CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday April 21, 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 21, 2022 Agenda, Directions, Map & Draft Minutes

April 21, 2022 Agenda, Directions, Map & Draft Minutes

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber

Conduct a public hearing on April 21, 2022, to review and consider CU-22-05, Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber

2. OA-22-01 Land Development Division –Amendment to Land Development Code Stormwater and Waterfront Setbacks

Conduct a public hearing on April 21, 2022, to consider OA-22-01 Land Development Division -Amendment to Land Development Code Waterfront Setbacks and Residential Stormwater requirements.

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 21, 2022 Agenda, Directions, Map & Draft Minutes
AGENDA DATE:	**April 21, 2022**

BRIEF OVERVIEW:

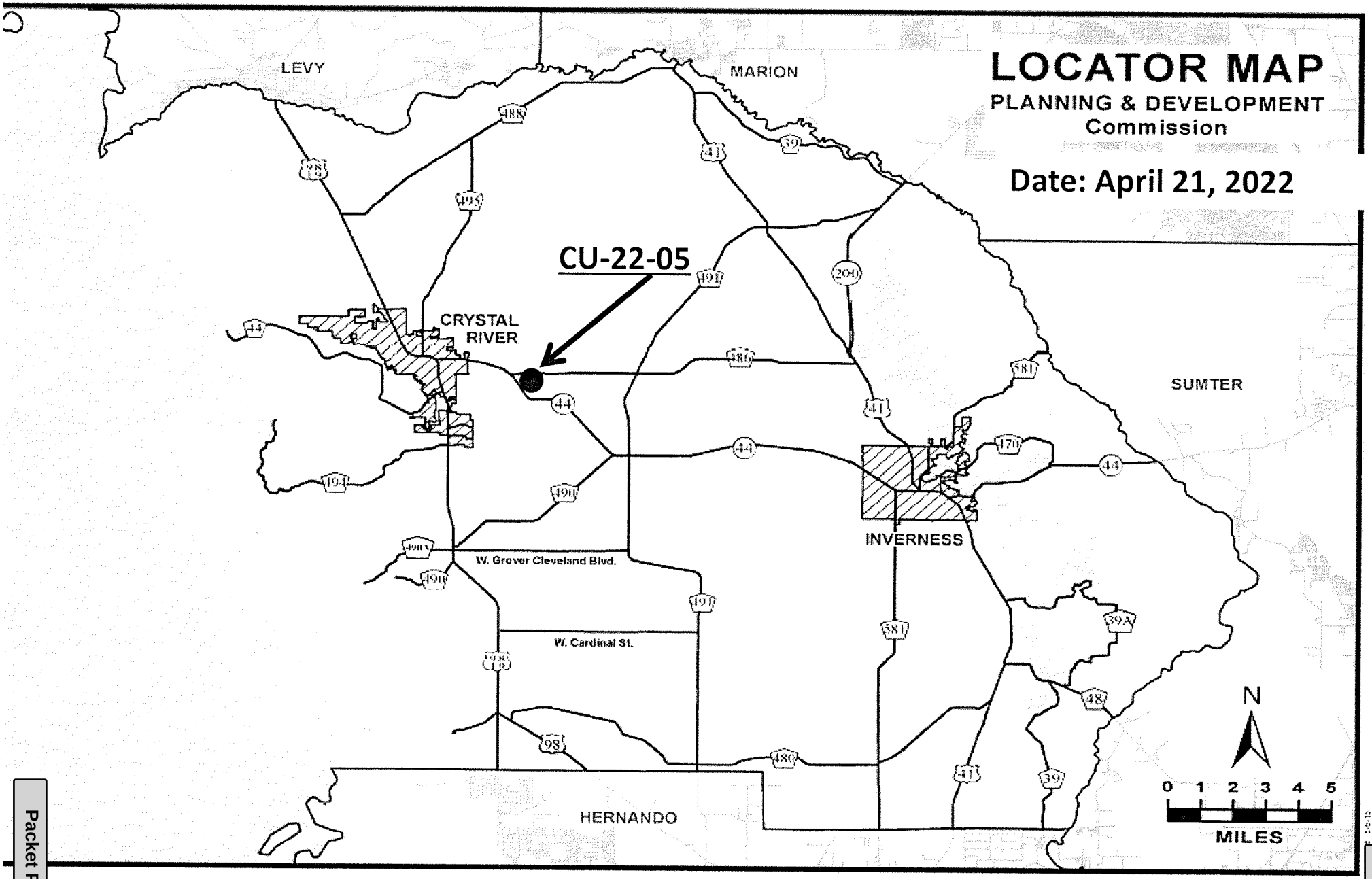
April 21, 2022 Agenda, Directions, Map & Draft Minutes

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

April 21, 2022 Agenda, Directions, Map & Draft Minutes



Attachment: Locator Map - Directions (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

Planning and Development Commission

Directions for meeting on April 21, 2022

CU-22-05- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.00 miles** and turn right onto W. Gulf to Lake Hwy. Go **4.92 miles,** turn left onto N. Dunkenfield Ave, the site is on the left corner at **1965 N Dunkenfield Ave** If you reach N Marion Way you've gone a little too far.

Attachment: Locator Map - Directions (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

PLANNING AND DEVELOPMENT COMMISSION (PDC) DRAFT
SUMMARY MINUTES
March 3, 2022

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

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

Also Present: Michael Sherman, Growth Management Director

Absent: Denise Lyn, County Attorney

A. CALL TO ORDER

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

B. INVOCATION

The Invocation was given by Ms. Worthington.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Bass.

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: None.

H. STAFF ANNOUNCEMENTS:

Mr. Sherman advised that the website for the Interchange Management Areas for Cardinal and SR-44 are active. The website provides information regarding these areas along with sections to provide comments.

Attachment: PDC Summary Draft Minutes 3-3-22 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

I. EX PARTE COMMUNICATIONS:

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

J. APPLICATIONS

1. LAND USE APPLICATION

a. V-22-05 Blue Stone Real Estate & Construction for Matthew Winger

REQUEST: This request is for a variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot setback from the centerline of a right-of-way, pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Uses, as specified in the LDC.

LOCATION: Section 12, Township 17 South, Range 18 East; specifically, Lot 10 of the Quiet Waters Unrecorded Subdivision (AK 2253177), which address is 10985 N. Perkins Path, Dunnellon, FL.

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

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

APPLICANT: Michael DeMaria represented the applicant. He requested that one of the photos from the introduction slides be presented again so he could explain North Perkins Path. According to the Property Appraiser, the path is shown as North Perkins Path and that is an unlabeled road. The easement in question is not a recorded easement.

The applicant is requesting a variance to reduce the setbacks from N. Perkins Path in order to construct a single-family residence. There is currently a mobile home located on the property. If the request is granted, the owner indicated that the existing mobile home will be removed.

Mr. DeMaria stated that the applicant learned of the LDC requirement regarding setbacks during the process of preparing plans for the new construction. There is a large setback due to an easement on the property. He stated that it is a private easement on a private road that leads to a boat ramp. The applicant

Attachment: PDC Summary Draft Minutes 3-3-22 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

does not want to eliminate the easement as he wants the adjacent property owners to continue to have access to the boat ramp.

The property from the north property line to the south property line is 120 feet wide. There is a 5-foot setback on the northern property line and a 5-foot setback on the southern property line. Due to the setback requirements, the buildable width of the property would only be 50 feet with a buildable footprint of 0.37 acres of the 2.5 acre parcel.

Currently, Duke Energy power lines stretch from the end of the private road to the boat ramp. The applicant has communicated with Duke Energy with regards to the removal of the power lines along the southern property line.

Mr. DeMaria stated that the request is for a 22-foot setback from the centerline of N. Perkins Path.

QUESTIONS FROM STAFF:

Ms. Coutu stated that there appears to be more available building envelope to the west. She questioned why the applicant was not using that available area. Mr. DeMaria advised that the area to the west contains a detached structure, a well house, a large tree and power lines that provide service to the existing mobile home.

COMMISSION QUESTIONS/COMMENTS:

Mr. Facemyer inquired if the boat ramp is located on the subject property and who has access to the boat ramp. Mr. DeMaria stated that the boat ramp is located on the subject property. The property owners of Quiet Waters, an unplatted subdivision, have access to the easement which was given by a previous owner to access the boat ramp. He stated that N. Perkins Path is not a County-maintained road as it is privately maintained.

Mr. Barmes questioned when the applicant purchased the property. Mr. DeMaria stated that the applicant purchased the property in 2011.

Mr. Stone inquired about the distance from the house to the middle of the limerock drive. Mr. DeMaria stated that the distance from the property line to the house line is 38 feet and the distance from the middle of the road to the house line is approximately 24 feet.

STAFF: Mr. Hochadel stated that the applicant is requesting a reduced right-of-way setback on the subject property. Specifically, the request is for a 22-foot setback from the centerline of the right-of-way which is approximately 7-feet from the edge of the right-of-way. The subject property is approximately 2.5 acres in size and there are wetlands on the eastern portion of the property.

Attachment: PDC Summary Draft Minutes 3-3-22 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

There is an existing 960 square-foot mobile home that was placed on the property in 2009 as well as a 400 square-foot detached garage built in 2018 and an existing concrete boat ramp. The applicant confirmed that the existing mobile home is proposed to be removed if this application is approved.

The 30-foot easement is entirely on this parcel. With a 37.5-foot setback from the property line, it makes it approximately 7 feet from the edge of the private easement where they propose to construct the single-family residence. It is the same along the north side of the property.

With the required right-of-way setbacks from the two roadways, the applicant would have 20 feet of buildable area which is restrictive. The buildable area widens to the west to approximately 50 feet wide where it is no longer subject to the right-of-way setback to the north. The total buildable area for the property is approximately 17,915 square feet with the buildable area on the western portion of the property not subject to the northern right-of-way setback being approximately 13,701 square feet in size.

PROPONENT:

Dave Blitch commented that he supported this application. He stated that N. Perkins Path is a privately maintained road and is used by the adjacent owners to access their properties. He stated that the bottom portion of N. Perkins Path is a private driveway. There are five adjacent property owners that have access to the boat ramp and would still be able to access it if this application was approved.

Matthew Winger stated that he purchased the property in 2011. He and the adjacent property owners work together to maintain the private road and boat ramp. He intends to keep the easement open for the adjacent property owners to be able to access the boat ramp.

OPPONENT: None.

COMMISSION COMMENTS:

Mr. Bass requested clarification that there is sufficient buildable area for the construction of the proposed single-family residence. Mr. Hochadel advised yes.

Mr. Bramblett stated that he supported this application as it is presented.

Mr. Facemyer commented that he supported this application.

Ms. Worthington stated that she supported this application and asked if there were proposed conditions for the approval of this application.

Attachment: PDC Summary Draft Minutes 3-3-22 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

Mr. Hochadel read the proposed conditions for the record if the application is to be approved:

1. The single-family dwelling must maintain a 22-foot setback from the centerline of N. Perkins Path as outlined on the site plan received by the Land Development Division date-stamped December 22, 2021.

2. The existing manufactured home must be removed prior to certificate of occupancy of the single-family dwelling.

3. Runoff and erosion control measures shall be installed to protect waterbodies, wetlands and/or adjacent properties from sediment transport before starting land disturbance activities, as per Citrus County Code Section 42-172(c).

MOTION: The Planning and Development Commission finds application ***V-22-05 CONSISTENT*** with the Citrus County Land Development Code and ***IS*** in keeping with the intent of the Policies of the Citrus County Comprehensive Plan and that this Board ***APPROVES WITH CONDITIONS*** of the application based upon the evidence and testimony presented and the staff report and conclusions regarding this petition with the following conditions.

MOTION:

1st Ms. Worthington 2nd Mr. Bramblett

VOTE: 7 - 0, Motion Carried

K. ADDITIONAL ITEMS:

Ms. Coutu noted that there are two applications on the March 17 agenda. The Ordinance Amendment application is regarding stormwater and waterfront setbacks.

M. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS: None.

N. ADJOURN

The Planning and Development Commission adjourned at 9:36 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

Attachment: PDC Summary Draft Minutes 3-3-22 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
December 16, 2021

Members Present: Michael Facemyer, Chair; David Bramblett, 1st Vice Chair; Robert Bass, 2nd Vice Chair; Richard Barmes; Stacey Worthington and Carole Scragg, alternate

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

Also Present: Michael Sherman, Growth Management Director

Absent: James Roys; Kurt Stone, Denise Lyn, County Attorney, and Chuck Dixon, School Board Representative

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: None.

H. STAFF ANNOUNCEMENTS:

Ms. Coutu advised that application V-21-19 was continued per the request of the applicant.

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

I. EX PARTE COMMUNICATIONS:

Ms. Coutu polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. All PDC members stated they had no ex parte communications. Mr. Barmes, Mr. Facemyer and Ms. Scragg advised of site visits on all of the applications. Ms. Worthington advised of site visits on applications CPA/AA-21-10 and PUD-20-08.

J. APPLICATIONS

1. COMPREHENSIVE PLAN AMENDMENT

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

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

LOCATION: Section 15, Township 19 South, Range 17 East, more specifically, Lot 1 and 2 of MSP-06-01 (AK 2968796) and Parcel 24300 (AK 1121591) an unrecorded tract; which addresses are 2558, 2590, 2720 S. Stonebrook Dr., Homosassa, Florida.

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

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

APPLICANT: Chuck Pigeon represented the applicant. The subject property is approximately 16.3 acres. The request is to redesignate the subject property from Low Density Residential District (LDR) to Recreational Vehicle Park/Campground District (RVP) to establish an RV park with up to 63 RV sites with amenities. The applicant proposes to utilize the existing structures on the subject property for an office, multi-purpose rooms and clubhouse. The applicant proposes one access point which would align with Stonebrook Court.

The site is located across S. Stonebrook Drive from the Stonebrook Mobile Home Park and existing single-family dwellings to the east, is adjacent to single-family residences and vacant residential to the north, and vacant residential to the south. The properties to the west have both a commercial and residential designation and appear to have substantial wetlands.

The property is to remain as natural as possible. There are wetlands on site along with manmade ponds.

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

The proposed Master Plan provides a Type C buffer with a minimum of 15 feet on all sides of the property and substantial green areas within the proposed RV park. The existing native vegetation on the property will be used within the buffer areas as much as practical in order to maintain the natural character of the site. Mr. Pigeon stated that there is a small area (less than an acre) that may be impacted by the isolated wetland area.

The LDC requires a minimum of 30 percent of the property to be open space area and the proposal shows approximately 40 percent of open space. The total open space area cannot be calculated at this time until the drainage ponds have been final designed and permitted. The open space calculation excludes manmade drainage retention areas.

The property is located in the AE Flood Zone. Each of the RV units would have to be licensed, ready for highway use, have no permanent attachments and capable of removal within six hours.

The subject property is located with the County's Planned Service Area. The applicant has indicated that central water and sewer services are available and there is sufficient capacity to connect.

COMMISSION QUESTIONS/COMMENTS:

Ms. Worthington stated there is some chain link fencing around the perimeter of the property. She inquired if the fencing would be removed. Mr. Pigeon advised that the applicant intended to leave the fencing where possible so as not to disturb the natural buffer. She inquired if the applicant planned to install additional fencing for security. Mr. Pigeon stated yes.

QUESTIONS FROM STAFF:

Ms. Coutu commented that it appears that most of the public input received were concerns about stormwater and noise. She questioned how those items would be addressed. Mr. Pigeon stated that the applicant did not plan to have activities that generate noise at the proposed RV park. There is a small playground proposed and it would be located behind the buildings and on the opposite side. He stated that the drainage areas would be permitted by the Southwest Florida Water Management District (SWFWMD) and Department of Environmental Protection (DEP). The applicant planned to have natural-looking drainage retention ponds scattered throughout the subject property to capture and treat the water.

Ms. Coutu inquired if there would be a buffer along S. Stonebrook Drive. Mr. Pigeon advised that there would be a 15-foot buffer around the entire property.

STAFF: Mr. Hochadel stated that this request is to amend the subject property from Low Density Residential District (LDR) to Recreational Vehicle Park/Campground District (RVP). The subject property is approximately 16.5

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

acres in size and consists of three parcels. The surrounding land uses are predominantly low density residential. The parcels to the west have general commercial zoning along US-19.

The Master Plan submitted by the applicant proposed 63 RV sites as well as amenities including an office/gatehouse, multi-purpose buildings, self-serve laundry, bathhouses and recreational amenities. The recreational amenities include fishing ponds, community clubhouse, shuffleboard courts, playgrounds, and walking trails. The Master Plan does meet the density requirements, ISR, open space and recreation requirements for an RV park. The proposal does indicate a 15-foot Type C buffer around the property.

The proposed RV park intends to take access from S. Stonebrook Drive. Currently there is a residential driveway and access point on the subject property. The applicant plans to close that driveway and relocate it so that it aligns with W. Stonegate Court and increase the size to commercial standards.

Mr. Hochadel's presentation included the survey that indicated the existing jurisdictional wetland lines on the subject property. He noted that there is a portion of the property that appears to impact one of the wetlands on the property. The applicant indicated that he does intend to mitigate any wetland impacts on the property; however, they have not provided specifics at this point. Mr. Hochadel pointed out that the Land Development Code and the Comprehensive Plan do not differentiate between manmade and natural, so all wetlands and waterbodies have to meet the requirements for protection.

The property is within an AE Flood Zone with a base flood elevation of 10 feet. The elevations on the subject property vary between four to six feet. Any new structures will have to meet the base flood elevation standard.

Mr. Hochadel stated that the use does appear to be compatible with the surrounding area. If the PDC Board wished to recommend approval of the application, there were suggested conditions.

Suggested Conditions:

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

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

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

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

- Stormwater will need to be provided in accordance with Section 6300, Non Residential Design Criteria. The design would be based on a closed basin design for the 100-year/24-hour storm. If the applicant's engineer can demonstrate a direct connection to the Gulf of Mexico, then an open basin design for the 25-year/24-hour storm can be utilized.
- The onsite "other surface waters" of Area A extend offsite into the right-of-way of S. Stonebrook Dr., a County road. The surface waters are considered an existing hazard within the right-of-way. It is unclear from the plan if the proposed drainage retention areas will discharge into Area A possibly raising the elevation of the surface waters and increasing the hazard. At time of permitting, the applicant will need to demonstrate that the elevation of the surface waters of Area A will not be increased as part of the project.
- Any fill placed within the floodplain will need to be compensated per Section 6310. D & K.

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

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

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

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

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

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

COMMISSION QUESTIONS/COMMENTS:

Mr. Facemyer inquired about the location of the existing residence on the subject property that the applicant intends to use. Mr. Hochadel stated that

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

structures are shown on the right side of the Master Plan. The structures include an existing single-family residence, a detached garage, a carport, a pole barn and a shed.

Ms. Worthington noted that only the two bathhouses would have to be built up to be within the base flood elevation; not the RV sites themselves.

PROPONENT: None.

OPPONENT:

Melody McCormick stated that she was opposed to the approval of this application due to flooding concerns, transient activities and littering.

Eugene Clower commented that he was opposed to the application and had similar concerns to the previous speaker. He also noted that the road is narrow and would not be able to accommodate the increased traffic.

Marilyn Nieman stated that she was concerned about the additional flooding that this would cause, increased traffic on a narrow road and the air pollution from the diesel fumes.

Richard Standard stated that he wanted to clarify that the homes in Stonebrook Mobile Home Park are modular homes/manufactured homes that are permanently installed on each of the lots. He stated he was opposed to the application and reiterated the previous concerns.

Dan Meyer commented that he was opposed to this application. His concerns were the safety of the area along with the additional water and sewage usage in the area. He was also concerned about the proposed RV park only having one entrance.

REBUTTAL:

Mr. Pigeon stated that Homosassa Special Water District responded indicating available capacity to serve the proposed site. He also stated that there would be fire hydrants in the park and would be tested upon final design. As to the one entrance/exit for the property, the LDC only requires one access if less than 100 residential homes. If the application were approved and at the permitting stage, the Master Plan would be reviewed by the Fire Marshall for the number of required access points. He does not feel there would be an issue with air pollution from the generators as each RV site will have electricity available.

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

COMMISSION QUESTIONS/COMMENTS:

Mr. Facemyer inquired if the applicant had reviewed the suggested conditions provided by staff. Mr. Pigeon advised that he had reviewed the suggested conditions. He stated that he had one objection with regard to the condition regarding the pedestrian walkways/golf cart/bike paths or lanes connecting RV areas to the amenities. He stated that the applicant intended to construct sidewalks in the park but did not want to build separate sidewalks within the actual RV area due to the limitations of retaining natural land area and minimal impacts upon the wetlands. Ms. Coutu inquired if the applicant would be constructing sidewalks along the drives. Mr. Pigeon advised no. Mr. Facemyer stated that he felt there should be some additional discussion with regard to the applicant's request for the deletion of the pedestrian walkways.

Mr. Bass commented that there were several negative issues with the application. His first concern was the severe wetness of the subject property and the possibility of flooding in the adjacent neighborhood. He also was concerned that the applicant had not provided sufficient information with regard to proposed mitigation for the wetland impacts and how flood requirements would be met. He stated that he could not support this application as it is presented as there are too many unknowns and that he considered it an incomplete application.

Ms. Worthington stated that she felt that the concerns are addressed in the suggested conditions and would be required to be met at the time of permitting. She supported the application.

Mr. Bramblett advised that he was not in support of the application due to the surrounding area being residential. The land use was intended to be low density residential, and he does not support the change to a higher intensive use.

Ms. Scragg commented that she was not in favor of the application due to the difference in intensity between the LDR District (33 residences) and the RVP District (63 RV spaces). She felt that the proposed use is not compatible with the area.

Mr. Barmes stated that he was concerned about the possibility of additional flooding within the neighborhood and could not support the application.

Mr. Facemyer agreed with Ms. Worthington and supported the application.

MOTION: The Planning and Development Commission finds application number ***CPA/AA-21-10 INCONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***DENIAL*** of the application to the Board of County

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

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

MOTION:

1st Mr. Bass 2nd Ms. Scragg

VOTE: 4 - 2, Motion Carried

Yays: Mr. Bramblett, Mr. .Bass, Mr. Barmes and Ms. Scragg

Nays: Mr. Facemyer and Ms. Worthington

2. PLANNED UNIT DEVELOPMENT

a. PUD-20-08 Invictus Development, LLC

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

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

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

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

APPLICANT: Rick Cavalieri spoke on behalf of Invictus Development. The developer desires to construct apartments in Homosassa. The request is to amend the existing Planned Unit Development to allow the developer the flexibility to construct multi-family and/or senior apartments depending on the funding that can be obtained. The developer is an affordable mixed-income

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

developer and requests the flexibility to have market rate units, work force housing and/or affordable units in the complex.

Mr. Cavalieri discussed the difference with the alternative site plan in that with senior apartments they build one and two bedroom units. With multi-family development, they build one, two and three bedroom units. He stated that the unit count was the same, but that the site plan changed slightly with the additional square footage for the larger units.

He explained that the traffic counts would be different depending upon if the complex was designed for senior or multi-family units.

The development would most likely be a phased development.

There is good traffic flow in the area (US-19 and the Suncoast Parkway). He advised that they had a traffic study performed. The study stated Lewdingar Drive is not a heavily traveled roadway.

Jane Caldera, a professional traffic engineer, stated that she performed the traffic study for the developer. She briefly explained that the traffic study confirmed that the left turn movements to and from Cardinal Street and Lewdingar Drive were acceptable and that there was adequate turn lane storage on Cardinal Street to accommodate that traffic.

QUESTIONS FROM STAFF:

Ms. Coutu inquired of the applicant if he was in agreement with the 11 suggested conditions. Mr. Cavalieri advised that he was in agreement.

STAFF: Ms. Coutu stated that this application was previously heard by the PDC on September 3, 2020. At that meeting, there was a lot of focus on transportation and traffic concurrency.

The purpose of this application is to request to amend an existing Planned Unit Development. The proposed development would not have an access point to US-19 but have two access points from Lewdingar Drive. The developer is proposing the same number of units but is taking away the affordable senior housing restriction to allow multi-family.

Ms. Coutu showed the two proposed site plans and briefly explained the increase in square footage due to the size differences if multi-family units were constructed. She commented that the number of units, access points, drainage areas and density would be the same as previously submitted.

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

The staff report has 11 suggested conditions if the application is approved with a minor revision to Condition #8 to allow the developer to have further discussions with the County Engineer with regard to turn lanes on Lewdingar.

COMMISSION QUESTIONS/COMMENTS: None.

PROPONENT: None.

OPPONENT: None.

COMMISSION/COMMENTS:

Mr. Facemyer requested Ms. Coutu read suggested Condition #8 for the record. Ms. Coutu stated Condition #8 should read as follows: The site must provide left-turn lanes at both access points on S. Lewdingar Dr., as outlined on the traffic study date-stamped received September 21, 2021, by the Land Development Division, as well as meet all other traffic/access managements as outlined in the LDC at the time of permitting unless otherwise authorized by the County Engineer.

Mr. Bramblett commented that he wished there was access to US-19 from the proposed apartment complex due to the increased traffic as the entrance into Wal-Mart from Cardinal Street is already congested. Ms. Caldera commented that FDOT denied any US-19 access to the parcel due to their standards and minimizing the amount of exits as it is a higher speed roadway.

MOTION: The Planning and Development Commission finds application number ***PUD-20-08 CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL WITH CONDITIONS*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

Proposed Conditions:

1. The Planned Unit Development (PUD) shall allow for up to 160 units of multi-family housing and other associated uses as outlined on the Master Plans (age-restricted or general multi-family conceptual plans) date-stamped received July 24, 2020, by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

2. The project must be served by central water and central sewer.

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

3. Stormwater Management Design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.

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

5. A Tree Preservation Plan, as outlined in the LDC, must be submitted and approved at the time of permitting.

6. A biological study, as outlined in the LDC, must be submitted and approved at the time of permitting.

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

8. The site must provide left-turn lanes at both access points on S. Lewdingar Dr., as outlined on the traffic study date-stamped received September 21, 2021, by the Land Development Division, as well as meet all other traffic/access managements as outlined in the LDC at the time of permitting unless otherwise authorized by the County Engineer.

9. The PUD will expire ten (10) years from the date of approval of this application, unless otherwise extended.

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

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

MOTION:

1st Ms. Worthington 2nd Mr. Bass

VOTE: 6 - 0, Motion Carried

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

3. COMPREHENSIVE PLAN AMENDMENT

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

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

LOCATION: Sections 30, Township 18 South, Range 18 East, more specifically, Parcel 44120 and 44110, of an unrecorded subdivision; also known as Alternate Key Number 2608668 and 1493901, which address is 5782 W. Norvell Bryant Hwy, Crystal River, Florida.

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

INTRODUCTION: Ms. Austin's overview included an aerial view of the subject property and surrounding area, a map showing the land use designations for the subject property and surrounding area, photos of the subject property and surrounding area and the proposed master plan as submitted by the applicant.

APPLICANT: Michael Wilburn represented the applicant. The request is to expand an existing mini-warehouse development. There are currently five buildings on the northeast portion of the site. The applicant purchased two properties adjacent to the site. He requested to expand the existing mini-warehouse facility by adding three mini-warehouse buildings and RV/boat storage. The three buildings would have the following measurements: 80' X 270', 80' X 140' and 20' X 350'. The total ISR for the site would be 55.98 percent.

The applicant requested a deviation that the proposed buildings be allowed to match the existing buildings which include metal paneling and a colored roof trim. He also requested that the two buildings to the south that will not be visible from CR-486 not have to meet façade requirements. The applicant is willing to provide a parapet wall and pilaster column to face CR-486.

The applicant does not propose any additional entrances.

QUESTIONS/COMMENTS FROM COMMISSION: None.

QUESTIONS FROM STAFF: None.

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

STAFF: Ms. Anaya stated that this application is to amend the Future Land Use Map, Atlas Map and to establish a Planned Unit Development on an existing mini-warehouse facility. The property is approximately 5.37 acres consisting of two parcels. The current zoning is Medium Density Residential with mobile homes allowed. The developed site received a Vested Rights determination in 2005 for mini-warehouse use.

The surrounding area is a mix of residential and non-residential uses. The site is adjacent to power lines and a house of worship.

The property gains access from CR-486, a minor arterial roadway, via a driveway with gated access. The property is enclosed by a fence.

There are currently five mini-warehouse buildings totaling approximately 34,000 square feet that were permitted in 2005. The site does contain loading zones and has some landscape buffers in place. Ms. Anaya showed photos of the existing facility and the site plan as submitted by the applicant. The proposed buildings are approximately 40,000 square feet. The proposed expansion would use internal access. The total ISR for the site would be 56 percent which is within the LDC standards. The applicant will be adding a new drainage retention area to accommodate the new impervious area.

She stated that the proposed and existing development would have to meet the design standards for large non-residential development projects. The applicant will not have to upgrade the site as to the façade requirements but will have to provide at least two architectural features for the proposed buildings.

COMMISSION QUESTIONS/COMMENTS: None.

PROPONENT: None.

OPPONENT: None.

COMMISSION/COMMENTS: None.

MOTION: The Planning and Development Commission finds application number ***CPA/AA/PUD-21-17 CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL WITH CONDITIONS*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

Proposed Conditions:

1. The Planned Unit Development (PUD) shall allow the expansion of the mini-warehouse development of up to 74,099 square feet and RV/boat storage as outlined on the Master Plan date-stamped received October 14, 2021, by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

2. The site will need to be developed in accordance with Chapters 6 and 7 of the LDC.

3. At the time of permitting, the applicant must demonstrate compliance with applicable development standards for both the existing and expanded site per LDC Section 3740, Design Standards for Large Non-Residential Development Projects, including standards for landscaping, bufferyards, signage, pedestrian circulation, parking, drainage, and lighting except facades or unless otherwise outlined in these conditions. At least two architectural features, similar to those outlined on the applicant's email, must be provided for the proposed building facing CR-486.

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

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

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

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

MOTION:

1st Mr. Bramblett 2nd Mr. Bass

VOTE: 6 - 0, Motion Carried

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

K. ADDITIONAL ITEMS:

Ms. Coutu noted that there are two applications on the January 6 agenda and there are four applications on the January 20 agenda.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS: None.

M. ADJOURN

The Planning and Development Commission adjourned at 10:26 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

Attachment: PDC Summary Draft Minutes 12-16-21 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, April 21, 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-22-05 Clark A. Stillwell, Esq. for Dunkenfield Property, LLC - Tibbetts Lumber

REQUEST: This request is for a Conditional Use to allow for light manufacturing and building trade assembly in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

Attachment: PDC agenda 4-21-22 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

LOCATION: Sections 25, Township 18 South, Range 17 East, Lot 32, Block I, Mayfair Garden Acres, PB 2, PG 141, 142. (AK 1112711) which address is known as 1965 N. Dunkenfield Avenue, Crystal River, FL. A complete legal description is on file with the Land Development Division.

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

2. ORDINANCE AMENDMENT

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

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

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

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

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

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service.

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

Attachment: PDC agenda 4-21-22 (20200 : April 21, 2022 Agenda, Directions, Map & Draft Minutes)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber
AGENDA DATE:	**April 21, 2022**

BRIEF OVERVIEW:

This request is for a Conditional Use to allow for light manufacturing and building trade assembly in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

CU2205 Video <\\v-fs01\users\Shared\DDS\LandDev\APPS\2022\CU-22-05 Stillwell-Tibbetts Lumber\MinuteTraq\PreHungDoor.mp4>

BUDGET IMPACT/FUNDING SOURCE:

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

N/a – applicant responsibility

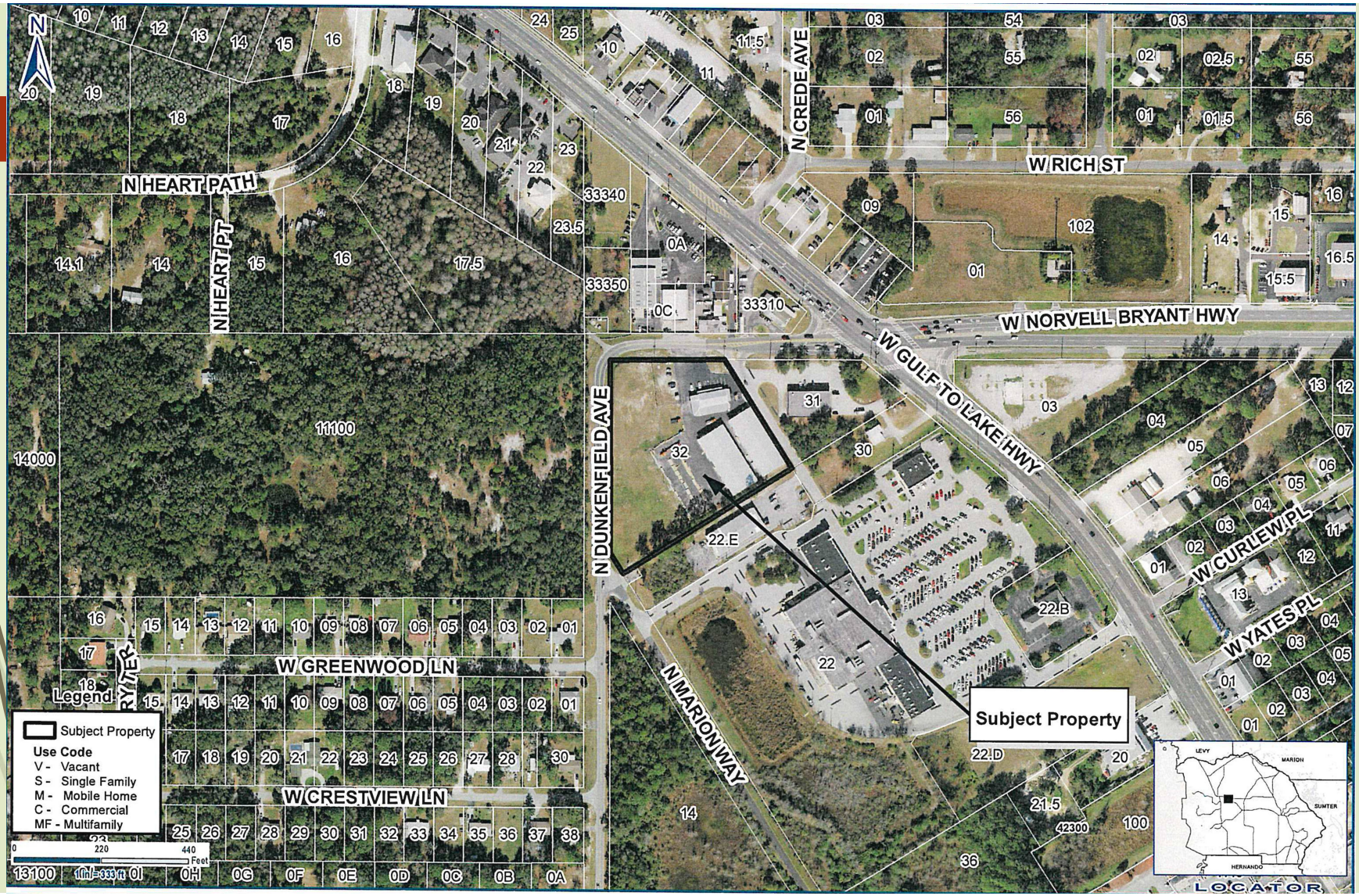
RECOMMENDED ACTION:

Conduct a public hearing on April 21, 2022, to review and consider CU-22-05, Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber

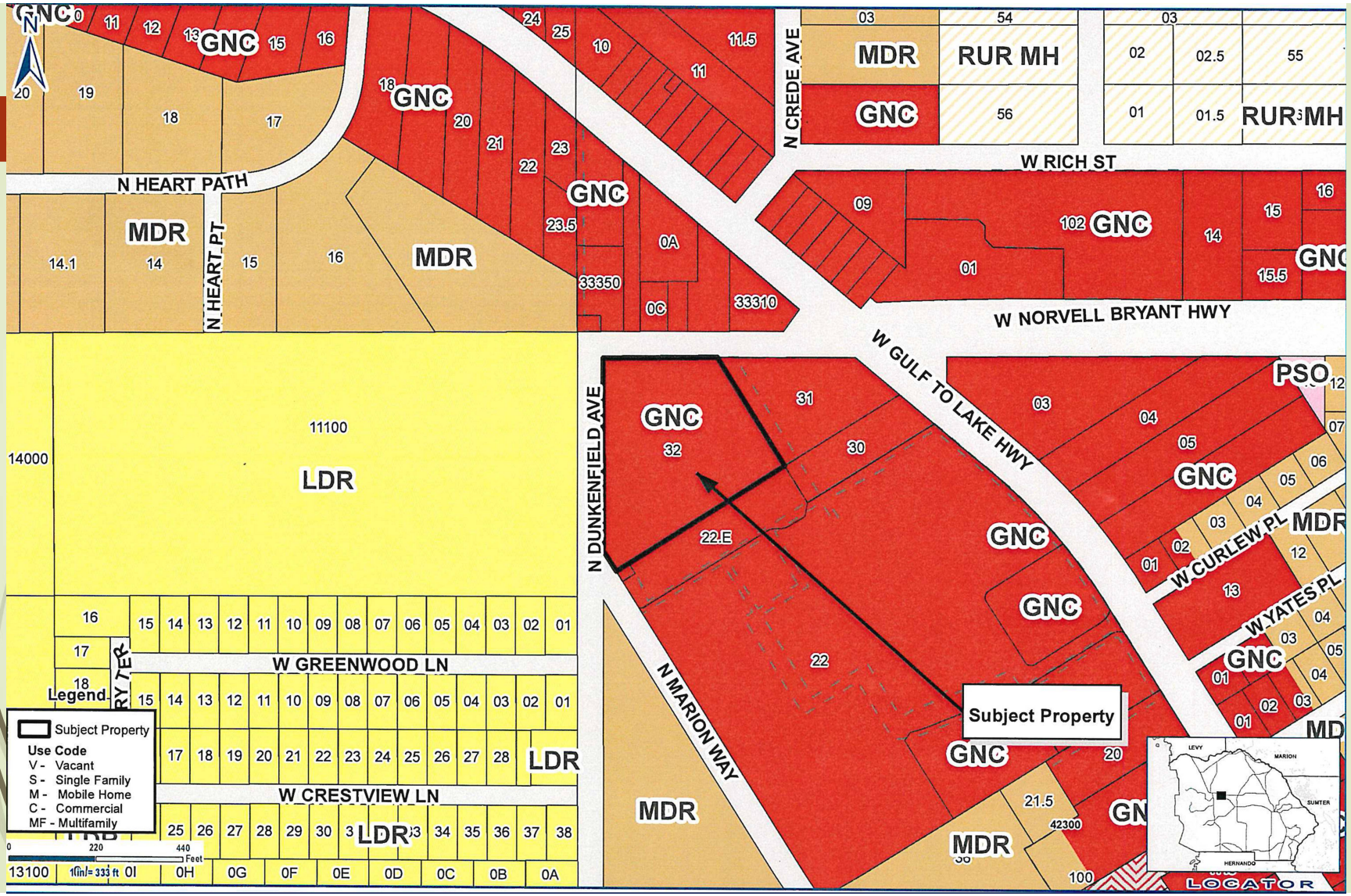
CU-22-05 Clark A. Stillwell for Dunkenfield Property LLC- Tibbetts Lumber

1965 N. Dunkenfield Ave., Crystal River, Fl

Attachment: CU 22-05 Coordinator PowerPoint (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield



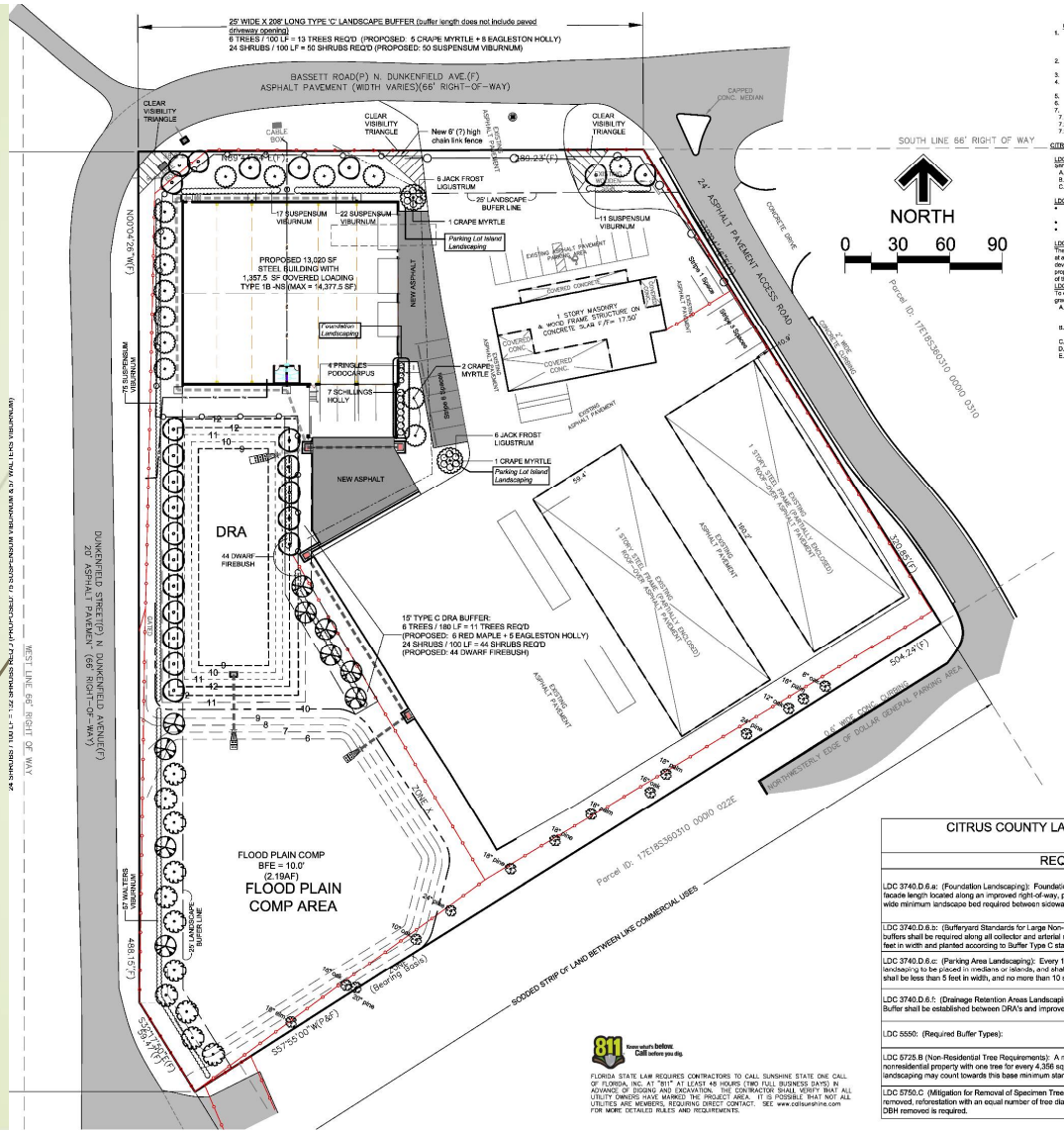
Attachment: CU 22-05 Coordinator PowerPoint (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield



Attachment: CU 22-05 Coordinator PowerPoint (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield



Attachment: CU 22-05 Coordinator PowerPoint (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield



GENERAL NOTES:

1. All plants shall be Florida Grade No. 1 or better in accordance with Grades and Standards for Nursery Plants. Nursery stock shall meet with minimum requirements of the American Standards for Nursery Stock. Plants shall be sound, healthy, vigorous, free from mutilation, plant diseases, insect pests or their eggs, and fungus and shall have healthy, normal root systems. Plants shall be nursery grown stock in containers or freshly dug, balled and burlapped.
2. Installation of plant materials shall conform to standard acceptable horticultural practices. Trees shall be staked or guyed to prevent leaning using accepted horticultural practices suitable to the planted tree type and size.
3. All landscape areas shall be finished and maintained with a minimum 2" layer of cypress mulch, pine bark mulch or other owner approved organic mulch.
4. Existing trees that are shown to be preserved shall be protected from damage from construction equipment during site clearing and installation of landscape plants, irrigation and sod.
5. All ground areas that are disturbed during construction shall be finished graded and sodded with bahia sod. Refer also to civil engineering plans.
6. All planted areas shall be provided with an adequate water supply to ensure healthy growth and development.
7. Landscape buffer tree and shrub planting locations may be adjusted in the field as necessary to better fit field conditions:
   - 7.1. To avoid above ground and below ground utility conflicts
   - 7.2. To maintain drainage functions such as in swales and berms
   - 7.3. To work around existing tree locations and tree canopies that are to remain from onsite or offsite.

CITRUS COUNTY LAND DEVELOPMENT CODE STANDARDS:

LDC 5520. SHRUBS:
shrubs, if planted, must be in staggered rows and be maintained.
- A. Type A & B buffers shall form a visual screen at least 24 inches in height within one year after time of planting.
- B. Type C buffers shall form a continuous visual screen 36 inches in height within one year after the time of planting.
- C. Type D buffers shall form a continuous visual screen 48 inches in height one year after the time of planting, and maintained thereafter to reach at least 60 inches in height.

LDC 5530. TREES:
- All trees, except palms, must be a minimum of 6 feet in height with a minimum 2 inch caliper when measured at six inches above grade immediately after planting.
- Palm trees shall have a minimum clear trunk of 6 feet measured from the ground level to the base of the palm fronds.
- Trees having a mature crown spread of less than 15 feet may be grouped to create the equivalent of a crown spread of 15 feet, but such groupings shall only count for one required tree.

LDC 5570. MAINTENANCE:
The land owner shall be responsible for the maintenance of all buffer areas which shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. All planted areas shall be provided with an adequate water supply to ensure healthy growth and development. Maintenance includes the prompt replacement of all dead plant materials. (Maintenance of all landscaped areas shall be the responsibility of the property owner. Failure to maintain plantings and other features of a required landscape area in an attractive and healthy state shall be considered a violation of the Citrus County LDC and subject to enforcement.)

LDC 5740. TREE PROTECTION STANDARDS:
To ensure the health and survival of preserved trees within the project construction area, the following measures shall be required before any land clearing, grading, or construction operations take place:
- A. A highly visible tree protection barrier, at least 36 inches in height, shall be placed around the drip line of protected trees except residential homesites which may use plastic ribbons or other temporary marking measures. The barrier may not be closer than five feet, nor need be further than 20 feet, from the trunk of any protected tree.
- B. Large areas containing trees to be preserved may be staked off with stakes being a maximum of ten feet apart, connected by plastic ribbon, and setback from the drip line of all protected trees.
- C. No equipment, chemicals, debris, or other stored material shall be placed within tree protection areas.
- D. Where grade cuts are necessary within the tree drip line, proper root pruning will take place and be overseen by a qualified individual.
- E. Raising the grade within the tree drip line will not be permitted unless an appropriate dry well and drainage design is approved by the County.

PLANT MATERIAL SCHEDULE

	KEY	QTY	PLANT NAME	MINIMUM Citrus County LDC Installed Tree Size Requirments	PLANT SPACING
TREES		16	Crape Myrtle	2" Caliper Minimum & 6'H Minimum	As Shown
		10	Red Maple 'Florida Flame'	2" Caliper Minimum & 6'H Minimum	As Shown
		24	Eagleston Holly	2" Caliper Minimum & 6'H Minimum	As Shown
		11	Pond Cypress	2" Caliper Minimum & 6'H Minimum	As Shown
PROPOSED SHRUBS		125	Suspensum Viburnum	3 gallon	3' - 4' O.C.
		57	Walters Viburnum	3 gallon	3' - 4' O.C.
		4	Pringles Podocarpus	3 gallon	3' O.C.
		7	Schillings Holly	3 gallon	4' O.C.
		44	Dwarf Firebush	3 gallon	3' - 4' O.C.
		12	Jack Frost Ligustrum	3 gallon	3' - 4' O.C.

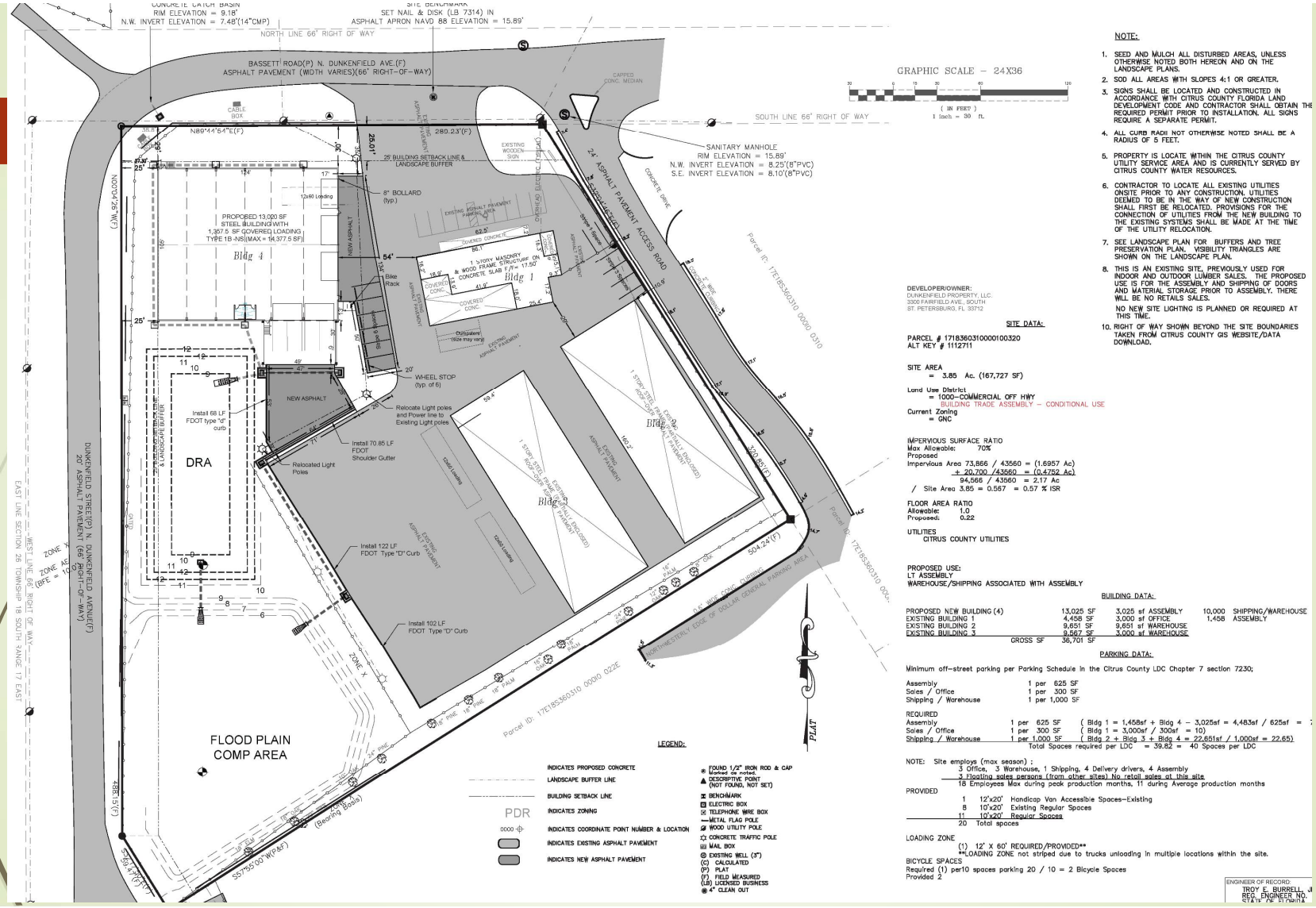
CITRUS COUNTY LANDSCAPE CODE & TREE PRESERVATION REQUIREMENTS (Large Non-Residential Projects)

REQUIRED	PROPOSED
LDC 3740.D.6.a: (Foundation Landscaping): Foundation landscaping shall be required for at least 50% of each facade length located along an improved right-of-way, parking area, or which includes a customer entrance. 5 foot wide minimum landscape bed required between sidewalk and building.	The north and west sides of the building are fully landscaped by the proposed property boundary landscape buffering. Due to the warehouse nature of the proposed building use, there is limited available space for building facade landscaping per the site plan. Foundation landscaping proposed where space allows.
LDC 3740.D.6.b: (Bufferyard Standards for Large Non-Residential Projects > 25,000 square feet): Landscape buffers shall be required along all collector and arterial roadways which includes a landscaped area no less than 25 feet in width and planted according to Buffer Type C standards.	See plan for proposed buffers and calculations along each applicable project boundary.
LDC 3740.D.6.c: (Parking Area Landscaping): Every 10 spaces shall be designed with 400 square feet of landscaping to be placed in medians or islands, and shall include at least 1 tree and 6 shrubs. No median or island shall be less than 5 feet in width, and no more than 10 spaces shall be continuous without landscaping.	See landscape plan for proposed parking area landscaping to meet the LDC requirements. Two proposed landscape islands are shown on the east side of the proposed building.
LDC 3740.D.6.f: (Drainage Retention Areas Landscaping): In addition to all other LDC requirements, a Type C Buffer shall be established between DRA's and improved rights-of-way, parking spaces, and/or access drives.	The proposed Type C buffer along the west boundary partially meets the DRA buffer requirement. Additional Type C buffering is proposed along the east side of the proposed DRA.
LDC 5550: (Required Buffer Types):	See Landscape Plan for proposed buffers that meet LDC 5550 & 3740.d.6.b Standards.
LDC 5725.B (Non-Residential Tree Requirements): A minimum of 10 trees for every acre will be maintained on all nonresidential property with one tree for every 4,356 sq. ft. or fraction thereof. Trees within required buffers and landscaping may count towards this base minimum standard.	Site Area = 3.85 Acres (167,727 SQ. FT.±) / 4,356 = 39 required trees minimum. 61 total proposed trees for buffers, parking etc. + 14 existing trees to remain exceeds this requirement.
LDC 5750.C (Mitigation for Removal of Specimen Trees): For Specimen Trees (>24" DBH) that are proposed to be removed, reforestation with an equal number of tree diameter inches, or a payment of one tree credit per four inches DBH removed is required.	No specimen trees proposed to be removed.

811 Know what's below. Call before you dig.

FLORIDA STATE LAW REQUIRES CONTRACTORS TO CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT "811" AT LEAST 48 HOURS (TWO FULL BUSINESS DAYS) IN ADVANCE OF DIGGING AND EXCAVATION. THE CONTRACTOR SHALL VERIFY THAT ALL UTILITY OWNERS HAVE MARKED THE PROJECT AREA. IT IS POSSIBLE THAT NOT ALL UTILITIES ARE MEMBERS, REQUIRING DIRECT CONTACT. SEE www.callsunshine.com FOR MORE DETAILED RULES AND REQUIREMENTS.

Attachment: CU 22-05 Coordinator PowerPoint (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield



Attachment: CU 22-05 Coordinator PowerPoint (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield

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 22-05 Date: 2/4/22

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

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

Property Owner
Name: Dunkenfield Property, LLC - Tibbetts
Address: 3300 Fairfield Ave S Lumber
City: St. Petersburg
State: Florida Zip: 33712
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 25 Township: 18 South Range: 17 East
Legal Description: See Exhibit "A"
Subdivision: 001241 Mayfair Garden Acres Lot(s): 32 Block/Parcel: 1
Alternate Key #: 1112711 Parcel ID:
Acreage: 3.85 acres (MOL)

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

Conditional Use Request: In GNC district - conditional use for light manufacturing/building trade assembly.

Describe how it will/will not affect surrounding development: There will be no offsite impacts - all assembly etc. is done indoors. Long-term existing office, retail and warehousing is not modified.

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
FEB 04 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

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

WITNESS my hand and official seal this 3rd. day of February, 2022.

Carla Venard
Printed Name

Notary Public - State of Florida

Seal

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

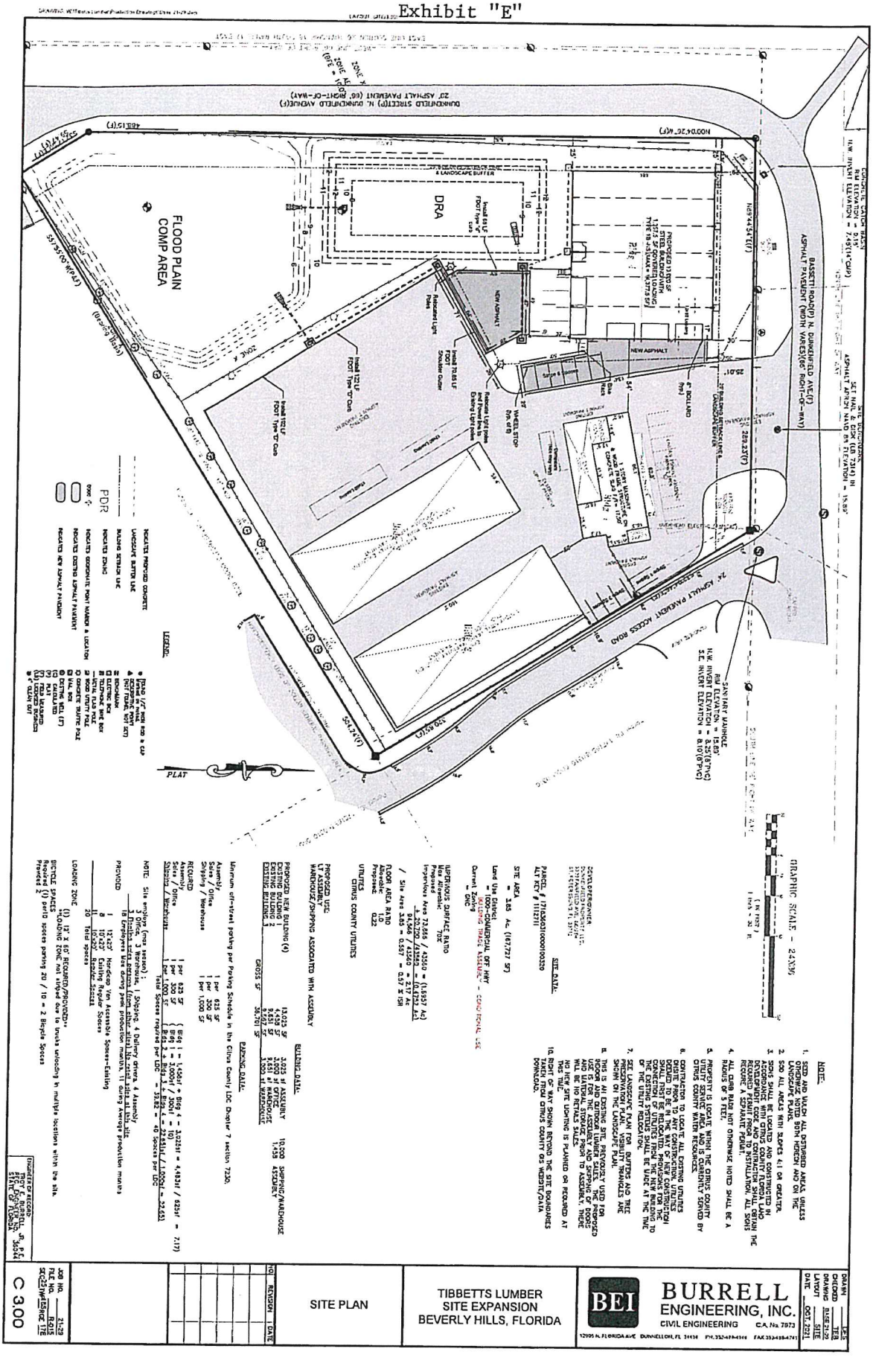
For Staff Use Only
Date: _____
Time: _____
Initials: _____

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

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

Exhibit "E"



FEB 04 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

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

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment __X__Other (specify): Conditional Use

LEGAL DESCRIPTION OF PROPERTY:

Section 25 Township 18 Range 17 Alternate Key # 112711

Lot/Parcel 32 Block I

Subdivision 001241

I, Dunkenfield Property, LLC, owner of the above described property,
(Name of Owner)

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

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

SIGNATURE: _____
Arlen Tillis, Manager (Signature of Owner)

STATE OF
COUNTY OF

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

WITNESS my hand and official seal this 12th day of January, 2022.

_____
Printed Name

_____
Notary Public - State of Florida

Seal

BRYAN RUMPF
Commission # GG 953303
Expires May 30, 2024
Bonded Thru Budget Notary Services

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

Exhibit List
Dunkenfield Property, LLC – Tibbetts Lumber

Exhibit "A" – Legal Description/Deed/Directions

Exhibit "B" – Survey

Exhibit "C" – Aerial

Exhibit "D-1" – Abutter Map
"D-2" – GFLUM Map
"D-3" – Current Zoning/LDC Zoning
"D-4" – Flood zone

Exhibit "E" – Master Site Plan

Exhibit "F" – Landscape and Tree Preservation Plan

Exhibit "G" – Citrus County Solid Waste Letter

Exhibit "H" – Citrus County Utilities Letter

Exhibit "I" – Application Text

Exhibit "J" – Product Assembly Pictures

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

Altkey: 1112711 Exhibit "A" **Parcel ID: 17E18S360310 000I0 0320**
DUNKENFIELD PROPERTY LLC **1965 N DUNKENFIELD AVE , CRYSTAL RIVER**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	4300 - LUMBER YD/MILL
Bldg Counts	Res 0 / MH 0 / Comm 2
Nbhd	0244 - HWY 44 EAST OF TURKEY OAK DR TO N MAYNAR
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	001241 - MAYFAIR GARDEN ACRES
Short Legal	MAYFAIR GARDEN ACRES PB 2 PG 141 LOT 32 BLK I
Est. Parcel Sqft	167,727
Est. Parcel Acres	3.85
Map SC-TW-RG	25-18S-17E

Mailing Address

Name	DUNKENFIELD PROPERTY LLC
Mailing Address	3300 FAIRFIELD AVE S SAINT PETERSBURG FL 33712

All Owners

Name	Owner Type
DUNKENFIELD PROPERTY LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	$201,830	$245,870	$447,700	$447,700	$0	$447,700	$0	$7,826.66	Link
2020	$201,830	$225,790	$427,620	$427,620	$0	$427,620	$0	$6,554.77	Link

Buyer Beware!

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

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$339.99
0154	STORMWATER	$1,100.90

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/17/2019	$530,000	2984/1867	00-WARRANTY DEED	I

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

10/14/2016	$275,000 2789/0651	00-WARRANTY DEED	I
02/01/2008	$680,000 2193/2352	00-WARRANTY DEED	I
10/01/1988	$310,000 0796/0731	17-17	I
08/01/1986	$100 0710/0873	03-SAME FAMILY/DEED FOL	I
02/01/1985	$128,000 0671/1305	00-WARRANTY DEED	I
11/01/1984	$80,000 0655/1431	00-WARRANTY DEED	I
12/01/1982	$9,500 0607/1933	00-WARRANTY DEED	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
03/12/2021	202002528	CHANGE OF OCCUPANCY FROM CURRYS ROOFING TO TIBBETS LUMBER --REMODEL TO INCLUDE P	$2,500	
10/08/2014	201408355	CHANGE OUT 5 TON 13 SEER HP SPLIT UNIT * NOC N/A *	$5,200	
08/15/2006	200410735	** STORM DAMAGE FRANCES ** ----ROOF SYSTEM----NO NO	$0	02/08/2007
04/04/2005	200502414	RE-INSTALL 3 WALLS W/ FIRE DOORS-----NO NOC REQ!!	$0	
12/01/1985	62861	POLE BARN	$38,400	
07/01/1985	58932	POLE BARN	$57,600	
04/01/1985	55983	SHED	$9,360	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1000-COMMERCIAL OFF HWY	S-SQUARE FOOT	167,727.00	289.0	450				GNC

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	PAVING ASPHALT-[1-SF]	1984			1	42,364	
1	2	CHAIN LINK FENCE-[1-SF]	1985	6	978	1	5,868	
1	4	CANOPY ALUM UNF WITH SLAB-[1-SF]	1985	60	160	1	9,600	
1	5	CANOPY ALUM UNF WITH SLAB-[1-SF]	2004	6	62	1	372	
1	6	PARK LOT LIGHT INCANDESCENT-[3-UNIT]	2004			6	1	
1	7	CURB STOPS-[3-UNIT]	2010			9	1	
1	8	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2000	8	8	1	64	
1	9	OBF 4 BOARD-[2-LINEAL]	2015			1	1,120	
2	3	CANOPY ALUM UNF WITH SLAB-[1-SF]	1985			1	8,448	

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

2019031949 BK: 2984 PG: 1867 6/19/2019 2:15 PM 1 Receipt: 2019028363
RECORDING $18.50 D DOCTAX PD $3,710.00

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

WARRANTY DEED

1. **IDENTIFICATION OF GRANTOR.** Grantor's name and address is:

   Curry's Roofing, LLC, a Florida limited liability company
   1299 S. Candlenut Avenue, Homosassa, FL 34448

   The word "I" or "me" as hereafter used means each Grantor.

2. **IDENTIFICATION OF GRANTEE.** Grantee's name and address is:

   Dunkenfield Property, LLC, a Florida limited liability company
   538 1st Avenue North, Saint Petersburg, FL 33713

   The word "you" as hereafter used means each Grantee.

3. **MEANINGS OF TERMS.** The terms "I," "me," or "you" shall mean and include the masculine, feminine, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns.

4. **DESCRIPTION OF REAL PROPERTY CONVEYED.** Property hereby conveyed is described as follows:

   Lot 32, Block I, MAYFAIR GARDEN ACRES, according to the plat thereof recorded in Plat Book 2, Pages 141 and 142, of the Public Records of Citrus County, Florida.

   Parcel Identification Number: 17E18S360310 00010 0320

   together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

5. **CONSIDERATION.** That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, hereby acknowledges receipt.

Prepared by and return to:
Robert Kapusta, Jr., Esq.
Fisher & Sauls, P.A.
100 - Second Avenue South, Suite 701
St. Petersburg, Florida 33701

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

2019031949 BK: 2984 PG: 1868 6/19/2019 2:15 PM 2 Receipt: 2019028363
RECORDING $18.50 D DOCTAX PD $3,710.00

6. **CONVEYANCE OF REAL PROPERTY.** For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple forever.

7. **WARRANTY.** I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record and taxes subsequent to December 31, 2018.

8. **EXECUTION.** I have executed this instrument the 17th day of June, 2019.

CURRY'S ROOFING, LLC,
a Florida limited liability company

By _____
Michael B. Curry, as its Member

_____
Signature of Witness
J. Stephen Varnadoe
Print or type name of Witness

_____
Signature of Witness
JULIE B. SWELL
Print or type name of Witness

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 17 day of June, 2019, by Michael B. Curry, as Member of CURRY'S ROOFING, LLC, a Florida limited liability company, on behalf of the Company.

✓ Personally known
_____ Florida Driver's License
_____ Other Identification Produced

_____
_____

_____
Notary Public
Amy Nacole Cole
Print or type name of Notary

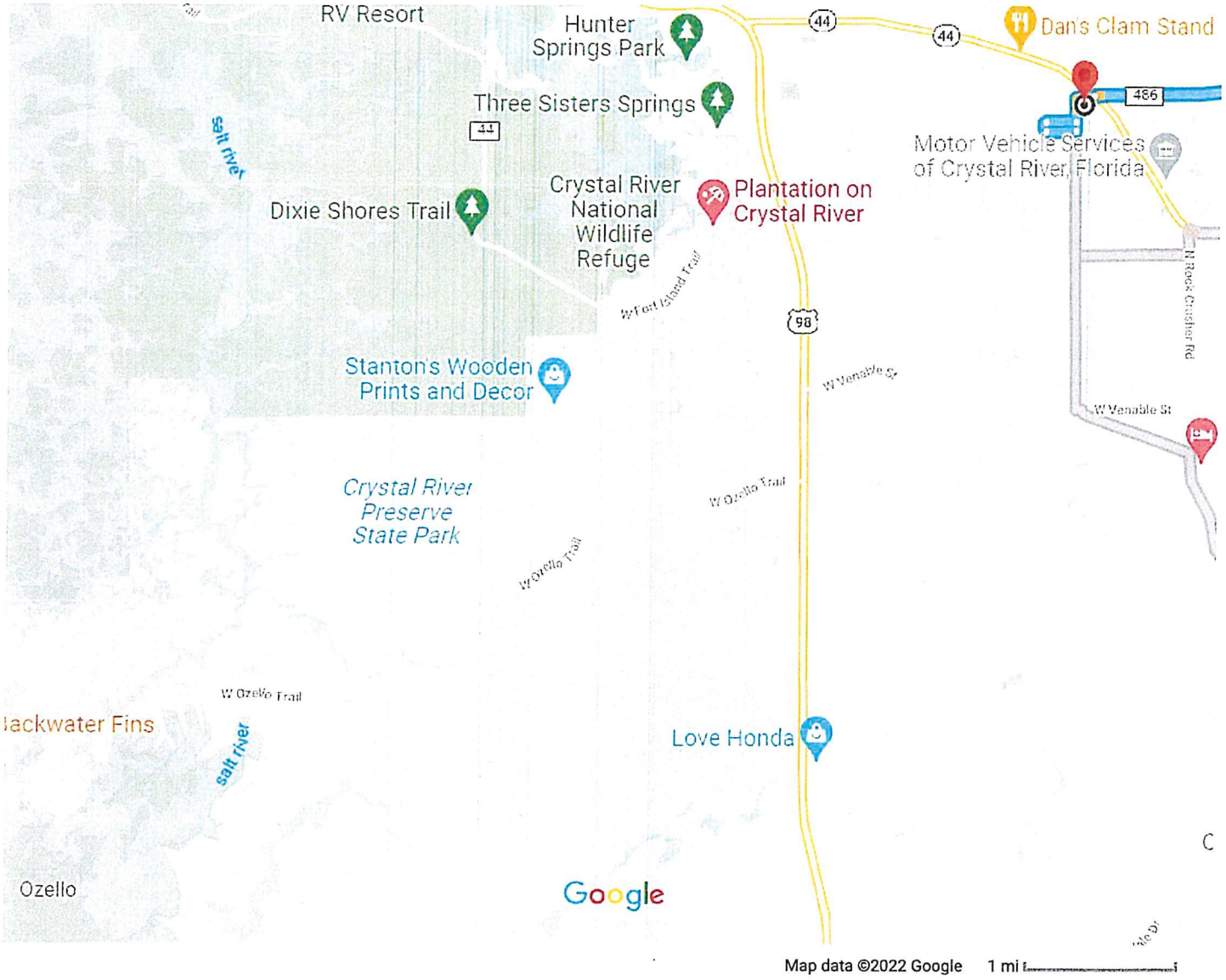
(SEAL)

AMY NACOLE COLE
Notary Public - State of Florida
Commission # GG 294707
My Comm. Expires Jan 24, 2023
Bonded through National Notary Assn.

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

Google Maps 3600 W Sovereign Path, Lecanto, FL 34461 to 1965 N Dunkenfield Ave Drive 10.5 miles, 19 min



3600 W Sovereign Path
Lecanto, FL 34461

Take W Educational Path to Co Rd 491

2 min (0.4 mi)

1. Head southeast on W Sovereign Path

374 ft

2. Turn right toward W Educational Path

0.1 mi

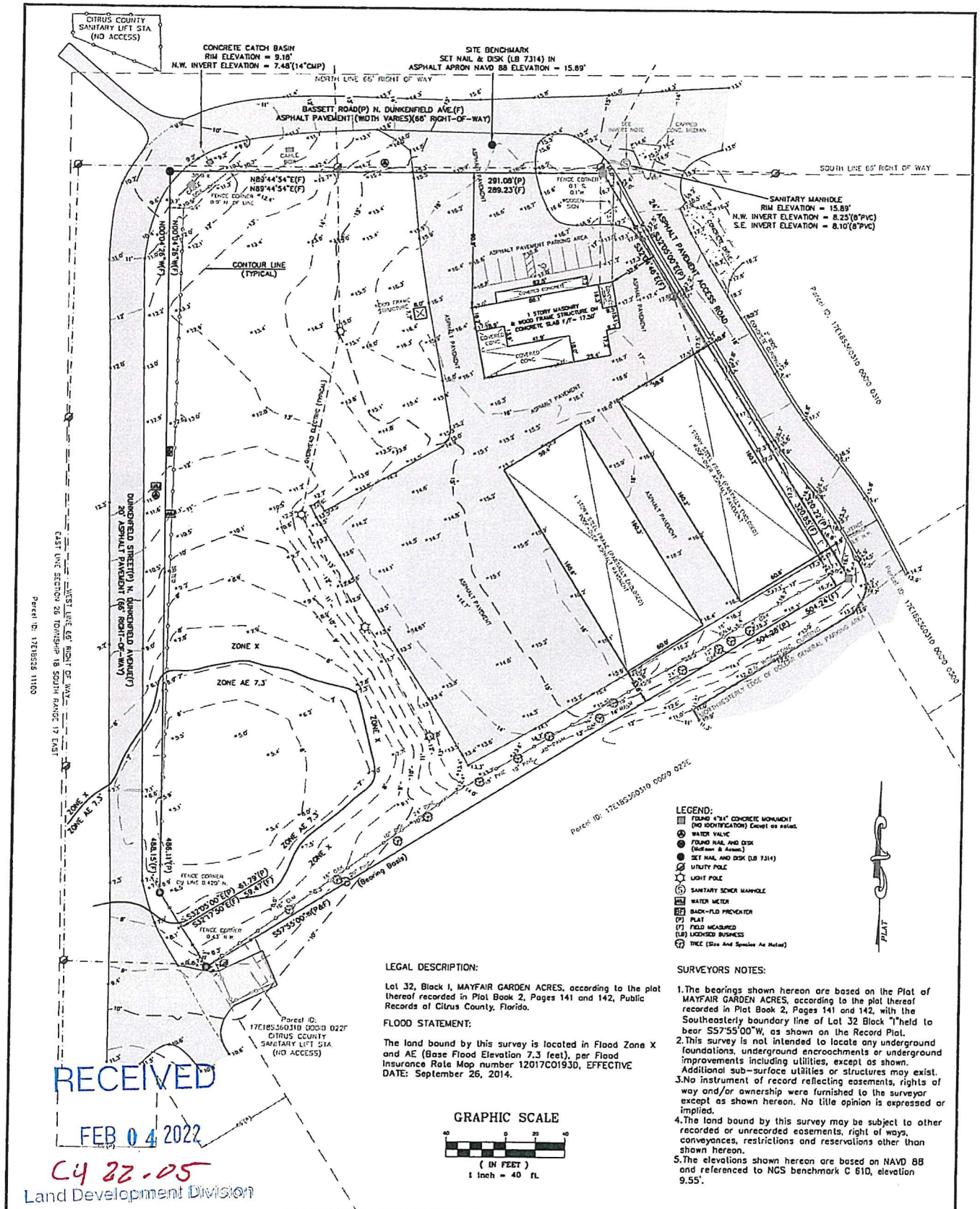
3. Turn left onto W Educational Path

0.3 mi

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

Exhibit "B"



LEGAL DESCRIPTION:

Lot 32, Block I, MAYFAIR GARDEN ACRES, according to the plat thereof recorded in Plat Book 2, Pages 141 and 142, Public Records of Citrus County, Florida.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone X and AE (Base Flood Elevation 7.3 feet), per Flood Insurance Rate Map number 12017C0193D, EFFECTIVE DATE: September 26, 2014.

SURVEYORS NOTES:

1. The bearings shown hereon are based on the Plat of MAYFAIR GARDEN ACRES, according to the plat thereof recorded in Plat Book 2, Pages 141 and 142, with the Southeasterly boundary line of Lot 32 Block "I"held to bear S57°55'00"W, as shown on the Record Plat.
2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
3. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
4. The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
5. The elevations shown hereon are based on NAVD 88 and referenced to NGS benchmark C 610, elevation 9.55'.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

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

BOUNDARY AND TOPOGRAPHIC SURVEY FOR DUNKENFIELD PROPERTY LLC

CITRUS COUNTY, FLORIDA

Project No.: 20231	Field Book: 116/74-76	Drawn By: JWS
Scale: 1"= 40'	Field Date: 07/02/2020	Sheet: 1 of 1

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

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

October 5, 2021

RECEIVED
MAR 15 2022
CU 22-05
Land Development Division

Citrus County Building Dept.

3600 W Sovereign Path #111

Lecanto, FL 34461

Re: 1965 W. Dunkenfield Ave., Crystal River, FL

Tibbetts Lumber is the owner of an existing business at the above-referenced address. The function of the property in our business is a lumber and trim facility along with door assembly. We have only eight (8) full time employees and serve the construction industry in Citrus County.

When we add the dry storage building, we are increasing our ability to provide products such as additional trim and doors to our clients. We are planning to add a 13,020 square foot structure. In the process of planning the site, we found that the building code requires fifty (50) plus, on-site parking spots. We would never need or utilize this capacity. In order for us to increase our product support we would not need to increase our number of employees.

In studying the maximum requirements, we would have three (3) office staff, three (3) assembly, four (4) shipping and receiving, and two (2) seasonal employees for a total of twelve (12) parking spots for employees. We only receive one or two clients at a time. Our business is limited to the construction industry and most of our clientele are local contractors.

We know the requirements of the calculated totals, but these parking requirements would hinder our ability to serve the construction industry. We are asking for consideration to reduce the requirement of the calculated total on-site parking to the actual number needed for our specific business; fourteen (14) on-site parking spaces.

Your consideration and time in the matter is greatly appreciated.

Sincerely,

Arlen E. Tillis

Senior Vice-President

Tibbetts Lumber Co. LLc.

3300 Fairfield Ave S., St Petersburg, FL 33712

727-322-1403

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Miranda Anaya**

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

RE: **Tibbetts Lumber Co. – Conditional Use CU-22-05**

DATE: **February 28, 2022**

Miranda:

In reply to your sufficiency letter, below are the applicant's responses:

1. Subject building is to be used for assembly/light manufacturing of doors; of such – 3,000 sq. ft. is identified for warehouse area for the product (finished and unfinished) as an accessory area to the proposed CU; the balance of building area is light manufacturing/assembly per the CU application.
2. Per LDC, "manufacturing" requires one (1) space per 625 sq. ft. The site plan shows 20 spaces. Per code, for this building size net 9,600 sq. ft. ("less covered area") 15 parking spaces are required.
3. The proposed building is > 25 feet off the right of way line, which meets code. It is located sixty (60) feet (MOL) off road centerline. This is a nominal deviation. The two (2) existing buildings to the north are closer to ROW and centerline. These long term structures have not presented any issues.

RECEIVED
FEB 28 2022
CU 22-05

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

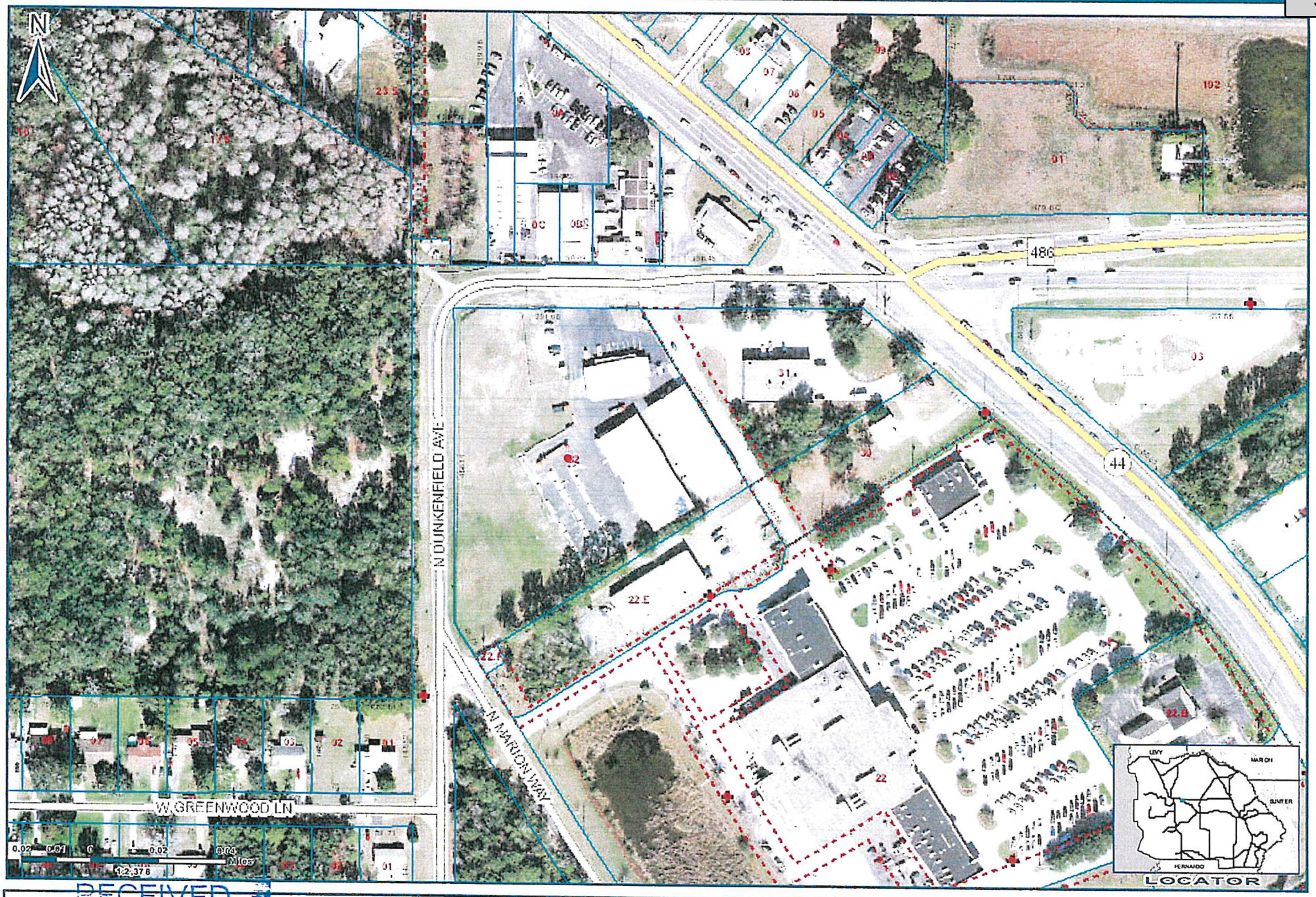
4. The single loading zone is for "new" light manufacturing/assembly building. There are a total of seven (7) such loading zones on the site plan.
5. This is a permitting issue and a standard CU condition.
6. This is not a sufficiency issue. Per LDC Section 4400(C)(7), the PDC can impose conditions and safeguards. Applicant requests, as a condition, that CU be subject to LDC PUD major/minor modification standards. (LDC Sect 4304). This provides protection to the County, abutters and applicant. It also provides applicant/owner site plan flexibility for minor adjustments.

See attached client letter on intensity of use as far as number of employees and parking. It further evidences that the CU use of light manufacturing/assembly has limited impacts on and offsite.

CAS/cv
cc: Arlen Tillis
Troy Burrell
Joanna Coutu

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

RECEIVED
FEB 28 2022
CU 22-05
Land Development Division



RECEIVED
CU22-05
FEB 04 2022
Development Division

Dunkenfield Property, LLC - Tibbetts Lumber

Geographic Information Systems

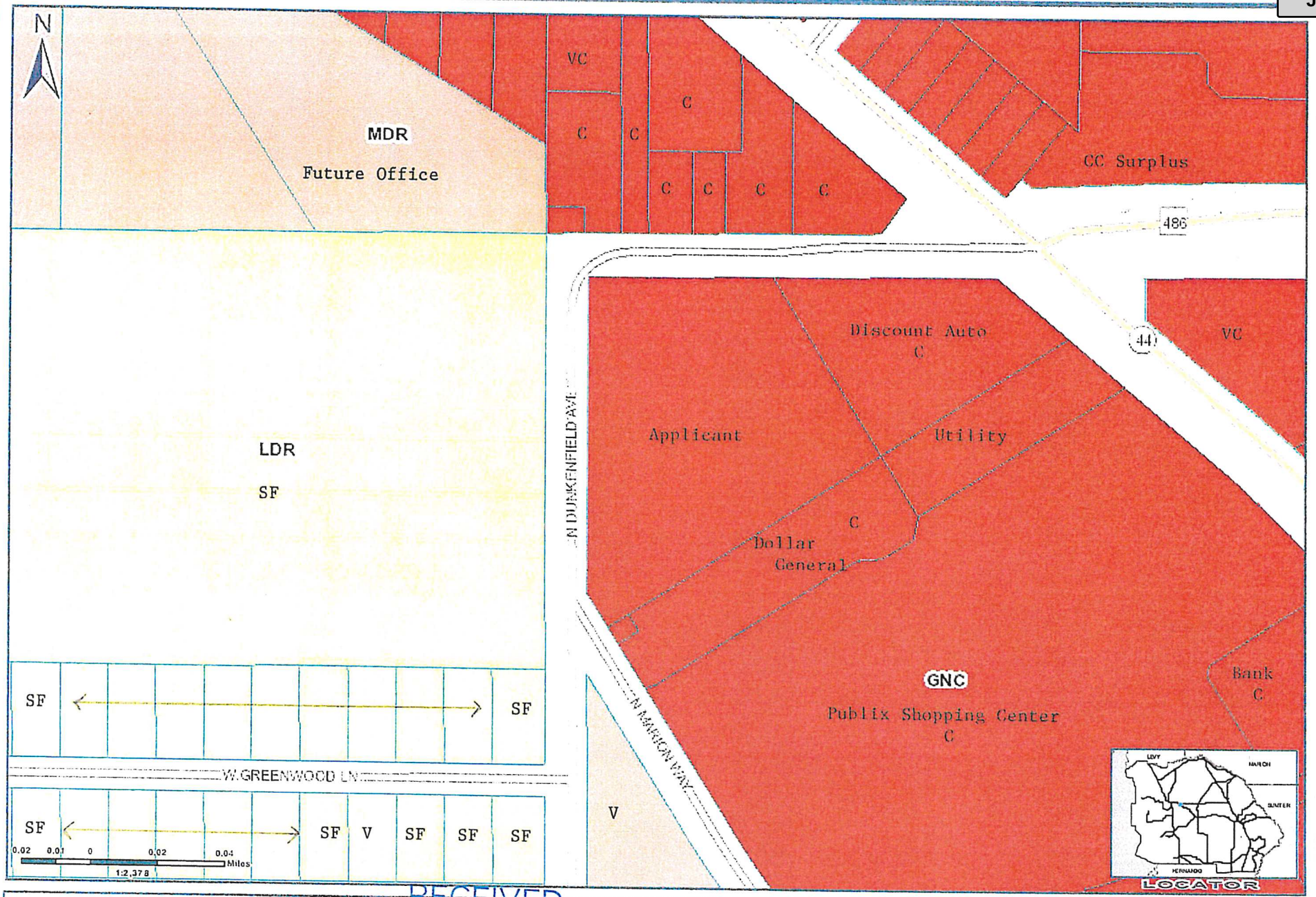
Cynthia Skelhorn
Director

Prepared By : Web User
Date: 1/31/2022
Source: Enterprise Geodatabase

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

Exhibit "C"

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



Legend:
SF – Single Family
V – Vacant VC – Vacant Commercial
C – Commercial

RECEIVED
CU 22-05
FEB 04 2022
Land Development Division

Abutter Land Use Map

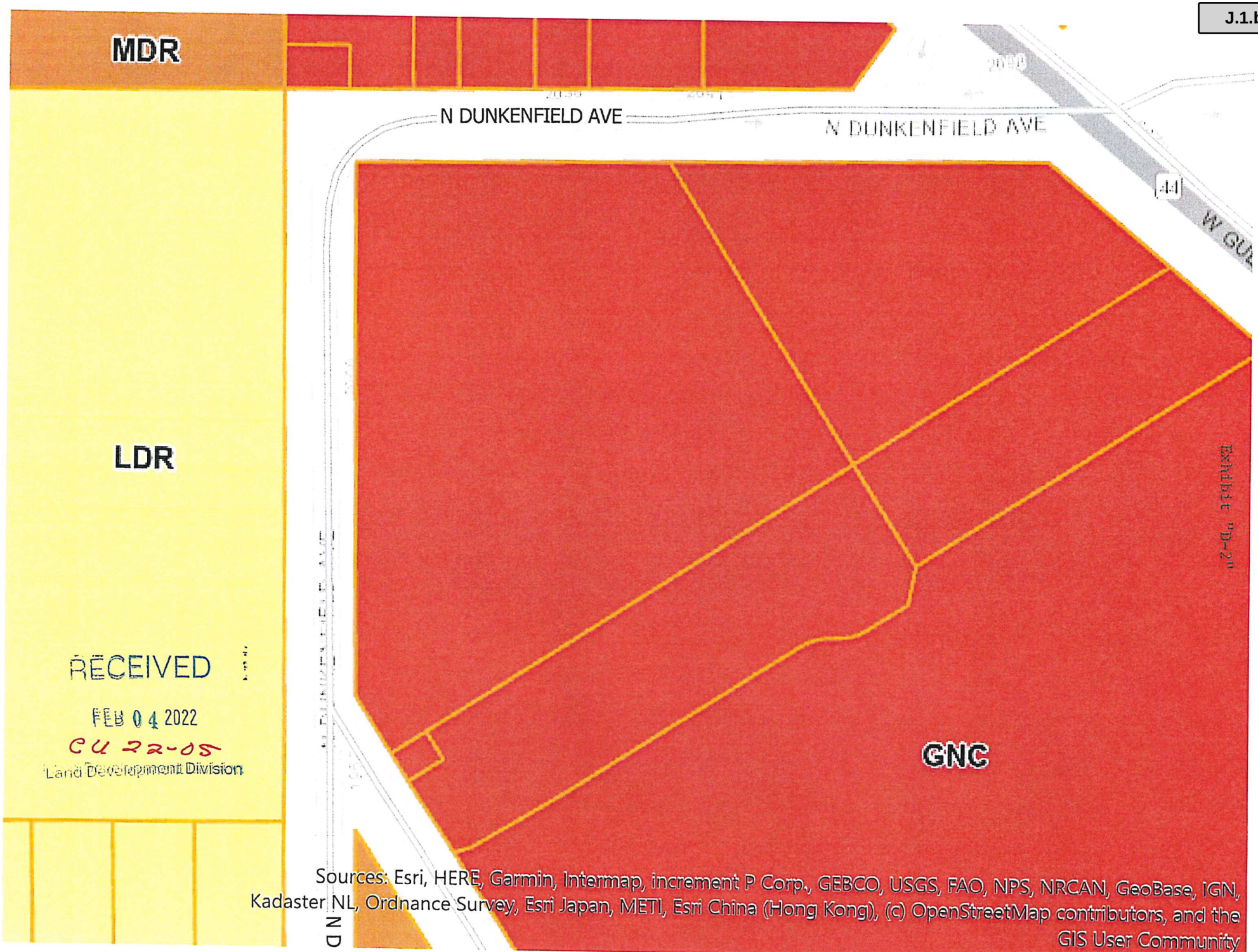
Geographic Information Systems

Prepared By : Web User
Date: 1/31/2022
Source: Enterprise Geodatabase
Copyright © 2014 Citrus County B.O.C.C.

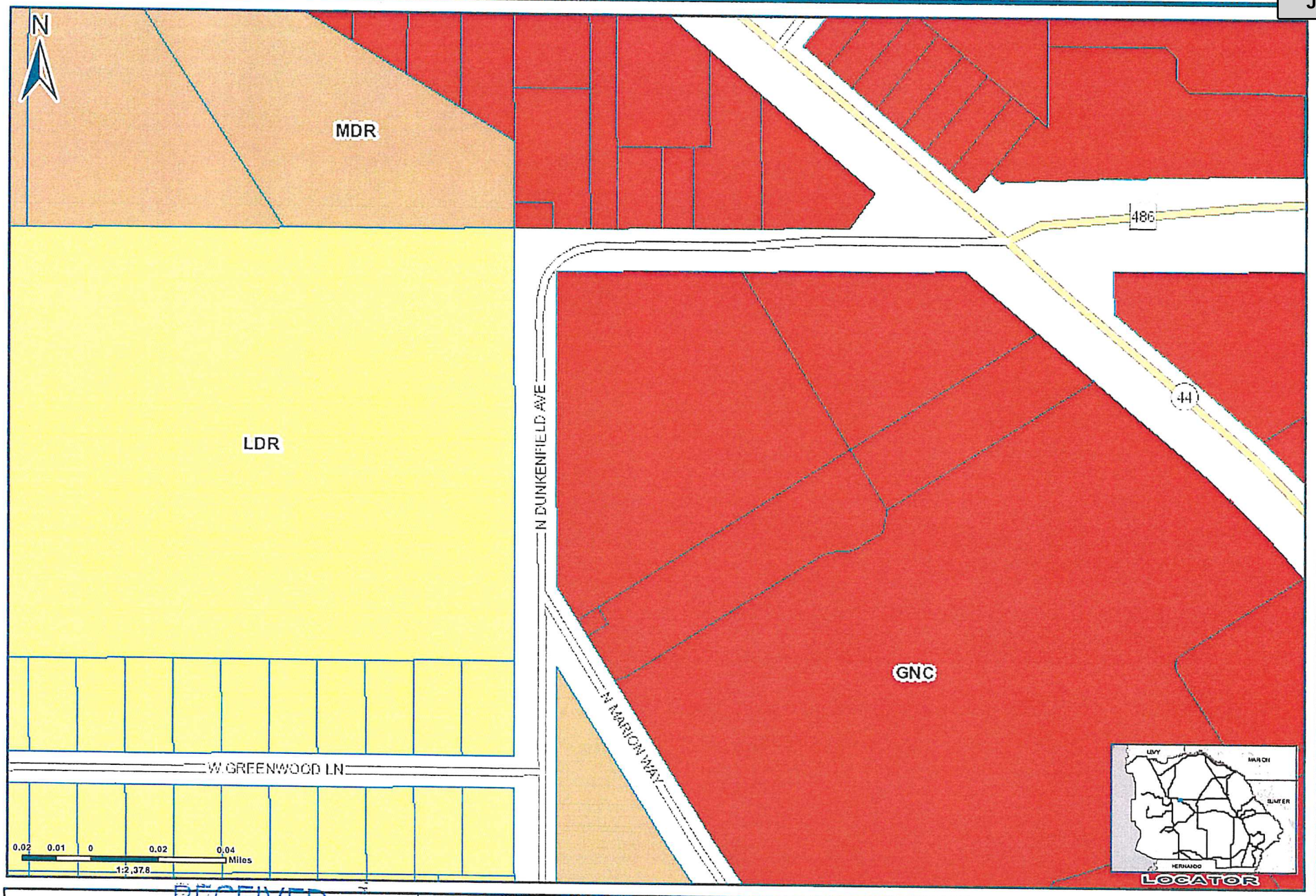
Cynthia Skelhorn
Director

Exhibit "D-1"

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



RECEIVED
C U 22-05
FEB 0 4 2022
Land Development Division

LDC Atlas Map

Geographic Information Systems

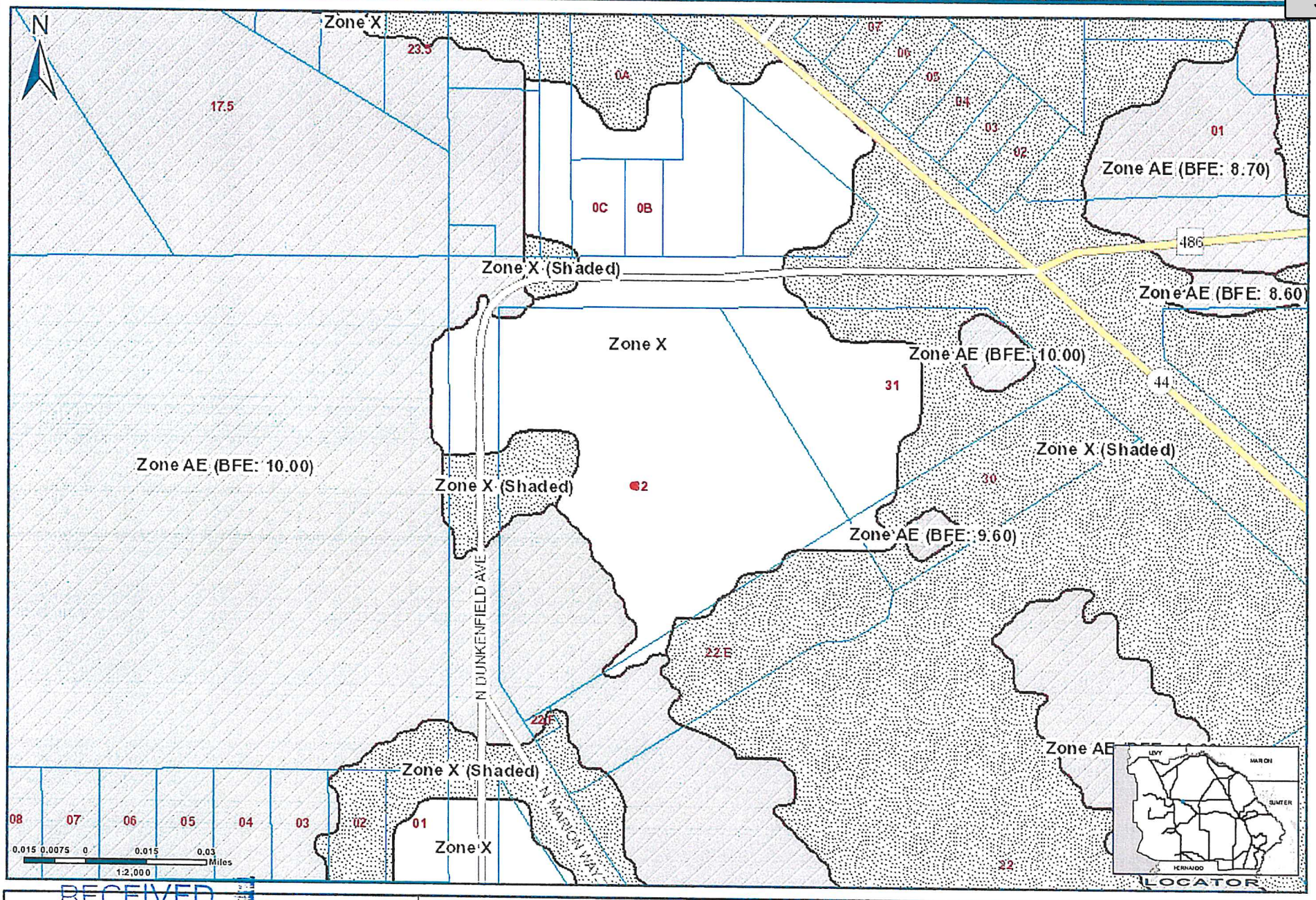
Prepared By : Web User
Date: 1/31/2022
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

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

Exhibit "D-3"

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



RECEIVED
CU 22-05
FEB 04 2022
Land Development Division

FIRM Map

Geographic Information Systems

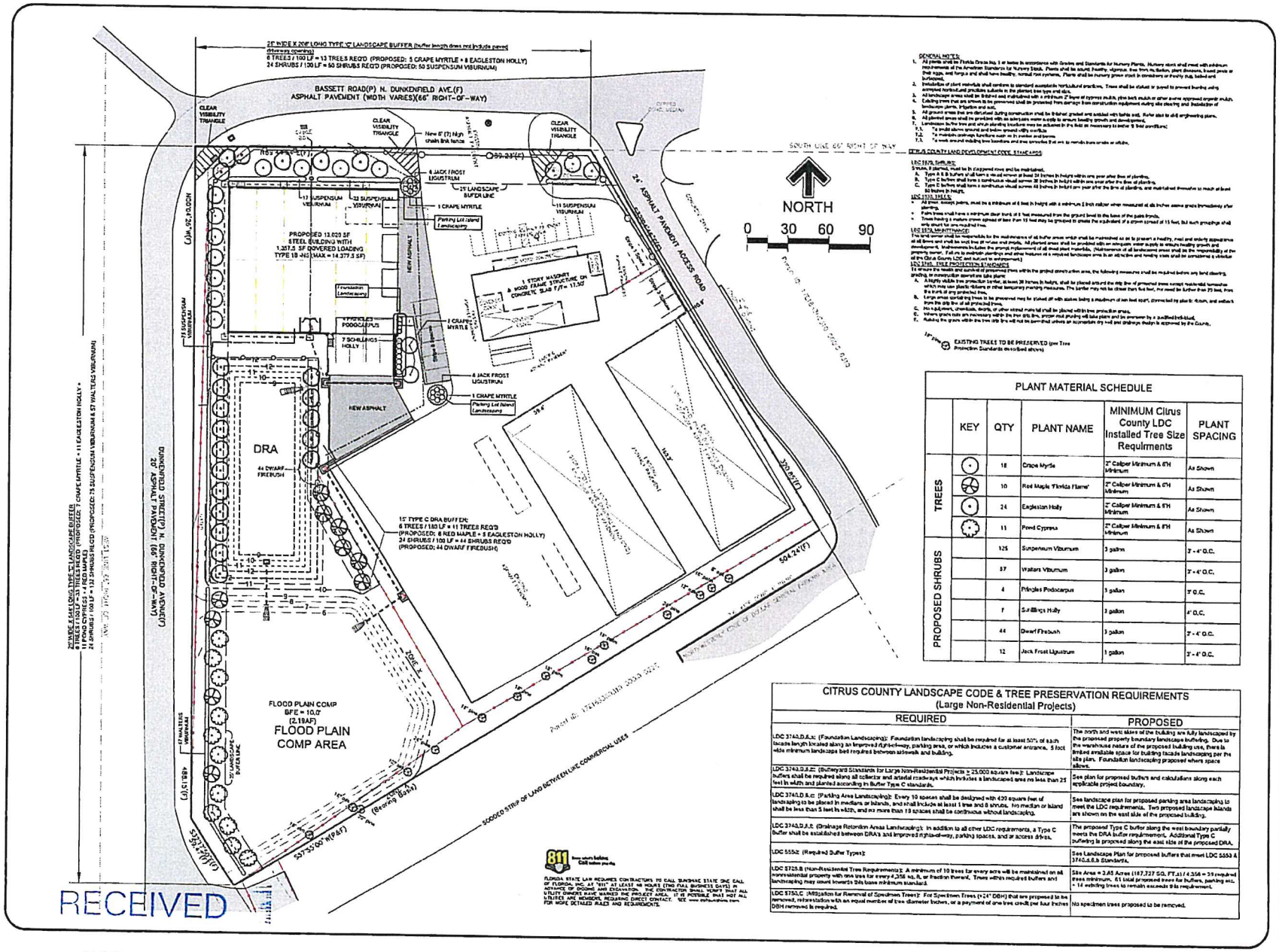
Prepared By : Web User
Date: 1/31/2022
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

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

Exhibit "D-4"

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



GENERAL NOTES:

1. All plants shall be Florida Grade No. 1 or better in accordance with Grades and Standards for Nursery Plants. Nursery stock shall meet with minimum requirements of the American Standards for Nursery Stock. Plants shall be sound, healthy, vigorous, free from, insect, plant diseases, insect pests or their eggs, and fungus and shall have healthy, normal root systems. Plants shall be nursery grown stock in containers or freshly dug, balled and burlapped.
2. Installation of plant materials shall conform to standard acceptable horticultural practices. Trees shall be staked or guyed to prevent leaning using accepted horticultural practices suitable to the planted tree type and size.
3. All landscape areas shall be finished and maintained with a minimum 2" layer of cypress mulch, pine bark mulch or other source approved organic mulch.
4. Existing trees that are to remain to be preserved shall be protected from damage from construction equipment during site clearing and installation of landscape plants, irrigation and sod.
5. All ground areas that are disturbed during construction shall be finished graded and sodded with bahia sod. Refer also to civil engineering plans.
6. All planted areas shall be provided with an adequate water supply to ensure healthy growth and development.
7. Landscape buffer tree and shrub planting locations may be adjusted in the field as necessary to avoid 5 feet conflicts:
   7.1. *As shown on plan
   7.2. *To maintain drainage flow/culvert
   7.3. *To work around existing tree branches and tree branches that are to remain from onsite or offsite.

CITRUS COUNTY LAND DEVELOPMENT CODE STANDARDS

LDC 3743, Setbacks:
Shrubs, if planted, must be in staggered rows and be maintained.
A. Type A & B buffers shall have a min.six rows at least 24 inches in height within one year after time of planting.
B. Type C buffers shall have a combination visual screen 36 inches in height within one year after the time of planting.
C. Type D buffers shall have a combination visual screen 48 inches in height one year after the time of planting, and maintained thereafter to reach at least 60 inches in height.

LDC 3743, Trees:
A. All trees, except palms, must be a minimum of 6 feet in height with a minimum 2 inch caliper when measured at dbh (inches above ground immediately after planting.
B. Palm trees shall have a minimum clear trunk of 8 feet measured from the ground level to the base of the palm fronds.
C. Trees having a mature crown spread of less than 15 feet may be grouped to create the equivalent of a crown spread of 15 feet, but such groupings shall only count for one required tree.

LDC 3743, Maintenance:
The owner, tenant and their agent, if any, shall be responsible for the maintenance of all buffer areas which shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. All planted areas shall be provided with an adequate water supply to ensure healthy growth and development. In addition, failure to replace the original requirement of all dead plant materials. (Maintenance of all landscape areas shall be the responsibility of the property owner. Fail ure to maintain plantings and other features as a required landscape area in an attractive and healthy state shall be considered a violation of this Citrus County LDC and subject to enforcement.)

LDC 3745, Tree Protection Standards:
To ensure the health and survival of preserved trees within the project construction area, the following measures shall be required before any land clearing, grading, or construction operations take place:
A. A highly visible tree protection barrier, at least 36 inches in height, shall be placed around the drip line of preserved trees to act as a visual indicator which may use plastic ribbons or other temporary marking measures. The barrier may not be closer than four feet, nor need be further than 25 feet, from the trunk of any protected tree.
B. Large areas containing trees to be preserved may be marked off with stakes being a maximum of one foot apart, connected by plastic ribbon, and setback from the drip line of all protected trees.
C. No equipment, chemicals, debris, or other stored materials shall be placed within the tree protection areas.
D. Where grade changes are necessary within the tree drip line, proper root pruning will take place and be overseen by a qualified individual.
E. Planting the grade within the tree drip line will not be permitted unless an appropriate dry well and drainage design is approved by the County.

PLANT MATERIAL SCHEDULE

	KEY	QTY	PLANT NAME	MINIMUM Citrus County LDC Installed Tree Size Requirments	PLANT SPACING
TREES		18	Crape Myrtle	2" Caliper Minimum & 6'H Minimum	As Shown
		10	Red Maple 'Florida Flame'	2" Caliper Minimum & 6'H Minimum	As Shown
		24	Eagleston Holly	2" Caliper Minimum & 6'H Minimum	As Shown
		11	Pond Cypress	2" Caliper Minimum & 6'H Minimum	As Shown
PROPOSED SHRUBS		125	Suspenum Viburnum	3 gallon	3' - 4' O.C.
		37	Walters Viburnum	3 gallon	3' - 4' O.C.
		4	Pringles Podocarpus	3 gallon	3' O.C.
		7	Schillings Holly	3 gallon	4' O.C.
		44	Dwarf Firebush	3 gallon	3' - 4' O.C.
		12	Jack Frost Ligustrum	1 gallon	3' - 4' O.C.

CITRUS COUNTY LANDSCAPE CODE & TREE PRESERVATION REQUIREMENTS
(Large Non-Residential Projects)

REQUIRED	PROPOSED
LDC 3743.D.8.a: (Foundation Landscaping): Foundation landscaping shall be required for at least 50% of each facade length located along an improved right-of-way, parking area, or which includes a customer entrance. 5 foot wide minimum landscape bed required between sidewalk and building.	The north and west sides of the building are fully landscaped by the proposed property boundary landscape buffering. Due to the warehouse nature of the proposed building use, there is limited available space for building facade landscaping per the site plan. Foundation landscaping proposed where space allows.
LDC 3743.D.8.b: (Buffering and Standards for Large Non-Residential Projects > 25,000 square feet): Landscape buffers shall be required along all collector and arterial roadways which includes a landscaped area no less than 25 feet in width and planted according to Buffer Type C standards.	See plan for proposed buffers and calculations along each applicable project boundary.
LDC 3743.D.8.c: (Parking Area Landscaping): Every 10 spaces shall be designed with 400 square feet of landscaping to be placed in medians or islands, and shall include at least 1 tree and 6 shrubs. No median or island shall be less than 5 feet in width, and no more than 10 spaces shall be continuous without landscaping.	See landscape plan for proposed parking area landscaping to meet the LDC requirements. Two proposed landscape islands are shown on the east side of the proposed building.
LDC 3743.D.8.f: (Drainage Retention Areas Landscaping): In addition to all other LDC requirements, a Type C Buffer shall be established between DRA's and improved rights-of-way, parking spaces, and or access drives.	The proposed Type C buffer along the west boundary partially meets the DRA buffer requirement. Additional Type C buffering is proposed along the east side of the proposed DRA.
LDC 5552: (Required Buffer Types):	See Landscape Plan for proposed buffers that meet LDC 5553 & 3743.C.8.b Standards.
LDC 5725.B (Non-Residential Tree Requirements): A minimum of 10 trees for every acre will be maintained on all nonresidential property with one tree for every 4,356 sq. ft. or fraction thereof. Trees within required buffers and landscaping may count towards this lease minimum standard.	Site Area = 2.45 Acres (107,727 SQ. FT.) / 4,356 = 25 required trees minimum. 61 total proposed trees for buffers, parking etc. + 14 existing trees to remain exceeds this requirement.
LDC 5750.C (Mitigation for Removal of Specimen Trees): For Specimen Trees (>24" DBH) that are proposed to be removed, reforestation with an equal number of tree diameter inches, or a payment of one tree credit per four inches DBH removed is required.	No specimen trees proposed to be removed.

FLORIDA STATE LAW REQUIRES CONTRACTORS TO CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT "811" AT LEAST 48 HOURS (TWO FULL BUSINESS DAYS) IN ADVANCE OF DIGGING AND EXCAVATION. THE CONTRACTOR SHALL VERIFY THAT ALL UTILITY OWNERS HAVE MARKED THE PROJECT AREA. IT IS POSSIBLE THAT NOT ALL UTILITIES ARE MEMBERS, REQUIRING DIRECT CONTACT. SEE www.callsunshine.com FOR MORE DETAILED RULES AND REQUIREMENTS.

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

Community Land Design, Inc.
Landscape Architecture
1773 East Cleveland Street
Hernando, FL 34442
Phone 352-637-1742
(E) paul@cld2000.com

Paul C. Gibbs
Registered Landscape Architect
FLA0001189
State of Florida

This item has been electronically signed and sealed by Paul C. Gibbs, Registered Landscape Architect using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Paul C. Gibbs, Landscape Architect LA0001189, State of Florida

Digitally signed by Paul C. Gibbs, Landscape Architect LA0001189, State of Florida
Date: 2021.11.02 13:04:39 -04'00'

TIBBETTS LUMBER SITE EXPANSION

1965 N Dunkenfield Ave
Crystal River, FL

Landscape Code & Tree Preservation Plan

DRAWN BY:	PCG
DATE:	11/01/21
SCALE:	1" = 30'

PLAN REVISIONS:

KEY	DATE	REVISIONS
1	00/00/00	
2	00/00/00	
3	00/00/00	

SHEET
L1 OF 1

Exhibit "F"

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -

Exhibit "G"

Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

January 27, 2022

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

Re: Dunkenfield Property, LLC – Conditional Use
Alternate Key No.: 1112711
Section 25, Township 18, Range 17

Dear Mr. Stillwell,

This letter is in response to your request on January 27, 2022, for a determination of whether sufficient landfill capacity exists for the above referenced Alternate Key Numbers.

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

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

Sincerely,

Dan Sherlock

Dan Sherlock
Acting Solid Waste Management Director

ds:jly

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

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

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

Exhibit "H"

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

01/27/2022

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

RE: Dunkenfield Property, LLC - Conditional Use
Alternate Key No.: 1112711

Dear Mr. Stillwell:

Citrus County Utilities currently has both potable water and wastewater capacity to serve the improvements described in your January 27, 2022 letter.

The public water system serving this vicinity is the Charles A. Black Water System (Public Water System ID. No. 609-4948), having a current permitted capacity of 14.544 million gallons per maximum day. A 8 inch diameter water main runs along N. Dunkenfield Ave. adjacent to a portion of the west property line of the above referenced parcel.

Sewer service to this vicinity is provided by the County;s Meadowcrest Wastewater Treatment Facility (Permit No.: FLA011845), having a current permitted capacity of 2.0 million gallons per annual average day. A 4 inch diameter sanitary sewer line runs along N. Dunkenfield Ave. adjacent to the north property line of the parcel. There is also a County lift station adjacent to the site in the southwest corner.

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

CITRUS COUNTY DEPT. OF WATER RESOURCES

Layne C. Cady, P.E.
Senior Engineer

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

Exhibit "I" –Application Text
Dunkenfield Property, LLC – Tibbetts Lumber
Alternate Key No.: 1112711
Crystal River, Florida 3.85 acres (MOL)

I. General Facts/Site Characteristics: The subject parcel is 3.85 acres (MOL), designated GNC. Parcel has the following existing GNC structures and uses:

a. Office/Retail – 4,458 – 3,000 office.
b. Warehouse 9,651 – 9651 warehouse(long-term use predating code).
c. Warehouse 9,567 – 3,000 warehouse (long-term use predating code).

Proposed expansion is 13,025 sq. ft.; 1,455 sq. ft. for assembly; 10,000 sq. ft. shipping warehouse. A shell building is proposed; FAR is 0.22. Proposed ISR is 0.57%. Site is serviced by central water and sewer. No environmental issues. Surrounding land uses are GNC along State Road 44. Site is located proximate to State Road 44/County Road 486 intersection is in Central Ridge and PSA. The new use door assembly involves a shell door and adding hardware – so the door can be hung in a structure and operate.

The following land use districts and current uses are as follows (see abutter use map Exhibit "D-1":

(1) North – GNC – vacant/restaurant
(2) East – GNC - retail
(3) South – MDR/vacant
(4) West- GNC – retail/auto repair/office

II. Compatibility: Surrounding area is high intensity GNC; site's previous use was a truss assembly area. There are no issues of compatibility. Warehousing predates code. Over years, GNC developed around existing site.

III. Plan Consistency: The site is in PSA; designated GNC. Proposed light manufacturing/assembly use meets conditional use standards of LDC. See V discussion below.

IV. Concurrency: There are no concurrency issues. Pending building permit No. 2021-15922 includes stormwater plans to code.

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

V. LDC Conditional Use Standards – Section 4500(c):

1. Plan Land Use and Density	LDC Sect. 2412 allows for light manufacturing/assembly with conditional use. In PSA – meets ISR/FAR.
2. Compatibility of use with adjacent uses	Significant GNC in the area. LIND uses are internal to structure(s) – no offsite impacts.
3. Use does not health, safety and welfare of abutting uses and land. a. Meets density/bulk vegetation's	a. Landscape plans attached as Exhibit "F".
b. Impacts to traffic/pedestrian	b. Existing traffic access points.
c. Fire Hazzard	c. Per code.
d. Noise, odor, glare, vibration at property line	d. None; as noted, and is within building – no noise.
e. Does not prevent adjacent property authorized use of property	e. No impact – abutting parcels on State Road 44 buildout.
f. Use does not violate any law/or regulation	f. Authorized as conditional use per code.
g. Use does not impact or impair public facilities and meets adopted standards.	g. Increased demand on public facilities is nominal.

VI. Conclusion: The proposed conditional use is reflective of construction industry service uses – retail, warehouse, limited assembly all located in one (1) parcel. Plan consistency is met; LDC conditional use standards are met.

RECEIVED
FEB 04 2022
CU 22-05
Land Developme

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

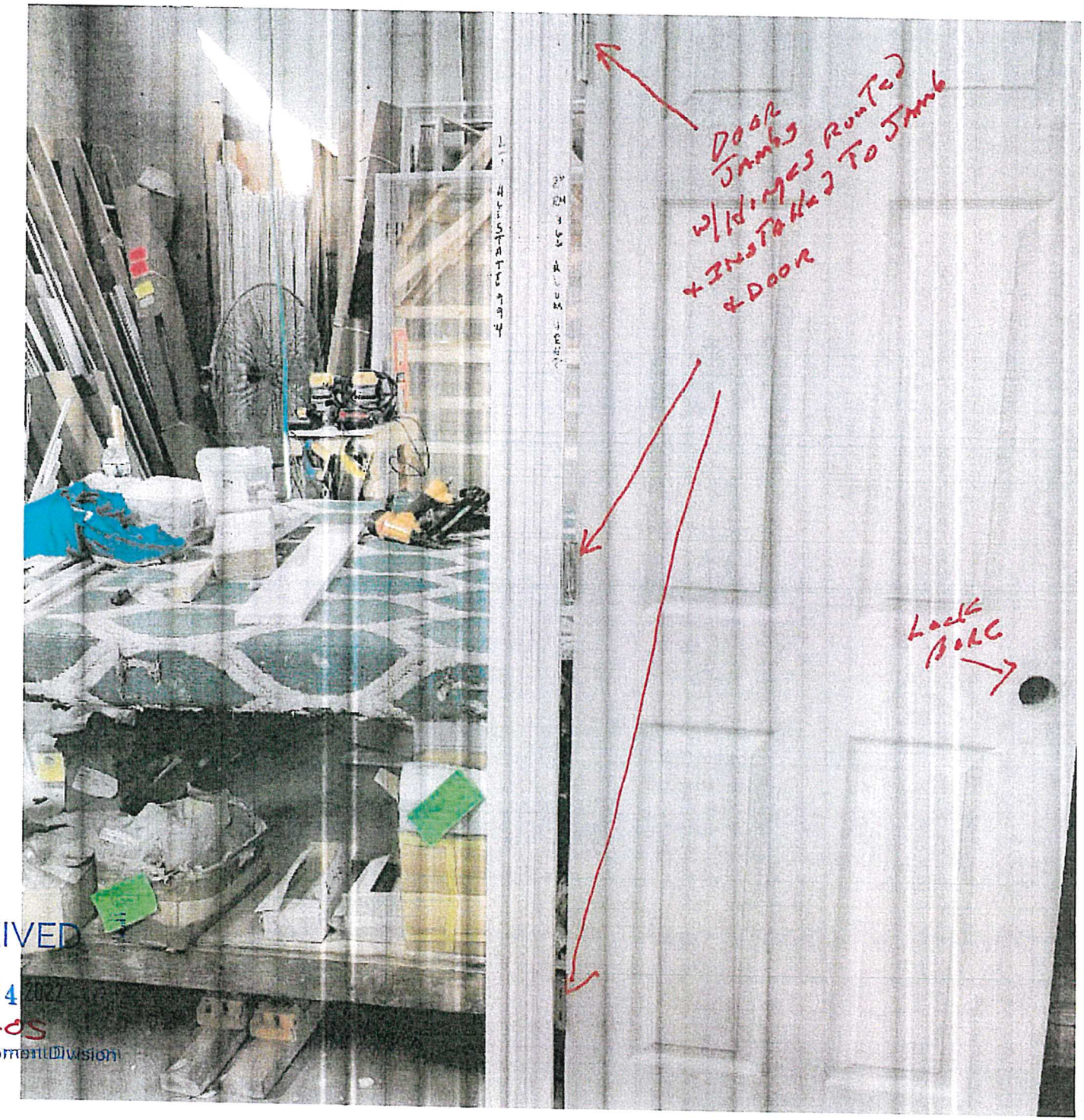


RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

Exhibit "J"



Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



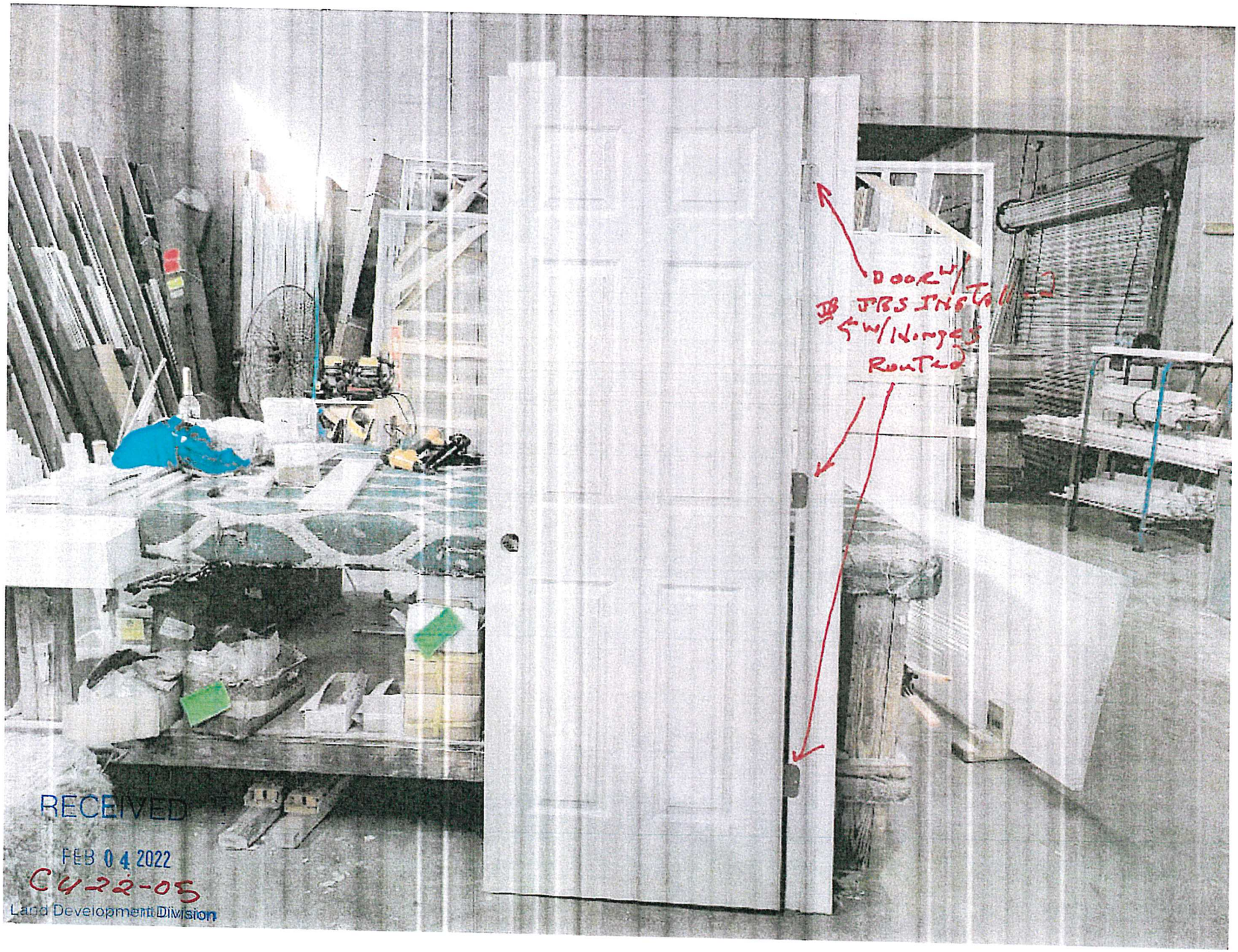
RECEIVED
FEB 04 2022
C422-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -

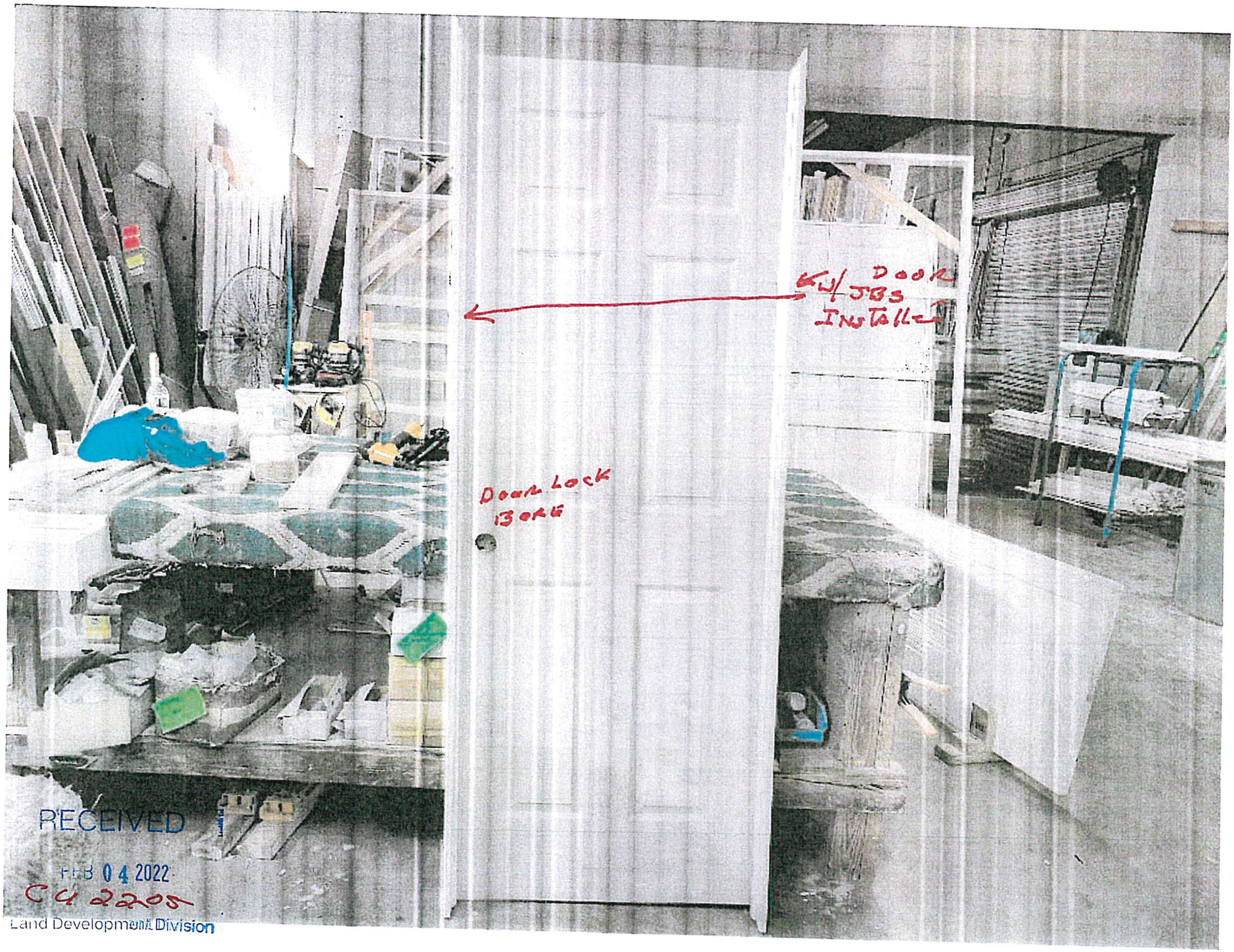


RECEIVED
FEB 04 2022
C422-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



RECEIVED
FEB 04 2022
CU 2205
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -

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

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

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

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

February 2, 2022

Hand Delivery

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

Re: Dunkenfield Property, LLC – Tibbetts Lumber – Conditional Use
Alternate Key No.: 1112711 – 3.85 acres (MOL)
Section 25, Township 18, Range 17

Dear Ms. Coutu:

On behalf of the owner, Dunkenfield Property, LLC – Tibbetts Lumber, we enclose the above noted conditional use application for light manufacturing/assembly on client's noted GNC parcel. The proposed conditional use will include the construction of a new steel building onsite of 13,000 sq. ft. (MOL). The purpose of conditional use is typical of the service industries associated with construction trades. The parcel use involves elements of warehousing (historical), retail and sales, display, office and onsite assembly/light manufacturing (LM) creating a finished door product provided to trades.

The subject site uses have been tied to construction industry for years (predating code). The conditional use represents a limited change in the scope of products to meet market. There are no offsite impacts; no hazardous materials/products tied to LM of doors. See photos – Exhibit "J" attached.

To allow site flexibility; the applicant would request that the conditional use can be relocated onsite without amendment to conditional use to existing structures provided size is not increased. Further that the conditional use be governed by LDC Section 4304 as to limited administrative amendment.

Please review for completeness and advise. A filing fee of $840.00 is enclosed. Thank you.

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

RECEIVED
FEB 04 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

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

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

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

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

RECEIVED
MAR 31 2022
CU 22-05
Land Development Division

MEMORANDUM

TO: **Miranda Anaya**

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

RE: **Tibbetts Lumber Co. – Conditional Use CU-22-05**

DATE: **March 31, 2022**

Miranda:

Attached is client's study of parking at the noted facility. In reviewing such, be cognizant that the application notes the new building for door assembly will not have any retail sales. The existing office showroom facility does have limited retail sales. The study identifies the use thereof by employees and retail customers. As to Tibbetts Lumber, like many other businesses, their activities are more and more done via phone, text, email etc. Please include in the backup material for PDC. Thank you

CAS/cv
Enclosure
cc: Client
Joanna Coutu
Denise Lyn, Esquire

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

Crystal River Customer / Employee Traffic

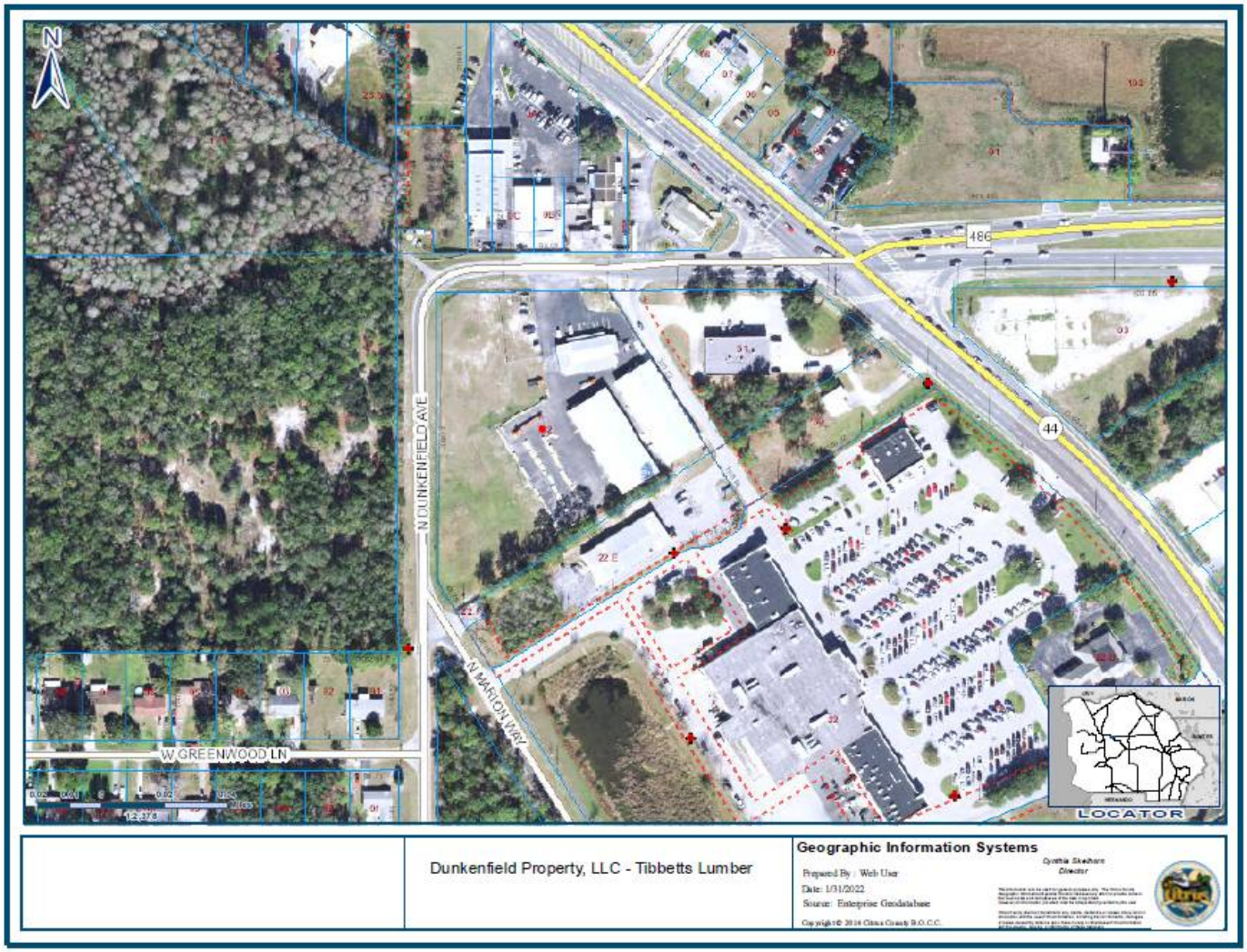
Date	Morning			Afternoon	
	Employees	Customers		Employees	Customers
3/21/2022	19	2		16	1
3/22/2022	21	1		12	0
3/23/2022	19	1		14	2
3/24/2022	20	1		16	0
3/25/2022	21	2		15	1
3/28/2022	21	2		21	1
3/29/2022	21	0		15	1
3/30/2022	19	1		16	2
3/31/2022	21	0			
Total					

RECEIVED
MAR 31 2022
CU 22-05
Land Development Division

Attachment: CU 22-05 Application (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

CU-22-05
Clark A. Stillwell
Law Office of Clark A. Stillwell for Tibbetts Lumber
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com

Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -


TIBBETTS



Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -

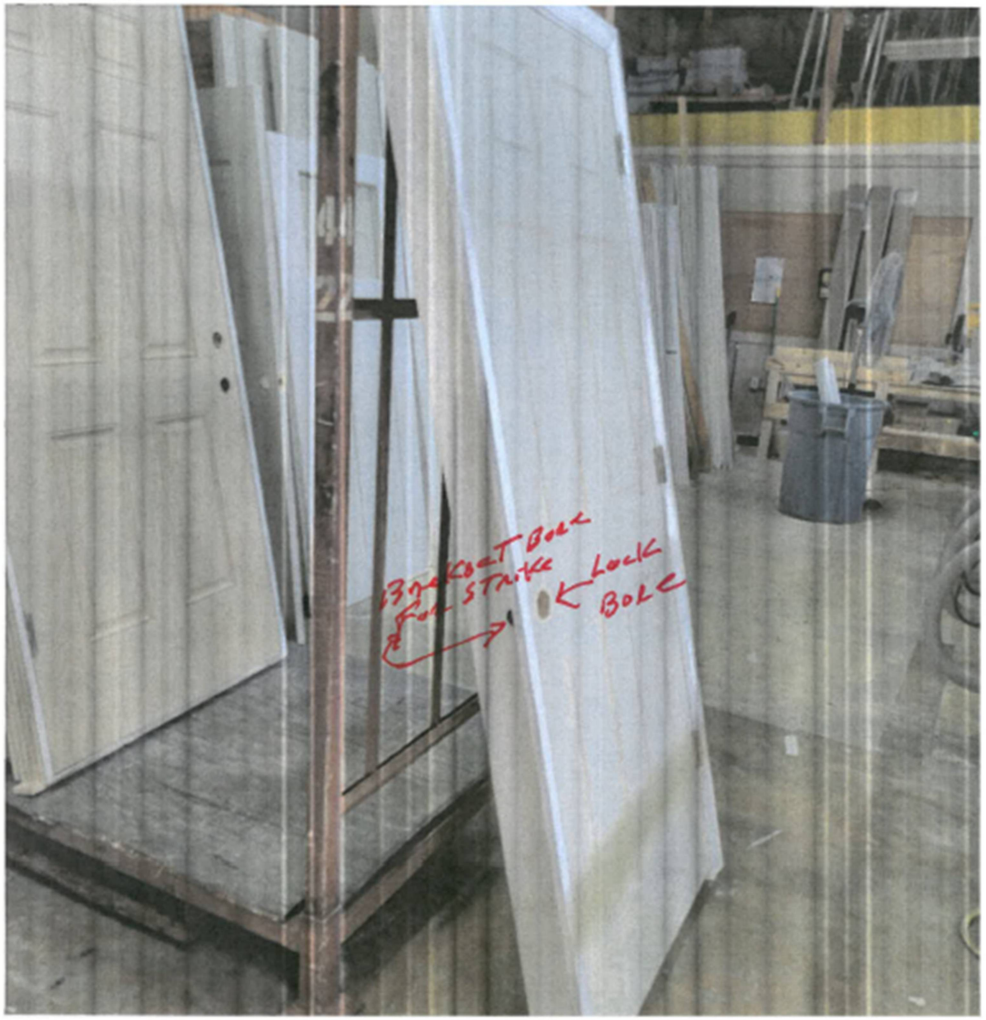


Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -





Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



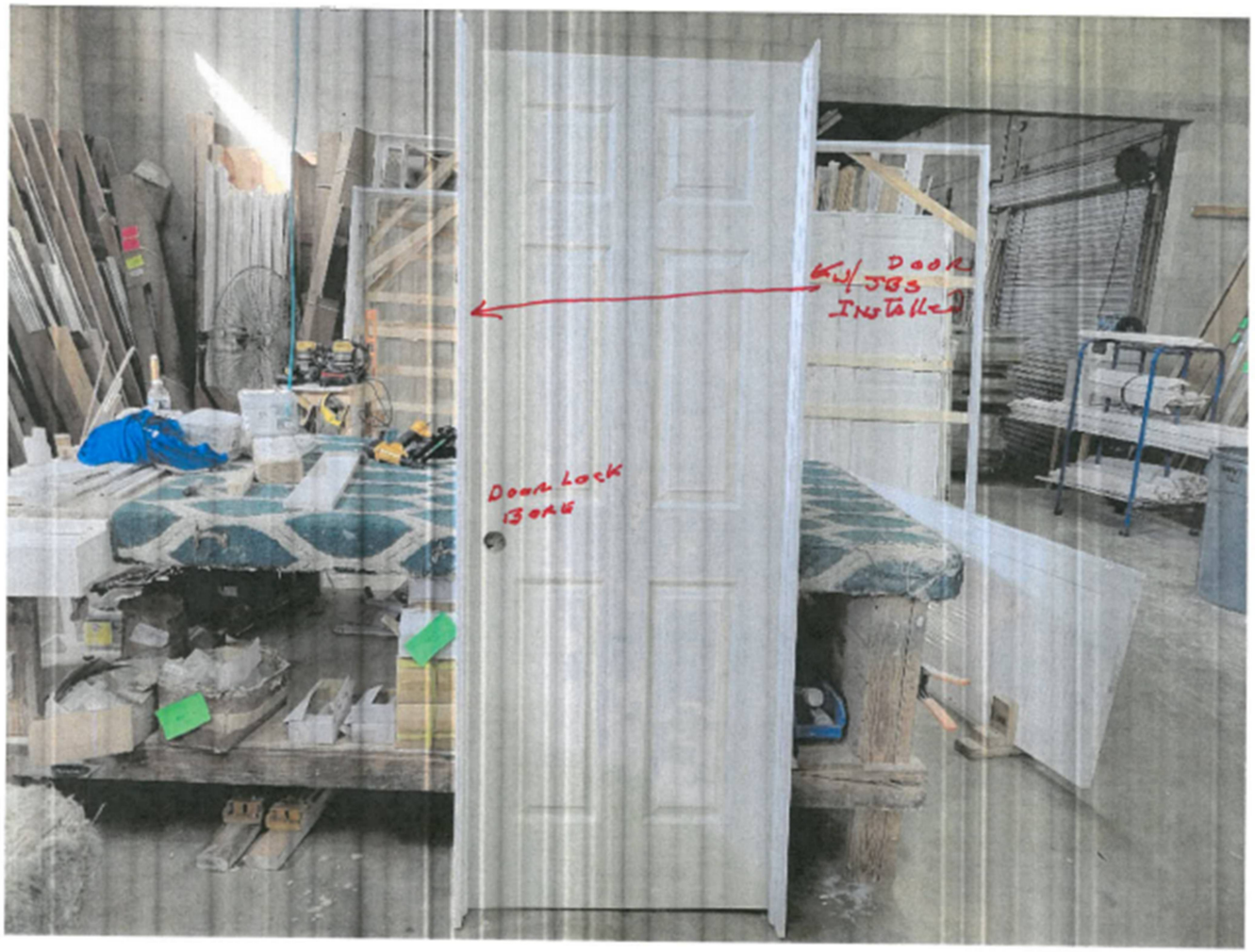
Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



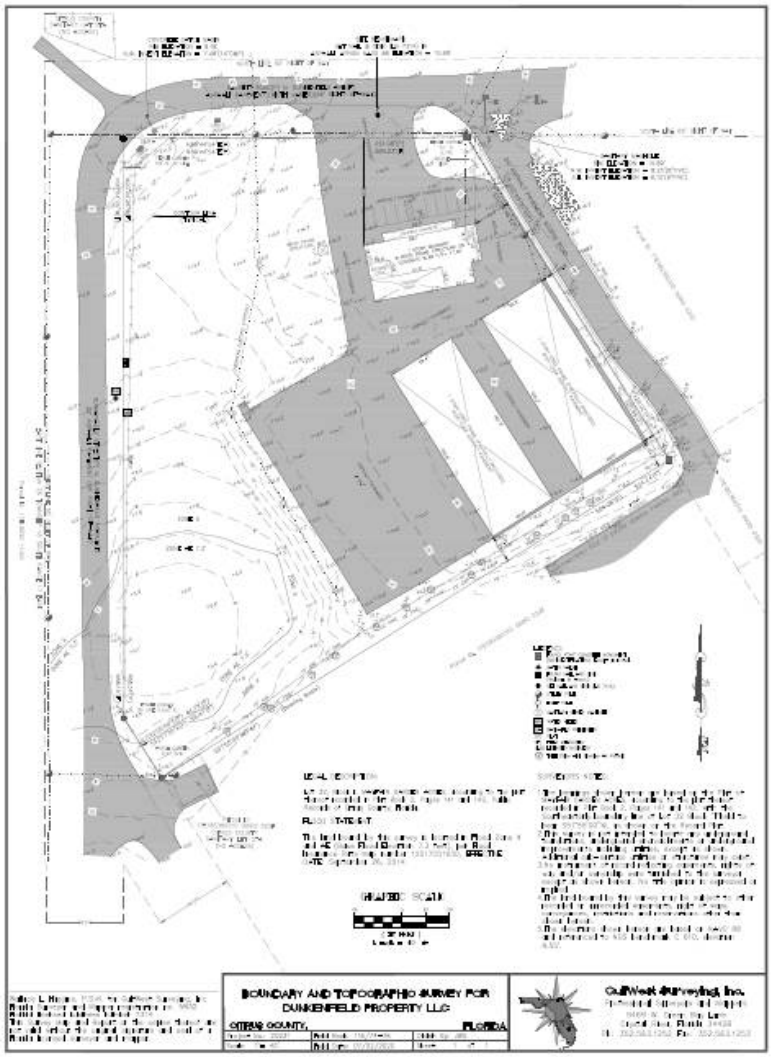
Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



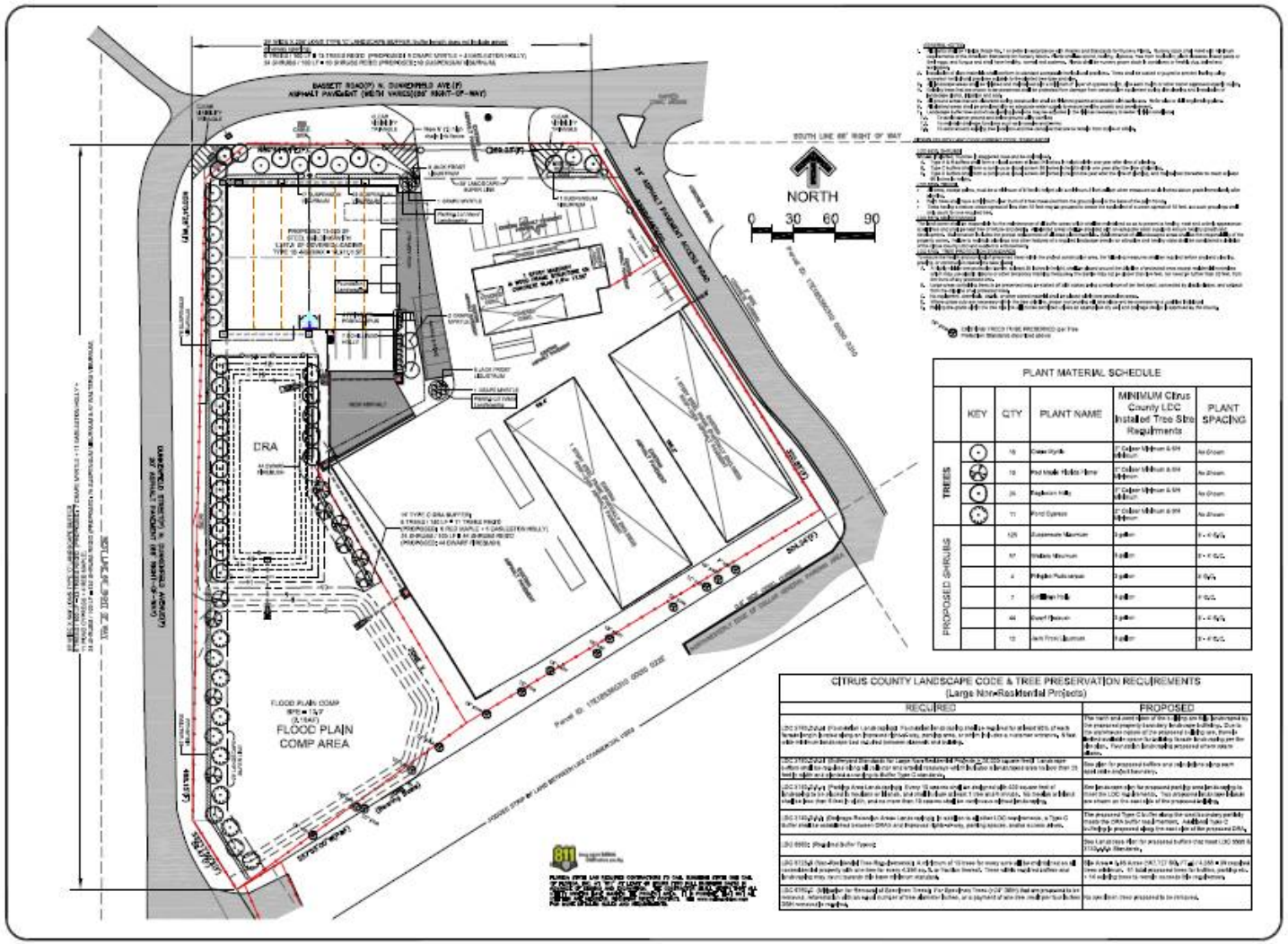
Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -

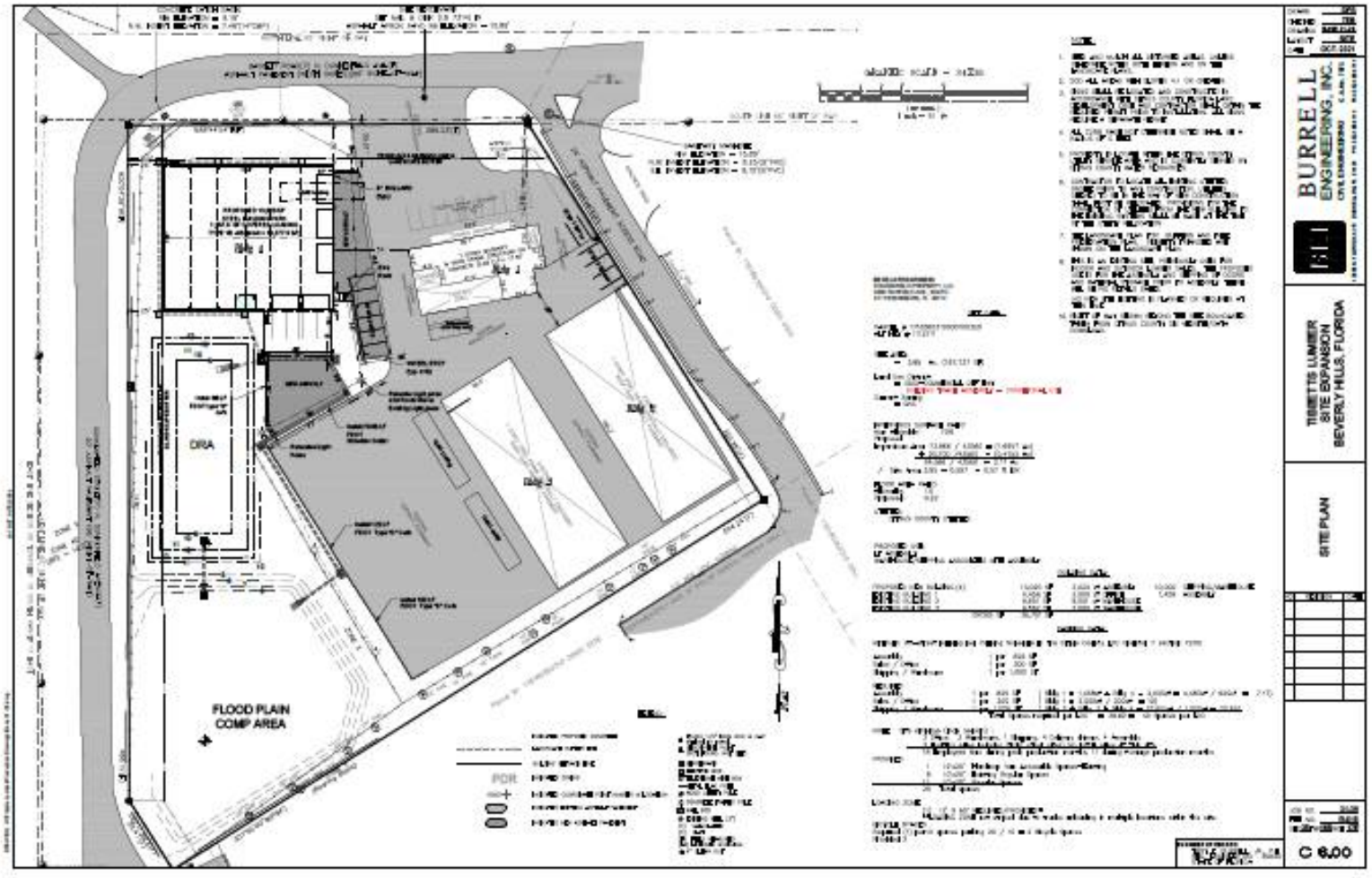


Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -



Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -


BASSETT ROAD(P) N. DUNKENFIELD AVE.(P)
ASPHALT PAVEMENT (WIDTH VARIES)(66' RIGHT-OF-WAY)
SOUTH LINE 66' RIGHT OF WAY
NORTH
0 30 60 90
24' ASPHALT PAVEMENT ACCESS ROAD
DRA
FLOOD PLAIN COMP AREA
FLOOD PLAIN COMP
SPOT=10' (RIPAP)
SPOT=10' (RIPAP)
SNGA(P)
SNGA(P)
PROPOSED 10-SEAT BY STEEL OR LIKE/LIKE COVERED GAZEBO TYPE 10-GAZEBO ● 10'x10'-0"
PROPOSED 1-STORY BUILDING W/ WOOD STRUCTURE ON CONCRETE SLAB FLR= 77.00
PROPOSED 1-STORY BUILDING W/ WOOD STRUCTURE ON CONCRETE SLAB FLR= 77.00
PROPOSED 2-STORY BUILDING W/ WOOD STRUCTURE ON CONCRETE SLAB FLR= 77.00
PROPOSED 1



Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -

LDC CU Standard	Applicant Response
Plan Land Use and Density	LDC Sect. 2412 allows for light manufacturing/assembly with conditional use. In PSA – meets ISR/FAR.
Compatibility of use with adjacent uses	Significant GNC in the area. LIND uses are internal to structure(s) – no offsite impacts.
Use does not violate health, safety and welfare of abutting uses and land. a. Meets density/bulk vegetation's b. Impacts to traffic/pedestrian c. Fire hazard d. Noise, odor, glare, vibration at property line e. Does not prevent adjacent property authorized use of property f. Use does not violate any law/or regulation g. Use does not impact or impair public facilities and meets adopted standards	a. Landscape plans Page 10 of power point. B. Existing traffic access points. c. Per code. d. None; as noted, and is within building – no noise. e. No impact – abutting parcels on State road 44 buildout. f. Authorized as conditional use per code. g. Increased demand on public facilities is nominal.

Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -

Employee Customer Parking Counts

Date	A.M. Employees	A.M. Customers	P.M. Employees	P.M. Customers
3/21/2022	19	2	16	1
3/22/2022	21	1	12	0
3/23/2022	19	1	14	2
3/24/2022	20	1	16	0
3/25/2022	21	2	15	1
3/28/2022	21	2	21	1
3/29/2022	21	0	15	1
3/30/2022	19	1	16	2
3/31/2022	21	0		
Average	20.23	1.12		

See footnotes on the next page

Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -

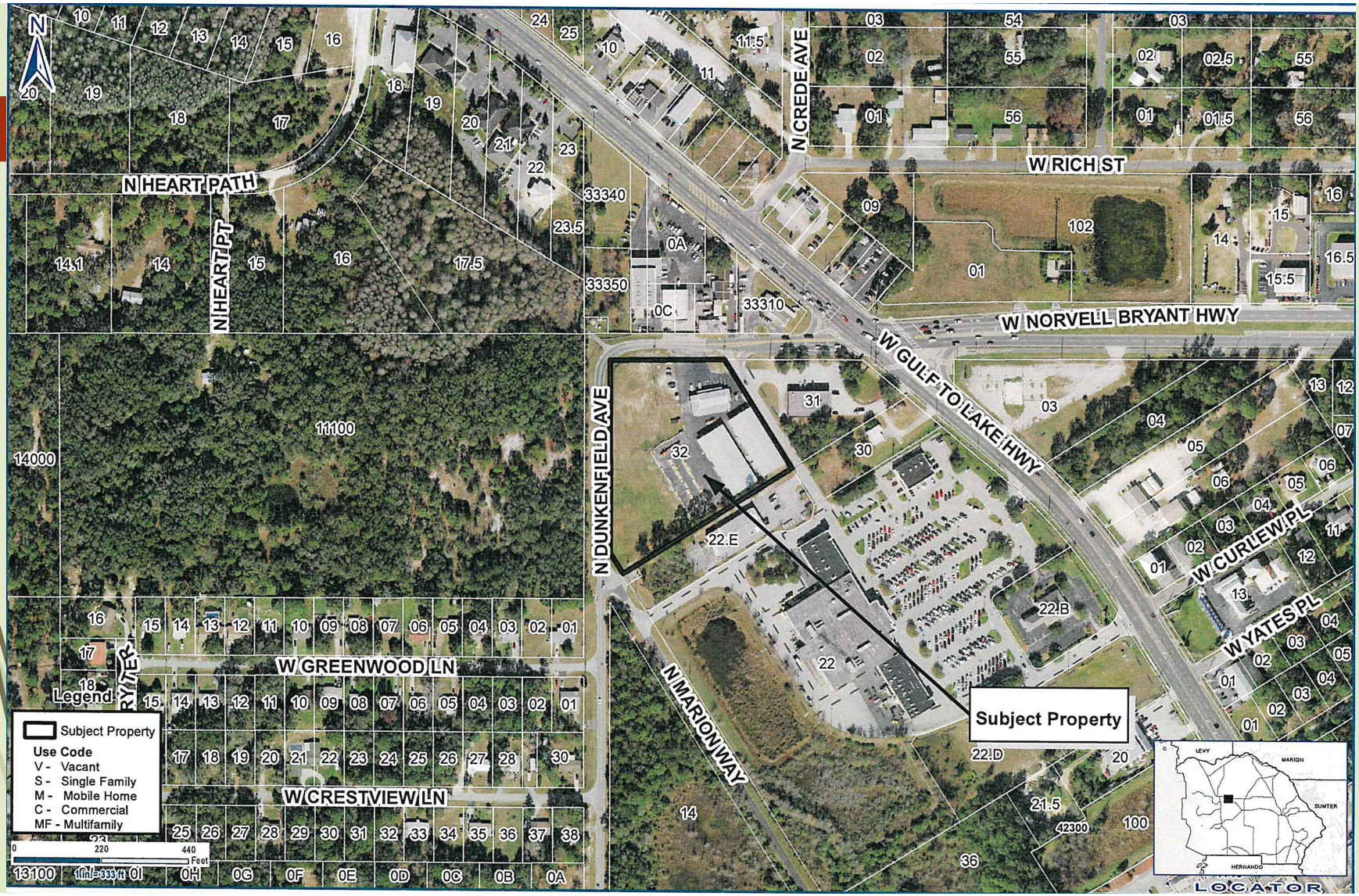
1. Office/sales (existing building) – Hours 7:00 AM – 5:00 PM (Mon.-Fri.).
2. Traffic Counts – Dunkenfield – 4,104.00 ADT; 385.50 PM Peak Hour - Citrus County Traffic Station #1401.
3. Per Client:
    a. Offsite delivery of building materials average six (6) loads per day. Three (3) different type/size vehicles utilized;
    b. Receiving, the site averages six (6) 25 ft. curtain side trailers per week; with 1-2 tractor trailer deliveries per week.
4. That portion of Dunkenfield Road located in a residential area, prohibits any truck traffic – all site truck traffic utilizes State Road 44.

Attachment: Applicant Power Point (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC -

CU-22-05 Clark A. Stillwell for Dunkenfield Property LLC- Tibbetts Lumber

1965 N. Dunkenfield Ave., Crystal River, Fl

Attachment: CU 22-05 Planner PowerPoint (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property,


N
N HEART PATH
N HEART PT
N CREDE AVE
W RICH ST
W NORVELL BRYANT HWY
W GULF TO LAKE HWY
N DUNKENFIELD AVE
N MARION WAY
W CURLEW PL
W YATES PL
W GREENWOOD LN
W CREST VIEW LN
RYTER
Subject Property
22.D
Legend
Subject Property
Use Code
V - Vacant
S - Single Family
M - Mobile Home
C - Commercial
MF - Multifamily
0 220 440 Feet
1in = 333 ft
LEVY
MARION
SUMTER
HERNANDO
LOCATOR


STOP
15




TIBBETTS LUMBER CO.



HUTTIG

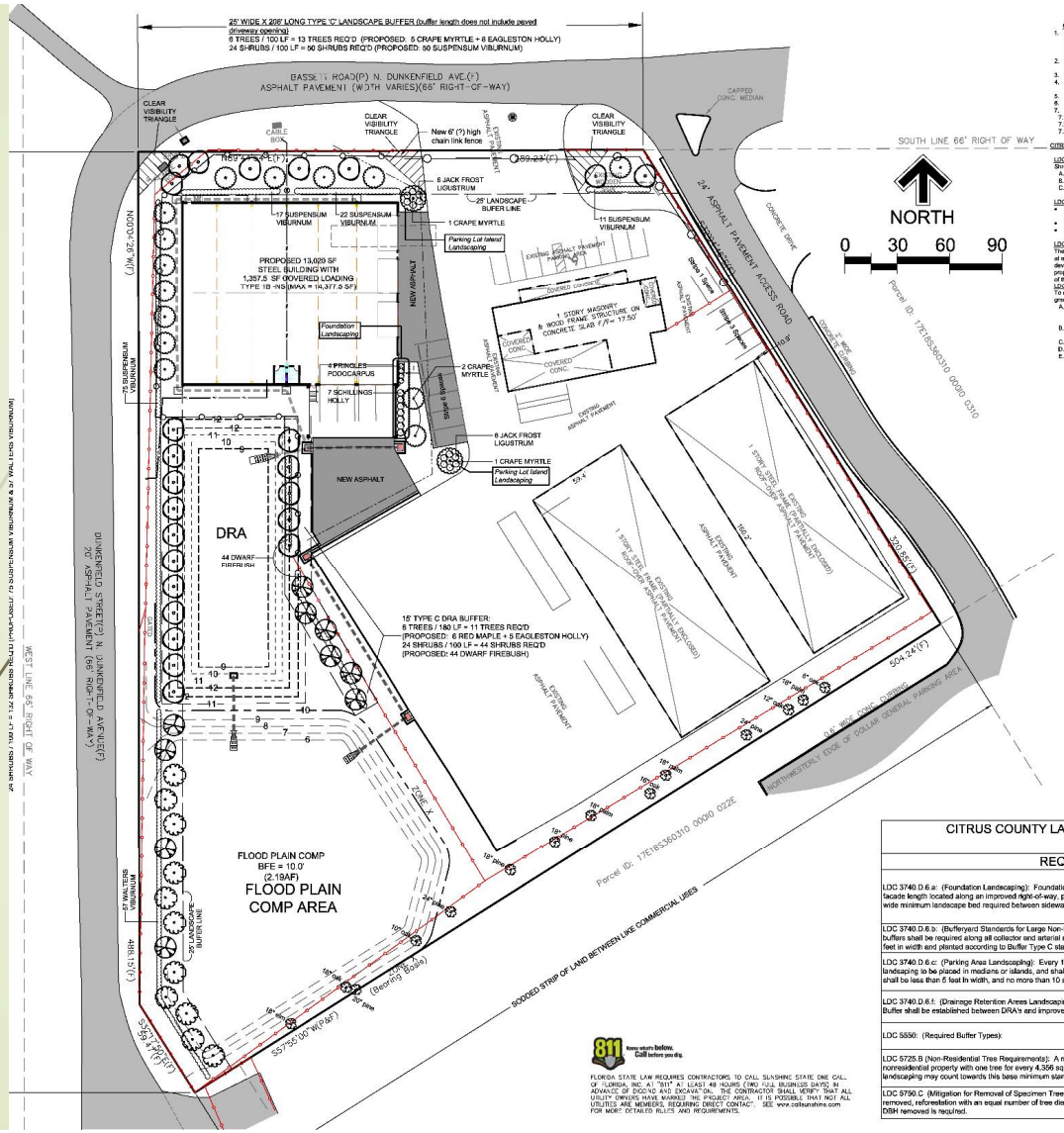


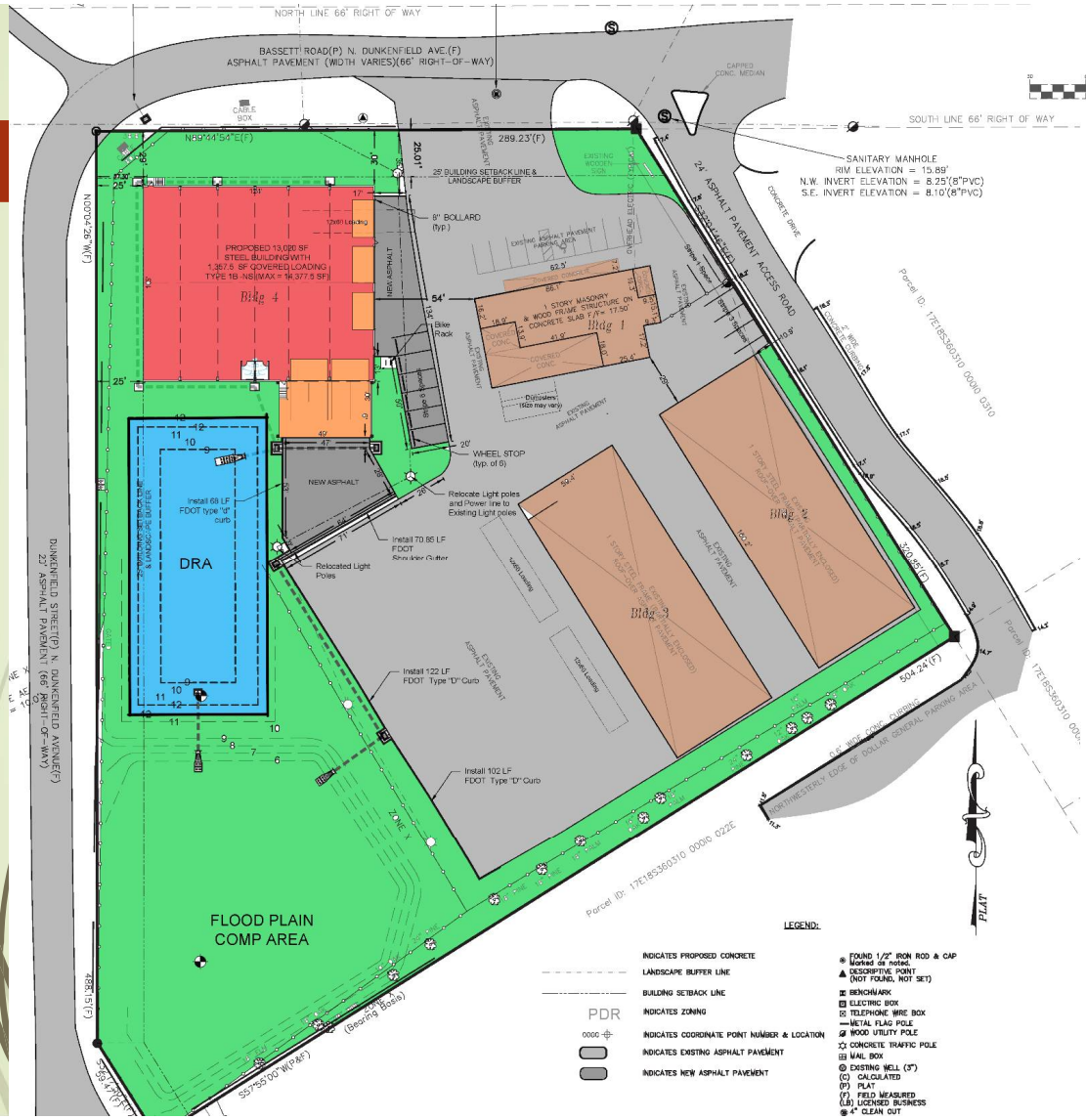









25' WIDE X 208' LONG TYPE 'C' LANDSCAPE BUFFER (buffer length does not include paved driveway opening)
6 TREES / 100 LF = 13 TREES REQ'D (PROPOSED: 6 CRAPE MYRTLE + 6 EAGLESTON HOLLY)
24 SHRUBS / 100 LF = 50 SHRUBS REQ'D (PROPOSED: 50 SUSPENSUM VIBURNUM)
BASSETT ROAD(P) N. DUNKENFIELD AVE.(?)
ASPHALT PAVEMENT (WIDTH VARIES)(66' RIGHT-OF-WAY)
SOUTH LINE 66' RIGHT OF WAY
24' ASPHALT PAVEMENT ACCESS ROAD
NORTH
0 30 60 90
PROPOSED 13,023 SF STEEL BUILDING WITH 1,357.5 SF COVERED LOADING TYPE 1B -NS (MAX = 14,377.0 SF)
1 STORY MASONRY & WOOD FRAME STRUCTURE ON CONCRETE SLAB F.F.= 17.50'
NEW ASPHALT
DRA
FLOOD PLAIN COMP AREA
FLOOD PLAIN COMP BFE = 10.0' (2.19AF)
DUNKENFIELD STREET(?) N. DUNKENFIELD AVENUE(E)
20' ASPHALT PAVEMENT (66' RIGHT-OF-WAY)
WEST LINE 66' RIGHT OF WAY
15' TYPE C DRA BUFFER:
6 TREES / 180 LF = 11 TREES REQ'D
(PROPOSED: 6 RED MAPLE + 5 EAGLESTON HOLLY)
24 SHRUBS / 100 LF = 44 SHRUBS REQ'D
(PROPOSED: 44 DWARF FIREBUSH)
SODDED STRIP OF LAND BETWEEN LIKE COMMERCIAL USES
NORTHWESTERLY EDGE OF DOLLAR GENERAL PARKING AREA
Parcel ID: 17E18S360010 0000 022E
Parcel ID: 17E18S360010 0000 0310
S57°35'00"W (P&F)
504.24'(P)
503.83'(M)
CLEAR VISIBILITY TRIANGLE
CAPPED CONC. MEDIAN
CONCRETE DRIVE
8 JACK FROST LIGUSTRUM
1 CRAPE MYRTLE
Parking Lot Island Landscaping
28' LANDSCAPE BUFFER LINE
11 SUSPENSUM VIBURNUM
17 SUSPENSUM VIBURNUM
22 SUSPENSUM VIBURNUM
75 SUSPENSUM VIBURNUM
Foundation Landscaping
4 PRINGLES PODOCARPUS
7 SCHILLINGS HOLLY
2 CRAPE MYRTLE
44 DWARF FIREBUSH
New 6' (?) high chain link fence
EXISTING ASPHALT PAVEMENT
EXISTING CONC. SIDEWALK
EXISTING CONC. CURB & GUTTER
EXISTING ASPHALT PAVEMENT (PARTIALLY ENCLOSED)
EXISTING ASPHALT PAVEMENT (PARTIALLY ENCLOSED)
EXISTING ASPHALT PAVEMENT
EXISTING ASPHALT PAVEMENT
EXISTING ASPHALT PAVEMENT



NOTE:

1. SEED AND MULCH ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED BOTH HEREON AND ON THE LANDSCAPE PLANS.
2. SOD ALL AREAS WITH SLOPES 4:1 OR GREATER.
3. SIGNS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CITRUS COUNTY FLORIDA LAND DEVELOPMENT CODE AND CONTRACTOR SHALL OBTAIN THE REQUIRED PERMIT PRIOR TO INSTALLATION. ALL SIGNS REQUIRE A SEPARATE PERMIT.
4. ALL CURB RADII NOT OTHERWISE NOTED SHALL BE A RADIUS OF 5 FEET.
5. PROPERTY IS LOCATE WITHIN THE CITRUS COUNTY UTILITY SERVICE AREA AND IS CURRENTLY SERVED BY CITRUS COUNTY WATER RESOURCES.
6. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES ONSITE PRIOR TO ANY CONSTRUCTION. UTILITIES DEEMED TO BE IN THE WAY OF NEW CONSTRUCTION SHALL FIRST BE RELOCATED. PROVISIONS FOR THE CONNECTION OF UTILITIES FROM THE NEW BUILDING TO THE EXISTING SYSTEMS SHALL BE MADE AT THE TIME OF THE UTILITY RELOCATION.
7. SEE LANDSCAPE PLAN FOR BUFFERS AND TREE PRESERVATION PLAN. VISIBILITY TRIANGLES ARE SHOWN ON THE LANDSCAPE PLAN.
8. THIS IS AN EXISTING SITE, PREVIOUSLY USED FOR INDOOR AND OUTDOOR LUMBER SALES. THE PROPOSED USE IS FOR THE ASSEMBLY AND SHIPPING OF DOORS AND MATERIAL STORAGE PRIOR TO ASSEMBLY. THERE WILL BE NO RETAILS SALES.

   NO NEW SITE LIGHTING IS PLANNED OR REQUIRED AT THIS TIME.
10. RIGHT OF WAY SHOWN BEYOND THE SITE BOUNDARIES TAKEN FROM CITRUS COUNTY GIS WEBSITE/DATA DOWNLOAD.

DEVELOPER/OWNER:
DUNKENFIELD PROPERTY, LLC
3300 FAIRFIELD AVE., SOUTH
ST. PETERSBURG, FL 33712

SITE DATA:

PARCEL # 17183603100001003 20
ALT KEY # 1112711

SITE AREA
= 3.85 Ac. (167,727 SF)

Land Use District
= 1000-COMMERCIAL OFF HWY
BUILDING TRADE ASSEMBLY – CONDITIONAL USE
Current Zoning
= GNC

IMPERVIOUS SURFACE RATIO
Max Allowable: 70%
Proposed
Impervious Area 73,866 / 43560 = (1.6957 Ac)
+ 20,700 /43560 = (0.4752 Ac)
94,566 / 43560 = 2.17 Ac
/ Site Area 3.85 = 0.567 = 0.57 % ISR

FLOOR AREA RATIO
Allowable: 1.0
Proposed: 0.22

UTILITIES
CITRUS COUNTY UTILITIES

PROPOSED USE:
LT ASSEMBLY
WAREHOUSE/SHIPPING ASSOCIATED WITH ASSEMBLY

BUILDING DATA:

PROPOSED NEW BUILDING (4)	13,025 SF	3,025 sf ASSEMBLY	10,000	SHIPPING/WAREHOUSE
EXISTING BUILDING 1	4,458 SF	3,000 sf OFFICE	1,458	ASSEMBLY
EXISTING BUILDING 2	9,651 SF	9,651 sf WAREHOUSE		
EXISTING BUILDING 3	9,667 SF	3,000 sf WAREHOUSE		
GROSS SF	36,701 SF			

PARKING DATA:

Minimum off-street parking per Parking Schedule in the Citrus County LDC Chapter 7 section 7230;

Assembly	1 per 625 SF	
Sales / Office	1 per 300 SF	
Shipping / Warehouse	1 per 1,000 SF	

REQUIRED

Assembly	1 per 625 SF	(Bldg 1 = 1,458sf + Bldg 4 – 3,025sf = 4,483sf / 625sf = 7.17)
Sales / Office	1 per 300 SF	(Bldg 1 = 3,000sf / 300sf = 10)
Shipping / Warehouse	1 per 1,000 SF	(Bldg 2 + Bldg 3 + Bldg 4 = 22,651sf / 1,000sf = 22.65)
	Total Spaces required per LDC	= 39.82 = 40 Spaces per LDC

NOTE: Site employs (max season) :
3 Office, 3 Warehouse, 1 Shipping, 4 Delivery drivers, 4 Assembly
3 Floating sales persons (from other sites) No retail sales at this site
18 Employees Max during peak production months, 11 during Average production months

PROVIDED

1	12'x20' Handicap Van Accessible Spaces–Existing
8	10'x20' Existing Regular Spaces
11	10'x20' Regular Spaces
20	Total spaces

LOADING ZONE
(1) 12' X 60' REQUIRED/PROVIDED**
**LOADING ZONE not striped due to trucks unloading in multiple locations within the site.

BICYCLE SPACES
Required (1) per10 spaces parking 20 / 10 = 2 Bicycle Spaces
Provided 2

ENGINEER OF RECORD
TROY E. BURRELL, JR., P.E.

Attachment: CU 22-05 Planner PowerPoint (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property,

PM2-22-32

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

CONDITIONAL USE APPLICATION NO. - CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber

DATE: March 29, 2022

PREPARED BY: Miranda Anaya, Senior Planner; Land Development Division MA

CONDITIONAL USE REQUESTED	This request is for a Conditional Use to allow for light manufacturing and building trade assembly in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC. Specifically, the applicant is requesting to expand an existing facility.
SUBJECT PROPERTY	Sections 25, Township 18 South, Range 17 East, Lot 32, Block I, Mayfair Garden Acres, PB 2, PG 141, 142. (AK 1112711) which address is known as 1965 N. Dunkenfield Ave., Crystal River FL. A complete legal description is on file with the Land Development Division.
ACREAGE	Approximately 3.85 acres
LAND USE/ZONING:	GNC, General Commercial District on the Future Land Use Map; GNC, General Commercial District on the LDC Atlas
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone AE and X with a Base Flood Elevation of 10 feet as found on Community-Panel 12017C0193E.
SURROUNDING LDC ATLAS/FLUM DESIGNATIONS	North – GNC, General Commercial District South – GNC, General Commercial District East – GNC, General Commercial District West – LDR, Low Density Residential District The subject property is commercial and is surrounded by commercial and residential lots. The surrounding area is GNC and LDR on the Future Land Use Map and GNC and LDR on the LDC Atlas. See attached map for a complete graphic description of the characteristics of the surrounding area.
SURROUNDING EXISTING LAND USE	North – Auto service center South – N. Marion Way; discount store East – Auto parts store West – N. Dunkenfield Ave.; Single-family residence
SOIL INFORMATION:	According to the *Soil Survey of Citrus County* (1988), the soil types in the area consists of Tavares fine sand, 0 to 5 percent slopes. Limitations to building site development are slight.

Attachment: PDC Staff Report CU-22-05 (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

BACKGROUND AND ANALYSIS:

The subject property is approximately 3.84 acres in size in Crystal River, located on the corner of N. Dunkenfield Ave., a 66-foot-wide Minor Collector roadway. The property also has frontage along N. Marion Way, a paved 65-foot-wide local public street. The parcel is adjacent to commercial lots to the north, south, and east, and a single-family residence to the west. The site is also adjacent to an access drive serving the Crystal Springs Shopping Center; which is right-turn only that does not provide access to the subject property. The subject property is located within the Planned Service Area (PSA).

According to the Property Appraiser, the site has an office/retail building built in 1984 with an area of 2,274 square feet. Three pole barns and a shed were permitted in 1985. There was a building permit for Curry's Roofing to Tibbets Lumber in 2020 (2020-02528). The site was permitted for primarily retail sales of doors with accessory door shop areas. The site currently contains a retail/office building and two pole barns, with one of the pole barns primarily enclosed. There are large amounts of open storage of door materials at the site. The site also has a fence to separate the site operations and unpermitted grass parking.

The applicant is requesting a 13,025 square foot shell building (14,378 with covered area) for light manufacturing/trade assembly and warehouse. The site uses proposed are office, light manufacturing/assembly, warehouse, and open storage. The applicant has indicated that door assembly is a low intensity manufacturing process. The site plan states there will be no retail sales at this site. The applicant would like to continue the outdoor storage; outdoor storage will need to be screened and meet setbacks during time of permitting per Land Development Code. There is a pending permit application (2021-15922) that is subject to this application approval.

The General Commercial District may allow for light manufacturing, assembly, and storage with a Conditional Use. A Conditional Use expresses an ability for a use to be compatible with the land and the surrounding areas with conditions. The general area is a mixture of residential and commercial uses. The higher intense uses of this proposal like storage are considered in the conditions. Although adjacent to residential districts, it is in close proximity to various commercial developments. With the proposed conditions in this staff report, this building and use will meet the intent of the Comprehensive Plan and Land Development Code.

The applicant is requesting two unusual requests with this Conditional Use (CU): The first request is to allow for the existing buildings to be relocated without amending the Conditional Use. Typically, a public hearing process is required to request changes to an approved CU. The applicant's second request is to allow this application to utilize the Planned Unit Development (PUD) Minor Modification process, LDC Section 4303. A PUD Minor Modification process allows for an applicant to request minor changes of the PUD via administrative approval (no public hearing). There are specific criteria outlined in the Land Development Code that constitutes what qualifies as a Minor Modification. The LDC does not allow for this standard to be applied for a Conditional Use; however, staff can support some flexibility to move buildings around so long as the proposed conditions in this staff report are met and maintained.

CONCURRENCY:

Although not required for a Conditional Use, the applicant has addressed concurrency for solid waste, sanitary sewer, and potable water. The subject property is in the Citrus County Utilities Division

Attachment: PDC Staff Report CU-22-05 (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

service territory with a letter provided by the Department of Water Resources indicating the ability and capacity to connect to sewer service and potable water. The property will utilize commercial solid waste collection with disposal in the Citrus County landfill and has provided a letter from the Citrus County Solid Waste Management Division. The site will be required to be designed to meet all applicable stormwater design standards at the time of permitting; stormwater plans have already been submitted for review under the pending permit application.

SUMMARY OF PUBLIC COMMENTS: Public comments have not been received as of the writing of this staff report.

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

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

Staff Comment: *The subject property has the GNC designation. Light manufacturing, building trade assembly, and storage may be allowed in the GNC land use district with a Conditional Use. The facility is surrounded by other non-residential uses.*

Policy 17.2.8 The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Objective 17.15 The County shall encourage the reduction of uses incompatible and/or inconsistent with individual community's character and designated future land uses by requiring performance standards are met in the County LDC which will reduce negative impacts.

Staff comment: *Staff can support a building expansion to this facility if the proposed conditions are adhered to. Staff cannot apply the PUD Minor Modification procedure with this application but can support the ability to relocate existing buildings in order to ensure that performance standards will be met.*

REQUEST FOR CONDITIONAL USE

The applicant is requesting to establish a CU for trade assembly, light manufacturing, office, and storage to expand an existing facility.

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Section 2412, General Commercial District, as specified in the LDC, and Section 3740, Design Standards for Large Non-Residential Development Projects, as specified in the LDC.

Attachment: PDC Staff Report CU-22-05 (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

USE TABLE:

Building	Office	Warehouse	Assembly/ manufacturing	Square footage
Proposed New Building (4)	------	10,000 sf	3,025 sf	13,025 sf (less covered loading area)
Existing Building 1	3,000 sf	-------	1,458 sf	4,458 sf
Existing Building 2	------	9,651 sf	-------	9,651 sf
Existing Building 3	------	3,000 sf	6,567 sf	9,567 sf
Total Building square footage	**3,000 sf**	**22,651 sf**	**11,050 sf**	**36,701 sf**

Parking Standards: According to the site plan, the applicant is proposing to provide 20 parking spaces, nine of which are existing. The site plan states there are 18 employees during peak production months and 11 during average production months and states there are no retail sales at this site although retail is mentioned elsewhere in this application submittal. There was an additional letter provided requesting a minimum of 14 parking spaces which differs the submitted site plan.

Proposed Building Use	Square footage	Required Parking spaces per LDC
Office	3,000 sf	Office = 1 per 300 sf =10
Warehouse	22,651 sf	1 per 1,000 square feet for the first 20,000 sq ft and 1 per 2,000 sf of gfa in excess of 20,000. = 22
Assembly/manufacturing	11,050 sf	1 per 650 sf = 18 spaces
	Total:	**50**

- Deviation – Applicant is proposing 20 parking spaces while the LDC requires 50.

LDC Section 7280, Bicycle Parking, requires all multi-family and commercial uses to provide bicycle parking, at least one bicycle parking space for every ten required vehicle spaces. The applicant has indicated that bicycle parking will be provided.

***Setbacks*:** The minimum building setbacks for structures is 65 feet from the centerline of a Minor Collector roadway (32 feet from the property line). N. Dunkenfield Ave. is a 66-foot Minor Collector Roadway.

- Deviation – According to the site plan, the applicant is requesting a 25' and 29' setback from a Minor Collector Roadway.

Attachment: PDC Staff Report CU-22-05 (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

Access Management/Transportation: The submitted site plan indicates continued access from a driveway on the south side of N. Dunkenfield Ave. Cross-access is not required on Minor Collector roadways.

The Engineering Division has provided the following comments:

- Revise the site plan to demonstrate that the driveway apron and the proposed building meet the clear sight triangle requirements of Section 212.11.1 of the FDOT Design Manual. This is in addition to the LDC's clear visibility triangle requirements.

- In accordance with Section 7900, Driveway Aprons, a non-residential driveway apron must be constructed meeting FDOT standards, where the maximum width is 36 feet. The existing driveway apron is 80-feet wide and will need to be reduced to 36-ft in width to meet FDOT standards. Remove the eastern most portion of the driveway to provide as much separation as possible from the adjacent driveway.

- Provide trip generation rates for the proposed development for throat distance (30-ft minimum) per Section 7140 and auxiliary lane (LDC 7190). Please indicate how many WB-62 truck trips are expected daily at the site.

Impervious Surface Ratio/Floor Area Ratio: Per Section 2412 of the LDC, the maximum Impervious Surface Ratio (ISR) for GNC is 70%. The existing site has an ISR of 44%. The submitted site plan indicates a proposal of 57% (20,700 sf of additional impervious) which meets LDC requirements.

The Floor Area Ratio (FAR) is determined by dividing the gross floor area of a building by parcel area. The proposed Master Plan indicates a FAR of 0.22 if all the buildings are one-story, where the maximum FAR for the GNC District is 1.0 per Policy 17.3.20 of the Comprehensive Plan.

Landscaping/Buffers: The applicant will need to meet LDC standards at the time of permitting. The Master Plan indicates they meet external landscaping requirements, but this will be verified at the time of permitting. Some areas, like the east property line buffer, cannot meet the LDC to the full extent because of existing pavement, as outlined below.

Location on site	LDC Standard	Proposed on Masterplan
North and West abutting N. Dunkenfield Ave. (Minor Collector Roadway)	25' Type C	25' Type C
East abutting access drive/commercial (GNC) (Auto part store)	5' Sodded Strip	5' sodded strip excluding existing pavement.
South abutting (GNC) discount store (Crystal Springs Shopping center)	5' Sodded Strip	Exceeds 5' sodded strip requirement with use of existing trees.

This proposal must also comply with the Large Non-Residential design projects according to LDC Section 3740 (Projects over 25,000 square feet of Gross Floor Area), including foundation landscaping, DRA buffer, and parking areas.

Attachment: PDC Staff Report CU-22-05 (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

- Parking areas - Parking area landscaping per the LDC standards will be required at the time of permitting.
- Foundation landscaping - for at least 50% of each façade length located along an improved right-of-way, parking area, or includes a customer entrance.
- Type C buffer shall be adjacent to improved rights-of-ways, parking spaces, and/or access drives with an approved DRA.

➢ Deviation – Some relief from foundation landscaping. The landscaping plan states "The north and west sides of the building are fully landscaped by the proposed property boundary landscape buffering. Due to the warehouse nature of the proposed building use, there is limited available space for building façade landscaping per the site plan. Foundation landscaping proposed where space allows."

Façade Standards: The Master Plan is proposing a steel building. Façade standards will need to be met at the time of permitting including material, entryways, and roof standards. Tilt-up concrete panels, prefabricated steel panels, or similar non-glass, smooth faced panels shall not be exposed. A deviation has not been requested for this site.

Loading zones: Depending on the load capacity, the project will need either a 10' by 20' or 12' by 60' loading zone area. The four buildings total 36,701 square feet. The LDC requires commercial uses to have loading area ratio of one space for the first 10,000 square feet of gross floor area and one for each additional 20,000 square feet. The LDC requires industrial uses to have one space for each 10,000 square feet of gross floor area. The Master Plan is proposing seven loading zone spaces due to the proposed use, exceeding LDC requirements.

Lighting/Signage: If lighting is proposed, the applicant will need to provide a photometric plan and meet LDC standards. Signage will be assessed at the time of permitting.

Environmental/Tree Preservation: As part of the site improvement plan process, the applicant will need to submit a Tree Preservation Plan if requesting tree removal. If any protected species are found on the property, the applicant will need to coordinate with the Florida Fish and Wildlife Conservation Commission (FWC).

Additional Items:

Noise - Noise standards at the property line must be met as outlined within the Citrus County Code of Ordinances.

Hours of operation - At this time, the applicant has not provided the facility hours of operation.

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:

Attachment: PDC Staff Report CU-22-05 (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

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 proposed light manufacturing, trades assembly, and storage use in the GNC District does meet the requirements of the Comprehensive Plan and the Land Development Code. LDC standards for Large Non-residential Development will need to be met at time of permitting, unless otherwise outlined in the conditions.*

2. ***The proposed uses and structures would not be incompatible with the uses, structures, and activities on adjacent and nearby lands.*** *The surrounding area includes other commercial uses, and the continued and expanded use of the project is compatible with conditions as proposed. Adjacent residential uses would be buffered with a Type C buffer. The applicant is requesting deviations from parking, setbacks, and foundation landscaping.*

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.*** *As proposed, the Impervious Surface Ratio (ISR) will not exceed the ISR requirement in the GNC District. A PUD Minor Modification option is not an allowable option in the LDC, but staff can support flexibility of building locations as noted in the proposed conditions. Any future accessory uses would be subject to standards as outlined in the LDC.*

   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 N. Dunkenfield Ave., a Minor Collector classified roadway. The assembly/light manufacturing project on the Master Plan date-stamped February 4, 2022, is consistent with the Comprehensive Plan as discussed above, provided the LDC standards and proposed conditions are adhered to.*

   b. ***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.*

   c. ***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.*** *The use 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.*

   d. ***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 limit the use or access to adjoining lands.*
   e. ***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.*

Attachment: PDC Staff Report CU-22-05 (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

f. ***The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.*** *The site is to be served by central water and sewer.*

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.*

PROPOSED CONDITIONS (if this application is approved):

1. This Conditional Use shall allow for trade assembly, office, light manufacturing, and warehouse as outlined on the Master Plan date-stamped received February 4, 2022, by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as otherwise outlined within these conditions.

2. Building locations may be relocated on the site up to 23,676 square feet provided that LDC standards and these conditions are met.

3. The site must provide at least 20 parking spaces unless otherwise modified as outlined in the LDC.

4. Building setbacks must be at least 25 feet from the right-of-way of N. Dunkenfield Ave.

5. At the time of permitting, the applicant must demonstrate compliance with applicable development standards for the site per LDC Section 3740, Design Standards for Large Non-Residential Development Projects, including but not limited to, standards for landscaping, buffering, façade, dumpsters, drainage, and lighting unless otherwise outlined in these conditions. Existing buildings are exempt from these requirements as outlined in the LDC.

6. Foundation landscaping to be provided at time of permitting as outlined in proposed landscape plan.

7. Outdoor storage areas are limited to the materials/product of the primary use and must be screened and meet setbacks delineated at time of permitting per LDC.

8. Noise standards at the property line must be met as outlined within the Citrus County Code of Ordinances.

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

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

MA/cb

Attachment: PDC Staff Report CU-22-05 (20197 : CU-22-05 Clark A. Stillwell for Dunkenfield Property, LLC - Tibbetts Lumber)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	OA-22-01 Land Development Division –Amendment to Land Development Code Multiple Sections
AGENDA DATE:	**April 21, 2022**

BRIEF OVERVIEW:
This request is for multiple amendments to the Land Development Code.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:
Conduct a public hearing on April 21, 2022, to consider OA-22-01 Land Development Division -Amendment to Land Development Code Waterfront Setbacks and Residential Stormwater requirements.

WATERFRONT SETBACKS & RESIDENTIAL STORMWATER MANAGEMENT

Thursday, April 21, 2022



Attachment: Power Point Presentation (20199 : OA-22-01 Land Development Division –Amendment to

Section 2300:
BUILDING SETBACK REQUIREMENTS AND HEIGHT REQUIREMENTS FOR ALL LAND USE DISTRICTS.

E. All structures shall be a minimum of 35 feet from either the more landward of the mean high-water line or ordinary high water or jurisdictional wetland line, except as follows:

Section 2300:
BUILDING SETBACK REQUIREMENTS AND HEIGHT REQUIREMENTS FOR ALL LAND USE DISTRICTS.

1. Proposed structures ~~on grade~~ for lots with seawalls or rip rap and lacking a natural vegetative buffer that are on natural grade, such as slabs or decks (without railings or similar construction), shall be set back a minimum of 15 feet from the ordinary high water, mean high water line, or jurisdictional wetland line. For purposes of this section “natural grade” shall include those deck structures no more than 12” above grade with ½-inch spacing;

Section 2300:
BUILDING SETBACK REQUIREMENTS AND HEIGHT REQUIREMENTS FOR ALL LAND USE DISTRICTS.

2. Structures may utilize the greater of (1) an average setback of the six closest similar uses on either side of the proposed site, and (2) the furthest setback for immediately abutting improved properties on either side of the proposed site. Any structures used for this calculation must be permitted, and the minimum setback allowable via this process cannot be less than 15 feet from the ordinary high water, mean high water line or jurisdictional wetland line.

Attachment: Power Point Presentation (20199 : OA-22-01 Land Development Division –Amendment to

Attachment: Power Point Presentation (20199 : OA-22-01 Land Development Division –Amendment to

6410. LOT DEVELOPMENT REVIEW

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

B. ~~An undeveloped lot in the following areas~~: Any new structure, in excess of 100 square foot cumulatively, on a waterfront lot.

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

6420. GENERAL REQUIREMENTS

2. For lots meeting the requirements of 6410.b ~~(waterfront lots and lots in V and A Flood zones, and Floodways)~~ the grading and drainage plan shall be prepared by a ~~design~~ professional engineer licensed in the State of Florida, and shall provide all items on list below.

Attachment: Power Point Presentation (20199 : OA-22-01 Land Development Division –Amendment to

6420. GENERAL REQUIREMENTS

h. ~~And at a minimum s~~Store onsite the first one-half (0.5) inch of rainfall from the developed area, or if discharging to an Outstanding Florida Water, the first three-quarters (0.75) inches of rainfall from the developed area, or an equivalent Best Management Practice (BMP).

Attachment: Power Point Presentation (20199 : OA-22-01 Land Development Division –Amendment to

6420. GENERAL REQUIREMENTS

1) Recordable Affidavit – An affidavit documenting the construction of BMP must be recorded with the Clerk of Courts of Citrus County.
2) Inspection – An inspection of the BMP must be certified by a ~~design~~ professional engineer and submitted to the County Stormwater Section every five (5) years to ensure the system is operating as designed.

Attachment: Power Point Presentation (20199 : OA-22-01 Land Development Division –Amendment to

Clean-up
ACCESSORY DWELLING UNITS (ADU)

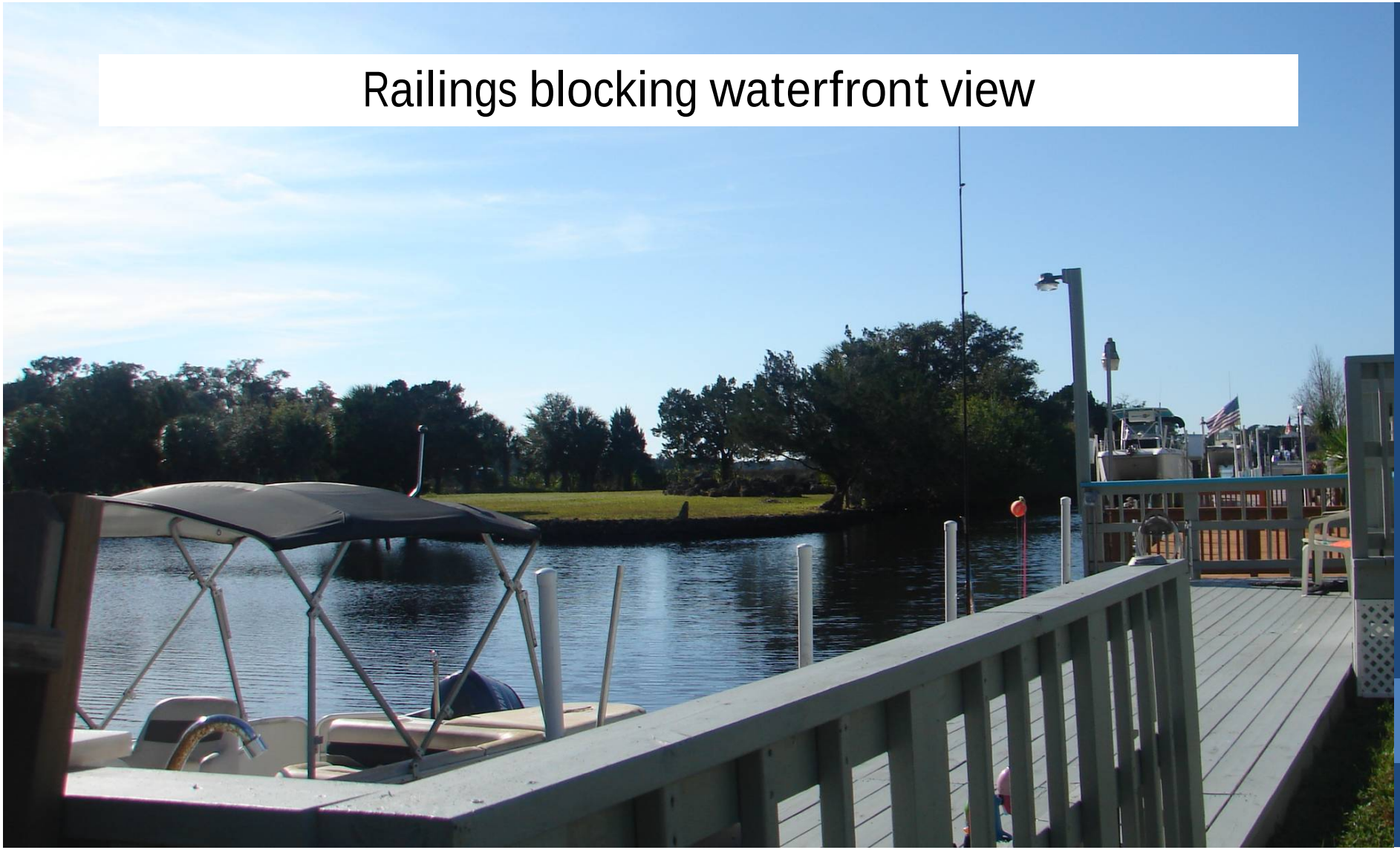
Section 3102.B: SPECIAL REQUIREMENTS FOR ALL ACCESSORY USES

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

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

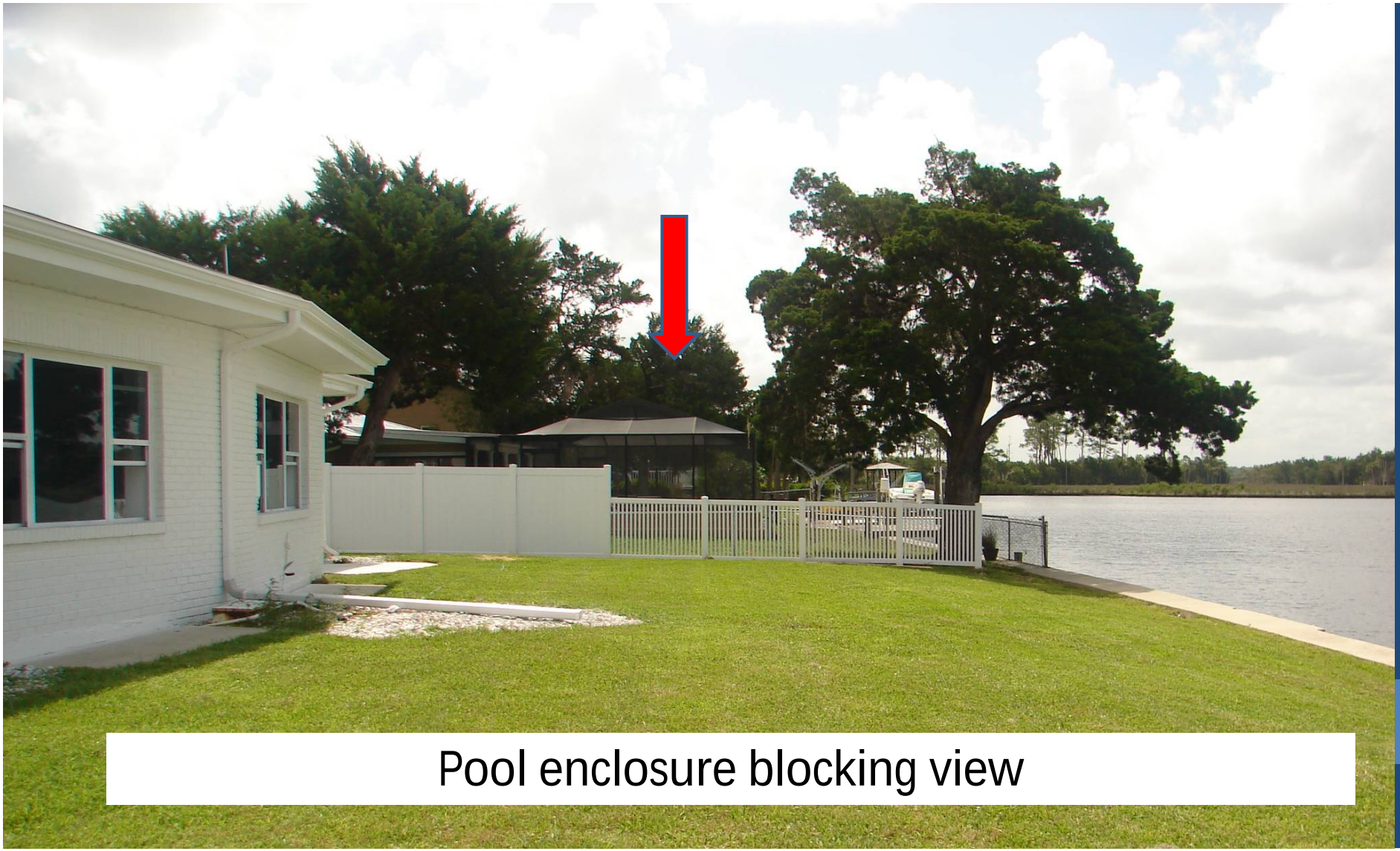
Attachment: Power Point Presentation (20199 : OA-22-01 Land Development Division –Amendment to

Railings blocking waterfront view





Deck with zero setback blocking view (well above grade)



Pool enclosure blocking view



Pool enclosure blocking view –doesn't meet waterfront setbacks



Pavers draining directly to water body

Stormwater Summary

- Rule will not apply to lots in the V zone, A zone, or floodway that are not waterfront.
- Rule will apply to all waterfront lots in the county, regardless of location in the county.
- An engineered stormwater plan must be completed when a new structure, in excess of 100 square foot cumulatively, is built.
- Design must be completed by a professional engineer
- A swale and berm can still be used for water quality treatment.
- Rule will allow the engineer to use other methods of treatment, which are equal to berm and swale.

Attachment: Power Point Presentation (20199 : OA-22-01 Land Development Division –Amendment to

Stormwater Summary

- An affidavit must be filed with the Clerk of Court to document the construction of the stormwater system.
- The stormwater system must be recertified by a professional engineer every 5 years.
- Homeowner may receive up to 30% discount on their stormwater MSBU assessment.
- Rule changes should not affect the County's Community Rating System (CRS) score or flood insurance rates.

Attachment: Power Point Presentation (20199 : OA-22-01 Land Development Division –Amendment to

Attachment: Draft Ordinance REV 3-31-22 (20199 : OA-22-01 Land Development Division –Amendment to Land Development Code Multiple

ORDINANCE NO. 2022_____

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

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

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

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

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

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

SECTION 1. THAT SECTION 3102.B, SPECIAL REQUIREMENTS FOR ALL ACCESSORY USES, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

3102. SPECIAL REQUIREMENTS FOR ALL ACCESSORY USES

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

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

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

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

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

BUILDING SETBACK REQUIREMENTS	
Local Street (public or private)	50 feet
Minor Collector	65 feet
Major Collector	75 feet
Minor Arterial	100 feet
Principal Arterial	125 feet

1. Principal uses should be located 25 feet from any existing right-of-way line, except as provided elsewhere within this LDC. In cases where private and local streets are 60 feet in width where residential uses may be permitted, the setback may be administratively approved no less than 20 feet from an existing right-of-way line.

2. Metal or wood carports, awnings, or other open accessory structures may be permitted administratively with up to 20 percent reduction of the required building setback from the centerline of the right-of-way.

DRAFT

Attachment: Draft Ordinance REV 3-31-22 (20199 : OA-22-01 Land Development Division –Amendment to Land Development Code Multiple

There are no minimum setbacks required for side and rear yards (those sides of a building which do not abut a right-of-way) that do not abut surface water, wetlands, or springs, provided that if the distance from the structure to the property line is less than five feet, the applicant must show evidence of a maintenance easement granted by adjacent property owner(s), ~~**OR**~~

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

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

B. When a building exceeds 50 feet in height, the minimum distance from an adjacent building or property line shall be increased by two fee for each 10 feet above 50 feet.
C. Architectural features, eaves, balconies, and the like may project into required front yards not more than three feet.

D. Special setbacks are established for structures adjacent to existing sinkholes and caves as provided in this LDC.

E. All structures shall be a minimum of 35 feet from either the more landward of the mean high-water line or ordinary high water or jurisdictional wetland line, except as follows:

1. Proposed structures ~~on grade~~ for lots with seawalls or rip rap and lacking a natural vegetative buffer that are on natural grade, such as slabs or decks (without railings or similar construction), shall be set back a minimum of 15 feet from the ordinary high water, mean high water line, or jurisdictional wetland line. For purposes of this section “natural grade” shall include those deck structures no more than 12” above grade with ½-inch spacing;

2. Structures may utilize the greater of (1) an average setback of the six closest similar uses on either side of the proposed site, and (2) the furthest setback for immediately abutting improved properties on either side of the proposed site. Any structures used for this calculation must be permitted, and the minimum setback allowable via this process cannot be less than 15 feet from the ordinary high water, mean high water line or jurisdictional wetland line.

3. Structures in the vicinity of springs, spring runs, and sinkholes open to the aquifer shall be setback a minimum of 100 feet from the ordinary high-water line or mean high water line. When a lot of record cannot accommodate a 100-foot setback, development shall follow and engineer designed system that directs stormwater runoff away from springs, spring runs and sinkholes open to the aquifer and locates structures the maximum distance possible from the spring, spring run and sinkhole open to the aquifer.

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

~~**3501. SURFACE WATER PROTECTION STANDARDS**~~

~~A. All structures shall be a minimum of 50 feet from either the mean high water line or ordinary high water line except as follows:~~

~~1. Structures shall be set back a minimum of 50 feet, or 35 feet from the mean high water line, ordinary high water line, and/or jurisdictional wetland line, if swales or berms are provided.~~

~~2. Structures in the vicinity of springs, spring runs, and sinkholes open to the aquifer shall be setback a minimum of 100 feet from the ordinary high water line or mean high water line. When a lot of record cannot accommodate a 100-foot setback, development shall follow an engineer-designed system that directs stormwater runoff away from springs, spring runs, and sinkholes open to the aquifer, and locates structures the maximum distance possible from the spring, spring run, and sinkhole open to the aquifer.~~

~~B. Site preparation and/or land clearing shall not be permitted prior to the issuance of a final development order.~~

~~C. All development proposals shall include adequate evidence and assurances that the following requirements will be met during construction:~~

~~1. A minimum 15-foot buffer measured from the mean high water line or ordinary high water line for tidal/non-tidal watersand/or jurisdictional wetland line shall be established adjacent to the water body or wetland in order to protect the water body from adverse impacts of construction activity including, but not limited to, erosion and siltation. The proposal shall confirm in writing that a 15-foot buffer is adequate for such protection, or shall indicate the size (wider) of the buffer deemed to be adequate that shall be provided to meet this requirement.~~

DRAFT

Attachment: Draft Ordinance REV 3-31-22 (20199 : OA-22-01 Land Development Division –Amendment to Land Development Code Multiple

Attachment: Draft Ordinance REV 3-31-22 (20199 : OA-22-01 Land Development Division –Amendment to Land Development Code Multiple

2. A minimum 100-foot buffer of native vegetation or Florida-friendly landscape, measured from the mean high water line or ordinary high water line shall be established within the uplands around springs, spring runs, and sinkholes open to the aquifer. Florida-friendly landscape shall follow the principles set forth by the University of Florida's Yards and Neighbors Extension Program or SWFWMD. When a lot of record is unable to accommodate a 100-foot setback, development shall follow an engineer-designed system that directs stormwater runoff away from the karst feature, and locates structures and pavement the maximum distance possible from springs, spring runs and sinkholes open to the aquifer.

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

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

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

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

3520. FLOODPLAIN PROTECTION STANDARDS OF THE LDC

1. Floodplain management regulations shall be administered and enforced as part of the provisions of Chapter 18 of the Citrus County Code, or its successor, except as otherwise outlined below :

A. Setbacks in Velocity Zones and Coastal A Zones: Located within areas of special flood hazard so designated by Federal Emergency Management Agency in its Flood Insurance Rate Maps (FIRM) as having special flood hazards associated with wave action from storms, all buildings or structures shall be located not less than 50 feet landward of the reach of the Mean High Water Line as outlined in Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as determined by a survey meeting the requirements of the FDEP. Mean high water line and mean high water as used herein shall have the same meaning given in Chapter 177, F.S.

B. Flood Hazard Warning: All agreements for deed, purchase agreements, leases, or other contracts for sale or exchange of lots and all instruments conveying title to lots within areas of special flood hazard zone must carry the following flood hazard warning prominently displayed on the document in 10 point black type, enclosed within a substantial border which serves to clearly demarcate the Flood Hazard Warning from the remaining language of the document:

FLOOD HAZARD WARNING

This property may be subject to flooding. You should contact the local building official and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

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

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

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

~~B. An undeveloped lot in the following areas:~~ Any new structure, in excess of 100 square foot cumulatively, on a waterfront lot.

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

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

6420. GENERAL REQUIREMENTS

A. Review Procedure

~~Three (3) copies of a~~ A site drainage plan shall be submitted with the building permit application online. If the submittal is not an online permit submit three (3) paper copies.

DRAFT

Attachment: Draft Ordinance REV 3-31-22 (20199 : OA-22-01 Land Development Division –Amendment to Land Development Code Multiple

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

B. Plan Details

1. For lots meeting the requirements of 6410.a (10,000 s.f. or less lot size) the grading and drainage plan does not have to be done by a licensed professional engineer and shall provide all items on list below.

   a. Lots shall be designed and constructed with adequate drainage, such that no adverse impacts to adjacent properties are demonstrated.

   b. The location of all existing and proposed structures, including, but not limited to, buildings, swimming pools, decks, patios, walkways, walls, fences, and other impervious areas.

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

   d. Finished floor elevations for all ~~primary~~ proposed structures that contain living area. The finished first floor elevation shall be one (1) of the following, whichever is higher:
      ~~1)~~ The finished first floor elevation shall be at a minimum of twelve (12) inches above the highest point of the adjacent roadway, or as approved by a finish floor elevation waiver~~. A separate waiver is not required for the residential properties meeting any of the requirements in section 6410. The applicant will have to only sign the finish floor elevation waiver.~~
      2) FEMA 100-year flood. The finished floor elevation shall meet or exceed the most recent edition of the Florida Building Code. ~~be at a minimum no lower than the FEMA 100-year flood elevation.~~

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

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

Attachment: Draft Ordinance REV 3-31-22 (20199 : OA-22-01 Land Development Division –Amendment to Land Development Code Multiple

f. A typical swale and/ or berm cross-section shall be provided, if used in the design of the drainage system.

g. Rainwater from roof valleys, downspouts, scuppers, or other rainwater collection devices shall not directly impact adjacent parcels of land.

h. All soil erosion and sediment control methods shall be implemented.

i. The ground immediately adjacent to all foundations shall be sloped away from the structure in compliance with the Florida Building Codes.

j. Slopes:
   1) Graded slopes, within areas utilized for drainage, shall be stable and shall have a maximum ratio of three (3) to one; however, a slope of four (4) to one is preferable where conditions permit in order to achieve a slope with better aesthetic and maintenance characteristics.
   2) The top of a cut or the bottom of a fill shall not adversely affect adjacent properties.
   3) Slopes permitted by the Citrus County Environmental Health Department for septic system installations are allowed.

2. For lots meeting the requirements of 6410.b ~~(waterfront lots and lots in V and A Flood zones, and Floodways)~~ the grading and drainage plan shall be prepared by a ~~design~~ professional engineer licensed in the State of Florida and shall provide all items on list below.

   a. The grading and drainage plan shall be drawn to a scale of not less than one-inch equals 30 feet, and prepared in sufficient detail to show the design.

   b. Lots shall be designed and constructed with adequate drainage, such that no adverse impacts to adjacent properties are demonstrated.

   c. Map showing all areas within 100 feet of the lot which is the subject of the intended improvement. A recent aerial is sufficient.

   d. A topographic map of the subject property, including lands twenty (20) feet beyond the boundary of subject lot, and adjoining public and/or private streets, showing one foot contour intervals. This information is available on the Citrus County Board of County Commissioners Website. When deemed necessary by the County, the map shall contain additional topographic information including data and contours relative to adjacent lands 100 feet beyond subject property.

e. The location of any waterbodies, storm sewers, wetlands, floodplain, FEMA flood elevation, storm drainage detention and retention structure or areas, easements or drainage facilities which relate to drainage of storm waters emanating from or affecting the subject property.

f. The location and details of any proposed storm sewers, ditches, swales, dry wells, detention and retention facilities or other drainage facilities which are designed to dispose of storm waters from the subject property.

g. The individual lot drainage scheme shall be designed to minimize adverse impacts to adjacent properties.

h. ~~And at a minimum s~~Store onsite the first one-half (0.5) inch of rainfall from the developed area, or if discharging to an Outstanding Florida Water, the first three-quarters (0.75) inches of rainfall from the developed area, or an equivalent Best Management Practice (BMP).

1) Recordable Affidavit – An affidavit documenting the construction of BMP must be recorded with the Clerk of Courts of Citrus County.
2) Inspection – An inspection of the BMP must be certified by a ~~design~~ professional engineer and submitted to the County Stormwater Section every five (5) years to ensure the system is operating as designed.

~~h.~~i The location of all existing and proposed structures, including, but not limited to, buildings, swimming pools, decks, patios, walkways, walls, fences, and other impervious areas. In addition, the plan shall show all required building setback lines.

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

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

1) The finished first floor elevation shall be at a minimum of twelve (12) inches above the highest point of the adjacent roadway, or as approved by a finish floor elevation waiver. ~~A separate waiver is not required for the residential properties meeting any of the requirements in Section 6410. The applicant will have to only sign the finish floor~~

~~elevation waiver.~~

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

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

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

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

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

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

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

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

DONE AND ADOPTED at a duly called session of the Board of County Commissioners of Citrus County, Florida, this ___ day of _____, 2022

DRAFT

Attachment: Draft Ordinance REV 3-31-22 (20199 : OA-22-01 Land Development Division –Amendment to Land Development Code Multiple

ATTEST:

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

BY: _____

ANGELA VICK, CLERK OF COURT

RONALD E. KITCHEN, JR. CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

_____

DENISE A. DYMOND LYN, COUNTY ATTORNEY

DRAFT

Attachment: Draft Ordinance REV 3-31-22 (20199 : OA-22-01 Land Development Division –Amendment to Land Development Code Multiple

PM2-22-29

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

ORDINANCE AMENDMENT APPLICATION NO. – OA-22-01 – Amendments to Chapter 3, Use Standards, and Chapter 6, Stormwater Management of the Land Development Code
DATE: March 28, 2022
PREPARED BY: Michael Sherman, AICP, Director; Department of Growth Management

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

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

The ordinance includes draft text language for each of these sections. The PDC reviewed this item on March 17,2022. Staff has prepared responses to the items raised during that meeting.

MS/cb

Attachment: PDC Staff Report 4.21.22 (20199 : OA-22-01 Land Development Division –Amendment to Land Development Code Multiple