CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday February 17, 2022 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

Michael Facemyer, Chair	**James Roys**
David Bramblett, 1ST Vice Chair	**Kurt Stone**
Robert Bass, 2ND Vice Chair	**William Burda (Alternate)**
Richard Barmes	**Carole Scragg (Alternate)**
Stacey Worthington	**Chuck Dixon (School Board)**

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

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

G. APPROVE MINUTES -

1. PDC January 6, 2022 Summary Minutes

Review and approve minutes

2. February 17, 2022 PDC Agenda, Map, Directions

February 17, 2022 PDC Agenda, Map, Directions

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. AA-22-02 Emily Zediker

Conduct a public hearing on February 17, 2022, to review and consider AA-22-02, Emily Zediker

2. SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith

Conduct a public hearing on February 17, 2022, to review and consider SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith

3. CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee

Conduct a public hearing on February 17, 2022, to review and consider CPA/AA-22-03, Law Office of Clark A. Stillwell for William E. James Trustee

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:	PDC January 6, 2022 Summary Minutes
AGENDA DATE:	**February 17, 2022**

BRIEF OVERVIEW:

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

Review and approve minutes

DRAFT

PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
January 6, 2022

Members Present: Michael Facemyer, Chair; David Bramblett, 1st Vice Chair; Robert Bass, 2nd Vice Chair; Richard Barmes; James Roys; Kurt Stone and Stacey Worthington

Staff Present: Joanna Coutu, Director, Land Development Division (LDD); Joe Hochadel, Principal Planner; Vicki Austin, Planning Coordinator, and Cheryl Burton, Senior Secretary

Also Present: Michael Sherman, Growth Management Director

Absent: Chuck Dixon, School Board Representative, and Denise Lyn, County Attorney

A. CALL TO ORDER

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

B. INVOCATION

The Invocation was given by Mr. Bass.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Facemyer.

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC: None.

G. APPROVE MINUTES:

Approve minutes of November 18, 2021.

1st Mr. Bass 2nd Mr. Bramblett

VOTE: 7 - 0, Motion Carried.

Attachment: PDC 1-6-22 Summary Minutes (19932 : PDC January 6, 2022 Summary Minutes)

H. STAFF ANNOUNCEMENTS:

Mr. Sherman commented that there have been discussions at the Board of County Commissioners' level with regard to revising stormwater management criteria for waterfront residential properties as well as the setbacks. He briefly discussed that the consultants have been selected for the proposed revisions to the Comprehensive Plan and the Land Development Code for the Interchange Management Areas.

Ms. Coutu stated that there were no term expirations for the PDC Board members or the alternates. The reorganization meeting will be held on February 3.

I. EX PARTE COMMUNICATIONS:

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

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.

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

INTRODUCTION: Ms. Austin's overview included an aerial view of the subject property and surrounding area, a colored map showing the surrounding land uses, photos of the subject property and surrounding area and a colored map showing the requested land uses.

APPLICANT: Clark Stillwell represented the applicant. The total site size is approximately 7.3 acres. There is 365 feet of road frontage along SR-44 with

Attachment: PDC 1-6-22 Summary Minutes (19932 : PDC January 6, 2022 Summary Minutes)

a depth of 331 feet that is currently zoned GNC. The north portion of the subject property which is approximately 2.67 acres is zoned MDR.

The site is vacant and heavily wooded. The elevation is from the north to the south and the elevation changes 18 to 20 feet.

There are no concurrency issues for this application. There is central water and sewer. The property is not located within a floodplain. The elevation does dictate that any type of drainage retention would have to be along SR-44.

Mr. Stillwell stated that there is no driveway access to the subject property. The proposed access would be along S. School Avenue. Per the LDC, the driveway access would have to be at least 200 feet from SR-44.

The site is located within the Central Ridge Region and is within the Planned Service Area. The surrounding land use designations are GNC to the east and west, CON to the south and MDR to the north.

Mr. Stillwell shared a slideshow presentation of photos of the surrounding area, the GFLUM map, the LDC Atlas map, a map showing the surrounding land uses and a map showing the elevation changes.

Mr. Stillwell briefly responded to one of the letters received from an abutting property owner with regard to decrease of values for abutting properties. He stated that his research from the Citrus County Property Appraiser's records noted that 10 out of the 11 surrounding lots have increased in value within the last year.

J.J. Grow spoke as the owner for this application. He acquired this parcel of property in 2008. He commented that the property slopes from north to south. Due to the elevation of this property, stormwater management would have to be placed on the front of the property which fronts SR-44. When SR-44 was expanded, FDOT took 25 feet of the property. Mr. Grow also spoke about the research that he had performed with regard to property values in the surrounding area and stated that he disagreed with the property owner that the change in land use would cause property values to decrease.

COMMISSION QUESTIONS/COMMENTS:

Mr. Facemyer inquired about the driveway access to the parcel. Mr. Stillwell commented that FDOT has separation standards for driveway cuts. The retail nursery that is adjacent to the parcel has two driveway cuts and the Salvation Army that is adjacent did not obtain a driveway cut from SR-44. He did not expect that FDOT would allow the property to have a driveway cut along SR-44; therefore, his thought was that the access for the property would be along School Avenue.

QUESTIONS FROM STAFF: None.

Attachment: PDC 1-6-22 Summary Minutes (19932 : PDC January 6, 2022 Summary Minutes)

STAFF: Mr. Hochadel stated that the request was to redesignate a portion of the subject property from MDR to GNC (approximately 2.67 acres). His presentation included an aerial view of the subject property and a map showing the surrounding land uses. There are existing non-residential uses to the east and west of the subject property. The property is located in a predominantly commercial corridor; however, there are existing single-family residences to the north of the subject property.

The applicant did not indicate any specific use for the site and did not submit a Master Plan as part of the request.

The property does have access to central water and sewer. The request does appear to be compatible with the surrounding area and will have to meet any non-residential standards at the time of permitting. However, a Planned Unit Development would further mitigate or reduce impacts to the adjacent residential area.

COMMISSION QUESTIONS/COMMENTS: None.

PROPONENT: None.

OPPONENT:

Christine Lafferty voiced her concern with this request. Her concern was traffic safety as there are no turn lanes onto School Avenue from SR-44. She was also concerned about the increase of commercial properties encroaching into residential areas.

Andy and Jackie Dillersberger spoke in opposition to this request. They are concerned about the increased traffic and there being no turn lanes from SR-44 onto School Avenue. They are opposed to this application due to the negative impacts that it will have upon their abutting property. If the application is approved, their property will have GNC land uses on two sides of their property. They were also concerned about the effect that commercial development will have on their well and septic system. They commented that there should be a buffer installed between their property and the commercial development.

REBUTTAL:

Mr. Stillwell commented that the property is zoned MDR; however, there are limited commercial uses that could be developed on the subject property. The MDR District allows up to eight units per acre. Mr. Stillwell stated that the applicant would install a buffer dependent upon the applicant's use for the site. Mr. Stillwell also commented that due to FDOT standards for driveway cut/access, the access will be from School Avenue.

Attachment: PDC 1-6-22 Summary Minutes (19932 : PDC January 6, 2022 Summary Minutes)

COMMISSION COMMENTS:

Mr. Bass mentioned that he thinks the parcel should have commercial development upon it; however, a Planned Unit Development would provide additional safeguards to the residents.

Mr. Bramblett stated that he had concerns with the application not providing a Planned Unit Development and he was opposed to this application without a specific use.

MOTION: The Planning and Development Commission finds application number ***CPA/AA-21-03 INCONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***DENIAL*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bramblett 2nd Mr. Barmes

VOTE: 4 - 3, Motion Carried

Yays: Commissioners Bramblett, Bass, Barmes and Stone

Nays: Commissioners Facemyer, Roys and Worthington

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, Hercala 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.

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

Attachment: PDC 1-6-22 Summary Minutes (19932 : PDC January 6, 2022 Summary Minutes)

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

APPLICANT: Clark Stillwell represented the applicant. The request is to amend approximately 2.2 acres from LDRMH to GNC to allow for the proposed use of mini-warehouse and covered RV storage. The Planned Unit Development is on approximately eight acres.

The proposed site plan shows the entrance points, drainage retention area and the buffer to the south. The property has road frontage along CR-486 and there is a full-median cut to Page Avenue. The site abuts GNC to the north, east and west and abuts LDRMH to the south. The property is located within the Planned Service Area and the applicant would be required to connect to central water and sewer. Due to the topography of the site sloping toward CR-486, the drainage retention area has been directed to abut Page Avenue.

The PUD for this application is less intense than retail or other commercial uses that could be developed on the property.

Mr. Stillwell stated that the proposed access would be from N. Page Avenue rather than CR-486. He briefly spoke about FDOT standards that would not allow a median cut for an access to the subject parcel and the inability for large vehicles and RVs to make that turn.

The applicant requested a deviation from the cross-access standard. The Engineering Division reviewed the proposed site plan and provided comments that the throat distance should be more than what is shown on the plan. Mr. Stillwell explained that if the applicant must go 200 feet from CR-486, the cross access issue becomes problematic for this site.

QUESTIONS/COMMENTS FROM COMMISSION: None.

QUESTIONS FROM STAFF: Ms. Coutu requested clarification from Mr. Stillwell with regard to the deviation request for cross access. Mr. Stillwell stated that cross access works well with retail and offices; however, with storage facilities, security is important. 25 feet of the property will be open to the public for access to a single-family residential lot to the east. If the application is approved, it preserves 650 feet along CR-486. He explained that the large vehicles/RVs cannot make the turn from CR-486. Mr. Stillwell commented that the existing storage facility does not desire to have shared access. His attempt is to preserve a portion of CR-486 with no turning movement for a distance and to minimize traffic issues at the full median cut.

Attachment: PDC 1-6-22 Summary Minutes (19932 : PDC January 6, 2022 Summary Minutes)

STAFF: Ms. Coutu stated that this request was to amend approximately 2.2 acres from LDRMH to GNC and to add a Planned Unit Development for the proposed use of mini-warehouse and covered RV storage. A majority of the site is GNC. The PUD would be over the entire property which is approximately 8.1 acres.

Her presentation included a photo of a residence that lies directly behind the site. The aerial view of the surrounding area shows a residential street known as Pamela Court behind the subject property.

The presentation also included a photo of the existing mini-warehouse that lies across N. Page Avenue. The existing mini-warehouses and outdoor storage across N. Page Avenue (CU-19-03) was approved. The applicant for that particular application did not extend the GNC portion to the rear of the roadway and that portion was left LDR. It contains buffers and a drainage retention area.

The proposed site plan that was submitted by the applicant does not contain cross access to the east. The proposal shows three large self-storage buildings, three covered RV storage areas and a 20-foot buffer to the south. The LDC requires a 15-foot buffer. The proposed site plan also shows the access point on N. Page Avenue. Ms. Coutu pointed out that the Engineering Division provided comments that the access should be further down Page Avenue and would require a redesign.

Ms. Coutu provided a side-by-side comparison of the proposed site and the site across Page Avenue that has existing mini-warehouses and outdoor storage. The developed property across the street has a green space area along E. Virts Court and did provide cross-access to the property to the west. The purpose of the cross access is to eliminate the number of driveways coming onto CR-486.

Ms. Coutu stated that there were some proposed conditions if the application were to be recommended for approval.

COMMISSION QUESTIONS/COMMENTS:

Mr. Facemyer requested further explanation on the cross access issue. Ms. Coutu explained that the purpose of cross access is to eliminate the number of driveways on a roadway.

Mr. Bramblett commented that this particular property does not lend itself to cross access. His thought is that cross access should be dealt with on each individual application. Ms. Coutu stated that Engineering commented that they could not support the deviation.

Attachment: PDC 1-6-22 Summary Minutes (19932 : PDC January 6, 2022 Summary Minutes)

Mr. Facemyer inquired if staff was confident that the buffering and lighting will be consistent with the previously approved min-warehouse project to the west. Ms. Coutu stated that with the lighting, the applicant would have to meet the standards in the LDC.

Mr. Bass provided comments regarding the ability for the vehicles to make turns around the site. He questioned if the engineer had taken the turning radii around the subject property so that the vehicles can enter and exit the property as well as maneuver the vehicles around the site.

REBUTTAL:

Mr. Stillwell stated that the internal pattern for driving on the site will be one-way. The open storage was designed on the outside so that large vehicles could make the turn. He suggested that this information be placed on the site plan so that the layout it is more understandable.

PROPONENT: None.

OPPONENT:

Vaughn Laro inquired about security around the facility. He was concerned about the lack of privacy of his home and the neighborhood. He was also concerned about lights flooding their homes at night.

Michael Bowers stated his concerns with regard to the cross access and lighting. There is an approximate 12 to 15 foot drop-off where the driveway ends. The security lighting from the existing storage facility shines into his yard due to it being unshielded. He is also concerned about the security around the facility. He suggested that the size of the RVs and boats be limited.

Paul Daugherty voiced his opposition to the construction of mini storages due to the access. He inquired if this property was suitable for the proposed development. His thought was the site was not suitable for large RVs and boats due to the access to the site. He stated his concerns about the lighting shining into their homes, the property having 24-hour access and the noise that would be created.

Pamela Witt was opposed to this application because of the tight access onto N. Page Avenue. She stated that she would like for the site to be secured and for the applicant to leave as many of the trees on the back as possible for buffering for the residents.

Attachment: PDC 1-6-22 Summary Minutes (19932 : PDC January 6, 2022 Summary Minutes)

DRAFT

REBUTTAL:

Mr. Stillwell advised that the applicant would install a security fence all around the property. He commented that the peak hours for this type of operation is Saturday mornings from 10:00 am to 12:00 pm. He stated that this use is less intense than other uses that could be developed on the subject property.

COMMISSION COMMENTS/QUESTIONS:

Mr. Facemyer inquired if the facility's intent was to be a 24/7 operation. He commented that most storage units have a dawn to dusk access. Mr. Stillwell stated that the applicant's other operations in the county were restricted hours.

Mr. Roys inquired if there had been a survey or study performed regarding the number of accesses per day based on the size of the operation. Mr. Stillwell stated that they had used a book published by The Institute of Traffic Engineers to research the number of accesses/trips for daily and peak hours for mini-warehouse/RV storage. The book does not show this information for a specific size parcel.

Mr. Stone stated that there are many properties along CR-486 where a vehicle cannot make a left turn. It is not unheard of for someone to travel a block further to make a U-turn to gain access to a property.

Mr. Bass commented that he does not have an issue with the cross access; he has an issue with vehicles being able to access N. Page Avenue. With the information provided, N. Page Avenue is narrow. He is concerned about the safety issue of large rigs being able to access N. Page Avenue and the facility. He also advised that he was in favor of Mr. Stillwell's suggestion for restricting the hours of operation. Mr. Bass suggested 6:00 a.m. to 10:00 p.m. or 6:00 a.m. to 11:00 p.m.

Mr. Bramblett stated that an option with regard to the cross access could be conditioned upon the development of the adjacent property.

Mr. Facemyer inquired if it was the responsibility of the developer or County Engineering to verify that the access can adequately handle the large vehicles. Ms. Coutu noted that Engineering will review the plans that the developer provides at permitting. The plans will have to demonstrate that the turning radius and the internal access can be met for the use. Mr. Facemyer also inquired if restricted hours had been conditioned with previous storage facilities. Ms. Coutu said yes, and the noise ordinance states 7:00 a.m. to 10:00 p.m. She stated that those hours could be suggested if it was acceptable to the

Attachment: PDC 1-6-22 Summary Minutes (19932 : PDC January 6, 2022 Summary Minutes)

applicant. The restricted hours have been used in other storage facilities that abut residential areas. Mr. Stillwell suggested 6:00 a.m.to 10:00 p.m.

Mr. Stone's opinion was that cross access being conditioned upon the development of adjacent property is reasonable. Ms. Coutu commented that the proposed site plan that was submitted does not show a stub-out to the adjacent parcel, so the site plan would have to be revised.

Ms. Worthington stated that she supported the applicant's request with regard to the deviation for cross access.

MOTION: The Planning and Development Commission finds application number ***CPA/AA/PUD-21-16 CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL WITH CONDITIONS*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

Proposed Conditions:

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 15-foot wide Type "C" buffer along the east and west property boundaries as outlined in the LDC, and a minimum 20-foot Type "C" buffer along the south property boundary and a minimum 25-foot Type "C" buffer on the north side along CR-486. All buffers shall incorporate existing natural vegetation as much as possible.

4. All site lighting shall meet the requirements of LDC and be positioned and shielded so as not to illuminate adjacent properties.

5. The driveway access must meet the throat distance requirements of Section 7140.C of the LDC, unless authorized by the County Engineer.

6. Hours of operation of the site shall be limited to 6:00 a.m. to 10:00 p.m.

Attachment: PDC 1-6-22 Summary Minutes (19932 : PDC January 6, 2022 Summary Minutes)

7. 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.

8. 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.

MOTION:

1st Mr. Bramblett 2nd Ms. Worthington

VOTE: 7 - 0, Motion Carried

K. ADDITIONAL ITEMS:

Ms. Coutu noted that there are four applications on the January 20 agenda and there is one application on the February 3 agenda.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS: None.

M. ADJOURN

The Planning and Development Commission adjourned at 10:40 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

Attachment: PDC 1-6-22 Summary Minutes (19932 : PDC January 6, 2022 Summary Minutes)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	February 17, 2022 PDC Agenda, Map, Directions
AGENDA DATE:	**February 17, 2022**

BRIEF OVERVIEW:

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

February 17, 2022 PDC Agenda, Map, Directions

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, February 17, 2022 at 9:00 AM

Lecanto Government Building

3600 West Sovereign Path, Room 166

Lecanto, Florida 34461

RICHARD BARMES	KURT STONE
ROBERT BASS	STACEY WORTHINGTON
DAVID BRAMBLETT	WILLIAM BURDA (Alternate)
MICHAEL FACEMYER	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. ATLAS AMENDMENT

a. AA-22-02 Emily Zediker

REQUEST: This request is to amend the Land Use Atlas Map from GNC (General Commercial District) to CL (Low Intensity Coastal and Lakes District).

LOCATION: Section 11, Township 17 South, Range 17 East; specifically, Lots 20-23, Block B, of Rainbow Estates Unit 1, Plat Book 3, Page 32, (AK 3405342), which address is known as 10243 N. Dunedin Rd., Dunnellon,

Attachment: PDC 2-17-22 Agenda, Map and Directions (19933 : February 17, 2022 PDC Agenda, Map, Directions)

FL, and multiple addresses on W. Dunnellon Rd., Dunnellon, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Jennifer Perkins, Planner, Land Development Division

2. PLAT VACATION

a. SV-21-04 Clark A. Stillwell, Esq. for Lisa Griffith

REQUEST AND LOCATION: This request is to vacate two alleys lying adjacent to Lots 4 and 5, Block 67, Town of Homosassa, as recorded in Plat Book 1, Page 6 and Prescriptive Plat Book 1, Pages 35-43, public records of Citrus County, Florida (Section 32, Township 19 South, Range 17 East), which address is 5505 S. Magnolia Avenue, Homosassa, FL.

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

3. COMPREHENSIVE PLAN AMENDMENT

a. CPA/AA-22-03 Clark A. Stillwell, Esq. for William E. James, Trustee

REQUEST: This request is to amend the Future Land Use Map of the Citrus County Comprehensive Plan from IND (Industrial District) to HDR (High Density Residential District) and to amend the Land Use Atlas Map of the Citrus County Land Development Code from IND (Heavy Industrial District) to HDR (High Density Residential District).

LOCATION: Section 10, Township 19 South, Range 19 East; more specifically, Parcel 11100; which address is 376 N Croft Avenue, Inverness, FL. 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.

Attachment: PDC 2-17-22 Agenda, Map and Directions (19933 : February 17, 2022 PDC Agenda, Map, Directions)

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).

Attachment: PDC 2-17-22 Agenda, Map and Directions (19933 : February 17, 2022 PDC Agenda, Map, Directions)

Planning and Development Commission

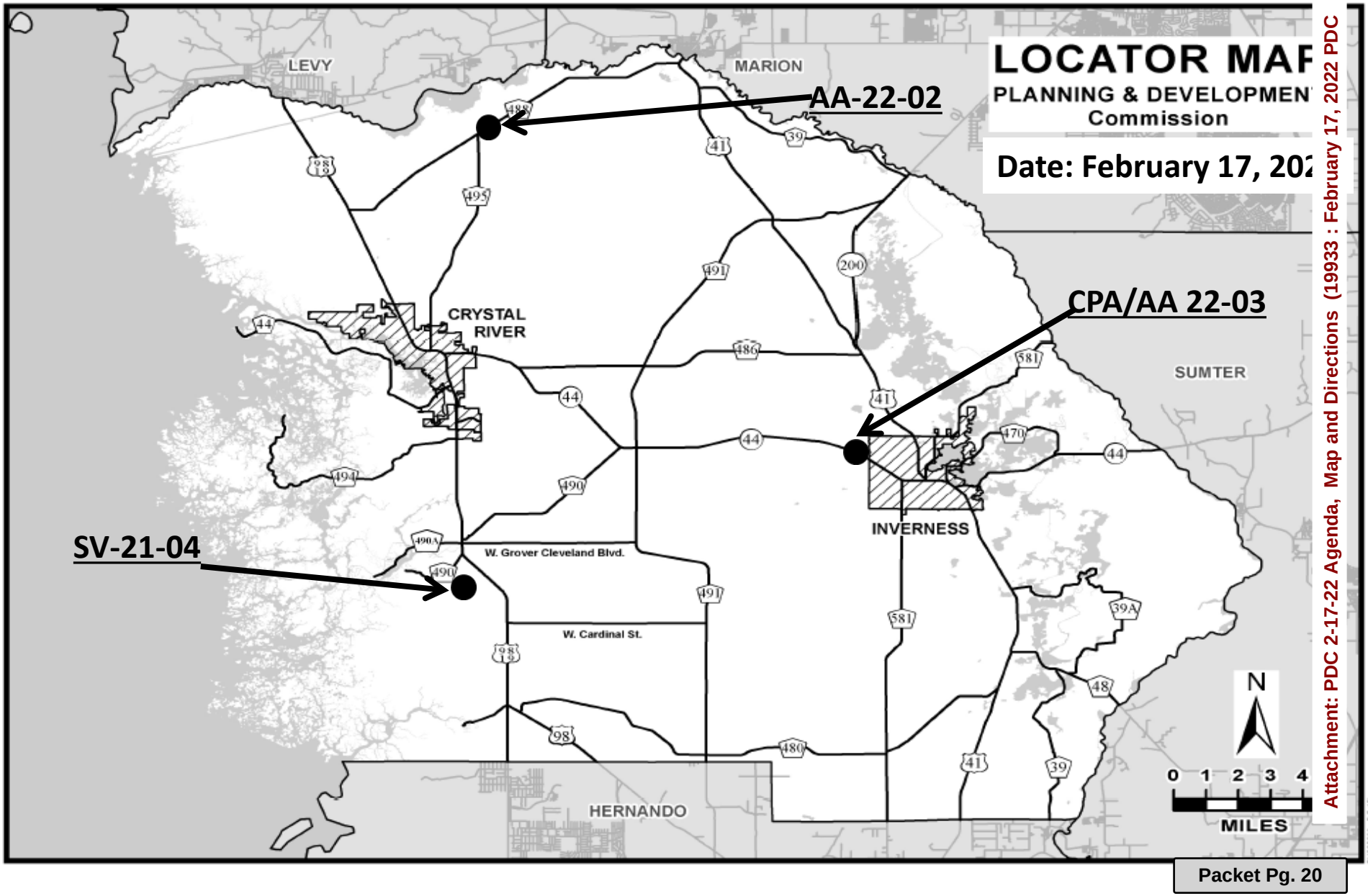
Directions for meeting on February 17, 2022

AA-22-02- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.00 miles** and turn left onto W. Gulf to Lake Hwy /SR 44. Go **7.31 miles** and turn right onto NE US Highway 19/US-19 N/US-98 E. Go **0.43 miles** and turn right onto N Citrus Ave/FL-495/County Hwy-495. Go **7.79 miles** and turn right onto W Dunnellon Rd/FL-488. Go **0.36 miles** and take the 1st left onto N Dunedin Rd. and the site is on the right at **10243 N Dunedin Rd, Dunnellon.**

SV-21-04- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W. Grover Cleveland Blvd. Go **5.40 miles** and W Grover Cleveland Blvd becomes W Halls River Rd/County Hwy-490A. Go **0.56 miles** and turn slight left onto W. Fishbowl Dr. Go **1.57 miles** and turn slight left onto W. Yulee Dr. Go **0.79 miles** and turn left onto S. Magnolia Ave. and the site is on the left at **5505 S Magnolia Ave, Homosassa**

CPA/AA-22-03- From the intersection of Saunders Way and CR-491, Turn left onto S Lecanto Hwy/County Hwy-491. Go **1.99 miles** turn right onto W Gulf To Lake Hwy/FL-44. Go **6.24 miles** and turn left onto S Croft Ave. Go **1.01 miles** and the site is on the left at **376 N Croft Ave, Inverness**

Attachment: PDC 2-17-22 Agenda, Map and Directions (19933 : February 17, 2022 PDC Agenda, Map, Directions)



Attachment: PDC 2-17-22 Agenda, Map and Directions (19933 : February 17, 2022 PDC

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	AA-22-02 Emily Zediker
AGENDA DATE:	**February 17, 2022**

BRIEF OVERVIEW:

This request is to amend the Land Use Atlas Map (LUAM) of the Land Development Code from GNC, General Commercial District, to CL, Low Intensity Coastal and Lakes District.

BUDGET IMPACT/FUNDING SOURCE:

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

N/A – applicant responsibility

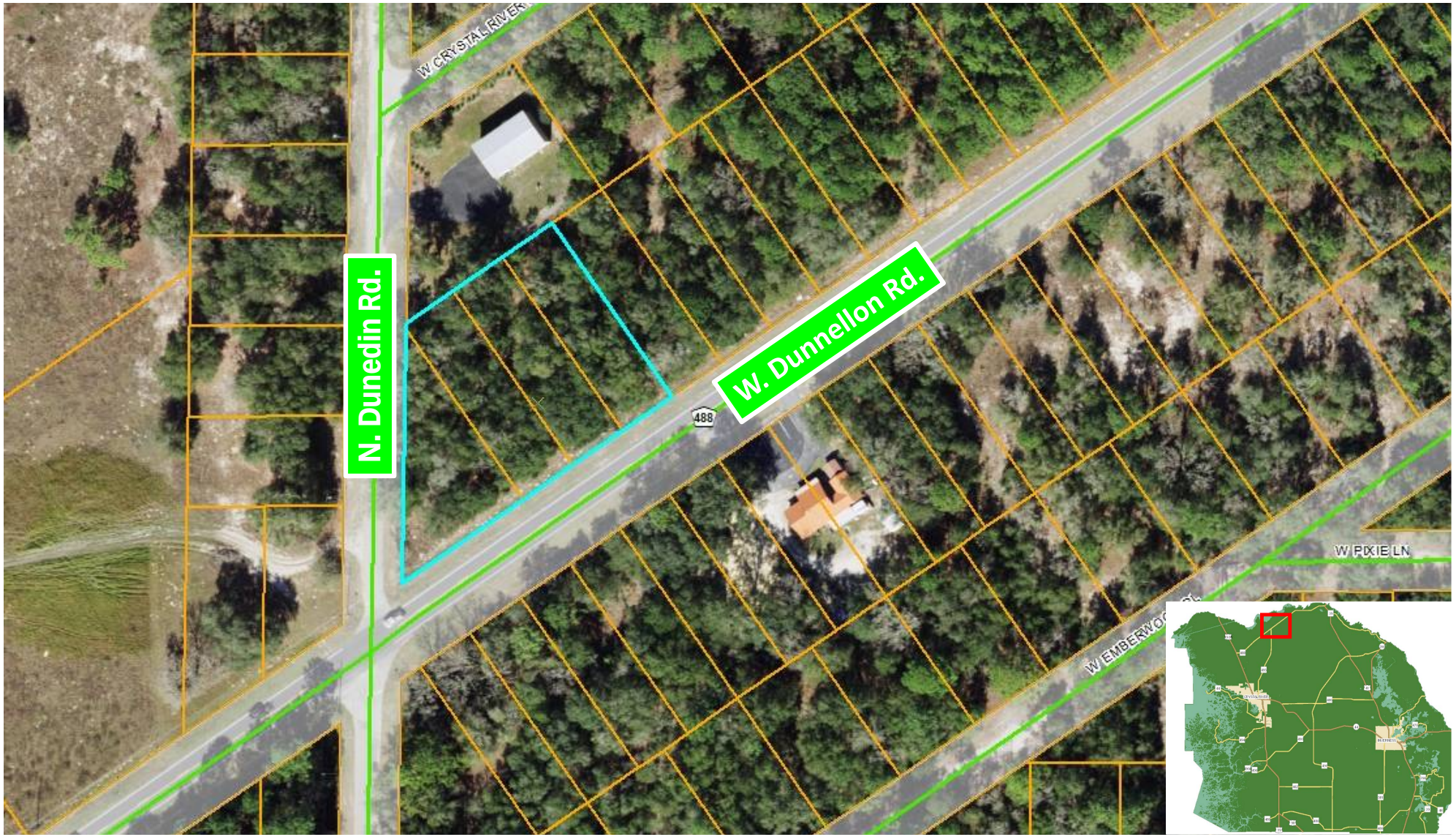
RECOMMENDED ACTION:

Conduct a public hearing on February 17, 2022, to review and consider AA-22-02, Emily Zediker

AA-22-02

Emily Zediker

Attachment: Coordinator powerpoint (19886 : AA-22-02 Emily Zediker)



Attachment: Coordinator powerpoint (19886 : AA-22-02 Emily Zediker)



Attachment: Coordinator powerpoint (19886 : AA-22-02 Emily Zediker)



Attachment: Coordinator powerpoint (19886 : AA-22-02 Emily Zediker)



Attachment: Coordinator powerpoint (19886 : AA-22-02 Emily Zediker)



Attachment: Coordinator powerpoint (19886 : AA-22-02 Emily Zediker)



Attachment: Coordinator powerpoint (19886 : AA-22-02 Emily Zediker)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
ATLAS AMENDMENT APPLICATION

Application No.: AA-22-02 Date: 12/9/21

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

Applicant*
Name: Emily Zediker
Address: 9215 SW 93rd Loop
City: Dunnellon
State: Florida Zip: 34432
Home No.: _____ Cell No.: (757)8101215
Work No.: _____ Fax No.: _____
Email: dr.pokezed@gmail.com

Property Owner
Name: Emily Zediker
Address: 9215 SW 93rd Loop
City: Dunnellon
State: Florida Zip: 34432
Home No.: _____ Cell No.: (757)8101215
Work No.: _____ Fax No.: _____
Email: dr.pokezed@gmail.com

Property Description: Section: 11 Township: 17 South Range: 17 East
Legal Description: RAINBOW ESTS UNIT 1 PB 3 PG 37 LOTS 20, 21, 22 and 23 BLK B
Subdivision: RAINBOW ESTATES UNIT 1 Lot(s): 20-23 Block/Parcel: B
Alternate Key #: 2405342 Parcel ID: 17171100100008002000
Acreage: 0.84

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

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

Applicant Request(s): Change to CL for the purpose of having the land development atlas match the future land use documents/map to allow for wholesale nurseries.
Directions to Property: Left onto Co Rd 491, Left onto FL-44, Right onto N. Turkey Oak Dr. Right onto N. Citrus Ave, #Turn right onto W. Dunnellon Rd, Turn left onto N. Duncan Rd. Lots will be on the north corner of W. Dunnellon Rd and N. Duncan Rd

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

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

Signature: _____

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 Emily Zediker, who is personally known to me or provided FLORIDA DRIVERS LICENSE as identification and who did not take an oath.

WITNESS my hand and official seal this 8 day of December, 2021

Keturah Ann Williams
Printed Name
Keturah Ann Williams
Notary Public - State of Florida

Seal

KETURAH ANN WILLIAMS
Notary Public - State of Florida
Commission # HH 022401
My Comm. Expires Jul 22, 2024
Bonded through National Notary Assn.

For Staff Use Only
Date: 12/09/21
Time: _____
Initials: JP

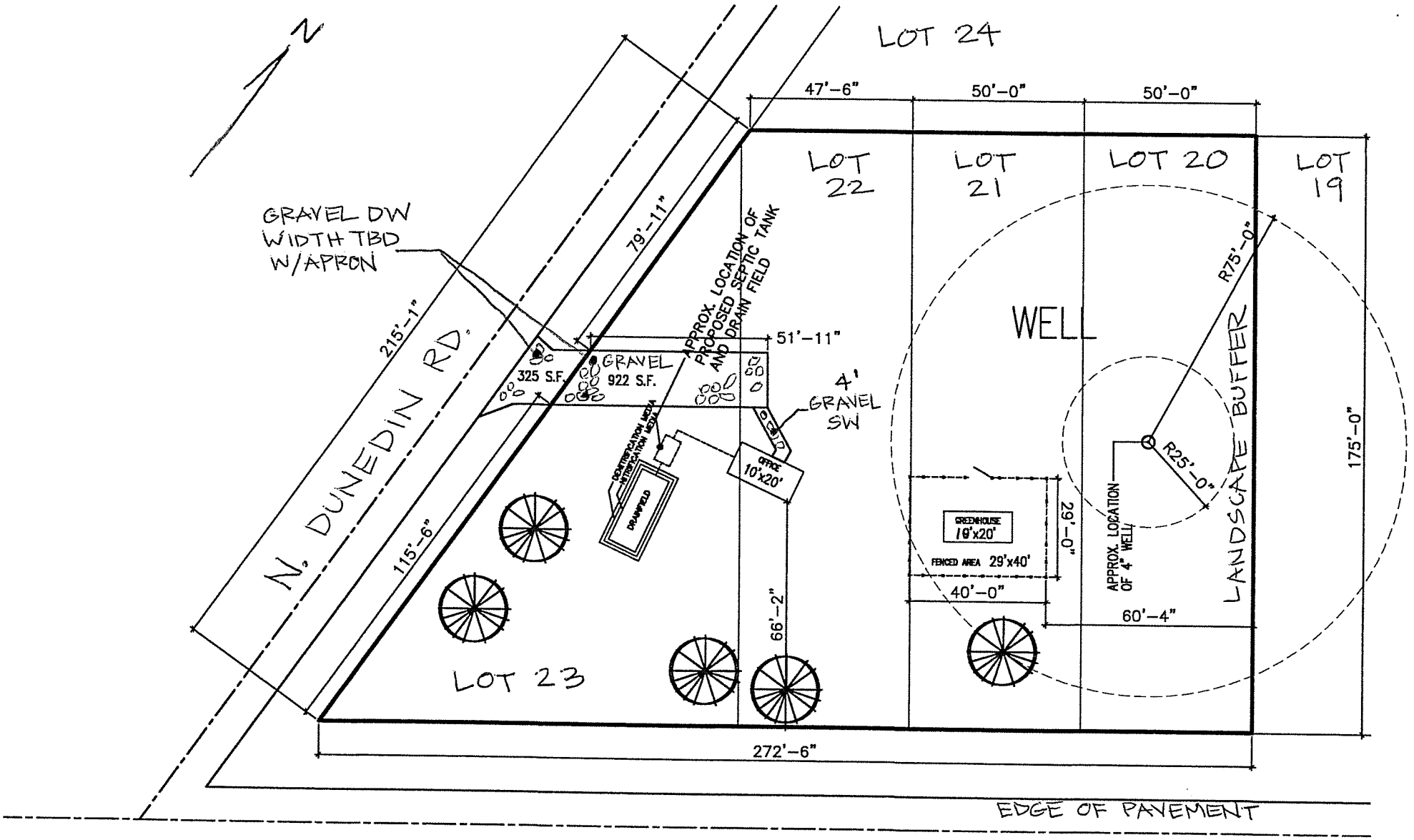
RECEIVED
DEC 9 2021
AA 22-02

ATF: _____ GFLUM Des: _____
QTR: _____ FZ: _____
LUD: _____

Revised July, 2017

Attachment: Applicant submittal (19886 : AA-22-02 Emily Zediker)

☆ PRELIM ☆



7653 W. DUNNELLON RD.

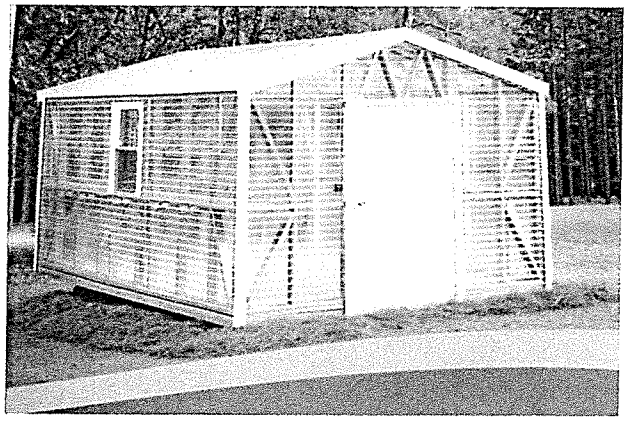
(LOTS 20-23)
BLK B
RAINBOW ESTS UNIT 1

RECEIVED
DEC 22 2021
AA-22-02
Lan

Attachment: Applicant submittal (19886 : AA-22-02 Emily Zediker)

7653 W Dunnellon Road

The purpose of the submittal for 7653 W Dunnellon Road is to get the FLUM and Atlas zoning to match. FLUM states that the property is to be used according to CL zoning. I would like to use this lot as a wholesale nursery growing small trees for bonsai and diverse types of plants and flowers used for landscaping. On the property I propose to have a small private driveway coming off N Dunedin Rd. A small 10x 20 Lark Greenhouse like the image below would be fenced in over gravel in a central location on the lot. This greenhouse will be used for propagation of cuttings and protection for seedlings until they can be planted. In the future I would like to purchase a small office for storage and convenience of having a bathroom on site. The trees on the lot are to have the canopy trimmed. I do not intend to remove any mature trees except those needed to provide space for the office or septic system. This will be a family owned and operated nursery by a full-time local resident family. Thank you for the consideration.



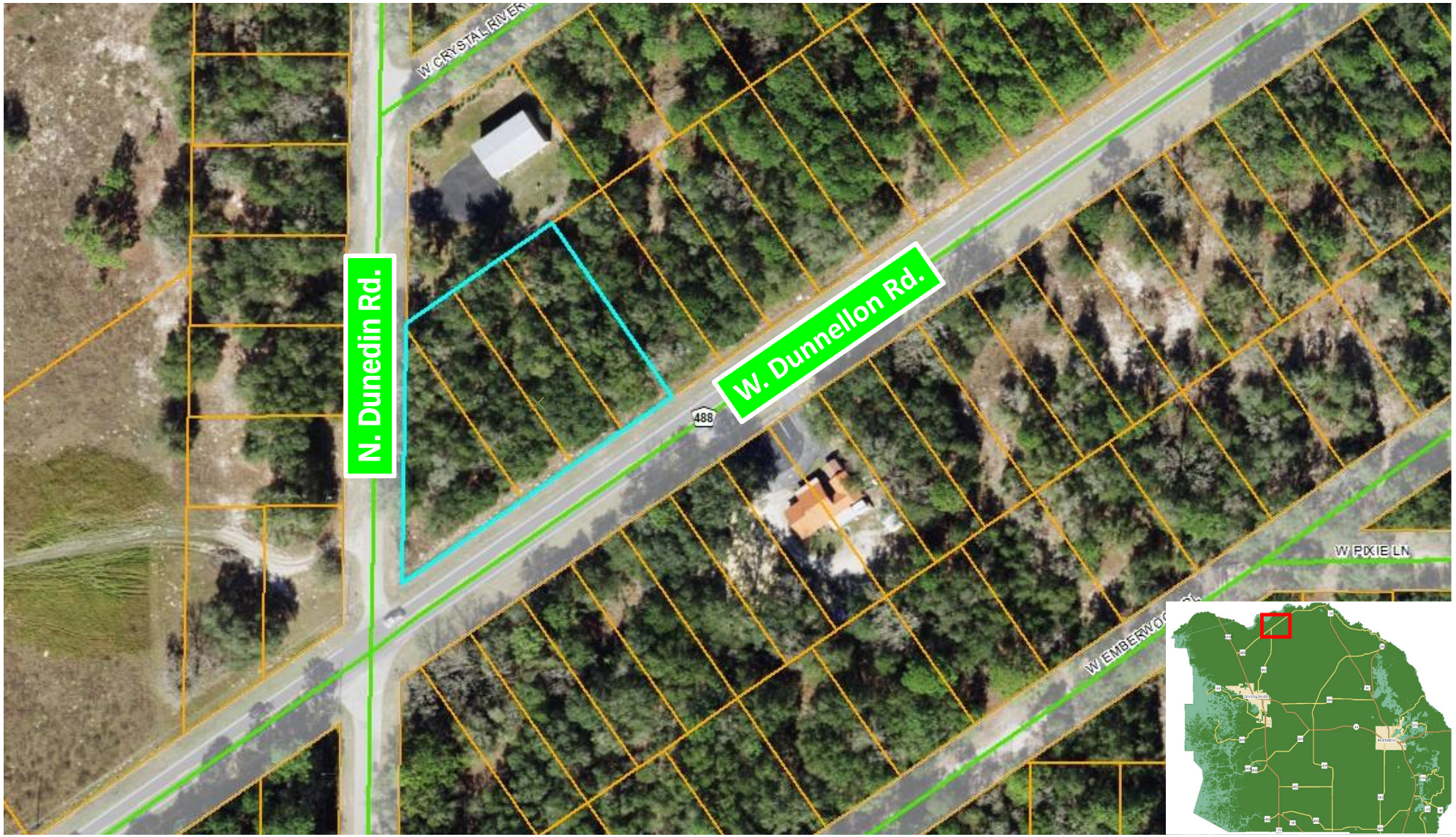
RECEIVED
DEC 22 2021
AA 22-02
Land Development Division

Attachment: Applicant submittal (19886 : AA-22-02 Emily Zediker)

AA-22-02

Emily Zediker

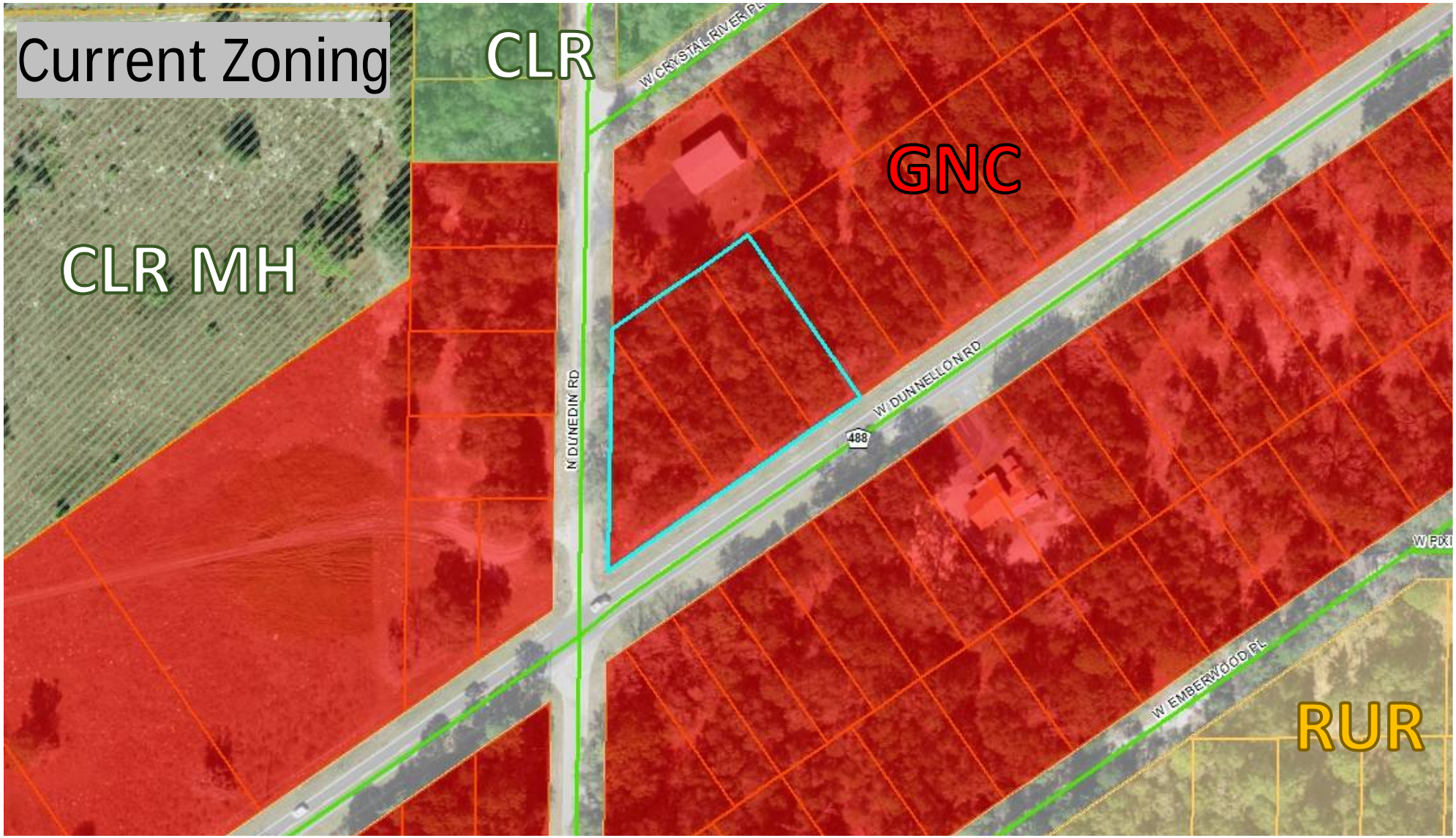
Attachment: Planner powerpoint (19886 : AA-22-02 Emily Zediker)



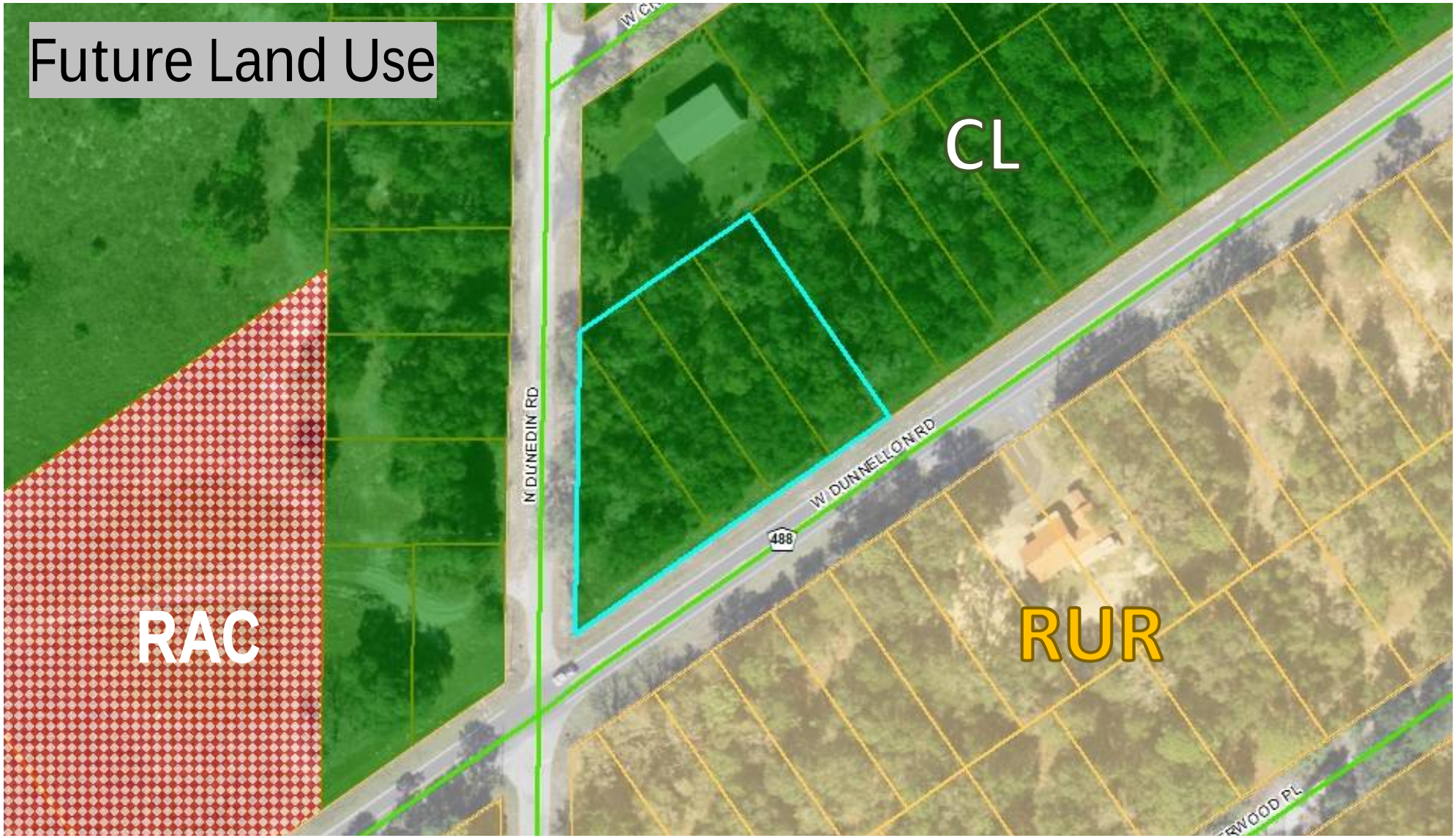
Attachment: Planner powerpoint (19886 : AA-22-02 Emily Zediker)



Attachment: Planner powerpoint (19886 : AA-22-02 Emily Zediker)



Attachment: Planner powerpoint (19886 : AA-22-02 Emily Zediker)



Attachment: Planner powerpoint (19886 : AA-22-02 Emily Zediker)

PM2-22-8

DEPARTMENT OF GROWTH MANAGEMENT
ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION

APPLICATION NUMBER AA-22-02 Emily Zediker
DATE: January 18, 2022
PREPARED BY: Jennifer Perkins, Planner; Land Development Division

This application is a request to amend the Land Use Atlas Map (LUAM) of the Land Development Code.

LAND USE ATLAS MAP REQUEST:	From: GNC, General Commercial District To: CL, Low Intensity Coastal and Lakes District
LOCATION:	Section 11, Township 17 South, Range 17 East; specifically, Lots 20-23, Block B, of Rainbow Estates Unit 1, Plat Book 3, Page 32, (AK 3405342), which address is known as 10243 N. Dunedin Rd., and multiple addresses on W. Dunnellon Rd., Dunnellon, FL. A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 0.84 acres
SURROUNDING FUTURE LAND DESIGNATION:	North – CL, Low Intensity Coastal and Lakes District South – RUR, Rural Residential District East – CL, Low Intensity Coastal and Lakes District, and RUR, Rural Residential District West – CL, Low Intensity Coastal and Lakes District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATION:	North – GNC, General Commercial District South – GNC, General Commercial District East – GNC, General Commercial District West – GNC, General Commercial District
SURROUNDING EXISTING LAND USES:	North – Commercial Storage South – W. Dunnellon Rd., Vacant Commercial East – Vacant Commercial West – N. Dunedin Rd., Vacant Commercial

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the area is Tavares Fine Sand, 0 to 5 percent slopes. The soil is described as moderately well drained, with slight to moderate limitations to development. The subject properties are located in Flood Zone X, as found on the Flood Insurance Rate Map 12017C0064D.

Attachment: Staff Report and locator map (19886 : AA-22-02 Emily Zediker)

BACKGROUND AND ANALYSIS

Rainbow Estates Unit 1 subdivision, located north of W. Dunnellon Rd., a major collector roadway, and on both east and west sides of N. Dunedin Rd., a local public road, was platted in 1958. The request is to change the Land Use designation from General Commercial District (GNC) to Low Intensity Coastal and Lakes District (CL) for Lots 20-23, Block B. The lots are currently vacant, wooded, and have a Future Land Use designation of CL. The applicant would like to develop the lots with a wholesale nursery.

The lots in total are approximately 0.84 acres in size. Most of the surrounding lots are vacant. There is a non-residential metal storage building directly north of the parcels. The lots are outside of the Planned Service Area and are on well and septic. The lots are located in the Coastal, Lakes, and Rivers Region and near a Rural Activity Center District (RAC) but outside of it.

Consistency with the Land Development Code (LDC) - The applicant has proposed that the existing lots' zoning of General Commercial District (GNC) be amended to Low Intensity Coastal and Lakes District (CL) to develop the lots as a wholesale nursery. Wholesale nursery is a permitted use in the Low Intensity Coastal and Lakes District. The applicant has not submitted a Planned Unit Development. The site plan submitted is conceptual in nature. This amendment would align with the Comprehensive Plan's Future Land Use designation of CL. The following are just a few other uses that are permitted in CL:

- Home Occupation
- Day Care Centers (Conditional Use)
- Houses of Worship (Conditional Use)
- Croplands/Pastures
- Government Facility

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

Policy 17.1.3 The County LDC shall contain standards for development which will implement the Future Land Use Map (FLUM) and the prescribed types and intensities of land uses found within the plan.

Staff comment – The application proposes an atlas amendment that is consistent with the FLUM.

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.

Attachment: Staff Report and locator map (19886 : AA-22-02 Emily Zediker)

Staff comment –The application proposes an atlas amendment that is consistent with the Comprehensive Plan by changing the GNC designation to CL.

Summary of Agency Comments: At this time, no agency input has been received.

Summary of Public Comments: At this time, no public input has been received.

PROPOSED FINDINGS OF FACT

1. This request is to re-designate approximately 0.84 acres from GNC to CL on the Land Use Atlas Map.

2. The lots take access from a local public road and a major collector roadway.

3. The FLUM designation of the lots is CL.

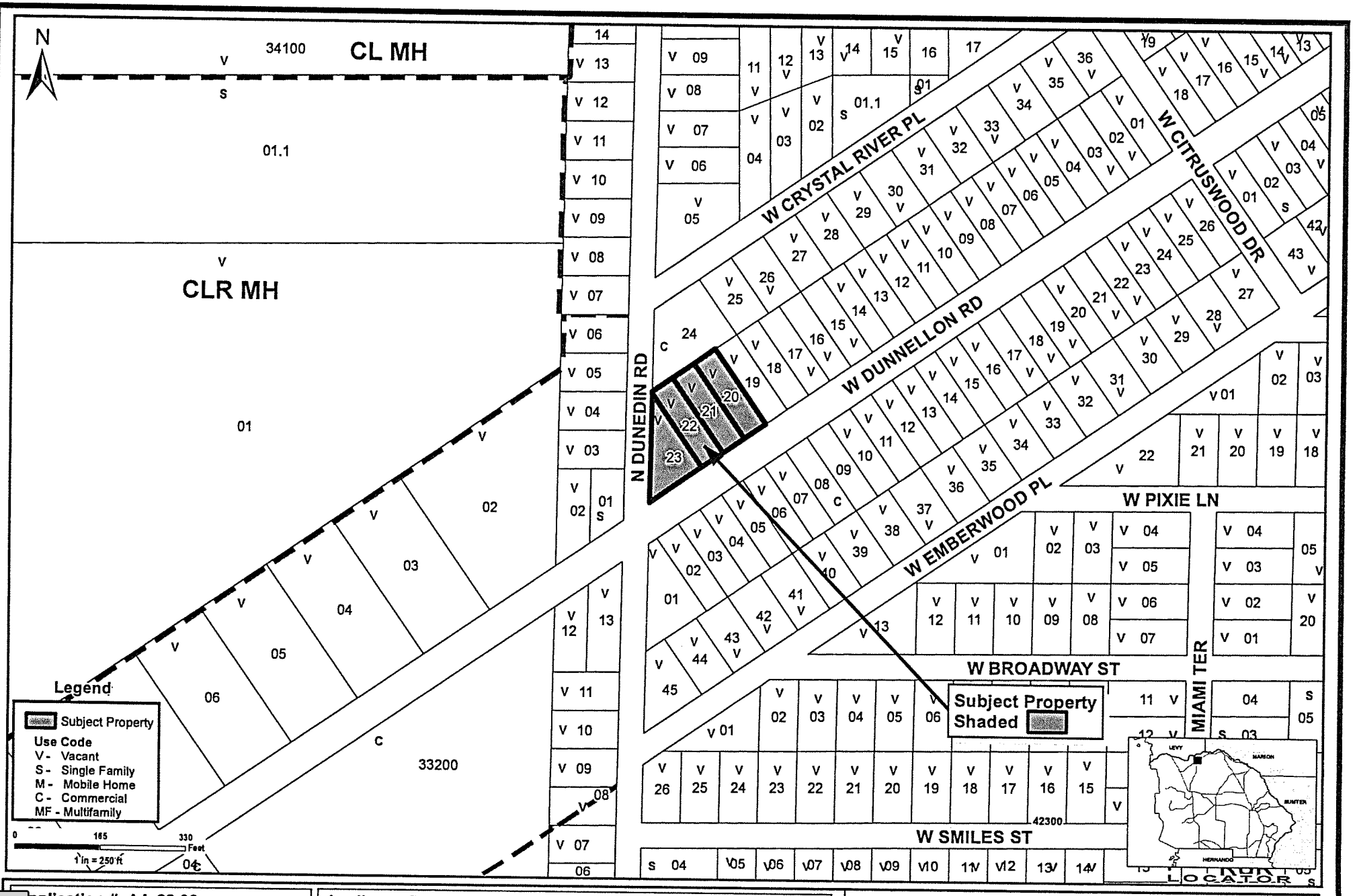
4. The site does not have central water or sewer.

SUMMARY OF FINDINGS

The application proposes to redesignate approximately 0.84 acres from GNC to CL on the LDC Atlas. The amendment is consistent with the policies of the Comprehensive Plan as identified in this report. Granting this request will not adversely affect the public interest and would be generally compatible with adjacent properties and other properties in the district.

JP/cb

Attachment: Staff Report and locator map (19886 : AA-22-02 Emily Zediker)



Application #: AA-22-02

Applicant: Emily Zediker

Proposal: Redesignate approximately 0.84 acres from GNC to CL and develop the lots with a wholesale nursery

Location: 10243 N. Dunedin Rd., Dunnellon

S-T-R - 11-17-17 SW

Land Use Atlas: GNC, General Commercial District

Planner Initials: JP **Date:** 1/5/22

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: December 20, 2021
Source: Enterprise Geodatabase
Map Number: WB0000748

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

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

Attachment: Staff Report and locator map (19886 : AA-22-02 Emily Zediker)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith
AGENDA DATE:	**February 17, 2022**

BRIEF OVERVIEW:

This request is to vacate two alleys lying adjacent to Lots 4 and 5, Block 67, Town of Homosassa, as recorded in Plat Book 1, Page 6 and Prescriptive Plat Book 1, Pages 35-43, public records of Citrus County, Florida (Section 32, Township 19 South, Range 17 East), which address is 5505 S. Magnolia Avenue, Homosassa, FL.

BUDGET IMPACT/FUNDING SOURCE:

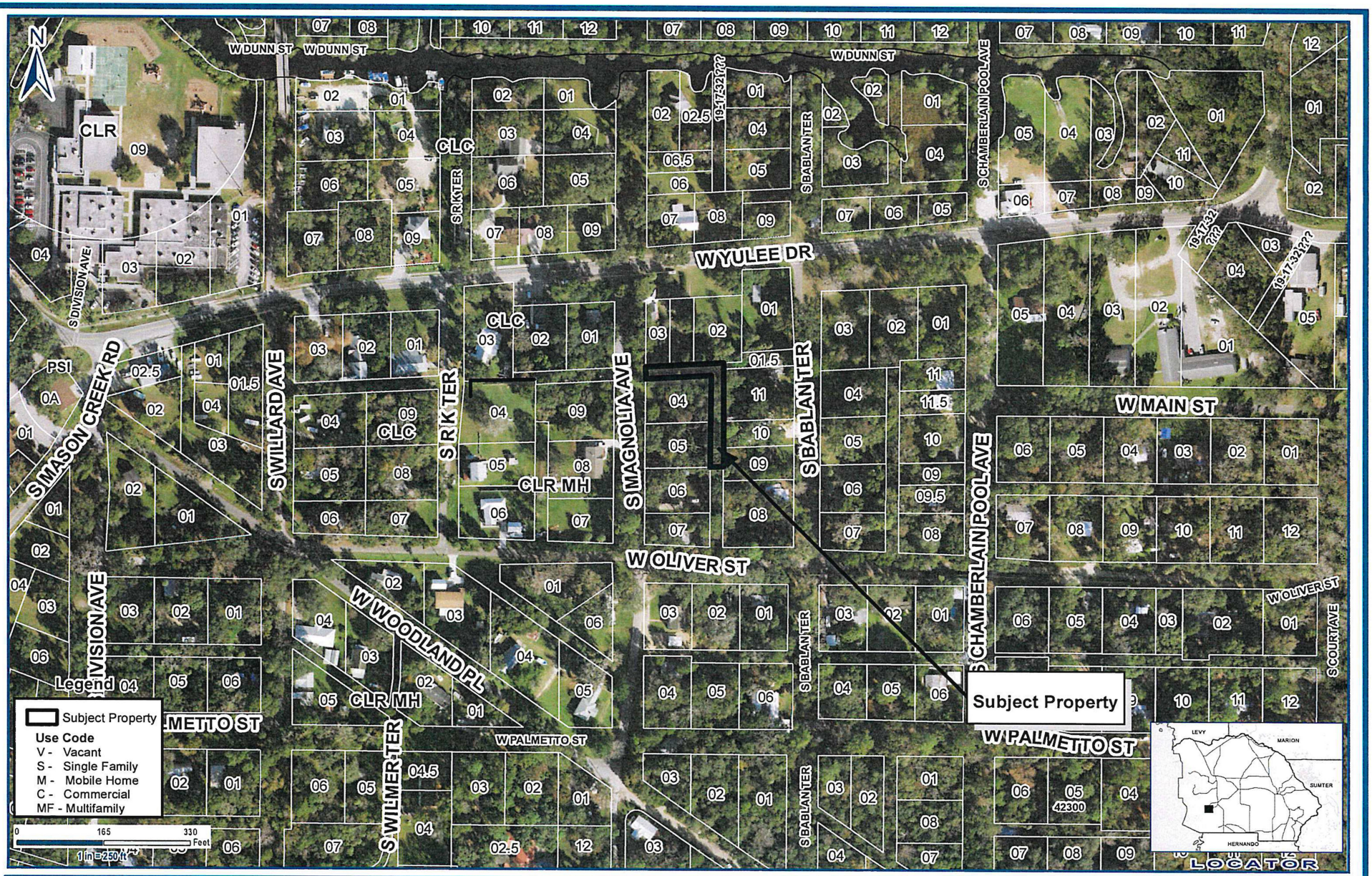
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Conduct a public hearing on February 17, 2022, to review and consider SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith



Attachment: PDC coordinator pp (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



Application #: SV-21-04	Applicant: Stillwell for Griffith
Proposal: Vacate two alleys lying adjacent to Lots 4 and 5, Block 67, Homosassa Town Plat	Location: 5505 S Magnolia Ave, Homosassa
Land Use Atlas: CL	S-T-R - 32-19-17 SW
	Planner Initials: _____ Date: _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: December 21, 2021
Source: Enterprise Geodatabase
Map Number: WB0000757

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

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

Attachment: PDC coordinator pp (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



Attachment: PDC coordinator pp (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



Attachment: PDC coordinator pp (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



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

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

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

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

December 2, 2021

Hand Delivery

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

RE: Lisa Lee Griffith; Alternate Key #1148863
5505 S Magnolia Avenue, Homosassa, Florida
Street/Alley - Vacation

Joanna:

On behalf of my client Lisa Griffith, I enclose the attached County plat/easement vacation application with supporting materials. The alleys to be vacated are side and rear lot. They have historically and currently serve no purpose. The survey (Exhibit "D-1") depicts the location of the alleys. The client seeks to vacate the unused alleys to utilize the increased lot area for its single family use. There are no utility issues per collected consents (attached as Exhibit "B"). Exhibit "E" the O&E Report, reflects client title and no encumbrances. Also an abutter list is enclosed. For year 2021, taxes have been paid. No access issues are created and remaining lots still have access to utilities from public streets.

As you are aware, the vacation of the unused platted alleys in the Plat of Old Homosassa (as re-platted) has been a common historical occurrence. This request is similar. Please review for completeness. A filing fee of $700.00 enclosed. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure
cc: Client w/o encl.

RECEIVED
DEC 0 3 2021
SV 21-04
Land Development Division

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

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

STREET/PLAT VACATION APPLICATION

Application No.: SV 21-04 Date: 12-3-21

* Agent for Petitioner .

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

Petitioner(s)
Name: Lisa Griffith
Address: 5505 S Magnolia Avenue
City: Homosassa
State: Florida Zip: 34448
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 32 Township: 19 South Range: 17 East
Legal Description: See Exhibits "A" and "D-1"
Subdivision: 000976 Homosassa Town Plat Lot(s): 4 & 5 Block/Parcel: 67
Alternate Key #: 1148863 Parcel ID:

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

Applicant Request (purpose of vacation): Alley way to be vacated is not improved. It provides no access to other abutting lots - each has a street access point. The vacation increases the lots useable area. Historically, alleys on Old Homosassa plat have been routinely vacated to serve abutting lots.

Directions to the Property from Lecanto: See Exhibit "A"

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

Signature: _____

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 1st day of December, 2021.

Carla Venard
Printed Name

_____
Notary Public - State of Florida

Seal

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

For Staff Use Only
Date: 12/3/21
Time: _____
Initials: SW

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

SV 21-04

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

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

SUBMITTAL REQUIREMENTS FOR STREET/PLAT VACATION

X	Completed Application for Street/Plat Vacation (form in packet)
X	Applicable filing fee as required by Resolution adopted by the Board of County Commissioners. Make check(s) payable to Citrus County Board of County Commissioners. Applicant will also be billed for advertising and postage fees. In accordance with the requirements of the Citrus County Land Development Code (Ord. 2012-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. No application shall be processed for final adoption until all fees are paid. (Please refer in packet to page entitled "Costs Involved in a Petition for a Street/Plat Vacation.")
Ex."E"	Ownership & Encumbrance Report prepared by a Title Company, which includes a legal description of property to be vacated, ownership of property to be vacated, and a list of the names and addresses of all owners of property abutting the area to be vacated.
Ex. "H"	Petition (see sample in packet).
Ex."B"	Letters from all utilities that service the area (telephone company, cable TV, electric service, water provider, sewer provider, gas provider, mosquito control) indicating that they have no easements or utilities that require relocation and no future plans to construct utilities or otherwise utilize the rights-of-way at issue.
X	Letter of authorization as applicable (form in packet).
Ex."G"	For Plat Vacations, submit a duplicate copy of tax receipt demonstrating that taxes have been paid on property to be vacated. (Duplicate copies of tax receipts can be obtained from tax collector's office.) [Ref: F.S. 177.101.(4)]
Ex."I"	For Plat Vacations, person making application shall submit proof of legal publication giving notice of their intention to apply to the Citrus County Board of County Commissioners to vacate said plat either in whole or in part. The legal notice must run in not less than two weekly issues of a newspaper of general circulation in Citrus County in which the tract or parcel of land is located. (See sample notice in packet.) [Ref. F.S. 177.101.(4)]

STREET VACATIONS WILL REQUIRE SUBMITTAL OF A SURVEY THAT INDICATES HOW THE APPLICATION AREA (IF APPROVED) WILL BE ADDED TO THE ADJACENT LOTS. THIS SURVEY MUST BE SUBMITTED PRIOR TO PLACEMENT OF A STREET VACATION APPLICATION ON THE BOARD OF COUNTY COMMISSIONERS.

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

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

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation __X__Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 32 Township 19 Range 17 Alternate Key # 1148863

Lot/Parcel 4 & 5 Block 67

Subdivision 000976 Homosassa Town Plat

I, Lisa Griffith, owner of the above described property,
(Name of Owner)

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

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

SIGNATURE: Lisa Griffith
Lisa Griffith (Signature of Owner)

STATE ~~OF FLORIDA~~ Georgia
COUNTY ~~OF CITRUS~~ DeKalb

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

WITNESS my hand and official seal this 27 day of October 21.

Katrina Lett
Printed Name

Notary Public - State of Florida Georgia

KATRINA LETT NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES AUGUST 11 2023

SV 21-04

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Exhibit List
Lisa Griffith – Street (Alley) Vacation
5505 S Magnolia Avenue, Homosassa, Florida

Exhibit "A" – PA data printout, Deed and Directions

Exhibit "B" – Utility Letters
(1) Charter/Spectrum
(2) Century Link
(3) Duke Energy – To be provided
(4) Central Florida Gas/Florida Public Utilities (To be provided upon availability)
(5) Homosassa Special Water District
(6) Citrus County Mosquito Control District

Exhibit "C-1" – Aerial
"C-2" – Citrus County General Parcel Map

Exhibit "D-1" –Survey
"D-2" – Alley Legal Description/Sketch

Exhibit "E" –O & E Report – To be provided upon availability

Exhibit "F" – Application Text

Exhibit "G" – Tax Receipt

Exhibit "H" – Petition

Exhibit "I" – Proof of Publication

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

SV 21-04

Exhibit "A"

Altkey: 1148863
GRIFFITH LISA LEE

Parcel ID: 17E19S320010 00670 0040
5505 S MAGNOLIA AVE , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	2310 - HOMOSASSA
Tax District	00WD - HOMOSASSA SPECIAL WATER
Subdivision	000976 - HOMOSASSA TOWN PLAT
Short Legal	TOWN OF HOMOSASSA PB 1 PG 6 LOTS 4 & 5 BLK 67
Est. Parcel Sqft	22,032
Est. Parcel Acres	.51
Map SC-TW-RG	32-19S-17E

Mailing Address

Name	GRIFFITH LISA LEE
Mailing Address	5505 S MAGNOLIA AVE HOMOSASSA FL 34448

All Owners

Name	Owner Type
GRIFFITH LISA LEE	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	$20,100	$700	$20,800	$20,800	$0	$20,800	$0	$328.43	Link
2020	$20,100	$86,528	$106,628	$106,628	$0	$106,628	$0	$1,795.56	Link

Buyer Beware!

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

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
07/14/2021	$410,000	3187/0584	00-WARRANTY DEED	I
05/29/2020	$20,000	3064/0965	00-WARRANTY DEED	I
02/01/1994	$100	1023/1097	01-CORRECTIVE/QC/TD/COT	I

SV 21-04

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

01/01/1994	$56,719 1019/0572	17-17	I
04/01/1993	$100 0979/1482	03-SAME FAMILY/DEED FOL	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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
07/24/2020	202007502	REPLACEMENT OF SFD ONLY (202006179 DEMO EXISTING HOME) **NOC FOR SFD ONLY O/R BK	$225,000	01/14/2021
05/29/2020	202006179	DEMO EXISTING HOME W/ALL ATTACHED AND UNATTACHED STRUCTURES ON SITE *NOC N/A*	$2,500	
10/01/1988	97799	CARPORT AND SCREEN ROOM	$1,997	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	2.00	.0					CLRMH

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	2021
Total FLA	2,052
Total Under Roof	3,134
Exterior Wall	05 - COMPOSITION SIDING WD FRAME
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	2021	2,052
1	GARAGE FINISHED	2021	614

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

1	OPEN PORCH FIN	2021	171
1	OPEN PORCH FIN	2021	297

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CHAIN LINK FENCE-[1-SF]	2006	4	380	1	1,520	

Total Misc Value

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021049975 BK: 3187 PG: 584 7/22/2021 8:28 AM 1 Receipt: 2021042456
RECORDING $18.50 INDEX $1.00 D DOCTAX PD $2,870.00

Prepared by and Return To:
Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR312106014

For Documentary Stamp Tax purposes the consideration is $410,000.00

Doc Stamp: $2,870.00

APN/Parcel ID(s): 17E19S320010 00670 0040
Tax/Map ID(s): 1148863

WARRANTY DEED

THIS WARRANTY DEED dated July 14, 2021, by Larry Swain a/k/a Larry C. Swain and Frances Swain a/k/a Frances A. Swain, husband and wife, hereinafter called the grantor, to Lisa Lee Griffith, whose post office address is 5505 S. Magnolia Ave, Homosassa, FL 34448, 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 grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot (s) 4 and 5, Block 67, Town Plat of Homosassa, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 6, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

SV 21-04

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021049975 BK: 3187 PG: 585 7/22/2021 8:28 AM 2 Receipt: 2021042456
RECORDING $18.50 INDEX $1.00 D DOCTAX PD $2,870.00

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Print Name

Witness Signature

Print Name

Larry C. Swain

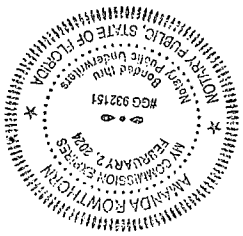
Frances A. Swain

Address: 5505 S. Magnolia Ave
Homosassa, FL 34448

State of FL
County of Citrus

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 14 day of July, 2021 by Larry C. Swain & Frances A. Swain, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires:



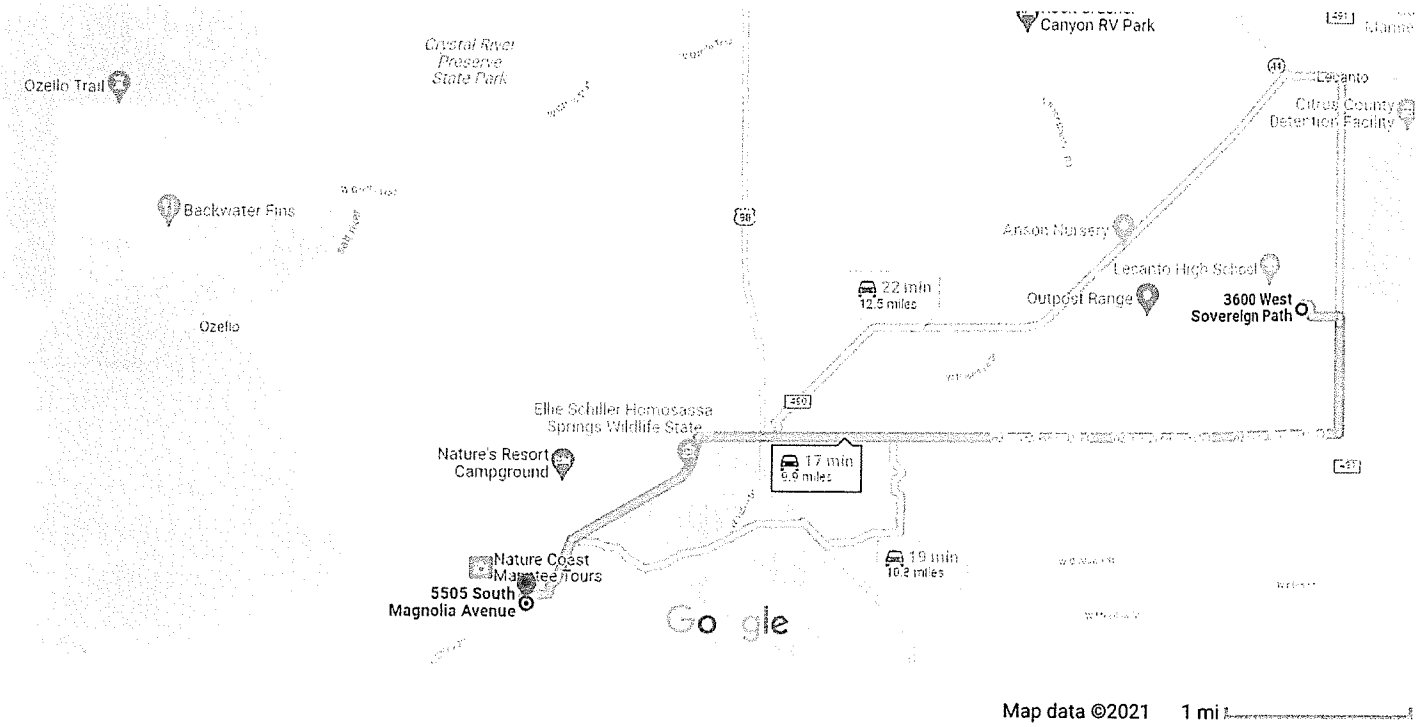
Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

X: SV 21-04

Google Maps

3600 West Sovereign Path, Lecanto, FL to 5505 S Magnolia Ave, Homosassa, FL 34448

Drive 9.9 miles, 17 min



3600 W Sovereign Path

Lecanto, FL 34461

Take W Educational Path to Co Rd 491

2 min (0.4 mi)

1. Head southeast on W Sovereign Path

374 ft

2. Turn right toward W Educational Path

0.1 mi

3. Turn left onto W Educational Path

0.3 mi

Take W Grover Cleveland Blvd to S Magnolia Ave in Homosassa

15 min (9.4 mi)

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

1.1 mi

5. Turn right onto W Grover Cleveland Blvd

5.4 mi

6. Continue onto W Halls River Rd

0.6 mi

7. Turn left onto W Fishbowl Dr

1.6 mi

SV 21-04

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

8. W Fishbowl Dr turns slightly left and becomes W Yulee Dr

0.8 mi

9. Turn left onto S Magnolia Ave

Destination will be on the left

37 s (328 ft)

5505 S Magnolia Ave

Homosassa, FL 34448

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

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

SV 21-04

Exhibit "B-1"

Charter
COMMUNICATIONS

November 5, 2021

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
Post Office Box 250
Inverness, Florida 34451-0250
(352) 726-6767
(352) 726-8283-Facsimile
caslaw@tampabay.rr.com

Re: Lisa Griffith, Street Vacation: Homosassa Florida,
Alt Key 11458863, Section 32, Township 19, Range 17

Dear Clark Stillwell

Please be advised that Spectrum does not have conflict with vacating the location on your request, as we have no facilities within the alley. Please let me know if I can be of further assistance.

Sincerely,

Joe Goddard
Construction Coordinator, Spectrum West Florida
2850 S Lecanto Hwy
Lecanto FL, 34446

SV 21-04

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Exhibit "B-2"

CenturyLink

11/16/2021

Lisa Griffith
c/o Clark A. Stillwell, LLC
Attn; Clark Stillwell
320 U. S. Highway 41 South
Inverness, FL 34450

No Reservations/No Objection

SUBJECT: Partial Vacation of a 25' Wide Alley in Block 67 of the Town of Homosassa. According to the plat recorded in Plat Book 1, Page 5 of the Public Records of Citrus County, FL.

To Whom It May Concern:

Embarq Florida, Inc., d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you would like to discuss this vacate request, please contact Bill Paul at 727-449-3544 or william.d.paul@centurylink.com

Sincerely yours,

Mike Pietlukiewicz
Contract Manager III
CenturyLink
P839710

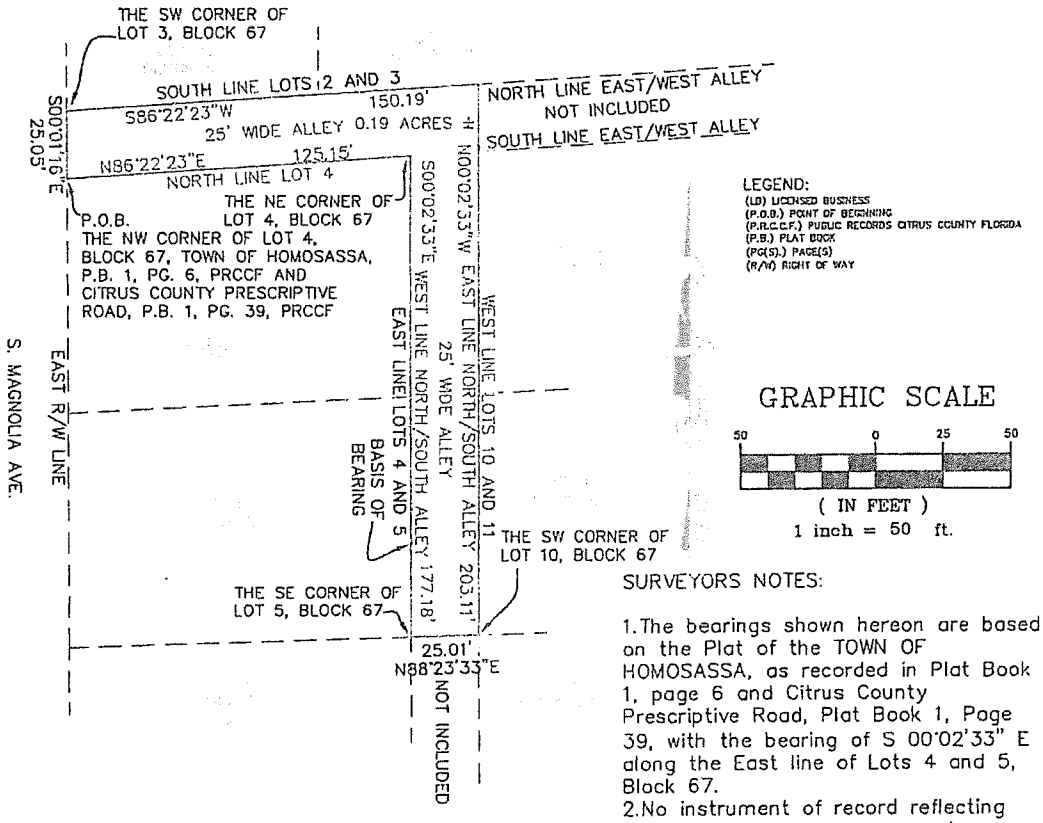
SV 21-04

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of the alleys in Block 67 of the TOWN OF HOMOSASSA, according to the map or plat thereof as recorded in Plat Book 1, Page 6, Public Records of Citrus County, Florida, also as shown in Citrus County Prescriptive Road, Plat Book 1, Page 39, Public Record of Citrus County, Florida, being further described as follows:
Begin at the NW corner of Lot 4, Block 67, of the TOWN OF HOMOSASSA, according to the map or plat thereof as recorded in Plat Book 1, Page 6, Public Records of Citrus County, Florida, also as shown in Citrus County Prescriptive Road, Plat Book 1, Page 39, Public Record of Citrus County, Florida, said point also being on the East right-of-way line of S. Magnolia Ave; thence N 86° 22' 23" East along the North line of said Lot 4, said line also being the South line of a 25 foot wide East, West alley of said plat, 125.15 feet to the NE corner of said Lot 4, thence S 00° 02' 33" E along the East line of said Lot 4 and the East line of Lot 5 of said Block 67, said line being the West line of a 25 foot wide North, South alley of said Plat, 177.18 feet to the SE corner of said Lot 5; thence N 88° 23' 33" E, 25.01 feet to the SW corner of Lot 10 of said Block 67, thence N 00° 02' 33" W along the West line of said Lot 10 and the West line of Lot 11 of said Block 67, said line also being the East line of North, South alley, 203.11 feet to a point on the South line of Lot 2 of said Block 67, said point also being on the North line of the aforementioned East, West 25 foot alley, thence S 86° 22' 23" W along the said South line of said Lot 2 and the South line of Lot 3 of said Block 67, 150.19 feet to the East right-of-way line of the aforementioned S . Magnolia Ave; thence S 00° 01' 16" E along said East right-of-way line, 25.05 feet to the POINT OF BEGINNING.
Containing 0.19 acres more or less.



SURVEYORS NOTES:

1. The bearings shown hereon are based on the Plat of the TOWN OF HOMOSASSA, as recorded in Plat Book 1, page 6 and Citrus County Prescriptive Road, Plat Book 1, Page 39, with the bearing of S 00°02'33" E along the East line of Lots 4 and 5, Block 67.
2. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
3. The land depicted by this sketch may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
4. This is not a boundary survey.

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
This Survey Map and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

DECRIPTION AND SKETCH FOR ALLEY VACATION

Citrus County, Florida

Project No.: 20277 Field Book: N/A DRAWN BY: CEB
Scale: 1" = 50' Field Date: N/A Sheet 1 Of 1

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

SV 21-04

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Exhibit "B -3"

Street Vacation
Lots 4 & 5, Block 67
Plat Book 1, Page 6
Homosassa, Florida
Section 31, Township 19S, Range 17E

COMMENTS

X — We agree to the stated partial plat vacation.

_____ We object to the partial plat vacation. If so, please state why.

_____ We agree to the partial plat vacation but require an alternate easement or access, either (1) concurrently with vacation resolution or (2) an easement at the time of permitting.

Natalie Haney, Research Specialist
Duke Energy

Comment:

SV 21-04

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Exhibit "B -5"

Homosassa Special Water District

PO Box 195
Homosassa, FL 34487

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

Mr. Clark Stillwell

November 4, 2021

RE: Street Vacation request letter from the Homosassa Special Water District
Alternate Key No.: 1148863 Section 32, Township 19, Range 17

Dear Mr. Stillwell,

The Homosassa Special Water District has no conflict with this vacate.

Please contact me should you have any questions, require more information, or if I can be of any help in resolving this matter.

Thank you,

Jenn Roberts
Office Manager
Homosassa Special Water District
352-628-3740

SV 21-04

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Exhibit " B 6"

CITRUS COUNTY MOSQUITO CONTROL DISTRICT

Commissioners:
Stephanie Adams
AJ Green
Joe Adams

Director:
George Deskins

November 9, 2021

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

RE: Alley vacate – Lots 4 & 5, Block 67, Homosassa Town Plat, Citrus County, Florida, Plat Book 1, Page 6. Alt Key 1148863

Dear Mr. Stillwell,

The Citrus County Mosquito Control District has no easements, utilities, or structures which will be impacted by this request for vacation.
We have no objection with the request as stated.

Sincerely,

George Deskins
Director

SV 21-04

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

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



RECEIVED
DEC 0 2 2021
& SV21-04

Lisa Griffith

Geographic Information Systems

Prepared By : Web User
Date: 11/22/2021
Source: Enterprise Geodatabase

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

Cynthia Skelhorn
Director

This information is to be used for general purposes only. The Citrus County Geographic Information System makes every effort to provide current and accurate data. However, as of the date of publication, the accuracy of all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses arising from or in connection with the use of this information, including but not limited to lost profits, business interruption, loss of data, or loss of goodwill.



RECEIVED
DEC 03 2021
SV 21-04

Lisa Griffith

Geographic Information Systems

Prepared By : Web User
Date: 11/22/2021
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

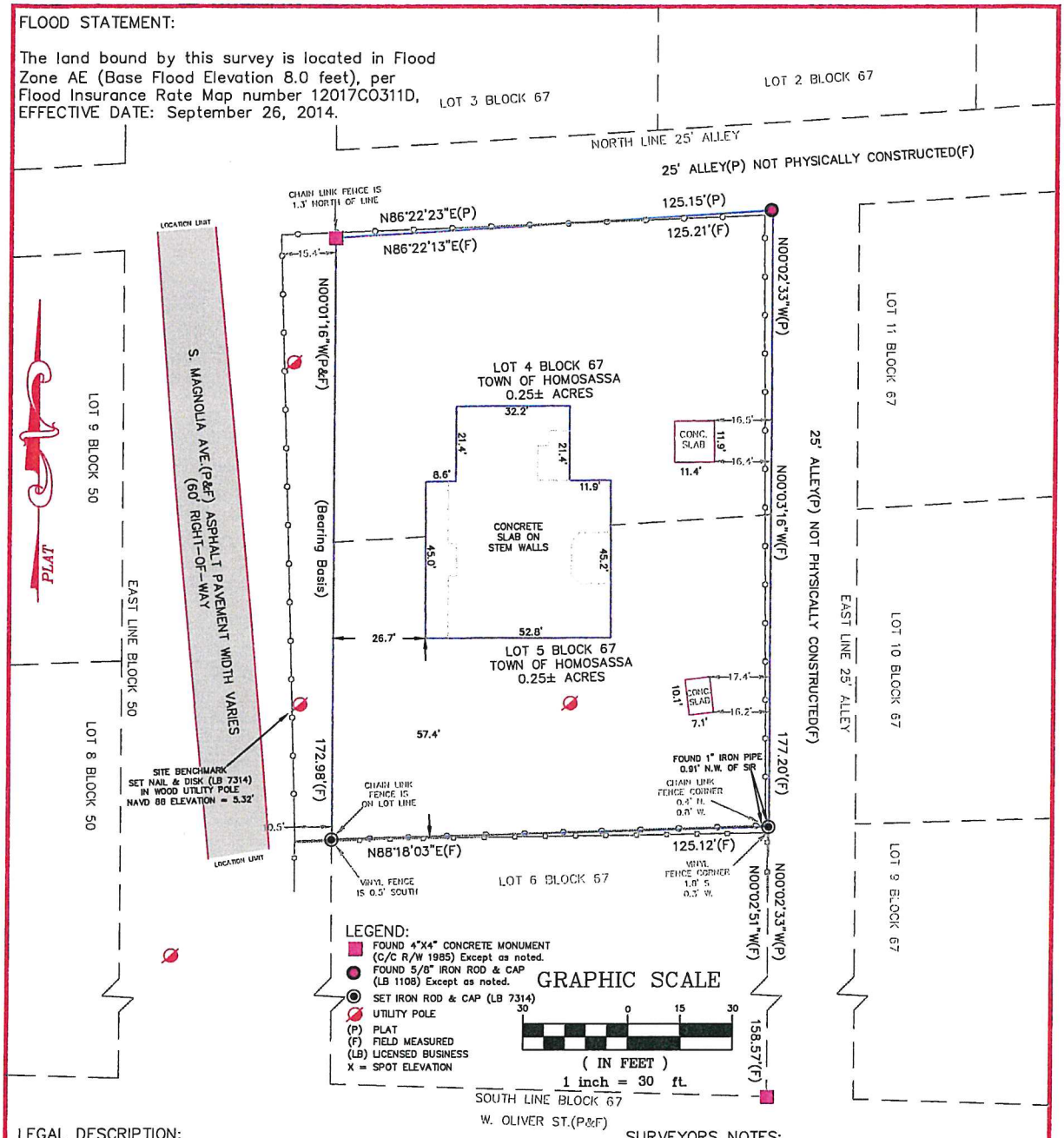
Copyright © 2014 Citrus County B.O.C.C.

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Exhibit "D-1"

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone AE (Base Flood Elevation 8.0 feet), per Flood Insurance Rate Map number 12017C0311D, EFFECTIVE DATE: September 26, 2014.



LEGAL DESCRIPTION:

Lots 4 and 5, Block 67, TOWN OF HOMOSASSA, according to the Plat thereof as recorded in Plat Book 1, Page 6, Public Records of Citrus County, Florida (Commonly known as the "Old Map").

LEGAL NOTE:

Lots 4 and 5, Block 67, can also be found in CITRUS COUNTY PRESCRIPTIVE ROAD PLAT, Prescriptive Plat Book 1, Page 39, of the Public Records of Citrus County, Florida.

SV 21-04

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
This Survey Map and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

SURVEYORS NOTES:

1. The bearings shown hereon are based on the Citrus County Prescriptive Road Plat, Prescriptive Plat Book 1, Page 39, of the Public Records of Citrus County, Florida, with the West Boundary line of Lots 4 and 5 Block 67, held to bear N00°01'16"W, as shown on said Plat.
2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
3. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
4. The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
5. The elevations shown hereon are based on G.P.S. (Global Positioning System) and are NAVD 88..

BOUNDARY SURVEY FOR
Larry and Francis Swain

Citrus County, Florida

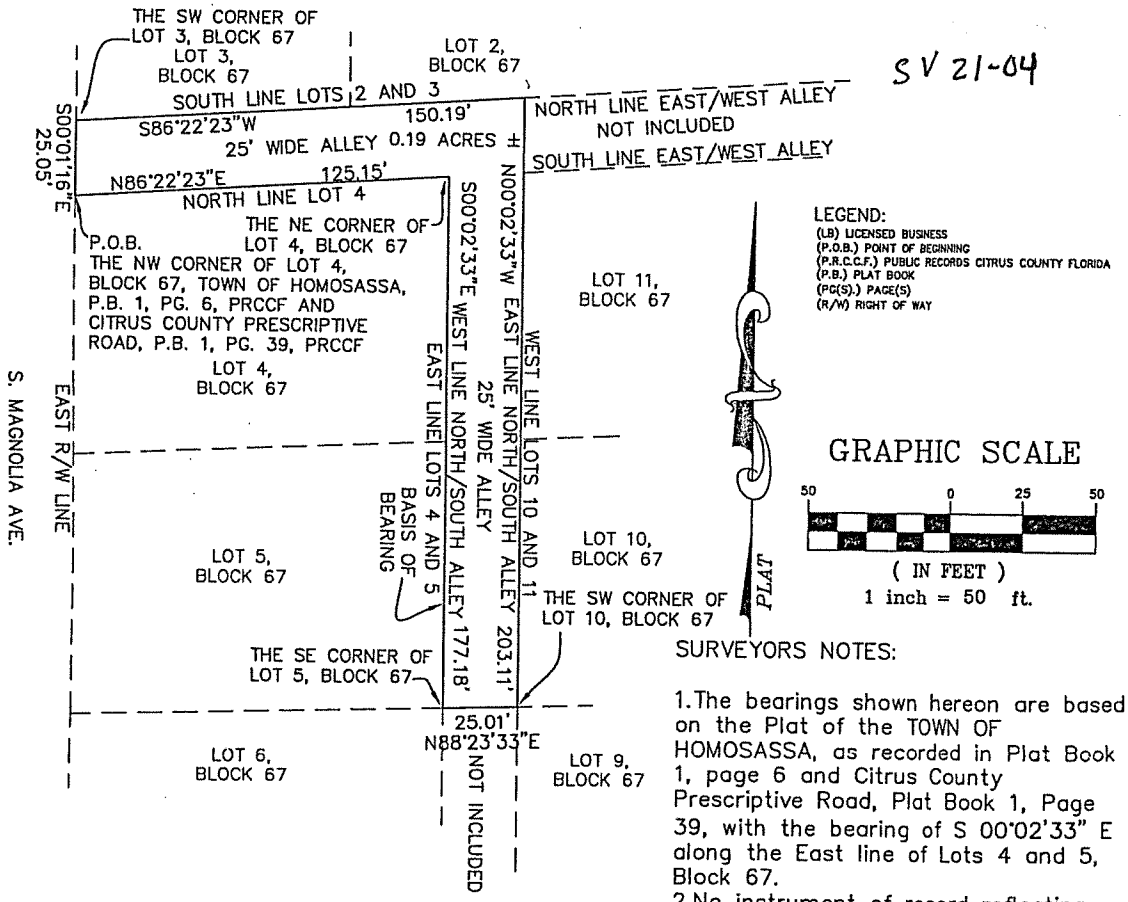
Project No.: 20277	Field Book: 118/38	Drawn By: CEB
Scale: 1" = 30'	Field Date: 09-24-2020	Sheet 1 Of 1

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

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

LEGAL DESCRIPTION: Exhibit "D-2"

A portion of the alleys in Block 67 of the TOWN OF HOMOSASSA, according to the map or plat thereof as recorded in Plat Book 1, Page 6, Public Records of Citrus County, Florida, also as shown in Citrus County Prescriptive Road, Plat Book 1, Page 39, Public Record of Citrus County, Florida, being further described as follows:
Begin at the NW corner of Lot 4, Block 67, of the TOWN OF HOMOSASSA, according to the map or plat thereof as recorded in Plat Book 1, Page 6, Public Records of Citrus County, Florida, also as shown in Citrus County Prescriptive Road, Plat Book 1, Page 39, Public Record of Citrus County, Florida, said point also being on the East right-of-way line of S. Magnolia Ave; thence N 86° 22' 23" East along the North line of said Lot 4, said line also being the South line of a 25 foot wide East, West alley of said plat, 125.15 feet to the NE corner of said Lot 4, thence S 00° 02' 33" E along the East line of said Lot 4 and the East line of Lot 5 of said Block 67, said line being the West line of a 25 foot wide North, South alley of said Plat, 177.18 feet to the SE corner of said Lot 5; thence N 88° 23' 33' E, 25.01 feet to the SW corner of Lot 10 of said Block 67, thence N 00° 02' 33" W along the West line of said Lot 10 and the West line of Lot 11 of said Block 67, said line also being the East line of North, South alley, 203.11 feet to a point on the South line of Lot 2 of said Block 67, said point also being on the North line of the aforementioned East, West 25 foot alley, thence S 86° 22' 23" W along the said South line of said Lot 2 and the South line of Lot 3 of said Block 67, 150.19 feet to the East right-of-way line of the aforementioned S . Magnolia Ave; thence S 00° 01' 16" E along said East right-of-way line, 25.05 feet to the POINT OF BEGINNING.
Containing 0.19 acres more or less.



SV 21-04

SURVEYORS NOTES:

1. The bearings shown hereon are based on the Plat of the TOWN OF HOMOSASSA, as recorded in Plat Book 1, page 6 and Citrus County Prescriptive Road, Plat Book 1, Page 39, with the bearing of S 00°02'33" E along the East line of Lots 4 and 5, Block 67.
2. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
3. The land depicted by this sketch may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
4. This is not a boundary survey.

Wallace D Higgins 11-4-21

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
This Survey Map and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

DECRIPTION AND SKETCH FOR ALLEY VACATION

Citrus County, Florida

Project No.: 20277	Field Book: N/A	DRAWN BY: CEB	
Scale: 1" = 50'	Field Date: N/A	Sheet 1 Of 1	

GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Fl
Ph: 352.563.1252 Fa

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Exhibit "E"

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

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

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

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

December 1, 2021

Email and US Mail

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

RE: Ownership and Encumbrance Report on Lisa Lee Griffith
Alternate Key #1148863
5505 S Magnolia Avenue, Homosassa, Florida

Ms. Coutu:

Please be advised that we have made a search of the public records of Citrus County, Florida on the aforementioned property through November 30, 2021 at 3:00 p.m. and have found the following to be of record:

Legal Description
Lot(s) 4 and 5, Block 67, Town Plat of Homosassa, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 6, of the Public Records of Citrus County, Florida

TITLE VESTED IN: Lisa Lee Griffith, individually by Warranty Deed, dated July 14, 2021 and recorded on July 22, 2021 in Official Record Book 3187, Page 584, Public Records of Citrus County, Florida.

Warranty deed filed in Official Records Book 3187, Page 584, Public Records of Citrus County, Florida (attached).

And

Warranty Deed filed in Official Records Book 3064, Page 965, Public Records of Citrus County, Florida (attached).

ENCUMBERANCES:

Encumbrances, adverse claims, or other matters, if any created, which may affect title.

NONE

RECEIVED
DEC 08 2021
SV 21-04
Development Division

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

TAXES: The 2020 taxes HAVE been paid. Alternate Key 1148863.

As discussed, local title companies, because of the volume of real estate closings have ceased issuing O & E reports. I have also attached the abutter's list with corresponding map and the title search report dated June 8, 2021; please advise if this suffices. Thank you.

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

SV 21-04

Citrus County
Official Records Search

- Home
- Search
- Support
- Citrus County
- Fee Calculator
- Recording Activity Notification
- E-Certify

SV 21-04

Log On

Name
Document Type
Book/Page
Consideration
Case Number
Instrument Number
Record Date
Legal
Advanced Legal
Quick Search

Party Type	Both	
Name *	Starts With	Griffith Lisa
Document Type		
Document Category	All Categories	
Begin Date	1/1/1980	Yesterday Today Oldest
End Date	11/30/2021	Yesterday Today
	Search the last ... Days	
	Show first 100 records	

Submit ✖ Clear Form ✖ Clear All

Instrument Number Verification
Instrument Number verified through 11/16/2021 (2021079409).

Important Information

Help - Name Search
- Select the Party Type from the drop down
- Enter Last Name followed by First Name like "Smith John"

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

- Select the Document Type
- Select the Document Category
- Select the Town Name
- Select / Enter the Begin Date
- Select / Enter the End Date OR
- Search the last 7, 30 or 90 days from the dropdown
- Show first 100, 500, 1000 or 2000 records from the dropdown
- Click Submit

My List

Results

Hide Results | Clear Results | Print | Export

Returned 21 records of 21

Your Name Search for Name "Griffith Lisa", Document Types "", Begin Date "1/1/1980", and End Date "11/30/2021" returned the following results:

Displaying 25 records per page

First Previous 1 Next

			Status	Name	Grantor	Grantee	Record D	Doc Type	Book	Book	Page	Instrument N	Legal

#			Status	Search Name	Grantor	Grantee	Record Date	Doc Type	Book Type	Book	Page	Instrument #	Legal
1				GRIFFITH LISA D	GRIFFITH LISA D	GRIFFITH JIMMY	08/08/1994	ORDER	OR	1044	2023	823455	L:INJ PROT
2				GRIFFITH LISA DARLETTE	GRIFFITH JIMMY	GRIFFITH LISA DARLETTE	08/10/1994	CRT PPR	OR	1045	0658	823834	
3				GRIFFITH LISA D OBO	CHILD SUPPORT ENFORCEMENT PROGRAM GRIFFITH LISA D OBO STATE OF FLA DEPT OF REVENUE	GRIFFITH JIMMY	01/05/1995	JUDGMENT	OR	1064	0033	841934	L:SUPP
4				GRIFFITH LISA D OBO	CHILD SUPPORT ENFORCEMENT PROGRAM GRIFFITH LISA D OBO STATE OF FLA DEPT OF REVENUE	GRIFFITH JIMMY	01/19/1995	JUDGMENT	OR	1065	1197	843480	L:AMD SUPP
5				GRIFFITH LISA D	CLERK OF COURTS GRIFFITH LISA D	GRIFFITH JIMMY	06/15/1995	JUDGMENT	OR	1085	0090	862360	L:CTF DELINQ SUPPORT

»

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Status | Name | Grantor | Grantee | Record D | Doc Type | Book T | Book | Page | Instrument N | Legal

#	Status	Search Name	Grantor	Grantee	Record Date	Doc Type	Book Type	Book	Page	Instrument #	Legal
6		GRIFFITH LISA D OBO	CHILD SUPPORT ENFORCEMENT PROGRAM GRIFFITH LISA D OBO STATE OF FLA DEPT OF REVENUE	IRVING WILLIAM W	05/08/1996	JUDGMENT	OR	1131	0390	905548	L:CNS MOD SUPP
7		GRIFFITH LISA D	TWO OCEAN FUNDING INC	GRIFFITH LISA D	11/18/1996	DEED	OR	1158	1817	931991	L: 5 Blk: 21 Sub: WITHLAPOPKA ISLANDS U: 3
8		GRIFFITH LISA D	GRIFFITH LISA D	TWO OCEAN FUNDING INC	11/18/1996	MORTGAGE	OR	1158	1818	931992	L: 5 Blk: 21 Sub: WITHLAPOPKA ISLANDS U: 3
9		GRIFFITH LISA D	GRIFFITH LISA D	TWO OCEAN FUNDING INC	10/13/1997	DEED	OR	1209	1088	978505	L: 5 Blk: 21 Sub: WITHLAPOPKA ISLANDS U: 3
10		GRIFFITH LISA D	GRIFFITH LISA D	GRIFFITH JIMMY	10/21/1997	ORDER	OR	1210	1714	979615	L:SUPP ETC
11		GRIFFITH LISA D	TWO OCEAN FUNDING INC	GRIFFITH LISA D	12/04/1998	SATISFCN	OR	1277	0597	1045121	L:OR BK 1158 PG 1818
12		GRIFFITH LISA D OBO	CHILD SUPPORT ENFORCEMENT PROGRAM GRIFFITH LISA D OBO STATE OF FLA DEPT OF REVENUE	IRVING WILLIAM	02/16/1999	ORDER	OR	1289	0512	1056658	L:SUPP
13	STANDARD	GRIFFITH LISA DARLETTE YATES IRVING	GRIFFITH LISA DARLETTE YATES IRVING	KINSEY ANTHONY EDWARD	07/06/2005	JUDGMENT	OR	1877	2080	2005059113	
14	STANDARD	GRIFFITH LISA DARLETTE YATES	MILLER JASON MARTIN	GRIFFITH LISA DARLETTE YATES	10/17/2006	MARRIAGE	OR	2059	1915	2006070839	
15	STANDARD	GRIFFITH LISA	CASALL ANTHONY A	GRIFFITH LISA IRVING BRANDY	06/06/2007	JUDGMENT	OR	2131	2422	2007034284	
16	STANDARD	GRIFFITH LISA DARLETTE YATES IRVING	GRIFFITH LISA DARLETTE YATES IRVING	KINSEY ANTHONY EDWARD	05/03/2011	CRT PPR	OR	2417	0982	2011018730	
17	V	GRIFFITH LISA L	MITCHELL JAMES H MITCHELL MARY L MITCHELL MARY LOU	GRIFFITH LISA L	02/06/2018	DEED	OR	2679	2465	2018005778	L: 10 Blk: 18 Sub: TOWN OF HOMOSASSA

N/A

»

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

			Status	Name	Grantor	Grantee	Record D	Doc Type	Book	Book	Page	Instrument N	Legal

#			Status	Search Name	Grantor	Grantee	Record Date	Doc Type	Book Type	Book	Page	Instrument #	Legal
18	n/a	✣	V	GRIFFITH LISA	MITCHELL JAMES H MITCHELL MARY L	GRIFFITH LISA	08/21/2019	DEED	OR	2998	2234	2019043622	L: 1 Blk: 85 Sub: TOWN OF HOMOSASSA L: 2 Blk: 85 Sub: TOWN OF HOMOSASSA PT L3 ETC
19	n/a	✣	V	GRIFFITH LISA	GRIFFITH LISA	LARRY TATE CONTRACTOR LLC	04/14/2020	NOT COMM	OR	3053	1086	2020019635	L: 2 Blk: 55 Sub: TOWN OF HOMOSASSA PT L3
20	n/a	✣	V	GRIFFITH LISA L	GRIFFITH LISA L	BANNON GREG BANNON PEGGY	08/10/2020	DEED	OR	3081	1679	2020041218	L: 10 Blk: 85 Sub: TOWN OF HOMOSASSA
21		✣	V	GRIFFITH LISA LEE	SWAIN FRANCES SWAIN FRANCES A SWAIN LARRY SWAIN LARRY C	GRIFFITH LISA LEE	07/22/2021	DEED	OR	3187	0584	2021049975	L: 4 Blk: 67 Sub: TOWN PLAT OF HOMOSASSA L: 5 Blk: 67 Sub: TOWN PLAT OF HOMOSASSA

First Previous 1 Next

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

»

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021049975 BK: 3187 PG: 584 7/22/2021 8:28 AM 1 Receipt: 2021042456
RECORDING $18.50 INDEX $1.00 D DOCTAX PD $2,870.00

Prepared by and Return To:
Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR312106014

For Documentary Stamp Tax purposes the consideration is $410,000.00

Doc Stamp: $2,870.00

APN/Parcel ID(s): 17E19S320010 00670 0040
Tax/Map ID(s): 1148863

WARRANTY DEED

THIS WARRANTY DEED dated July 14, 2021, by Larry Swain a/k/a Larry C. Swain and Frances Swain a/k/a Frances A. Swain, husband and wife, hereinafter called the grantor, to Lisa Lee Griffith, whose post office address is 5505 S. Magnolia Ave, Homosassa, FL 34448, 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 grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot (s) 4 and 5, Block 67, Town Plat of Homosassa, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 6, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021049975 BK: 3187 PG: 585 7/22/2021 8:28 AM 2 Receipt: 2021042456
RECORDING $18.50 INDEX $1.00 D DOCTAX PD $2,870.00

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Print Name

Witness Signature

Print Name

Larry C. Swain

Frances A. Swain

Address: 5505 S. Magnolia Ave
Homosassa, FL 34448

State of FL
County of Citrus

The foregoing instrument was acknowledged before me by means of [1] physical presence or [ ] online notarization, this 14 day of July, 2021, by Larry C. Swain & Frances A. Swain, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
Notary Public Underwriters
Bonded thru
#GG 032151
AMANDA ROWTHORN
MY COMMISSION EXPIRES
FEBRUARY 2, 2024

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020028121 BK: 3064 PG: 965 6/2/2020 3:40 PM 1 Receipt: 2020024614
RECORDING $27.00 D DOCTAX PD $140.00

Prepared by and Return To:
Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR312005036

For Documentary Stamp Tax purposes the consideration is $20,000.00

APN/Parcel ID(s): 17E19S320010 00670 0040
Tax/Map ID(s): 1148863

WARRANTY DEED

THIS WARRANTY DEED dated May 29, 2020, by Wallace E. Griggs and Jennie L. Griggs, husband and wife hereinafter called the grantor, to Larry Swain and Frances Swain, husband and wife, whose post office address is 3745 S Springbreeze Way, Homosassa, FL 34448, 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 grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot (s) 4 and 5, Block 67, Town Plat of Homosassa, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 6, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

That the relationship of the parties as husband and wife continued uninterrupted by divorce, legal separation or otherwise from January 21, 1993, up to and including the present time of conveyance dated May 29, 2020.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020028121 BK: 3064 PG: 966 6/2/2020 3:40 PM 2 Receipt: 2020024614
RECORDING $27.00 D DOCTAX PD $140.00

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Daniel N. Johnson
Print Name

Witness Signature

Mary Jo Poole
Print Name

Wallace E. Griggs

Address: PO Box 160
Homosassa, FL 34487

State of Louisiana
~~County~~ Parish of Washington

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 29th day of May, 2020, by Wallace E. Griggs and, who is personally known to me or who has produced State of LA license as identification.

Signature

Melissa Stevens
Print Name

Print Title

Serial No. (if any)

[Seal]

Melissa Stevens
Notary Public
Notary ID No. 154590
Washington Parish, Louisiana

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020028121 BK: 3064 PG: 967 6/2/2020 3:40 PM 3 Receipt: 2020024614
RECORDING $27.00 D DOCTAX PD $140.00

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Kathryn L. Craft
Witness Signature

KATHRYN L. CRAFT
Print Name

Jennifer S. Link
Witness Signature

Jennifer S. Link
Print Name

Jennie L. Griggs
Jennie L. Griggs

Address: 138 Lake Ada Circle
Sanford, FL 32773

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of May, 2020, by Jennie L. Griggs, who is personally known to me or who has produced FL Driver License as identification.

[Seal]

Notary Public State of Florida
Jennifer Sutton Link
My Commission GG 335459
Expires 05/16/2023

Jennifer S. Link
Signature

Jennifer S. Link
Print Name

Notary
Print Title

GG335459
Serial No. (if any)

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

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

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1148863		00WD	

GRIFFITH LISA LEE
5505 S MAGNOLIA AVE
HOMOSASSA, FL 34448

5505 S MAGNOLIA AVE

TOWN OF HOMOSASSA PB 1 PG 6 LOTS 4 & 5 BLK 67

Exemptions:

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	20,800	0	20,800	6.1937	128.83
Transportation Trust	20,800	0	20,800	0.5972	12.42
Health Department	20,800	0	20,800	0.0626	1.30
Library	20,800	0	20,800	0.3207	6.67
Fire District	20,800	0	20,800	0.0000	0.00
Stormwater	20,800	0	20,800	0.0000	0.00
Fire Rescue EMS	20,800	0	20,800	0.5881	12.23
Schools Local Req'd Effort	20,800	0	20,800	3.5690	74.24
Schools Capital Outlay	20,800	0	20,800	1.5000	31.20
Schools Discretionary	20,800	0	20,800	0.7480	15.56
Homosassa Water Dist	20,800	0	20,800	1.3307	27.68
SWFWMD General	20,800	0	20,800	0.2535	5.27
Mosquito Control	20,800	0	20,800	0.4307	8.96
			TOTAL	15.5942	$324.36

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$328.43	See reverse side for important information.

If Paid By	Nov 30, 2021				
Please Pay	$0.00				

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

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

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1148863		00WD	

RETURN WITH PAYMENT.

GRIFFITH LISA LEE
5505 S MAGNOLIA AVE
HOMOSASSA, FL 34448

5505 S MAGNOLIA AVE

TOWN OF HOMOSASSA PB 1 PG 6
LOTS 4 & 5 BLK 67

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

If Paid By	Nov 30, 2021				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Paid 11/22/2021 Receipt # 000-21-00009381 $315.29 11/19/2021 Effective Date

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

List of Property Owners

1. Amy Kelley and David Maki
   5531 S Magnolia Avenue, Homosassa, FL 34448

2. Anna Kirkland, Archie Brass and Robert Brass
   5549 S Magnolia Avenue, Homosassa, FL 34448

3. Michael and Bethane Vanefsky
   PO Box 2247, Lakeland, FL 33806

4. David Lemonde and Brandi McCabe
   80 Bay Street, Englewood, FL 34223

5. Mark and Judy Rigggs
   5510 S Bablan Terrace, Homosassa, FL 34448

6. John and Pamela Phelps
   5500 S Bablan Terrace, Homosassa, FL 34448

7. Kerry Fowler
   11936 W Waterway Drive, Homosassa, FL 34448

8. Brenda Wright
   7232 E Gospel Island Road, Inverness, FL 34450

9. Agnes Thompson
   PO Box 133, Homosassa, FL 34487

10. Brian Thompson
    PO Box 133, Homosassa, FL 34487

11. Brian and Susan Conner
    PO Box 262, Homosassa, FL 34487

12. Gregory and Sandra Keener, Joann Hurst
    190 Scroggs Road, Franklin, NC 28734

13. Sean and Kelly Daugherty
    10670 W Oliver Street, Homosassa, FL 34448

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

14. Douglas and Kim Bossick
11119 W Yamassee Lane, Homosassa, FL 34448

15. Jeffrey and Deborah Knoll
8155 38th N, St. Petersburg, FL 33710

16. Diana Lynn
10921 W Misty Rose Street, Homosassa, FL 34448

17. Hollie Kramer
11510 W Island Ct., Homosassa, FL 34448

18. Teddy and Dina Spann
40506 West 3rd Avenue, Umatilla, FL 32784

19. James and Angela Luce
22932 Will Murphy Road, Umatilla, FL 32784

20. Neal Reynolds
PO Box 625, Homosassa, FL 34487

21. Desiree Head
5536 S Chamberlain pool Avenue, Homosassa, FL 34448

22. Jesse Gooslin
330 Mix Avenue, Columbus, OH 43228

23. Alice Ward
4044 NW 20th Terrace, Gainesville, FL 32605

24. Richard Bechtold
6552 Moorings Pt Cir. 201, Lakewood Ranch, FL 34202

25. Robert Downs
PO Box 252, Homosassa, FL 34487

26. Myrtle Johnson
PO Box 405, Homosassa, FL 34487

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

27. Jerome Mitchell
PO Box 251, Homosassa, FL 34487

28. Christopher Caka and Allison Poletto
115 Kendalia Circle, Spring Branch, TX 78070

29. Masood Family, LLC
11815 Sea Shadow Bend, Pearland, TX 77584

30. Melissa Corrigan and James Rinehart
5481 S R K Terrace, Homosassa, FL 34448

31. Kathleen Ziegler and Girard Parmenter
5505 S R K Terrace, Homosassa, FL 34448

32. Robert Downs
PO Box 252, Homosassa, FL 34487

33. Bull Frog Property, LLC
PO Box 10045, Saint Petersburg, FL 33733

34. Pamela Lockwood
PO Box 596, Homosassa, FL 34487

35. John Huggins
1705 W Wildwood Ct., Tampa, FL 33604

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



500 ft. abutter map - Griffith

Geographic Information Systems

Cynthia Skelhorn
Director

Prepared By : Web User
Date: 12/1/2021
Source: Enterprise Geodatabase

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

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

Citrus County shall not be liable for any claims, demands, or lawsuits whether used for this information, including but not limited to, claims that rely upon the accuracy or timeliness of this information and the county, staying, or distributing of these materials.

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Exhibit "F" - Application Text
Lisa Griffith – Street (Alley) Vacation
5505 S Magnolia Avenue, Homosassa, Florida

I. Site: The applicant Lisa Griffith owns Lots 4 & 5, Block 67, Plat Book 1, Page 6, as restated at Plat Book 1, Page 39. A single family residence is located thereon. The lot size is 22,032 sq. ft. The applicant parcel is bordered on the east and south by an unused alley similar to other lots within the Old Homosassa plat. The alley is vacant and wooded. The other lots which abut the subject alley – Alternate Key #1148847, 1148855, 1148839, 1148928, 1148910 and 1148901. Neither these lots or the applicant use the alley for legal access. There are no utilities to the subject alley. There are no environmental issues associated with the alley. The flood zone is AE. Please note that a portion of the subject alley was vacated by Resolution #92-142 (block 67). See also Resolution 98-066 in block 66.

The intended use of the alley is expansion of existing single family use open space and recreational areas.

II. Plan/LDC Vacation Standards: No access to other lots is impacted, either directly or indirectly, there is no objection from utility providers, no objection from County Engineering as to drainage/stormwater. The Lot(s) post vacation will still have adequate utility access from abutting streets.

The alley vacation is consistent with the Plan's Traffic Element, Page 6-74, Policy 10.4.2. Further the application meets LDC Section 7330. Throughout the Plat of Old Homosassa similar vacations of unused, historically vacant alleys have been approved to allow for a like residential use thereof. The public has no reason or use for the alley and the area is best served by abutters utilizing such.

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

SV 21-04

Exhibit "G"

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

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1148863		00WD	

GRIFFITH LISA LEE
5505 S MAGNOLIA AVE
HOMOSASSA, FL 34448

5505 S MAGNOLIA AVE

TOWN OF HOMOSASSA PB 1 PG 6 LOTS 4 & 5 BLK 67

Exemptions:

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	20,800	0	20,800	6.1937	128.83
Transportation Trust	20,800	0	20,800	0.5972	12.42
Health Department	20,800	0	20,800	0.0626	1.30
Library	20,800	0	20,800	0.3207	6.67
Fire District	20,800	0	20,800	0.0000	0.00
Stormwater	20,800	0	20,800	0.0000	0.00
Fire Rescue EMS	20,800	0	20,800	0.5881	12.23
Schools Local Req'd Effort	20,800	0	20,800	3.5690	74.24
Schools Capital Outlay	20,800	0	20,800	1.5000	31.20
Schools Discretionary	20,800	0	20,800	0.7480	15.56
Homosassa Water Dist	20,800	0	20,800	1.3307	27.68
SWFWMD General	20,800	0	20,800	0.2535	5.27
Mosquito Control	20,800	0	20,800	0.4307	8.96
			TOTAL	15.5942	$324.36

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$328.43	See reverse side for important information.

If Paid By	Nov 30, 2021				
Please Pay	$0.00				

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

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

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1148863		00WD	

RETURN WITH PAYMENT.

GRIFFITH LISA LEE
5505 S MAGNOLIA AVE
HOMOSASSA, FL 34448

5505 S MAGNOLIA AVE

TOWN OF HOMOSASSA PB 1 PG 6
LOTS 4 & 5 BLK 67

SV 21-04

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

If Paid By	Nov 30, 2021				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Paid 11/22/2021 Receipt # 000-21-00009381 $315.29 11/19/2021 Effective Date

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Exhibit "H"

Petition
Lisa Griffith
5505 S. Magnolia Avenue, Homosassa, Florida

The undersigned, hereby petitions this Board to close, vacate, abandon, and discontinue those alley way easements delineated on the recorded Town Plat of Homosassa, recorded in Plat Book 1, Page 6, public records of Citrus County Florida, described as Exhibit "A" to include which is hereby made a part hereof by reference; that petitioner would not inconvenience anyone for the same to be closed, that Petitioner recognizes, acknowledges and accepts the reservation by said County, the right to create any easements upon said vacated lands as may be necessary to further and/or preserve the public health, safety, and welfare, and that Petitioner will pay the expense of public notice of the hearing to determine the advisability of closing the same.

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

Clark A. Stillwell, Attorney for Petitioners
Kevin and Angela Shaffer

SV 21-04

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Exhibit "A"

Begin at the NW corner of Lot 4, Block 67, of the TOWN OF HOMOSASSA, according to the map or plat thereof as recorded in Plat Book 1, Page 6, Public Records of Citrus County, Florida also as shown in Citrus County Prescriptive Road, Plat Book 1, Page 39, Public Record of Citrus County, Florida, said point also being on the East right-of-way line of S. Magnolia Ave; thence N 86' 22' 23" East along the North line of said Lot 4, said line also being the South line of a 25 foot wide East, West alley of said plat, 125.15 feet to the NE corner of said Lot 4, thence S 00' 02' 33" E along the East line of said Lot 4 and the East line of Lot 5 of said Block 67, said line being the West line of a 25 foot wide North, South alley of said Plat, 177.18 feet to the SE corner of said Lot 5; thence N 88' 23' 33' E, 25.01 feet to the SW corner of Lot 10 of said Block 67, thence N 00' 02' 33" W along the West line of said Lot 10 and the West line of Lot 11 of said Block 67, said line also being the East line of North, South alley, 203.11 feet to a point on the South line of Lot 2 of said Block 67, said point also being on the North line of the aforementioned East, West 25 foot alley, thence S 86' 22' 23" W along the said South line of said Lot 2 and the South line of Lot 3 of said Block 67, 150.19 feet to the East right-of-way line of the aforementioned S. Magnolia Ave; thence S 00' 01' 16" E along said East right-of-way line, 25.05 feet to the POINT OF BEGINNING.
Containing 0.19 acres more or less.

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

SV 21-04

Exhibit "I"

Proof of Publication

From the

CITRUS COUNTY CHRONICLE

Crystal River, Citrus County, Florida

PUBLISHED DAILY

STATE OF FLORIDA
COUNTY OF CITRUS
Before the undersigned authority personally appeared

Theresa Holland and/or Tonya Knight and/or Jeanne Ethridge

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the

ROP Ad# : 50017094
Description: 3673-1116 THCRN Clark A. Stillwell, Esq. Notice of Petition to Partially Vacate Platted Easements for Linda Griffith
Legal Advertisement: to run 2 time(s)

Court, was published in said newspaper in the issue of
Date(s) of publication: November 9 & 16, 2021

Affiant further says that the Citrus County Chronicle is a Newspaper published at Crystal River in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Marion County and Levy County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jeanne Ethridge

The foregoing instrument was acknowledged before me

This 17th day of November 2021

By: Theresa Holland and/or Tonya Knight and/or Jeanne Ethridge

Who appeared by (✓) means of physical presence or ( ) via online notarization.

Maria A. Parks

Notary Public

3673-1116 TUCRN

NOTICE OF PETITION
TO PARTIALLY VACATE PLATTED EASEMENTS

The Petitioner, **Clark A. Stillwell, Esq.**, on behalf of **Lisa Griffith**, owner, of the below noted parcels, pursuant to F.S. 177.101(4) hereby give notice of their intention to petition the Citrus County Board of County Commissioners to vacate certain alleyways as described below of the plat of Town of Homosassa, Plat Book 1, Page 6 as shown on Citrus County Prescriptive Road, Plat Book 1, Page 39 to wit:

Begin at the NW corner of Lot 4, Block 67, of the TOWN OF HOMOSASSA, according to the map or plat thereof as recorded in Plat Book 1, Page 6, Public Records of Citrus County, Florida also as shown in Citrus County Prescriptive Road, Plat Book 1, Page 39; Public Record of Citrus County, Florida, said point also being on the East right-of-way line of S. Magnolia Ave; thence N 86' 22' 23" East along the North line of said Lot 4, said line also being the South line of a 25 foot wide East, West alley of said plat, 125.15 feet to the NE corner of said Lot 4, thence S 00' 02' 33" E along the East line of said Lot 4 and the East line of Lot 5 of said Block 67, said line being the West line of a 25 foot wide North, South alley of said Plat, 177.18 feet to the SE corner of said Lot 5; thence N 88' 23' 33" E, 25.01 feet to the SW corner of Lot 10 of said Block 67, thence N 00' 02' 33" W along the West line of said Lot 10 and the West line of Lot 11 of said Block 67, said line also being the East line of North, South alley, 203.11 feet to a point on the South line of Lot 2 of said Block 67, said point also being on the North line of the aforementioned East, West 25 foot alley, thence S 86' 22' 23" W along the said South line of said Lot 2 and the South line of Lot 3 of said Block 67, 150.19 feet to the East right-of-way line of the aforementioned S. Magnolia Ave; thence S 00' 01' 16" E along said East right-of-way line, 25.05 feet to the POINT OF BEGINNING.
Containing 0.19 acres more or less.

BY: Clark A. Stillwell, Esq.
For Lisa Griffith
PETITIONER /OWNER

Published November 9 & 16, 2021

SV21-04

NOTARY PUBLIC STATE OF FLORIDA

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

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joanna Coutu**

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

DATE: **December 6, 2021**

RE: **Griffith – Street Vacation**

Joanna:

Please see attached utility provider letter for the noted application filed last week. This completes the utility provider's consents. Thank you

CAS/cv
Enclosure

RECEIVED
DEC 06 2021
SV 21-04
Land Development Division

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

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

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

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

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

November 4, 2021

Florida Public Utilities Company
Philip Zimmer
3050 N Florida Ave
Hernando FL 34442

Re: Lisa Griffith
Street Vacation; Homosassa, Florida
Alternate Key No.: 1148863
Section 32, Township 19, Range 17

Ladies and Gentlemen:

Our office represents the owner of Lots 4 & 5, Block 67, Homosassa Town Plat, Citrus County, Florida, Plat Book 1, Page 6. The attached map shows the subject area and lots. The client intends to vacate the abutting alley such to utilize the total parcel for a residential use. The alley is vacant. There is a single family house on the abutting parcel. To the best knowledge of client – no utilities are present in the alley.

To start the vacation process, the client needs a written response from your organization as to the vacation petition and impacts, (if any) on existing utility service. As noted the client has indicated there are no existing utility lines for your company using the alley area. Post vacation, the client will continue appropriate service to the parcel via abutting public roads and utilities located in right-of-way.

Please advise if your entity, as utility provider, has any service lines in the subject alley and consents, objects or has conditions to the proposed vacation. To assist, please see the following comment area. We would ask for a prompt response as the client is currently engaged with Citrus County plat vacation process. Should you have any questions, please call. Thank you.

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure
cc: Client

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Street Vacation
Lots 4 & 5, Block 67
Plat Book 1, Page 6
Homosassa, Florida
Section 31, Township 19S, Range 17E

COMMENTS

✓ We agree to the stated partial plat vacation.

_____ We object to the partial plat vacation. If so, please state why.

_____ We agree to the partial plat vacation but require an alternate easement or access, either (1) concurrently with vacation resolution or (2) an easement at the time of permitting.

Florida Public Utilities

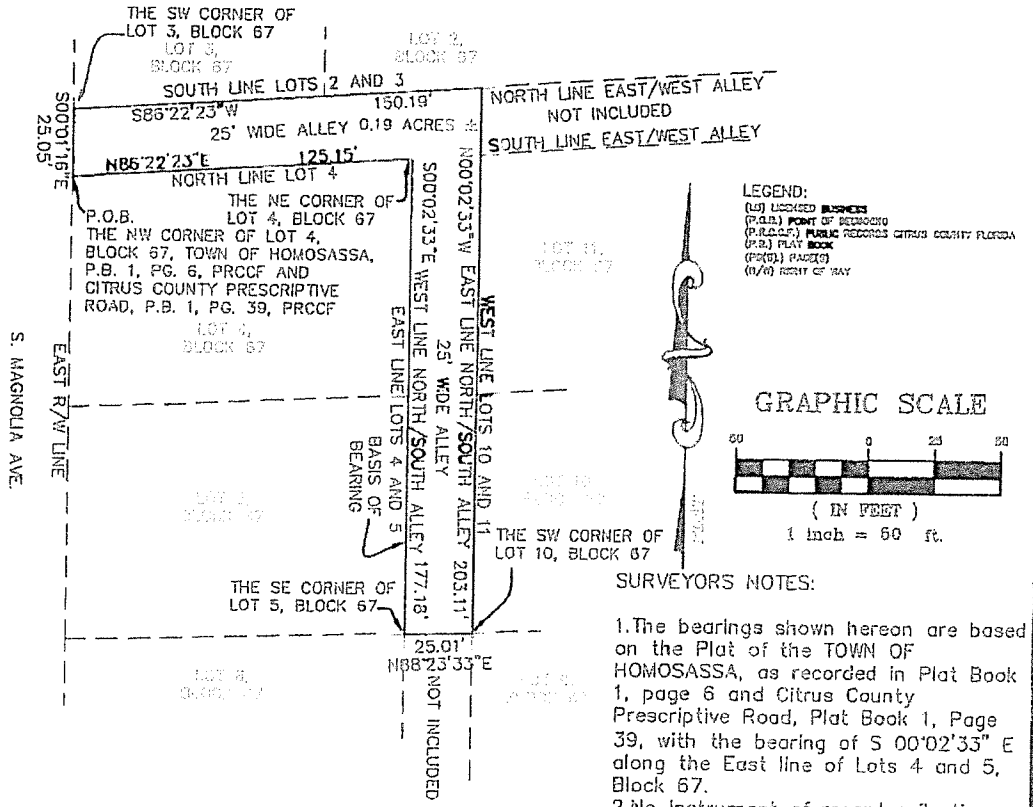
Comment:

RECEIVED
DEC 06 2021
SV 21-04
Land Development Division

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

LEGAL DESCRIPTION:

A portion of the alleys in Block 67 of the TOWN OF HOMOSASSA, according to the map or plat thereof as recorded in Plat Book 1, Page 6, Public Records of Citrus County, Florida, also as shown in Citrus County Prescriptive Road, Plat Book 1, Page 39, Public Record of Citrus County, Florida, being further described as follows:
Begin at the NW corner of Lot 4, Block 67, of the TOWN OF HOMOSASSA, according to the map or plat thereof as recorded in Plat Book 1, Page 6, Public Records of Citrus County, Florida, also as shown in Citrus County Prescriptive Road, Plat Book 1, Page 39, Public Record of Citrus County, Florida, said point also being on the East right-of-way line of S. Magnolia Ave; thence N 86° 22' 23" East along the North line of said Lot 4, said line also being the South line of a 25 foot wide East, West alley of said plat, 125.15 feet to the NE corner of said Lot 4, thence S 00° 02' 33" E along the East line of said Lot 4 and the East line of Lot 5 of said Block 67, said line being the West line of a 25 foot wide North, South alley of said Plat, 177.18 feet to the SE corner of said Lot 5; thence N 88° 23' 33' E, 25.01 feet to the SW corner of Lot 10 of said Block 67, thence N 00° 02' 33" W along the West line of said Lot 10 and the West line of Lot 11 of said Block 67, said line also being the East line of North, South alley, 203.11 feet to a point on the South line of Lot 2 of said Block 67, said point also being on the North line of the aforementioned East, West 25 foot alley, thence S 86° 22' 23" W along the said South line of said Lot 2 and the South line of Lot 3 of said Block 67, 150.19 feet to the East right-of-way line of the aforementioned S . Magnolia Ave; thence S 00° 01' 16" E along said East right-of-way line, 25.05 feet to the POINT OF BEGINNING.
Containing 0.19 acres more or less.



SURVEYORS NOTES:

1. The bearings shown hereon are based on the Plat of the TOWN OF HOMOSASSA, as recorded in Plat Book 1, page 6 and Citrus County Prescriptive Road, Plat Book 1, Page 39, with the bearing of S 00°02'33" E along the East line of Lots 4 and 5, Block 67.
2. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
3. The land depicted by this sketch may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
4. This is not a boundary survey.

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
This Survey Map and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

DECRIPTION AND SKETCH FOR ALLEY VACATION

Citrus County, Florida

Project No.: 20277	Field Book: N/A	DRAWN BY: CEB	
Scale: 1" = 50'	Field Date: N/A	Sheet 1 of 1	

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

Attachment: Applicant Submittal (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

CITRUS COUNTY FIRE RESCUE

Administration Office

3600 W. Sovereign Path, Suite 141, Lecanto, FL 34461
Phone: 352-527-5406 | Fax: 352-527-5404
Email: FireInfo@CitrusCountyFire.com | Website: www.CitrusCountyFire.com

TO: Joanna Coutu, AICP, Director, Land Development Division

FROM: Craig Stevens, Fire Chief

DATE: December 16, 2021

SUBJECT: **Street Vacation Application Number SV-21-04, Stillwell for Griffith**

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

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

RECEIVED
DEC 16 2021
Land Development Division

Attachment: Fire Rescue & EOC/911 Comments (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Joanna L. Coutu

From: Thompson, Devyn <DThompson@sheriffcitrus.org>
Sent: Wednesday, December 15, 2021 11:41 AM
To: Joanna L. Coutu
Subject: [EXTERNAL]SV-21-04

RECEIVED
DEC 15 2021
Land Development Division

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

The Citrus County Sheriff's Office has no objection to Street Vacation Application Number SV-21-04.

Devyn Thompson
9-1-1 Coordinator
Citrus County Sheriff's Office
3549 Saunders Way
Lecanto, FL 34461
+1 (352) 249-2702 Office

CITRUS COUNTY SHERIFF
MIKE PRENDERGAST

Follow us: Facebook / Twitter / Instagram / YouTube

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited. Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Attachment: Fire Rescue & EOC/911 Comments (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

3600 W. Sovereign Path, Lecanto, FL 34461-8070
(352) 527-5226 Fax (352) 527-5317
Web Address: www.citrusbocc.com

January 10, 2022

PL4-22-05

Law Offices of Clark Stillwell
PO Box 250
Inverness, Florida 34451-0250

RE: SV 21-04 – APPLICATION FOR STREET VACATE ALLEY- Law Office of Clark A. Stillwell for Lisa Griffith

To Mr. Stillwell:

The County and State Staff made the following recommendations on pending application **SV 21-04:**

Environmental Health has no objection to approval however, this does not exempt the applicant from compliance with other Federal, State, or Local Permitting required for development of this property.

The Utilities Division has no objection to approval with the following comment:

1. While CCU does plan a sewer CIP in front of referenced areas, we have no objections to request to vacate adjacent alley. If future central water and/or gravity sewer becomes available, the lots would then be required to connect within 365-days of notification.

The Plans Review Section of the Engineering Division, (Cynthia Jones, (352-527-5247), has no objection to approval.

The Survey Section of the Division of Engineering, (Mark Thomas, (352-527-5556), has no objection to approval with the following condition:

1. Applicant will only receive half of the vacated area (statute) and the M&B description covers the entire vacate.

The Geographic Information Systems (GIS) Division has no objection to approval with the following conditions:

1. The plan states that owner of lots 4 & 5 wants to utilize the entire alley for use. Lots 4 & 5 will not have the entire alley right of way.

Citrus County Fire Rescue has no objections to approval.

Attachment: County and State review comments (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

The Land Section of Engineering has no objections to approval.

The Land Development Division recommends approval with the following conditions:

1. Provide corrected O&E for alley (not for surrounding lot) prior to 1/28 (quasi-judicial deadline for 2/17 PDC hearing).

Therefore, I have made the following recommendation on the final plat application **SV 21-04:**

(X) CONDITIONAL APPROVAL

If you wish to resubmit via email, please contact our office at (352) 527-5239 or email the Land Development Coordinator for this application, Vicki Austin, at vicki.austin@citrusbocc.com.

Respectfully,

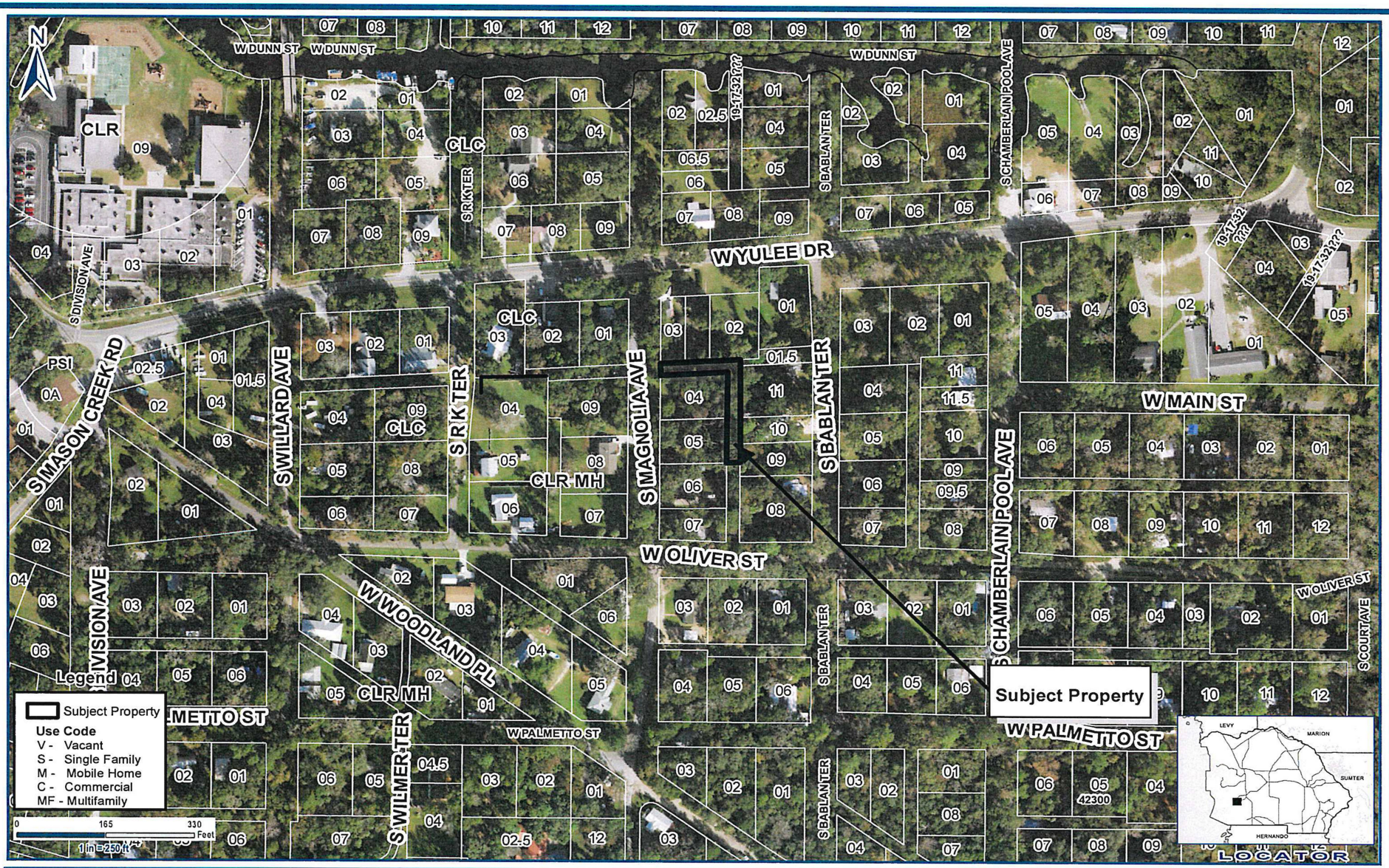
Joanna L. Coutu, AICP
Director
Land Development Division

JLC/va

Attachment: County and State review comments (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



Attachment: PDC planner pp (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



Application #: SV-21-04	**Applicant: Stillwell for Griffith**
Proposal: Vacate two alleys lying adjacent to Lots 4 and 5, Block 67, Homosassa Town Plat	**Location: 5505 S Magnolia Ave, Homosassa**
Land Use Atlas: CL	**S-T-R - 32-19-17 SW**
	Planner Initials: _____ **Date:** _____

Geographic Information Systems

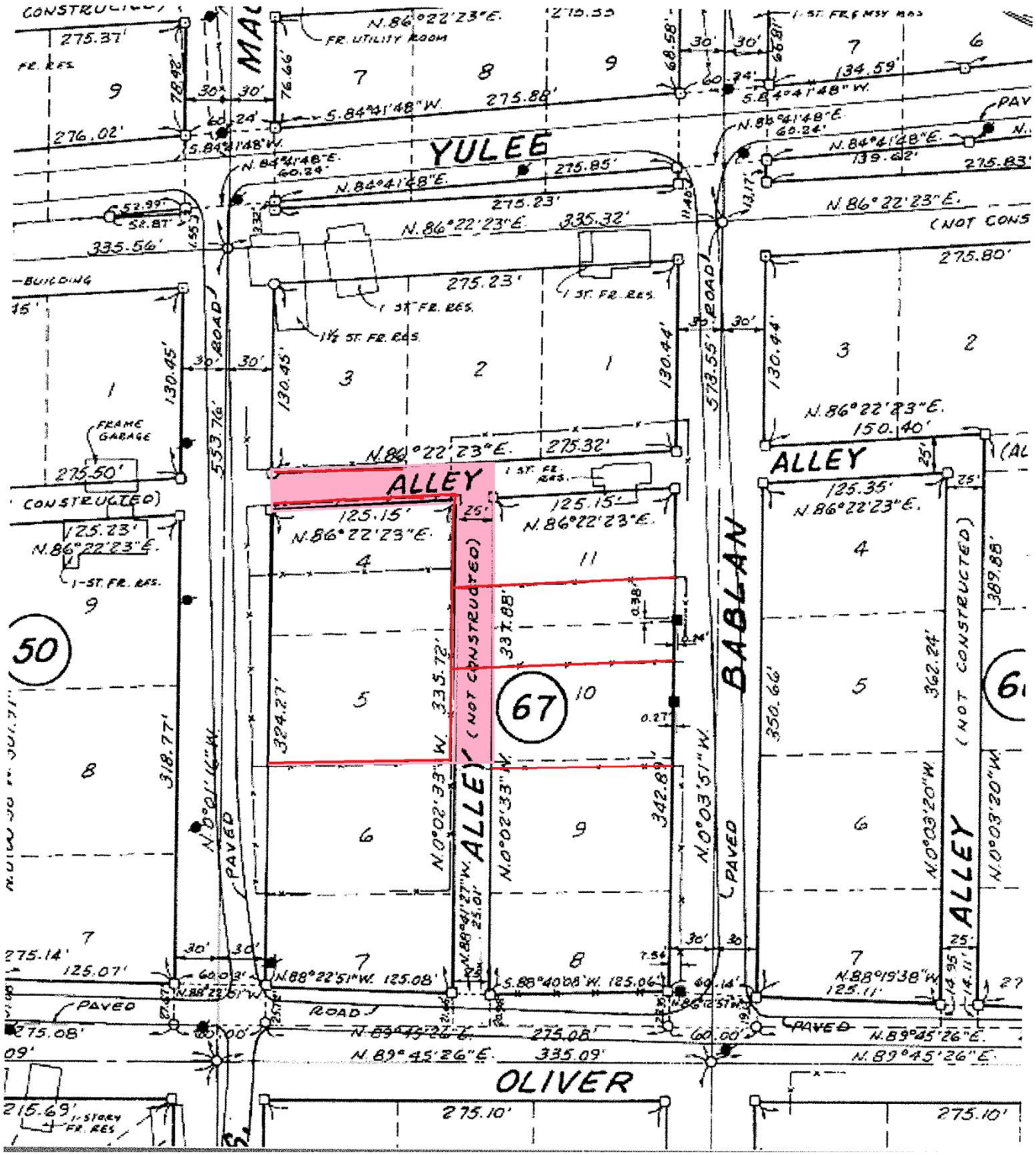
Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: December 21, 2021
Source: Enterprise Geodatabase
Map Number: WB0000757

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

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

Attachment: PDC planner pp (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



Attachment: PDC planner pp (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



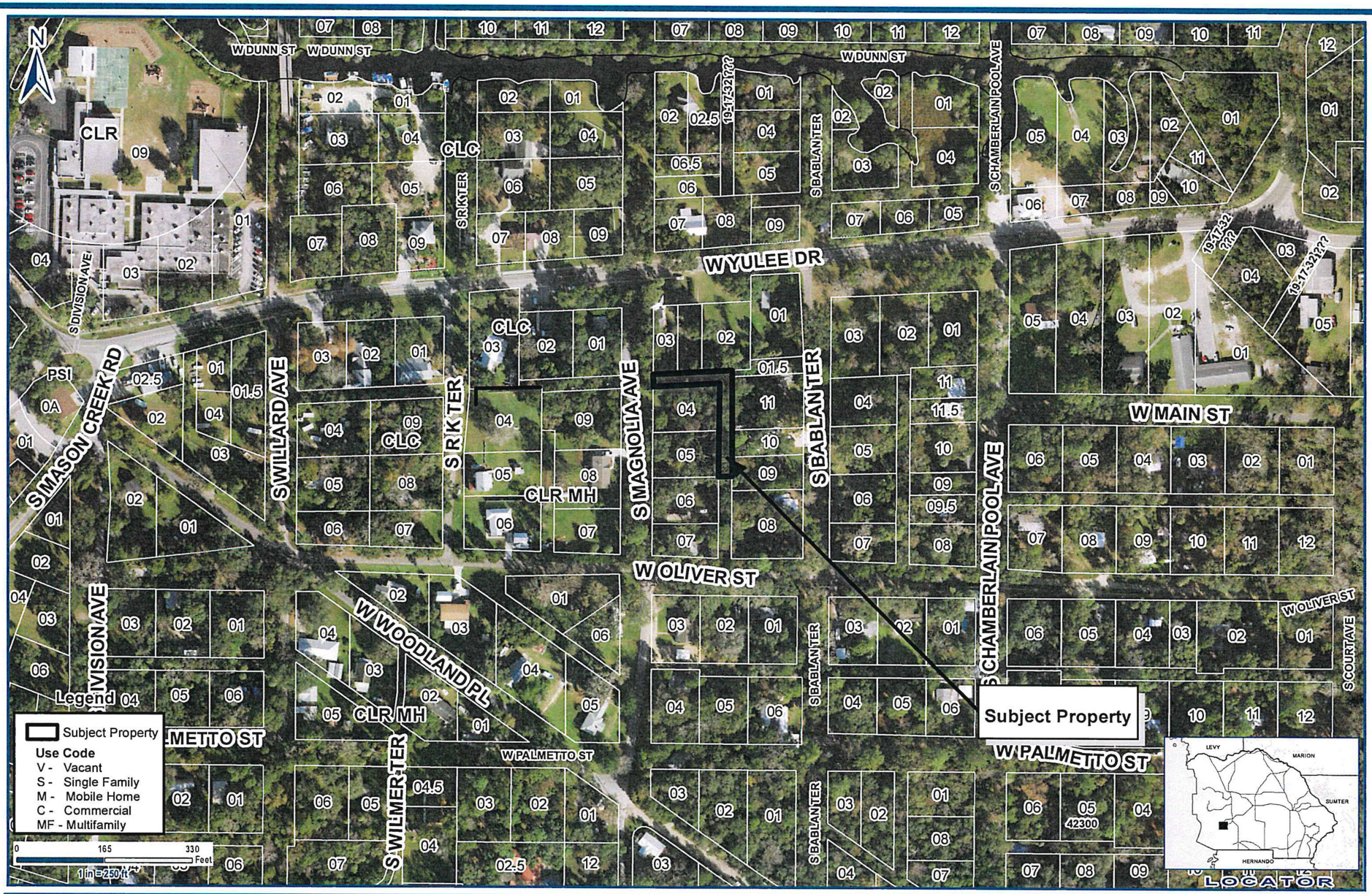
Attachment: PDC planner pp (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



Attachment: PDC planner pp (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



Attachment: PDC planner pp (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



Application #: SV-21-04	Applicant: Stillwell for Griffith
Proposal: Vacate two alleys lying adjacent to Lots 4 and 5, Block 67, Homosassa Town Plat	Location: 5505 S Magnolia Ave, Homosassa
Land Use Atlas: CL	S-T-R - 32-19-17 SW

Planner Initials: _____ Date: _____

Geographic Information Systems

Prepared By : William Braunsch
Date: December 21, 2021
Source: Enterprise Geodatabase
Map Number: WB0000757

Cynthia P. Skelhorn
Director

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

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

8

Attachment: PDC planner pp (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

PM2-22-5

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

PLAT VACATION APPLICATION NO. – SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith

DATE: January 14, 2022
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

REQUEST AND SUBJECT PROPERTY:	To vacate two alleys lying adjacent to Lots 4 and 5, Block 67, Town of Homosassa, as recorded in Plat Book 1, Page 6 and Prescriptive Plat Book 1, Pages 35-43, public records of Citrus County, Florida (Section 32, Township 19 South, Range 17 East), which address is 5505 S. Magnolia Avenue, Homosassa, FL.
SURROUNDING LAND USE	CL, Low Intensity Coastal and Lakes District, on the Future Land Use Map CLRMH, Coastal and Lakes Residential with mobile homes allowed, on the Land Development Code Atlas (Homosassa overlay area)
SURROUNDING AREA	Single-family residences (both site-built and mobile homes)

ANALYSIS

The purpose of this application is to remove two platted alleys that lie adjacent to property owned by the applicant. The applicant currently has a residence on Lots 4 and 5, which replaced an older residence in January 2021. The northern platted alley runs east-west and leads from S. Magnolia Avenue to the rear alley also proposed for vacation. This alley is partially cleared and appeared to be utilized by another adjacent property owner to the north, with some storage/junkyard items in this area visible on a site visit. That property owner has previously met with staff regarding a potential vacation of the alleys as well as a portion of the platted right-of-way of W. Yulee Drive on the other side of their lots.

The other alley proposed for vacation runs north-south and was not apparent during a site visit. This alley area appears to have been fenced in by property owners on S. Magnolia Avenue and on S. Bablan Terrace to the rear.

The applicant is aware that, if this application is approved, ownership of the alleys will divide equally between the abutting property owners.

Attachment: PDC Staff Report (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

Comprehensive Plan Policy 10B.4.3 states:

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

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

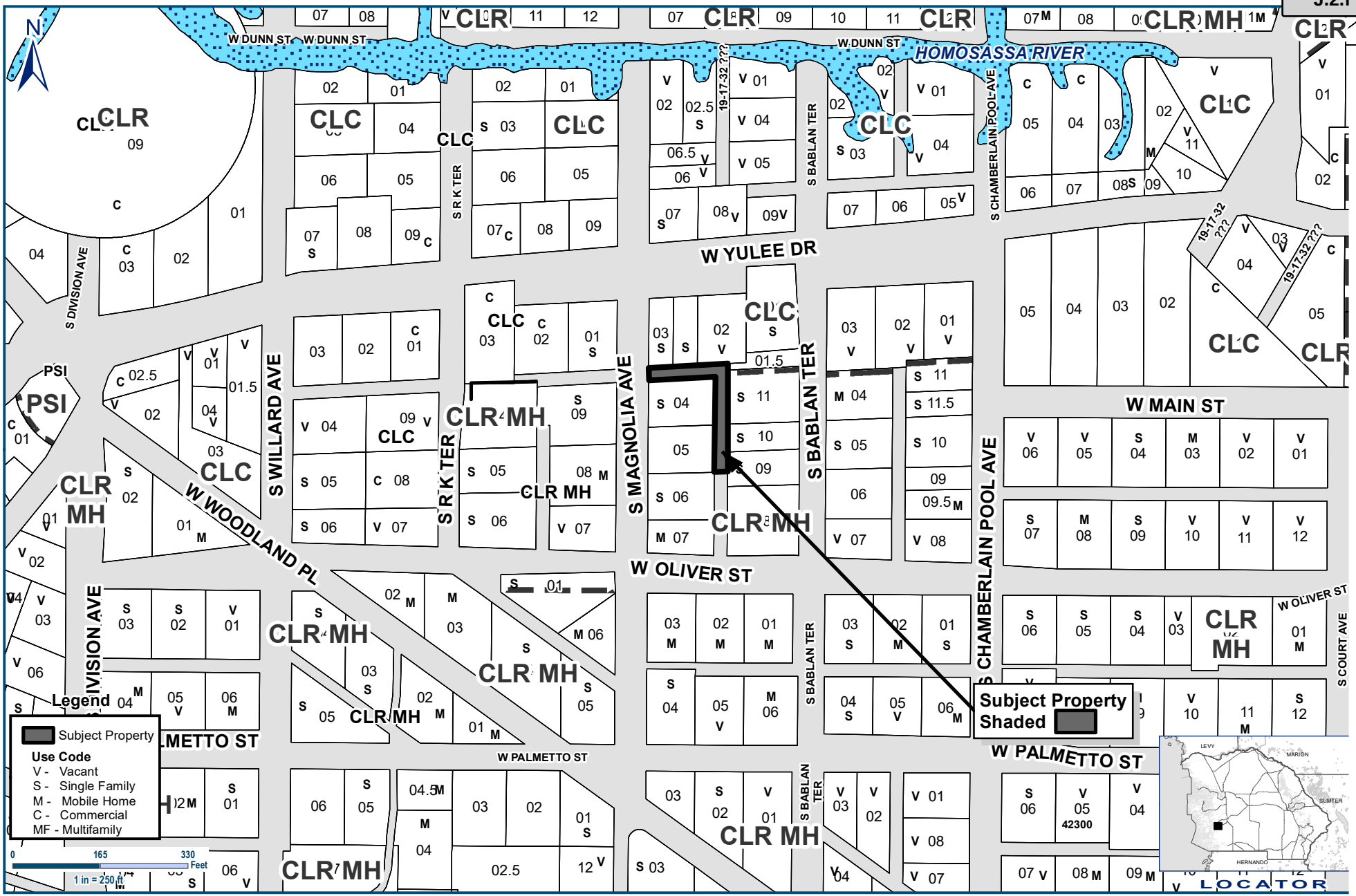
Utility companies that service the area had no concerns. The utility company comments are provided with this application.

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

Based on Policy 10B.4.3, the application appears to be consistent with the Comprehensive Plan.

JLC/cb

Attachment: PDC Staff Report (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)



Application #: SV-21-04

Applicant: Stillwell for Griffith

Proposal: Vacate two alleys lying adjacent to Lots 4 and 5, Block 67, Homosassa Town Plat

Location: 5505 S Magnolia Ave, Homosassa

S-T-R - 32-19-17 SW

Land Use Atlas: CL

Planner Initials: _____ **Date:** _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: December 21, 2021
Source: Enterprise Geodatabase
Map Number: WB0000755

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

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

Attachment: PDC Staff Report (19885 : SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee
AGENDA DATE:	**February 17, 2022**

BRIEF OVERVIEW:

This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from IND, Industrial District to HDR, High Density Residential District, and to amend the Land Development Code Atlas Map from IND, Heavy Industrial District to HDR, High Density Residential District, on approximately 14.8 acres lying on S Croft Avenue, Inverness.

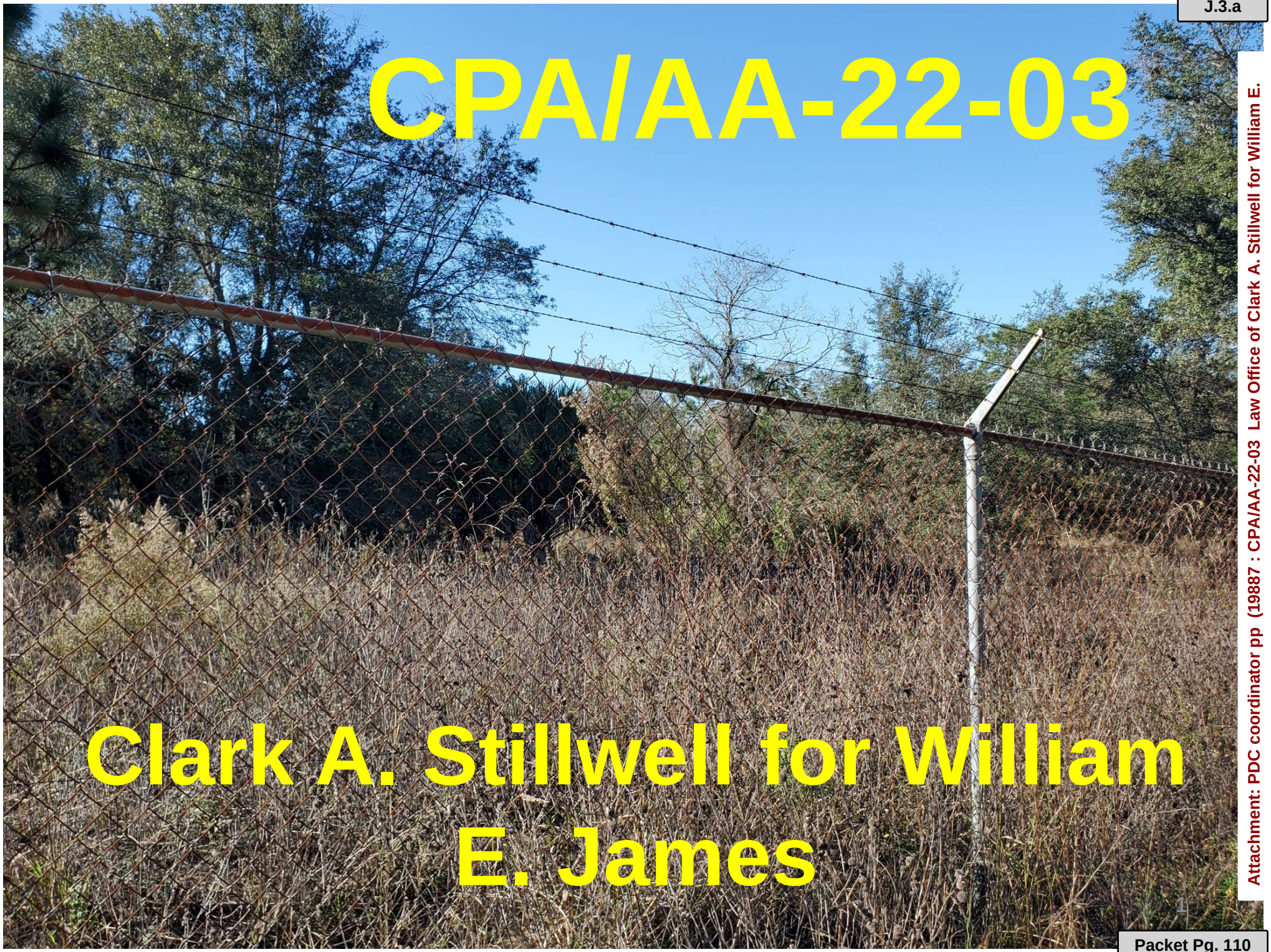
BUDGET IMPACT/FUNDING SOURCE:

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

N/A – applicant responsibility

RECOMMENDED ACTION:

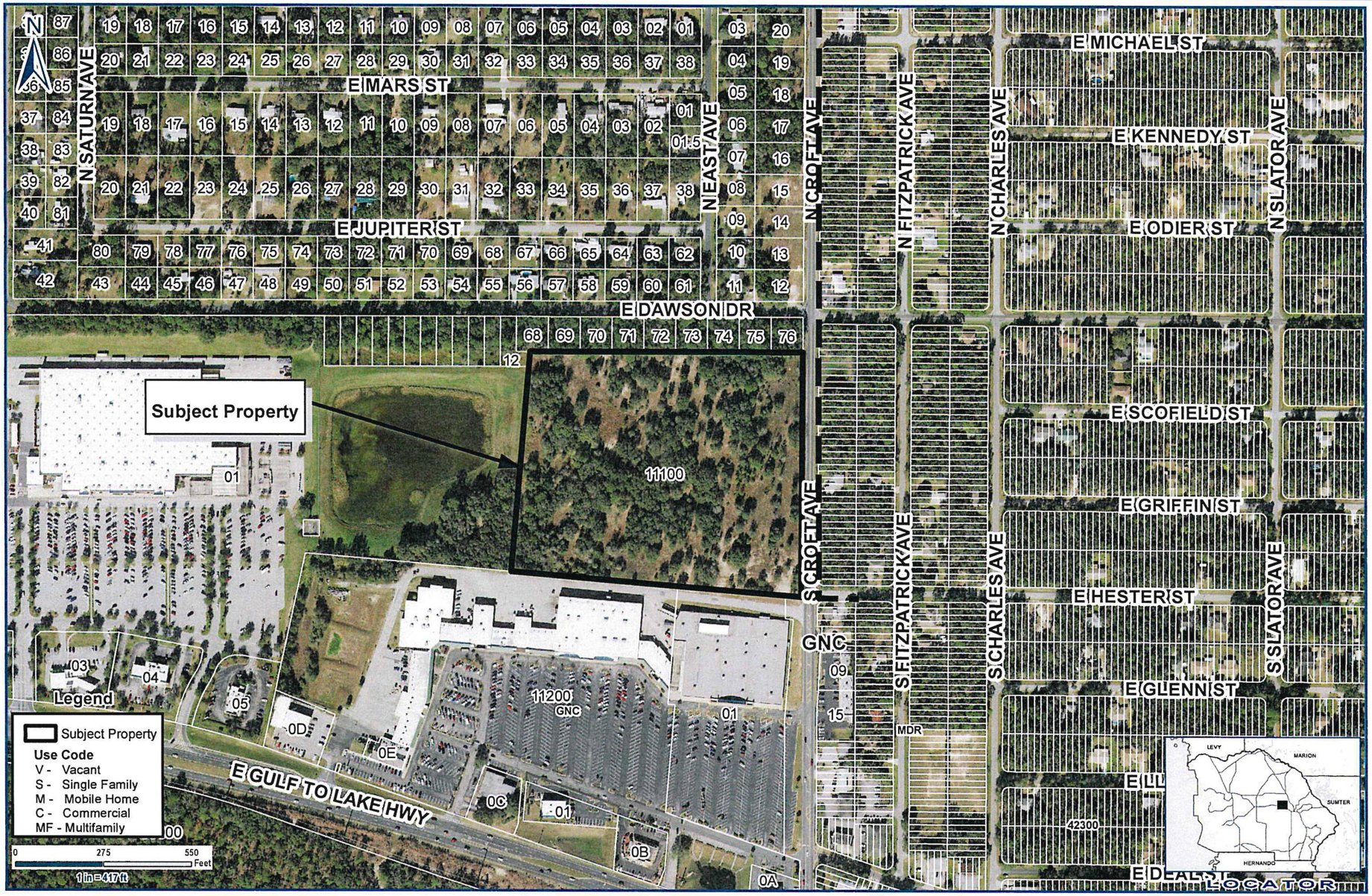
Conduct a public hearing on February 17, 2022, to review and consider CPA/AA-22-03, Law Office of Clark A. Stillwell for William E. James Trustee



CPA/AA-22-03

Clark A. Stillwell for William E. James

Attachment: PDC coordinator pp (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E.



Application #: CPA-AA-22-03	Applicant: Clark Stillwell for James
Proposal: FLUM/ LDC atlas map amendment to HDR	Location: 376 N Croft Avenue, Inverness
Land Use Atlas: IND	S-T-R - 10-19-19 NE

Planner Initials: _____ Date: _____

Geographic Information Systems

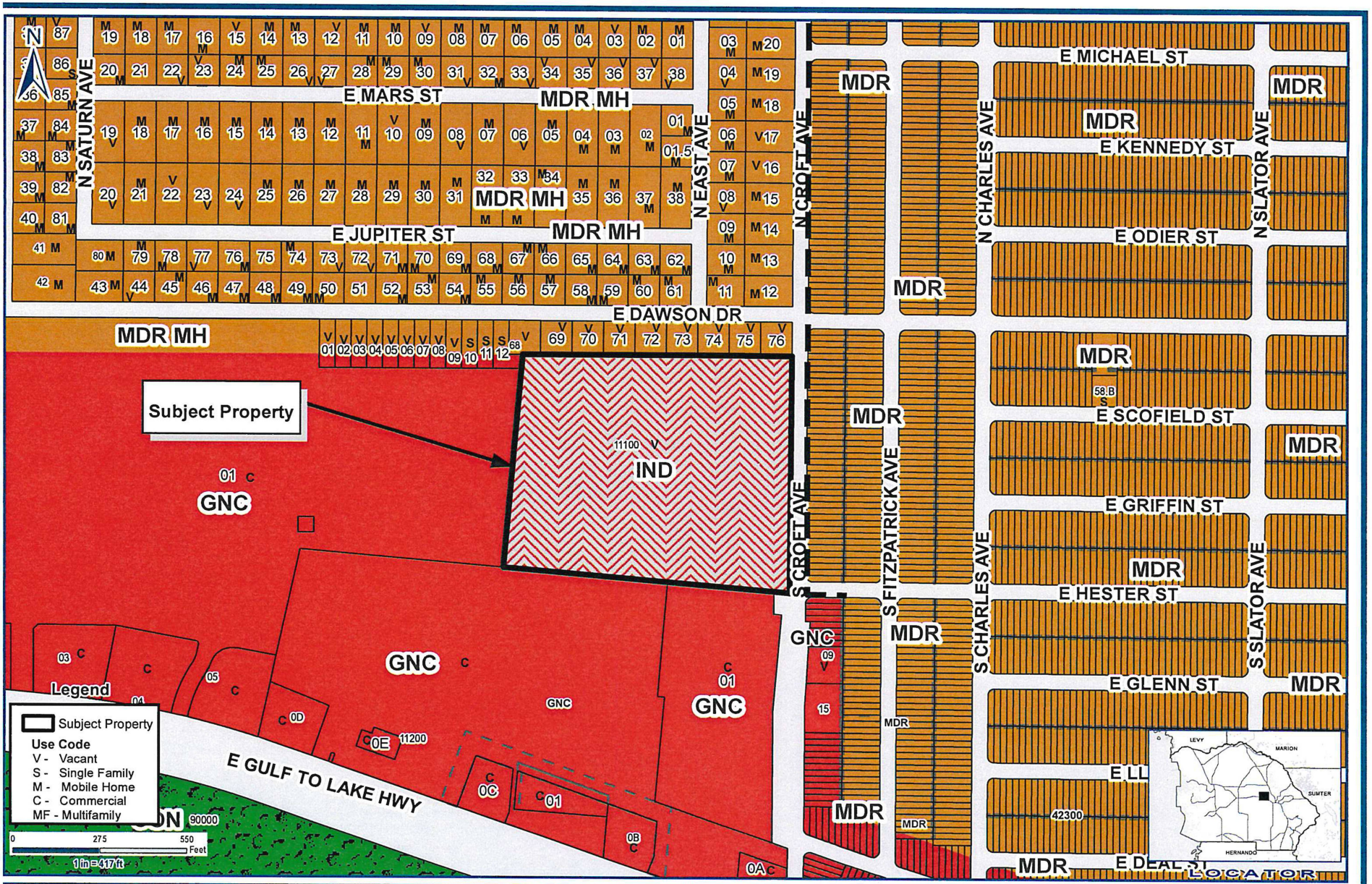
Prepared By : William Braunsch
Date: December 31, 2021
Source: Enterprise Geodatabase
Map Number: WB0000754

Cynthia P. Skelhorn
Director

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

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

Attachment: PDC coordinator pp (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E.



Application #: CPA-AA-22-03	Applicant: Clark Stillwell for James
Proposal: FLUM/ LDC atlas map amendment to HDR	Location: 376 N Croft Avenue, Inverness
Land Use Atlas: IND	S-T-R - 10-19-19 NE

Planner Initials: _____ Date: _____

Geographic Information Systems

Prepared By : William Braunsch
Date: December 31, 2021
Source: Enterprise Geodatabase
Map Number: WB0000753

Cynthia P. Skelhorn
Director

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

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

Attachment: PDC coordinator pp (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E.



Attachment: PDC coordinator pp (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E.



Attachment: PDC coordinator pp (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E.



Attachment: PDC coordinator pp (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E.

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

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

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

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

December17, 2021

Hand Delivery

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

Re: William James, Trustee of the Richard T. Carroll Revocable Trust Agreement of 1991, dated September 11, 1991
Section 10, Township 19, Range 19
Alternate Key No.: 2683252, 14.82 acres (MOL)
Plan GFLUM Map/LDC Atlas Map Amendment – IND to HDR

Dear Ms. Coutu: Joanna

On behalf of the owner, William James, Trustee of the Richard T. Carroll Revocable Trust Agreement of 1991, dated September 11, 1991 and contract vendee, John Green/Lynnwood Development Corporation, we enclose the above noted map amendments. Current district is IND based upon a former abutting historical use of State Road 44 frontage (now a shipping center) for Carroll Contracting and Redi Mix Inc. (being IND). With the development around this site, the parcel has a high indicia of "spot zoning". Further this is a classic downzoning of the parcel i.e. no "IND smokestacks".

HDR district fits the growth of the State Road 44 corridor west of Inverness. It provides an opportunity for alternative forms of residential housing – a/k/a "affordable" or "transitional" housing.

There are no concurrency issues – regional sewer, water or school. There are no environmental issues. Finally, the parcel is located in Central Ridge growth area and Plan's PSA.

Please review for completeness and advise. A filing fee of $3,300.00 is enclosed.

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure
cc: Client w/o encl.

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

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 2203 Date: 12/17/21

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

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

Property Owner
Name: William E. James, Trustee
Address: 422 W kennedy Blvd., Ste 38
City: Tampa
State: Florida Zip: 33606
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 10 Township: 19 South Range: 19 East
Legal Description: Exhibit "A"
Subdivision: 000942 Hiltop Village Lot(s): Block/Parcel:
Alternate Key #: 2683252 Parcel ID:
Acreage: 14.82 acres (MOL)

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

Is this hearing being requested as a result of a Code Violation Notice? Yes No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.
Applicant Request(s): GFLUM/LDC atlas map amendment to HDR.

Directions to Property: 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 17th day of December, 2021

Carla Venard
Printed Name

Notary Public - State of Florida

Seal

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

Date:
Time:
Initials: by Mail

For Staff Use Only
ATF:
QTR:
LUD:

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

GFLUM Des:
FZ:

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

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

INSTRUCTIONS FOR COMPLETING THE REQUIRED INFORMATION PAGES

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

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

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

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.

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
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

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

REQUIRED INFORMATION FOR A COMPREHENSIVE PLAN AMENDMENT

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

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

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

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

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: High Density Residential - HDR

7. A map shall be submitted that shows all of the following: Exhibits "D-1" to "D-5"
   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 "G-1"

   Potable Water: Exhibit "G-1"

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

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

Drainage: Exhibit "G-2"

Solid Waste: Exhibit "G-3"
School Concurrency - Exhibit "G-4"

9. Are there any anticipated impacts on Affordable Housing in Citrus County? X Yes ____No
If YES, describe what the impacts are anticipated to be and how you plan to address them.
Opportunity for higher density residential use providing less expensive rental units.

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: Exhibit "F"

Policy:

Policy:

Objective:

Policy:

Policy:

RECEIVED
DEC 17 2021
CPA AA 22-03
Land Development Division

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

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

FILING REQUIREMENTS

x 1. Completed application (additional sheets may be added if more space is needed).

x 2. Applicable filing fee as required by Resolution adopted by the Board of County Commissioners. The applicant will also be billed for advertising and postage fees, to be billed at a later date. In accordance with the requirements of the Citrus County Land Development Code (Ord. 2012-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. **No application shall be processed for final adoption until all fees are paid.**

x 3. Proof of ownership and legal description of property (tax notice or deed may suffice).

n/a 4. Site plan (**DRAWN TO SCALE**), which shall be no smaller than one inch equals 200 feet on a minimum of an 8 1/2 x 11 sheet. **If the site plans and/or booklets are larger than 8½ x 11, 30 copies will need to be submitted.** Include North arrow to indicate orientation. SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:

_____ A. Lot area and percentage of lot covered (impervious surface ratio).
_____ B. Driveway access location and parking space arrangement included in the site plan.
_____ C. All rights-of-way and easements adjacent to and crossing subject property.
_____ D. All water courses, water bodies, jurisdictional wetlands, and floodplains. The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown when determining waterfront setbacks.
_____ E. Proposed or existing potable water/well and waste disposal system/septic
_____ F. Existing and proposed location of building/structures including heights and separation.
_____ G. All setbacks between building/structures and property lines/waterbodies/jurisdictional wetlands.
_____ H. Any walls or fences – give location, height, and material type.
_____ I. Existing and proposed stormwater management systems including proposed or existing swales and/or berms.
_____ J. Proposed stormwater management systems.
_____ K. Fire hydrant – give location (if provided).
_____ L. Signs – give location, size, and height (as applicable).
_____ M. Loading – give location and dimensions (as applicable).

x 5. "Letter of Authorization", if applicant is other than owner (form provided).

x 6. Written directions to the property from Department of Development Services office.

x 7. Signed "Appeal Notice" (form provided).

x 8. Flood Zone designation including base flood elevation.

x 9. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date. (NOT applicable for residential applications).

I HEREBY ACKNOWLEDGE THAT FAILURE TO SUBMIT THE ABOVE INFORMATION ALONG WITH THE RETURN OF THIS FORM, AND/OR THAT THE INFORMATION SUBMITTED IS INSUFFICIENT FOR REVIEW MAY DELAY PROCESSING CAUSING THE APPLICATION TO BE SCHEDULED TO A LATER HEARING DATE. APPLICATIONS FOUND INCOMPLETE WILL BE RETURNED TO THE APPLICANT.

Return this application to:

CITRUS COUNTY LAND DEVELOPMENT DIVISION
3600 W Sovereign Path, Suite 140
Lecanto, FL 34461

Signature: Clark A. Stillwell

Date: 12/17/21

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

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

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation __X__Comprehensive Plan Amendment – HDR

__X__Atlas Amendment HDR _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 10 Township 19 Range 19 Alternate Key # 2683252

Lot/Parcel _____ Block _____

Subdivision 000942 Hiltop Village

I, William James, Trustee, owner of the above described property,
(Name of Owner)

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

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

SIGNATURE: William James, TRUSTEE
William James, Trustee
Richard T. Carroll Revocable T
Trust Agreement of 1991, dated
September 11, 1991 (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 William James, who is personally known to me or provided Florida Driver's License as identification and who did not take an oath.

WITNESS my hand and official seal this 05 day of November, 2021.

Patricia Hatt
Printed Name

Patricia Hatt
Notary Public - State of Florida

Seal

Patricia Hatt
Comm. # GG333825
Expires: May 13, 2023
Bonded Thru Aaron Notary

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Develop

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

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

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation __X__Comprehensive Plan Amendment - HDR

__X__Atlas Amendment HDR _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 10 Township 19 Range 19 Alternate Key # 2683252

Lot/Parcel _____ Block _____

Subdivision 000942 Hiltop Village

I, Lynnwood Development Corporation, owner of the above described property,
(Name of Owner)

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

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

SIGNATURE: _____
John E. Green (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 John E. Green, who is personally known to me or provided personally known to me. as identification and who did not take an oath.

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

P. A. BRYKOWSKI
Seal OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Apr 19, 2023

P A Brykowski
Printed Name

P A BRYKOWSKI
Notary Public - State of ~~Florida~~ ILLINOIS

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

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

NOTICE

INFORMATION REQUIRED FOR ALL APPLICATIONS

It is the policy of the Board of County Commissioners to require complete and sufficient applications prior to setting of a public hearing date. The application you submit to the Land Development Division (LDD) must include a completed application with proof of ownership, authorization by owner (as applicable), necessary fees, legal description, site plan, and any additional information identified by the LDD as deemed necessary to review and prepare a written findings report and recommendation to the Planning and Development Commission and/or the Board of County Commissioners. Such information may include, but is not limited to, boundary survey, master plan of development, biological survey, tree preservation plan, landscape plan, historical/archeological survey, wetland boundary delineation, line of mean annual flood or ordinary high water line, parking study, transportation facilities analysis, drainage facilities analysis, public school facilities analysis, public facilities (water/wastewater) analysis, level of service compliance, and other agency approvals. **Applications deemed incomplete will be returned to the applicant.**

Once the application is deemed complete, the LDD shall make a determination as to the sufficiency of the information contained in the application for the purpose of review and to prepare a findings report and recommendation to the Planning and Development Commission and/or the Board of County Commissioners. You will be notified in writing as to the sufficiency status of your application. If your application is deemed insufficient, such application shall be held in abeyance until such time as the required information is received by the LDD. If you fail to provide the information requested by the LDD within 120 days of notification, or within a time agreed upon by the applicant and the LDD, the application shall be considered withdrawn. When the LDD determines that the application information is sufficient to review, then the public hearing date will be set. Formal notification of hearing dates will be mailed to you.

You may request that the LDD arrange a conference to discuss requirements for information in accordance with the adopted standards and criteria of the Citrus County Land Development Code and the Citrus County Comprehensive Plan. A determination of sufficiency by the LDD does not necessarily indicate that the LDD or other reviewing agencies agree with the information and conclusions presented in the application, nor does it constitute a determination for positive findings for recommendation by the Department to the Planning and Development Commission and/or the Board of County Commissioners.

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

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

APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application (**ORD NO. 2017-A22 Quasi-Judicial Proceedings**). Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Signature: _____

Date: 12/17/21

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

Exhibit List
GFLUM/LDC Map Amendment - HDR
Alternate Key No.: 2683252 (14.82 acres) (MOL)
Section 10, Township 19, Range 19

Exhibit "A" – PA printout – Deed - Directions

Exhibit "B" – Legal Description - Survey

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" – Soils Map
"D-5" – Topo Map

Exhibit "E" – Abutter Use Map

Exhibit "F" – Application Text

Exhibit "G" – Concurrency Letters
"G-1" – Utility
"G-2" – Stormwater (Engineer)
"G-3" – Solid Waste
"G-4" – School Concurrency

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Altkey: 2683252
JAMES WILLIAM E

Parcel ID: 19E19S10 11100
376 S CROFT AVE , INVERNESS

Exhibit "A"

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	4000 - VACANT INDUS
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	0544 - HWY 44 EAST OF KENSINGTON AVE TO HWY 581
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000942 - HILTOP VILLAGE
Short Legal	HILTOP SUB PB 5 PG 42 LOTS 68-76 BLK A & COM AT NE COR OFSEC 10-19-19, TH S 89 DEG 49M W AL N LN, 25 FT TO PT ON WR/W LN OF CROFT RD, SD PT BEING 25 FT FROM MEAS AT RIGHT A
Est. Parcel Sqft	744,468
Est. Parcel Acres	17.09
Map SC-TW-RG	10-19S-19E

Mailing Address

Name	JAMES WILLIAM E
Mailing Address	442 W KENNEDY BLVD STE 38 TAMPA FL 33606

All Owners

Name		Owner Type
JAMES WILLIAM E		ST - Successor Trustee
RICHARD T CARROLL REVOCABLE TRUST	AGREEMENT OF 1991 DATED SEPT 11 1991	RT - Revocable Trust

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	$246,950	$4,900	$251,850	$251,850	$0	$251,850	$0	$3,945.95	Link
2020	$246,950	$4,900	$251,850	$251,850	$0	$251,850	$0	$4,013.94	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	$349.63

RECEIVED
DEC 17 2021
CPA/AA 22-0
Land Development Divis

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/01/1996	$100	1132/0980	03-SAME FAMILY/DEED FOL	V
12/01/1992	$228,000	0965/1300	14-SALE / MORE THAN 1 PARCEL	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	4000-INDUSTRIAL USE OFF HWY	A-ACREAGE	17.09	.0					IND

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
0	1	CHAIN LINK FENCE-[1-SF]	1985	6	1,780	1	10,680	

Total Misc Value

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

28.50
.70

Documentary Tax Paid
$ .70
Intangible Tax Paid
$
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: D.C.

'96 MAY 16 PM 2 55

90666

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made this 9th day of April, 1996, by RICHARD T. CARROLL, a married man (the "Grantor"), whose mailing address is 9580 South Clearspring Drive, Floral City, Florida 32636, to RICHARD T. CARROLL and MARION S. CARROLL, as Co-Trustees of the Richard T. Carroll Revocable Trust Agreement of 1991, dated September 11, 1991, with full power and authority of said Co-Trustees to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of the real property described herein, whose mailing address is 9580 South Clearspring Drive, Floral City, Florida 32636, (the "Grantees").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations lawful money of the United States of America, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantees, their successors and assigns forever, all the right, title, interest and claim of Grantor in and to the real property lying and being in Citrus County, Florida, to-wit (the "Property"):

LANDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF, AND INCORPORATED BY REFERENCE HEREIN.

And that the Property is not the homestead of the Grantor, nor is it contiguous to the homestead of the Grantor.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this deed and affixed his seal on the day, month and year first stated above.

Signed, sealed and delivered
in the presence of:

Print Name: WILLIAM E. HAUSMANN

Print Name: Grace M Crett

RICHARD T. CARROLL

As to Richard T. Carroll "Grantor"

This instrument prepared without the benefit of title work by and return to:

Valerie Stoker Litschgi, Esquire
BARNETT, BOLT, KIRKWOOD & LONG
601 Bayshore Boulevard
Suite 700
Tampa, Florida 33606

BK1132PG0980

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 9th day of April, 1996, by RICHARD T. CARROLL. He is personally known to me ~~or who has produced a~~ _____ driver's license ~~as identification.~~

Grace M. Cretty
Notary Public, State of Florida
Print name: _____
Commission expires: _____
Commission number is: _____

(Seal)

OFFICIAL NOTARY SEAL
GRACE M CRETTY
COMMISSION NUMBER
CC540972
MY COMMISSION EXPIRES
APR. 3,2000
NOTARY PUBLIC STATE OF FLORIDA

The following information is provided pursuant to Section 689.02(2) Florida Statutes:

Property Appraiser's parcel ID numbers:

_____

Federal Identification Number of the Grantee named in this deed:

Richard T. Carroll's Social Security No.: [redacted]
Marion S. Carroll's Social Security No.:

BK 1132 PG 0981

36/lvsl/carroll qc

RECEIVED
DEC 17 2021
CPA AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

EXHIBIT "A"

PARCEL 1

The West 1/2 of the SE 1/4 of Section 5, Township 18 South, Range 17 East, as Recorded in O.R. Book 91, at page 376 of the Public Records of Citrus County, Florida.

PARCEL 2

Commence at the NE corner of Section 10, Township 19 South, Range 19 East, thence S 89°49' W along the North line of said Section 10, a distance of 25 feet to a point on the West right-of-way line of Croft Road, said point being 25 feet from, measured at a right angle to the centerline of said Croft Road, said point being the Point of Beginning, thence S 0°09'40" W along said West right-of-way line a distance of 769.33 feet to a point, said point being the NE corner of lands described in O.R. Book 417, Page 299, Public Records of Citrus County, Florida, thence N 85°13'54" W along the Northerly boundary of said lands and a Westerly projection thereof 913.45 feet, thence N 4°47'34" E 693.45 feet to a point on the Northerly boundary of said Section 10, said point also being on the Southerly boundary of Block A, HILTOP, as recorded in Plat Book 5, Pages 42 and 43, Public Records of Citrus County, Florida, thence S 89°50'28" W 45.48 feet to the SW corner of Lot 68, said Block A, HILTOP, thence N 0°15'45" E along the West line of said Lot 68, a distance of 110 feet to the NW corner of said Lot 68, thence N 89°50'28" E along the Northerly boundary of said Block A, 900 feet to the NE corner of Lot 76, said Block A, thence S 0°15'45" W along the Easterly boundary of said Lot 76, a distance of 110 feet to the Point of Beginning. Contains 17.09 Acres, more or less.

PARCEL 3

Town of Inverness, Lots 1 to 8 inclusive, less Atlantic Coast Line Railroad right-of-way, and lots 14 to 24 inclusive, less Atlantic Coast Line Railroad right-of-way, Block 124; and that part of Park Avenue vacated as recorded in Deed Book 95, at page 46 of the Public Records of Citrus County, Florida.

BK 132 PG 0982

PARCEL 4

The Southerly 200 feet of the Northerly 240 feet of that portion of the W 1/2 of the SW 1/4 of the NW 1/4, Section 19, Township 20 South, Range 21 East, as recorded in O.R. Book 141, at page 52 of the Public Records of Citrus County, Florida.

PARCEL 5

The NE 1/4 of the NE 1/4 of the NE 1/4 and the N 1/2 of the NW 1/4 of the NE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 20 East, as described in O.R. Book 302, page 488 of the Public Records of Citrus County, Florida.

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

PARCEL 6

The North 600 feet of the East 290 feet of the SE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 20 East, as recorded in O.R. Book 235, at page 465 of the Public Records of Citrus County, Florida.

PARCEL 7

Begin at a point 250 feet West of the NE corner of the W 1/2 of the SW 1/4 of the NW 1/4 for a POB, thence W 510 feet more or less to the NW corner of the W 1/2 of the SW 1/4 of the NW 1/4 thence S along the Westerly line of Section 19, 583 feet; thence E 510 feet, more or less, to a Point opposite the POB; thence N 583 feet to the POB described in O.R. Book 49, at page 417 of the Public Records of Citrus County, Florida, being land in Section 19, Township 20 South, Range 21 East.

PARCEL 8

The W 1/2 of the NW 1/4 of the NW 1/4 and the Northerly 40 feet of the W 1/2 of the SW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 21 East, included in deed from James Earl Zellner and wife, Mary A. Zellner, to Elmer Ceats, dated December 24, 1957, and recorded in O.R. Book 48, Page 159, Public Records of Citrus County, Florida.

PARCEL 9

The S 1/2 of the NE 1/4 of the SE 1/4 of Section 32, Township 18 South, Range 18 East, less and except that part conveyed to Florida Power Corporation from Woodrow Moore and Virginia Moore, his wife, in Deed dated November 25, 1964, filed December 9, 1964, and recorded in O.R. Book 170, Page 32, of the Public Records of Citrus County, Florida.

PARCEL 10

Commence at the SW corner of Section 4, Township 21 South, Range 20 East, thence S. 89°57'01" E. along the South line of said Section 4 a distance of 2749.97 feet, thence N. 0°24'47" W. parallel to the West line of said Section 4 a distance of 462 feet to the Point of Beginning, thence continue N. 0°24'47" W. 154 feet thence N. 89°57'01" W. parallel to the aforementioned South line a distance of 283.33 feet, thence S. 0°24'47" E. 154 feet, thence S. 89°57'01" E. 283.33 feet, to the Point of Beginning. SUBJECT to a 5 foot utility easement across the South 5 feet thereof, AND SUBJECT to a 10 foot utility easement across the West 10 feet thereof;

Also described as:

Lot 2, Block I, OAK FOREST, according to the map or plat thereof as recorded in Plat Book 11, Page 84, of the Public Records of Citrus County, Florida. Subject to easements of record.

BK1132PG0983

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

PARCEL 11

The N 1/2 of the NW 1/4 of the NE 1/4 of Section 24, Township 18 South, Range 17 East.

PARCEL 12

Lots 68 to 76 inclusive, Block A, HILTOP, as recorded in Plat Book 5, Pages 42 and 43, of the Public Records of Citrus County, Florida.

PARCEL 13

The W 1/2 of the SE 1/4 of the SW 1/4 of the SE 1/4 less 1/2 Acres for Railroad, as described in O.R. Book 141, Page 52, Public Records of Citrus County, Florida, being land in Section 7, Township 19 South, Range 20 East, AND that part of a 30 foot wide alley running East and West, adjacent to and lying South of the South line of Section 7, Township 19 South, Range 20 East, bounded on the East by a Northerly projection of the East line of the W 1/2 of Lot or Block 2, LaBelle Addition to Inverness, as recorded in Plat Book 1, Page 55, Public Records of Citrus County, Florida, and bounded on the West by a Northerly projection of the West line of Hendrix Street (closed) as shown on the said plat, being land described in O.R. Book 616, Page 1455, of the Public Records of Citrus County, Florida, LESS AND EXCEPT the following two parcels deeded to INVERNESS ASSOCIATES by CARROLL CONTRACTING & READY MIX, INC., and recorded in O.R. Book 619, Page 1904, of the Public Records of Citrus County, Florida: (1) The West 132 feet of the W 1/2 of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 7, Township 19 South, Range 20 East; AND (2) The N 1/2 of the East 85.25 feet of that part of a 30 foot wide alley running East and West, and described in O.R. Book 616, Page 1455, of the Public Records of Citrus County, Florida.

PARCEL 14

Begin at the SE corner of land owned by Emma Moody, run S 70 yards, thence W 70 yards, thence N 70 yards, thence E 70 yards to POB, all in Government Lot 4, Section 15, Township 20 South, Range 20 East, as recorded in O.R. Book 141, at Page 52 of the Public Records of Citrus County, Florida.

BK 1132PG0984

PARCEL 15

Begin at the NE corner of the NW 1/4 of the NE 1/4 of the SW 1/4, thence South 300 feet, thence West 160 feet, more or less, thence North 300 feet to East and West centerline of Section, thence East to POB less Right-of-Way as described in O.R. Book 51, Page 65, Public Records of Citrus County, Florida, being land in Section 4, Township 17 South, Range 16 East.

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

PARCEL 16

Lot 4, Block N, OAK FOREST, UNIT 2, according to the map or plat thereof as recorded in Plat Book 11, Page 113, of the Public Records of Citrus County, Florida. Subject to easements of record.

PARCEL 17

Lot 2, Block N, OAK FOREST, UNIT 2, according to the map or plat thereof as recorded in Plat Book 11, Page 113, of the Public Records of Citrus County, Florida. Subject to easements of record.

PARCEL 18

Lots 2, 3, 4, and 5, Block 15B, LAKE ESTATES, according to the map or plat thereof as recorded in Plat Book 3, Pages 136 and 137, of the Public Records of Citrus County, Florida.

PARCEL 19

Lot 11, Block A, INVERNESS GOLF ESTATES, according to the plat thereof recorded in Plat Book 14, Pages 32 and 33, of the Public Records of Citrus County, Florida. SUBJECT TO easements, covenants and restrictions of record.

PARCEL 20

Lot 14, Block C, INVERNESS GOLF ESTATES, according to the plat thereof recorded in Plat Book 14, Pages 32 and 33, of the Public Records of Citrus County, Florida. SUBJECT TO easements, covenants and restrictions of record.

BK 1132 PG 0985

26\VBL\C7947.LEGAL

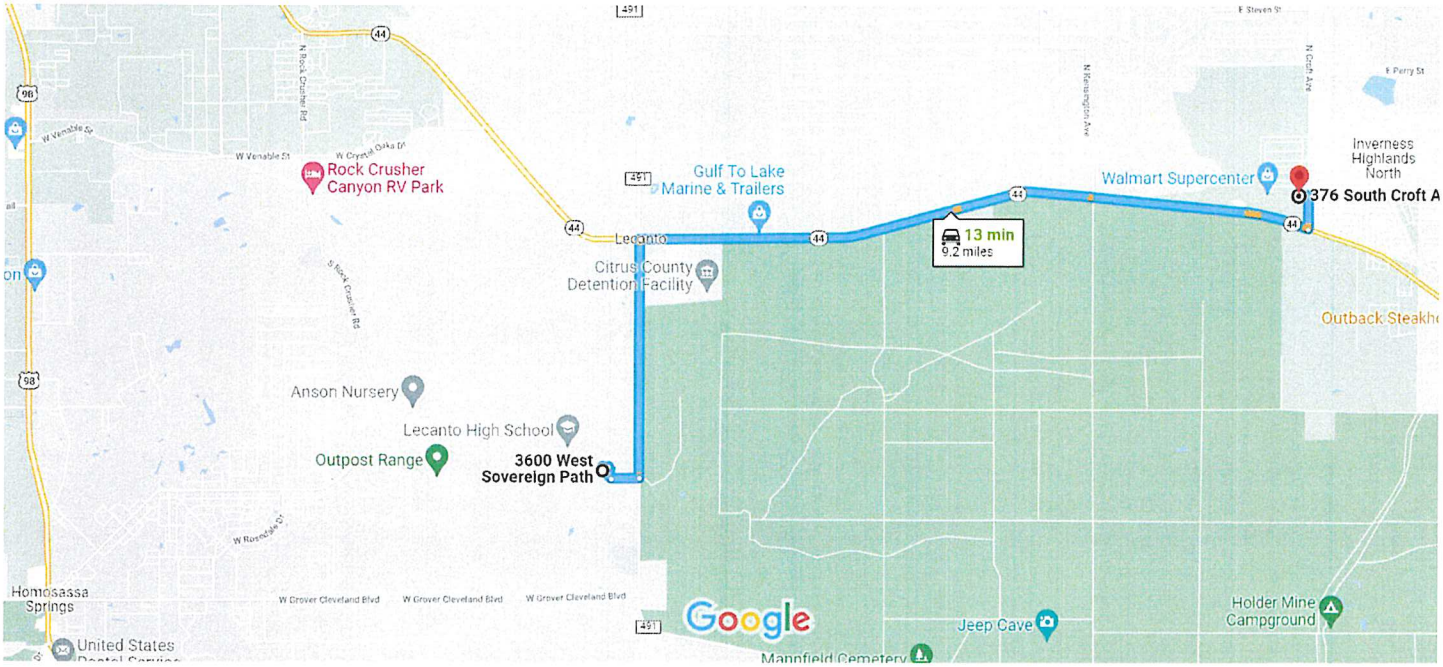
RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

Google Maps

3600 West Sovereign Path, Lecanto, FL to 376 S Croft Ave, Inverness, FL 34453

Drive 9.2 miles, 13 min



Map data ©2021 1 mi

3600 W Sovereign Path

Lecanto, FL 34461

1. Head southeast on W Sovereign Path — 374 ft
2. Turn right toward W Educational Path — 0.1 mi
3. Turn left onto W Educational Path — 0.3 mi
4. Turn left at the 1st cross street onto Co Rd 491 — 2.2 mi
5. Turn right onto FL-44 E — 6.2 mi
   Pass by McDonald's (on the left in 6.1 mi)
6. Turn left onto S Croft Ave — 0.3 mi

376 S Croft Ave

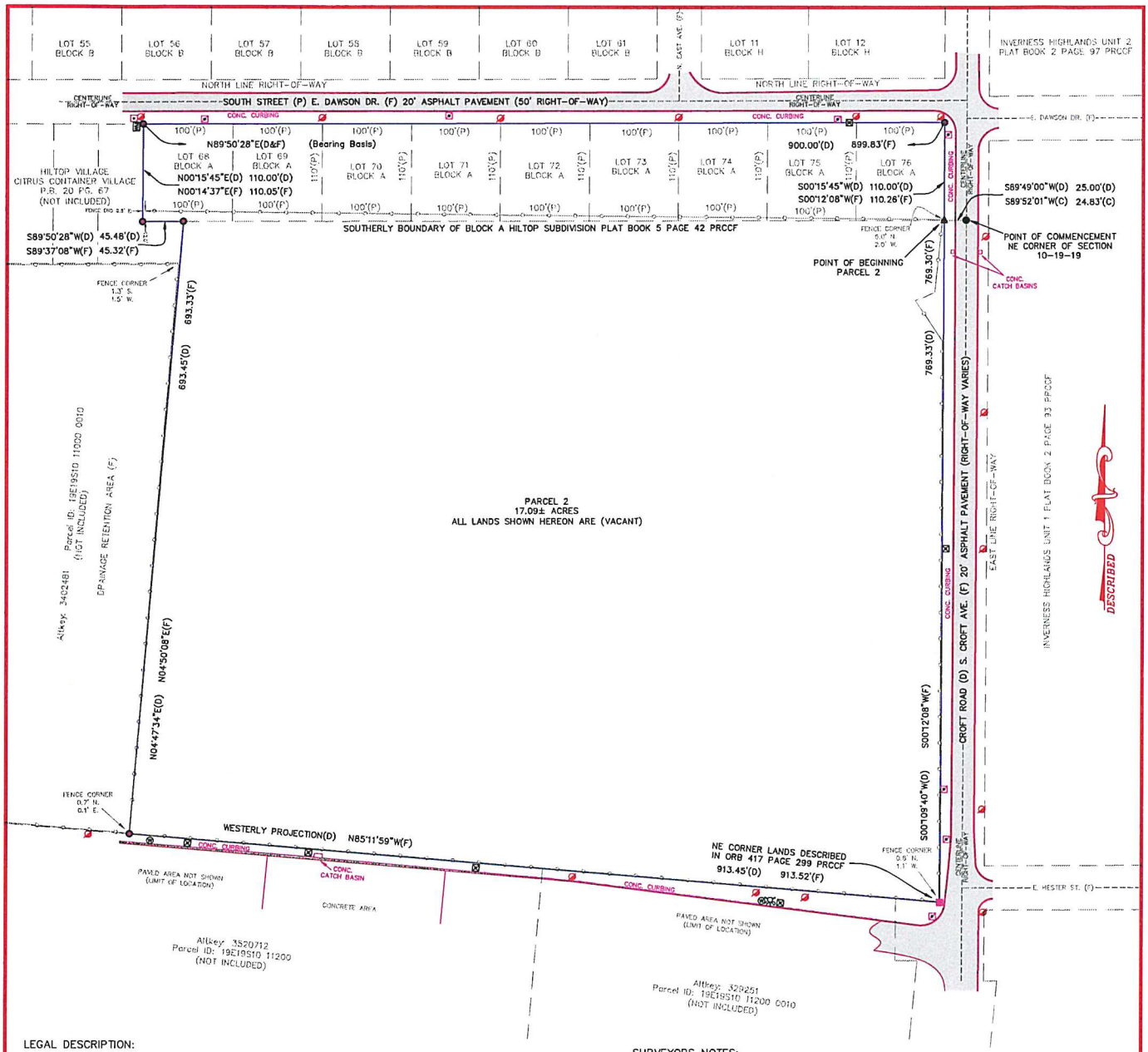
Inverness, FL 34453

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

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

Exhibit "B"



LEGAL DESCRIPTION:

Commence at the NE corner of Section 10, Township 19 South, Range 19 East, thence S 89°49' W along the North line of said Section 10, a distance of 25 feet to a point on the West right-of-way line of Croft Road, said point being 25 feet from, measured at a right angle to the centerline of said Croft Road, said point being the POINT OF BEGINNING, thence S 0°09'40" W along said West right-of-way line a distance of 769.33 feet to a point, said point being the NE corner of lands described in O.R. Book 417, Page 299, Public Records of Citrus County, Florida, thence N 85°13'54" W along the Northerly boundary of said lands and a Westerly projection thereof 913.45 feet, thence N 4°47'34" E 693.45 feet to a point on the Northerly boundary of said Section 10, said point also being on the Southerly boundary of Block A, HILTOP, as recorded in Plat Book 5, Pages 42 and 43, Public Records of Citrus County, Florida, thence S 89°50'28" W 45.48 feet to the SW corner of Lot 68, said Block A, HILTOP, thence N 0°15'45" E along the West line of said Lot 68, a distance of 110 feet to the NW corner of said Lot 68, thence N 89°50'28" E along the Northerly boundary of said Block A, 900 feet to the NE corner of Lot 76, said Block A, thence S 0°15'45" W along the Easterly boundary of said Lot 76, a distance of 110 feet to the POINT OF BEGINNING. Contains 17.09 Acres, more or less.

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

SURVEYORS NOTES:

1. The bearings shown hereon are based on Deed calls and field monumentation, with the North boundary line of Lots 68 through 76 Block A Hiltop Subdivision, held to bear N89°58'20"E, as shown on the Record Plat and as described by the Record Deed.
2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
3. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
4. The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.

LEGEND:

- FOUND 4"X4" CONCRETE MONUMENT (LB 1108) Except as noted.
- FOUND 5/8" IRON ROD & CAP (BOWSKY) Except as noted.
- FOUND NAIL AND DISK (Identification as noted)
- DESCRIPTIVE POINT (NOT FOUND, NOT SET)
- ELECTRIC BOX
- TELEPHONE WIRE BOX
- FIBER-OPTIC ACCESS PANEL
- UTILITY POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- (P) PLAT
- (D) DEED
- (F) FIELD MEASURED
- (LB) LICENSED BUSINESS
- (ORB) OFFICIAL RECORDS BOOK
- (PRCCF) PUBLIC RECORDS CITRUS COUNTY, FL.

GRAPHIC SCALE

80 0 40 80
(IN FEET)
1 inch = 80 ft.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone X, per Flood Insurance Rate Map number 12017C0332D, EFFECTIVE DATE: September 26, 2014.

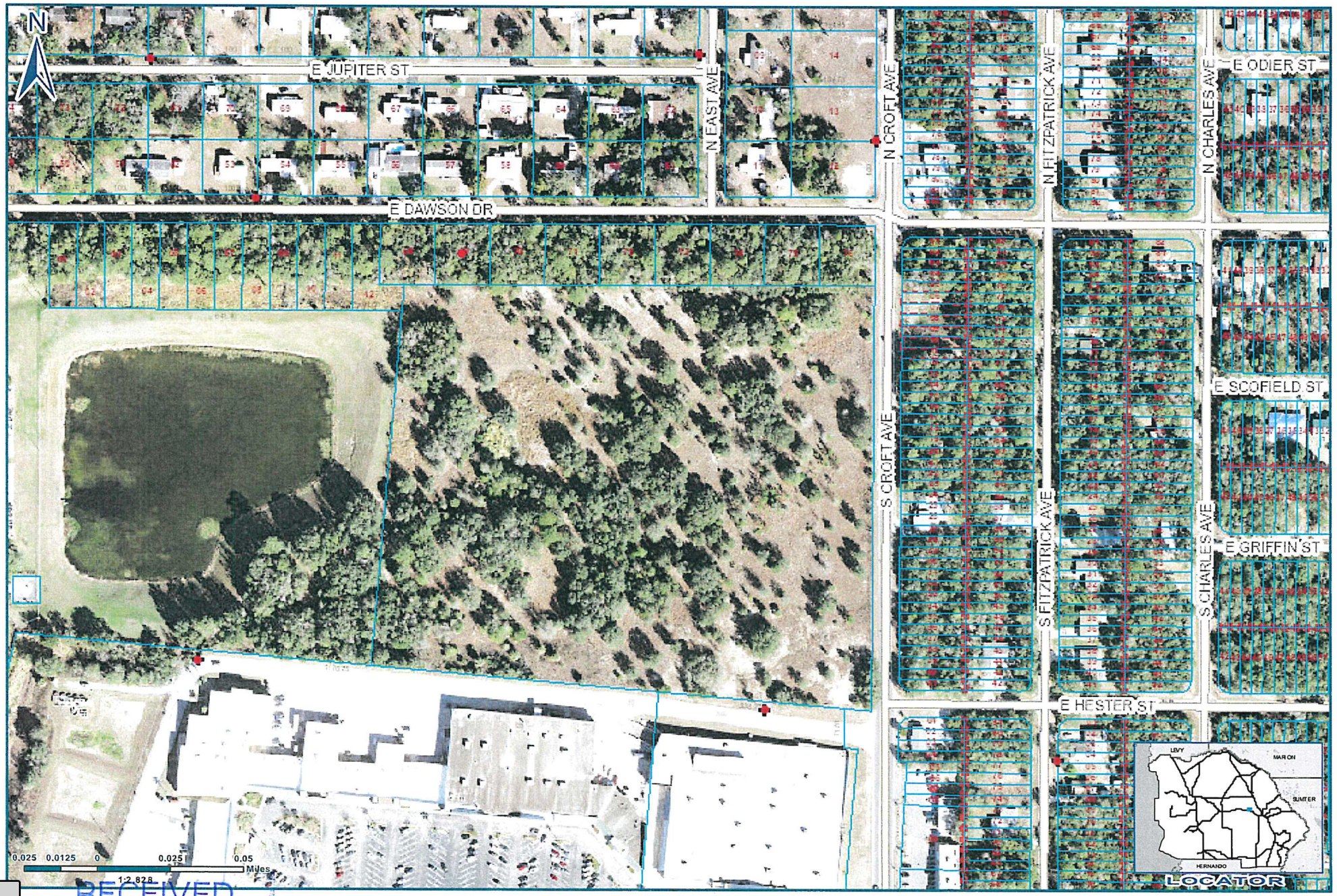
Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
This Survey Map and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

BOUNDARY SURVEY FOR
Linwood Development Corporation
Citrus County, Florida

Project No.: 21499	Field Book: See/File	Drawn By: JWS
Scale: 1"= 80'	Field Date: 12/09/2021	Sheet: 1 of 1

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

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)



RECEIVED
DEC 17 2021
CPA/AA 22-03
Community Development Division

AK 2683252

Geographic Information Systems

Prepared By : Web User
Date: 11/12/2021
Source: Enterprise Geodatabase

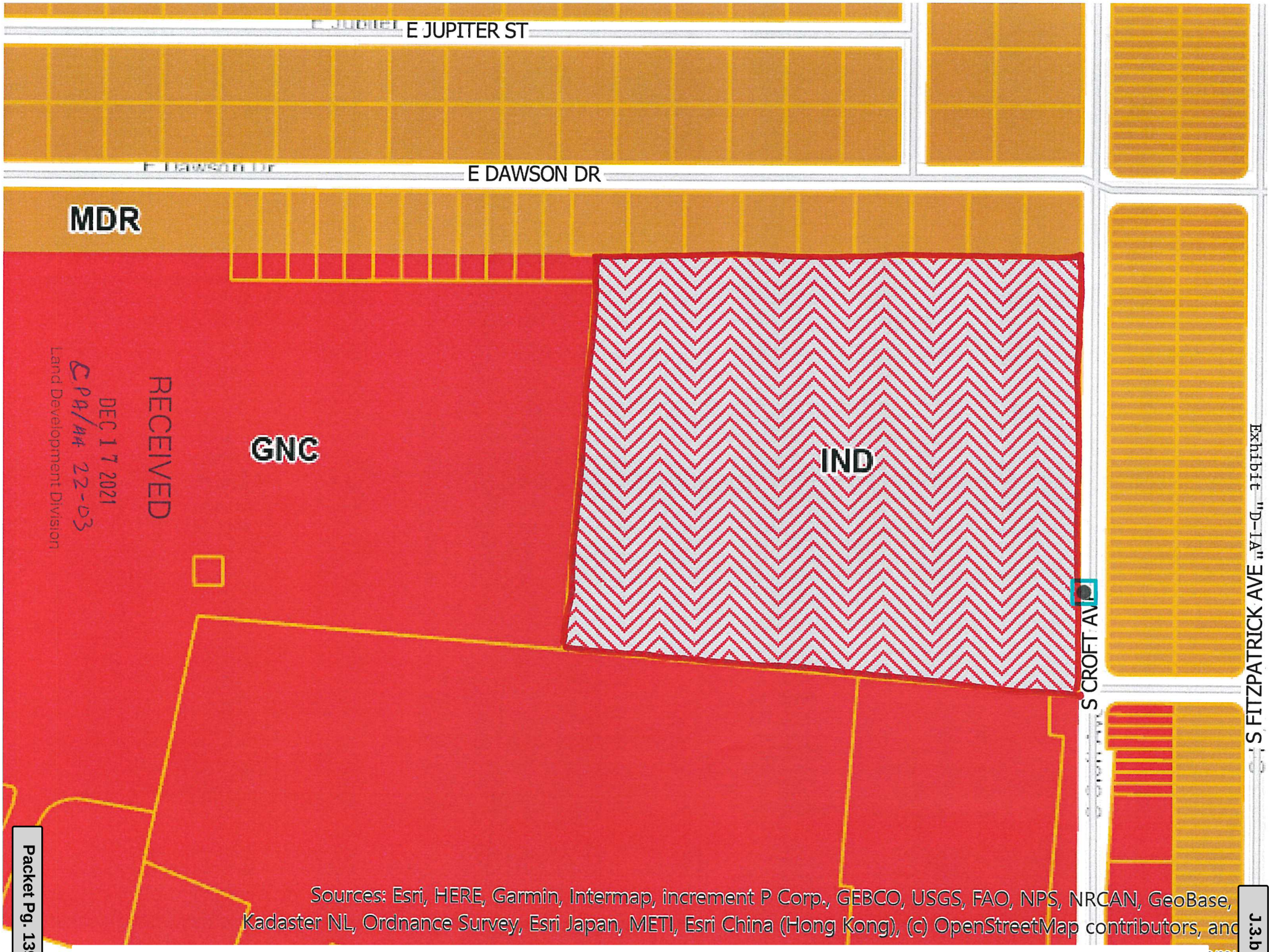
Cynthia Skelhorn
Director

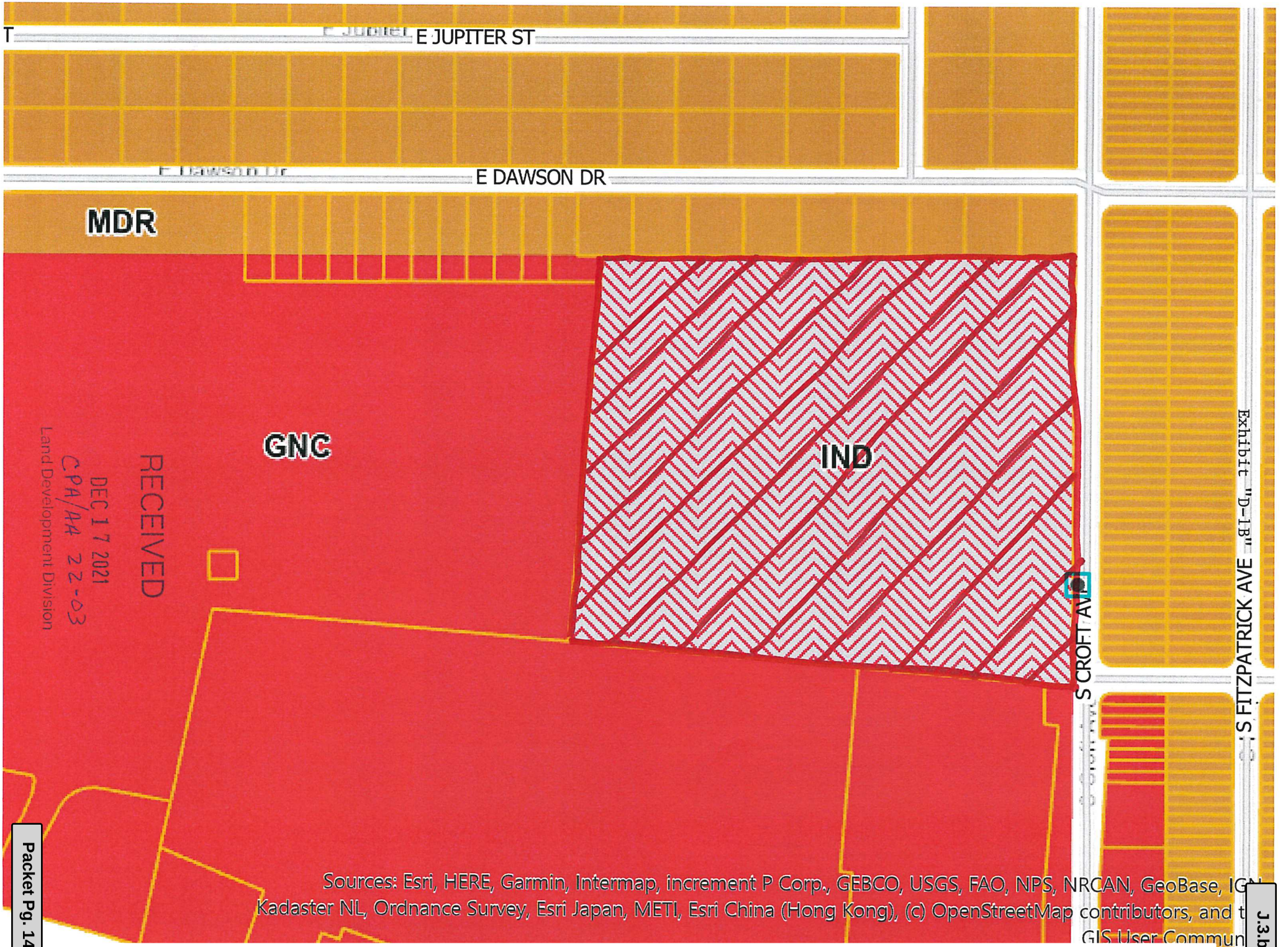
Copyright © 2014 Citrus County B.O.C.C.

This information is to be used for general purposes only. The Citrus County Geographic Information Systems makes its best reasonable effort to provide accurate but inaccurate and complete as of the date of updated. However all information provided must be independently verified by the user.

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

Exhibit "C"


E JUPITER ST
E DAWSON DR
MDR
GNC
IND
S CROFT AVE
S FITZPATRICK AVE
RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division
Exhibit "D-1A"
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase,
Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and


E JUPITER ST
E DAWSON DR
MDR
GNC
IND
RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division
S CROFT AVE
S FITZPATRICK AVE
Exhibit "D-1B"
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 t
GIS User Commun

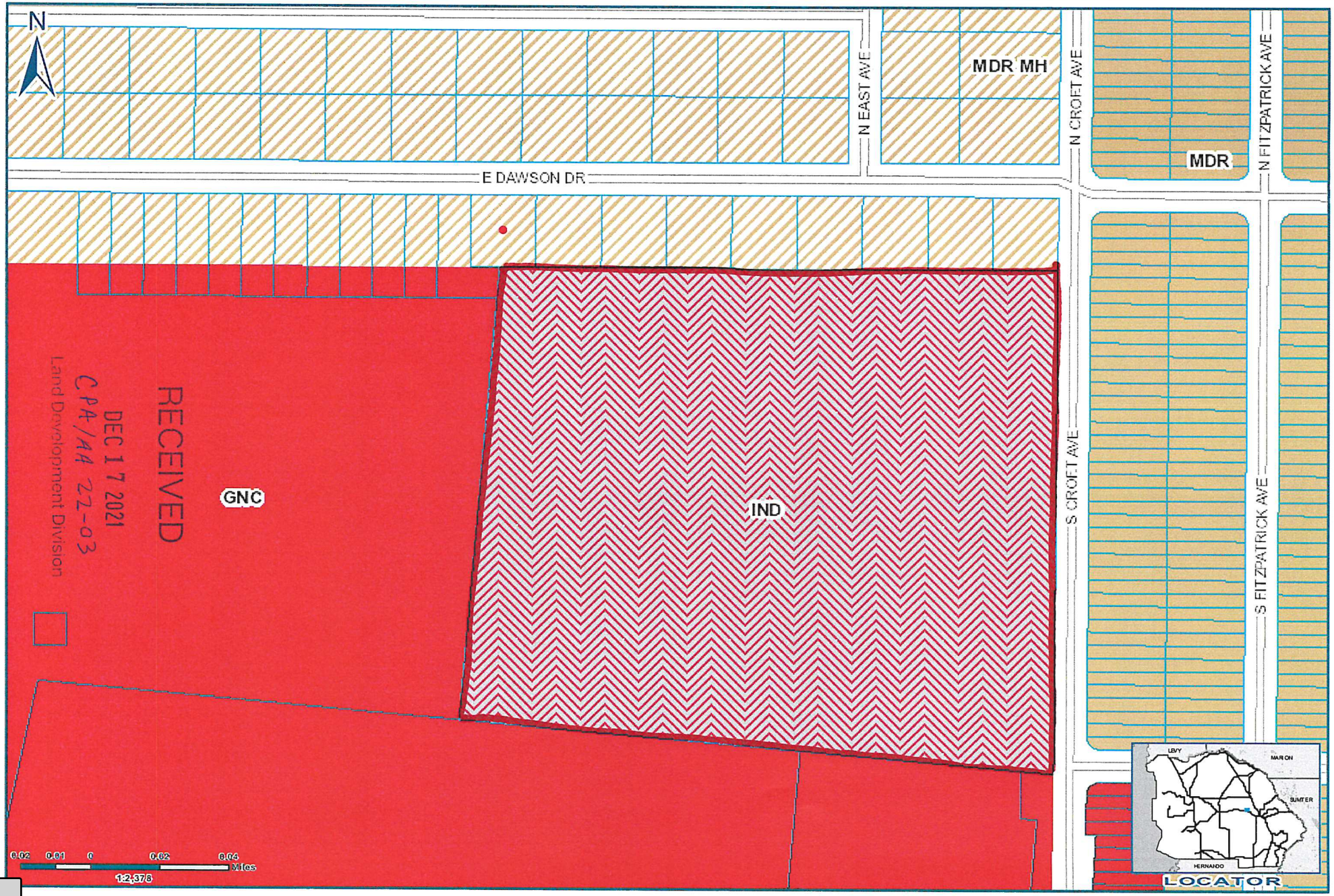


Exhibit "D-2A"

LDC Atlas - Existing

Geographic Information Systems

Cynthia Skelhorn
Director

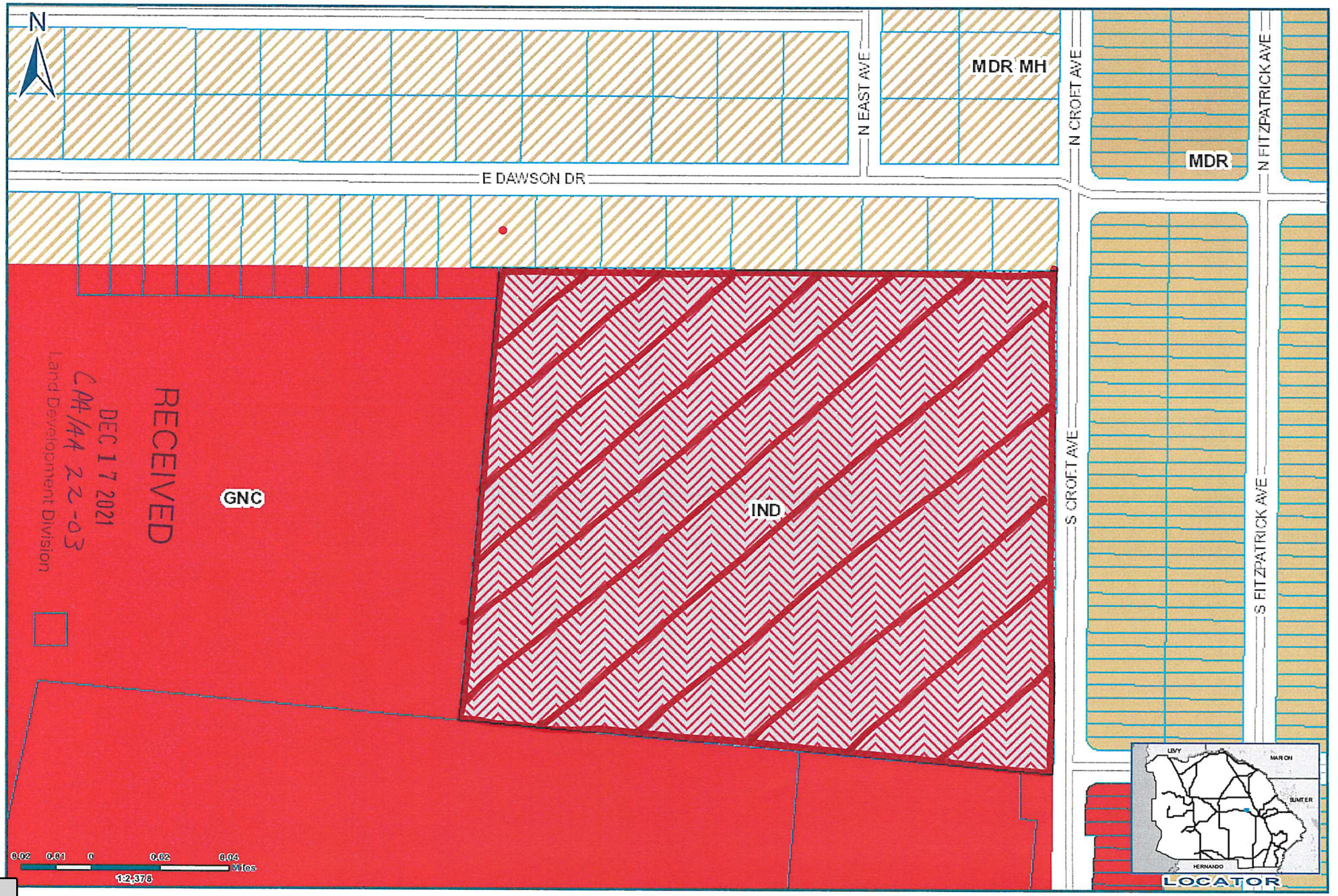
Prepared By : Web User
Date: 11/12/2021
Source: Enterprise Geodatabase

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

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide correct, but cannot be and remains as of the date it appeared. However, all information provided must be independently verified by the user.

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

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)



LDC Atlas - Proposed

Geographic Information Systems

Cynthia Skelhorn
Director

Prepared By : Web User
Date: 11/12/2021
Source: Enterprise Geodatabase

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

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide correct but cannot do and compiles as of the date it appeared. 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 or resulting from the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distribution of these materials.

Exhibit "D-2B"

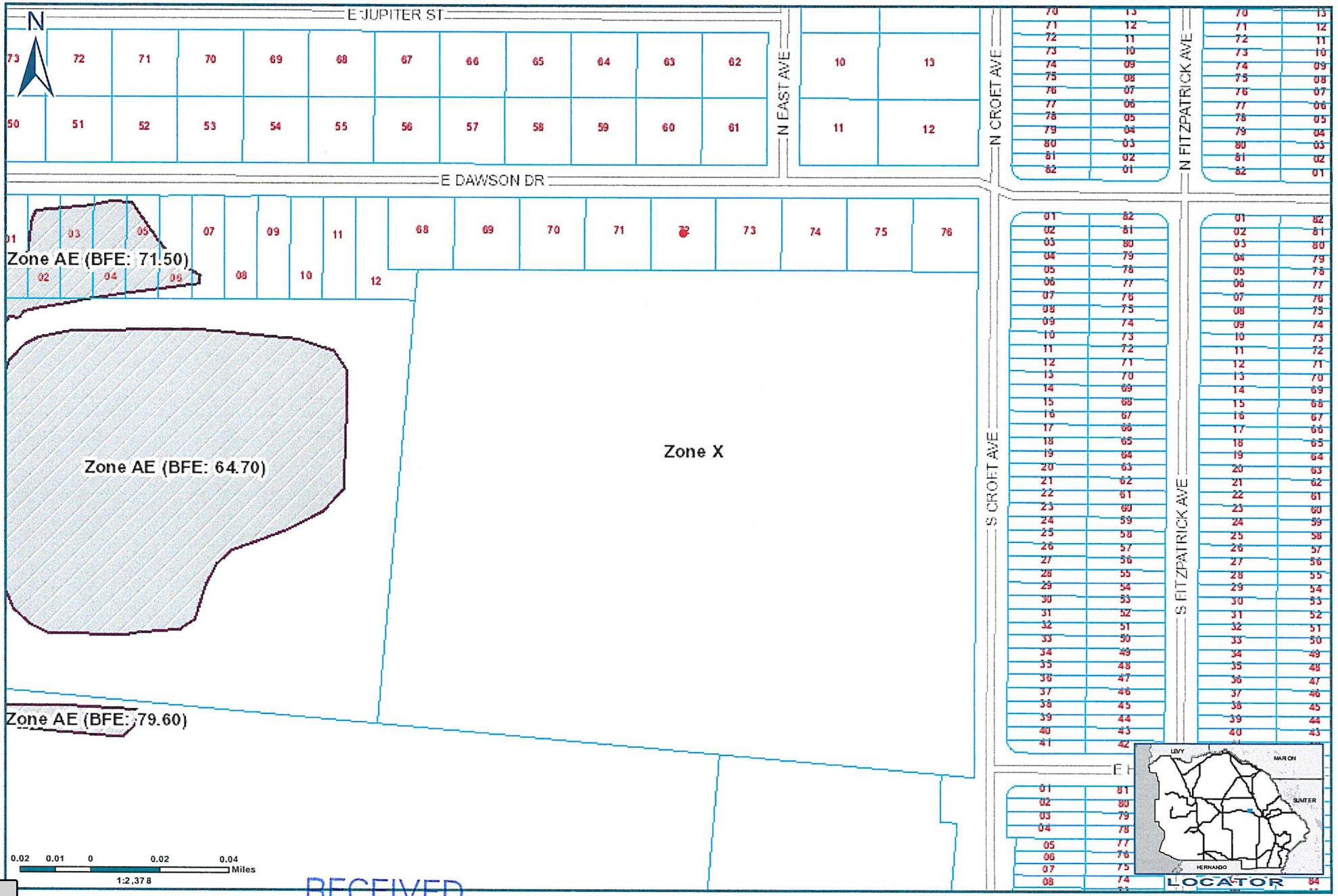


Exhibit "D-3"

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

FIRM Map

Geographic Information Systems

Cynthia Skelhorn
Director

Prepared By : Web User
Date: 11/12/2021
Source: Enterprise Geodatabase

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

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 arising out of or connected with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of the information and the viewing, copying, or distributing of these materials.



RECEIVED

DEC 17 2021

CPA/AA 22-03

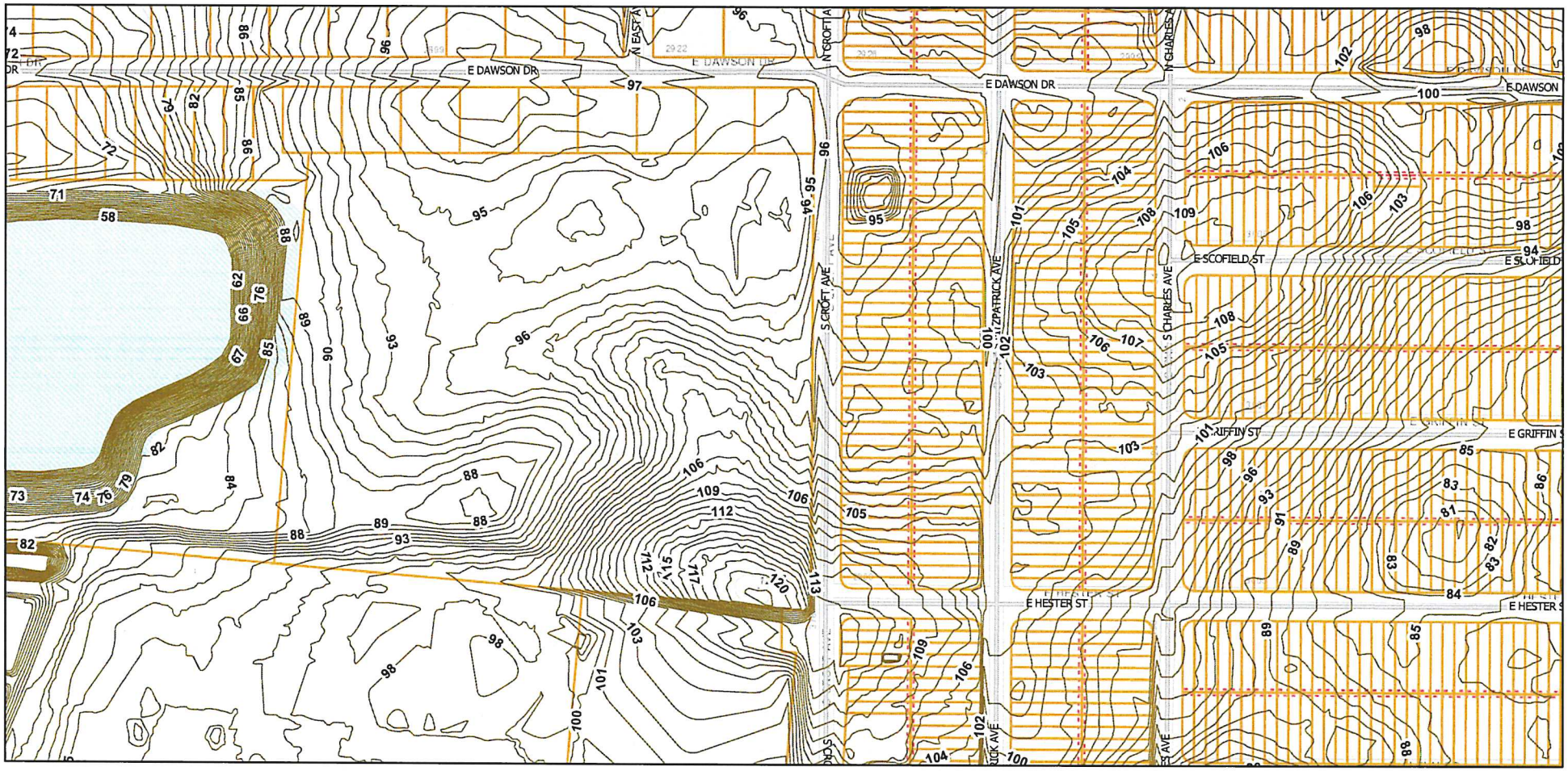
Land Development Division

Exhibit "D-4"

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 Commun

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

ArcGIS Web Map



11/15/2021, 9:47:18 AM

Easements

Lots

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

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

Citrus County
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Exhibit "D-5"

RECEIVED

DEC 17 2021

CPA/AA 22-03

Land Development Division

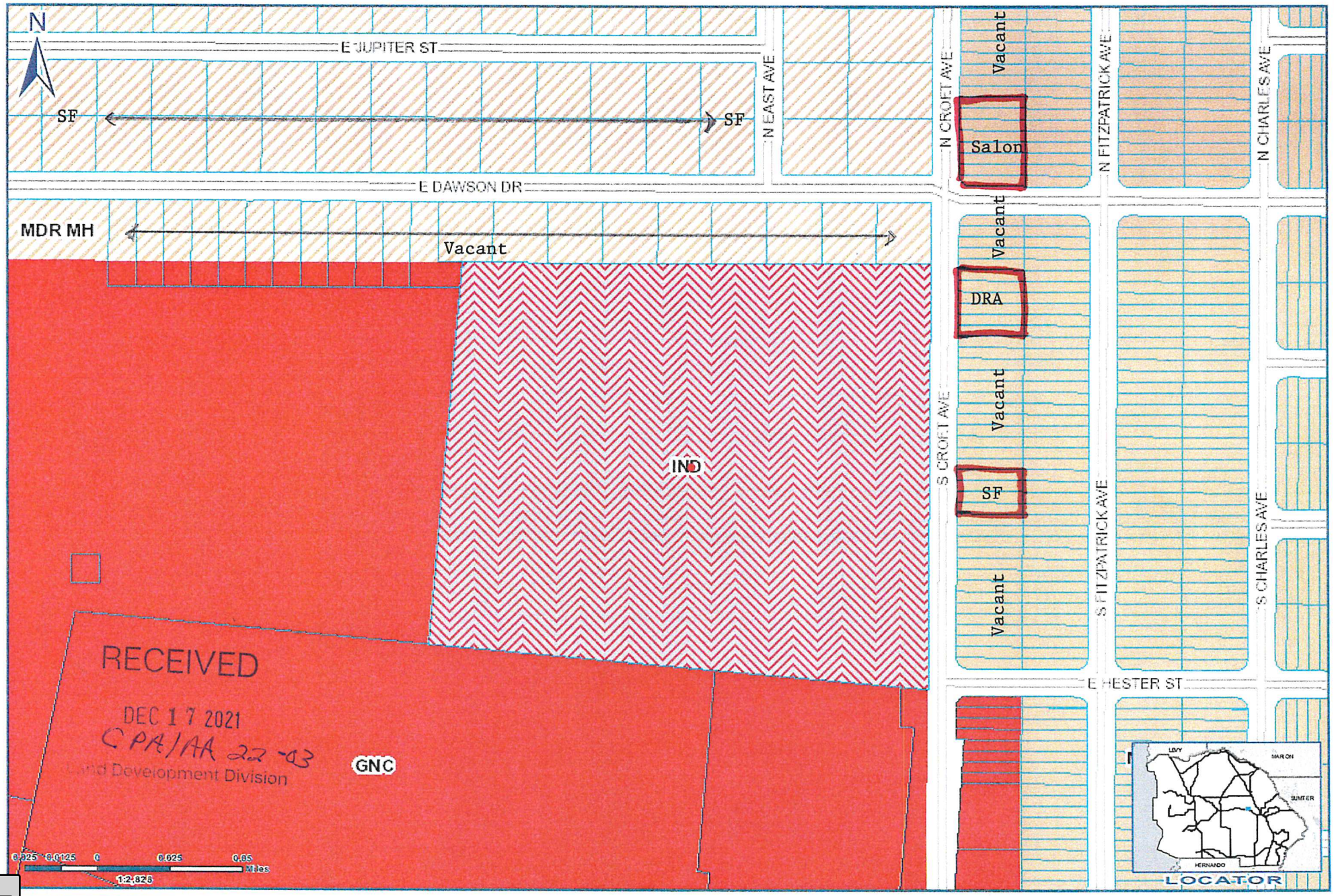


Exhibit "E"

Abutter Land Use Map

Geographic Information Systems

Prepared By : Web User
Date: 11/12/2021
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

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

Exhibit "F" –Application Text
Lynnwood Development Corporation
Alternate Key No.: 2683252
Inverness, Florida 14.82 acres (MOL)

I. General Facts/Site Characteristics: The subject parcel is 14.82 acres (MOL) is vacant/fenced parcel. The 2.27 acres (MOL) are MDR represented by nine (9) platted lots, Plat Book 5, Page 42. Elevation is 99 feet along the south boundary to 73 feet in the northwest corner; soils are LAKE FINE SAND, 0 TO 5 PERCENT SLOPES, ASTATULA FINE SAND, 0 TO 5 PERCENT SLOPES, ASTATULA FINE SAND, 5 TO 8 PERCENT SLOPES per Citrus County GIS mapping; floodplain is Zone "X". The parcel is served by central utilities (Exhibit "G-1") and abuts a collector road, Croft with 770 feet (MOL) of road frontage. It's located within PSA; FLUE, Page 10-116-117, Figure 10-28 and County Central Ridge growth area.

In 1975, the site was vacant pasture land. In the 70's A.T. Carroll relocated his concrete/asphalt plant from downtown Inverness on North Apopka to the SW corner of Croft Avenue and State Road 44. The area had no surrounding residential uses. The County designated this site plus the shopping center all IND in 1986. In the late 80's, the concrete plan was closed and the majority of the site sold for commercial shopping center (which still exists). The remaining vacant balance, retained its IND land use district. It has remained IND from 1990 to date.

The following land use districts and current uses are as follows:

(1) North – MDR SF/vacant lots (significant number of MH units)
(2) East – GNC/PSO small office/retail/vacant residential
(3) South – GNC shopping center
(4) West- GNC shopping center/DRA

II. Plan Consistency: the FLUE text at pages 18-106 describes the HDR district specifically "compact urban growth area". Shopping Centers, State Road 44 retail and surrounding Croft Road residential areas reflect such. HDR would be in the heart of this area. Table 10-23 reflects County's lack of HDR acreage. The FLUE Element pages 10-126 to 128 discusses "Future Residential Land Uses". As to those portions relevant to the HDR district, the proposed HDR district location and size are consistent with text.

The proposal of IND to HDR on the subject parcel falls clearly within FLUE Goal 17.

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

> Goal #17 – The Future Land Use Plan is intended to enhance the quality of life of the citizens of Citrus County through: provisions for adequate housing, services, and facilities; protection of the environment; creation of favorable economic conditions; and the elimination of incompatible land uses, hazards, and nuisances.

Further, the HDR amendment is consistent with Obj. 17.2, Policy 17.2.5, Policy 17.2.7 and Policy 17.2.8, Policy 17.3.4 and Policy 17.3.10, specifically addresses HDR – both are consistent with subject parcel proposed use.

The subject HDR application meets Goa 1 of the Plan's Housing Element together with Obj. 1.3, Obj. 1.3.1, and Policy 1.3.3. Policy 1.3.6 (Pages 1-59) initiatives speaks to townhouse uses as affordable housing and infill areas. It states:

> Affordable Housing Strategy. To meet existing and future affordable housing needs, the County shall pursue an effective local affordable housing strategy through the following initiatives…..
> Townhouse/Attached Housing. Encourage the development of well-planned, attractive and functional townhouse/attached housing, including owner and rental units, located near jobs, shopping, and medical facilities….
> Infill Areas. The County shall research parcels of land within the Planned Service Area that are suitable for potential development of affordable housing. Using this information, the County shall consider adoption of a map showing specific affordable housing infill target areas where affordable housing is encouraged. Special incentives such a density bonus shall be considered to encourage development of affordable housing in these areas.

III. Concurrency: The site is serviced by regional county water and wastewater (see Exhibit "G-1"). Solid waste capacity exists (see Exhibit "G-3). The engineer's report (Exhibit "G-2") demonstrates stormwater concurrency. There are no school concurrency issues.

IV. Compatibility: The IND district is inconsistent with residential uses to the north and east. The proposed HDR is a transition use between high intensity commercial uses along State Road 44, limited commercial uses on Croft Road (east side) and residential areas. The HDR use provides a needed housing alternative which is far better than any IND use. A HDR district meets test of compatibility as defined by F.S. 163.3164(9).

V. Conclusion: The existing IND is a historical anomaly which needs to be corrected. The proposed HDR district meets all tests and standards of Plan and LDC. Specifically, it increases potential of alternate affordable housing per Plan's Housing Element.

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Developr

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

Exhibit "G-1"

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

11/08/2021

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

RE: William James; Land Use Plan Map/LDC Atlas Amendment
Alternate Key No.: 2683252
Crystal River, Florida 17.09 acres (MOL)
Section 10, Township 19, Range 19

Dear Mr. Stillwell:

Citrus County Utilities currently has both potable water and wastewater capacity to serve the above referenced site, for the use described in your November 04, 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. A 12 inch diameter water main runs along the east right-of-way line of S. Croft Ave. 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 6 inch diameter pressure force main system runs along the south right-of-way line of E. Dawson Dr. just north of the site.

As always, specific details of future connections to County facilities will be determined during the development review and permitting process. 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

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

BEI BURRELL ENGINEERING, INC.
CIVIL ENGINEERING

Exhibit "G-2"

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

November 10, 2021

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

Subject: Parcel Alt Key # 2683252
Section 10, Township 19, Range 19
Analysis of Drainage, Water and Wastewater Facilities
BEI Project 21-31

Dear Mr. Stillwell:

As requested, Burrell Engineering, Inc. has conducted a drainage facilities and public facilities analysis as required by the Citrus County Board of County Commissioner's Administrative Regulation (A.R.) 13.08-2. on the referenced site. The site is approximately 14.82 ac in size and is in Section 10, Township 19, Range 19. It is bordered by residential lots on the north, by a DRA for a commercial shopping center on the west side, S. Croft Ave on the east side and a commercial shopping center on the south. The analysis includes a physical inspection of the site, and a review of available data produced by various public agencies. The analysis is limited to the specific areas of concern discussed in the A.R., as outlined below:

1. *DRAINAGE FACILITES*

a. Soils evaluation, demarcation, and preliminary hydrogeology:

Onsite soils are predominantly Astatula fine sand, 0 to 5% slopes with a small amount of Lake fine sand, 0 to 5% slopes and Astatula fine sand, 5 to 8 percent slopes. According to the SCS Soil Survey for Citrus County, Astatula and Lake fine sands with 0 to 5% slopes sands are nearly level gently sloping excessively drained with a SHWT greater than a depth of 80 inches throughout the year. Astatula fine sands with 5 to 8% slopes are moderately sloping excessively drained with a SHWT greater than a depth of 80 inches throughout the year.

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

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

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

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

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

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

Attached is an excerpt from the National Flood Insurance Program Flood Insurance Rate Map (FIRM) panel 12017C0332D. As can be seen from the map, all of the property lies within flood zone X and as such is not within a flood plain

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

The proposed site does not appear to have any wetlands onsite based on the National Wetlands Inventory Map.

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

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

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

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

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Deve

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

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

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

WASTEWATER DISPOSAL

Wastewater service is available to the site from the County's central wastewater collection system via a sanitary sewer force main on Croft Avenue and Dawson Drive. While the force main is not directly connected to this site it is close enough that most likely the site would be required to construct a sanitary pump station and connect to the force main.

WATER SERVICE

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

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

Sincerely,

Burrell Engineering, Inc.

11/10/21

TROY EDSEL BURRELL, JR. LICENSE No. 36044 STATE OF FLORIDA PROFESSIONAL ENGINEER

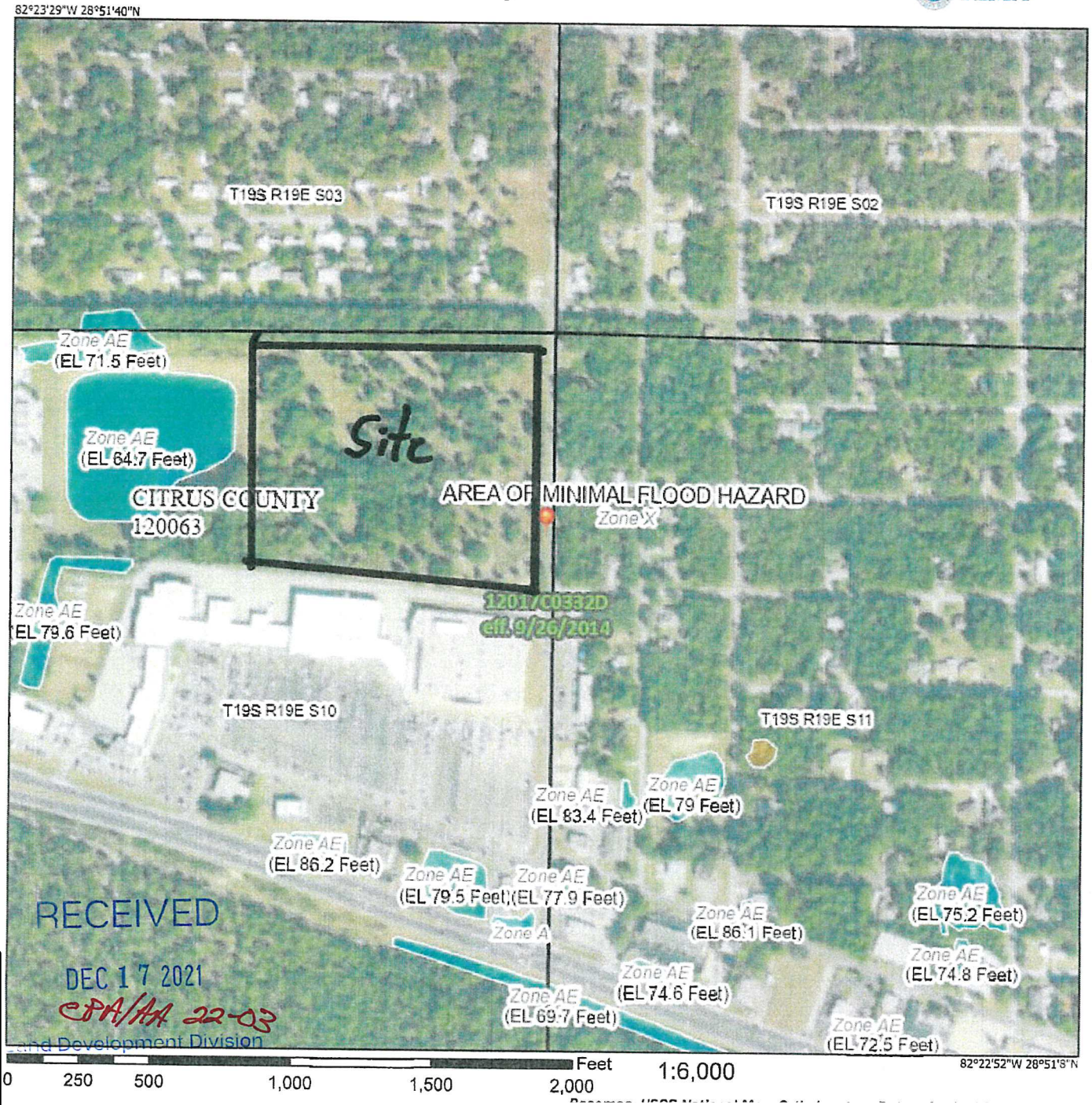
Troy E. Burrell, Jr, P.E.
Florida Registration 36044
President

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

National Flood Hazard Layer FIRMette

82°23'29"W 28°51'40"N



Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/9/2021 at 12:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Exhibit "G-3"

Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

November 5, 2021

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

Re: William James; Land Use Plan Map/LDC Atlas Amendment
Alternate Key No.: 2683252
Crystal River, Florida 17.09 acres (MOL)
Section 10, Township 19, Range 19

Dear Mr. Stillwell,

This letter is in response to your request on November 4th, 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,

Dan Sherlock

Dan Sherlock
Acting Citrus County Solid Waste Management Director

ds:jly

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

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

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

Exhibit "G-4"

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: **Chuck Dixon**
Citrus County School Board

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

RE: **Alternate Key No.: 2683252 – 14.82 Acres, Croft Road**

DATE: **November 18, 2021**

Chuck:

The subject parcel is IND. We're filing for HDR. Are there any school concurrency issues? Please advise in writing to be included in Plan/LDC map filing.

CAS/cv
cc: John Green

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

Clark A. Stillwell

From: Dixon, Chuck <DixonC@citrus.k12.fl.us>
Sent: Wednesday, October 21, 2015 10:06 AM
To: Clark A. Stillwell
Cc: Moser, Tina; Bishop, Jonny; Mullen, Mike; Bosse, Christopher
Subject: RE: Sobel; Alternate Key #3460094 2211 Croft Road, Section 26, Township 18, Range 19

Thanks for the information.

I don't see any issues with a general office in this location. It is a compatible use.
Please remind your client that traffic can be in issue during drop off and pick up times when your office is next to an elementary school.

Have a good day,

Chuck Dixon, AICP
Director
Planning and Growth Management
Citrus County Schools

Phone: **(352) 746-3960**
Internet: **http://www.citrus.k12.fl.us/pgm/**

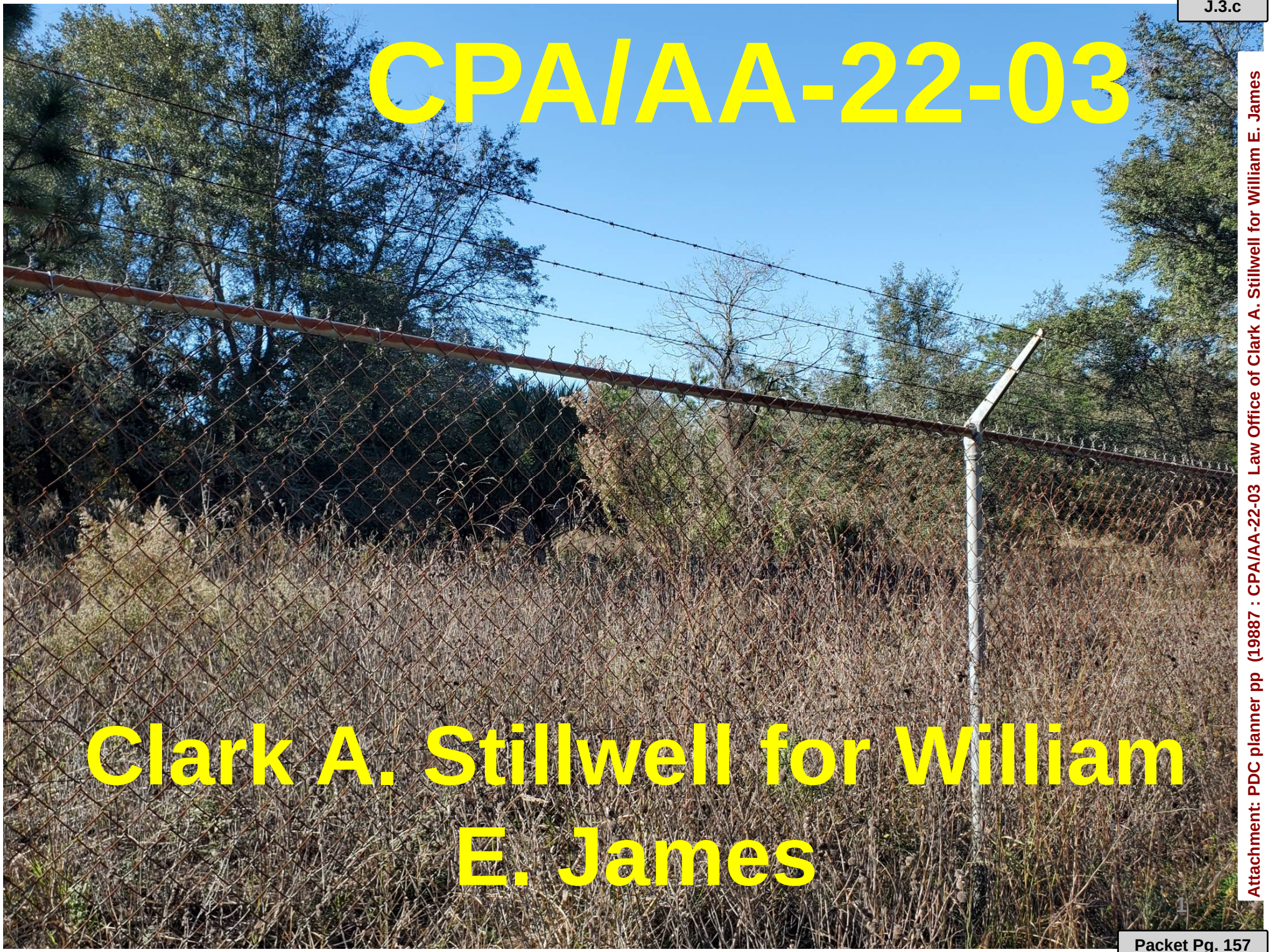
From: Clark A. Stillwell [mailto:caslaw@tampabay.rr.com]
Sent: Wednesday, October 21, 2015 9:56 AM
To: Dixon, Chuck
Subject: Sobel; Alternate Key #3460094 2211 Croft Road, Section 26, Township 18, Range 19

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
Post Office Box 250
Inverness, Florida 34451-0250
(352) 726-6767
(352) 726-8283-Facsimile
caslaw@tampabay.rr.com

Avast This email has been checked for viruses by Avast antivirus software.
www.avast.com

RECEIVED
DEC 17 2021
CPA/AA 22-03
Land Development Division

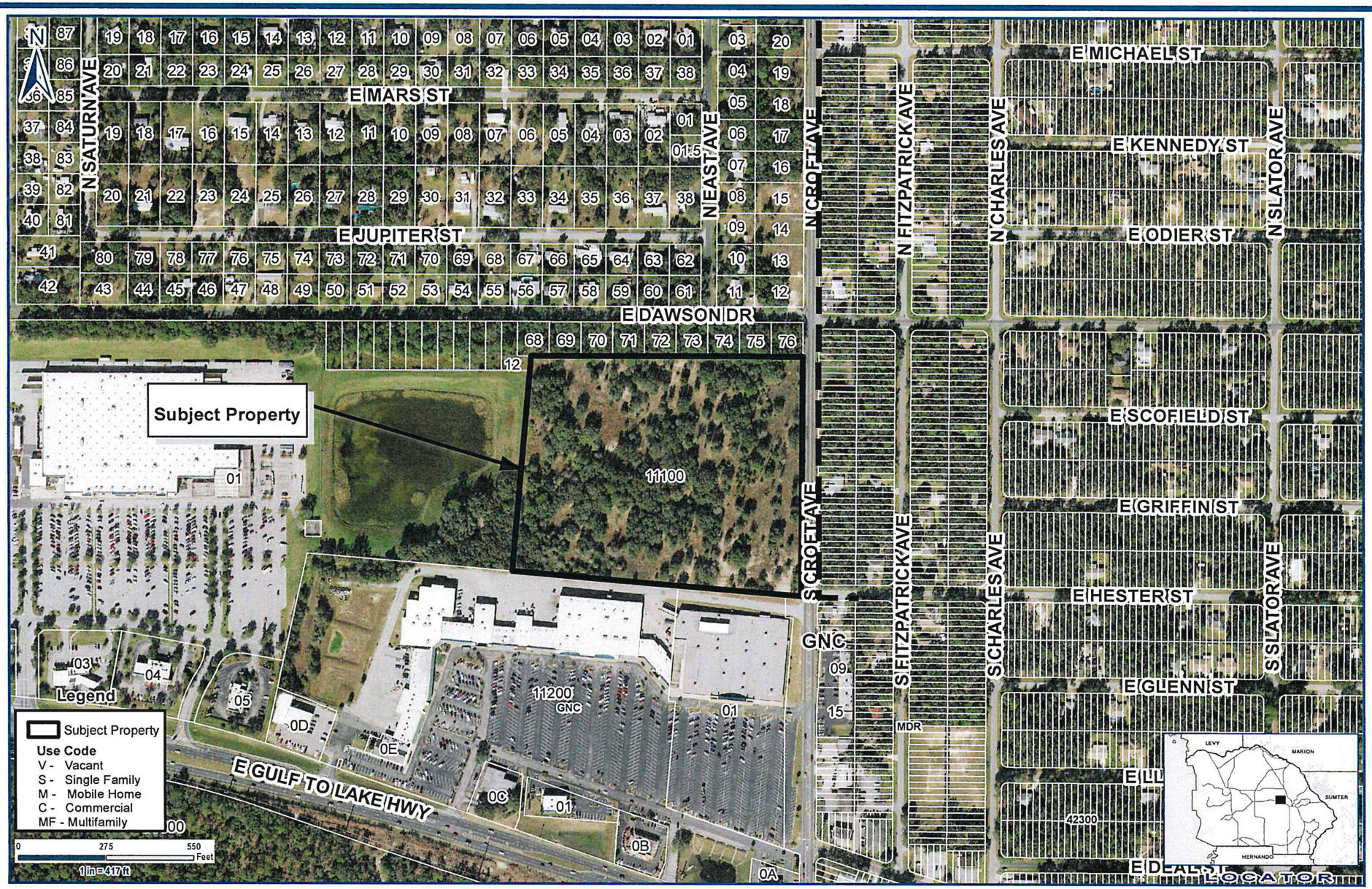
Attachment: Application (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)



CPA/AA-22-03

Clark A. Stillwell for William E. James

Attachment: PDC planner pp (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James



Application #: CPA-AA-22-03	Applicant: Clark Stillwell for James
Proposal: FLUM/ LDC atlas map amendment to HDR	Location: 376 N Croft Avenue, Inverness
Land Use Atlas: IND	S-T-R - 10-19-19 NE

Planner Initials: _____ Date: _____

Geographic Information Systems

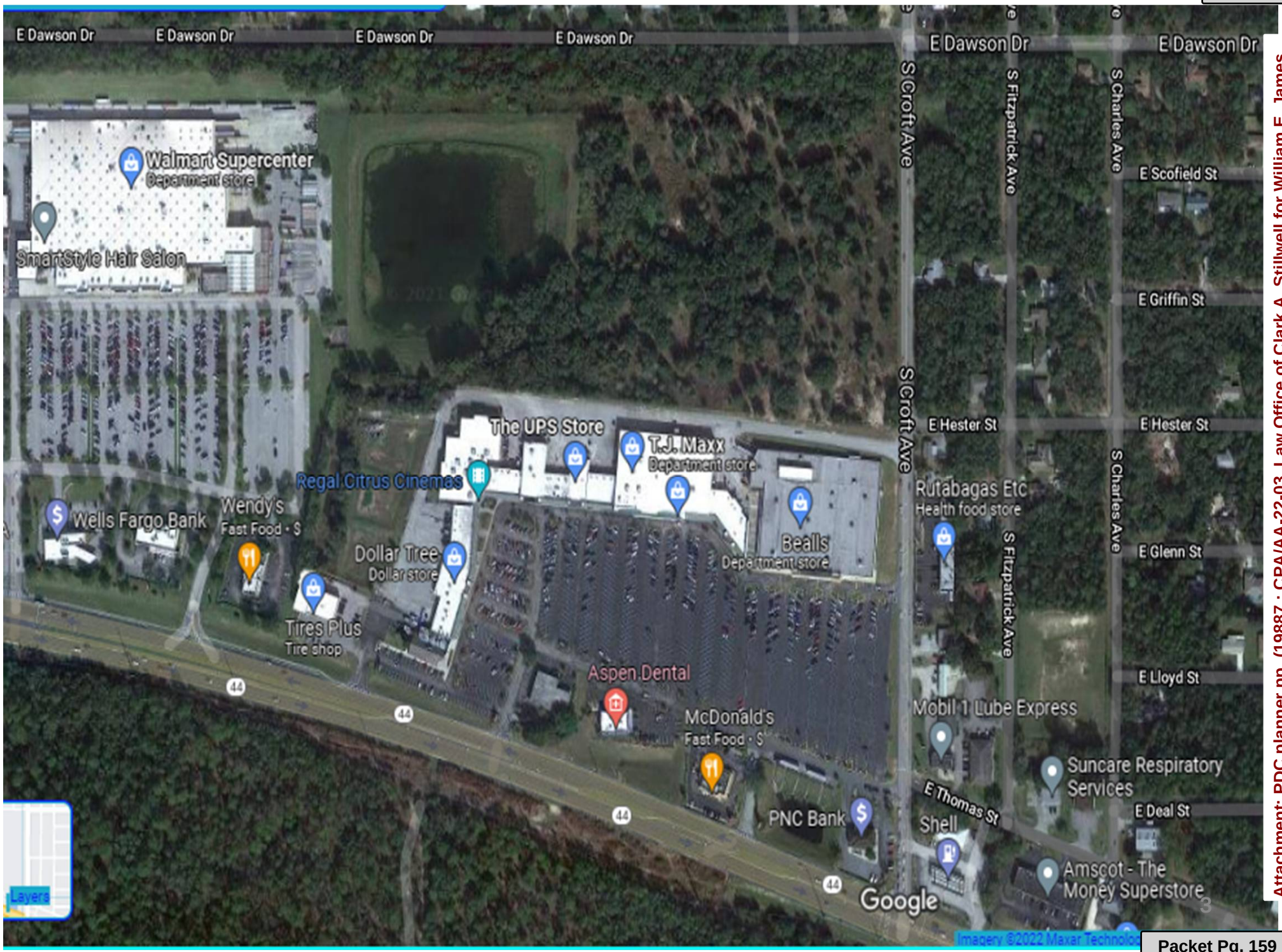
Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: December 31, 2021
Source: Enterprise Geodatabase
Map Number: WB0000754

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

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

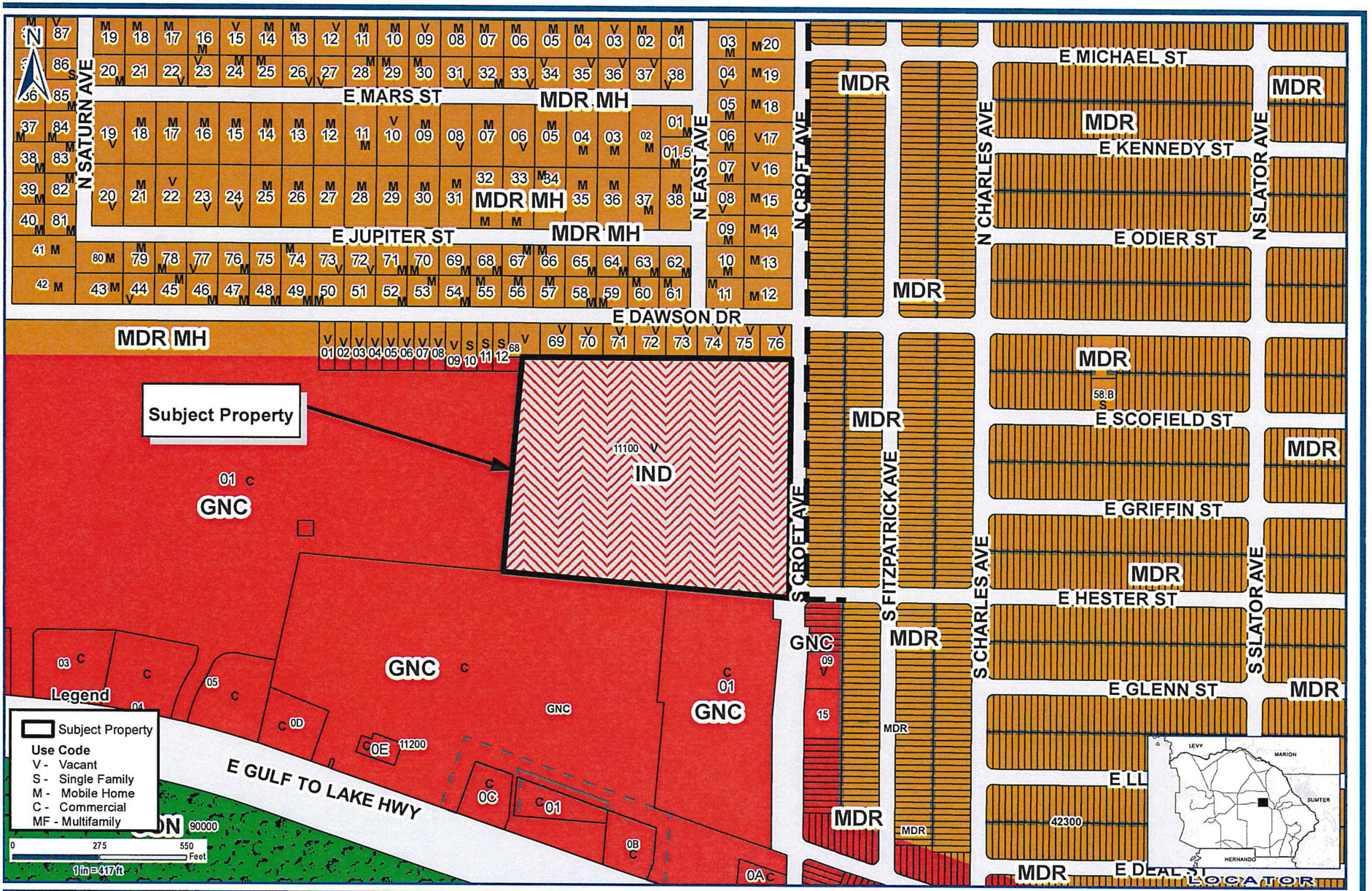
Attachment: PDC planner pp (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James



Attachment: PDC planner pp (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James



Attachment: PDC planner pp (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James



Application #: CPA-AA-22-03	Applicant: Clark Stillwell for James
Proposal: FLUM/ LDC atlas map amendment to HDR	Location: 376 N Croft Avenue, Inverness
Land Use Atlas: IND	S-T-R - 10-19-19 NE

Planner Initials: _____ Date: _____

Geographic Information Systems

Prepared By : William Braunsch
Date: December 31, 2021
Source: Enterprise Geodatabase
Map Number: WB0000753

Cynthia P. Skelhorn
Director

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

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

Attachment: PDC planner pp (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James

PM2-22-6

DEPARTMENT OF GROWTH MANAGEMENT
2022 SMALL SCALE
COMPREHENSIVE PLAN AMENDMENT/ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION

APPLICATION NUMBER CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee

DATE: January 14, 2022

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

Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan and to amend the Land Development Code Atlas Map

FUTURE LAND USE MAP REQUEST:	From: IND, Industrial District To: HDR, High Density Residential District
LAND USE ATLAS MAP REQUEST:	From: IND, Heavy Industrial District To: HDR, High Density Residential District
LOCATION:	Section 10, Township 19 South, Range 19 East; more specifically, Parcel 11100; which address is 376 S. Croft Avenue, Inverness, FL. A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 14.82 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – MDR, Medium Density Residential District South – GNC, General Commercial District East – MDR District West – GNC District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – MDRMH, Medium Density Residential District with mobile homes allowed South – GNC, General Commercial District East – MDR, Medium Density Residential District West – GNC/PUD, General Commercial District with a Planned Unit Development for a commercial shopping center
SURROUNDING EXISTING LAND USES:	North – Vacant residential lots South – shopping center East – S. Croft Avenue; vacant and improved single-family residential lots West – Drainage retention area; shopping center

Attachment: PDC Staff Report and locator map (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

CHARACTERISTICS OF THE SUBJECT PROPERTY - According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Astatula fine sand (0 to 5 percent slopes, with an area of 5 to 8 percent slope). Limitations to building site development are slight. The subject property appears to be located in Flood Zone X, as found on the Flood Insurance Rate Map 12017C0332D.

BACKGROUND AND ANALYSIS - The subject property is vacant with scattered trees and lies directly on S. Croft Avenue (a Major Collector roadway).

In 2004, application CPA/AA-04-14 proposed a change to the GNC designation on the Future Land Use Map and the LDC Atlas. That staff report noted that the site had been previously part of a concrete plant and that the IND designation was "incompatible with surrounding land use designations and development". However, the Florida Department of Transportation (FDOT) and the State of Florida Department of Community Affairs (DCA) objected to the proposed amendment due to traffic concurrency (SR-44 was not meeting the required level of service "B" from CR-491 to Croft Avenue at the time). As such, the application was eventually withdrawn by the applicant.

The applicant is now proposing High Density Residential, and the application notes a desire for affordable housing although the HDR district would not limit development to this particular use.

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

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

REQUEST FOR LAND USE CHANGE

Concurrency

a) Sanitary Sewer – The applicant has provided a letter from Citrus County Water Resources indicating the availability of service, although specific concurrency would be dependent on any future use proposed.
b) Potable Water – The applicant has provided a letter from Citrus County Water Resources indicating the availability of service, although specific concurrency would be dependent on any future use proposed.
c) Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill.
d) Drainage – The applicant has provided an engineer's analysis confirming that stormwater standards can be met and would not appear to have an adverse impact to drainage flows to or from adjacent properties.

Consistency with Comprehensive Plan – The applicant has stated that the application is consistent with the following policies:

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.*

Attachment: PDC Staff Report and locator map (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

[Staff comment – The site lies in the Planned Service Area and has both central water and central sewer available].

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

[Staff comment – Removal of the Industrial designation would be appropriate as the surrounding area has developed into a mix of residential and commercial rather than industrial].

Policy 17.3.4 *Residential density allowances shall be based on community design criteria and urban service availability. Medium and high density residential developments shall meet County established standards for public facilities, access, and suitability/capability. Central water and sewer facilities will be required for all development of four units per acre or greater. Residential land use densities of more than two units per acre shall have a central water system if septic tanks are used.*

[Staff comment - The proposed high density residential site is located in an area with access to central water/sewer and that lies on a Collector roadway.

Impacts on Affordable Housing – The applicant has also referenced multiple objectives and policies in the Comprehensive Plan that discuss and encourage affordable housing. However, since a PUD has not been provided, there is no assurance that this site will be utilized as such. The High Density Residential land use district may allow up to 6 dwelling units per acre (up to 20 du/acre with a PUD), while the existing IND designation does not allow for residential units.

Compatibility with Adjacent Land Uses – The site abuts a collector roadway and a commercial retail center, along with some vacant single-family residential lots. The Industrial designation would not appear to be appropriate in this location, whereas high density residential as proposed could utilize the shopping, central utilities, and roadway access as a more compatible use in this area. In addition to residential, the HDR land use district allows for some limited commercial uses such as a convenience store or a small retail shop. Other more intense uses such as a strip center or professional office may be allowed via the Conditional Use process.

Environmental – There appear to be limited environmental concerns, other than some significant elevation changes from front to back. It was previously utilized as a concrete plant site and contains some tree growth.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 14.82 acres from IND to HDR on both the Future Land Use Map and the LDC Atlas
2. The proposed land use is consistent with the Comprehensive Plan, including the policies discussed above, and would be more compatible with the surrounding area than the current Industrial designation.

Attachment: PDC Staff Report and locator map (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)

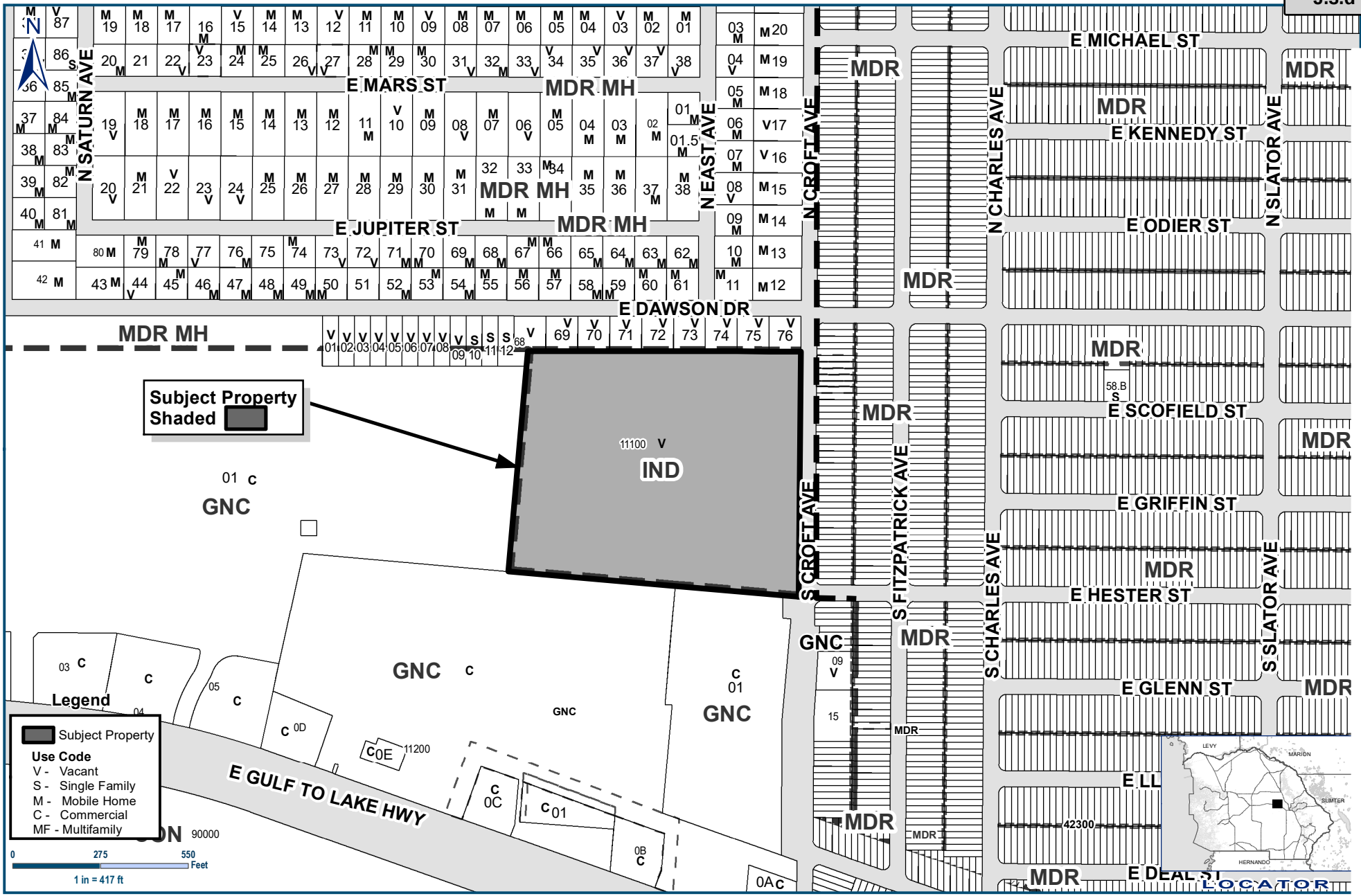
3. A Master Planned Unit Development (PUD) has not been requested, so any proposed development on the site would be subject to LDC standards.

SUMMARY OF FINDINGS

It has been determined that the reviewing body (PDC), may recommend approval of the proposed Comprehensive Plan Amendment/Atlas Amendment. 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.

JLC/cb

Attachment: PDC Staff Report and locator map (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee)



Application #: CPA-AA-22-03	**Applicant: Clark Stillwell for James**
Proposal: FLUM/ LDC atlas map amendment to HDR	**Location: 376 N Croft Avenue, Inverness**
Land Use Atlas: IND	**S-T-R - 10-19-19 NE**

Planner Initials: _____ **Date:** _____

Geographic Information Systems

Prepared By : William Braunsch
Date: December 31, 2021
Source: Enterprise Geodatabase
Map Number: WB0000752

Cynthia P. Skelhorn
Director

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

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

Attachment: PDC Staff Report and locator map (19887 : CPA/AA-22-03 Law Office of Clark A. Stillwell for