



**CITRUS COUNTY**  
**PLANNING AND DEVELOPMENT COMMISSION**

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

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Robert Bass, Chair  
Stacey Worthington, 1st Vice Chair  
James Roys, 2nd Vice Chair  
Richard Barmes, Member  
Kurt Stone, Member

Michael Facemyer, Member  
David Bramblett, Member  
Carole Scragg, Alternate Member  
William Burda, Alternate Member

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- 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. March 17, 2022, Agenda, Directions & Map
  - March 17, 2022, Agenda, Directions & Map
- H. STAFF ANNOUNCEMENTS
- I. EX PARTE COMMUNICATION - COUNTY ATTORNEY
- J. APPLICATIONS
  - 1. V-21-19 Brenda McKenzie for GSP Holdings LLC
  - Conduct a public hearing on March 17, 2022, to review and consider V-21-19 Brenda McKenzie for GSP Holdings LLC
  - 2. OA-22-01 Land Development Division – Multiple Sections regarding Stormwater and Waterfront Setbacks– Amendments to Land Development Code
  - Conduct a public hearing on March 17, 2022 to consider OA-22-01 Land Development Division - Multiple Sections - Amendments to Land Development Code.
- 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.

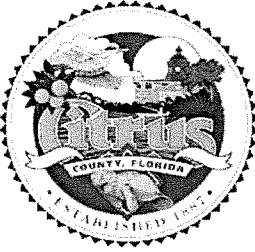
Si necesita un traductor de español por favor haga arreglos con el Condado dentro de dos días de la notificación de la publicación (352-527-5370).



## **AGENDA MEMORANDUM**

|                                             |                                                  |                |                  |              |                   |
|---------------------------------------------|--------------------------------------------------|----------------|------------------|--------------|-------------------|
| <b>FROM:</b>                                | Michael Sherman, AICP Growth Management Director |                |                  |              |                   |
| <b>SUBJECT:</b>                             | March 17, 2022, Agenda, Directions & Map         |                |                  |              |                   |
| <b>AGENDA DATE:</b>                         | <b>March 17, 2022</b>                            |                |                  |              |                   |
| <b><u>BRIEF OVERVIEW:</u></b>               |                                                  |                |                  |              |                   |
| March 17, 2022, Agenda, Directions & Map    |                                                  |                |                  |              |                   |
| <b><u>BUDGET IMPACT/FUNDING SOURCE:</u></b> |                                                  |                |                  |              |                   |
| Account No.                                 | Account Title                                    | Current Budget | YTD Expenditures | Encumbrances | Available Balance |
|                                             |                                                  |                |                  |              | \$0               |
| N/A                                         |                                                  |                |                  |              |                   |
| <b><u>RECOMMENDED ACTION:</u></b>           |                                                  |                |                  |              |                   |
| March 17, 2022, Agenda, Directions & Map    |                                                  |                |                  |              |                   |

**CITRUS COUNTY  
PLANNING AND DEVELOPMENT COMMISSION**



Thursday, March 17, 2022 at 9:00 AM

Lecanto Government Building

3600 West Sovereign Path, Room 166

Lecanto, Florida 34461

---

**ROBERT BASS, CHAIRMAN**

**MICHAEL FACEMYER**

**STACEY WORTHINGTON, 1<sup>ST</sup> VICE CHAIR**

**KURT STONE**

**JAMES ROYS, 2<sup>ND</sup> VICE CHAIR**

**WILLIAM BURDA (Alternate)**

**RICHARD BARMES**

**CAROLE SCRAGG (Alternate)**

**DAVID BRAMBLETT**

**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. LAND USE APPLICATION**

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

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



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

**STAFF CONTACT:** Amber Splitt, Planner, Land Development Division

## **2. ORDINANCE AMENDMENT**

### **a. OA-22-01 Land Development Division - Stormwater Waterfront Setbacks**

**REQUEST:** This request is to amend Ordinance No. 2012-06 of the Citrus County Land Development Code by amending Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, Section 3102, Special Requirements for All Accessory Uses, Section 3501, Surface Water Protection Standards, Section 3520, Floodplain Protection Standards of the LDC, Section 6410, Lot Development Review, and Section 6420, General Requirements.

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

## **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.

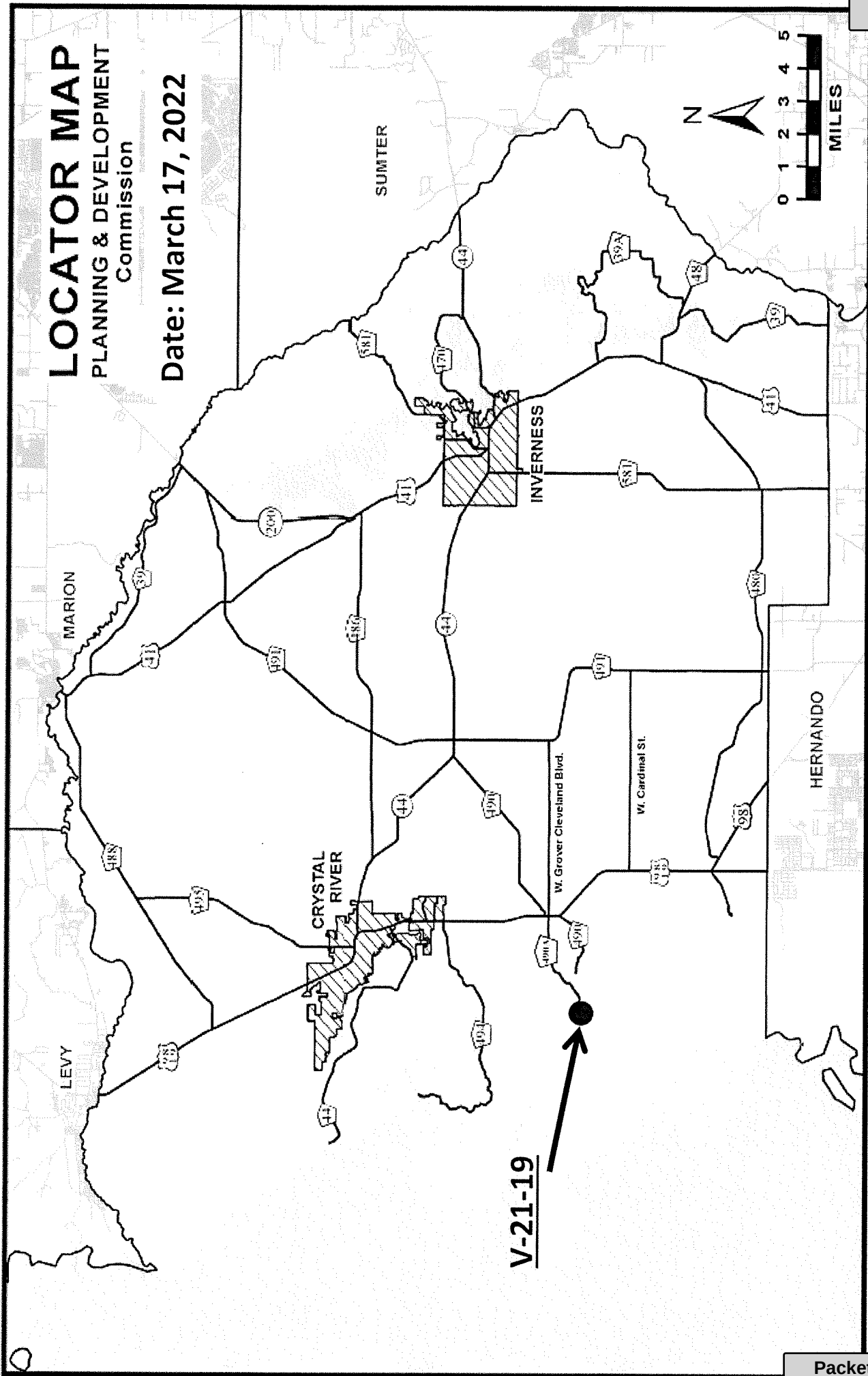
Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. If you are hearing or speech impaired, 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).

## Planning and Development Commission

Directions for meeting on March 17, 2022

**V-21-19-** From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W. Grover Cleveland Blvd. Go **5.40 miles** and continue on W. Halls River Rd for **3.13 miles** and turn slight right onto W. Riverhaven Dr. Go **.76 miles** and turn left onto W. Withlachoochee Trail. Go **0.61 miles** and turn right onto S. Prices Pt.. Go **0.1 miles** past Deepwater Pt. and the site is on the right at **4848 S. Prices Pt., Homosassa.**





## **AGENDA MEMORANDUM**

|                     |                                                  |
|---------------------|--------------------------------------------------|
| <b>FROM:</b>        | Michael Sherman, AICP Growth Management Director |
| <b>SUBJECT:</b>     | V-21-19 Brenda McKenzie for GSP Holdings LLC     |
| <b>AGENDA DATE:</b> | <b>March 17, 2022</b>                            |

### **BRIEF OVERVIEW:**

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

The applicant is requesting a 46-foot waterfront setback.

### **BUDGET IMPACT/FUNDING SOURCE:**

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

N/A - Applicant's Responsibility

### **RECOMMENDED ACTION:**

Conduct a public hearing on March 17, 2022, to review and consider V-21-19 Brenda McKenzie for GSP Holdings LLC

# V-21-19

Brenda McKenzie for GSP  
Holdings LLC.









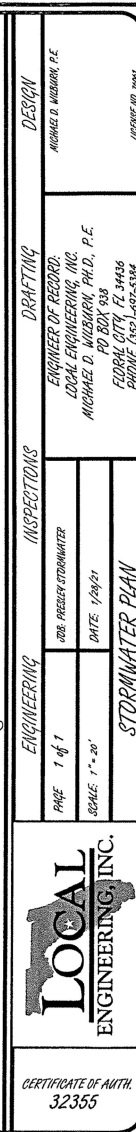














# Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT  
LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140  
Lecanto, FL 34461

Telephone: (352) 527-5239 TTY Dial 711

Web Address: [www.citrusboce.com](http://www.citrusboce.com)

## CITRUS COUNTY LAND DEVELOPMENT CODE

### VARIANCE APPLICATION

Application No.: V-21-19 Date: 9-27-2021

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

#### Applicant\*

Name: MCKENZIE PERMITTING

Address: 7232 E. GOSPEL ISLAND RD.

City: INVERNESS

State: FLORIDA Zip: 34450

Home No.: 726-0889 Cell No.: 601-0942

Work No.: 726-0889 Fax No.: -

Email: mckenziepermitting@gmail.com

#### Property Owner

Name: GSP HOLDINGS LLC

Address: 6270 HUNTINGTON LAKES CIR. UNIT 202

City: NAPLES

State: FLORIDA Zip: 34119

Home No.: - Cell No.: -

Work No.: - Fax No.: -

Email: -

Property Description: Section: 30 Township: 19 South Range: 17 East

Legal Description: RIVERHAVEN VLG PB 9 PG 31 LOT 14 BLOCK 1

Subdivision: RIVERHAVEN VILLAGE Lot(s): 14 Block/Parcel: 1

Alternate Key #: 1012279 Parcel ID: 16E195250010000100140

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

Variance Request: A WATERFRONT

State hardship that justifies the granting of the variance: TO SAVE TWO LARGE SPECIMEN TREES

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

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

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

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

Signature: Brenda McKenzie

STATE OF FLORIDA  
COUNTY OF CITRUS

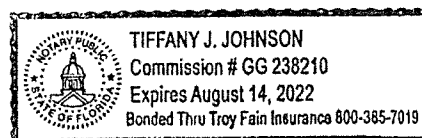
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Brenda McKenzie, who is personally known to me or provided as identification and who did not take an oath.

WITNESS my hand and official seal this 29 day of September, 2021

Printed Name

Tiffany Johnson  
Notary Public - State of Florida

Seal



For Staff Use Only

Date: 9/29/21  
Time: -  
Initials: -

ATF: -

QTR: -

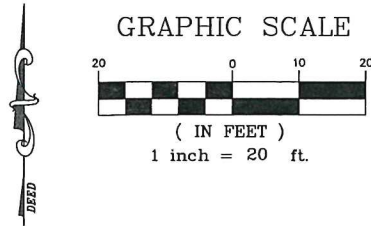
LUD: -

FZ: -

SEP 28 2021

V-21-19





JOB No. 21-008  
PROJ. No.  
DRAW BY: PLH  
APPROVED BY:  
MAP DATE: 1/28/2021  
SHEET No. 1 OF 1  
FIELD DATE: 1/27/2025  
FIELD BOOK: 60  
PAGE: 31  
SEC.25 TWP.19S RNG.16E

SURVEYOR INFORMATION PROVIDED BY:  
Anderson Specialty Services, Inc.  
9200 East Orange Avenue  
Floral City, Florida 34436  
(352) 220-0146  
Florida Licensed Business No. 8156

SITE ADDRESS:  
4848 S. PRICES PT.  
HOMOSA55A, FL

SITE DATA  
PARCEL AREA = 13,631 SF / 0.31 ACRES  
PROJECT AREA = 11,009 SF / 0.25 ACRES

IMPERVIOUS SURFACE  
PROPOSED CONCRETE DRIVEWAY AREA = 711 SF  
PROPOSED BUILDING AREAS = 2543 SF  
TOTAL INCREASE IN IMPERVIOUS AREA = 3254 SF  
PROPOSED IMPERVIOUS RATIO = 26.77%

3/4" RETENTION OF DEVELOPED AREA  
3/4" (11,009 SF) = 688 CF

RETENTION AREA PROVIDED:  
RETENTION AREA = 1239 SF  
RETENTION PERIMETER = 425 LF  
RETENTION AREA DEPTH = 0'-4"

TOTAL REQUIRED RETENTION 688 CF  
TOTAL PROVIDED RETENTION 695 CF

RECEIVED

JAN 19 2022

V 21-19

Land Development Division

The Stormwater Management System shown on this plan has been designed to provide treatment of the runoff from small storms to protect the adjacent water body and/or retention of stormwater to reduce flooding of downstream properties. If at the time of the Final Lot Grade Inspection the finished project does not match these plans, the Engineer of Record will be required to verify what has been constructed will satisfy the requirements of the Land Development Code and submit an As-Built Plan.

Spot elevations provided by surveyor.

L-X WDL NONE

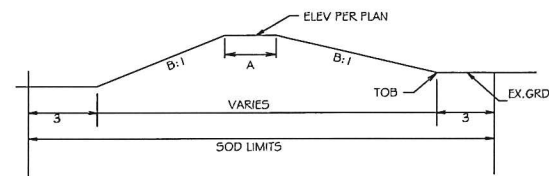
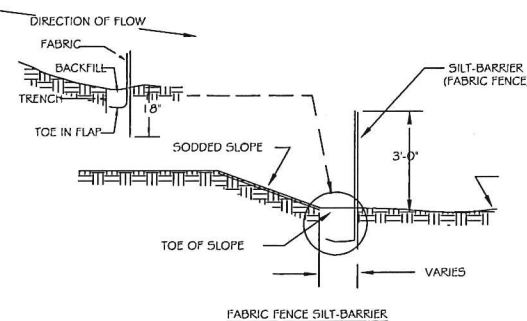
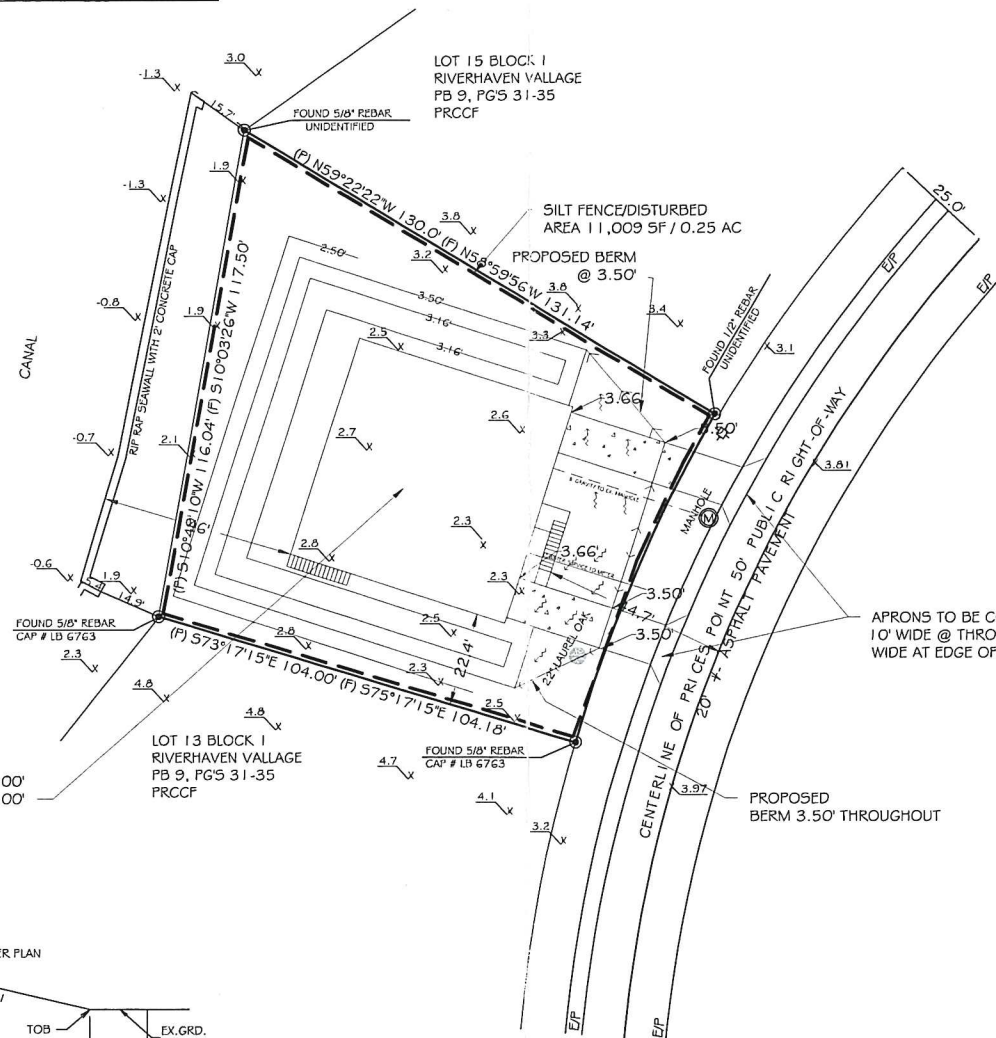
CONTOUR LINE- NA (SPOT ELEVATIONS) PROVIDED

MHWL (NONE)

PROPOSED CONTOUR

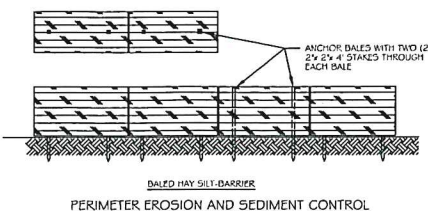
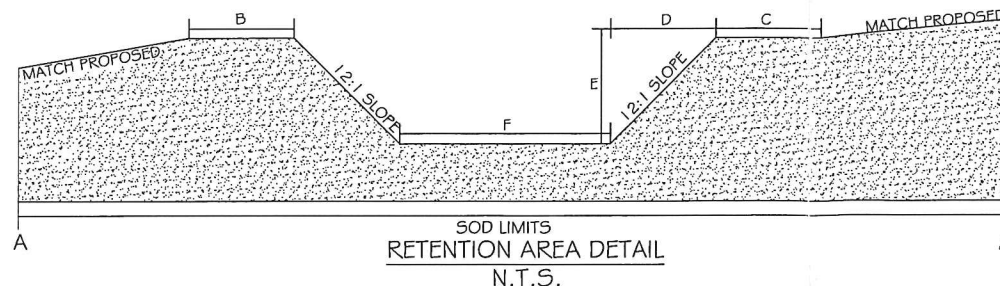
DISTURBED AREA / SILT FENCE

NOTES:  
SEC 6420 B.2.A - 1"=20' SCALE  
SEC 6420 B.2.B - NO ADVERSE AFFECTS  
SEC 6420 B.2.C - SEE SUBMITTED AERIAL  
SEC 6420 B.2.D - SEE TOPO ELEVATIONS PROVIDED BY SURVEYOR  
SEC 6420 B.2.E - SEE PLAN SET FOR FEMA FLOOD ELEVATION (12.00'), COMPENSATION AREA, AND RETENTION AREA  
SEC 6420 B.2.F - SEE PLAN SET FOR SWALE AND RETENTION LOCATIONS  
SEC 6420 B.2.G - SEE PLAN SET FOR RETAINAGE OF 3/4" OF RAINFALL FROM DEVELOPED AREA  
SEC 6420 B.2.H - SEE PLAN SET FOR PROPOSED STRUCTURE LOCATIONS  
SEC 6420 B.2.I - SEE PLAN SET FOR LOCATION AND DIMENSIONS OF DRIVEWAY  
SEC 6420 B.2.J.2 - FINISHED FLOOR ELEVATION IS 4.00' ABOVE FEMA 100 YEAR FLOOD ELEVATION  
SEC 6420 B.2.K - SEE PLAN SET FOR LOCATION OF PROPOSED WATER SOURCE  
SEC 6420 B.2.L - SEE PLAN SET FOR PROPOSED SPOT ELEVATIONS AND CONTOURS FOR DEVELOPED AREAS  
SEC 6420 B.2.M - SEE PLAN SET DETAIL FOR CROSS SECTION OF SWALE AND RETENTION AREAS  
SEC 6420 B.2.N - SEE PLAN SET FOR COMPLIANCE  
SEC 6420 B.2.O - SEE PLAN SET FOR EROSION CONTROL PLAN  
SEC 6420 B.2.P - SEE PLAN SET FOR COMPLIANCE  
SEC 6420 B.2.Q - SEE PLAN SET FOR COMPLIANCE (4:1 MIN. ON ALL SLOPES)  
SEC 6420 B.2.R - SEE PLAN SET FOR FLOOD COMPENSATION CALCULATIONS  
SEC 6420 B.2.S - N/A



| BERM DITCH # | A | B |
|--------------|---|---|
| 1            | 0 | 6 |

|   |      |
|---|------|
| B | 0.00 |
| C | 0.00 |
| D | 4'   |
| E | 4"   |
| F | 6'   |



- NOTES:
- CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER DAILED HAY OR FABRIC TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED.
  - BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY VEGETATION IS ESTABLISHED.

DESIGN  
MICHAEL D. WILBURN, P.E.  
LICENSE NO. 76884

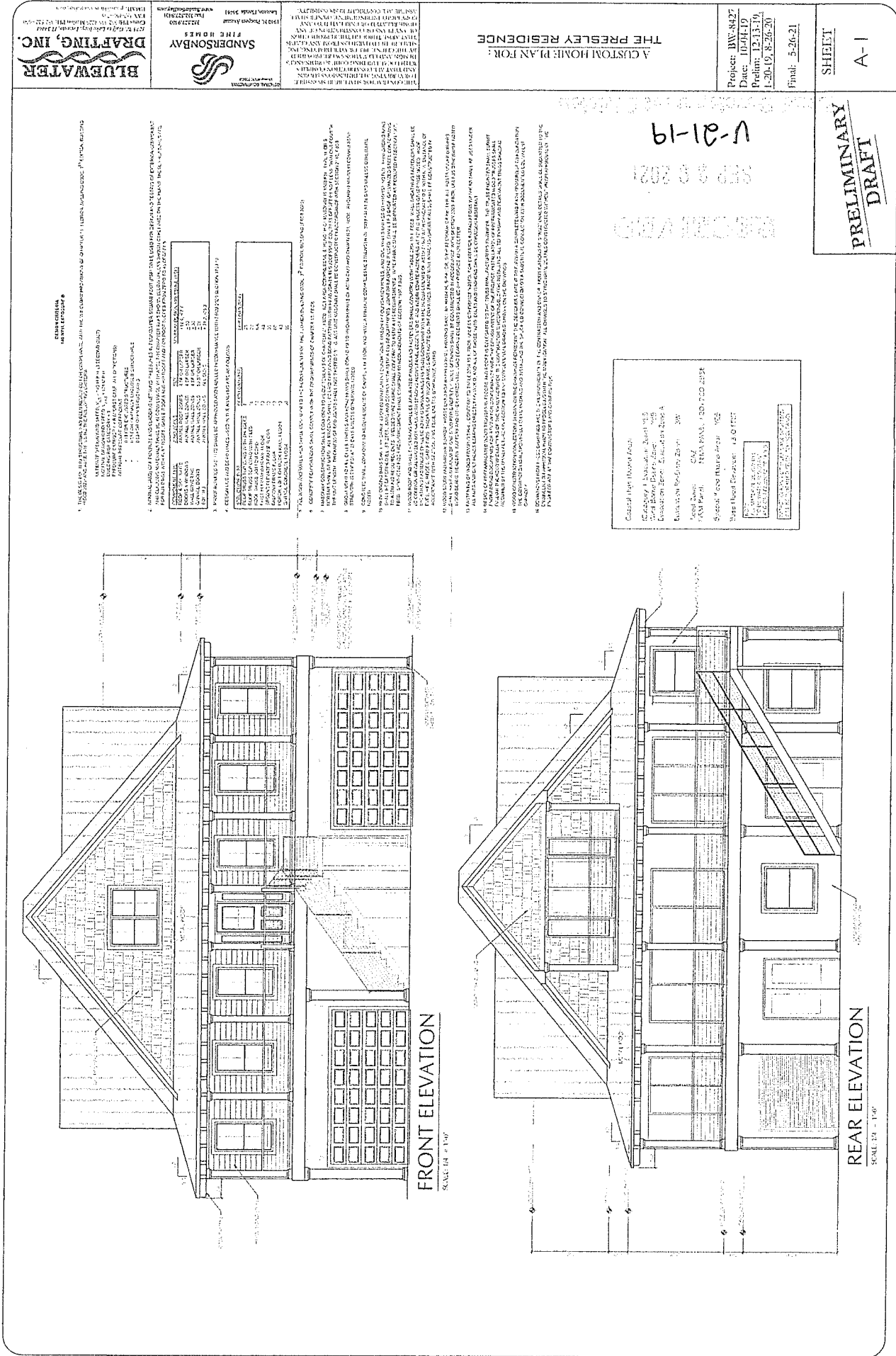
DRAFTING  
ENGINEER OF RECORD:  
LOCAL ENGINEERING, INC.  
MICHAEL D. WILBURN, P.H.D., P.E.  
PO BOX 938  
FLORAL CITY, FL 34436  
PHONE (352) 697-5384

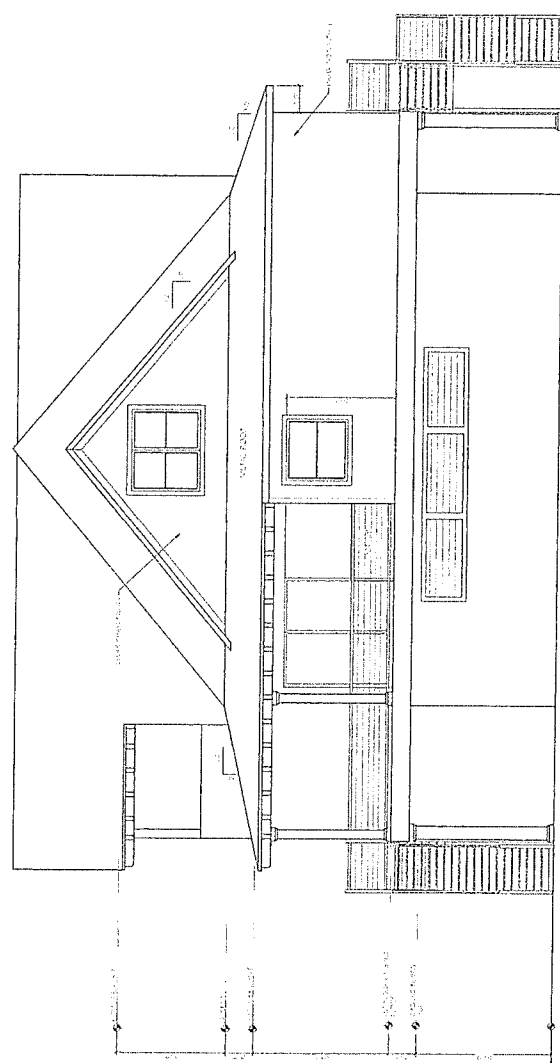
INSPECTIONS  
PAGE 1 of 1  
JOB: PRELIM STORMWATER  
DATE: 1/28/21  
SCALE: 1" = 20'  
STORMWATER PLAN

LOCAL ENGINEERING, INC.

CERTIFICATE OF AUTH.  
32355

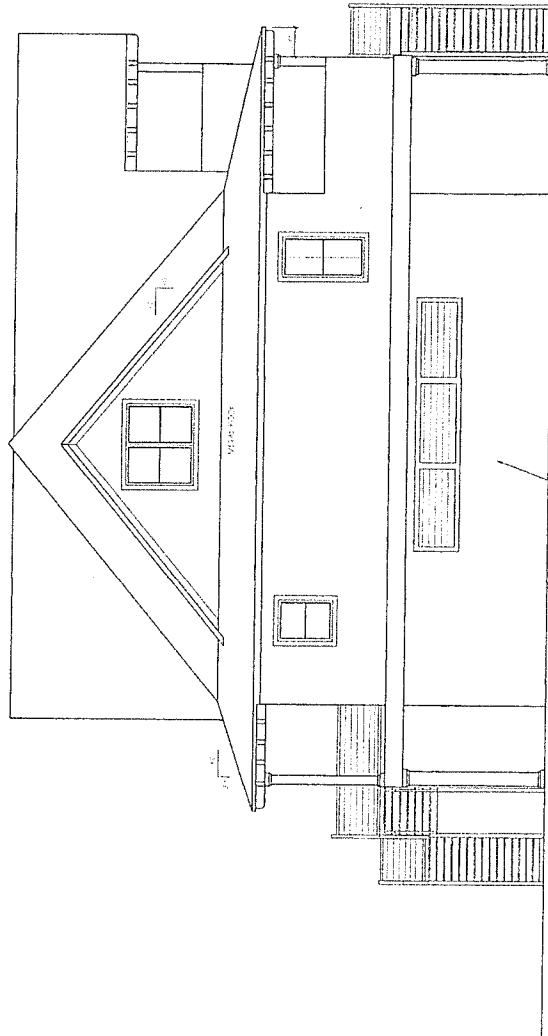






LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

BLUEWATER  
DRAFTING, INC.  
1275 W. 15th Avenue, Suite 100  
Fort Lauderdale, FL 33304  
Phone: 754.571.1111  
Fax: 754.571.1112  
www.bluewaterdrafting.com

SANDERSON BAY  
FINE HOMES  
1275 W. 15th Avenue, Suite 100  
Fort Lauderdale, FL 33304  
Phone: 754.571.1111  
Fax: 754.571.1112  
www.sanderSONbay.com

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A CUSTOM HOME PLAN FOR:  
THE PRESLEY RESIDENCE

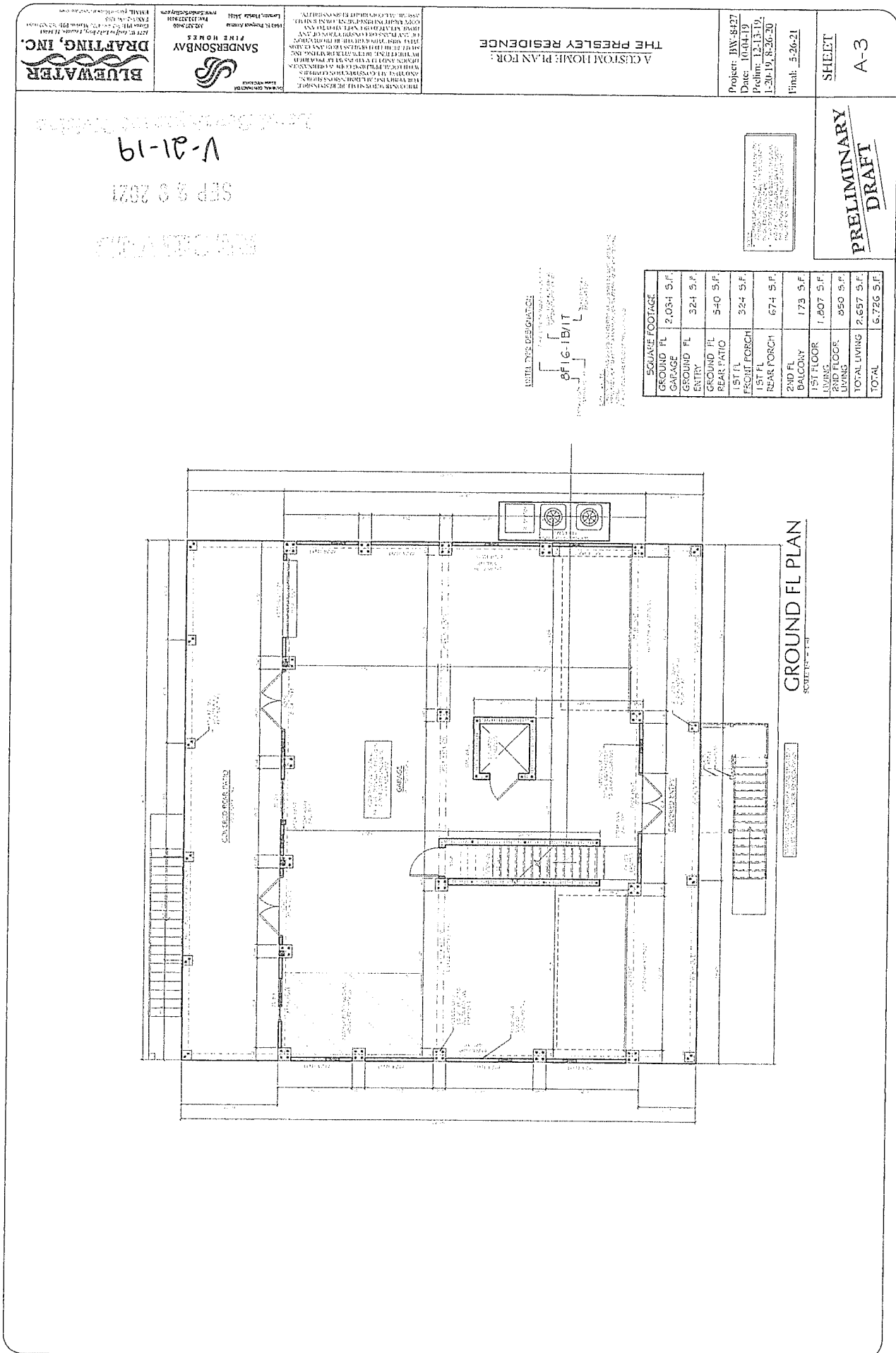
Project: BW-8427  
Date: 10/01/19  
Prelim: 12.13.19,  
1.20.19, 8.26.20  
Final: 5.26.21

SHEET  
A-2

PRELIMINARY  
DRAFT

RECEIVED  
SEP 8 2 2021  
V-21-19





# V-21-19

Brenda McKenzie for  
GSP Holdings









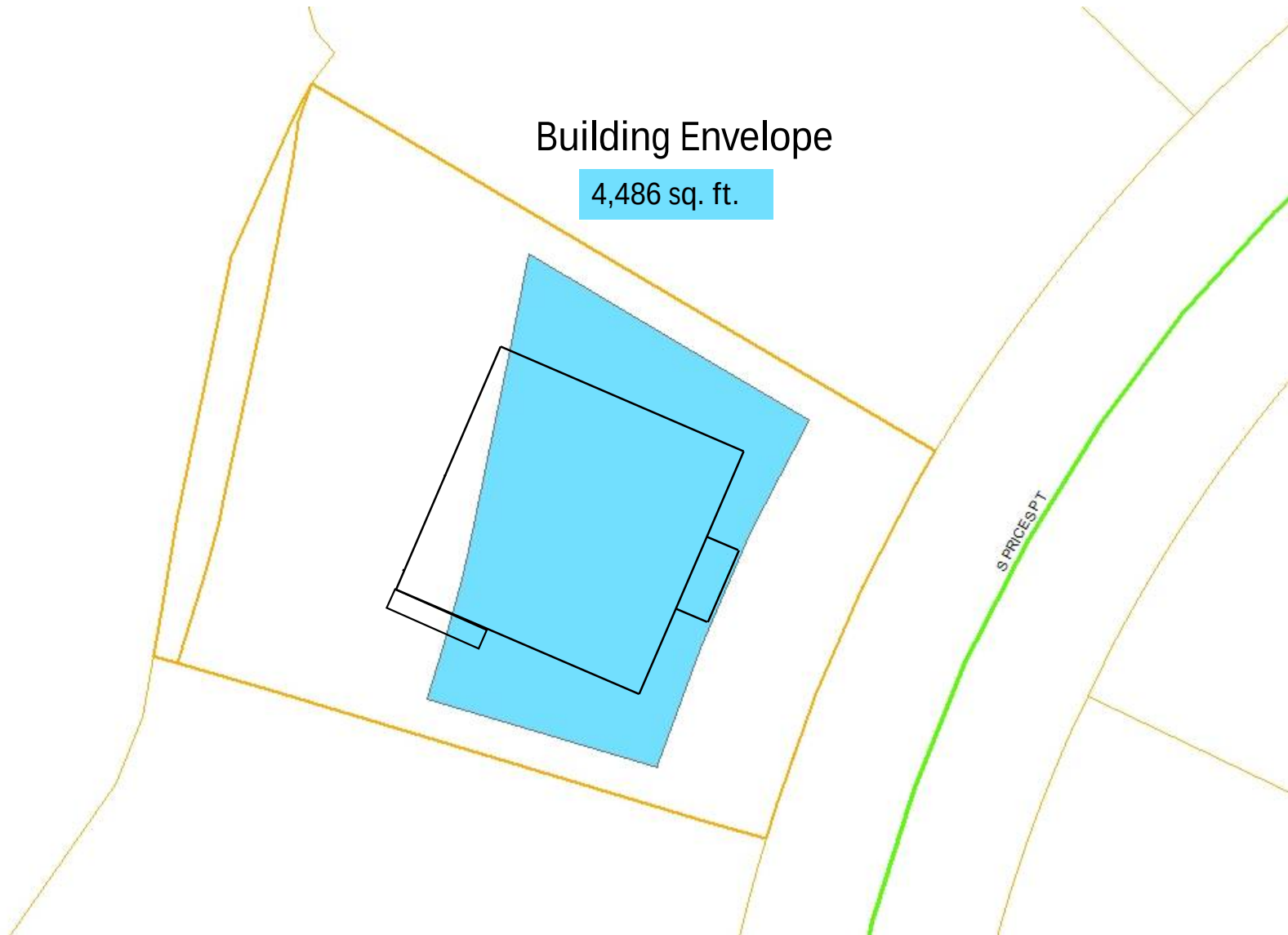




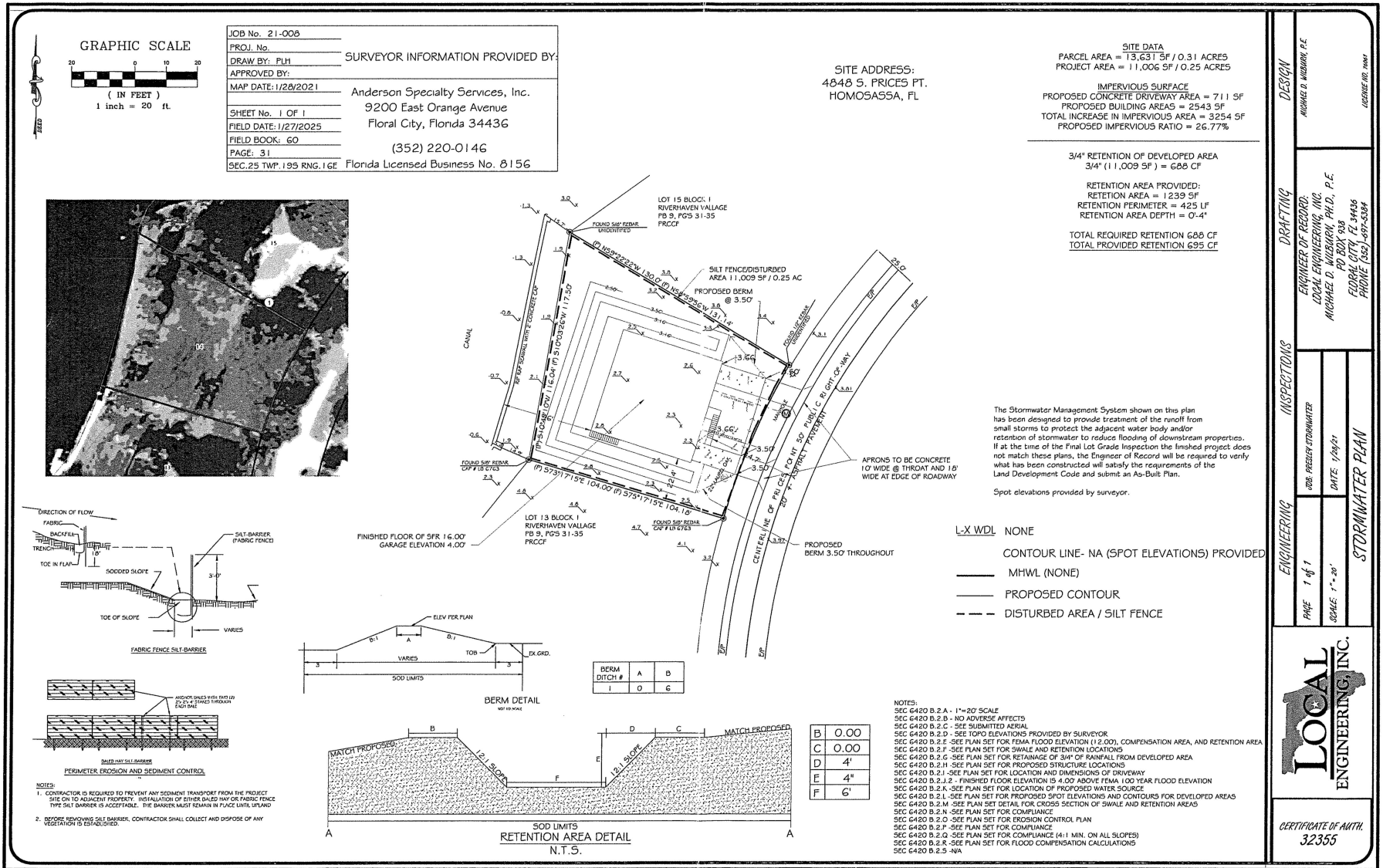


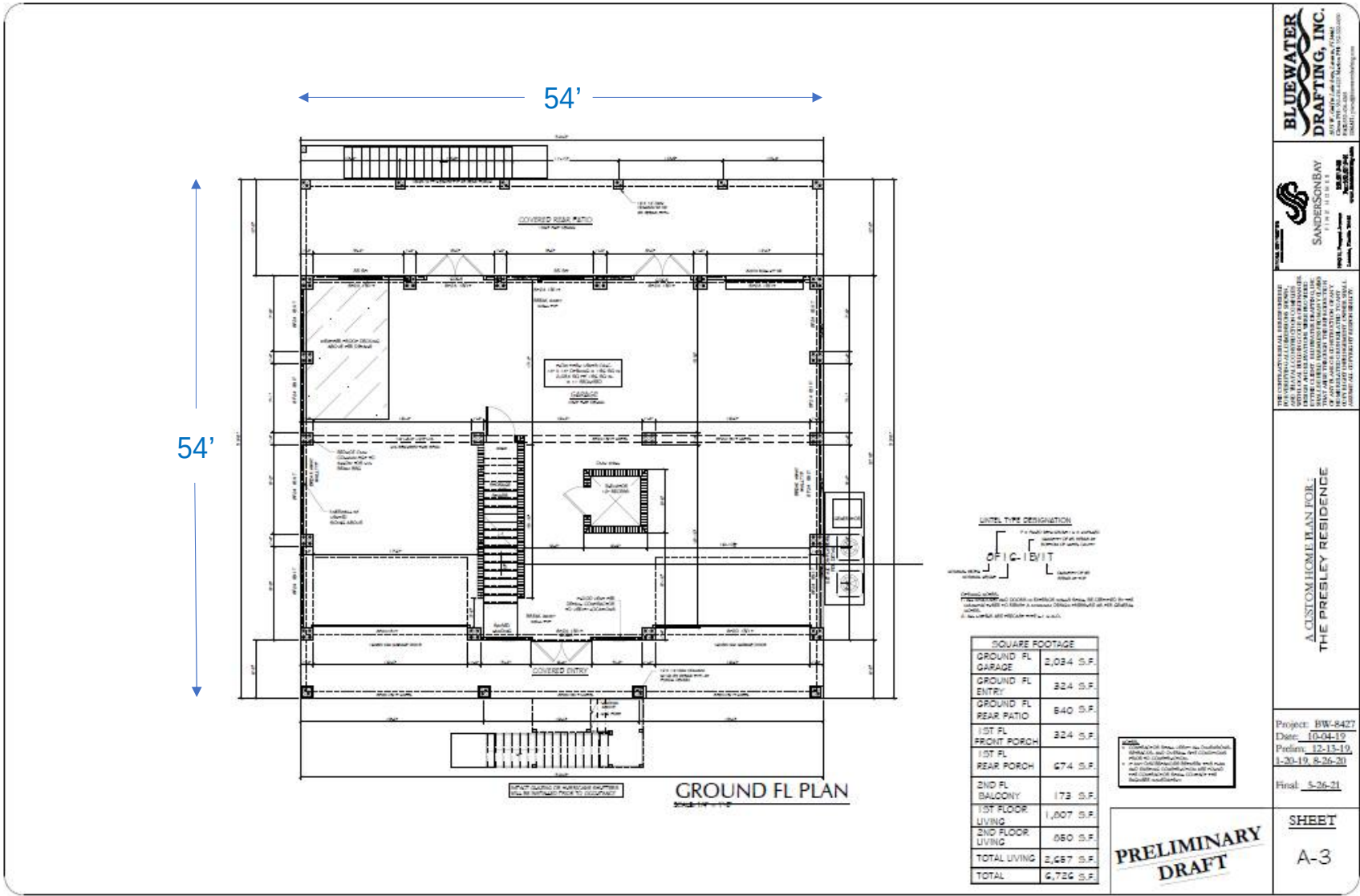




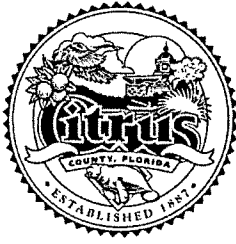












PM2-22-18

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

**VARIANCE APPLICATION NO. V-21-19 Brenda McKenzie for GSP Holdings LLC**

**DATE:** February 14, 2022

**PREPARED BY:** Amber Splitt, Planner; Land Development Division *AS*

|                           |                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VARIANCE REQUESTED</b> | <p>This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot setback from the mean high-water line, pursuant to Section 3520, <u>Floodplain Protection Standards</u>, as specified in the LDC.</p> <p>The applicant is requesting a 46-foot waterfront setback.</p> |
| <b>SUBJECT PROPERTY</b>   | <p><u>Section 25, Township 19 South, Range 16 East and Section 30, Township 19 South, Range 17 East</u>; specifically, Lot 14, Block 1 of Riverhaven Village Subdivision (AK 1012279), which address is 4848 S. Prices Pt., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.</p>                                      |
| <b>ACREAGE</b>            | <p>Approximately 13,531 square feet (0.32 acres).</p>                                                                                                                                                                                                                                                                                                                           |
| <b>LAND USE</b>           | <p>CLR, Coastal and Lakes Residential District, on the LDC Atlas;<br/>CL, Low Intensity Coastal and Lakes District on the Future Land Use Map.</p>                                                                                                                                                                                                                              |
| <b>FLOOD ZONE</b>         | <p>According to the Flood Insurance Rate Map (FIRM), subject property is located in the Coastal A Zone (CAZ) with a base flood elevation of 13 feet, as found on Community-Panel Number 12017C0 295E.</p>                                                                                                                                                                       |
| <b>SURROUNDING AREA</b>   | <p>North – Single-family dwelling<br/>South – Single-family dwelling<br/>East – S. Prices Pt., single-family dwelling<br/>West – Canal</p> <p>The site is located in the Riverhaven Village Subdivision, where there are single-family dwellings, predominately waterfront.</p>                                                                                                 |
| <b>Soil Information</b>   | <p>According to the <i>Soil Survey of Citrus County</i> (1988), the soil type in the area is primarily Matlacha, Limestone Substratum-Urban Land Complex, Waters of the Gulf of Mexico. Limitations to development are moderate due to wetness.</p>                                                                                                                             |

Attachment: Staff Report and locator map (20016 : V-21-19 Brenda McKenzie for GSP Holdings LLC)

## **BACKGROUND**

The subject property consists of a vacant lot in the Riverhaven Village subdivision which was platted in 1973. It abuts single-family dwellings to the North, South, and East and the canal on the West. It gains access from S. Prices Pt., a 50-foot wide, public right-of-way, which has a setback of 50-feet from the centerline of the right-of-way. There is also a 7-foot 6-inch setback from either side of the lot. The site is located in the Coastal High Hazard Area (CHHA) and is within the Coastal A Flood Zone (CAZ).

The lot is approximately 13,531 square feet in size (approximately 0.32 acres) which is similar in size to other lots in the subdivision. In 2017, permit number 201604295 was issued for a riprap seawall with cap.

## **ANALYSIS:**

The applicant is requesting a reduced waterfront setback of 46 feet on the property for an elevated, two story, single-family dwelling to retain specimen trees, however, recent submittal of the site plan does not indicate this as a need for a variance. While the site plan indicates a waterfront setback of 46 feet, this is taken from the outside, rather than inside, of a 2-foot concrete cap on riprap and does not appear to be at the closest point from the inside of the concrete cap to the proposed dwelling. With the current site plan, staff calculated that an approximate 41-foot waterfront setback would be needed to accommodate the applicant's request. The site plan also includes two driveways. According to the LDC, the applicant may only develop one driveway.

A 44.7-foot setback from the centerline of the right-of-way is proposed on the current site plan. The right-of-way setback can be taken at an average from the six closest developed lots, according to LDC standards. Staff has computed this calculation and has determined that the average setback in this area is 43 feet from the centerline of the right-of-way. The proposed right-of-way setback meets the standards specified in the LDC and is within limits of the average setback for the area.

The proposed site plan states the Impervious Surface Ratio (ISR) is approximately 26.77 percent. The ISR complies with the current maximum 40 percent ISR for the CLR District with lots more than 10,000 square feet in area, but less than 1 acre in size, an extra 10 percent of ISR may be added provided same is a non-vertical improvement.

The available building envelope without the need for a variance is approximately 4,486 square feet, outside of the 50-foot waterfront setback, 25 foot right-of-way setback, and 7 foot 6 inches side yard setbacks. The proposed building footprint is 3,086 square feet and currently does not fit within the building envelope, however, could be reconfigured to fit, thus, this does not appear to be a minimal request.



The surrounding area contains mostly single-family residences and a few vacant lots. Of the six closest developed lots on either side of the subject property, four have been granted variances that predate the current LDC standards.

The table below compares waterfront and right of way setbacks and building envelope with six of the closest developed lots on the same side as the subject property. The average front setbacks of the six closest developed properties and is intended to assure compatibility of construction between new units and existing development. The six closest developed lots are to the south and the north along S. Prices Point and east and west along W. Broad Jump Court. The sizes and shapes are similar, so comparison is reasonable. The data used to prepare the following tables was obtained from the Citrus County Geographic Information System records and the Citrus County Property Appraiser records.

| <b><u>Waterfront and Right of way setbacks</u></b><br><b><u>Building footprint and building envelope analysis</u></b> |               |                                                                       |               |
|-----------------------------------------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------|---------------|
| <b>Required waterfront setback</b><br>(Coastal A Zone)                                                                | 50 ft.        | <b>Proposed waterfront setback</b>                                    | 46 ft.        |
| <b>Average waterfront setback along</b><br>S. Prices Pt., and W. Broad Jump Ct.<br>(6 closest lots)                   | 26.5 ft.      |                                                                       |               |
| <b>Required Front Setback from Centerline ROW</b>                                                                     | 50 ft.        | <b>Proposed Front Setback from Centerline ROW</b>                     | 44.7 ft.      |
| <b>Average ROW setback</b>                                                                                            | 43 ft.        |                                                                       |               |
| <b>Average six closest waterfront single family residences/total building footprint</b>                               | 3,402 sq. ft. | <b>Proposed single family residence size/total building footprint</b> | 3,086 sq. ft. |

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

- Runoff and erosion shall be controlled to protect the adjacent wetland/waterbody. Install any measures necessary to prevent sediment transport. Protective measures shall be installed before starting land disturbance activities as per Citrus County Code Section 42-172 (C).

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

**Policy 17.4.1** All new construction shall be built in conformance with FEMA and the County's Flood Plain Standards as described in the County LDC.

*Staff comment: This application does not comply with the Flood Plain Protection Standards of the Land Development Code Section 3520 which prescribe a minimum setback of 50 feet measured from the mean high-water line, in this case, the inside of the rip-rap cap. This section is applicable to Velocity Zone and Coastal A Zones.*

**Policy 17.9.1** Runoff from structures, streets, yards, and parking areas shall be carefully controlled to prevent flooding in adjacent areas or pollution of water bodies.

*Staff comment: Stormwater has not been addressed in the site plan. Engineering Division has addressed this in the comments, and this will need to be demonstrated at the time of permitting.*

**Consistency with the Land Development Code (LDC)** - Staff reviewed this application per Section 3501, Surface Water Protection Standards, and Section 3520, Floodplain Protection Standards of the LDC, as specified in the LDC. This application is not consistent with the following provisions of the LDC.

**3520. A** Setbacks in Velocity Zones and Coastal A Zones: Located within areas of special flood hazard so designated by Federal Emergency Management Agency in its Flood Insurance Rate Maps (FIRM) as having special flood hazards associated with wave action from storms, all buildings or structures shall be located not less than 50 feet landward of the reach of the Mean High Water Line as determined by a survey meeting the requirements of the FDEP. Mean high water line and mean high water as used herein shall have the same meaning given in Chapter 177, F.S.

*Staff comment: Since this property is designated by the Federal Emergency Management Agency (FEMA) to be located in a Coastal A Zone (CAZ), special standards apply. There appears to be an available building envelope of 4,486 square feet, which could accommodate the dwelling with adjustments, reducing or eliminating the need for a variance.*

**10620.B.5.** The six closest lots of similar use (i.e., residential, commercial, etc.) to the lot proposed for development shall be considered in determining



standards for development. For corner lots, the six closest developed lots fronting the same street for which averaging is requested.

*Staff comment: The subject property states a right-of-way setback of 44.7 feet which is consistent with the standards of this section of LDC. Staff calculated an average right-of-way setback of 43 ft.*

### **PROPOSED FINDINGS OF FACT**

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

1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** Riverhaven was established in 1973 prior to the standards of the LDC. The average lot size is 0.36 acres, and the subject property is similar in size to other lots, some of which have been developed with a variance. The subject property is currently in a CAZ designation with a 50-foot waterfront setback due to a change in FEMA Flood Zones which were reestablished in 2021.
2. ***The special conditions and circumstances do result from the actions of the applicants.*** The encroachment into the required setback is the result of the applicant/property owner. By requesting a single-family dwelling in the location proposed, the applicant is creating a hardship. The site has a 4,486 square foot building envelope which can accommodate a single-family dwelling without the need for a variance. The request for the placement of the building footprint as proposed is based on convenience and not necessity.
3. ***A granting of the variance requested will confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** While some single-family dwellings in the area encroach within the required waterfront setback, most were constructed prior to current adopted Floodplain Protection Standards. The proposal is for new construction and the applicant has other options available in order to lessen or eliminate the need for a variance, including the reduction of the building footprint or relocation within the building envelope.
4. ***Literal interpretation of the provisions of this code which would not deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** The applicant is proposing a single-family dwelling with a 3,086 square-

foot building footprint. The average building footprint of the six closest single-family dwellings is 3,402 square feet and range in size from 2,930 to 4,644 square feet.

5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** It is possible for the applicant to reasonably place a single-family dwelling on the lot which would eliminate or reduce the need for a variance. The approximate 4,486 square-foot available building envelope area, outside the waterfront setback, right-of-way setback, and side setbacks could accommodate a single-family dwelling. Therefore, the proposed dwelling is not a minimal request, and the hardship is based upon convenience.
6. ***The granting of the variance will not be in harmony with the general intent and purpose of this code and will be injurious to the area involved or otherwise detrimental to the public welfare.*** The single-family dwelling does not meet standards as outlined in this report and has not addressed storm water.
7. ***There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.*** Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply. In addition, noncompliance with or any violation of the above referenced conditions, as may be determined by Citrus County Compliance may, in addition to any penalty imposed by Code Compliance and subsequent to the procedural requirements set forth in Section 1800 of the Citrus County Land Development Code being satisfied, render this Variance null, void, and of no force or effect.
8. ***Granting of the variance will deviate from the clear intent of the adopted Comprehensive Plan.*** The proposal could be considered inconsistent with the Comprehensive Plan as it does not comply with the Flood Plain Protections Standards of the LDC.

AS/cb







Prepared By : William Braunsch

Date: October 21, 2021

**Source: Enterprise Geodatabase**

Map Number: WB00000715

**Applicant: Brenda McKenzie for GSP Holdings LLC**

**Location: 4848 S. Prices Pt., Homosassa**

**Land Use Atlas: CLR, Coastal and Lakes Residential Districts**

Planner Initials: \_\_\_\_\_

Date: 11/17/21



## **AGENDA MEMORANDUM**

|                                                                                                                                                                                           |                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>FROM:</b>                                                                                                                                                                              | Michael Sherman, AICP Growth Management Director                                             |
| <b>SUBJECT:</b>                                                                                                                                                                           | OA-22-01 Land Development Division – Multiple Sections – Amendments to Land Development Code |
| <b>AGENDA DATE:</b>                                                                                                                                                                       | <b>March 17, 2022</b>                                                                        |
| <b><u>BRIEF OVERVIEW:</u></b><br>This request is for multiple amendments to the Land Development Code.                                                                                    |                                                                                              |
| <b><u>BUDGET IMPACT/FUNDING SOURCE:</u></b>                                                                                                                                               |                                                                                              |
| <b><u>RECOMMENDED ACTION:</u></b><br>Conduct a public hearing on March 17, 2022 to consider OA-22-01 Land Development Division - Multiple Sections - Amendments to Land Development Code. |                                                                                              |

## ORDINANCE NO. 2022\_\_\_\_\_

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ORDINANCE NO. 2012-06, THE CITRUS COUNTY LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING SECTION 2300, BUILDING SETBACK REQUIREMENTS AND HEIGHT REQUIREMENTS FOR ALL LAND USE DISTRICTS, TO ADD STANDARDS FOR WATERFRONT SETBACKS; AMENDING SECTION 3102, SPECIAL REQUIREMENTS FOR ALL ACCESSORY USES; DELETING SECTION 3501, SURFACE WATER PROTECTION STANDARDS AND AMENDING SECTION 3520, FLOOD PLAIN PROTECTION STANDARDS OF THE LDC TO RELOCATE AND/OR MODIFY REQUIRED WATERFRONT SETBACK CRITERIA; AMENDING SECTION 6410, LOT DEVELOPMENT REVIEW AND SECTION 6420, GENERAL REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS OF LAW; PROVIDING FOR CODIFICATION; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARINGS; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Florida Statutes, the Board of County Commissioners, adopted the Citrus County Comprehensive Plan, Ordinance No. 89-04, on April 18, 1989, and subsequent amendments;

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

WHEREAS, the Citrus County Board of County Commissioners recognize the need to plan for orderly growth and development while protecting Citrus County's abundant natural resources;

WHEREAS, certain changes are necessary to comply with Florida Statutes as enacted by the State of Florida Legislature;

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

**SECTION 1. THAT SECTION 3102.B, SPECIAL REQUIREMENTS FOR ALL ACCESSORY USES, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A**



POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

### **3102. SPECIAL REQUIREMENTS FOR ALL ACCESSORY USES**

All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements:

Accessory structures shall not be occupied as a residence, with the exception of guest cottages (accessory dwelling units)/garage apartments as outlined herein.

**SECTION 2. THAT SECTION 2300, BUILDING SETBACK REQUIREMENTS AND HEIGHT REQUIREMENTS FOR ALL LAND USE DISTRICTS, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:**

### **2300. BUILDING SETBACK REQUIREMENTS AND HEIGHT REQUIREMENTS FOR ALL LAND USE DISTRICTS**

- A. A minimum setback from an abutting right-of-way shall be required for all buildings. The required minimum setback shall be measured from the centerline of the right-of-way. The distance is determined by the functional classification of the roadway, as specified on the Functional Classification Map in this LDC. Minimum distance is shown in the following table:

| <b>BUILDING SETBACK REQUIREMENTS</b> |          |
|--------------------------------------|----------|
| Local Street (public or private)     | 50 feet  |
| Minor Collector                      | 65 feet  |
| Major Collector                      | 75 feet  |
| Minor Arterial                       | 100 feet |
| Principal Arterial                   | 125 feet |

1. Principal uses should be located 25 feet from any existing right-of-way line, except as provided elsewhere within this LDC. In cases where private and local streets are 60 feet in width where residential uses may be permitted, the setback may be administratively approved no less than 20 feet from an existing right-of-way line.
2. Metal or wood carports, awnings, or other open accessory structures may be permitted administratively with up to 20 percent reduction of the required building setback from the centerline of the right-of-way.

There are no minimum setbacks required for side and rear yards (those sides of a building which do not abut a right-of-way) that do not abut

surface water, wetlands, or springs, provided that if the distance from the structure to the property line is less than five feet, the applicant must show evidence of a maintenance easement granted by adjacent property owner(s), ~~OR~~

- ~~1. A structure may be built on the property line provided the adjacent property owner shall grant an attachment easement to the property owner(s) making application.~~

**NOTE:** Standards for specified individual uses as provided in this LDC may include requirements for setbacks.

- B. When a building exceeds 50 feet in height, the minimum distance from an adjacent building or property line shall be increased by two feet for each 10 feet above 50 feet.
- C. Architectural features, eaves, balconies, and the like may project into required front yards not more than three feet.
- D. Special setbacks are established for structures adjacent to existing sinkholes and caves as provided in this LDC.
- E. All structures shall be a minimum of 35 feet from either the more landward of the mean high-water line or ordinary high water or jurisdictional wetland line, except as follows:
  1. Proposed structures on grade with lots with seawalls or rip rap and lacking a natural vegetative buffer that are on natural grade, such as slabs, decks (without railings or similar construction), or inground pools (without enclosures) shall be set back a minimum of 15 feet from the ordinary high water, mean high water line, or jurisdictional wetland line;
  2. For structures that are not on grade, the structure may utilize the greater of (1) an average setback of the four-six closest similar uses on either side of the proposed site, and (2) the furthest setback for immediately abutting improved properties on either side of the proposed site. Any structures used for this calculation must be permitted, and the minimum setback allowable via this process cannot be less than 15 feet from the ordinary high water, mean high water line or jurisdictional wetland line.
  3. Structures in the vicinity of springs, spring runs, and sinkholes open to the aquifer shall be setback a minimum of 100 feet from the ordinary high-water line or mean high water line. When a lot of record cannot accommodate a 100-foot setback, development shall follow an engineer designed system that directs stormwater runoff away from springs, spring runs and sinkholes open to the aquifer and locates structures the maximum distance possible from the spring, spring run and sinkhole open to the aquifer.

**SECTION 3. THAT SECTION 3501. SURFACE WATER PROTECTION STANDARDS, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY DELETED**

**3501. SURFACE WATER PROTECTION STANDARDS**

- ~~A. All structures shall be a minimum of 50 feet from either the mean high water line or ordinary high water line except as follows:~~
- ~~1. Structures shall be set back a minimum of 50 feet, or 35 feet from the mean high water line, ordinary high water line, and/or jurisdictional wetland line, if swales or berms are provided.~~
  - ~~2. Structures in the vicinity of springs, spring runs, and sinkholes open to the aquifer shall be setback a minimum of 100 feet from the ordinary high water line or mean high water line. When a lot of record cannot accommodate a 100-foot setback, development shall follow an engineer-designed system that directs stormwater runoff away from springs, spring runs, and sinkholes open to the aquifer, and locates structures the maximum distance possible from the spring, spring run, and sinkhole open to the aquifer.~~
- ~~B. Site preparation and/or land clearing shall not be permitted prior to the issuance of a final development order.~~
- ~~C. All development proposals shall include adequate evidence and assurances that the following requirements will be met during construction:~~
- ~~1. A minimum 15-foot buffer measured from the mean high water line or ordinary high water line for tidal/non-tidal waters and/or jurisdictional wetland line shall be established adjacent to the water body or wetland in order to protect the water body from adverse impacts of construction activity including, but not limited to, erosion and siltation. The proposal shall confirm in writing that a 15-foot buffer is adequate for such protection, or shall indicate the size (wider) of the buffer deemed to be adequate that shall be provided to meet this requirement.~~
  - ~~2. A minimum 100-foot buffer of native vegetation or Florida-friendly landscape, measured from the mean high water line or ordinary high water line shall be established within the uplands around springs, spring runs, and sinkholes open to the aquifer. Florida-friendly landscape shall follow the principles set forth by the University of Florida's Yards and Neighbors Extension Program or SWFWMD. When a lot of record is unable to accommodate a 100-foot setback, development shall follow an engineer-designed system that directs~~



~~stormwater runoff away from the karst feature, and locates structures and pavement the maximum distance possible from springs, spring runs and sinkholes open to the aquifer.~~

~~3. No alteration of the buffer shall be permitted including destruction of existing vegetation or alteration of the natural topography except for maintenance such as trimming.~~

~~4. For lots or parcels that are cleared, and where potential for erosion or siltation is evident, silt screens shall be placed between the construction site and an adjacent water body to prevent erosion and siltation.~~

~~After construction, natural vegetation within the 15-foot buffer that does not lie within jurisdictional wetlands may be altered up to 50 percent.~~

**SECTION 4. THAT SECTION 3520, FLOODPLAIN PROTECTION STANDARDS OF THE LDC; OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:**

**3520. FLOODPLAIN PROTECTION STANDARDS OF THE LDC**

- ~~1. Floodplain management regulations shall be administered and enforced as part of the provisions of Chapter 18 of the Citrus County Code, or its successor, except as otherwise outlined below:~~
  - ~~3. Setbacks in Velocity Zones and Coastal A Zones: Located within areas of special flood hazard so designated by Federal Emergency Management Agency in its Flood Insurance Rate Maps (FIRM) as having special flood hazards associated with wave action from storms, all buildings or structures shall be located not less than 50 feet landward of the reach of the Mean High Water Line as determined by a survey meeting the requirements of the FDEP, unless the standards outlined in Section 10620, Previously Approved Developments, are utilized. Mean high water line and mean high water as used herein shall have the same meaning given in Chapter 177, F.S.~~

**SECTION 5. THAT SECTION 6410, LOT DEVELOPMENT REVIEW, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:**

Prior to the issuance of a residential construction permit (building permit) by the Building Division, a review of the stormwater management system will be conducted for any of the following:

- A. A new primary structure on a parcel of land less than 10,000 sq. ft. in an existing subdivision, which does not have an existing master plan of development or site development plan on file with the County,

~~B. An undeveloped lot in the following areas: Any new structure on waterfront~~

- ~~• Waterfronts lots~~
- ~~• Lots in all V Zones, A Zones, and Floodways~~

**SECTION 6 THAT SECTION 6420, GENERAL REQUIREMENTS, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:**

#### **6420. GENERAL REQUIREMENTS**

##### **A. Review Procedure**

~~Three (3) copies of a~~ A site drainage plan shall be submitted with the building permit application online or indicated otherwise.

Upon a determination of compliance, the County Land Development Division, or its successor, will notify the Building Division. If disapproved, the applicant shall be notified with a written statement for the reasons of disapproval.

##### **B. Plan Details**

1. For lots meeting the requirements of 6410.a (10,000 s.f. or less lot size) the grading and drainage plan does not have to be done by a licensed professional engineer and shall provide all items on list below.
  - a. Lots shall be designed and constructed with adequate drainage, such that no adverse impacts to adjacent properties are demonstrated.
  - b. The location of all existing and proposed structures, including, but not limited to, buildings, swimming pools, decks, patios, walkways, walls, fences, and other impervious areas.
  - c. The location, and dimensions for any existing or proposed driveway aprons, driveways, parking, and onsite turnaround areas.
  - d. Finished floor elevations for all proposed primary structures. The finished first floor elevation shall be one (1) of the following, whichever is higher:
    - 1) The finished first floor elevation shall be at a minimum of twelve (12) inches above the highest point of the adjacent roadway, or as approved by a finish floor elevation waiver. ~~A separate waiver is~~

~~not required for the residential properties meeting any of the requirements in section 6410. The applicant will have to only sign the finish floor elevation waiver.~~

- 2) FEMA 100-year flood. The finished floor elevation shall meet or exceed the most recent edition of the Florida Building Code. ~~be at a minimum no lower than the FEMA 100-year flood elevation.~~

**NOTE:** There may be additional standards as outlined in Chapter 18 of the Citrus County Code or Ordinances and/or the Florida Building Codes.

- e. All intended lot grading, cutting and/or filling shall be represented by sufficient information to depict the proposed conditions, such as spot elevations, or contour lines at a corresponding one-foot intervals. Assumed elevations can be used. Include changes in drainage patterns, drainage swales, structures, piping, or retaining structures. The proposed drainage flow shall be illustrated by use of directional arrows.
  - f. A typical swale and/ or berm cross-section shall be provided, if used in the design of the drainage system.
  - g. Rainwater from roof valleys, downspouts, scuppers, or other rainwater collection devices shall not directly impact adjacent parcels of land.
  - h. All soil erosion and sediment control methods shall be implemented.
  - i. The ground immediately adjacent to all foundations shall be sloped away from the structure in compliance with the Florida Building Codes.
  - j. Slopes:
    - 1) Graded slopes, within areas utilized for drainage, shall be stable and shall have a maximum ratio of three (3) to one; however, a slope of four (4) to one is preferable where conditions permit in order to achieve a slope with better aesthetic and maintenance characteristics.
    - 2) The top of a cut or the bottom of a fill shall not adversely affect adjacent properties.
    - 3) Slopes permitted by the Citrus County Environmental Health Department for septic system installations are allowed.
2. For lots meeting the requirements of 6410.b ~~(waterfront lots and lots in V and A Flood zones, and Floodways)~~ the grading and drainage plan shall be prepared by a design professional ~~engineer~~ licensed in the State of Florida and shall provide all items on list below.



- a. The grading and drainage plan shall be drawn to a scale of not less than one-inch equals 30 feet, and prepared in sufficient detail to show the design.
- b. Lots shall be designed and constructed with adequate drainage, such that no adverse impacts to adjacent properties are demonstrated.
- c. Map showing all areas within 100 feet of the lot which is the subject of the intended improvement. A recent aerial is sufficient.
- d. A topographic map of the subject property, including lands twenty (20) feet beyond the boundary of subject lot, and adjoining public and/or private streets, showing one foot contour intervals. This information is available on the Citrus County Board of County Commissioners Website. When deemed necessary by the County, the map shall contain additional topographic information including data and contours relative to adjacent lands 100 feet beyond subject property.
- e. The location of any waterbodies, storm sewers, wetlands, floodplain, FEMA flood elevation, storm drainage detention and retention structure or areas, easements or drainage facilities which relate to drainage of storm waters emanating from or affecting the subject property.
- f. The location and details of any proposed storm sewers, ditches, swales, dry wells, detention and retention facilities or other drainage facilities which are designed to dispose of storm waters from the subject property.
- g. The individual lot drainage scheme shall be designed to minimize adverse impacts to adjacent properties.
- h. ~~And at a minimum~~ Store onsite the first one-half (0.5) inch of rainfall from the developed area, or if discharging to an Outstanding Florida Water, the first three-quarters (0.75) inches of rainfall from the developed area, or an equivalent Best Management Practice (BMP).
  - 1) Recordable Affidavit – An affidavit documenting the construction of BMP must be recorded with the Clerk of Courts of Citrus County.
  - 2) Inspection – An inspection of the BMP must be certified by a design professional and submitted to the County Stormwater Section every five (5) years to ensure the system is operating as designed.
- ~~h.i~~ The location of all existing and proposed structures, including, but not limited to, buildings, swimming pools, decks, patios, walkways, walls,

fences, and other impervious areas. In addition, the plan shall show all required building setback lines.

~~g.j.~~ The location, and dimensions for any existing or proposed driveway aprons, driveways, parking, and onsite turnaround areas.

~~j.k.~~ Finished floor elevations for all proposed primary structures. The finished first floor elevation shall be one (1) of the following, whichever is higher:

- 1) The finished first floor elevation shall be at a minimum of twelve (12) inches above the highest point of the adjacent roadway, or as approved by a finish floor elevation waiver. ~~A separate waiver is not required for the residential properties meeting any of the requirements in Section 6410. The applicant will have to only sign the finish floor elevation waiver.~~
- 2) FEMA 100-year flood. The finished floor elevation shall meet or exceed the most recent edition of the Florida Building Code ~~be at a minimum no lower than the FEMA 100-year flood elevation.~~

**NOTE:** There may be additional standards as outlined in Chapter 18 of the Citrus County Code or Ordinances and/or the Florida Building Codes.

~~j.l.~~ Water supply wells, overhead and underground utility lines, and subsurface sewage disposal systems.

~~k.m.~~ All intended lot grading, cutting and/or filling shall be represented by sufficient information to depict the proposed conditions, such as spot elevations, or contour lines at a corresponding one-foot intervals. Include changes in drainage patterns, drainage swales, structures, piping, or retaining structures. The proposed drainage flow shall be illustrated by use of directional arrows.

**SECTION 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.**

**SECTION 8.** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all

ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 9.** It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

**SECTION 10.** This ordinance shall become effective as per Florida law.

**DONE AND ADOPTED** at a duly called session of the Board of County Commissioners of Citrus County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2022

**ATTEST:**

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

\_\_\_\_\_  
**ANGELA VICK, CLERK OF COURT**

**BY: \_\_\_\_\_  
RONALD E. KITCHEN, JR. CHAIRMAN**

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

\_\_\_\_\_  
**DENISE A. DYMOND LYN, COUNTY ATTORNEY**





PM2-22-19

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

**ORDINANCE AMENDMENT APPLICATION NO. – OA-22-01** – Amendments to Chapter 3, Use Standards, and Chapter 6, Stormwater Management of the Land Development Code

**DATE:** February 15, 2022

**PREPARED BY:** Michael Sherman, AICP, Director; Department of Growth Management

NS

**Request –Revise the following Sections of the Land Development Code:**

- Section 3102.B, Special Requirements for all Accessory Uses
- Section 2300, Building Setback Requirements and Height Requirements for all Land Use Districts
- Section 3501, Surface Water Quality Protection Standards
- Section 3520, Floodplain Protection Standards of the LDC
- Section 6410, Lot Development Review
- Section 6420, General Requirements

The ordinance includes draft text language for each of these sections.

MS/cb

Attachment: PDC Staff Report (20017 : OA-22-01 Land Development Division – Multiple Sections – Amendments to Land Development Code)