CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday April 7, 2022 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

Robert Bass, Chair	**Michael Facemyer, Member**
Stacey Worthington, 1st Vice Chair	**David Bramblett, Member**
James Roys, 2nd Vice Chair	**Carole Scragg, Alternate Member**
Richard Barmes, Member	**William Burda, Alternate Member**
Kurt Stone, Member	

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. April 7, 2022 Agenda, Directions, Map & Draft Minutes

April 7, 2022 Agenda, Directions, Map & Draft Minutes

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. CU-22-02 Wilburn for Hill Top Storage LLC

Conduct a public hearing on April 7, 2022, to review and consider CU-22-02 Wilburn for Hill Top Storage LLC

2. CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson Trustee of the Florida Land Trust 2427 dated 12/1/2016

Conduct a public hearing on April 7, 2022, to review and consider CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson, Trustee of the Florida land Trust 2427 dated 12/1/2016

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:	April 7, 2022 Agenda, Directions, Map & Draft Minutes
AGENDA DATE:	**April 07, 2022**

BRIEF OVERVIEW:

April 7, 2022 Agenda, Directions, Map & Draft Minutes

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

April 7, 2022 Agenda, Directions, Map & Draft Minutes

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, April 7, 2022 at 9:00 AM

Lecanto Government Building

3600 West Sovereign Path, Room 166

Lecanto, Florida 34461

ROBERT BASS, CHAIR	MICHAEL FACEMYER
STACEY WORTHINGTON, 1ST VICE CHAIR	KURT STONE
JAMES ROYS, 2ND 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. CU-22-02 Dr. Michael Wilburn for Hill Top Storage, LLC

REQUEST: This request is to amend an existing Conditional Use (CU-19-03) for multiple items including additional mini warehouse buildings and a billboard in the General Commercial District (GNC), as specified in the Land Development Code (LDC) Section 2412.

LOCATION: Section 27, Township 18 South, Range 19 East; specifically, a portion of Lots 12, 12.5, 13, and 13.5 (AK 3213827), Block A, Hercala Acres

Attachment: Agenda, Map, Directions (20151 : April 7, 2022 Agenda, Directions, Map & Draft Minutes)

Unit 1, which addresses are 1924 and 1990 E. Norvell Bryant Highway, Hernando, FL 34442. A complete legal description of the property is on file with the Land Development Division.

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

2. COMPREHENSIVE PLAN AMENDMENT

a. CPA/AA/PUD-22-05 Dr. Michael Wilburn for D. B. Harrelson, Trustee of the Florida Land Trust 2427 dated 12/1/2016

REQUEST: This request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from CL (Low Intensity Coastal and Lakes District) to CLC (Coastal and Lakes Commercial District) and to amend the Land Use Atlas Map from CLR (Coastal and Lakes Residential District) to CLC/PUD (Coastal and Lakes Commercial District) with a Planned Unit Development for covered storage and a telecommunications tower.

LOCATION: Section 12, Township 19 South, Range 20 East, more specifically, Parcel 34100 and 34100-00C0 (Alternate Key Number 2998610), which address is 10027 E. Gulf to Lake Hwy, Inverness, Florida. A complete legal description of the property is on file with the Land Development Division.

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

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

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

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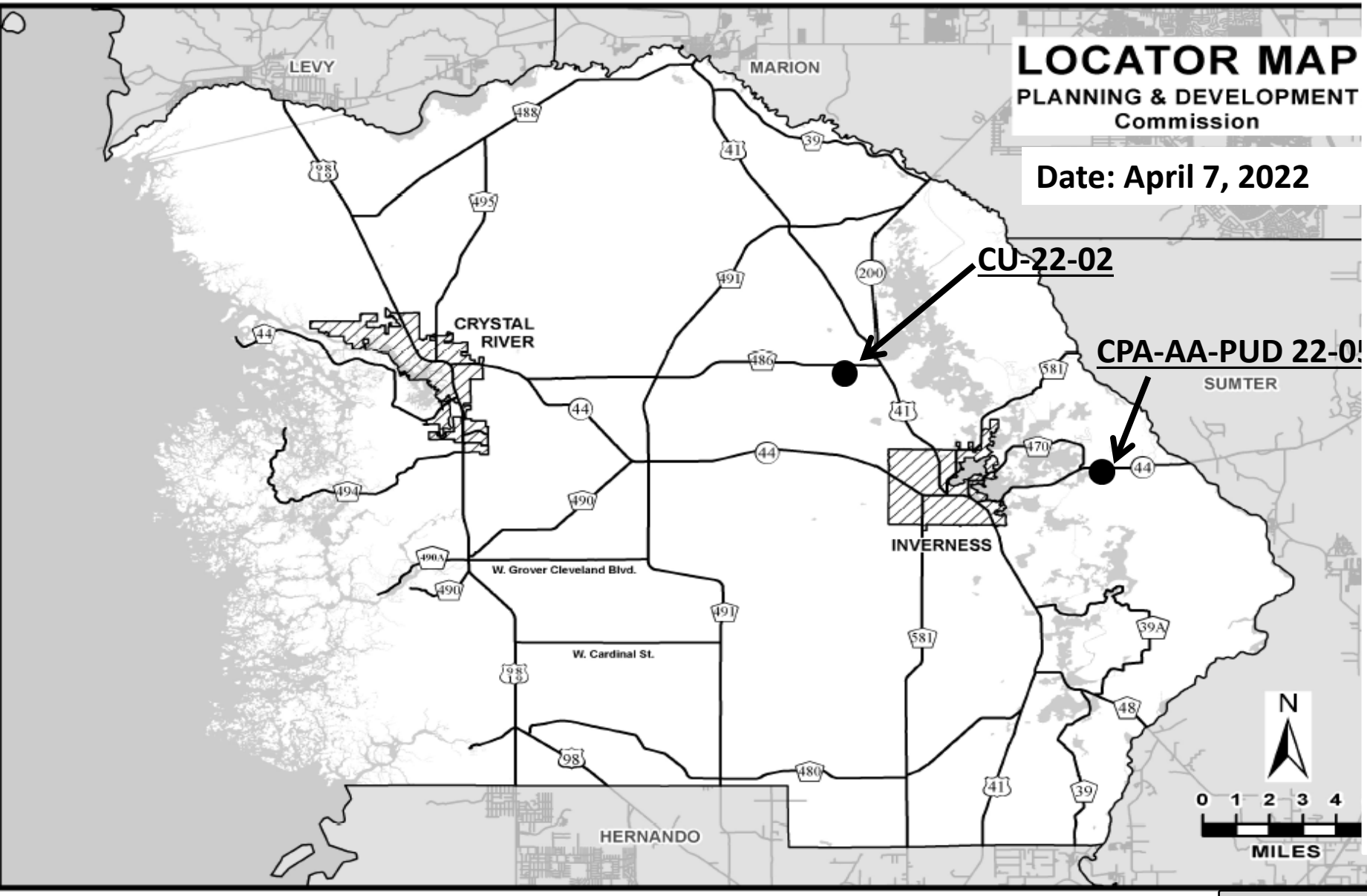
Si necesita un traductor de español por favor haga arreglos con el Condado dentro de dos días de la notificación de la publicación (352-527-5370).

Attachment: Agenda, Map, Directions (20151 : April 7, 2022 Agenda, Directions, Map & Draft Minutes)



Attachment: Agenda, Map, Directions (20151 : April 7, 2022 Agenda, Directions, Map &

Planning and Development Commission

Directions for meeting on April 7, 2022

CU-22-02- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **4.88 miles** and turn right onto Norvell Bryant Hwy. Go **5.16 miles** and the site is on the right at **1924 E Norvell Bryant Hwy.** Your destination is just past E Thatcher Ter. If you reach N Page Ave you've gone a little too far.

CPA-AA-PUD 22-05 From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **1.99 miles** and turn right onto W Gulf to Lake Hwy. Go **9.82 miles** and the road becomes W Main St. Go **0.33 miles** and turn left onto E Gulf to Lake Hwy/ SR 44. Go **4.14 miles** and Make a U-turn at S Shad Ter onto E Gulf To Lake Hwy/FL-44 and the site is on the right at **10027 E Gulf to Lake Hwy**. If you reach S Covelake Ter you've gone a little too far.

Attachment: Agenda, Map, Directions (20151 : April 7, 2022 Agenda, Directions, Map & Draft Minutes)

DRAFT

PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
September 2, 2021

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

Staff Present: Joanna Coutu, Director, Land Development Division (LDD); Amy Bidwell, Senior Planner; Susan Wright, Senior Planning Coordinator; and Cheryl Burton, Senior Secretary

Also Present: Denise Lyn, County Attorney

Absent: Michael Sherman, Growth Management Director

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:

MOTION: Approve minutes of June 17, 2021 and July 1, 2021.

1st Mr. Bass 2nd Ms. Worthington

VOTE: 7 - 0, Motion Carried.

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H. STAFF ANNOUNCEMENTS:

Ms. Coutu stated that the Growth Management Director, the Principal Planner and the Senior Planner were attending a Planning Conference this week.

I. EX PARTE COMMUNICATIONS:

Ms. Lyn 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. Commissioners Barmes and Facemyer advised of site visits on all of the applications.

J. APPLICATIONS

1. STREET VACATION APPLICATION

a. SV-21-02 Gerald Zahringer

REQUEST/LOCATION: This request is to vacate that portion of W. International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County, Florida (Sections 13 and 24, Township 20 South, Range 17 East), in Homosassa, FL.

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

Ms. Coutu stated that the applicant was not able to attend the meeting.

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

STAFF: Ms. Coutu stated that the purpose of the application was to remove a platted roadway that separates property owned and developed by the applicant. The applicant currently uses part of the roadway for the adjacent RV/boat storage area. Approval of this application would allow permitted use of this area.

The utility companies that service the area provided letters that stated there were no concerns. County departments reviewed the application and did not have any concerns.

COMMISSION QUESTIONS/COMMENTS:

Mr. Stone inquired what happens to the property if the application is approved. Ms. Coutu explained that if the Commission approved the application, the land

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that comprises the roadway would be split (the northern half would go to the adjacent property owner and the southern half would go to the adjacent property owner). In this case, the applicant owns both adjacent parcels.

PROPONENT: None.

OPPONENT: None.

MOTION: The Planning and Development Commission finds application number ***SV-21-02 - CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL*** 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 Ms. Worthington 2nd Mr. Roys

VOTE: 6 - 1, Motion Carried

Nay: Commissioner Stone

2. LAND USE APPLICATION

a. V-21-03 McKenzie Permitting for Susan Waddington

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the expansion of a single-family dwelling with a screened room having less than the required 50-foot minimum building waterfront setback in a Coastal A Zone, pursuant to Section 3520, Floodplain Protection Standards, as specified in the LDC.

LOCATION: Section 30, Township 18 South, Range 17 East; specifically, Dixie Shores Unit 1, Lot 141 (AK 1097550), which address is 11982 W. Bayshore Dr., Crystal River.

STAFF CONTACT: Amy Bidwell, Senior Planner, Land Development Division

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

APPLICANT: Ms. McKenzie represented the applicant. The request is for a 28-foot waterfront setback to construct a screen room on the rear of the residence. The home was built in 1974. There is currently no berm or swale on the property.

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The applicant contacted Michael Wilburn of Local Engineering with regard to designing a stormwater management plan for the residence.

QUESTIONS FROM STAFF:

Ms. Coutu asked for clarification that the applicant was willing to install a stormwater management plan if the application was approved. Ms. McKenzie stated that the applicant was willing to install stormwater management and that it was shown on the site plan that was submitted.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bramblett inquired if the stormwater management plan was permanent. Ms. McKenzie advised that the plan would be designed by Michael Wilburn. His plan would create a permanent structure across the rear property line and drainage along the left and right property lines.

Mr. Facemyer asked about the distances from the rear of the residence to the water and the distance of the proposed addition to the water. Ms. McKenzie stated that the distance is 28 feet from the proposed addition to the water and the distance is approximately 36 feet from the rear of the residence to the water.

STAFF: Ms. Bidwell's presentation included an aerial view of the subject property, photos of the subject property and surrounding area and the proposed site plan as submitted by the applicant. The applicant's request is for a 28-foot setback from the mean high water line to construct a 498 square foot screen room.

The property is approximately .36 acres in size and is developed with a single family residence that was built in 1974. The waterfront setback of the existing residence is approximately 36 feet. Many of the surrounding dwellings predate current adopted Surface Water Quality Protection Standards as well as Floodplain Protection Standards for Velocity Zones.

PROPONENT: None.

OPPONENT: None.

COMMENTS:

Ms. McKenzie advised that she received a text from Mr. Wilburn, and he stated that the stormwater plan was permanent.

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COMMISSION QUESTIONS/COMMENTS:

Mr. Facemyer stated that he was not in favor of this application due to the Board denying an application two lots away for a waterfront variance for a pool.

Mr. Bramblett stated that he could not support this application as his thought is a stormwater plan is not permanent as they can be removed. The application is inconsistent with the Comprehensive Plan and the Land Development Code.

Messrs. Stone, Bass and Barmes advised that they were against the application and noted public input had been received.

Ms. Worthington stated that Section 3501, Surface Water Protection Standards, of the Land Development Code needs to be reevaluated as it impacts many of the residents in Citrus County. She stated that she has voiced her opinion and concerns to the County Commissioners. For this application, the homeowner has not met the hardship requirement for the Board to support this application by the law; therefore, she cannot support the application.

Mr. Facemyer echoed Ms. Worthington's comments and said that the Board's role is to enforce the rules and laws that the County Commissioners have enacted.

Mr. Bramblett commented that the section regarding waterfront setbacks was reviewed, and it was recommended that the section be amended; however, the County Commissioners decided against the change.

MOTION: The Planning and Development Commission finds application number ***V-21-03- INCONSISTENT*** with the Citrus County Land Development Code and ***IS NOT*** in keeping with the intent of the Policies of the Citrus County Comprehensive Plan and that this Board ***DENIES*** the application based upon the evidence and testimony presented and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bass 2nd Mr. Barmes

VOTE: 7 - 0, Motion Carried

b. CU-21-10 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development

REQUEST: This request is for a Conditional Use to allow for a skilled nursing facility and assisted living facility with accessory uses in the Low Density

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Residential District, pursuant to Section 2405, Low Density Residential District, as specified in the LDC.

LOCATION: Section 24, Township 18 South, Range 18 East; more specifically, Lot 1, Block 4A000, of an unrecorded tract; also known as Alternate Key Number 3229868, which address is 555 W. Norvell Bryant Hwy., Hernando, Florida.

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

INTRODUCTION: Ms. Wright's overview included an aerial view of the subject property and surrounding area, photos of the subject property and the Master Plan as submitted by the applicant.

APPLICANT: Mr. Stillwell represented the applicant. The request is for a conditional use for a 93-bed skilled nursing facility in the low density residential district. The property is 19.25 acres with approximately 13.2 acres designated LDR and approximately 6.05 acres designated GNC on the LDC Atlas. The entire 19.25 acres is designated LDR on the Future Land Use Map and will require a Comprehensive Plan Amendment to utilize the GNC portion for future GNC development.

Mr. Stillwell described the aerial in the presentation. The subject parcel is surrounded to the west by a commercial center, the northwest by a senior living facility, the north by an elementary school and the east by a large-lot residential subdivision. Across CR-486, there is a CVS drugstore, an entrance to Citrus Hills and a senior living facility. The area is generally commercial with some mixed use.

In 2020, the applicant received a Certificate of Need for the proposed 93-bed skilled nursing facility from the State of Florida Agency for Health Care Administration. The approval for healthcare facilities is based on a demonstrated need for the specific type of healthcare facility and are site specific.

The applicant proposes a two phase development of the subject parcel. Phase One would consist of a 93-bed skilled nursing facility, access drive, parking, cross access, stormwater retention and landscaping. Phase Two would consist of a 60-unit assisted living facility and additional parking.

Mr. Stillwell stated that Section Three of the LDC has a general requirement that there shall be a 1,000-foot separation from the legal boundary of the lot containing the proposed facility to the legal boundary of the lot containing another facility regulated by this Section. The applicant requested a deviation with regard to the separation distance from the proposed facility to The Grand

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Living at Citrus Hills. He also stated there is another setback requirement in Section Three of the LDC regarding location of a proposed facility within 2,640 feet of an adult day care center or other facility offering personal services for residents. Mr. Stillwell stated that the applicant met this setback requirement.

Mr. Stillwell commented that the conditional use is compatible with the uses in the surrounding area.

QUESTIONS FROM STAFF:

Ms. Coutu requested clarification with regard to the deviation to remove the requirement of a wall along the eastern boundary where it abuts existing residential. Mr. Stillwell replied that the LDC requires a Type D landscape buffer with a wall along residential property. His thought is the abutting residential neighbors would not want a wall.

COMMISSION QUESTIONS/COMMENTS:

Mr. Roys inquired about the distance from the building to the east property line. Mr. Stillwell commented that it was approximately 100 feet, and it is heavily wooded.

Mr. Bramblett requested further explanation with regard to the Type D buffering along the residential side. Mr. Stillwell stated that the applicant intends to meet all aspects of the requirements of the installation of Type D buffering; however, the applicant does not think that a wall would be in either party's best interest due to the fact that the site is heavily wooded, and the proposed use is not a heavy GNC use.

Mr. Bass asked for clarification as to the increased ISR with regard to the future proposal of the 60-unit assisted living facility as shown on the proposed site plan. Mr. Stillwell commented that staff has advised that the ISR is near the maximum allowed.

STAFF: Ms. Coutu stated that this application is to allow for a skilled nursing facility and assisted living facility with accessory uses in the Low Density Residential District.

The presentation included an aerial view of the subject property and surrounding area, photos of the subject property and surrounding area, a colored map showing the land use designations for the subject property and surrounding properties and the Master Plan as submitted by the applicant. The surrounding area is residential and commercial in nature. The site is heavily wooded.

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Grand Living at Citrus Hills is located across CR-486 and does not meet the LDC requirements of a 1,000-feet separation distance from the proposed facility; however, the applicant has received a Certificate of Need for a skilled nursing facility in this area from the State of Florida.

Ms. Coutu stated that the LDC requires a 25-foot wide buffer and a 75 percent visibility screen from residential uses. The applicant proposes to provide a 25-foot wide Type D landscape buffer along the north, east and a portion of the west property lines.

Ms. Coutu stated that there were six proposed conditions if the application was approved. Mr. Stillwell advised that he agreed with the six proposed conditions.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bass stated that the number of parking spaces shown on the proposed site plan is more than what is required. He wondered if the number of parking spaces could be reduced.

PROPONENT: None.

OPPONENT:

Ben Finnell stated that he had concerns with regard to stormwater runoff. He was also concerned about the excessive lighting into and onto the residential properties and the increased traffic.

Patrick Charette commented that he is concerned about the excessive runoff onto his property. He was also concerned about biohazard and medical waste from the facility.

Wendy Bergstrom's concern was the excessive lighting into the surrounding residential properties. She stated that she would be in favor of the installation of a wall between the proposed project and the abutting residential neighborhood. She also stated that there is a potential that the abutting residences' wells could be contaminated.

Elizabeth Feldt was concerned about the increased traffic in the area, the excessive lighting and the stormwater runoff. She stated that she wanted a wall/barrier constructed and minimum number of trees removed from the property.

Augusta Doughman's concern was the excessive runoff and the flooding of the surrounding properties.

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REBUTTAL: Mr. Stillwell commented by stating that the proposed facility is one story. He advised that the lighting would be hooded, meaning that the lighting would shine straight down onto the property. He stated that the number of parking spaces was based upon the applicant's interpretation of what is needed for the development. Mr. Stillwell explained that the proposed drainage retention area was designed by an engineer and was designed to meet the requirements in the LDC.

COMMISSION COMMENTS:

Mr. Facemyer requested Mr. Stillwell further explain the proposed drainage retention area for the proposed development. Mr. Stillwell stated that the proposed DRA is a large grassed, open space area due to the size and slope of the parcel. He stated that the DRA would also serve as a buffer between the proposed building and the lots along the south line.

Mr. Bramblett stated that he was in favor of this application. His thoughts were for the native vegetation to remain and keep a 75 percent opacity as the buffer between the proposed facility and the residences.

Mr. Roys commented that if a wall was constructed, it would channel the stormwater runoff.

Mr. Facemyer stated that he was more in favor of a vegetative buffer.

Mr. Stone inquired about the LDC requirement regarding landscaping/buffering between residential and commercial properties. Ms. Coutu stated that for an assisted living facility to abut residential the LDC requires a 25-foot wide Type D buffer as well as 75 percent opacity. A Type D buffer would require a wall. The applicant requested a deviation from the requirement of a wall. The proposed site plan shows a 25-foot Type D landscape buffer with no fence. Mr. Stone commented that a wall would help mitigate noise and lighting from intruding abutting residential neighbors.

Mr. Bramblett inquired about the height of the wall that was required by the LDC. Ms. Coutu stated that the PDC Board could specify the height of the wall to be added to the conditions. Mr. Bramblett suggested that the height of the wall be based upon limiting light and noise pollution as well as visibility to the abutting properties.

ADDITIONAL INPUT FROM APPLICANT:

Paul Gibbs, landscape architect for the project, commented that six to eight feet walls are what is used most typically when abutting residential communities. Due to the sloping of the subject property from CR-486, the proposed

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development will be "stair stepped" down and will be depressed many feet lower than the abutting residential lots which will assist with the buffering.

COMMISSION COMMENTS:

Mr. Roys commented that the construction of a wall would be troublesome as it would not allow the runoff to drain into the DRA. He would rather keep the natural vegetative buffer.

Mr. Facemyer stated that he is in favor of the application but is concerned with the traffic and believes that traffic concurrency should be initiated again in Citrus County.

Ms. Worthington commented that she supported the application; however, thought that the wall should not be a condition of the application due to the natural vegetation and the inability for stormwater to drain properly.

Mr. Stone supported the application. His thought was the construction of a wall would mitigate noise and light pollution.

Mr. Barmes stated that he is in favor of the application. His support is for the construction of a wall being eight feet in height with flood breaks so the runoff will not flood adjoining properties.

Ms. Lyn commented that everyone is required to contain their stormwater on their property.

Ms. Coutu noted that regardless of whether a wall is installed or not, the applicant must comply with the lighting standards and noise standards in the Code of Ordinances.

MOTION: The Planning and Development Commission finds application number ***CU-21-10 - CONSISTENT*** with the Citrus County Comprehensive Plan and the Citrus County Land Development Code and that Board ***APPROVES WITH CONDITIONS*** the application based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition. It has been determined that ***APPROVING*** the proposed Conditional Use will not adversely affect the public interest; that there is compliance with special rules governing individual conditional uses of the type involved; that the proposed development, with conditions and safeguards attached, would be generally compatible with adjacent properties and other property in the district; and that the PDC is empowered under the section of the LDC described in the application to grant this Conditional Use.

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MOTION:

1st Mr. Bramblett 2nd Mr. Stone

Mr. Bass commented that the applicant should install an oil/water separator prior to the DRA as there are concerns about the possibility of wells in the area being contaminated. Mr. Bramblett stated that he did not want that language added as a condition to the motion as it is not in the LDC. Discussions among the commissioners ensued regarding the wall with or without breaks. Ms. Lyn commented that if the construction of a wall is one of the proposed conditions, an engineer would be required to design the wall so the integrity of the wall was maintained.

Proposed Conditions:

1. This Conditional Use is to allow for a Skilled Nursing Facility and Assisted Living Facility in the LDR land use district as proposed on the site plan submitted with this application date-stamped June 7, 2021. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outline in these conditions.

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

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

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

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

6. The site must meet the access and stormwater requirements of Chapter 6 and Chapter 7 of the LDC.

VOTE: 7 - 0, Motion Carried

RECESS: 10:48 – 10:54

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3. PLAT VACATION

a. PV-21-04 Clark A. Stillwell, Esq. for Kevin and Angela Shaffer

REQUEST/LOCATION: This request is to vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 3, as recorded in Plat Book 8, Pages 112-134, public records of Citrus County, Florida (Section 24, Township 16 South, Range 17 East), which addresses are 8700 and 8688 N. Barberry Way, Crystal River, Florida.

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

INTRODUCTION: Ms. Wright's overview included an aerial view of the subject property and surrounding area, photos of the subject property and surrounding area and a boundary survey showing the utility easements and the wetlands on the site.

APPLICANT: Mr. Stillwell represented the applicant. The purpose of the application is to remove the drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4 for the construction of a single-family residence. All of the utility providers were contacted and there were no objections.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: Ms. Coutu stated that this application proposes to remove platted drainage and utility easements from two residential lots in Crystal Manor Unit No. 3.

Her presentation included an aerial view of the subject property and surrounding area, photos of the subject property and surrounding area and a boundary survey showing the utility easements.

COMMISSION QUESTIONS/COMMENTS: None.

PROPONENT: None.

OPPONENT: None.

COMMISSION COMMENTS: None.

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MOTION: The Planning and Development Commission finds application number ***PV-21-04 - CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL*** 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. Roys

VOTE: 7 - 0, Motion Carried

4. LAND USE APPLICATION

a. V-20-10 Clark A. Stillwell, Esq. Maurice and Christina Ryman

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a pool and pool deck having less than the required 50-foot minimum building setback from the Mean High Water Line and the Jurisdictional Wetland Line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

LOCATION: Section 25, Township 19S, Range 16E; Lot 12 of Riverhaven Village, PB 9, Pg 31, (AK 1012261), which address is 12070 W Broad Jump Ct., Homosassa, FL.

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

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

APPLICANT: Mr. Stillwell represented the applicant. The PDC Board previously heard this application on March 4, 2021.

The original site plan submitted by the applicant indicated the pool and pool deck to be 1,819 square feet with a 20-foot waterfront setback. The applicant has made efforts to reduce the size of the pool and pool deck along with the request for the waterfront setback. The current proposal is requesting a 28-foot waterfront setback with the construction of a pool and pool deck. Mr. Stillwell stated that there have been at least six variances granted for waterfront setbacks in this neighborhood.

Attachment: Draft Minutes 9-2-21 (20151 : April 7, 2022 Agenda, Directions, Map & Draft Minutes)

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: Ms. Bidwell stated that the applicant is requesting a 28-foot setback from the Mean High Water Line and the Jurisdictional Wetland Line for the construction of a pool and pool deck. The subject property is approximately 0.49 acres and is surrounded by residential lots and waterbodies.

The presentation included photos of the subject property and surrounding area. There were photos that indicated the proposed location of the pool and pool deck.

The applicant has made efforts to reduce the waterfront setback requests from their original submittal. The current proposal is requesting a 28-foot waterfront setback for the construction of a 368 square foot pool with a 557 square foot deck.

COMMISSION QUESTIONS:

Mr. Barmes inquired when the applicant purchased the property. Ms. Coutu stated that the minutes from the March 4, 2021, PDC meeting stated that the applicants purchased the property in 2017.

Mr. Facemyer inquired about the proposed location of the stormwater plan. Ms. Bidwell stated that it is the area outlined in blue on the site plan.

PROPONENT:

Stuart Bozeman advised that he is a neighbor and is in favor of the Board supporting this application. He stated that the applicants have made significant efforts in reducing the waterfront setback request and by improving the stormwater runoff by proposing an engineered stormwater plan.

OPPONENT: None.

COMMISSION COMMENTS:

Mr. Stone stated that he was not in support of this application.

Messrs. Bass, Bramblett and Facemyer commented that they would not support this application as it does not comply with the required 50-foot minimum building setback (35-foot requirement with a berm or swale).

Attachment: Draft Minutes 9-2-21 (20151 : April 7, 2022 Agenda, Directions, Map & Draft Minutes)

Ms. Worthington advised that she supported this application because of the irregular shape of the property. She commented that the applicant has worked diligently to reduce the waterfront setback.

MOTION: The Planning and Development Commission finds application number ***V-20-10 – INCONSISTENT*** with the Citrus County Land Development Code and ***IS NOT*** in keeping with the intent of the Policies of the Citrus County Comprehensive Plan and that this Board ***DENIES*** the application based upon the evidence and testimony presented and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bass 2nd Mr. Bramblett

VOTE: 6 - 1, Motion Carried

Nay: Commissioner Worthington

K. ADDITIONAL ITEMS:

Ms. Coutu stated that there are four applications on the agenda for September 16 and four applications on the agenda for October 7.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS: None.

M. ADJOURN

The Planning and Development Commission adjourned at 11:17 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

Attachment: Draft Minutes 9-2-21 (20151 : April 7, 2022 Agenda, Directions, Map & Draft Minutes)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CU-22-02 Wilburn for Hill Top Storage LLC
AGENDA DATE:	**April 07, 2022**

BRIEF OVERVIEW:

This request is to amend an existing Conditional Use (CU-19-03) for multiple items including additional mini warehouse buildings and a billboard in the General Commercial District (GNC).

BUDGET IMPACT/FUNDING SOURCE:

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

N/A – Applicant Responsibility

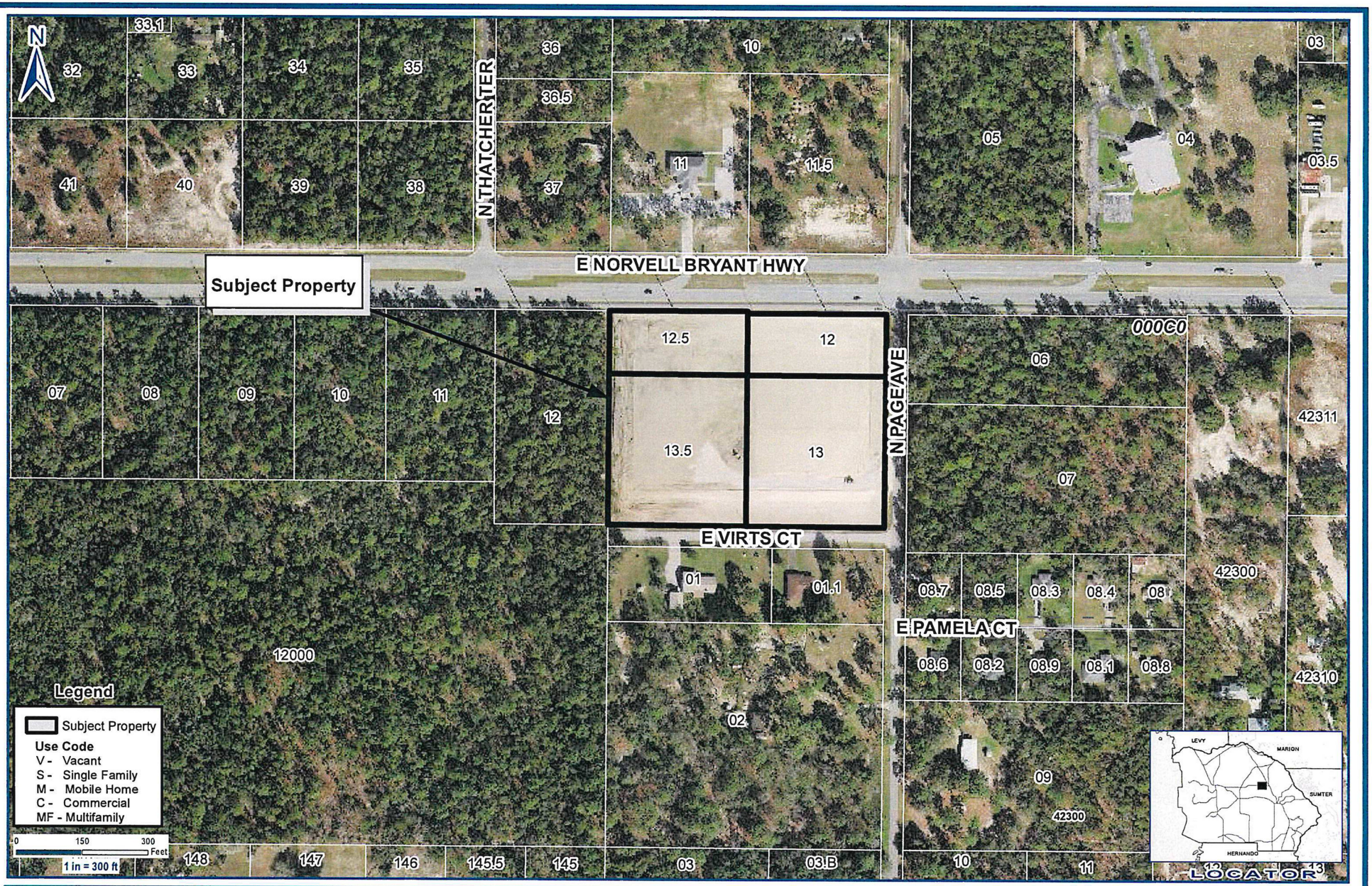
RECOMMENDED ACTION:

Conduct a public hearing on April 7, 2022, to review and consider CU-22-02 Wilburn for Hill Top Storage LLC

CU-22-02

Dr. Michael Wilburn for Hill Top Storage LLC

Attachment: CU-22-02 PDC coordinator pp (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)



Application #: CU-22-02	**Applicant: Dr. Michael Wilburn for Hill Top Storage, LLC**
Proposal: Amend CU-19-03	**Location: 1924 E. Norvell Bryant Hwy., Hernando**
LDC Atlas: Low Density Residential Mobile Home Allowed (LDR MH) and General Commercial (GNC)	**S-T-R - 27-18-19 NW**

Planner Initials: _____ **Date:** _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: February 21, 2022
Source: Enterprise Geodatabase
Map Number: SO001265

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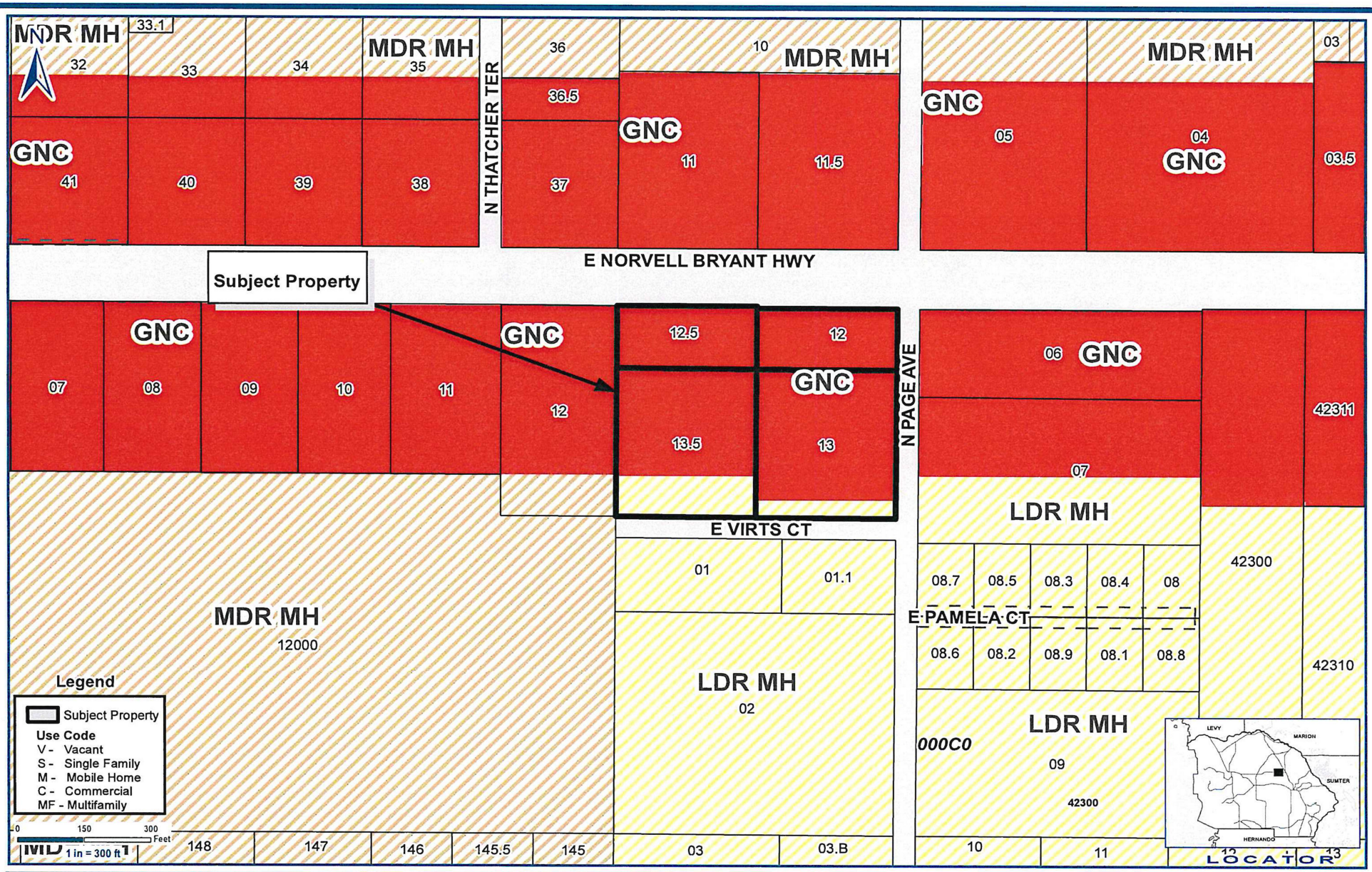
Attachment: CU-22-02 PDC coordinator pp (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)



Application #: CU-22-02	Applicant: Dr. Michael Wilburn for Hill Top Storage, LLC
Proposal: Amend CU-19-03	Location: 1924 E. Norvell Bryant Hwy., Hernando
LDC Atlas: Low Density Residential Mobile Home Allowed (LDR MH) and General Commercial (GNC)	S-T-R - 27-18-19 NW

Planner Initials: _____ Date: _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: February 21, 2022
Source: Enterprise Geodatabase
Map Number: SO001264

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Attachment: CU-22-02 PDC coordinator pp (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

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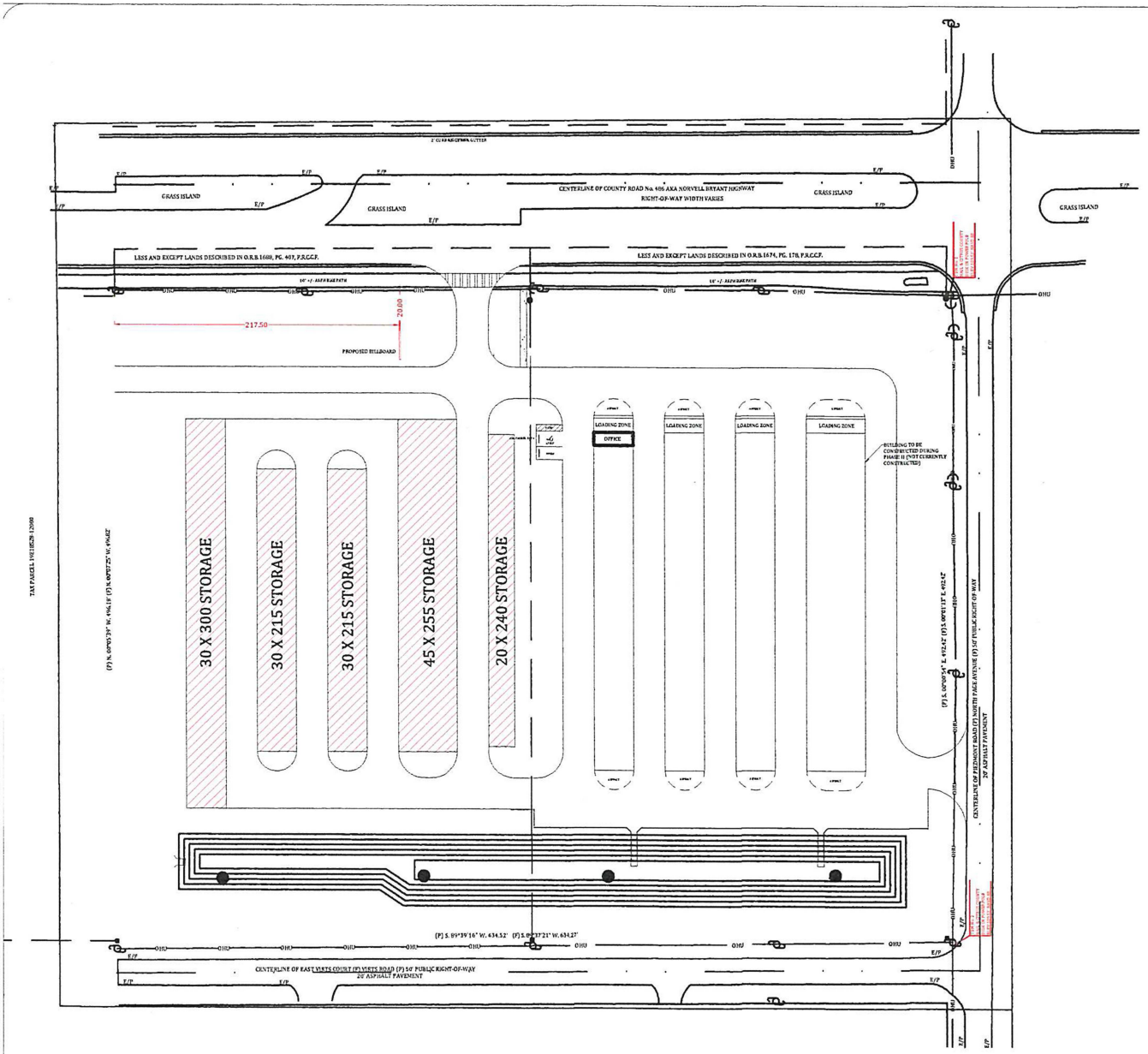
TIOGA
PIONEER
Jayco



SITE DATA
PARCEL AREA = 313,928 SF / 7.21 ACRES
PROJECT AREA = 313,928 SF / 7.21 ACRES

IMPERVIOUS SURFACE

EXISTING BUILDING AREAS = 35,910 SF
EXISTING ASPHALT = 66,978 SF
EXISTING SIDEWALK AREAS = 0.00 SF
EXISTING LIMEROCK / GRAVEL = 74,865 SF
EXISTING TOTAL IMPERVIOUS = 177,753 SF
EXISTING IMPERVIOUS SURFACE RATIO = 56.62%

PROPOSED BUILDING AREAS = 37,950 SF
PROPOSED ASPHALT AREAS = 36,775 SF
PROPOSED REMOVAL OF LIMEROCK / GRAVEL = 74,865 SF
PROPOSED TOTAL IMPERVIOUS = 177,613 SF
PROPOSED TOTAL IMPERVIOUS SURFACE RATIO = 56.58%

PROPOSED BILLBOARD SHOWN ON SITE

ZONING - COMMERCIAL
CU - SELF STORAGE

EXISTING USE - VACANT
PROPOSED - CITRUS HILLS STORAGE, LLC.

BUILDING SETBACKS

FRONT SETBACK 125' FROM CL OF 486

MAXIMUM BUILDING HEIGHT = 45 FT

PARKING REQUIREMENTS:
1 SPACE / OFFICE - NO OFFICE PROVIDED = 0 SPACES
4 LOADING ZONES PROVIDED
TOTAL SPACES REQUIRED = 4 LOADING ZONES

RECEIVED
JAN 27 2022
CU 22-02
Land Development Division

DESIGN
DRAFTING
INSPECTIONS
ENGINEERING

LOCAL ENGINEERING, INC.
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352)-697-5384

PAGE 1 of 1
SCALE: 1" = 120'
JOB: MONUMENT STORAGE
DATE: 12/9/21

REVISED CU

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CERTIFICATE OF AUTH. 32358

Attachment: CU-22-02 PDC coordinator pp (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
CONDITIONAL USE APPLICATION

Application No.: CU 22-02 Date: 1/27/21

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

Applicant*
Name: Dr. Michael Wilburn
Address: P.O. Box 938
City: Floral City
State: FL Zip: 34436
Home No.: — Cell No.: —
Work No.: 352.726.4875 Fax No.:
Email: localengineeringinc@gmail.com

Property Owner
Name: Hill Top Storage, LLC
Address: 3400 E. Rotor Wing Path
City: Hernando
State: FL Zip: 34442
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 27 Township: 18 South Range: 19 East
Legal Description: 1924 E. Norvell Bryant Hwy
Subdivision: Hercala Acres Unit 1 Lot(s): 12 1/2 13 Block/Parcel: A
Alternate Key #: 3213827 Parcel ID: 19E18S27001200 0A0 0125
Acreage: 3.61

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

Conditional Use Request: REVISE EXISTING CU

Describe how it will/will not affect surrounding development:

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.

RECEIVED
JAN 27 2022
CU 22-02
Land Development Division

Attachment: CU-22-02 Applicant Submittal (20152 : CU-22-02 Wilburn for Hill Top Storage 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 Fax (352) 527-5428
Toll Free (352) 489-2120 TTY (352) 527-5312
Web Address: www.citrusbocc.com

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

Signature: _____

STATE OF FLORIDA
COUNTY OF CITRUS

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

WITNESS my hand and official seal this 27th day of January, 2022

Angela Love
Printed Name

Angela Love
Notary Public - State of Florida

Seal

Notary Public State of Florida
Angela Michelle Love
My Commission GG 195284
Expires 03/12/2022

For Staff Use Only
Date: 1/27/22
Time: 2:43 Pm
Initials: _____

ATF: _____
QTR: _____
LUD: _____
FZ: _____

RECEIVED
JAN 27 2022
CU 22-02
Land Development Division

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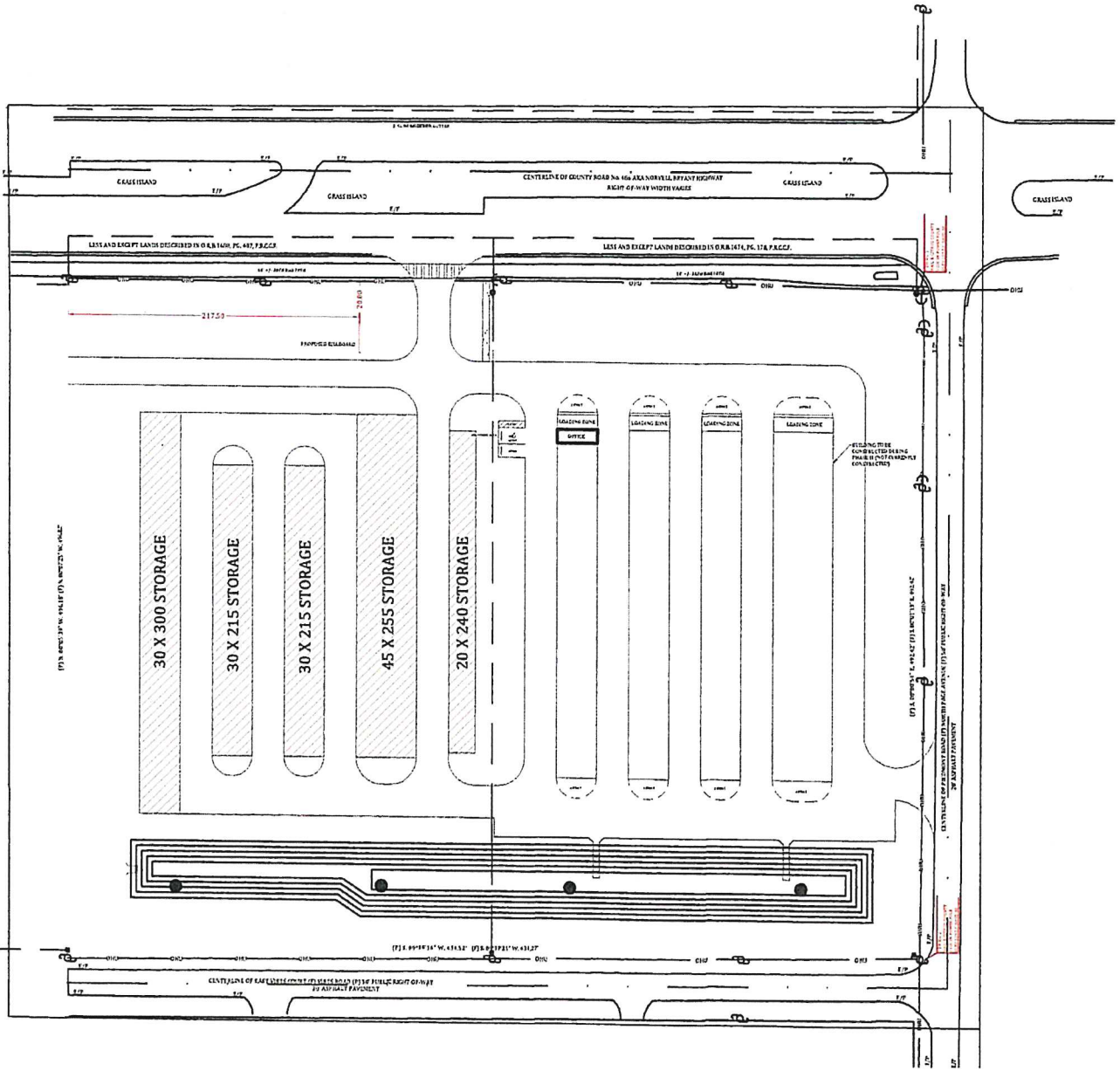

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FRONT SETBACK 125' FROM CL OF 486

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1 SPACE / OFFICE - NO OFFICE PROVIDED = 0 SPACES
4 LOADING ZONES PROVIDED
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CU 22-02
Land Development Division

DESIGN
DRAFTING
INSPECTIONS
ENGINEERING

LOCAL ENGINEERING, INC.
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352)-697-5364

PAGE 1 of 1
SCALE: 1" = 120'
DATE 12/6/21
CHK. RICHARD STORGE

REVISED CM

LOCAL ENGINEERING, INC.
CERTIFICATE OF AUTH.
32355

Attachment: CU-22-02 Applicant Submittal (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

McFarland
Construction, Inc.

2921 E. Michael St.
Inverness, FL 34453

Phone: (352) 726-7160
CGCA 57723

September 20, 2021

ATTN: Cindy Jones/ Brian Kaufman

Site Address:

1990 E. Norvell Bryant Hwy.

Hernando FL, 344412

Reference Site Improvement Plan Permit # 201901801

County building department Permit # 20200394, 395, 396

To Whom it may concern,

On the above listed address is a storage facility (Reference site improvement plan Permit # 20191801) According to the engineered plans and onsite evaluation, there has been put in place an asphalt "Cross Access" drive for the future adjoining property to the west upon future development. If or when that time comes we agree to open up the cross access to the adjoining property to comply with county standards and comply with the "Cross Access" classification that we have to comply with. All provisions have been made to allow for the future development of the adjoining property and allow cross access to and from that property.

Kind Regards,

Kyle D. McFarland

Attachment: CU-22-02 Applicant Submittal (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

COPY

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

In reply, refer to: PL2-19-79

April 4, 2019

Michael D. Wilburn, PhD, PE
P.O. Box 956
Floral City, FL 34436

SUBJECT: Application CU-19-03
Wilburn for Mafadini

Property Location: Section 27, Township 18 South, Range 19 East; specifically, a portion of Lot 12 and Lot 13 (AK 3229961 and 3213827), Block A, Hercala Acres Unit 1 subdivision, which addresses are 1924 and 1990 E. Norvell Bryant Highway, Hernando, FL 34442.

Dear Mr. Wilburn:

At the April 4, 2019 hearing of the Citrus County Planning and Development Commission (PDC), your request for a Conditional Use from the provisions of the Citrus County Land Development Code (LDC) was considered as advertised (public notice will be furnished upon request).

On the basis of the evidence presented at the hearing on this case, your request to allow for mini warehouse buildings in the General Commercial District (GNC), as specified in the Land Development Code (LDC), Section 2412, was **APPROVED** with the following **13 CONDITIONS:**

1. This conditional use is to allow for mini warehouse buildings not to exceed 75,600 square feet of total floor area, as outlined on the conceptual site plan date-stamped February 11, 2019. The future expansion layout must be substantially similar to buildings A, B, C and D on that site plan.
2. No site improvements, such as access drives and parking facilities, are permitted in the portion of the site with Low Density Residential (LDR) designation, with the exception of landscape buffers and drainage retention area (DRA).

Attachment: CU-22-02 Applicant Submittal (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

3. At the time of permitting the applicant must demonstrate compliance with development standards per LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, including but not limited to landscaping, buffering, façade, parking, and lighting.
4. The mini warehouse buildings must meet all façade design standards in LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, with the exception of building elevations facing E. Virts Ct, as requested by the applicant. The façade along N. Page Ave will comply with LDC standards, with the exception of the metal overhead doors.
5. Pursuant to LDC Section 3740, Type "C" landscape buffers must be installed between the proposed drainage retention area (DRA), access drives or right-of-way, specifically along the northern and southern edge of the proposed DRA.
6. At the time of permitting the applicant must demonstrate compliance with the parking schedule per LDC Section 7230, specifically the required parking for the office space and provision of adequate loading areas.
7. The proposed sign must be located outside the buffer area and must comply with the requirements of LDC Chapter 9, Signs. A separate permit will be required for the proposed sign.
8. The proposed driveway apron on E. Norvell Bryant Hwy. will need to be a minimum of 100 feet (measured from edge of pavement to edge of pavement) from the existing east bound left turn (median opening) that provides access to 1931 W. Norvell Bryant Hwy.
9. The proposed driveway will be crossing an existing multi-use trail, and special notes and details meeting FDOT standards will need to be included in the site development plans. The trail crossing the driveway will need to meet ADA requirements.
10. A right-of-way utilization application will be required for the work proposed within the ROW of E. Norvell Bryant Hwy. and N. Page Ave.
11. The cross access needs to be a minimum of 20 feet in width and must be located outside of the fenced area for the storage business and cannot include gates that would block the cross access.
12. At time of permitting the applicant will need to demonstrate compliance with Section 7340, Gated Entrances, of the LDC.
13. A site plan must be submitted to the Land Development Division at the time of permitting indicating compliance with these conditions.

It is the responsibility of the property owner to obtain a Building Permit or other Development Order within three years of the PDC approval, subject to the above conditions.

Attachment: CU-22-02 Applicant Submittal (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

A complete record of the hearing, findings of fact, and the decision of the PDC are available for your inspection at the Land Development Division, 3600 West Sovereign Path, Suite 140, Lecanto, Florida. If copies are desired, they may be secured upon request and payment of transcription costs.

Section 1403. of the LDC establishes the appeal process for any person or persons, jointly or severally, aggrieved by any decision of the PDC and all appeals must be filed within 30 days after rendition of the decision by the PDC.

If any person decides to appeal any decision made by the PDC 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.

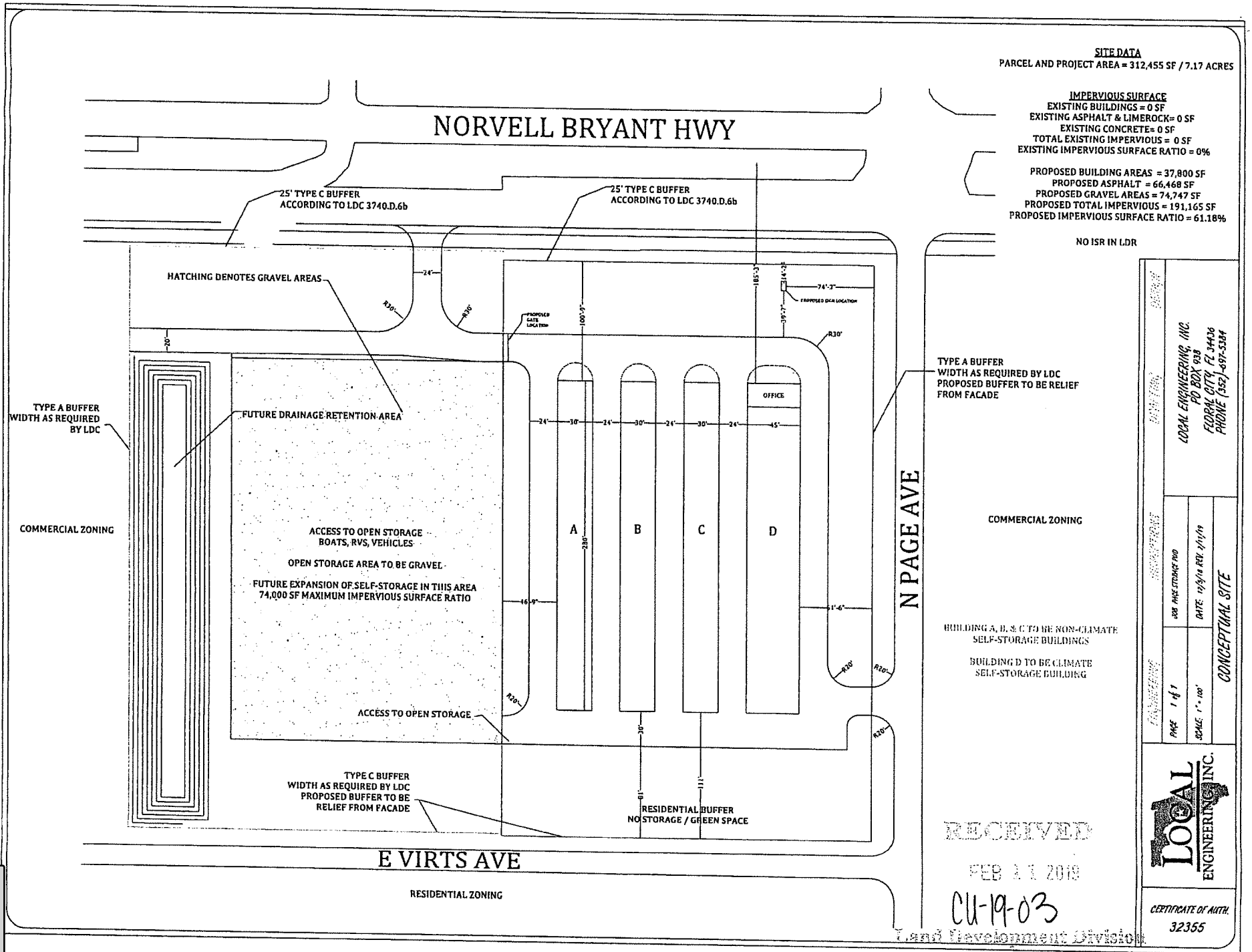
If you have any questions on this case, do not hesitate to contact the Land Development Division (352-527-5239).

Respectfully,

Régulo Martínez-Montilva, AICP
Planner II
Land Development Division

RMM/cw

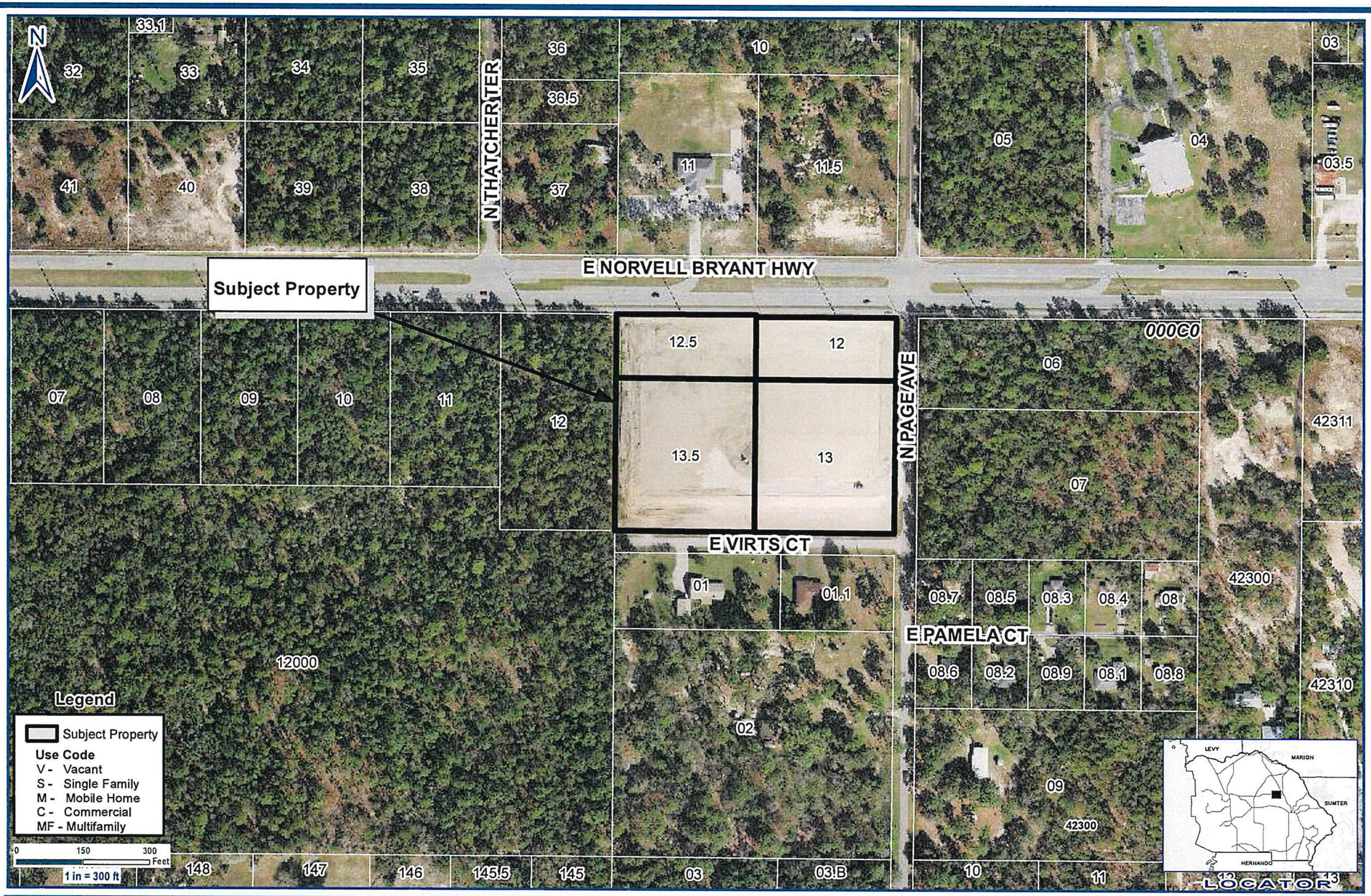
Attachment: CU-22-02 Applicant Submittal (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)


NORVELL BRYANT HWY
25' TYPE C BUFFER ACCORDING TO LDC 3740.D.6b
25' TYPE C BUFFER ACCORDING TO LDC 3740.D.6b
HATCHING DENOTES GRAVEL AREAS
TYPE A BUFFER WIDTH AS REQUIRED BY LDC
FUTURE DRAINAGE RETENTION AREA
COMMERCIAL ZONING
ACCESS TO OPEN STORAGE BOATS, RVS, VEHICLES
OPEN STORAGE AREA TO BE GRAVEL
FUTURE EXPANSION OF SELF-STORAGE IN TIIIS AREA 74,000 SF MAXIMUM IMPERVIOUS SURFACE RATIO
ACCESS TO OPEN STORAGE
TYPE C BUFFER WIDTH AS REQUIRED BY LDC PROPOSED BUFFER TO BE RELIEF FROM FACADE
RESIDENTIAL BUFFER NO STORAGE / GREEN SPACE
E VIRTS AVE
RESIDENTIAL ZONING
N PAGE AVE
TYPE A BUFFER WIDTH AS REQUIRED BY LDC PROPOSED BUFFER TO BE RELIEF FROM FACADE
COMMERCIAL ZONING
BUILDING A, B, & C TO BE NON-CLIMATE SELF-STORAGE BUILDINGS
BUILDING D TO BE CLIMATE SELF-STORAGE BUILDING
OFFICE
A
B
C
D
SITE DATA
PARCEL AND PROJECT AREA = 312,455 SF / 7.17 ACRES
IMPERVIOUS SURFACE
EXISTING BUILDINGS = 0 SF
EXISTING ASPHALT & LIMEROCK= 0 SF
EXISTING CONCRETE= 0 SF
TOTAL EXISTING IMPERVIOUS = 0 SF
EXISTING IMPERVIOUS SURFACE RATIO = 0%
PROPOSED BUILDING AREAS = 37,800 SF
PROPOSED ASPHALT = 66,468 SF
PROPOSED GRAVEL AREAS = 74,747 SF
PROPOSED TOTAL IMPERVIOUS = 191,165 SF
PROPOSED IMPERVIOUS SURFACE RATIO = 61.18%
NO ISR IN LDR
LOCAL ENGINEERING, INC.
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352)-697-5384
JOB: PAGE STORAGE PUD
DATE: 12/9/19 REV. 1/13/20
PAGE 1 of 1
SCALE: 1" = 100'
CONCEPTUAL SITE
LOCAL ENGINEERING INC.
CERTIFICATE OF AUTH. 32355
RECEIVED
FEB 11 2020
CU-19-03
Land Development Division

CU-22-02

Dr. Michael Wilburn for Hill Top Storage LLC

Attachment: CU-22-02 PDC planner pp (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)



Application #: CU-22-02	**Applicant: Dr. Michael Wilburn for Hill Top Storage, LLC**
Proposal: Amend CU-19-03	**Location: 1924 E. Norvell Bryant Hwy., Hernando**
LDC Atlas: Low Density Residential Mobile Home Allowed (LDR MH) and General Commercial (GNC)	**S-T-R - 27-18-19 NW**
	Planner Initials: _____ **Date:** _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: February 21, 2022
Source: Enterprise Geodatabase
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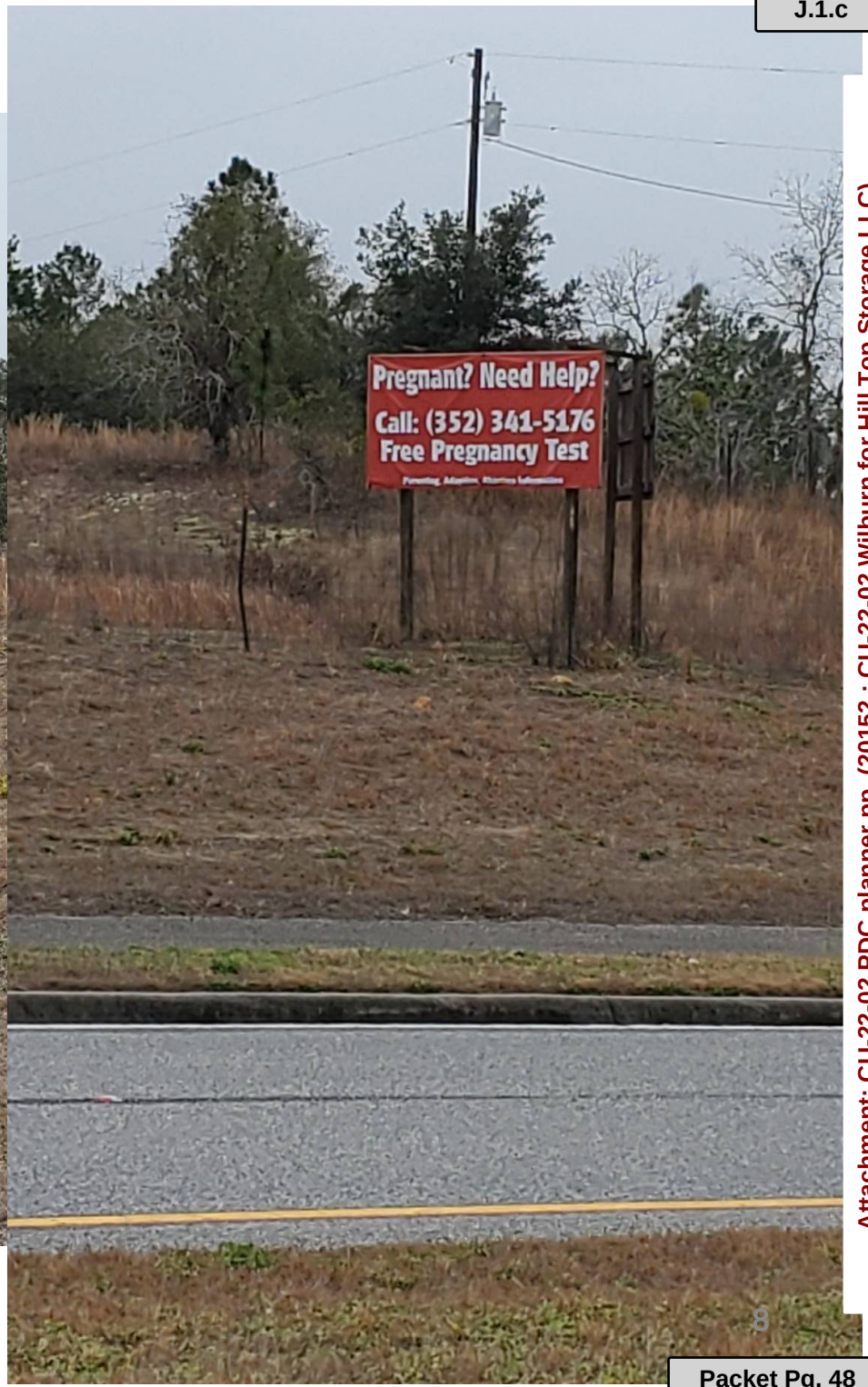
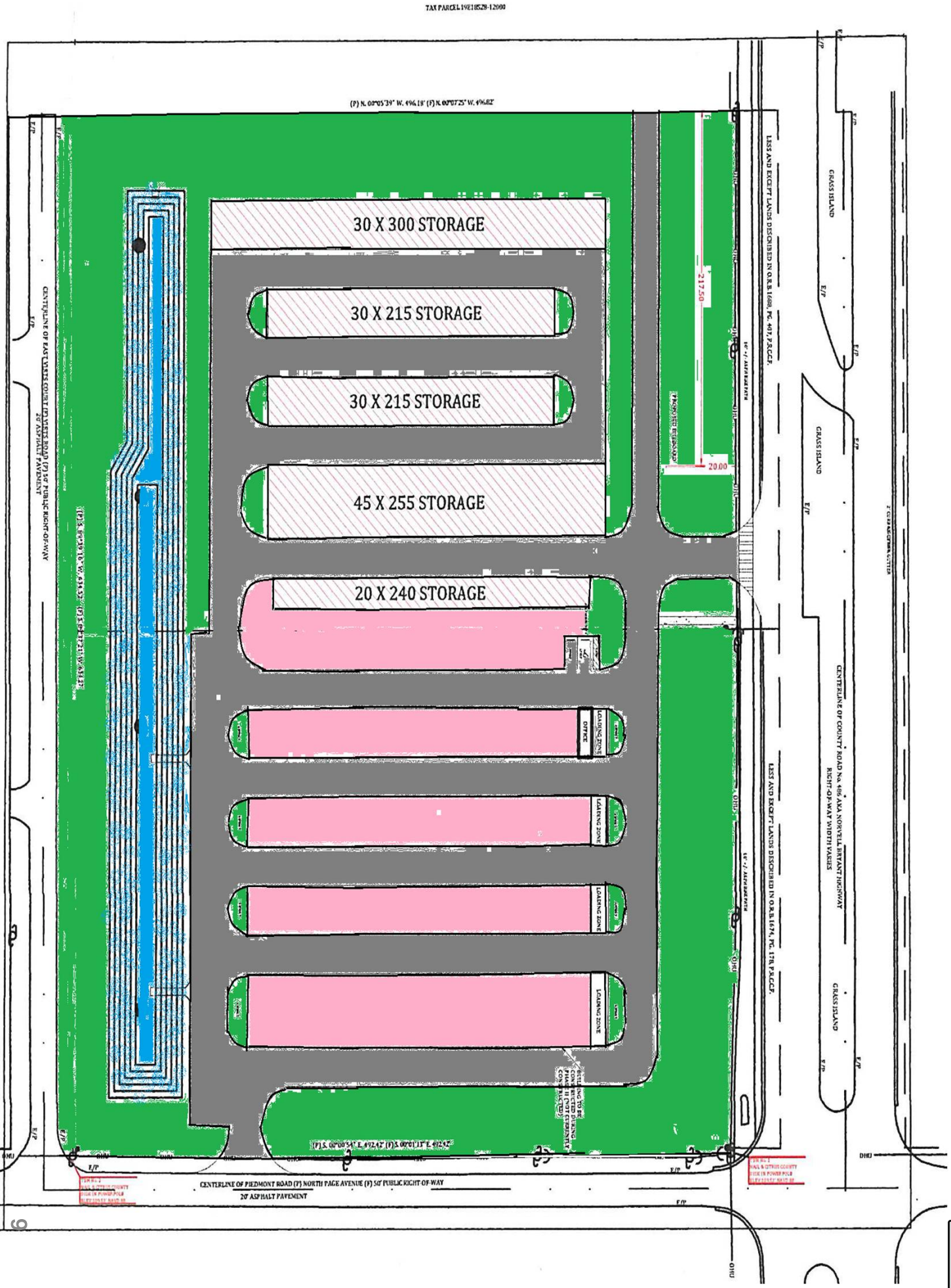
STORAGE

Attachment: CU-22-02 PDC planner pp (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

Attachment: CU-22-02 PDC planner pp (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)



Attachment: CU-22-02 PDC planner pp (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)



Attachment: CU-22-02 PDC planner pp (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

PM2-22-25

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

CONDITIONAL USE APPLICATION NO. CU-22-02 Wilburn for Hill Top Storage LLC
DATE: March 7, 2022
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

CONDITIONAL USE REQUESTED	This request is to amend an existing Conditional Use (CU-19-03) for multiple items including additional mini warehouse buildings and a billboard in the General Commercial District (GNC), as specified in the Land Development Code (LDC) Section 2412.
SUBJECT PROPERTY	Section 27, Township 18 South, Range 19 East; specifically, a portion of Lots 12, 12.5, 13, and 13.5 (AK 3213827), Block A, Hercala Acres Unit 1, which addresses are 1924 and 1990 E. Norvell Bryant Highway, Hernando, FL 34442. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 313,928 square feet (7.21 acres).
LAND USE	General Commercial District (GNC) and Low Density Residential District (LDR) on the Future Land Use Map, and GNC/LDR-MH on the Land Development Code Atlas Map.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in Flood Zone X, as found on Community-Panel Number 12017C0 219D.
SURROUNDING AREA	North – East Norvell Bryant Highway (CR-486) and house of worship South – East Virts Court and single family homes East – North Page Avenue and vacant commercial and residential lots West – Vacant commercial and residential lots Within the surrounding area, there are vacant and improved nonresidential sites adjacent to CR-486 with residential sites behind those.

Attachment: CU-22-02 Staff Report and Locator Map (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

BACKGROUND AND ANALYSIS

The subject property is an existing mini-warehouse and open storage site approved in 2019 via application CU-19-03. This application would add mini-warehouse buildings, remove the open storage areas, and add a billboard to the site.

Application CPA/AA/PUD-21-16, which lies directly across N. Page Avenue, was approved by the Board of County Commissioners on February 22, 2022, for mini-warehouse use.

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Section 2405, Low Density Residential District, Section 2412, General Commercial District, Section 3740, Additional Design Standards for Large Non-Residential Projects, Section 7230, Parking spaces required, as well as Section 9290, Billboards.

The applicant is proposing five additional mini-warehouse buildings (37,950 square feet) for a total of 73,869 square feet. The 2019 CU proposed open storage and future mini-warehouse in this area, for a total of 74,000 square feet on the overall site. To date, three buildings have been constructed and open storage is being utilized. A site visit indicated that open storage is being utilized along CR-486 in front of the existing buildings. This area is not approved for this use and those items will need to be removed. (The new site plan does not contain any areas for open storage).

The proposal utilizes existing driveway accesses on E. Norvell Bryant Hwy. and N. Page Ave. Additionally, a 20-foot cross access connection has been constructed to the west along with an internal cross-access connection between the eastern and western halves of Lot 12. A gate has also been constructed. A site visit indicated that the cross-access is currently fenced and used as open storage, which will need to be corrected (see Engineering Division comments below).

The site has two land use designations, with a small rear area having an LDRMH designation. The existing site plan uses this LDR area for drainage and buffers. The new westernmost building extends to the south and that building as well as any access drives will need to remain out of the LDR area.

The total proposed impervious surface area with the new improvements is 56.6 percent, while the maximum in GNC is 70 percent (previous approval was 61.2 percent). The total proposed floor area is 74,000 resulting in a Floor Area Ratio (FAR) of .275 in the GNC area where up to 1.0 is permitted (the previous FAR was 0.15). Floor area is not proposed within LDR.

Since the proposed floor area is greater than 25,000 sf, the provisions of LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, are applicable to this proposal.

Buffers are unchanged with this CU revision. Several metal buildings have been constructed, and LDC façade standards are met with the buildings' frontage on CR-486 as outlined in the existing conditions of approval. The easternmost building, which was required to meet façade standards facing N. Page Avenue, has not yet been constructed (so the next building - Building C – is currently visible which does not meet façade standards). The applicant received relief from the requirement for façade on E. Virts Avenue, and that will continue with this application as proposed.

Attachment: CU-22-02 Staff Report and Locator Map (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

During PDC discussion for a land use request on a nearby parcel across N. Page Avenue (CPA/AA/PUD-21-16), neighbors noted that this site had lighting that was not hooded on the ends of the buildings, and it was shining light into existing residences on E. Virts Court. This was discussed with this applicant following that hearing, and they have verbally noted that they will address that concern. Although required by the LDC, a specific condition has been added to this application to ensure compliance.

Billboard Request – The applicant has requested placement of a proposed billboard in the NW portion of the site along CR-486 and has applied for a building permit which is currently denied pending the outcome of this application. If approved, several deviations will be required:

- Deviation – Placement of a billboard on a developed parcel. Sec 9290.A, Billboards, allows placement of a billboard on CR-486 in the GNC district but specifies that the parcel should be otherwise vacant.

- Deviation – Separation between billboards. Sec 9290.I. notes that billboards along CR-486 shall have a 2,000-foot separation from any other billboards on the same side of the roadway. There is currently a recognized billboard approximately 1,450 feet to the east. (While smaller than newer "billboards" that sign meets the LDC definition of off-site advertising and is recognized on the County's 1997 Billboard Inventory).

- Deviation – Reduced front setback to CR-486. Sec. 9290.K requires billboards less than 30' in height maintain a front setback of 35' from the front property line. The proposed billboard is 26' high and requests a 20' front setback.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application is consistent with the Comprehensive Plan goals, policies, and objectives including:

Policy 10.3.10 *Frontage roads, access roads, and/or other alternative access systems along arterial and major collector roadways shall be required in accordance with County development regulations. Interconnection of parking lots along a road frontage shall be encouraged. New points of ingress and/or egress shall be limited to these access systems to minimize direct access to the congested roadways.*

Staff comment: The existing Conditional Use includes a cross-access connection to the west, which will continue. The cross-access is currently fenced (see below).

Engineering Division Comments: This site was previously approved via CU-19-03 and building permit 201901801, a Site Development Plan (SDP) permit. The approved SDP included a 20-ft wide paved cross access aisle extending from the driveway apron on CR-486 to the west property line, which access aisle was approved to be located outside the security fence for the project. During the construction of the existing site, the cross access aisle was constructed but the fence was not located as per the approved plan. The fence was installed to the north of the cross access aisle effectively rendering the access aisle unusable as a cross access as required per Section 7110.D of the LDC. As part of SDP permit 201901801, the contractor McFarland Construction on behalf of the owner provided a letter dated September 20, 2021 stating that upon

Attachment: CU-22-02 Staff Report and Locator Map (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

future development of the adjoining property to the west, that provisions will be made to comply with the cross access requirements. Engineering Division site compliance approval for 201901801 was granted based upon the assurances provided in the letter. *(Staff note – a copy of that letter has been placed in the application packet).*

PROPOSED FINDINGS OF FACT

Pursuant to Section 4500, Conditional Uses, of the Citrus County Land Development Code (LDC), a conditional use application which meets the objective criteria of the LDC for that use shall be presumed entitled to approval. Such presumption may be rebutted by competent, substantial evidence that the applicable LDC criteria have not been met. Following completion of the public hearing, the PDC shall approve, disapprove, amend and approve the proposal, or approve the proposal with conditions. Any action taken shall be accompanied by the findings of the PDC upon which the action was based. Approval of a Conditional Use application shall be granted by the PDC only if all the following are positive:

1. ***The proposed uses and structures would not violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the LDC.*** The existing and proposed mini-warehouse buildings in the GNC District can be designed in conformance with the Comprehensive Plan and LDC, provided compliance with suggested conditions.

2. ***The proposed uses and structures would not be incompatible with the uses, structures, and activities on adjacent and nearby lands.*** In the surrounding area, properties on both sides of CR-486 are designated as GNC. Further, the proposal would not negatively impact the residential properties to the south since improvements are not permitted in the LDR portion of the site, which will act as a buffer. The applicant will need to address lighting so that it does not impact off-site uses.

3. ***The proposed uses and structures would not violate health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure, specifically with respect to:***
   a. ***The use or structure would not exceed the applicable density or bulk regulations except as specifically authorized, nor shall the use or structure result in overcrowding of land or buildings;*** The existing and proposed mini warehouse buildings do not exceed applicable density or bulk regulations.
   b. ***The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards;*** The site is located along E. Norvell Bryant Highway (CR-486), a minor arterial classified roadway, and the applicant has designed a cross-access connection to the west. The proposed billboard is proposed with a reduced front setback, which may provide a traffic distraction.
   c. ***The use or structure would not create a fire hazard;*** The application as proposed would not create a fire hazard as long as Fire Code requirements are met at the time of permitting.
   d. ***The use or structure would not result in noise, odor, glare, vibration or other similar characteristic, which is detectable at the property line and which exceeds the level which will result from permitted uses;*** Continued mini-warehouse used on the site is not anticipated to result in noise, odor, glare, vibration, or other similar characteristic detectable at the property line as long as the development standards of the LDC are adhered to. As noted, existing and proposed lighting will need to be addressed to remove off-site impacts.

Attachment: CU-22-02 Staff Report and Locator Map (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

e. ***The use or structure would not prevent an adjoining landowner from the legal use of his property pursuant to the LDC;*** The use as proposed will not prevent use of adjoining lands, provided suggested conditions are met.

f. ***The use or structure would not violate a requirement or limitation of any applicable state or federal law or regulation;*** The use as proposed will not violate applicable state law or federal regulation.

g. ***The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.*** The proposed use is not anticipated to jeopardize adequacy of public services.

4. ***Termination and/or expiration of Conditional Uses - The PDC may specify a term for the duration of a Conditional Use. A Conditional Use will terminate if no development activity under the Conditional Use is commenced within three years of the date of approval, or if the approved use ceases for a period of three years. The property owner may seek an extension by applying to the PDC.*** The applicant has not requested an extension of the three-year term, and much of the CU site has already been constructed.

PROPOSED CONDITIONS (changes to existing conditions are indicated by underline/strike-through):

1. This conditional use is to allow for mini warehouse buildings not to exceed ~~75,600~~ 75,000 square feet of total floor area, as outlined on the ~~conceptual~~ site plan date-stamped received ~~February 11, 2019~~ January 27, 2022 by the Land Development Division. ~~The future expansion layout must be substantially similar to buildings A, B, C and D on that site plan.~~

2. A billboard may be placed on the site as outlined on the Master Plan date-stamped received January 27, 2022 by the Land Development Division and must meet all requirements of the LDC other than front setback on CR-486 and placement on this developed site within 1,450 feet from an existing billboard.

3. No site improvements, such as access drives and parking facilities, are permitted in the portion of the site with Low Density Residential (LDR) designation, with the exception of landscape buffers and drainage retention area (DRA).

4. At the time of permitting the applicant must demonstrate compliance with development standards per LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, including but not limited to, landscaping, buffering, façade, parking, and lighting.

5. Existing and proposed lighting must be shielded, hooded, or otherwise placed so as to minimize spillage onto adjacent residential lands, per LDC requirements.,

6. The mini warehouse buildings must meet all façade design standards in LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, with the exception of building elevations facing E. Virts Court, as requested by the applicant. The façade along N. Page Avenue will comply with LDC standards, with the exception of the metal overhead doors.

7. Pursuant to LDC Section 3740, Type "C" landscape buffers must be installed between the proposed drainage retention area (DRA) and parking areas, access drives or right-of-way, specifically along the northern, eastern and southern edge of the proposed DRA.

Attachment: CU-22-02 Staff Report and Locator Map (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)

8. At the time of permitting, the applicant must demonstrate compliance with the parking schedule per LDC Section 7230, specifically the required parking for the office space and provision of adequate loading areas.

9. The ~~proposed~~ development sign must be located outside the buffer area and must comply with the requirements of LDC Chapter 9, Signs. A separate permit will be required for the proposed sign.

10. The ~~proposed~~ driveway apron on E. Norvell Bryant Hwy. will need to be a minimum of 100 feet (measured from edge of pavement to edge of pavement) from the existing east bound left turn (median opening) that provides access to 1931 W. Norvell Bryant Hwy.

11. The ~~proposed~~ driveway ~~will be crossing~~ crosses an existing multi-use trail, and special notes and details meeting FDOT standards will need to be included in the site development plans. The trail crossing the driveway will need to meet ADA requirements.

12. A right-of-way utilization application will be required for the work proposed within the ROW of E. Norvell Bryant Hwy. and N. Page Ave.

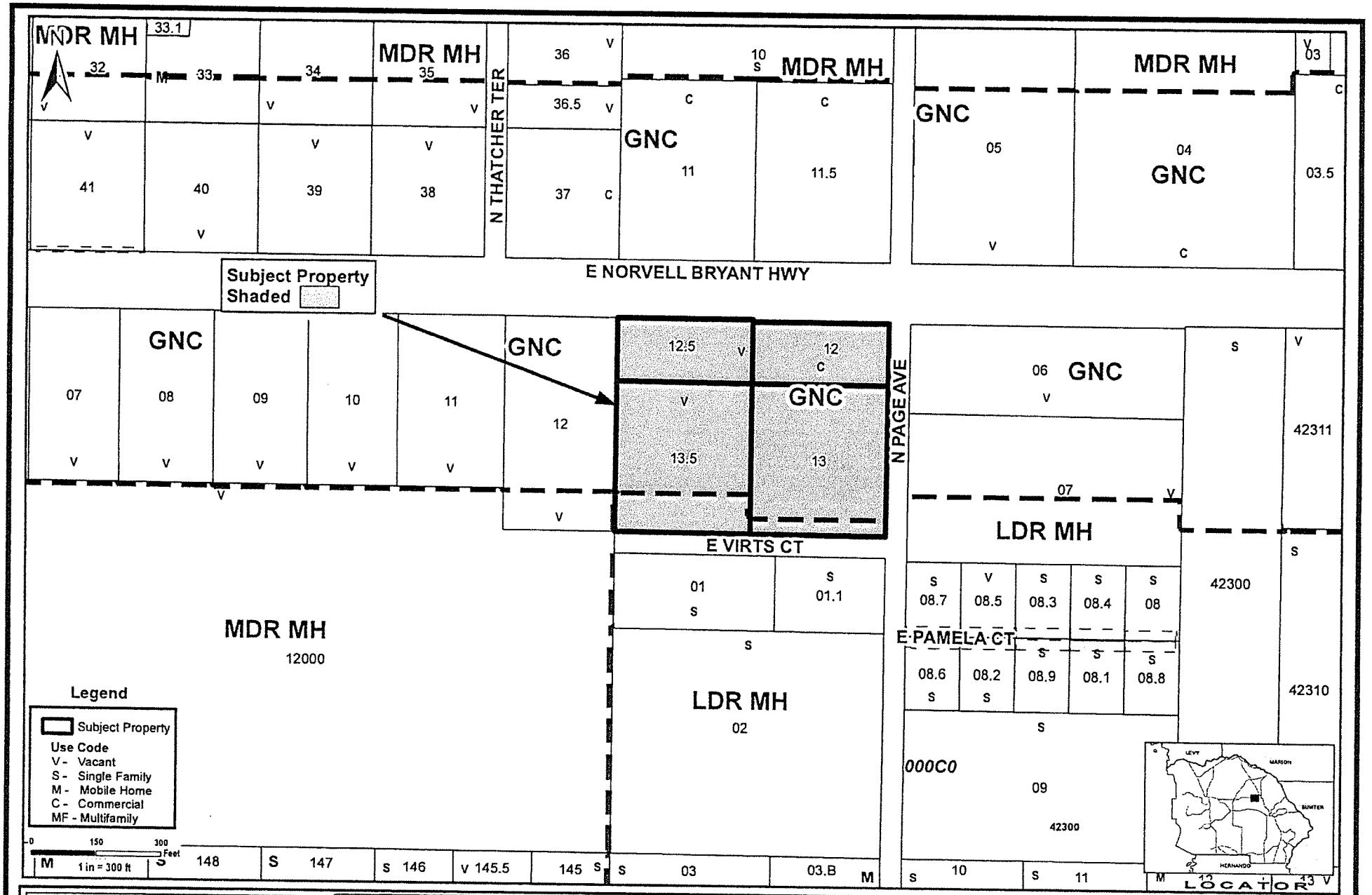
13. The cross access needs to be a minimum of 20 feet in width and must be located outside of the fenced area for the storage business and cannot include gates that would block the cross access. (Note: The Engineering Division has accepted a letter dated September 20, 2021 from the property owner stating that upon future development of the adjoining property to the west provisions will be made to comply with the cross access requirements).

14. At time of permitting, the applicant will need to demonstrate compliance with Section 7340, Gated Entrances, of the LDC.

15. A site plan must be submitted to the Land Development Division at the time of permitting indicating compliance with these conditions.

JLC/cb

Attachment: CU-22-02 Staff Report and Locator Map (20152 : CU-22-02 Wilburn for Hill Top Storage LLC)



Application #: CU-22-02	Applicant: Dr. Michael Wilburn for Hill Top Storage, LLC
Proposal: Amend CU-19-03	Location: 1924 E. Norvell Bryant Hwy., Hernando
LDC Atlas: Low Density Residential Mobile Home Allowed (LDR MH) and General Commercial (GNC)	S-T-R - 27-18-19 NW
	Planner Initials: _____ Date: 2/22/22

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: February 21, 2022
Source: Enterprise Geodatabase
Map Number: SO001263

This information is for land related general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide accurate land, or cultural data and compilations, but at the data it is printed, the county, all information provided should be independently verified by the user.

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AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson
AGENDA DATE:	**April 07, 2022**

BRIEF OVERVIEW:

Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, from CL, Low Intensity Coastal and Lakes District, to CLC, Coastal and Lakes Commercial District; and to amend the Land Development Code Atlas Map from CLR, Coastal and Lakes Residential District, to CLC/PUD, Coastal and Lakes Commercial District with a Planned Unit Development for covered storage and a telecommunications tower.

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 April 7, 2022, to review and consider CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson, Trustee of the Florida land Trust 2427 dated 12/1/2016

CPA/AA/PUD-22-05

Dr. Michael Wilburn for Florida Land Trust 2427

Attachment: CPA-AA-PUD-22-05 PDC coordinator pp (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn

Application #: CPA/AA/PUD-22-05	Applicant: Dr. Michael Wilburn for Florida Land Trust 2427/Harrelson
Proposal: CLR to CLC (Covered Storage)	Location: 10027 E Gulf to Lake Hwy., Inverness
LDC Atlas: Coastal and Lakes Residential (CLR)	S-T-R - 12-19-20 SW

Planner Initials: _____ Date: _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: February 21, 2022
Source: Enterprise Geodatabase
Map Number: SO001269

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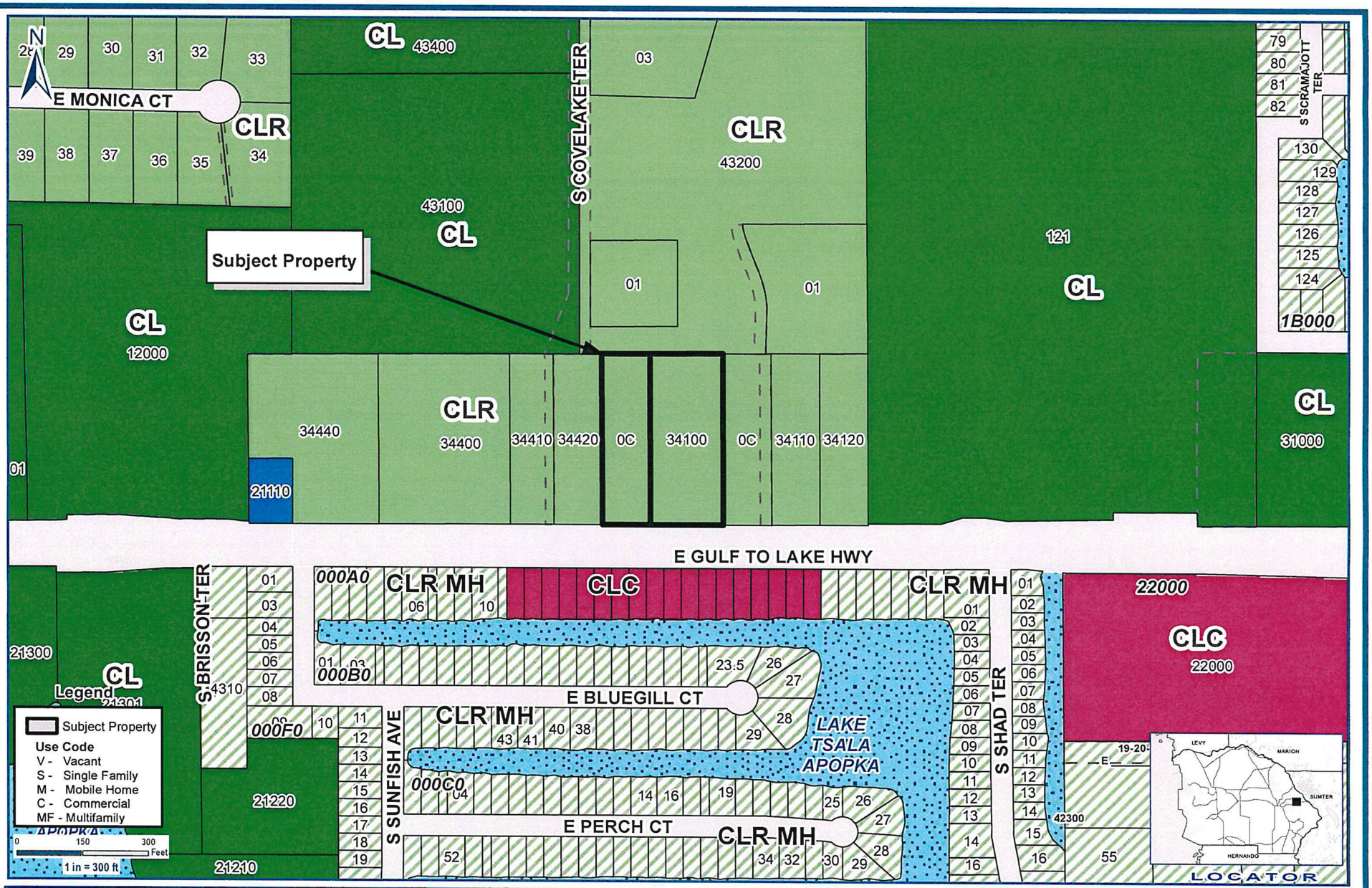
Attachment: CPA-AA-PUD-22-05 PDC coordinator pp (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn



Application #: CPA/AA/PUD-22-05	Applicant: Dr. Michael Wilburn for Florida Land Trust 2427/Harrelson
Proposal: CLR to CLC (Covered Storage)	Location: 10027 E Gulf to Lake Hwy., Inverness
LDC Atlas: Coastal and Lakes Residential (CLR)	S-T-R - 12-19-20 SW

Planner Initials: _____ Date: _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: February 21, 2022
Source: Enterprise Geodatabase
Map Number: SO001268

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Attachment: CPA-AA-PUD-22-05 PDC coordinator pp (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn

Attachment: CPA-AA-PUD-22-05 PDC coordinator pp (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn

OPEN

Attachment: CPA-AA-PUD-22-05 PDC coordinator pp (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn

RECEIVED
CPA/AA/PUD-22-05
FEB 15 2022

Land Development Division

SITE ADDRESS:
10027 E GULF TO LAKE HWY
INVERNESS, FL

SITE DATA

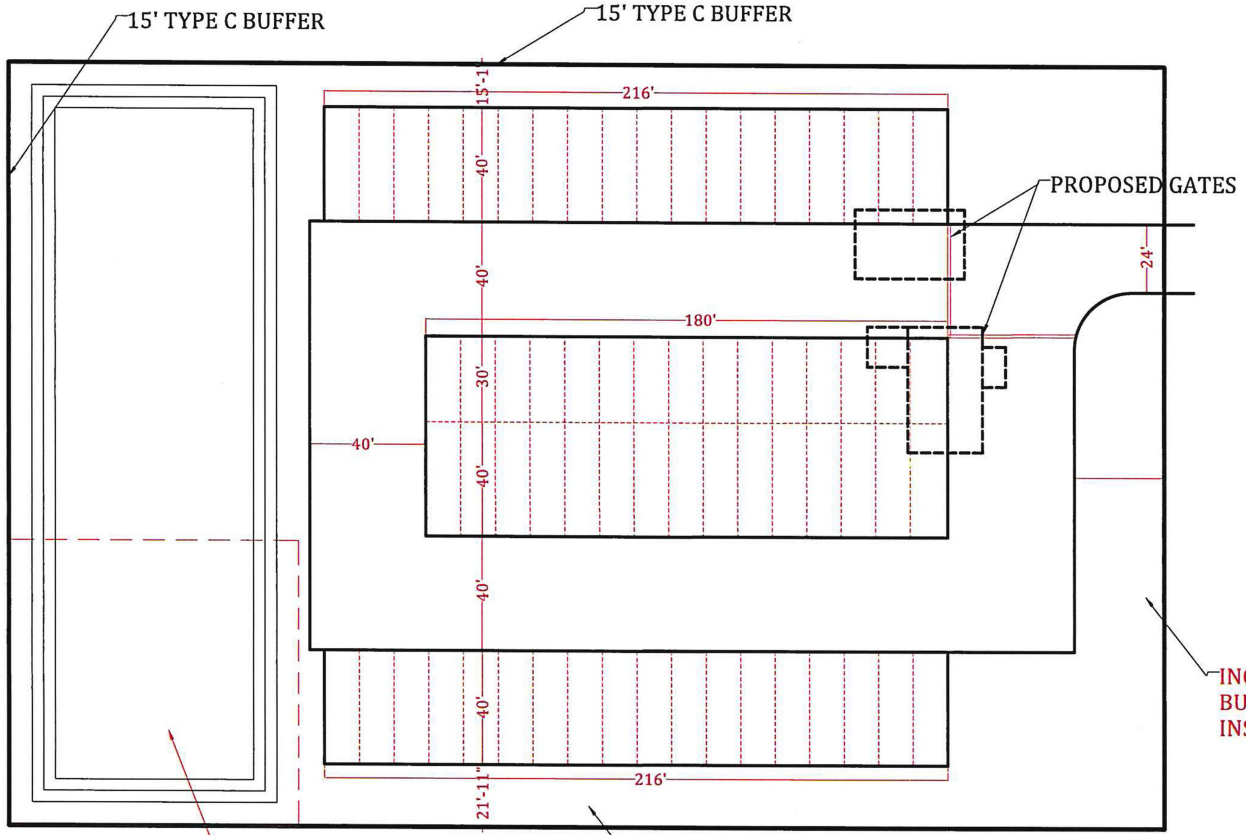
PARCEL AREA = 111,949 SF / 2.57 ACRES

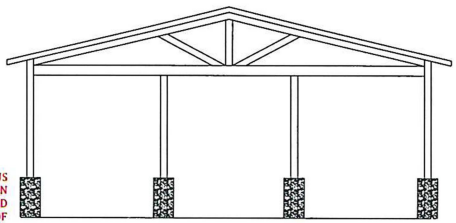
IMPERVIOUS SURFACE AREAS

PROPOSED COVERED STORAGE AREAS = 29,880 SF
PROPOSED ASPHALT AREAS = 27,998 SF
PROPOSED TOTAL NEW IMPERVIOUS = 57,878 SF

PROPOSED FLOOR AREA RATIO = 26.69%
PROPOSED IMPERVIOUS SURFACE RATIO = 51.70%

NO OFFICE LOCATION ON SITE.





24"X24"X48" STONE COLUMNS
8X8 POSTS PAINTED WITH OPEN FRAME HEAVY TIMBER TRUSS PAINTED RUSTIC WOOD COLOR W/METAL ROOF

DESIGN
DRAFTING
INSPECTIONS
ENGINEERING

LOCAL ENGINEERING, INC.
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352)-697-5384

JOB: 127 NOT
DATE: 1/9/21
SCALE: 1"=40'
PAGE 1 of 1

2427 CONCEPTUAL

LOCAL ENGINEERING, INC.

CERTIFICATE OF AUTH.
32355

Attachment: CPA-AA-PUD-22-05 PDC coordinator pp (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn

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

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

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: CPA/AA/PUD 22-05 Date: 1/11/22

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

Applicant*
Name: Dr. Michael D. Wilburn
Address: P.O. Box 938
City: Floral City
State: FL Zip: 34436
Home No.: Cell No.:
Work No.: 352-726-4875 Fax No.:
Email: localengineeringinc@gmail.com

Property Owner
Name: Florida Land Trust 2427
Address: P.O. Box 938
City: Floral City
State: FL Zip: 34436
Home No. Cell No.:
Work No.: 352-726-4875 Fax No.:
Email: localengineeringinc@gmail.com

Property Description: Section: 12 Township: 19 South Range: 20 East
Legal Description: 10027 E. Gulf to Lake Hwy, Inverness
Subdivision: Unrec. Tracts 12-19S-20E Lot(s): Block/Parcel:
Alternate Key #: 2998610 Parcel ID: 20E19S1234100
Acreage: 2.57

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

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

Applicant Request(s): LDR → ~~GREE~~ (PUD)
CLC

Directions to Property:
R/T 44 E, U Turn at S. Shad Terr, 10027 on R

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

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

Signature: [signature]

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Dr. Michael Wilburn, who is personally known to me or provided ___ as identification and who did not take an oath. WITNESS my hand and official seal this 11th day of January, 2022

Angela Love
Printed Name
[signature]
Notary Public - State of Florida

Seal: Notary Public State of Florida, Angela Michelle Love, My Commission GG 195284, Expires 03/12/2022

Date: 1/27/22
Time:
Initials:

For Staff Use Only
ATF:
ATR:
LUD:

GFLUM Des:
FZ:

RECEIVED
JAN 27 2022
CPA/AA/PUD 22-05
Land Development Division

Attachment: CPA-AA-PUD-22-05 Applicant Submittal (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson)

Board of County Commisioners

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

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: Date:

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

Applicant*
Name: Dr. Michael D. Wilburn
Address: P.O. Box 938
City: Floral City,
State: FL Zip: 34436
Phone: 352-726-4875
Email: localengineeringinc@gmail.com

Property Owner
Name: Florida Land Trust 2427
Address: P.O. Box 938
City: Floral City
State: FL Zip: 34436
Phone: 352-726-4875
Email:

Property Description: Section: 12 Township: 19 South Range: 20 East
Legal Description: 10027 E. Gulf to Lake Hwy, Inverness
Subdivision: Unrec Tracts in 12-19S-20E Lot(s): Block/Parcel:
Alternate Key #: 2998610 Parcel ID: 20E19S1234100
Acreage: 2.57

✓ New Planned Unit Development
____ Amendment to a Previously Approved Planned Development Previous Application No.:

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

Applicant Request(s): LDR → CLC

Directions to Property: R/T 44 E, U Turn at S. Shad Terr., 10027 on R

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

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

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

Signature:

STATE OF FLORIDA
COUNTY OF CITRUS
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Dr. Michael D. Wilburn, who is personally known to me or provided as identification and who did not take an oath.
WITNESS my hand and official seal this 11th day of January 2022

Angela Love
Signature
Angela Love
Printed Name

Seal
Notary Public State of Florida
Angela Michelle Love
My Commission GG 195284
Expires 03/12/2022

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JAN 27 2022
CPA/AA/PUD 22-05
Land Development Divisi

For Staff Use Only
Date: Time: Initials:

Attachment: CPA-AA-PUD-22-05 Applicant Submittal (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson)

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.: _____ Date: 1/11/22

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

Applicant*
Name: Dr. Michael D. Wilburn
Address: P.O. Box 938
City: Floral City
State: FL Zip: 34436
Home No.: _____ Cell No.: _____
Work No.: 352-726-4876 Fax No.: _____
Email: localengineeringinc@gmail.com

Property Owner
Name: Florida Land Trust 2427
Address: P.O. Box 938
City: Floral City
State: FL Zip: 34436
Home No.: _____ Cell No.: _____
Work No.: 352-726-4875 Fax No.: _____
Email: _____

Property Description: Section: 12 Township: 19 South Range: 20 East
Legal Description: 10027 E. Gulf to Lake Hwy, Inverness
Subdivision: Unrec Tracts 12-19S-20E Lot(s): _____ Block/Parcel: _____
Alternate Key #: 2998610 Parcel ID: 20E19S1234100
Acreage: 2.57

✓ Amendment to the Land Development Code Atlas From: _____ To: _____
_____ Amendment to a Previously Approved Planned Development Previous Application No.: _____

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

Applicant Request(s): LDR → CLC

Directions to Property: RIT 44E, U Turn at S. Shad Terr, 10027 on R

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

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting
I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property
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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 Dr. Michael D. Wilburn, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 11th day of January, 2022

Angela Love
Printed Name
Angela Love
Notary Public - State of Florida

Seal: Notary Public State of Florida, Angela Michelle Love, My Commission GG 195284, Expires 03/12/2022

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Land Development Division

For Staff Use Only
Date: _____
Time: _____
Initials: _____

ATF: _____ _____
QTR: _____ _____
LUD: _____ _____

GFLUM Des: _____
FZ: _____

Revised July, 2017
Page 1 of 1

Attachment: CPA-AA-PUD-22-05 Applicant Submittal (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson)

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FEB 15 2022

Land Development Division

SITE ADDRESS:
10027 E GULF TO LAKE HWY
INVERNESS, FL

SITE DATA

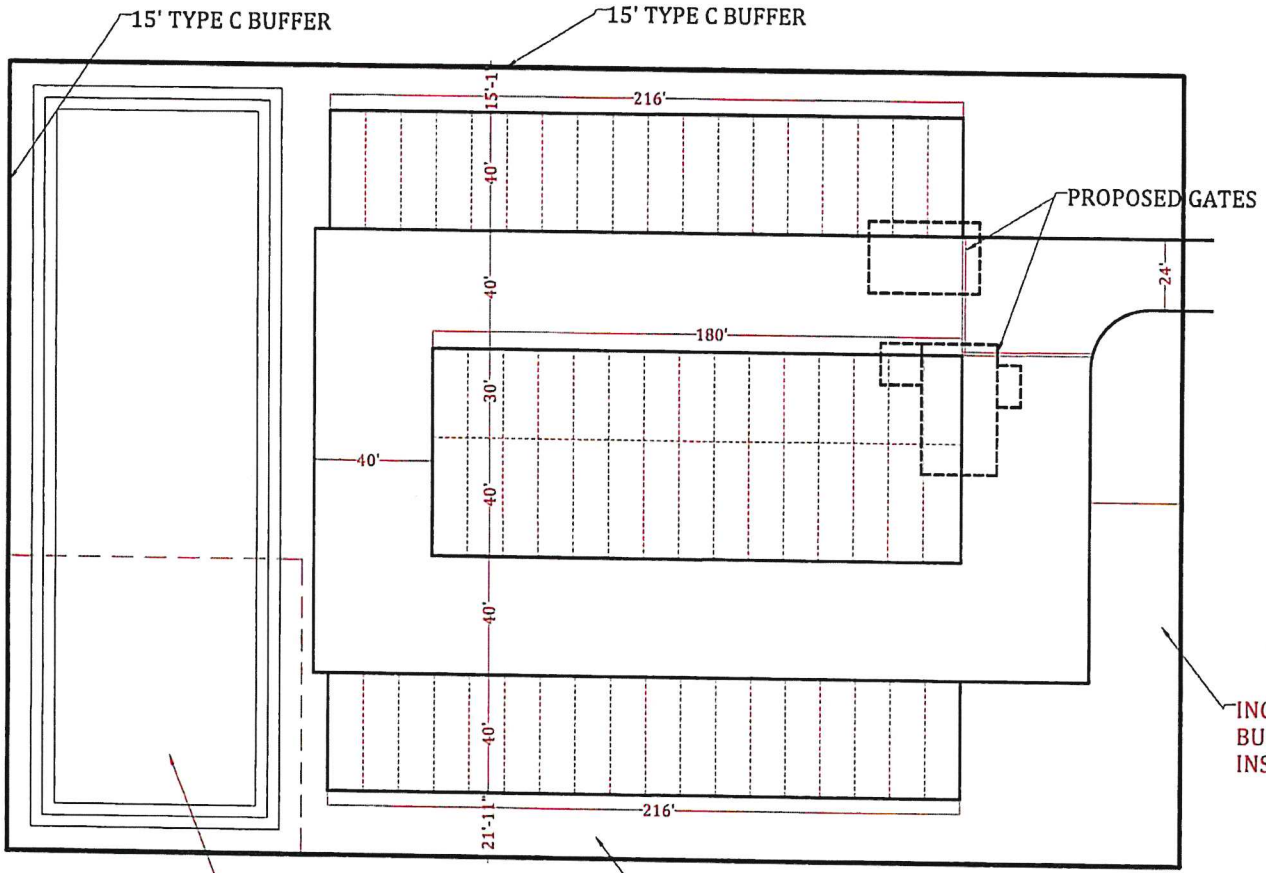
PARCEL AREA = 111,949 SF / 2.57 ACRES

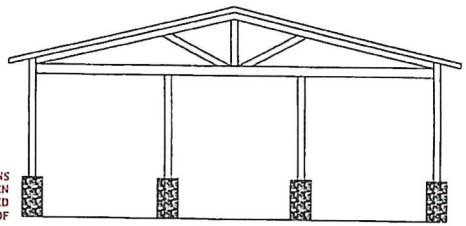
IMPERVIOUS SURFACE AREAS

PROPOSED COVERED STORAGE AREAS = 29,880 SF
PROPOSED ASPHALT AREAS = 27,998 SF
PROPOSED TOTAL NEW IMPERVIOUS = 57,878 SF

PROPOSED FLOOR AREA RATIO = 26.69%
PROPOSED IMPERVIOUS SURFACE RATIO = 51.70%

NO OFFICE LOCATION ON SITE.





24"X24"X40" STONE COLUMNS
8X8 POSTS PAINTED WITH OPEN FRAME HEAVY TIMBER TRUSS PAINTED RUSTIC WOOD COLOR W/METAL ROOF

DESIGN
DRAFTING
INSPECTIONS
ENGINEERING

LOCAL ENGINEERING, INC.
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352)-697-5384

PAGE 1 of 1
SCALE: 1"=40'
DATE: 1/4/21
2427 CONCEPTUAL

LOCAL ENGINEERING, INC.

CERTIFICATE OF AUTH.
32355

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

REQUIRED INFORMATION FOR A COMPREHENSIVE PLAN AMENDMENT

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

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

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

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

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

4. If this application is for an amendment to the County's map(s), a certified boundary survey must be submitted. The survey must show all areas that have been identified as wetlands by Southwest Florida Water Management District (SWFWMD), Department of Environmental Protection (DEP), or US Army Corp of Engineers.

5. If this application is for an amendment to the **text** of the County's Comprehensive Plan, the proposed new text must be submitted. Attach the proposed text on a separate page(s).

6. If this application is for an amendment to the County's maps(s), what is the proposed new land use designation for the property? (i.e. CNC, MDR, IND, etc.).

   Designation: CMC CLC

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

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

   Sanitary Sewer: N/A

   Potable Water: N/A

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Attachment: CPA-AA-PUD-22-05 Applicant Submittal (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson)

Board of County Commissioners
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Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

Drainage: Y STORMWATER

Solid Waste: YES AVAILABLE

9. Are there any anticipated impacts on Affordable Housing in Citrus County? ____Yes ✓ No
If YES, describe what the impacts are anticipated to be and how you plan to address them.

10. Is this amendment compatible with the objectives and policies of the Future Land Use Element and other elements that may be affected by this proposed change? ____Yes ✓ No

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

Objective:

Policy:

Policy:

Objective:

Policy:

Policy:

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

Attachment: CPA-AA-PUD-22-05 Applicant Submittal (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson)

CPA/AA/PUD-22-05

Dr. Michael Wilburn for Florida Land Trust 2427

Attachment: CPA-AA-PUD-22-05 PDC planner pp (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for

Application #: CPA/AA/PUD-22-05	Applicant: Dr. Michael Wilburn for Florida Land Trust 2427/Harrelson
Proposal: CLR to CLC (Covered Storage)	Location: 10027 E Gulf to Lake Hwy., Inverness
LDC Atlas: Coastal and Lakes Residential (CLR)	S-T-R - 12-19-20 SW

Planner Initials: _____ Date: _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: February 21, 2022
Source: Enterprise Geodatabase
Map Number: SO001269

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

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

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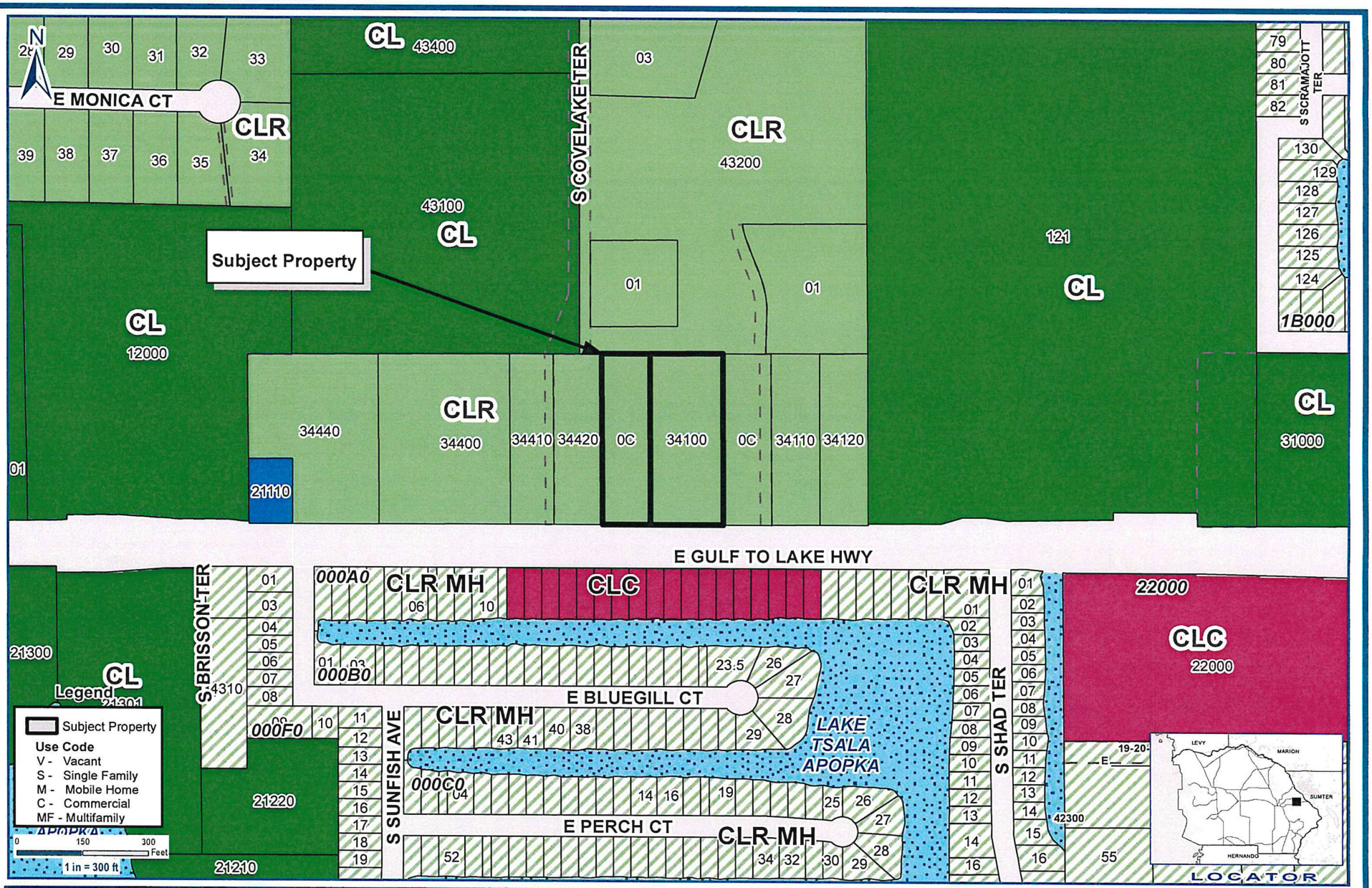

Application #: CPA/AA/PUD-22-05	Applicant: Dr. Michael Wilburn for Florida Land Trust 2427/Harrelson
Proposal: CLR to CLC (Covered Storage)	Location: 10027 E Gulf to Lake Hwy., Inverness
LDC Atlas: Coastal and Lakes Residential (CLR)	S-T-R - 12-19-20 SW

Planner Initials: _____ Date: _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: February 21, 2022
Source: Enterprise Geodatabase
Map Number: SO001268

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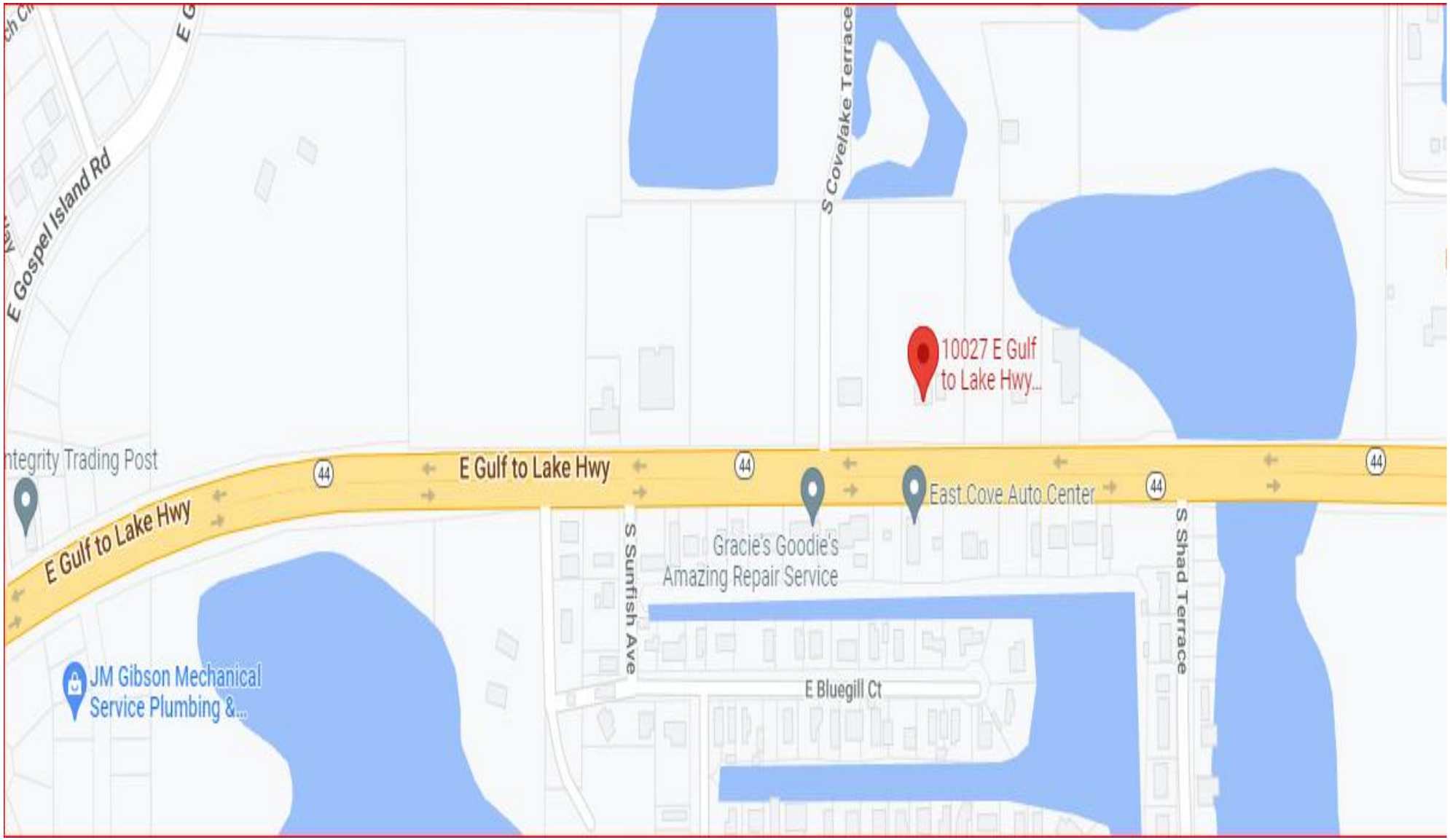

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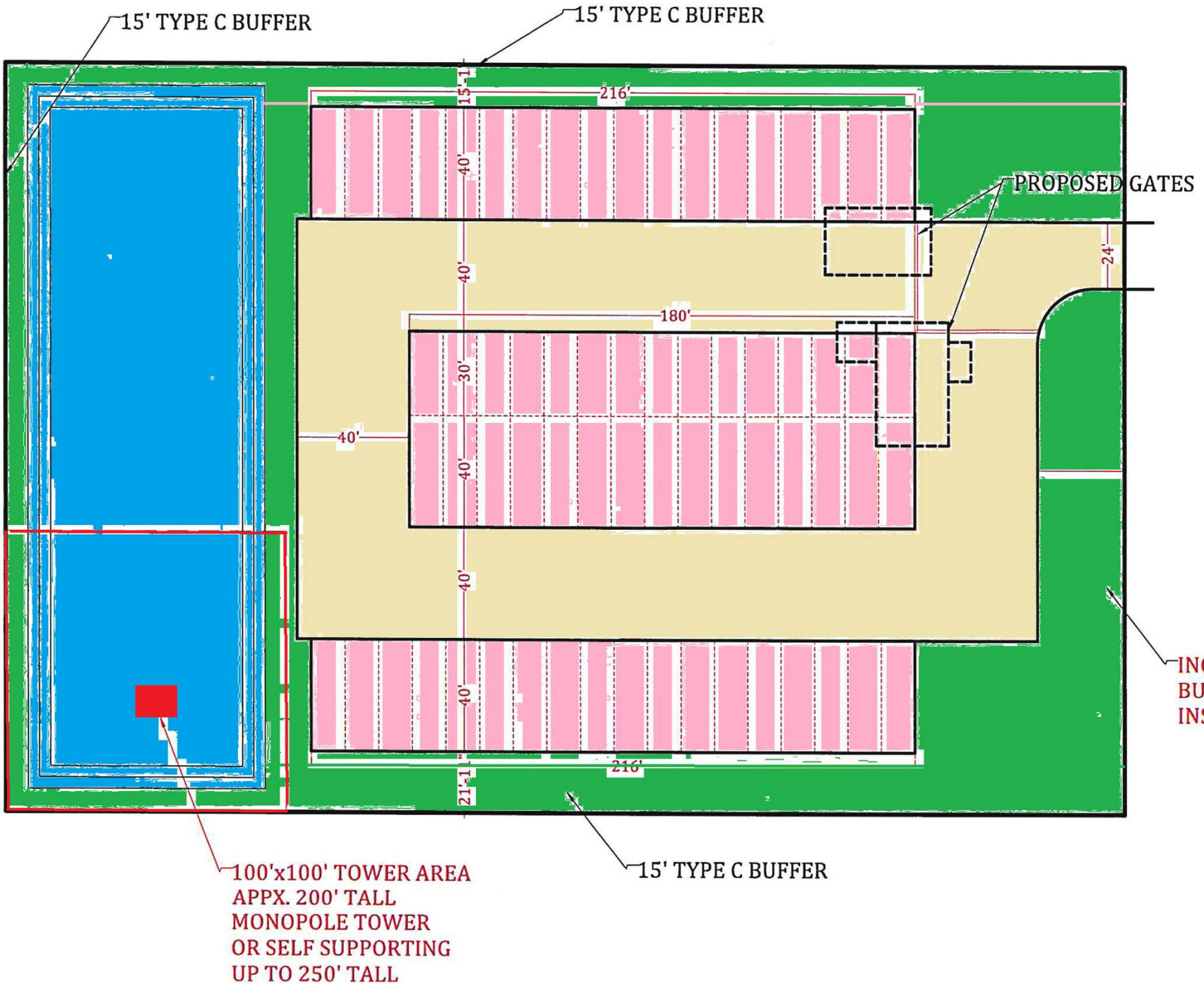

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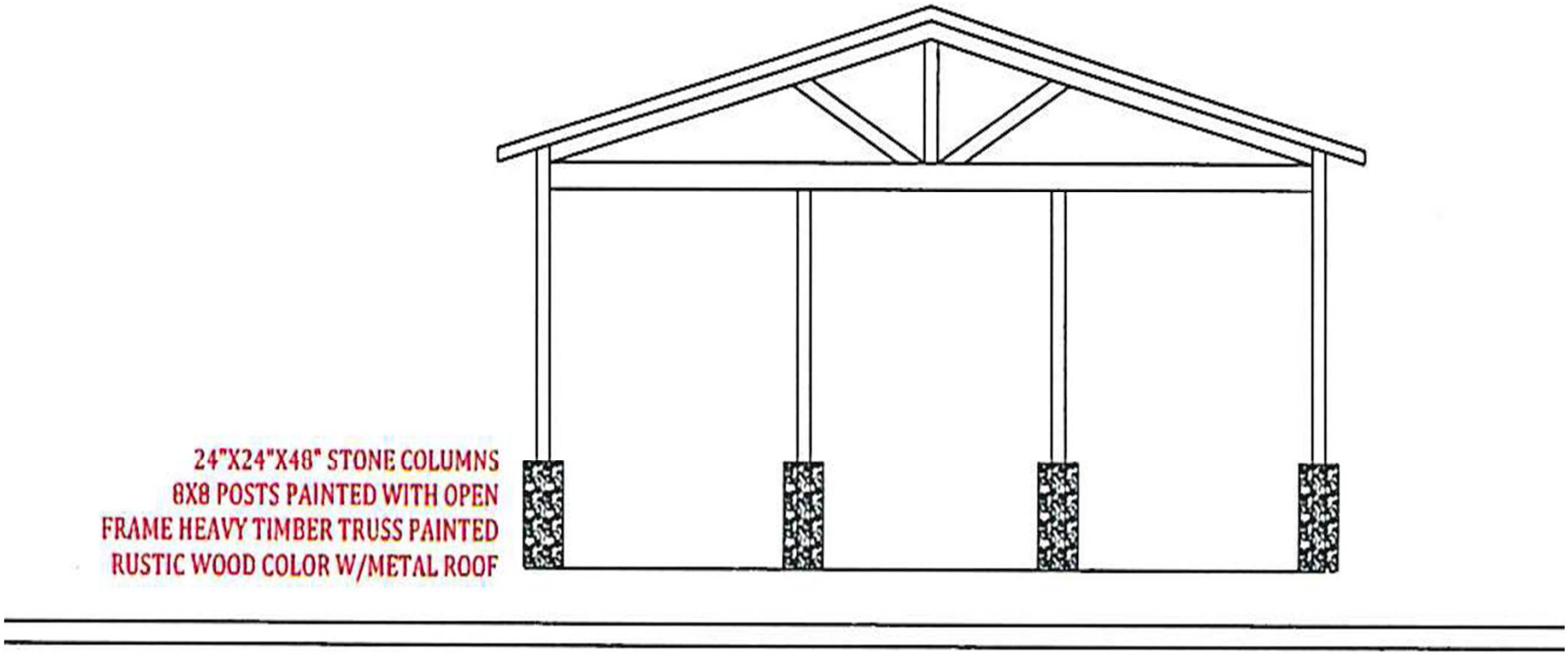

Attachment: CPA-AA-PUD-22-05 PDC planner pp (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for

PM2-22-26

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/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson, Trustee of the Florida Land Trust 2427 dated 12/1/2016

DATE: March 7, 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, to amend the Land Development Code Atlas Map with a Planned Unit Development for covered storge and a telecommunications tower.

FUTURE LAND USE MAP REQUEST:	**From:** CL, Low Intensity Coastal and Lakes District **To:** CLC, Coastal and Lakes Commercial District
LAND USE ATLAS MAP REQUEST:	**From:** CLR, Coastal and Lakes Residential District **To:** CLC/PUD, Coastal and Lakes Commercial District with a Planned Unit Development for covered storage and a telecommunications tower
LOCATION:	Section 12, Township 19 South, Range 20 East, more specifically, Parcel 34100 and 34100-00C0 (Alternate Key Number 2998610), which address is 10027 E. Gulf to Lake Hwy, Inverness, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE:	Approximately 2.6 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – CL, Low Intensity Coastal and Lakes District South – GNC, General Commercial District East – CL District West – CL District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – CLR, Coastal and Lakes Residential District South – CLC, Coastal and Lakes Commercial District East – CLR District West – CLR District
SURROUNDING EXISTING LAND USES:	North – Single-family residence; vacant residential land South – E. Gulf to Lake Highway (SR-44); auto repair; shed sales East – residential driveway; house of worship West – single-family residence

Attachment: CPA-AA-PUD-22-05 Staff Report and locator map (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson)

SOIL INFORMATION:	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Basinger fine sand. Limitations to building development are severe due to wetness.
FLOOD ZONE:	The subject property appears to be located in Flood Zones AE and X as found on the current Flood Insurance Rate Map 12017C0357D.

BACKGROUND

The subject property under application totals approximately 2.6 acres and contains a single-family residence constructed in 1955 along with a detached garage from approximately 1987, both of which are to be removed for this proposed development.

There are some commercial uses in the area, particularly an auto repair/sales business and a shed sales center across SR-44 (both of which were constructed around 1985). There is also a house of worship built in 1986 that lies one lot to the east on the same side of SR-44 as this application. Although the site lies directly on SR-44, it has had a residential designation since at least 1986.

ANALYSIS

The request is to redesignate the subject property to the Coastal Lakes Commercial (CLC) District to accommodate covered storage and a telecommunications tower.

The subject property is not located within the Planned Service Area (PSA) but does lie within the Lakes and River Region as outlined in the Comprehensive Plan. As such, new General Commercial (GNC) designation cannot be granted, and accordingly the applicant has requested a designation of Coastal and Lakes Commercial (CLC) in this area.

Within the CLC district, proposed uses are described as water-related, water-dependent, or necessary for the support of the immediate population. The existing CL/CLR designation does not allow nonresidential uses, although this site is located on a major roadway where many non-residential uses are located. The addition of a Planned Unit Development (PUD) with this application provides assurance that the development will be compatible with the surrounding area.

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

SUMMARY OF PUBLIC COMMENTS: As of this writing, no comments have been received regarding this application.

REQUEST FOR LAND USE CHANGE

1. **Concurrency**

   a. Sanitary Sewer – Central sewer does not appear to be available; however, the applicant does not propose an on-site office for the use.
   b. Potable Water – Central water may not be available; however, the applicant does not propose an on-site office for the use.

Attachment: CPA-AA-PUD-22-05 Staff Report and locator map (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson)

c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill.
d. Drainage – The site will meet all requirements for stormwater.

2. **Consistency with the Land Development Code** –The safeguards from a PUD to further mitigate or reduce impacts from the provision of potential specific commercial uses have been provided.

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

Policy 17.2.11 Consistent with the Plan's basic strategy for protection of environmentally sensitive areas, the following guidelines shall apply to all development in the Coastal, Lakes and Rivers Region:

- No increase in residential density should be approved except for the Planned Development standards already contained in the plan, or as otherwise mitigated in the PORT district.
- No additional high intensity non-residential land uses shall be approved for this region. Specifically, new GNC and IND districts should be avoided.

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

Staff comment – This site lies in the Lakes and Rivers Region, and as such has requested a designation of CLC. This application would not result in an increase in residential density due to the accompanying PUD.

Policy 17.6.5 Specialized commercial needs, such as water-dependent and water-related uses, temporary accommodations for tourists and campers, as well as neighborhood commercial uses and services serving residential communities within the general Coastal, Lakes, and Rivers Areas shall be provided for within the Future Land Use Plan and standards for development provided within the LDC.

Staff comment – Within this area of the County a covered storage facility may serve the needs of tourists and residents for boat and boat trailer storage, while the telecommunications tower may alleviate any potential gaps in cell phone coverage.

4. **Impacts on Affordable Housing** – The proposal does not appear to have any impacts on affordable housing.

5. **Compatibility with Adjacent Land Uses** – The subject property is on a Principal Arterial roadway in an area that contains both residential and non-residential uses. The site has an accompanying PUD to further define development.

Attachment: CPA-AA-PUD-22-05 Staff Report and locator map (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson)

6. **Environmental** – There does not appear to be any environmental concerns, although the soil type and flood zone designation may require additional design at the time of permitting. If any gopher tortoises or other protected species are found onsite, the applicant will need to coordinate with Florida Fish and Wildlife Conservation Commission (FWC).

7. **Transportation** – The subject property currently takes access from E. Gulf to Lake Highway (SR-44), a paved, public (State-maintained), principal arterial roadway with an existing residential driveway apron. There is not currently a median opening in this area. The applicant will need to obtain non-residential driveway apron approval from FDOT for this project at the time of permitting.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 2.6 acres from CL to CLC on the Future Land Use Map, and from CLR to CLC/PUD on the LDC Atlas Map.

2. The subject property lies on a Principal Arterial roadway in an area with a mix of residential and non-residential uses.

3. Concurrency has been addressed for water, sewer, solid waste, and drainage.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

Consistency with the Land Development Code (LDC):

Access Management/Transportation: The subject parcel currently obtains access from SR-44, a State-maintained principal arterial roadway. The Engineering Division has noted the following:

> *E. Gulf to Lake Hwy. (SR-44), a Principal Arterial roadway, has a posted speed limit of 55 MPH. The required driveway separation per Section 7150 of the LDC is 660 feet. The applicant will need to coordinate with FDOT regarding connection to their roadway. Cross access will not be required since the adjacent parcels are residential in use and/or land use/zoning classification.*

Impervious Surface/Stormwater: The impervious surface on the entire PUD site is indicated as approximately 51.7%, while the maximum allowable impervious surface in the CLC District is 50%.

- Deviation – Impervious Surface Ratio of 52% instead of 50%, as outlined on proposed Master Plan.

The applicant will need to demonstrate that the stormwater ponds/system onsite is adequate to accommodate the project before construction permits can be approved. This may include approval or an exemption from the Southwest Florida Water Management District (SWFWMD), or a stormwater design reviewed by Citrus County (as applicable). The Engineering Division has made the following comments:

> *A portion of the site at the rear of the property is in the AE flood zone. In addition to the non-residential stormwater criteria, flood volume compensation will be required per Section 6310.K, Developments in the 100-Year Flood Plain.*

Attachment: CPA-AA-PUD-22-05 Staff Report and locator map (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson)

Floor Area Ratio: Floor Area Ratio is a measure of intensity on a site and is calculated by dividing the gross floor area by the area of the site. In this case, the proposed Floor Area Ratio is approximately 0.27, while the maximum Floor Area Ratio in the CLC district is 0.3. As such, this calculation is being met.

Landscaping/Buffers: A Type "C" buffer (15' minimum width with 20' preferred) would be required between the proposed use and the adjacent residential lots on three sides, and this is outlined on the Master Plan. A minimum 25' Type "C" buffer is required along SR-44, as outlined in LDC Section 3740.D.6.B, and this is also proposed on the Master Plan.

Foundation landscaping is required for at least 50% of the building frontage facing SR-44. This is not outlined but has been added as a recommended condition of approval.

A Type "C" buffer is required in the LDC between the drainage retention area and the access drive. This has not been provided and is suggested as a deviation based on the proposed project design.

- Deviation – No Type "C" buffer between drainage retention area and internal access drive(s).

Parking area(s) have not been proposed and an office is not present, so parking lot landscaping would not be warranted.

Façades: LDC Section 3745 outlines minimum façade requirements including façade standards for offsets/recesses, and detail features such as windows and materials. The Master Plan describes the covered storage as follows: *"24"x24"x48" stone columns, 8x8 posts painted with open frame heavy timber truss painted rustic wood color w/metal roof".*

- Deviation – Use of open frame structures with metal roof and stone columns, as outlined on the Master Plan.

Pedestrian Circulation/Sidewalks: As previously noted, a parking area and office are not proposed. The LDC also outlines pedestrian connectivity between public sidewalks and building entrances. In this case, the buildings are not fully enclosed so there are not any delineated entrances. The current residential driveway apron connects to the public sidewalk on SR-44, and staff would suggest that this connection continue.

Telecommunications Tower: The Master Plan proposes a new telecommunications tower, either a 200' monopole tower or a 250' lattice tower. Both types of towers may be permitted in the CLC land use district with PUD approval, with the following items noted:

- Search Radius – LDC Sec 3750.E.12.b requires that the applicant demonstrate that the proposed telecommunications equipment cannot be accommodated in another tower or building within one-half mile. While this has not been provided, staff notes that the nearest telecommunications tower is approximately 10,400' away (a 250' lattice tower at 12163 E Gulf to Lake Hwy). As this site is nearly two miles away and there are not any tall buildings in this search area, this requirement can be met.
- Height Limitations – LDC Sec 3750.E.1.c notes that towers must be able to service at least three or more providers in order to exceed 120' in height, and a Conditional Use (or PUD as proposed here) is required in order to exceed 150' in height. With approval of this application, this standard can be met.

Attachment: CPA-AA-PUD-22-05 Staff Report and locator map (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson)

- Separation – LDC Sec 3750.E.3 notes separation from other towers as well as off-site uses as follows (the closest tower is a 250' lattice tower so that was used for tower separation calculations). The exact setback location of the proposed tower on the site has not been provided so has been estimated based on the minimum width buffer requirement.

Separation Type (for each tower type proposed)	**Requirement**	**Actual Separation (approx.)**
Between towers (monopole)	1500 feet	10,400 feet
Between towers (lattice)	5000 feet	10,400 feet
Improved Residential lands	312.50 feet (125% of highest proposed at 250')	**20' (site directly abuts improved residential on two sides)**
Vacant unplatted residential land	312.50 feet	**20' (site directly abuts vacant unplatted land to the east)**
Nonresidentially designated uses or lands	125' (or certified fall zone)	**100' (across SR-44) and 110' (to east)**

  - Deviation – Setbacks to offsite uses for proposed telecommunications tower, as outlined in previous table.

- Buffer planting around tower and equipment buildings – LDC Sec 3750.E.9 requires a Type "D" buffer (20' minimum) without a wall to be installed around the base of a proposed tower. Currently, the site places the tower within the proposed DRA although a 15' Type "C" buffer is proposed on the west and north property lines. There appears to be adequate area to install a Type "D" buffer (without a wall) in this area, and a deviation has not been requested.
- Other Standards – If approved, the applicant will need to meet other tower standards at the time of permitting, including but not limited to, FCC/FAA certification, non-interference statement, and bonding.

Lighting, Fencing, Signage, etc.: The applicant has not proposed deviation from these standards. It is noted that a barbed wire and/or electrical fence is not allowable adjacent to residential lands, so perimeter fencing could not contain these materials. Any gating proposed would need to meet LDC standards at the time of permitting.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

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

A. Only uses which are consistent with the Comprehensive Plan may be approved as a PUD. *Covered storage and a telecommunications tower may be allowable in the CLC land use district with a Planned Unit Development. The proposed plan is consistent with the Comprehensive Plan provided adherence with the recommended conditions.*

Attachment: CPA-AA-PUD-22-05 Staff Report and locator map (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson)

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The surrounding area is a mixture of residential and commercial uses. The applicant is proposing buffers along the lot lines adjacent to existing residential uses and will need to add an increased buffer around the telecommunications tower compound if this application is approved.*

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *Any future accessory uses would be subject to standards as outlined in the LDC and PUD Conditions.*

D. **Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *This site will require an amendment to this PUD for future uses.*

E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *The parcel can accommodate the proposed covered storage use with a minimal deviation for impervious surface but requires reduced setbacks to nearby uses for the proposed telecommunications tower.*

F. **Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping* ™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.**

   1. **Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**

   2. **Turf grasses and landscape vegetation shall be common to the area and drought tolerant.** *The applicant will be required to maintain these standards.*

G. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *As noted, buffering is proposed to meet LDC standards for the covered storage, with additional buffering suggested for the tower use.*

H. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.** *The covered storage site meets height and setback standards outlined in the LDC. The proposed telecommunications tower does not meet setbacks to off-site uses but is located nearly two miles from the nearest tower.*

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Master Plan date-stamped February 15, 2022 for this application.*

Attachment: CPA-AA-PUD-22-05 Staff Report and locator map (20153 : CPA/AA/PUD-22-05 Dr. Michael D. Wilburn for D. B. Harrelson)

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

SUGGESTED CONDITIONS – PLANNED UNIT DEVELOPMENT:

If this application is recommended for approval, the following conditions are suggested:

1. The Planned Unit Development (PUD) shall allow for up to 29,880 SF of covered open storage as outlined on the Master Plan date-stamped received February 15, 2022, 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. The PUD shall also allow placement of one telecommunications tower, either a monopole tower up to 200' in height or a lattice/self-supporting tower up to 250' in height, subject to FCC and FAA approval. The tower will need to meet all LDC requirements for a telecommunications tower at the time of permitting, with the exception of separation from off-site uses.
3. Access to the site shall be from E. Gulf to Lake Highway (SR-44) as outlined on the Master Plan and is subject to approval from the Florida Department of Transportation (FDOT). Any gating must meet the standards of the LDC, and cross-access is not required to the adjacent residential uses.
4. In addition to the non-residential stormwater criteria, flood volume compensation will be required per Section 6310.K, Developments in the 100-Year Flood Plain.
5. Impervious Surface Ratio on the site shall not exceed 52%, as outlined on the Master Plan date-stamped received February 15, 2022, by the Land Development Division.
6. Foundation landscaping shall be provided along at least 50% of the building frontage facing SR-44, as outlined in the LDC.
7. Minimum 15' Type "C" buffers are required along the north, east and west property lines, and a minimum 25' Type "C" along SR-44, as outlined on the Master Plan date-stamped received February 15, 2022, by the Land Development Division. A Type "C" buffer is not required between the drainage retention area and the internal access drive(s).
8. In addition to or in conjunction with the buffers outlined in Condition #7, a minimum 20' Type "D" buffer (without a wall) must be installed around the proposed tower complex.
9. The site may utilize open frame structures with metal roof and stone columns, as outlined on the Master Plan date-stamped received February 15, 2022, by the Land Development Division.
10. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
11. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within Section 4304 of the LDC.

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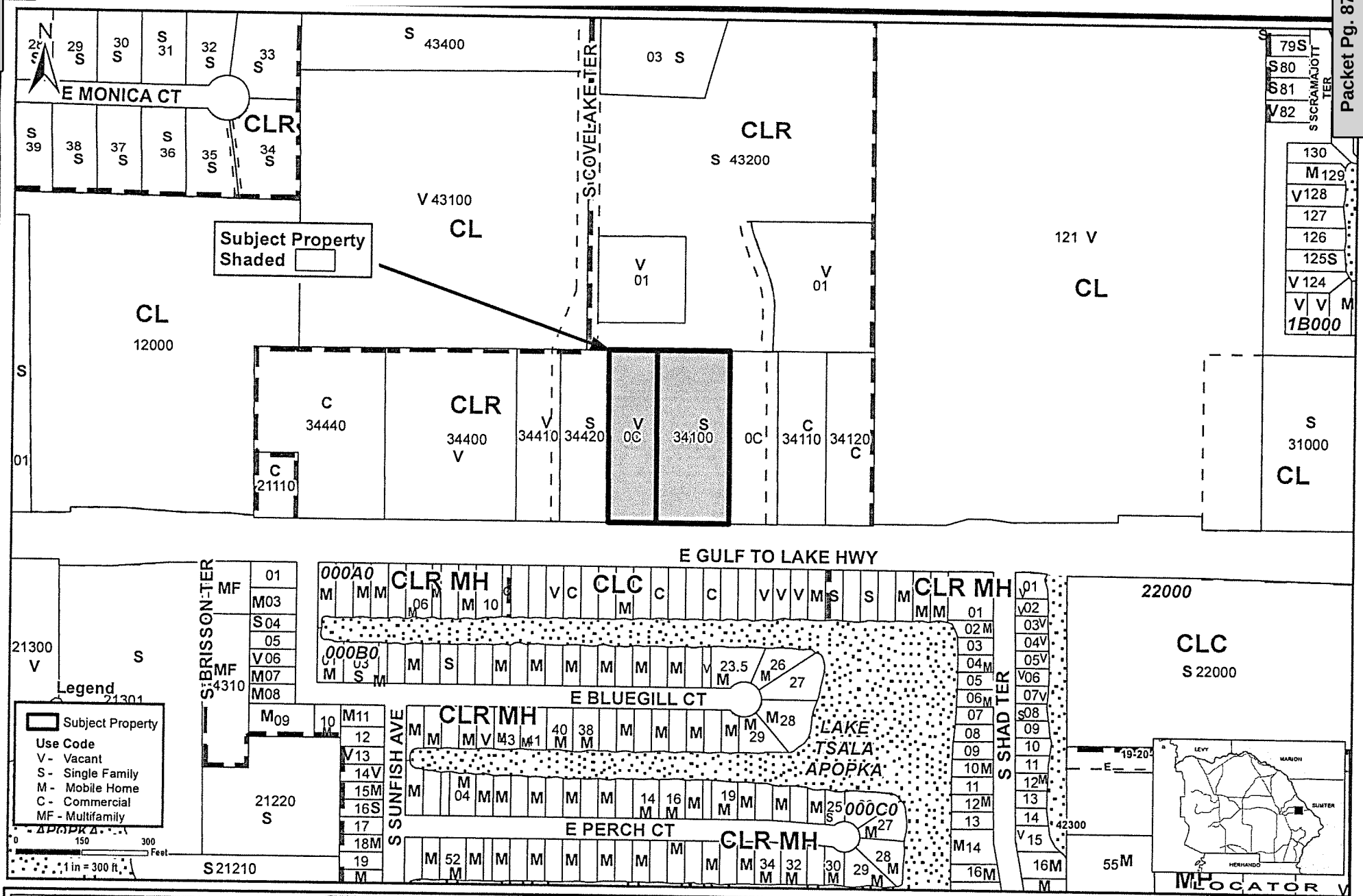

Application #: CPA/AA/PUD-22-05	Applicant: Dr. Michael Wilburn for Florida Land Trust 2427/Harrelson
Proposal: CLR to CLC (Covered Storage)	Location: 10027 E Gulf to Lake Hwy., Inverness
LDC Atlas: Coastal and Lakes Residential (CLR)	S-T-R - 12-19-20 SW

Planner Initials: _____ Date: 2/22/22

Geographic Information Systems

Prepared By : Susan O'Connell
Date: February 21, 2022
Source: Enterprise Geodatabase
Map Number: SO001267

Cynthia P. Skelhorn
Director

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