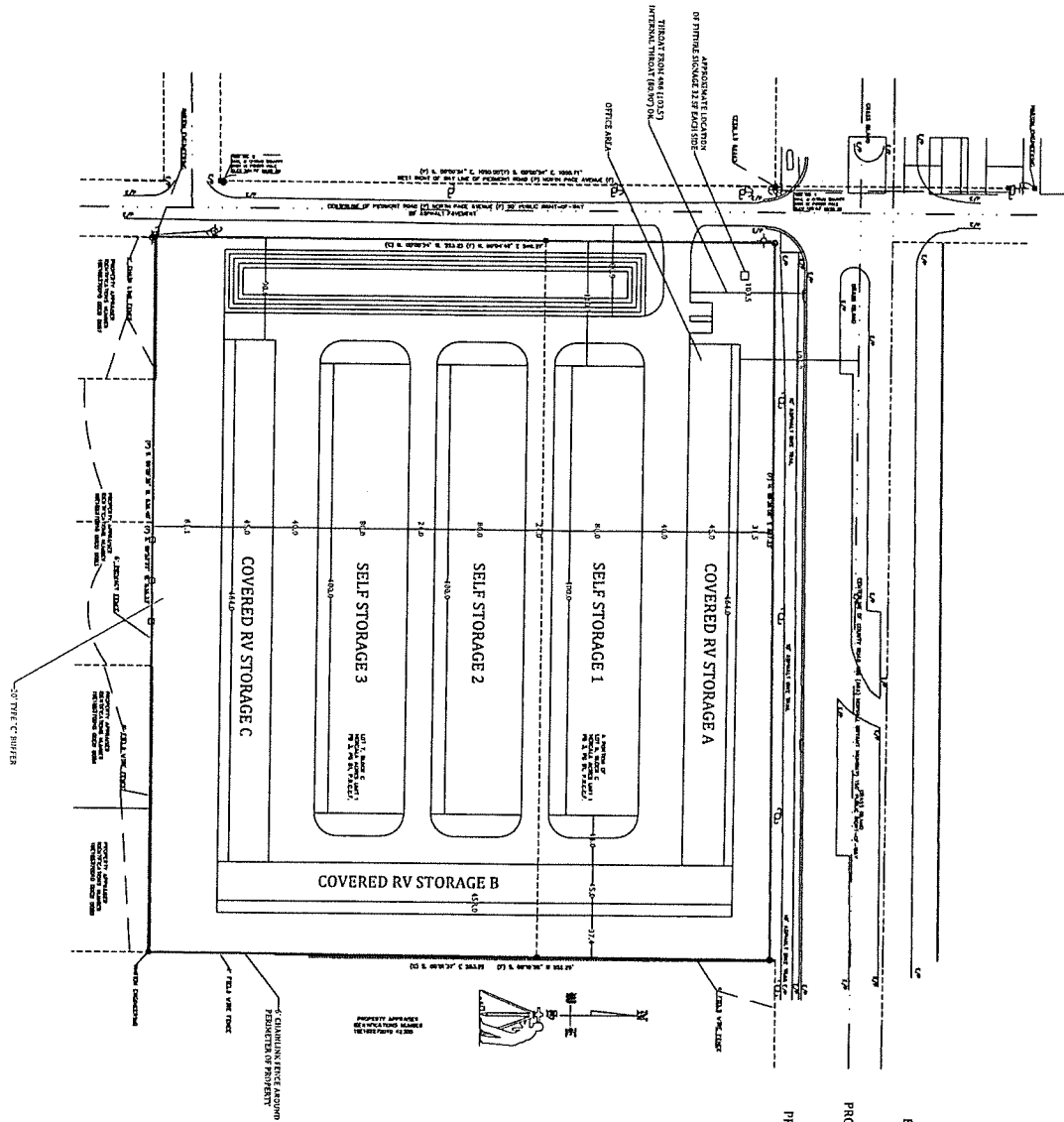
- II. Plan Consistency: FLUE Page 10-129-134, Objective 17.6, Policy 17.6.4.

CRITERIA	SITE COMPLIANCE
Protect the development form natural hazards	There are no known natural hazards with this site or area.
Ensure adequate service from public utilities and other urban services	Site has arterial road access/central water and sewer is available.
Minimize environmental impacts	No environmental issues exist.
Serve its intended market area	Serves County Road 486 corridor; Central Ridge market area within PSA.
Provides buffering from other land uses to minimize conflicts	Site is capable of meeting LDC standards for open space and buffering. See accompanying PUD map.

Provide adequate landscaping utilizing native plants and preserving existing on-site vegetation	Site is vacant and wooded. The size is sufficient to meet LDC standards. 20' Type "C" buffer on the south side per PUD map.
---	---

- III. Concurrency: There are no concurrency issues. See Exhibits "H", "I" and "J".
- IV. Compatibility: The area along County Road 486 is mixed commercial use. The LDR areas to the south have five (5) abutting residential parcels of which four (4) are developed (Exhibit "E"). These residential lots are generally large. A review of aerials for County Road 486 corridor has multiple commercial/office land uses abutting up to residential areas with no known historical land use issues. Given PUD use – there are no material offsite impacts. The onsite structures will meet LDC Section 3740 design standards. Applicant meets statutory test of compatibility per F.S. 163.3164(9).
- V. PUD: Per master site plan use is noted mini-storage/open space. Master site plan depicts a circular pattern, security fencing and buffers to LDC standards. The DRA's are located to help address setbacks, open space and compatibility with abutting non-commercial areas. The PUD use has limited offsite impacts versus traditional GNC uses, to include limited traffic. As noted in the applications cover letter, the PUD requests a waiver of any cross access easements to the east GNC parcel. Such is requested given site access point off of Page Avenue which eliminates any access along County Road 486, thus limiting turning movements in and out on County Road 486 by large RV's. Further, any RV's accessing site from the east do not have to make a U-turn in the median cut. Finally, unlike other GNC/PSO uses, mini-warehouse and open storage areas require perimeter security as integral part of use.
- VI. Conclusion: Application meets statutory test of consistency with Plan, LDC criteria for GNC and the PUD use is compatible with County Road 486 corridor area.

Exhibit "G"



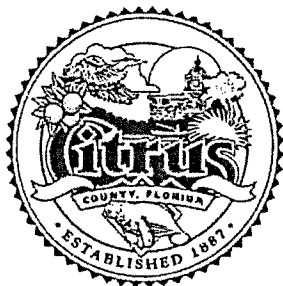
CPA/AA/PUD-21-16

SITE DATA
 PARCEL AREA = 350,658 SF / 8.05 ACRES
 PROJECT AREA = 350,658 SF / 8.05 ACRES
IMPERVIOUS SURFACE
 EXISTING BUILDINGS = 0.00 SF
 EXISTING ASPHALT & DRIVEWAY = 0.00 SF
 EXISTING SIDEWALKS = 0.00 SF
 TOTAL EXISTING IMPERVIOUS SURFACE = 0.00 SF
 EXISTING IMPERVIOUS SURFACE RATIO = 0.00%
PROPOSED SELF STORAGE AREAS = 96,000 SF
PROPOSED COVERED RV STORAGE AREAS = 62,370 SF
PROPOSED ASPHALT = 86,937 SF
PROPOSED TOTAL IMPERVIOUS AREAS = 0.00 SF
PROPOSED TOTAL IMPERVIOUS = 245,307 SF
PROPOSED IMPERVIOUS SURFACE RATIO = 69.96%
 ALL BUILDINGS TO BE SINGLE STORY



CERTIFICATE OF
 AUTHORIZATION
 32355

ENGINEERING	INSPECTIONS	DRAWING	DESIGN
PAGE 1	JOB AFFORDABLE SELF STORAGE - PAGE AVE	ENGINEER OF RECORD: MICHAEL D. WILBURN, P.E. PO BOX 938 FLORAL CITY, FL 34436 PHONE (352)-697-5384	MICHAEL D. WILBURN, P.E.
SCALE: 1" = 50'	DATE: 05/24/21		
CONCEPTUAL SITE PLAN PUD			



Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

March 29, 2021

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

Re: Affordable Secure Storage Citrus Hills Plan/LDC Map Amendment
2.77 (MOL) acres (MOL) LDR MH to GNC
Alternate Key No. : 3213842
Section 27, Township 18, Range 19

Dear Mr. Stillwell,

This letter is in response to your request of March 25, 2021, for a determination of whether sufficient landfill capacity exists for the above referenced Alternate Key Numbers.

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

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

Sincerely,

Henry C. Norris, Jr.

Citrus County Solid Waste Management Director

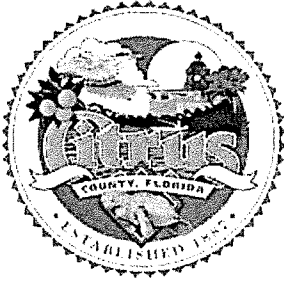
HCN:jly

CRA/AA/PUD-21-16

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

Attachment: Applicant's submittal (19734 : CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC)

Exhibit "I"



**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

04/01/2021

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

RE: Affordable Secure Storage Citrus Hills
Plan/LDC Map Amendment
2.77 (MOL) acres (MOL) LDR MH to GNC Alternate Key No.: 3213842
Section 27, Township 18, Range 19

Dear Mr. Stillwell:

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

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

Sewer service to this vicinity is provided by the County's Brentwood Wastewater Treatment Facility (Permit No.: FLA011844), having a current permitted capacity of 0.500 million gallons per day (MGD) three-month rolling average daily flow (3MRADF). A gravity sewer system runs down the center of CR-486 with stub outs at N Page Ave and the middle of the above referenced parcel at the CR-486 right-of-way line.

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

CITRUS COUNTY DEPT. OF WATER RESOURCES

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

CPA/AA/pun-21-16

INSPECTIONS

Exhibit "J"
CONCEPTUAL DESIGN

ENGINEERING

PLANNING

DRAFTING

September 3, 2021

Citrus County Land Development Department
3600 W. Sovereign Path
Lecanto, FL 34461

RE: ALTKEY 3213842

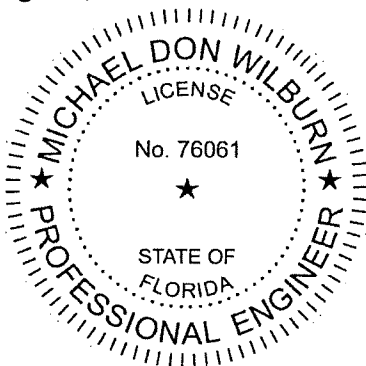
To Whom It May Concern:

Local Engineering, Inc.'s services were requested by the Owners of the above referenced parcel to evaluate if the subject property is believed to be able to meet concurrency for stormwater. The following is a summary of my findings:

The subject property is approximately 8.05 acres and appears to be located within an closed basin, with topography ranging from 120' to 105' across all parcels. The property contains an AE flood delineation area (AE 105.00") which can be positively used for storage capacity. The property appears to consist of good sandy soils and able to retain the required stormwater volumes required for the 100-year storm event according to the Citrus County Land Development Code.

The flood plain considerations and mitigation for this development are minimal and can be compensated for within the design due to the nature of the development. The request for the subject property if approved will have no stormwater or floodplain impacts on surrounding and/or adjacent properties.

Regards,



Michael D. Wilburn, Ph.D., P.E.
FL. Reg. No. 76061

Michael Wilburn

Digitally signed by Michael
Wilburn
Date: 2021.09.03 08:32:12
-04'00'

CPA/AA/PUD-21-16

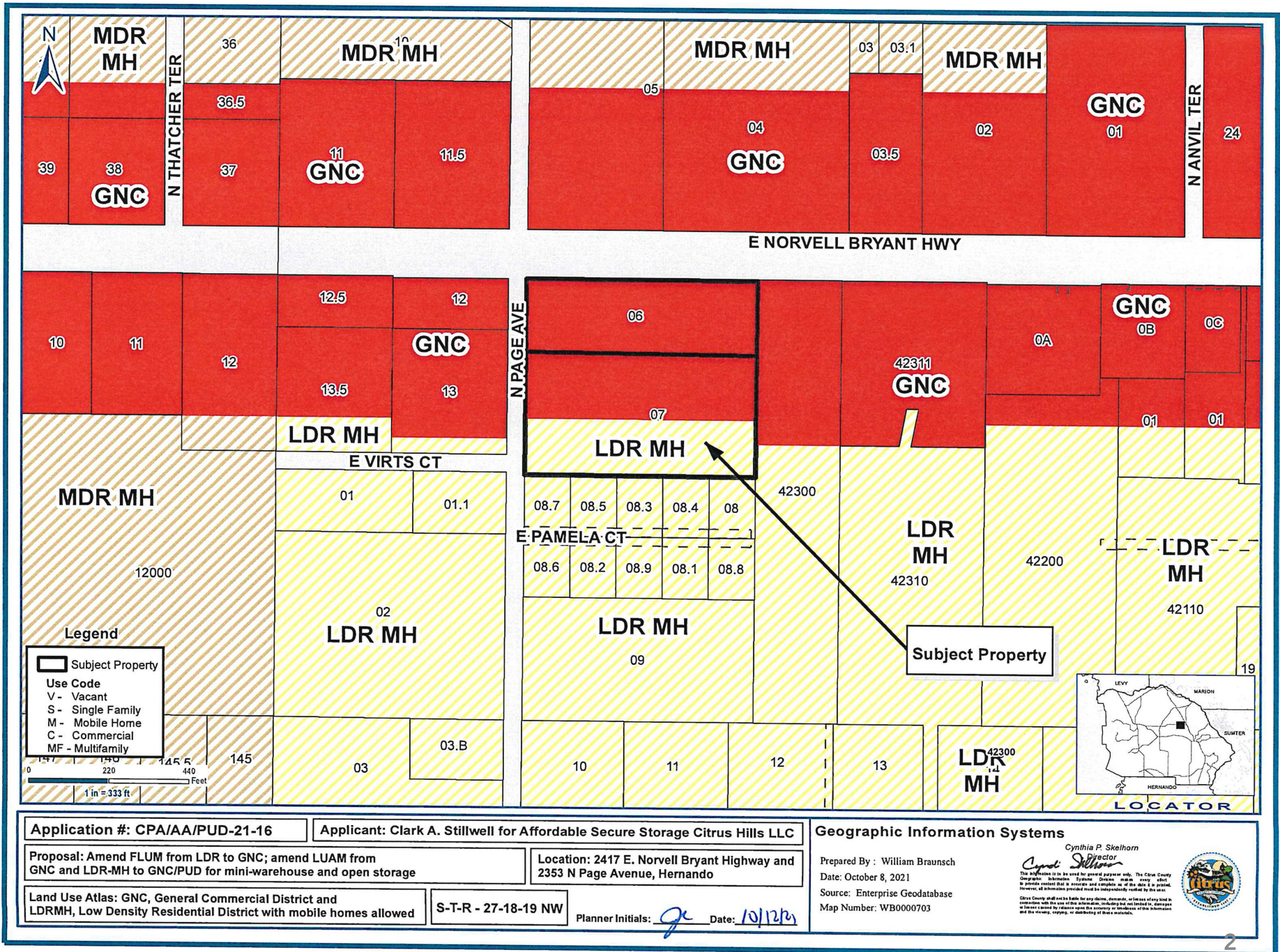
LOCAL ENGINEERING, INC.
8425 E. ROSKO CT. #102
FLORAL CITY, FL 34436

LOCAL
ENGINEERING, INC.
Packet Pg. 128

Attachment: Applicant's submittal (19734 : CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC)

CPA/AA/PUD- **21-16**

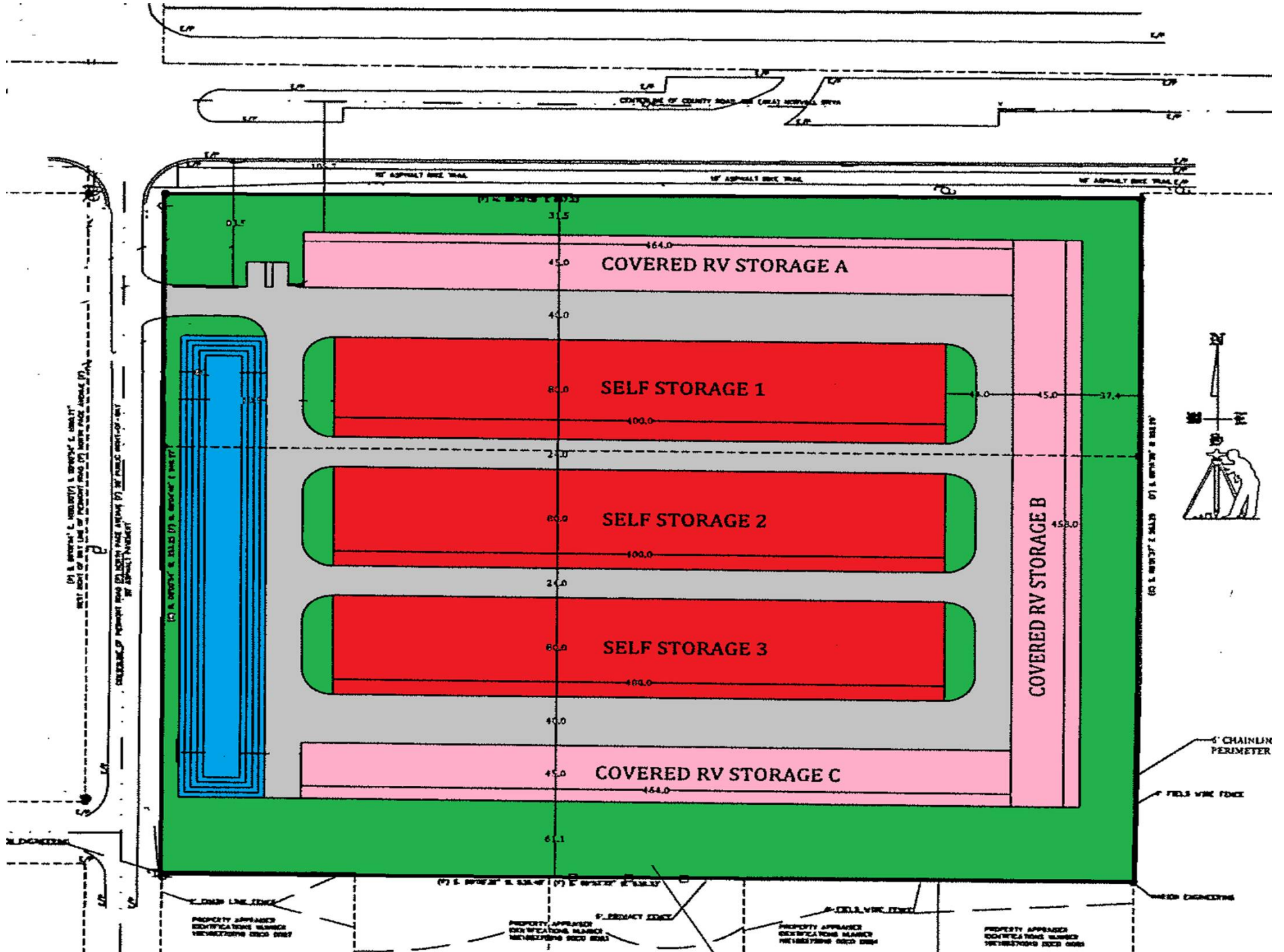
**Clark Stillwell for Affordable
Secure Storage-Citrus Hills
LLC**

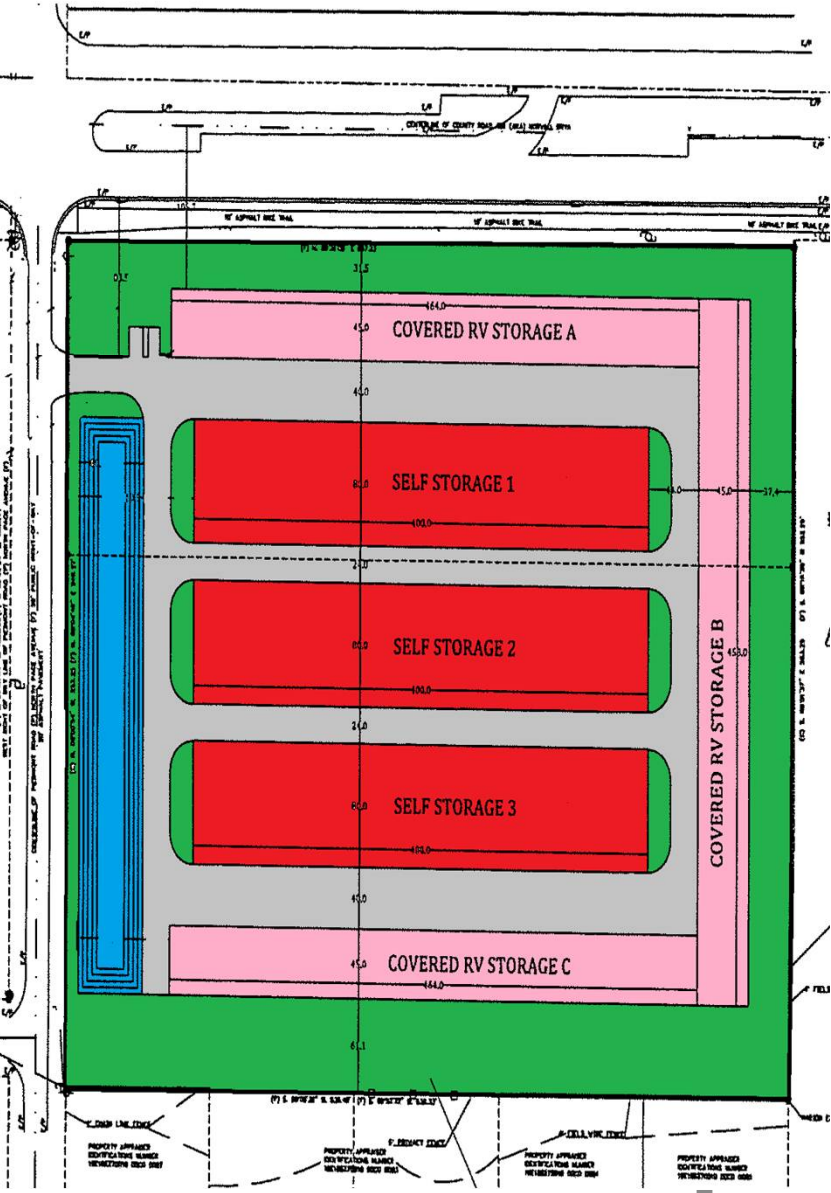
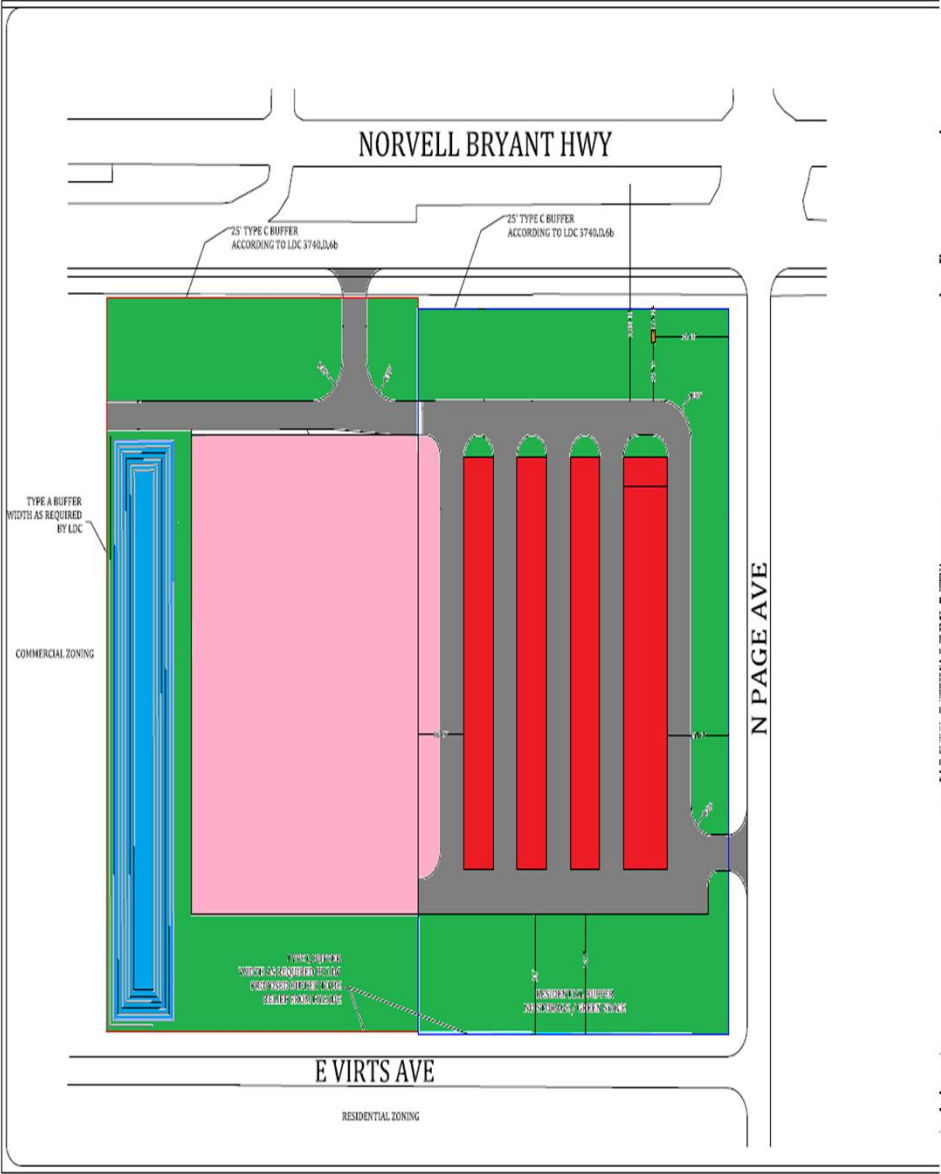


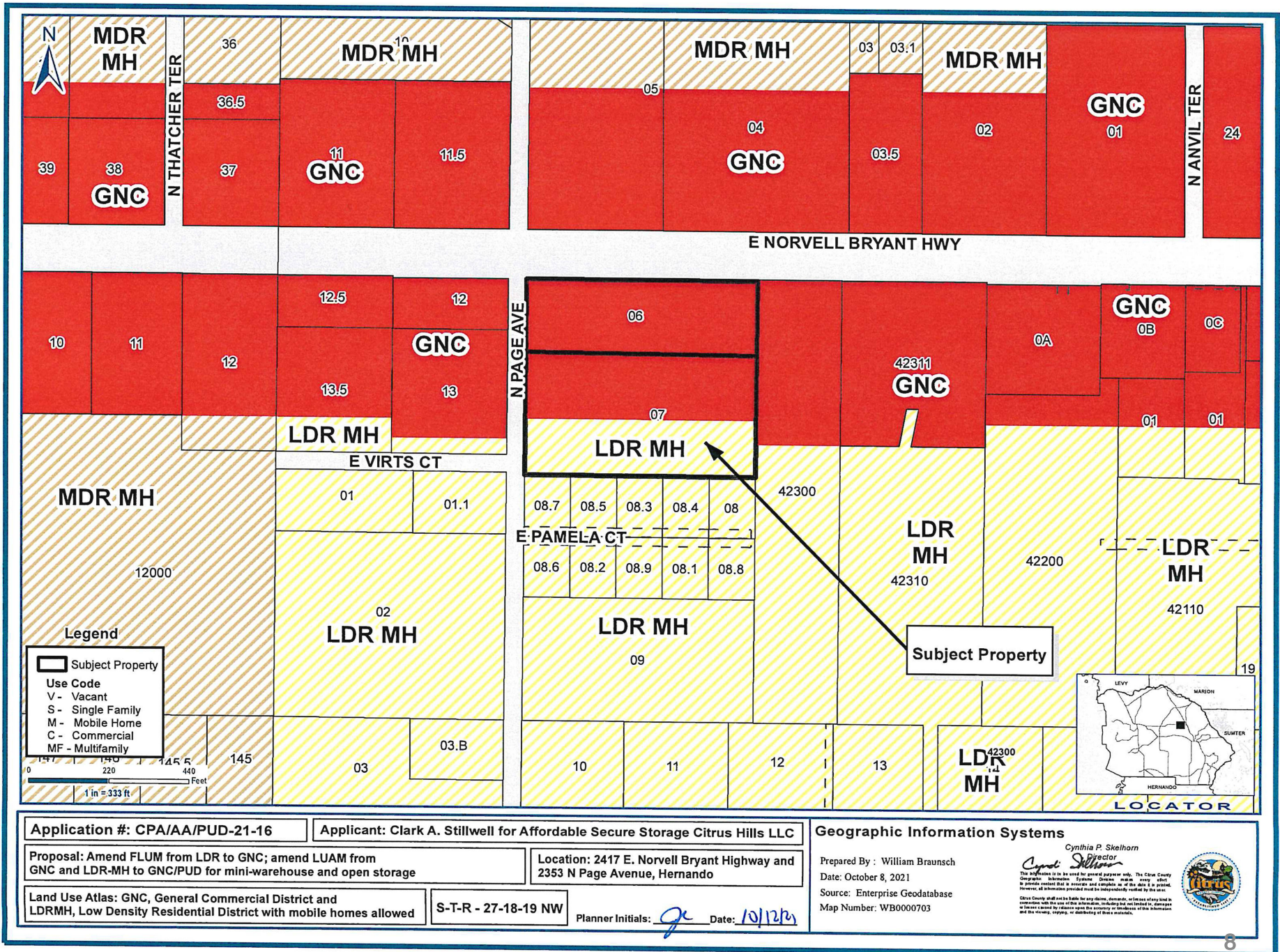


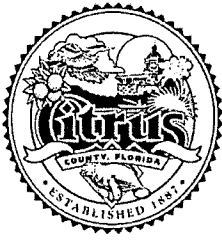












PM2-21-152

**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-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills LLC

DATE: December 6, 2021

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

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

FUTURE LAND USE MAP REQUEST:	From: LDR, Low Density Residential District To: GNC, General Commercial District
LAND USE ATLAS MAP REQUEST:	From: GNC, General Commercial District and LDRMH, Low Density Residential District with mobile homes allowed To: GNC/PUD, General Commercial District with a Planned Unit Development for mini-warehouse and open storage
LOCATION:	Section 27, Township 18 South, Range 19 East; more specifically, Herculac Acres Unit No. 1, Lot 7 and a portion of Lot 6 (Alternate Key Number 3213842), which addresses are 2417 and 2353 N Page Avenue, Hernando. A complete legal description is on file with the Land Development Division.
ACREAGE:	Land Use Change – approximately 2.2 ac; Entire PUD – approximately 8.1 ac
SURROUNDING FUTURE LAND DESIGNATIONS:	North – GNC, General Commercial District South – LDR, Low Density Residential District East – GNC and LDR Districts West – GNC and LDR Districts
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – GNC, General Commercial District South – LDRMH, Low Density Residential District with mobile homes allowed East – GNC and LDRMH Districts West – GNC and LDRMH Districts
SURROUNDING EXISTING LAND USES:	North – E. Norvell Bryant Highway (CR-486); vacant commercial parcels; house of worship South – Vacant and improved residential lots East – Vacant parcels (residential and commercial) West – N. Page Avenue, mini-warehouses

CHARACTERISTICS OF THE SUBJECT PROPERTY - According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Tavares-Adamsville. This soil type has only slight limitations to building site development. The subject property is located primarily in Flood Zone X, with a small area of AE flood zone on the northwest side, as found on the Flood Insurance Rate Map12017C0219D.

BACKGROUND – The site is currently vacant and heavily treed. In 2019, Conditional Use CU-19-03 was approved for the site across N. Page Avenue to allow mini-warehouses and outdoor storage similar to the use proposed in this application. CU-19-03 was approved with 13 conditions for up to 75,800 square feet of mini-warehouse and outdoor storage, and several of the buildings have been constructed to date.

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

SUMMARY OF PUBLIC COMMENTS: Any public comments received as of this writing are included in the packet of information for this application.

REQUEST FOR LAND USE CHANGE: The applicant proposes to change 2.2 acres (approximately the southern half of Lot 7) from LDR to GNC to allow for the proposed use of mini-warehouse and covered RV storage. The remainder of Lot 7 and adjacent Lot 6 currently already have a GNC designation.

Concurrency

- a) Sanitary Sewer – The site lies within the County's sewer service territory and the applicant has provided confirmation of available capacity.
- b) Potable Water –The site lies within the County's potable water service territory and the applicant has provided confirmation of available capacity.
- c) Solid Waste – The applicant has indicated that any solid waste will be picked up by a licensed hauler, and there is adequate capacity in the County landfill.
- d) Drainage – The applicant has provided confirmation from a licensed engineer that stormwater standards can be met for the site.

Consistency with Comprehensive Plan – The applicant has provided multiple Objectives and Policies in support of their application, including the following:

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

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

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

Staff comment - The site appears to have minimum environmental limitations, although it is expected there may be protected gopher tortoises or other species on the site which will need to be addressed at the time of permitting. Regional water and sewer connections are proposed.

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

Staff comment – The application is addressed appropriately through this application which will be considered by both the PDC and the BCC.

Policy 10B.3.12 *Frontage roads, access roads, and/or other alternative access systems, along arterial and major collector roadways, shall be required in accordance with Ch. 7 of the Land Development Code. Interconnection of parking lots along a road frontage shall be encouraged. New points of ingress and/or egress shall be limited to these access systems to minimize direct access to the congested roadways.*

Staff comment - The applicant is requesting deviation from this requirement (see PUD analysis below).

Impacts on Affordable Housing – N/A – the site is proposed for nonresidential development.

Compatibility with Adjacent Land Uses – The site proposes a nonresidential use that has a similar use across N. Page Avenue approved in 2019. However, that project kept a small residential buffer from the adjacent residential roadway, while this application proposes the land use change extending up to the existing residences to the south. While the PUD (outlined below) proposes a 20' buffer in this area, a reduction in the land use change area would help to ensure compatibility for this site.

Environmental – The site is vacant and heavily treed, with only a small amount of isolated flood zone.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 2.2 acres from LDR to GNC on the Future Land Use Map and from LDRMH to GNC on the Land Development Code Atlas Map.
2. The site directly abuts GNC land use to the north, east and west currently, but is proposed to extend this use to an area abutting LDR with some developed residences.

3. The proposed land use is consistent with the Comprehensive Plan, including the policies discussed above, provided that cross-access is provided, and the overall request is reduced to minimize impacts to the residences to the south.
4. The PUD provides the benefit of a Master Plan of Development that helps to mitigate against potential conflicts with existing adjacent land uses.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

Consistency with the Land Development Code (LDC):

Access Management/Transportation: The PUD proposes one access from N. Page Avenue rather than CR-486. The applicant has requested a deviation from access management standards for cross-access. It is noted that the mini-warehouse/open storage site approved in 2019 across N. Page Avenue did not receive a deviation for this standard and provides a cross-access to the adjacent commercial site.

- Deviation – no cross-access along CR-486 to the commercial property to the east

Engineering Division has reviewed this deviation request and provides the following:

- In accordance with Section 7100.D, Access Management, this project is located along a minor arterial roadway and would require the construction of a minimum 20-foot wide paved access (cross access) aisle. The cross access aisle would need to extend from the project driveway to the east property line. If the project is fenced, the cross access will need to be placed outside of the fenced area. The access must meet the throat distance requirements of Section 7140.C. of the LDC.
 - The Engineering Division would not support a deviation from the requirement to provide cross access.
- The site access from N. Page Avenue will need to meet the corner parcel spacing referenced in Section 7140, Table 7-2, which requires a separation from the edge of pavement (EOP) for W. Norvell Bryant Hwy. and the edge of pavement for the proposed driveway. Minimum separation is 230 feet. If an access were proposed from W. Norvell Bryant Hwy, the separation criteria would be the same.

Impervious Surface/Stormwater: The GNC district allows up to 70% impervious surface ratio (ISR) while the LDR district allows up to 35%. The proposed Master Plan proposes a stormwater pond on the west side of the site, and the applicant has provided a letter from an engineer confirming that stormwater standards can be met for this site.

Landscaping/Buffers: The site abuts GNC and LDR on the east side, and LDR on the south side (with roadways on the other two sides). While buffers have not been specifically noted on the Master Plan, the accompanying narrative indicates that LDC standards will be met. (The buffer to the south is outlined on the Master Plan as 20' in width). Foundation landscaping appears to be indicated on the ends of the proposed buildings. The following table outlines the buffer requirements:

Buffer Location	LDC Requirement
North (along CR-486)	25' Type "C"
West (along N. Page Ave)	15' minimum Type "C"
East (area abutting LDR)	15' minimum Type "C"
South (abuts LDR)	15' minimum Type "C"

Setbacks: The application as proposed meets all required setbacks.

Pedestrian Amenity Area/Sidewalks: The PUD does not currently outline sidewalks to CR-486 or a pedestrian amenity area, both of which are required by the LDC. These standards have not been requested for deviation and will need to be met at the time of permitting.

Façade: LDC Section 3740 requires that the site meet façade standards on both roadway frontages, and a deviation has not been requested. The nearby 2019 site received relief from façade for the area fronting on the rear roadway only. As such, these standards will need to be demonstrated at the time of permitting.

Other Standards: The applicant has proposed two parking spaces on the plan, and adequate parking and/or loading zones will need to be provided at the time of permitting for the site. Signage and lighting details have not been provided but would also need to meet LDC standards. The gated entrance will also be subject to LDC minimum requirements. A 6' chainlink fence is proposed around the perimeter of the site.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD), and Section 3740, Additional Design Standards for Large Non-Residential Projects, of the LDC. The PDC may recommend, and the BCC may approve, modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the Planned Unit Development. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

- A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *Mini-warehouses and RV storage uses are proposed that may be allowable in the GNC land use district with a PUD.*
- 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 proposed use is similar to a nearby use but may need additional setbacks/buffering from residential uses to the south.*
- C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *The master plan does not include any specific proposals for accessory*

uses. Any accessory uses that are proposed in the future would be subject to standards as outlined in the LDC.

- D. Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners. *The applicant has been advised that any future uses may require an amendment to this PUD.***
- E. 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.***
- 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 need to provide compliance with this standard 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 land area proposed for the uses meet the standards outlined within the Comprehensive Plan.***
- H. The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action. *Setbacks meet LDC standards, and the proposed structures are identified as one-story buildings on the master 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 and accompanying narrative description.***
- 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.***

SUMMARY OF FINDINGS

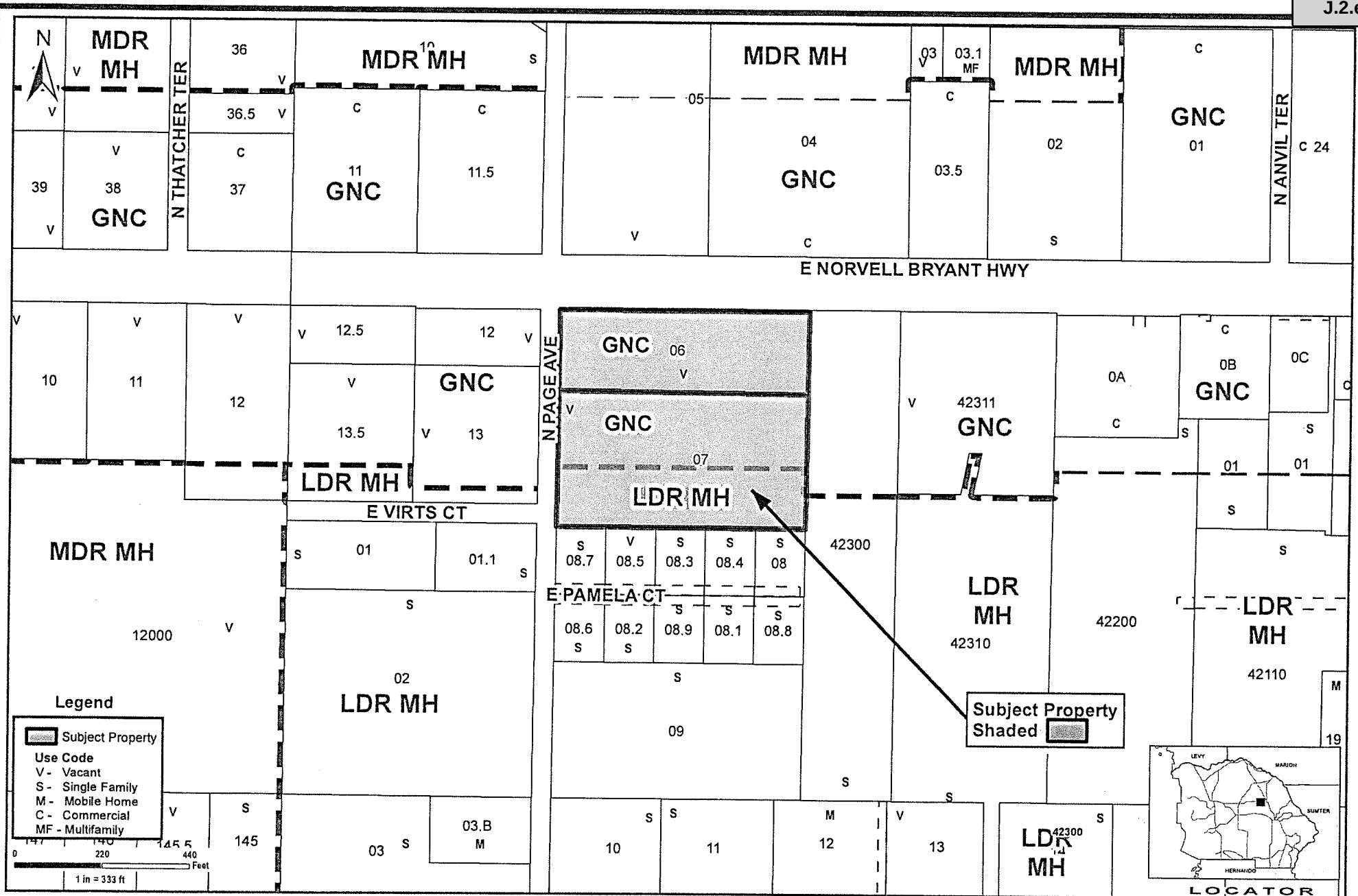
It has been determined that the reviewing body (PDC), may recommend approval of the proposed Comprehensive Plan Amendment/Atlas Amendment with a Planned Unit Development. The application is consistent with the requirements of the LDC and consistent with the Comprehensive

Plan. Granting this request will not adversely affect the public interest and would be generally compatible with adjacent properties and other properties in the district, provided that conditions suggested by staff are adhered to.

If this application is approved, the following conditions are recommended:

1. The Planned Unit Development (PUD) shall allow for the development of mini-warehouse use (up to 96,000 square feet) and RV/boat storage, as outlined on the Master Plan date-stamped received September 17, 2021, by the Land Development Division unless otherwise specified in these conditions. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code (LDC), or as specifically outlined within these conditions or the Final Development Plan.
2. Access to the site shall be from N. Page Avenue as outlined in the Master Plan.
3. The project shall maintain a minimum 15-foot wide Type "C" buffer along the east, west and south property boundaries as outlined in the LDC, and a minimum 25-foot Type "C" buffer on the north side along CR-486.
4. All site lighting shall meet the requirements of the LDC and be positioned and shielded so as not to illuminate adjacent properties.
5. A cross-access aisle shall be provided that extends from the project driveway to the east property line. If the project is fenced, the cross access will need to be placed outside of the fenced area. The access must meet the throat distance requirements of Section 7140.C. of the LDC. {Staff note – the applicant has requested deviation from this condition}.
6. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply, including façade, parking, impervious surface and other development standards.
7. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within Section 4304 of the LDC.

JLC/cb



Application #: CPA/AA/PUD-21-16

Applicant: Clark A. Stillwell for Affordable Secure Storage Citrus Hills LLC

Proposal: Amend FLUM from LDR to GNC; amend LUAM from GNC and LDR-MH to GNC/PUD for mini-warehouse and open storage

Location: 2417 E. Norvell Bryant Highway and 2353 N Page Avenue, Hernando

Land Use Atlas: GNC, General Commercial District and LDRMH, Low Density Residential District with mobile homes allowed

S-T-R - 27-18-19 NW

Planner Initials: *JS* Date: 10/18/21

Geographic Information Systems

Prepared By: William Braunsch

Date: October 8, 2021

Source: Enterprise Geodatabase

Map Number: WB0000702

Cynthia P. Skelhorn

Cynthia P. Skelhorn
 Director
 The information is to be used for general purposes only. The Citrus County
 Geographical Information System is not a warranty, representation, or
 contract. It is provided as is, without any warranty, representation, or
 contract. Citrus County shall not be liable for any claims, damages, or losses of any kind
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