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

**Thursday May 5, 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. May 5, 2022 Agenda, Directions, Map

**H. STAFF ANNOUNCEMENTS**

**I. EX PARTE COMMUNICATION - COUNTY ATTORNEY**

**J. APPLICATIONS**

1. V-22-06 Robert Londeree

Conduct a Public Hearing on May 5th, 2022 to review and consider V-22-06, Robert Londeree

2. CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC

Conduct a Public Hearing on the following application on May 5th, 2022, to review and consider application CPA/AA/PUD-22-07, Chuck Pigeon for CR 486, LLC.

3. CPA-22-01 Revisions Regarding Open Space

Conduct a Public Hearing on the following application on May 5th, 2022, to review and consider the CPA-22-01, Open Space

**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

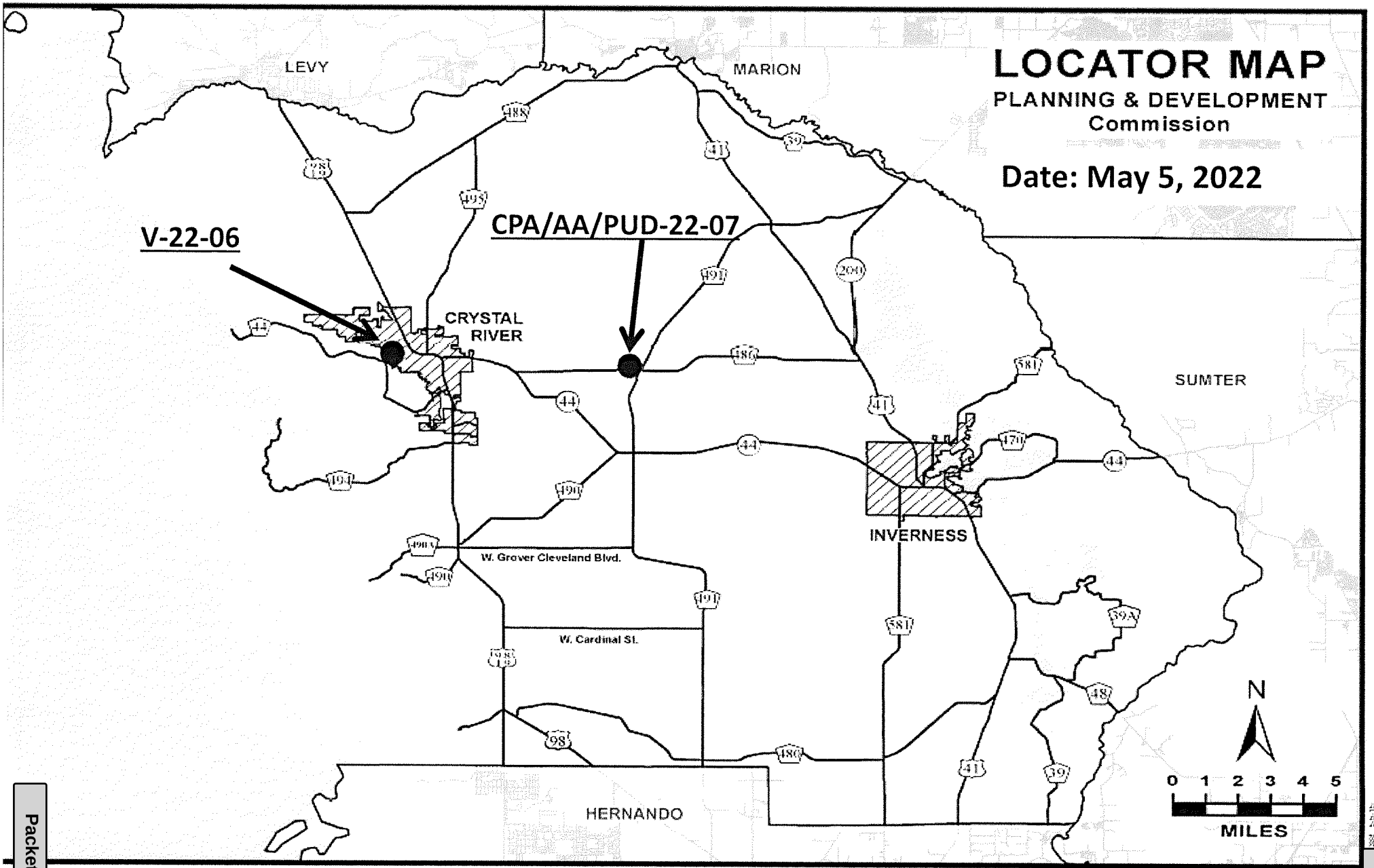
| | |
|---|---|
| **FROM:** | Michael Sherman, AICP Growth Management Director |
| **SUBJECT:** | May 5, 2022 Agenda, Directions, Map & Draft Minutes |
| **AGENDA DATE:** | **May 05, 2022** |

**BRIEF OVERVIEW:**

May 5, 2022 Agenda, Directions, Map

**BUDGET IMPACT/FUNDING SOURCE:**

**RECOMMENDED ACTION:**


LOCATOR MAP
PLANNING & DEVELOPMENT
Commission
Date: May 5, 2022
V-22-06
CPA/AA/PUD-22-07
LEVY
MARION
SUMTER
HERNANDO
CRYSTAL RIVER
INVERNESS
W. Grover Cleveland Blvd.
W. Cardinal St.
N
0 1 2 3 4 5
MILES

# Planning and Development Commission

Directions for meeting on May 5, 2022

**CPA/AA/PUD 22-07-** From the intersection of Saunders Way and CR-491, turn **left** onto CR-491. Go **4.90 miles** and turn **left** onto W. Norvell Bryant Hwy. Go **0.60 miles,** the site is on the **right** at **3499 W Norvell Bryant Hwy.**

**V-22-06 -** From the intersection of Saunders Way and CR-491, turn **left** onto CR-491. Go **1.53 miles** and turn **left** onto W Gulf to Lake Hwy/ Hwy 44. Go **7.31 miles** and turn **left** onto NE US Highway 19/US-19 S/US-98 W/FL-44. Go **1.14 miles** and turn **right** onto W Fort Island Trail. Go **4.6 miles** and turn **right** on Chickasaw Ln. Then go **0.07 miles** and take the first **left** onto N Seneca Pt. Go **0.32 miles** and **2865 N Seneca Pt, Crystal River, FL** is on the **right**. If you reach the end of N Seneca Pt you've gone a little too far.

Attachment: PDC 5-5-22 Directions (20245 : May 5, 2022 Agenda, Directions, Map & Draft Minutes)

# CITRUS COUNTY

## PLANNING AND DEVELOPMENT COMMISSION

**Thursday, May 5, 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. V-22-06 Robert Londeree

   REQUEST: This request is for a two-part variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling (1) having less than the required 50-foot setback from the mean high water line, pursuant to Section 3520, Floodplain Protection Standards of the LDC; and (2) having less than the required 50-foot minimum building setback from the centerline of the right-of-way,

Attachment: PDC Agenda 5-5-22 (20245 : May 5, 2022 Agenda, Directions, Map & Draft Minutes)

pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC.

LOCATION: Section 19, Township 18 South, Range 17 East; specifically, Lot 34, of Montezuma Waters Mobile Home Estates, Plat Book 4, Page 141, (AK 1065224), which address is 2865 N. Seneca Pt., Crystal River, Florida. A complete legal description of the property is on file with the Land Development Division.

STAFF CONTACT: Jennifer Perkins, Planner, Land Development Division

2. COMPREHENSIVE PLAN AMENDMENT

a. CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from Medium Density Residential District (MDR) and Professional Services/Office District (PSO) to General Commercial District (GNC) and to amend the Land Use Atlas Map (LUAM) of the Citrus County Land Development Code from Medium Density Residential District (MDR) with a Planned Unit Development for multi-family or assisted living facility uses and Professional Services/ Office District (PSO) with a Planned Unit Development for PSO allowable uses to General Commercial District (GNC) with a Planned Unit Development for a rehabilitation hospital.

LOCATION: Section 21, Township 18 South, Range 18 East, more specifically, a portion of Parcel 10000 (Alternate Key Number 3469733), which address is 3499 W. Norvell Bryant Highway, Lecanto, Florida. A complete legal description of the property is on file with the Land Development Division.

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

b. CPA-22-01 Land Development Division – Revision to Multiple Policies in the Comprehensive Plan regarding Open Space

REQUEST: This request is to amend several policies within the Future Land Use Element (Chapter Ten) as well as related policies in the Recreation and Open Space Element (Chapter Two) and the Conservation Element (Chapter Three) including corresponding Goals, Objectives and/or Policies.

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

Attachment: PDC Agenda 5-5-22 (20245 : May 5, 2022 Agenda, Directions, Map & Draft Minutes)

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 5-5-22 (20245 : May 5, 2022 Agenda, Directions, Map & Draft Minutes)

# AGENDA MEMORANDUM

| | |
|---|---|
| **FROM:** | Michael Sherman, AICP Growth Management Director |
| **SUBJECT:** | V-22-06 Robert Londeree |
| **AGENDA DATE:** | **May 05, 2022** |

**BRIEF OVERVIEW:**

This request is for a two-part Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling (1) having less than the required 50-foot setback from the mean high water line, pursuant to Section 3520, Floodplain Protection Standards of the LDC; and (2) having less than the required 50-foot minimum building setback from the centerline of the right-of-way, pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC.

The applicant is requesting a 36-foot waterfront setback from the mean high water line in the Coastal A Zone and a 43-foot setback from the centerline (18 foot to the edge of the right-of-way) of N. Seneca Pt.

**BUDGET IMPACT/FUNDING SOURCE:**

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

NA – applicant responsibility

**RECOMMENDED ACTION:**

Conduct a Public Hearing on May 5th, 2022 to review and consider V-22-06, Robert Londeree

# V-22-06

## Robert Londeree

Attachment: V-22-06 Coordinator's Powerpoint (20243 : V-22-06 Robert Londeree)


N. Regatta Pt.
N. Seneca Pt.
N. Comanche Pt.




Attachment: V-22-06 Coordinator's Powerpoint (20243 : V-22-06 Robert Londeree)



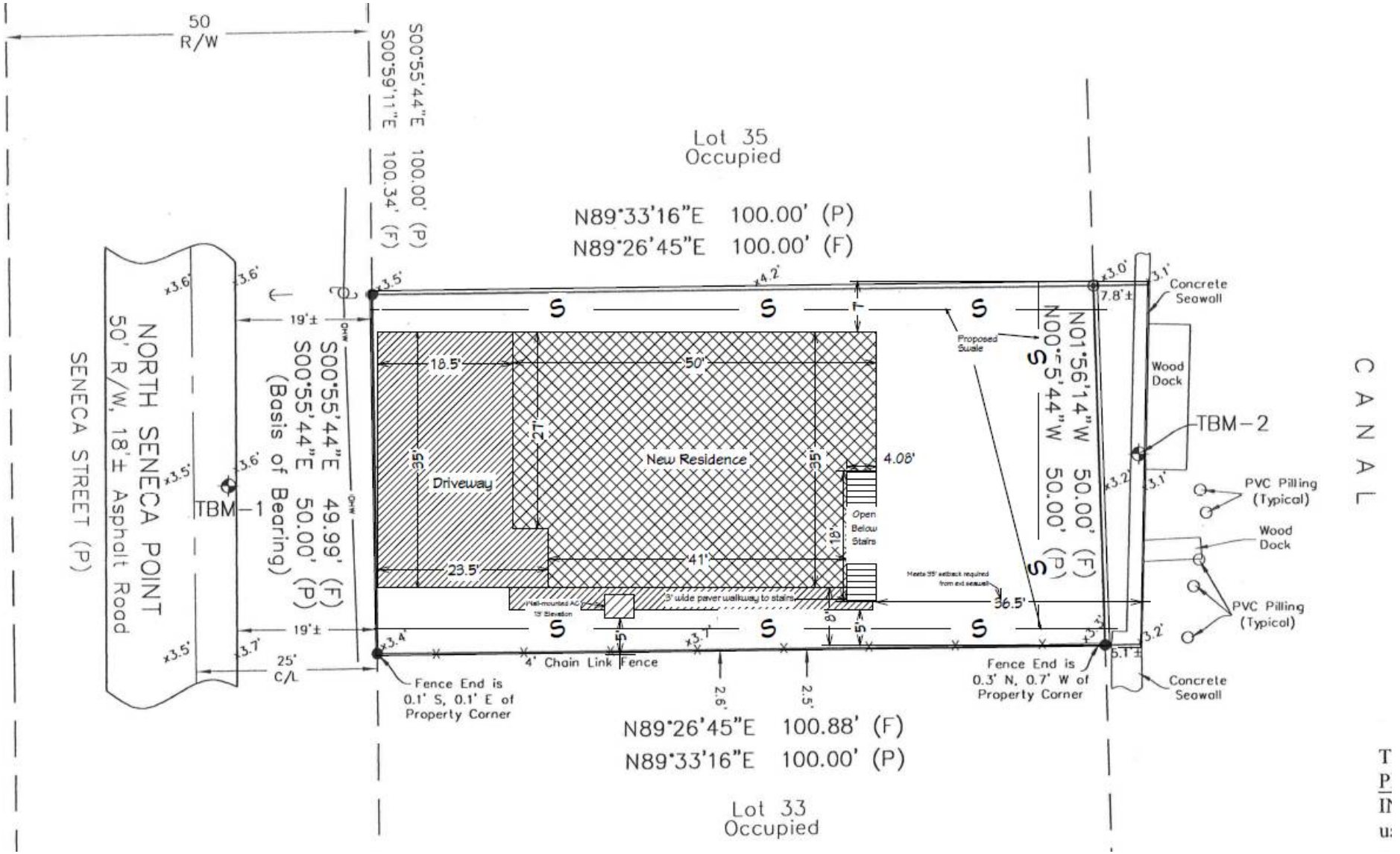
Attachment: V-22-06 Coordinator's Powerpoint (20243 : V-22-06 Robert Londeree)



Attachment: V-22-06 Coordinator's Powerpoint (20243 : V-22-06 Robert Londeree)



Attachment: V-22-06 Coordinator's Powerpoint (20243 : V-22-06 Robert Londeree)




Attachment: V-22-06 Coordinator's Powerpoint (20243 : V-22-06 Robert Londeree)

**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
## VARIANCE APPLICATION

Application No.: V 22-06 Date: 2/11/22 2/24/22

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

**Applicant***
Name: Robert B Londeree
Address: 13212 Moss Park Ridge Drive
City: Orlando
State: Fl Zip: 32835
Home No.: 352-638-0036 Cell No.:
Work No.: Fax No.:
Email: Brad@RBL Designs Inc

**Property Owner**
Name: Robert B Londeree
Address: 2865 N Seneca PT
City: Crystal River
State: FL Zip: 34429
Home No.: 352-638-0036 Cell No.:
Work No.: Fax No.:
Email: Brad@RBLDesignsinc.com

**Property Description:** Section: Township: South Range: East
Legal Description: Montezuma Waters Mobile Home ESTS PB 4 PG 141 Lot 34
Subdivision: 001279-Montezuma Waters Mobile Home Lot(s): Block/Parcel:
Alternate Key #: 1065224 Parcel ID: 17E18S1900200340

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

**Variance Request**: Grant approval to place residence 35 feet from edge of seawall instead of 50

**State hardship that justifies the granting of the variance**: Lot was platted at 100 feet deep, current zoning law requires a 50 foot setback from high water, 25 from front property line this would leave only approx 25 feet to build home. We propose a change to allow a 35 foot setback from high water to allow us to build reasonable size residence. This same request has previously been granted in same neighborhood.

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

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

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

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

Signature:

STATE OF FLORIDA
COUNTY OF CITRUS
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Robert Londeree, who is personally known to me or provided FL DL as identification and who did not take an oath.

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

Maria Rodriguez
Printed Name

Notary Public - State of Florida

Seal

MARIA RODRIGUEZ
Notary Public - State of Florida
Commission # GG 219231
My Comm. Expires Jun 5, 2022
Bonded through National Notary Assn.

RECEIVED
FEB 24 2022
Land Development Division

**For Staff Use Only**
Date:
Time:
Initials:
ATF:
QTR:
LUD:
FZ:





Attachment: Applicant's Submittal (20243 : V-22-06 Robert Londeree)

**Prepared By and Return To:**
Nancy Licari
Manzo & Associates, P.A.
4767 New Broad Street
Orlando, FL 32814

**File No. 2022016320**

**Property Appraiser's Parcel I.D. (folio) Number(s): 17E18S190020 0340**

# TRUSTEE'S WARRANTY DEED

THIS INDENTURE, dated February 16th, 2022, between Joseph R. Hunter as Trustee of the Joseph R. Hunter Revocable, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statute 689.073, Grantor, and, Robert B. Londeree and Nilaida D. Londeree, husband and wife, as Grantee, whose post office address is 13212 Moss Park Ridge Dr. Orlando, FL 32832.

WITNESSETH, that the said Grantor, for and in consideration of the sum of $10.00 and other good and valuable considerations to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece, or parcel of land, situate lying and being in the County of Citrus, State of Florida, to wit:

Lot 34, Montezuma Waters Mobile Home Estates, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 141, of the Public Records of Citrus County, Florida.

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

AND the Trustee(s) hereby swear or affirm under penalties of perjury that the aforesaid trust named The the Joseph R. Hunter Revocable, has not been amended, modified or revoked, except as heretofore disclosed, and that the Trust is still in full force and effect and that Joseph R. Hunter as Trustee of is/are still acting trustee(s) and has/have full power to grant, sell and convey, the real property described above pursuant to Section 689.073, Florida Statutes; and further, the grantor does not have actual knowledge of any facts indicating that the trust is invalid.

RECEIVED
FEB 24 2022
V-22-06
Land Development Division

Attachment: Applicant's Submittal (20243 : V-22-06 Robert Londeree)

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized trustee(s) the day and year first above written.

Signed, sealed and delivered in the presence of:

Carolyn Conley
(Witness #1 Signature)

Carolyn Conley
(Witness #1 Printed Name)

Virgie M Fensler
(Witness #2 Signature)

Virgie M Fensler
(Witness #2 Printed Name)

The Joseph R. Hunter Revocable

Joseph R Hunter
By: Joseph R. Hunter
Its: By: Joseph R. Hunter

4211 SW 6th Ave
Ocala, FL 34471

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of Y physical presence or ___ online notarization, this 15 day of February, 2022, by Joseph R. Hunter as Trustee of, the Joseph R. Hunter Revocable, a Land Trust existing under the laws of the State of Florida, on behalf of the trust, and who produced a valid State Driver's License as identification or is personally known to me.

Virgie M Fensler
Notary Public

VIRGIE M FENSLER
Notary Public - State of Florida
Commission # GG 334805
My Comm. Expires Jun 13, 2023

RECEIVED
FEB 24 2022
V-22-06
Land Development Division

Attachment: Applicant's Submittal (20243 : V-22-06 Robert Londeree)

**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

## APPEAL NOTICE

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

Signature: _____

Date: 2/13/22

RECEIVED
FEB 24
V 22-06

Attachment: Applicant's Submittal (20243 : V-22-06 Robert Londeree)

RECEIVED
MAR 15 2022
V-22-06
Land Development Division

**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)**

X Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment _____Other (specify): _____

**LEGAL DESCRIPTION OF PROPERTY:**

Section_____ Township _____ Range_____ Alternate Key #1065224

Lot/Parcel_____ Block_____

Subdivision 2865 N Seneca Point Crystal River Fl 34429 Montezuma Waters

I, Nilaida Londeree, owner of the above described property,
(Name of Owner)

authorize Robert Londeree of _____ 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: _____
(Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS

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

WITNESS my hand and official seal this 15th day of March, 2022

Juan Buxo
Printed Name

Juan Buxo
Notary Public - State of Florida

Seal

JUAN BUXO
Notary Public - State of Florida
Commission # GG 952203
My Comm. Expires Jan 28, 2024
Bonded through National Notary Assn.

Attachment: Applicant's Submittal (20243 : V-22-06 Robert Londeree)

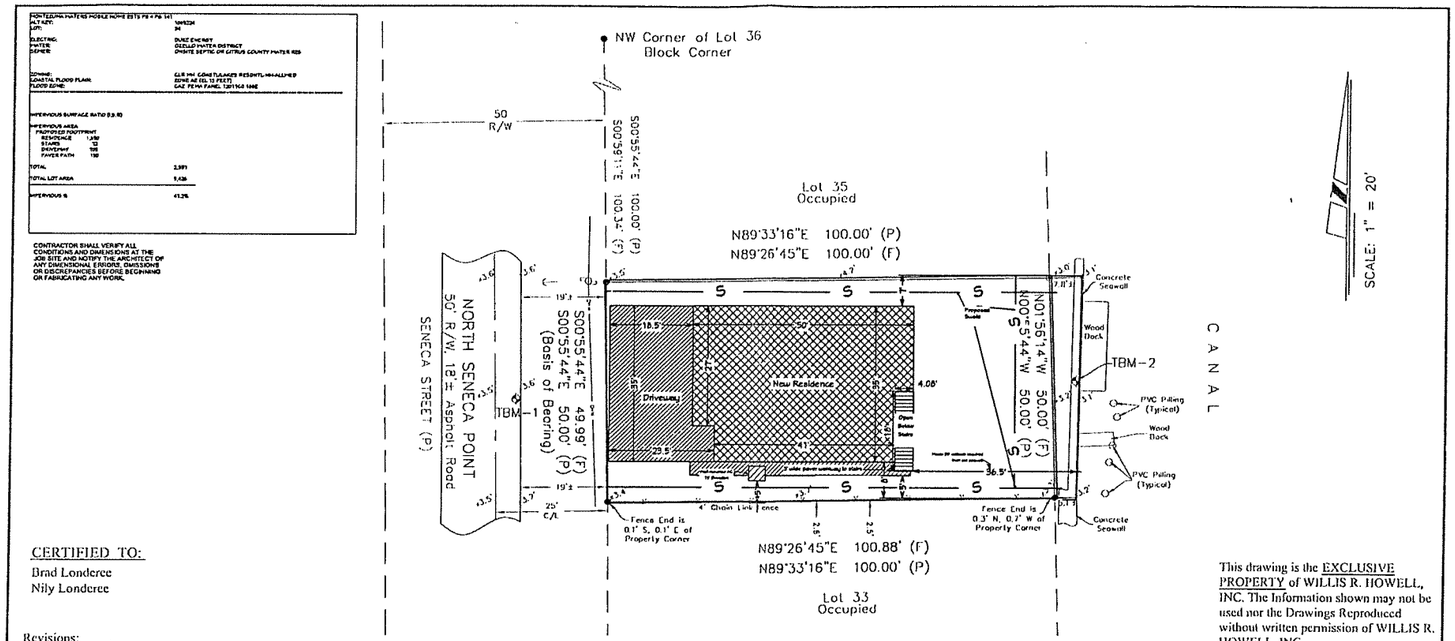
RECEIVED
MAR 15 2022
V-22-06
Land Development Division

| | |
|---|---|
| PARCEL ID: | [illegible] |
| ALT KEY: | [illegible] |
| LOT: | 34 |
| ELECTRIC: | DUKE ENERGY |
| WATER: | OZELLO WATER DISTRICT |
| SEWER: | ONSITE SEPTIC OR CITRUS COUNTY WATER #29 |
| ZONING: | [illegible] |
| COASTAL FLOOD PLAIN: | ZONE AE (EL 12 FEET) |
| FLOOD ZONE: | GAZ FEMA PANEL 12017C0 [illegible] |

IMPERVIOUS SURFACE RATIO 0.3:10

| IMPERVIOUS AREA | |
|---|---|
| PROPOSED FOOTPRINT | |
| RESIDENCE | 1,750 |
| STAIRS | 63 |
| DRIVEWAY | 185 |
| PAVER PATH | 139 |
| TOTAL | 2,391 |
| TOTAL LOT AREA | 5,438 |
| IMPERVIOUS % | 43.9% |

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.




CERTIFIED TO:
Brad Londeree
Nily Londeree

Revisions:

This drawing is the EXCLUSIVE PROPERTY of WILLIS R. HOWELL, INC. The Information shown may not be used nor the Drawings Reproduced without written permission of WILLIS R. HOWELL, INC.

| | |
|---|---|
| Job No.: 0122-127 | |
| Scale: 1" - 20' | |
| Date of Survey: 01/18/2022 | |
| Field Book & Page: H298/34-35 | |

I hereby certify that the survey represented hereon meets the all applicable of the Standards of Practice as contained in Chapter 5J-17 Florida Administrative Code, pursuant Section 472.027, Florida Statutes. Not valid without the original singature and seal of a Florida Licensed Surveyor and Mapper.

JAN 27 2022
Signed and Sealed

Will R Howell
Willis R. Howell
Willis R. Howell, Inc.
Professional Land Surveyor No. 5448
Florida Licensed Business No. 6990

4752 West Abeline Drive
Dunnellon, Florida 34433
Telephone: (352) 746-2511
Facsimile: (352) 746-7230

# A BOUNDARY SURVEY

*For Legal Description, Notes and Legend See Sheet 2*
*This Sketch is Not Complete Without Sheet 2 of 2*

**WILLIS R. HOWELL, INC.**

BLH

Sheet 1 of 2

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

White Heron Designs, LLC
Nily Londeree, PMP
(407) 760-6181
nily@whiteherondesigns.com
Orlando,FL, 32832

**ENGINEER:**

SEAL

NEW HOME PLANS FOR:
Nily & Brad Londeree
2865 N Seneca Point
Crystal River, FL, 34429
EMAIL: brad@nbldesignsinc.com
MOBILE PHONE: (352) 638-0036

PAGE TITLE:
Plot Plan, Survey, Mapping (Plan Footprint)

DRAWN BY: Nily Londeree
DATE: 3/15/2022
SCALE:
SHEET #: 3

© White Heron Designs, LLC ALL RIGHTS RESERVED, DUPLICATION AND DISTRIBUTION OF THIS PLAN WITHOUT WRITTEN PERMISSION IS PROHIBITED

Attachment: Applicant's Submittal (20243 : V-22-06 Robert Londeree)

# V-22-06

## Robert Londeree

Attachment: Planner's Powerpoint (20243 : V-22-06 Robert Londeree)


N. Regatta Pt.
N. Seneca Pt.
N. Comanche Pt.




Attachment: Planner's Powerpoint (20243 : V-22-06 Robert Londeree)







Attachment: Planner's Powerpoint (20243 : V-22-06 Robert Londeree)



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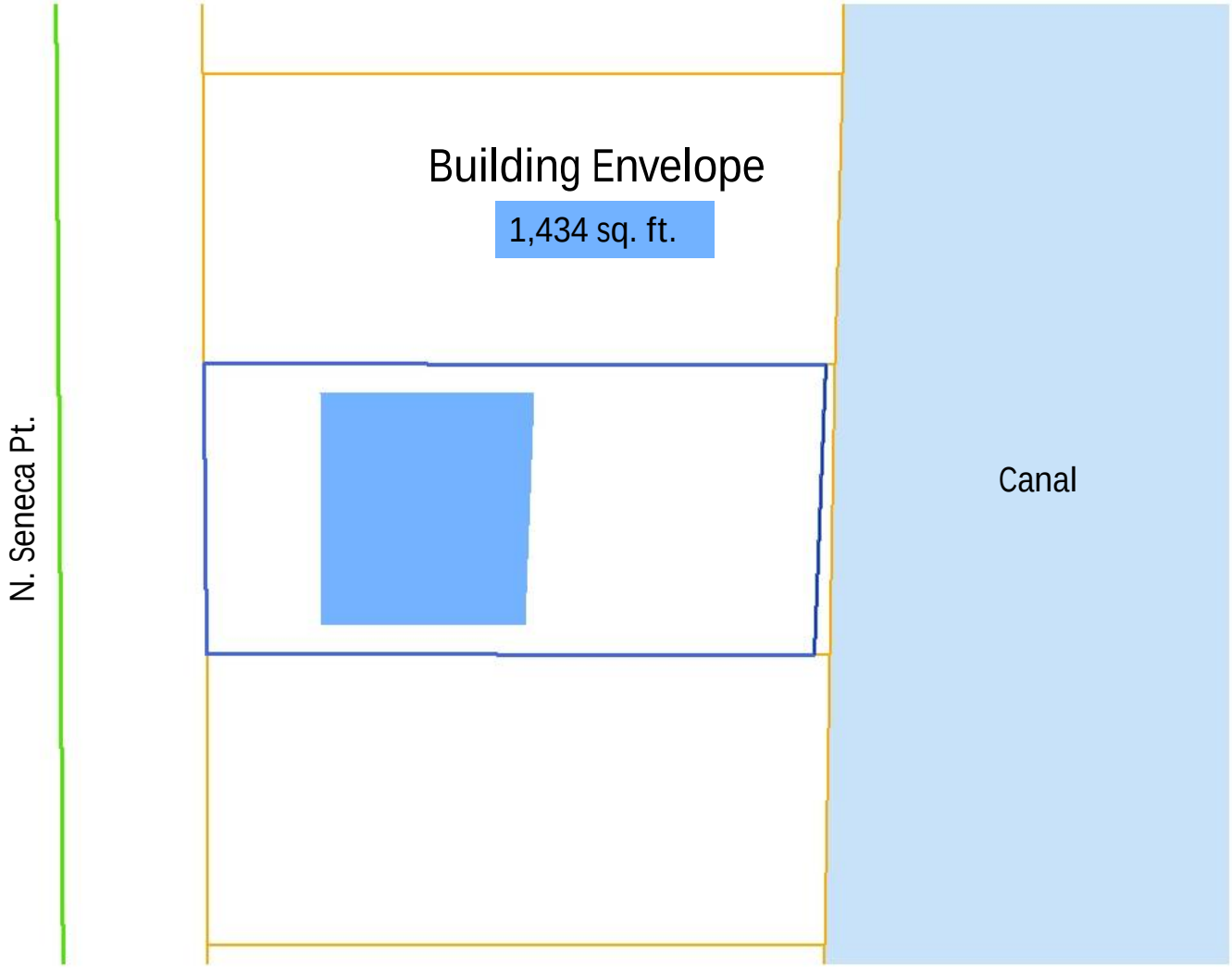
Attachment: Planner's Powerpoint (20243 : V-22-06 Robert Londeree)



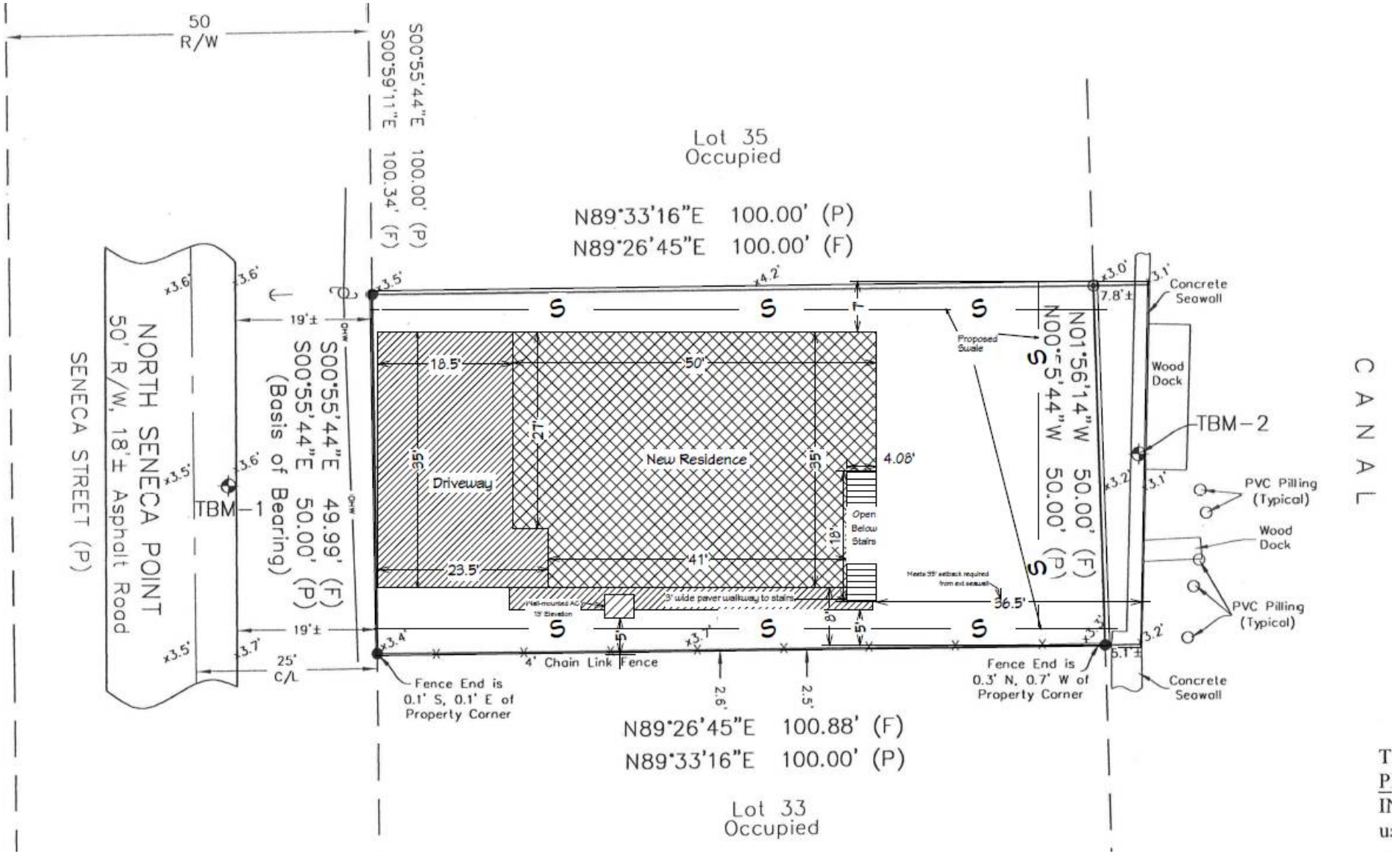
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PM2-22-34

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

**VARIANCE APPLICATION NO. V-22-06 Robert Londeree**
**DATE:** April 4, 2022
**PREPARED BY:** Jennifer Perkins, Planner, Land Development Division

| | |
|---|---|
| VARIANCE REQUESTED | This request is for a two-part Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling (1) having less than the required 50-foot setback from the mean high water line in a Coastal A Zone, pursuant to Section 3520, Floodplain Protection Standards of the LDC; and (2) having less than the required 50-foot minimum building setback from the centerline of the right-of-way, pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC.<br><br>The applicant is requesting a 36-foot waterfront setback from the mean high water line in the Coastal A Zone and a 43-foot setback from the centerline (18 foot to the edge of the right-of-way) of N. Seneca Pt. |
| SUBJECT PROPERTY | Section 19, Township 18 South, Range 17 East; specifically, Lot 34, of Montezuma Waters Mobile Home Estates, Plat Book 4, Page 141, (AK 1065224), which address is 2865 N. Seneca Pt., Crystal River, FL. A complete legal description of the property is on file with the Land Development Division. |
| ACREAGE | Approximately 5,323 square feet (0.12 acres). |
| LAND USE | CLR MH, Coastal and Lakes Residential District, mobile homes allowed, on the LDC Atlas;<br>CL, Low Intensity Coastal and Lakes District, on the Future Land Use Map |
| FLOOD ZONE | According to the Flood Insurance Rate Map (FIRM), subject property is located in the Coastal A Zone with a base flood elevation of 13 feet, as found on Community Panel Number 12017C0 188E. |
| SURROUNDING AREA | North – Manufactured home<br>South – Manufactured home<br>East – Canal, Single-family dwellings<br>West – N. Seneca Pt., Wetland<br><br>The site is located within the Montezuma Waters Mobile Estates subdivision, where there are both mobile homes and site-built dwellings. |

Attachment: Staff Report (20243 : V-22-06 Robert Londeree)

| | |
|---|---|
| **SOIL INFORMATION** | According to the *Soil Survey of Citrus County* (1988), the soil type in the area is Matlacha, limestone substratum – Urban land complex. Limitations to development are moderate due to wetness. |

## BACKGROUND

The subject property consists of a vacant waterfront lot in the Montezuma Waters Mobile Home Estates subdivision, which was platted in 1967. It abuts manufactured homes to the north and south, a canal to the East, and N. Seneca Pt. and a wetland to the West. It gains access from N. Seneca Pt., a 50-foot wide, public right-of-way, which has a setback of 50 feet from the centerline of the right-of-way. The site is located in the Coastal High Hazard Area (CHHA) and is within the Coastal A Flood Zone (CAZ).

The lot is approximately 50 feet wide by 106 feet deep, with a total lot area of approximately 5,323 square feet (0.12 acres), which is similar in size to other lots in the subdivision. The surrounding area contains both manufactured homes and single-family dwellings. In 1994, a dock and seawall were constructed under permit number 9405529. A metal shed from 1975, as seen on aerial photos, has since been removed.

## ANALYSIS

The applicant is proposing to construct a 1,630 square-foot single-family dwelling with stairs that total 72 square feet, for a 1,702 square-foot building footprint. The applicant is requesting a reduced waterfront setback of 36.5 feet from the concrete seawall for a single-family dwelling, which is less than the required 50 feet in the CAZ. Four of the six closest residences were developed in the 1970's and 1980's and have nonconforming setbacks that predate current adopted Floodplain Protection Standards of the LDC. In 2007, variances were granted for two of the six closest properties; however, the approved variances predate adoption of the current LDC. In 2007, property address 2855 N. Seneca Pt., directly south of the subject property, was granted a waterfront setback of 25 feet 6 inches. Also in 2007, property address 2845 N. Seneca Pt. was granted a waterfront setback of 22 feet 3.5 inches and a right-of-way setback of 19 feet 8.5 inches.

The applicant is also requesting a reduced right-of-way setback of 43 feet from the centerline of N. Seneca Pt. (18 feet from the edge of the right-of-way). LDC standards require a right-of-way setback of 50 feet from the centerline of a local street; however, Section 10620 of the LDC allows for infill development to compare the proposed right-of-way setback with the six closest developed lots of similar use to obtain a front average setback. The six closest developed lots to the subject property have an average front setback of 45 feet from the centerline of N. Seneca Pt. (20 feet from the edge of the right-of-way). The applicant's request to reduce the right-of-way setback to 43 feet from the centerline of N. Seneca Pt. is closer than the front average setback and does need to be included in this variance request.

The proposed site plan indicates an Impervious Surface Ratio (ISR) of 48.7 percent. This ISR complies with the maximum 50 percent ISR for the Coastal and Lakes Residential District for lots of record that are less than 10,000 square feet.

Attachment: Staff Report (20243 : V-22-06 Robert Londeree)

The available building envelope without the need for a variance is approximately 1,434 square feet, outside of the 50-foot waterfront setback, 45-foot average right-of-way setback, and 5-foot side yard setbacks.

| Building Envelope and Setback Analysis | | | |
|---|---|---|---|
| **Available Building Envelope** | **1,434 sf** | | |
| **Proposed Building Footprint** | **1,702 sf** | **Average Building Footprint (6 closest lots)** | **1,162 sf** |
| **Required Waterfront Setback** (Coastal A Zone) | **50 ft.** | | |
| **Proposed Waterfront Setback** | **36 ft** | **Average Waterfront Setback (6 closest lots)** | **21 ft** |
| **Waterfront Setback on Adjacent Lots** | **19 and 27 ft** | | |
| **Required Front Setback from Centerline of ROW** | **50 ft** | | |
| **Proposed ROW Setback** (from edge of ROW) | **43 ft** (18 ft) | **Average ROW Setback** (from edge of ROW) | **45 ft** (20 ft) |

The average building footprint of the six closest developed properties is 1,162 square feet, the average waterfront setback is 21 feet, and the average right-of-way setback is 20 feet from the edge of the right-of-way. Although the proposed waterfront setback is greater than the average waterfront setback, many existing residences were placed or were granted variances prior to the current waterfront setback standard. Additionally, the proposed right-of-way setback is less than the average from the edge of the right-of-way and the size of the proposed single-family dwelling is larger than the average. The dwelling could be redesigned to fit within the available building envelope. Therefore, the request is not a minimal request.

## SUMMARY OF PUBLIC COMMENTS:

At this time, no public input has been received.

Attachment: Staff Report (20243 : V-22-06 Robert Londeree)

**SUMMARY OF AGENCY COMMENTS:**

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

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

**Consistency with the Comprehensive Plan -** All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application is not consistent with the Comprehensive Plan goals, policies, and standards including:

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

*Staff comment:* *This application does not comply with Section 3520, Flood Plain Protection Standards of the Land Development Code, which requires a minimum waterfront setback of 50 feet measured from the mean high water line (in this case, the outside of the seawall). This section is applicable to Velocity Zones and Coastal A Zones.*

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

*Staff comment:* *The applicant has proposed a swale system to address stormwater, and this will be required to be approved by Engineering at the time of permitting.*

**Consistency with the Land Development Code (LDC) -** Staff reviewed this application per Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, and Section 3520, Floodplain Protection Standards of the LDC, as specified in the LDC. This application is not consistent with the following provisions of the LDC.

**2300.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 |

Attachment: Staff Report (20243 : V-22-06 Robert Londeree)

*Staff comment:* *The proposed right-of-way setback for the single-family dwelling is less than the 50-foot setback from the centerline of the right-of-way, and less than the front average setback of 45 feet from the centerline of the right-of-way.*

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

*Staff comment:* *The subject property has an available building envelope that could accommodate a structure that is still greater than the average building footprint of the six closest developed lots. The single-family dwelling could be redesigned to fit within the building envelope and would alleviate the need for a variance. Thus, the request is not a minimal request.*

## PROPOSED FINDINGS OF FACT

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

1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are applicable to land, structures, or buildings in the same land use district.*** The proposed single-family dwelling could be reduced to fit within the building envelope without the need for a variance.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The encroachment into the required setbacks is the result of the applicant/property owner. By requesting a single-family dwelling with the proposed square-footage, the applicant is creating a hardship and the request for a variance is based on convenience and not necessity.

3. ***A granting of the variance requested will confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** While many single-family dwellings in the area encroach within the required waterfront and right-of-way setbacks, most were constructed prior to current adopted Floodplain Protection Standards of the LDC. The proposal is for new construction and the applicant has other options available in order to lessen or eliminate the need for variances, including a reduction of the building footprint.

4. ***Literal interpretation of the provisions of this code which would not deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** The applicant is proposing a single-family dwelling with a 1,702 square-foot building footprint, which is larger than the

Attachment: Staff Report (20243 : V-22-06 Robert Londeree)

1,162 square-foot average building footprint of the six closest single-family dwellings. The proposed right-of-way setback and building footprint are inconsistent with the area.

5. ***The variance granted is <u>not</u> the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** It is possible for the applicant to reasonably place a single-family dwelling on the lot which would eliminate the need for a variance. The approximate 1,434 square-foot available building envelope could accommodate a single-family dwelling without the need for a variance. Therefore, the proposed dwelling is not a minimal request, and the hardship is based upon convenience.

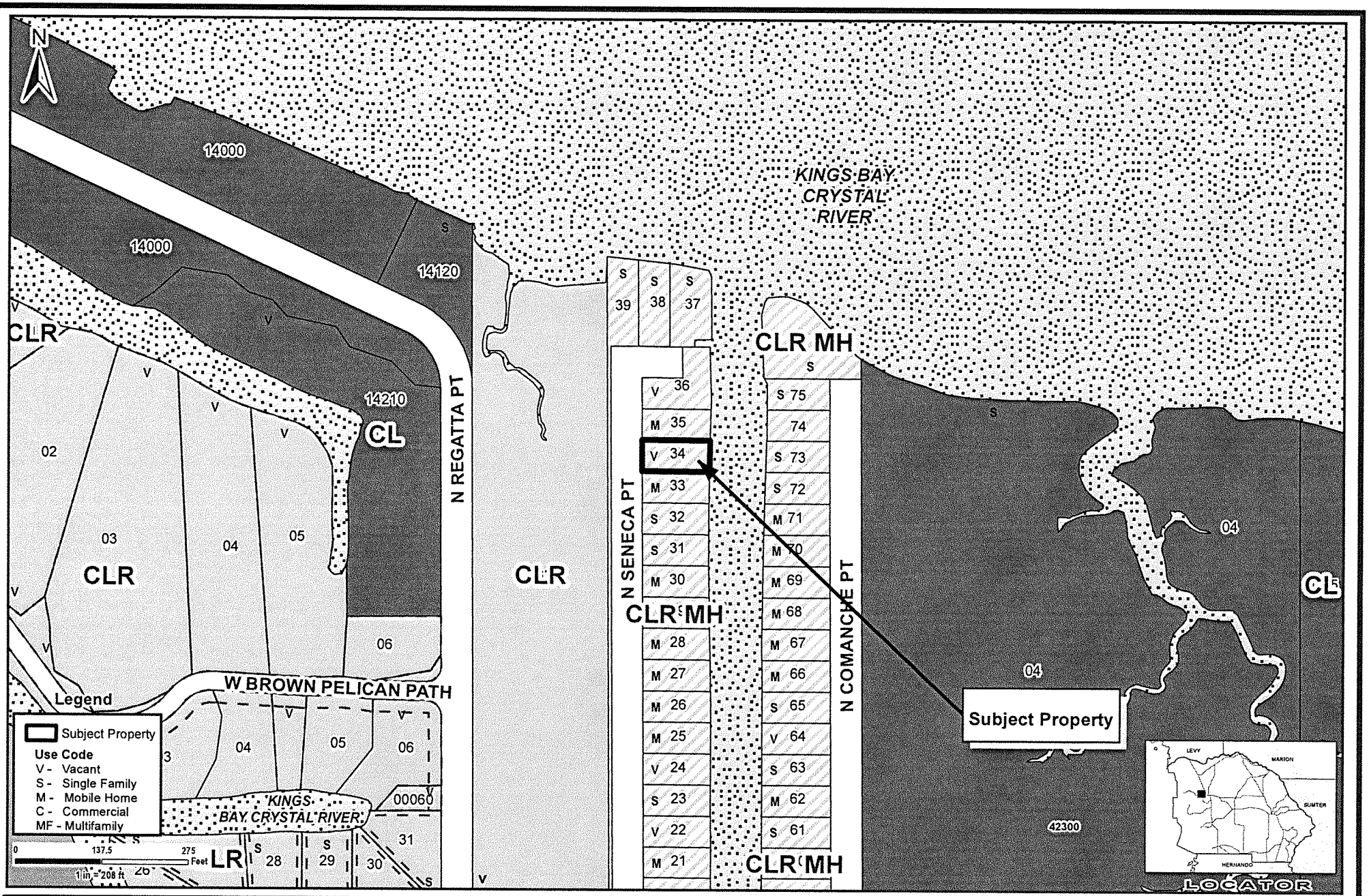
6. ***The granting of the variance <u>will not</u> be in harmony with the general intent and purpose of this code and <u>will be</u> injurious to the area involved or otherwise detrimental to the public welfare.*** While the proposed waterfront encroachment is much less than the surrounding single-family dwellings, many of the existing single-family dwellings in the area were placed prior to the existing requirements. Also, the proposed size of the residence is larger compared to the majority of other dwellings in the area.

7. ***There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.*** Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply. In addition, noncompliance with or any violation of the above referenced conditions, as may be determined by Citrus County Compliance may, in addition to any penalty imposed by Code Compliance and subsequent to the procedural requirements set forth in Section 1800 of the Citrus County Land Development Code being satisfied, render this Variance null, void, and of no force or effect.

8. **Granting of the variance <u>will</u> deviate from the clear intent of the adopted Comprehensive Plan.** The application is not consistent with the Comprehensive Plan, as discussed in this staff report.

JP/cb

Attachment: Staff Report (20243 : V-22-06 Robert Londeree)




Application #: V-22-06

Applicant: Robert Londeree

Proposal: Waterfront and ROW setbacks

Location: 2865 N. Seneca Pt., Crystal River, FL

Land Use Atlas: Coastal and Lakes Residential with Mobile Homes allowed (CLR MH)

S-T-R - 19-18-17 NE

Planner Initials: _____ Date: _____

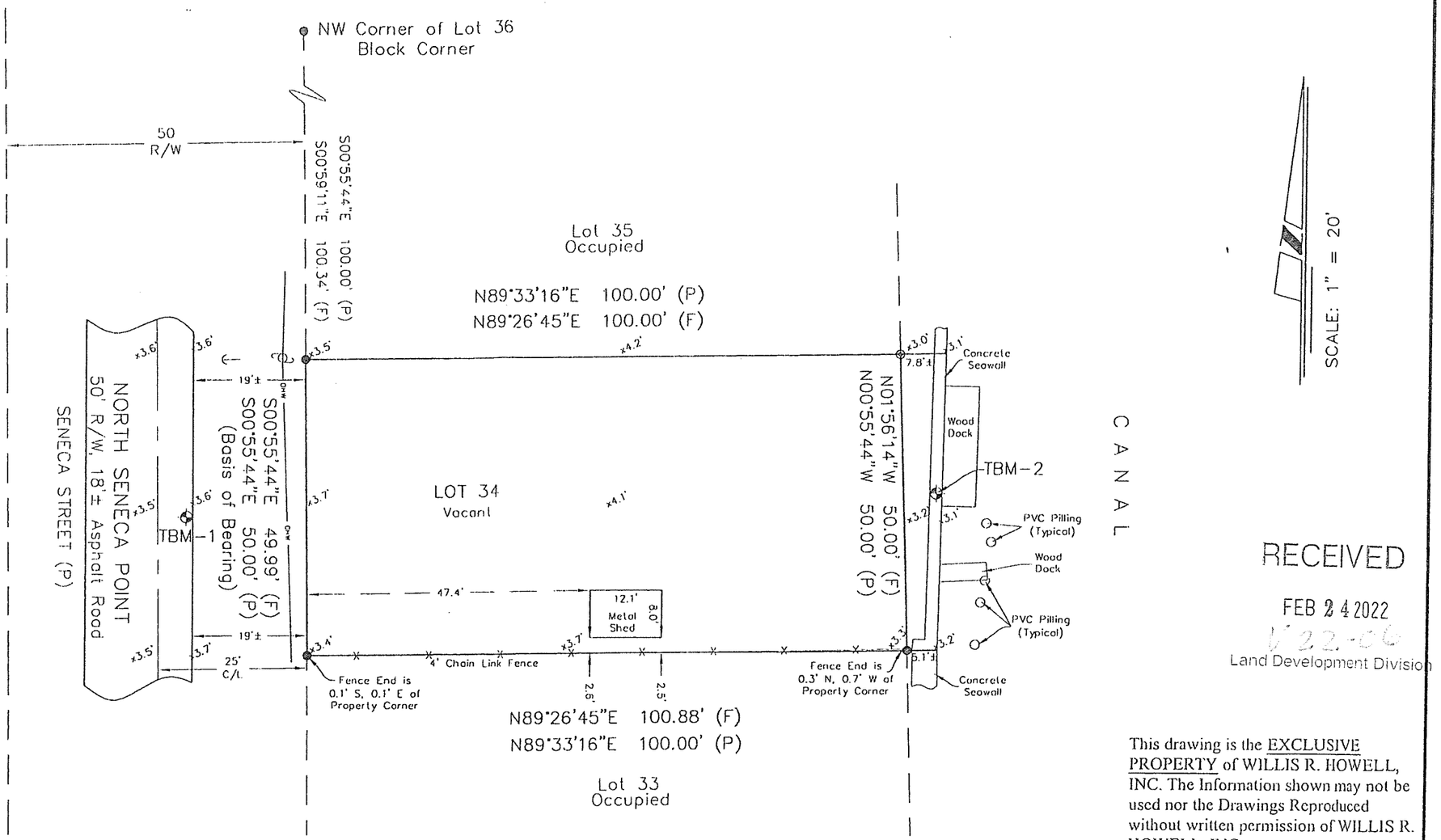
**Geographic Information Systems**

*Cynthia P. Skelhorn*
*Director*

Prepared By : William Braunsch
Date: March 16, 2022
Source: Enterprise Geodatabase
Map Number: WB0000768

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

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




RECEIVED
FEB 24 2022
V-22-06
Land Development Division

CERTIFIED TO:
Brad Londeree
Nily Londeree

Revisions:

This drawing is the EXCLUSIVE PROPERTY of WILLIS R. HOWELL, INC. The Information shown may not be used nor the Drawings Reproduced without written permission of WILLIS R. HOWELL, INC.

Job No.: 0122-127

Scale: 1" - 20'

Date of Survey: 01/18/2022

Field Book & Page: H298/34-35

I hereby certify that the survey represented hereon meets the all applicable of the Standards of Practice as contained in Chapter 5J-17 Florida Administrative Code, pursuant Section 472.027, Florida Statutes. Not valid without the original singature and seal of a Florida Licensed Surveyor and Mapper.

JAN 27 2022
Signed and Sealed

Willis R. Howell
Willis R. Howell, Inc.
Professional Land Surveyor No. 5448
Florida Licensed Business No. 6990

4752 West Abeline Drive
Dunnellon, Florida 34433
Telephone: (352) 746-2511
Facsimile: (352) 746-7230

# A BOUNDARY SURVEY

*For Legal Description, Notes and Legend See Sheet 2*
*This Sketch is Not Complete Without Sheet 2 of 2*

**WILLIS R. HOWELL, INC.**

BLH





Attachment: Staff Report (20243 : V-22-06 Robert Londeree)

# AGENDA MEMORANDUM

| | |
|---|---|
| **FROM:** | Michael Sherman, AICP Growth Management Director |
| **SUBJECT:** | CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC |
| **AGENDA DATE:** | **May 05, 2022** |

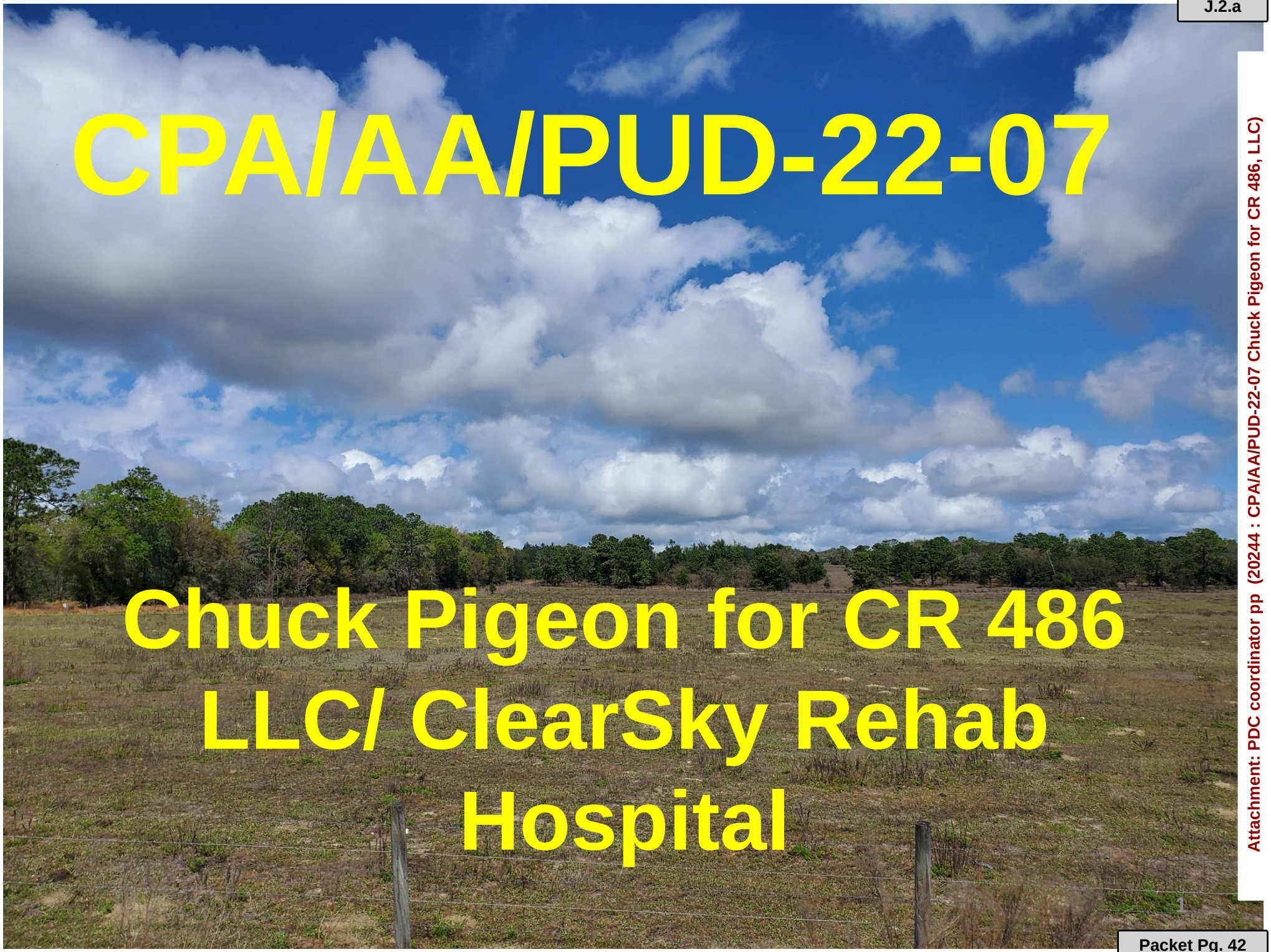
**BRIEF OVERVIEW:**

This is an application to change the Future Land Use designation on approximately 5.1 acres from MDR, Medium Density Residential District, and PSO, Professional Services/Office District to GNC, General Commercial District; and to change the LDC Atlas designation from MDR/PUD, Medium Density Residential District with a Planned Unit Development for multifamily or assisted living facility uses (CPA/AA/PDO-12-26), and PSO/PUD, Professional Services Office District with a Planned Unit Development for PSO allowable uses (CPA/AA/PDO-12-26) to GNC/PUD, General Commercial District with a Planned Unit Development for a rehabilitation hospital

**BUDGET IMPACT/FUNDING SOURCE:**

**RECOMMENDED ACTION:**

Conduct a Public Hearing on the following application on May 5th, 2022, to review and consider application CPA/AA/PUD-22-07, Chuck Pigeon for CR 486, LLC.



# CPA/AA/PUD-22-07

# Chuck Pigeon for CR 486 LLC/ ClearSky Rehab Hospital



Attachment: PDC coordinator pp (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

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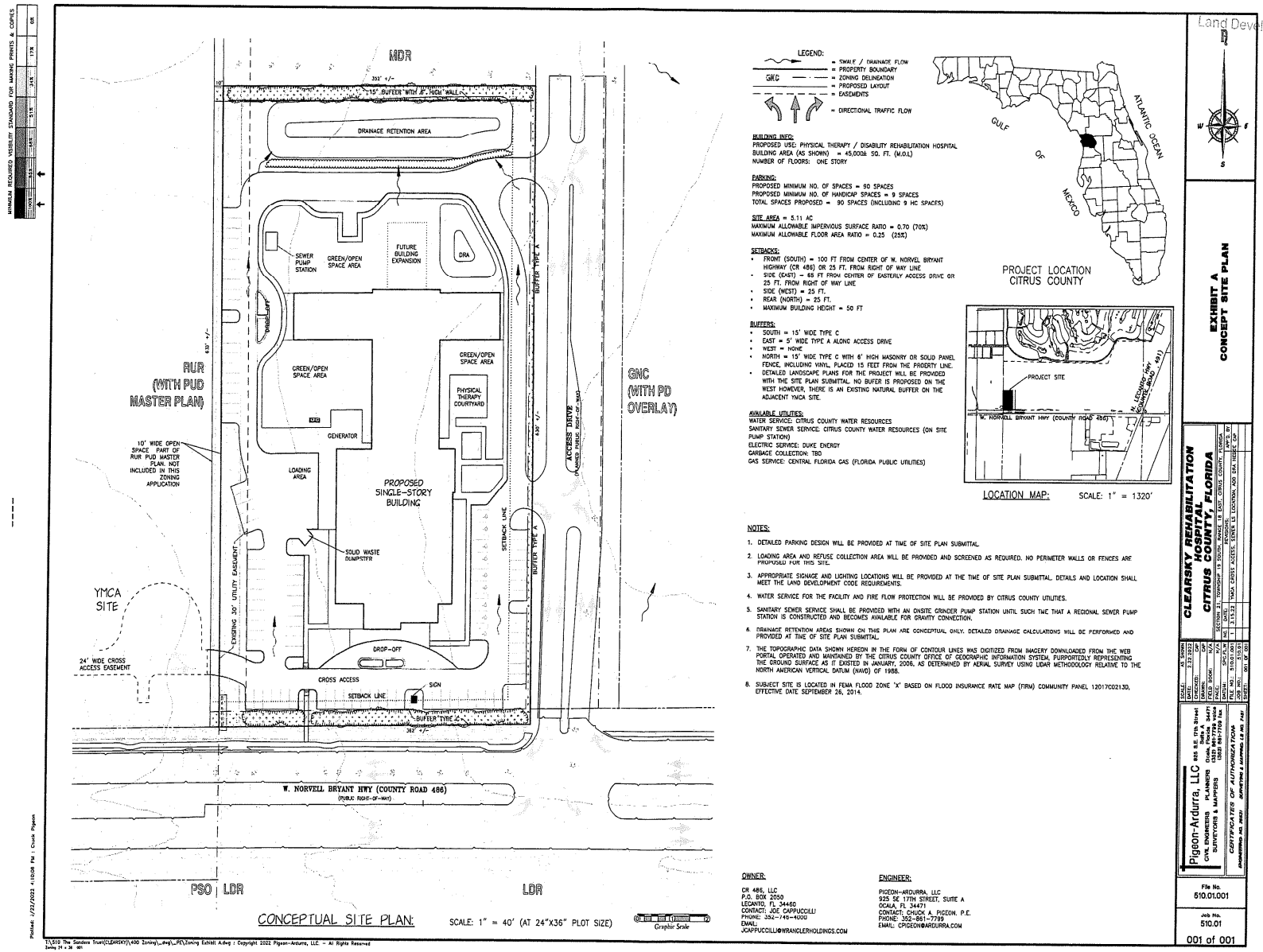


Attachment: PDC coordinator pp (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)



Attachment: PDC coordinator pp (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

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MAR 22 2022
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LEGEND:
- = SWALE / DRAINAGE FLOW
- = PROPERTY BOUNDARY
- GNC = ZONING DELINEATION
- = PROPOSED LAYOUT
- = EASEMENTS
- = DIRECTIONAL TRAFFIC FLOW

**BUILDING INFO:**
PROPOSED USE: PHYSICAL THERAPY / DISABILITY REHABILITATION HOSPITAL
BUILDING AREA (AS SHOWN) = 45,000± SQ. FT. (M.O.L)
NUMBER OF FLOORS: ONE STORY

**PARKING:**
PROPOSED MINIMUM NO. OF SPACES = 90 SPACES
PROPOSED MINIMUM NO. OF HANDICAP SPACES = 9 SPACES
TOTAL SPACES PROPOSED = 90 SPACES (INCLUDING 9 HC SPACES)

**SITE AREA** = 5.11 AC.
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO = 0.70 (70%)
MAXIMUM ALLOWABLE FLOOR AREA RATIO = 0.25 (25%)

**SETBACKS:**
- FRONT (SOUTH) = 100 FT FROM CENTER OF W. NORVEL BRYANT HIGHWAY (CR 486) OR 25 FT. FROM RIGHT OF WAY LINE
- SIDE (EAST) = 65 FT FROM CENTER OF EASTERLY ACCESS DRIVE OR 25 FT. FROM RIGHT OF WAY LINE
- SIDE (WEST) = 25 FT.
- REAR (NORTH) = 25 FT.
- MAXIMUM BUILDING HEIGHT = 50 FT

**BUFFERS:**
- SOUTH = 15' WIDE TYPE C
- EAST = 5' WIDE TYPE A ALONG ACCESS DRIVE
- WEST = NONE
- NORTH = 15' WIDE TYPE C WITH 6' HIGH MASONRY OR SOLID PANEL FENCE, INCLUDING VINYL, PLACED 15 FEET FROM THE PROERTY LINE.
- DETAILED LANDSCAPE PLANS FOR THE PROJECT WILL BE PROVIDED WITH THE SITE PLAN SUBMITTAL. NO BUFFER IS PROPOSED ON THE WEST HOWEVER, THERE IS AN EXISTING NATURAL BUFFER ON THE ADJACENT YMCA SITE.

**AVAILABLE UTILITIES:**
WATER SERVICE: CITRUS COUNTY WATER RESOURCES
SANITARY SEWER SERVICE: CITRUS COUNTY WATER RESOURCES (ON SITE PUMP STATION)
ELECTRIC SERVICE: DUKE ENERGY
GARBAGE COLLECTION: TBD
GAS SERVICE: CENTRAL FLORIDA GAS (FLORIDA PUBLIC UTILITIES)







LOCATION MAP: SCALE: 1" = 1320'

**NOTES:**
1. DETAILED PARKING DESIGN WILL BE PROVIDED AT TIME OF SITE PLAN SUBMITTAL.
2. LOADING AREA AND REFUSE COLLECTION AREA WILL BE PROVIDED AND SCREENED AS REQUIRED. NO PERIMETER WALLS OR FENCES ARE PROPOSED FOR THIS SITE.
3. APPROPRIATE SIGNAGE AND LIGHTING LOCATIONS WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMITTAL. DETAILS AND LOCATION SHALL MEET THE LAND DEVELOPMENT CODE REQUIREMENTS.
4. WATER SERVICE FOR THE FACILITY AND FIRE FLOW PROTECTION WILL BE PROVIDED BY CITRUS COUNTY UTILITIES.
5. SANITARY SEWER SERVICE SHALL BE PROVIDED WITH AN ONSITE GRINDER PUMP STATION UNTIL SUCH TIME THAT A REGIONAL SEWER PUMP STATION IS CONSTRUCTED AND BECOMES AVAILABLE FOR GRAVITY CONNECTION.
6. DRAINAGE RETENTION AREAS SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY. DETAILED DRAINAGE CALCULATIONS WILL BE PERFORMED AND PROVIDED AT TIME OF SITE PLAN SUBMITTAL.
7. THE TOPOGRAPHIC DATA SHOWN HEREON IN THE FORM OF CONTOUR LINES WAS DIGITIZED FROM IMAGERY DOWNLOADED FROM THE WEB PORTAL OPERATED AND MAINTAINED BY THE CITRUS COUNTY OFFICE OF GEOGRAPHIC INFORMATION SYSTEM, PURPORTEDLY REPRESENTING THE GROUND SURFACE AS IT EXISTED IN JANUARY, 2006, AS DETERMINED BY AERIAL SURVEY USING LIDAR METHODOLOGY RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
8. SUBJECT SITE IS LOCATED IN FEMA FLOOD ZONE 'X' BASED ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12017C0213D, EFFECTIVE DATE SEPTEMBER 28, 2014.

**OWNER:**
CR 486, LLC
P.O. BOX 2050
LECANTO, FL 34460
CONTACT: JOE CAPPUCCILLI
PHONE: 352-746-4000
EMAIL:
JCAPPUCCILLI@WRANGLERHOLDINGS.COM

**ENGINEER:**
PIGEON-ARDURRA, LLC
925 SE 17TH STREET, SUITE A
OCALA, FL 34471
CONTACT: CHUCK A. PIGEON, P.E.
PHONE: 352-861-7799
EMAIL: CPGEON@ARDURRA.COM

**EXHIBIT A**
**CONCEPT SITE PLAN**

**CLEARSKY REHABILITATION HOSPITAL**
**CITRUS COUNTY, FLORIDA**
SECTION 23, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA
REVISIONS: NO. | DATE | DESCRIPTION | APP'D BY
1 | 3/15/22 | YMCA CROSS ACCESS, SIGNAGE & LOCATION, AND SWA WIDTH | CAP

SCALE: AS SHOWN
DESIGNED: CAP
CHECKED: CAP
FIELD BOOK: N/A
PAGE: N/A
FILE NO.: 510.01.001
JOB NO.: 510.01
DATE: 03/18/22

Pigeon-Ardurra, LLC
CIVIL ENGINEERS PLANNERS
SURVEYORS & MAPPERS
925 S.E. 17th Street
Ocala, Florida 34471
(352) 861-7799 Fax
(352) 867-7709
CERTIFICATES OF AUTHORIZATION
ENGINEERING NO. 30521 SURVEYING & MAPPING LB NO. 7481

File No.
510.01.001
Job No.
510.01
001 of 001

Attachment: PDC coordinator pp (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

**Board of County Commissioners**
**Department of Growth Management**
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070

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

## CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: CPA/AA/PUD-22-07 Date: 3-9-22
* Written Authorization is required if Applicant is different than Owner.

| **Applicant*** | | **Property Owner** | |
|---|---|---|---|
| Name: | Chuck Pigeon | Name: | CR 486, LLC |
| Address: | 925 SE 17th Street, Ste A | Address: | P.O. Box 2050 |
| City: | Ocala | City: | Lecanto |
| State: | FL Zip: 34471 | State: | FL Zip: 34460 |
| Home No.: | Cell No.: | Home No.: | Cell No.: |
| Work No.: | (352) 861-7799 Fax No.: | Work No.: | (352) 746-4000 Fax No.: |
| Email: | CPigeon@Ardurra.com | Email: | |

**Property Description:** Section: 18 Township: 18 South Range: 21 East
Legal Description: See Attached Legal Description
Subdivision: Lot(s): Block/Parcel:
Alternate Key #: A Portion of Alt Key 3469733 Parcel ID: A Portion of Parcel ID 18E18S21 10000
Acreage: 5.11

X New Planned Unit Development (PUD)
X Amendment to Previously Approved PUD/PD Previous Application No.: CPA/AA-PDO-12-26
Land Development Code Atlas Designation From: PSO and MDR To: GNC
Generalized Future Land Use Map Designation From: To:

**Is this hearing being requested as a result of a Code Violation Notice?** Yes ____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.
**Applicant Request(s):** Applicant requests to change zoning from PSO & MDR to GNC for 5.25 Acres as shown on Legal Description attached.
Directions to Property: From zoning office travel north on N. Lecanto Highway (CR 491) to W. Norvel Bryant Hwy. (CR 486) proceed west approximately 1.5 miles.
**The Applicant is:** Owner of Tract X Agent for Property Owner
One-Owner Among Several Other (specify)

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

Signature: _____
Chuck Pigeon, Vice-President
Pigeon-Ardurra, LLC

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 Chuck Pigeon, who is personally known to me or provided _____ as identification and who did not take an oath. WITNESS my hand and official seal this ____ day of _____, ____

Carolyn J. Mowery
Printed Name
Carolyn J. Mowery
Notary Public - State of Florida

Seal

CAROLYN J. MOWERY
Commission # HH 074540
Expires December 22, 2024
Bonded Thru Budget Notary Services

Date: 3/9/22 3/10/22
Time: 11:09 am
Initials: CJM via email

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

GFLUM Des: _____
FZ: _____

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MAR 09 2022



Attachment: Applicant Submittal (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

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

# REQUIRED INFORMATION FOR A COMPREHENSIVE PLAN AMENDMENT

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

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

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

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

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

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

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

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

   Designation: GNC

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

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

   Sanitary Sewer: To be provided by Citrus County Dept. of Water Resources

   Potable Water: To be provided by Citrus County Dept. of Water Resources

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Attachment: Applicant Submittal (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

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Land Development Division
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Drainage: The plan for the project shows a drainage retention area which will be designed to meet the requirements of Chapter 6, Stormwater Management of the LDC at time of permitting.

Solid Waste: To be provided by Citrus County Solid Waste Division.

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

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

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

Objective: See Section II - Consistency with Citrus Future Land Use Element in Submittal Booklet provided.

Policy:

Policy:

Objective:

Policy:

Policy:

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11. Any additional information that may apply to this application. See Supporting Documentation provided in Submittal Booklet provided.



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March 21, 2022

Ms. Joanna Coutu, AICP
Department of Growth Management
Citrus County Land Development
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Email: joanna.coutu@citrusbocc.com

**P-A Project No. 510.01**
**Ardurra #2022-0269-00**

| | |
|---|---|
| **Project:** | **Clearsky Health Rehabilitation Hospital** |
| **Sec/Twp/Rge:** | **S21 / T18S / R18E,** |
| **Parcel ID / Alt Key:** | **A Portion of 3469733** |
| **RE:** | **Land Development Code Amendment Application & Atlas Amendment**<br>**Additional Supplements to file for Pending Application CPA/AA/PUD-22-07 (CR 486, LLC)** |

Dear Ms. Coutu:

In response to comments received from Citrus County Staff sufficiency review to the original application submittal enclosed is additional information in support of the land use change request.

Included with this additional information in support of this application is the following documents and exhibits. Specifically included:

1. Updated EXHIBIT "A" Concept Site Plan
2. Solid Waste Division Capacity letter
3. Wastewater Service Capacity and Availability letter
4. Water Service Capacity and Availability letter
5. Information Operational Narrative (dated December 6, 2021) regarding ClearSky Rehabilitation Hospital.

Response to staff review comments are provided below:

1. Staff noted the existing 30 foot wide utility easement along the west portion of the subject property. This easement is dedicated utility easement to several utilities. Applicant will confirm with the utility users and easement controlling entity that parking and other related improvements can encroach within the subject easement.
2. The cross access proposed on the subject site will match up with the existing adjacent YMCA site cross access. The Concept Site Plan information has been updated to better illustrate the matchup.
3. The future building expansion is included in the proposed total square foot building area of 45,000 SF for the subject property.
4. The proposed property Impervious Surface Ratio (ISR) is identified as 70% on the Conceptual Site Plan. The Floor Area Ration (FAR) has been revised on the Conceptual Site Plan to not exceed a maximum of 25%.
5. Open Space areas within the property has been identified on the Conceptual Master Plan east and west of the building. Driveway and parking areas have been identified with a shade pattern.
6. The proposed 15 foot wide Type "C" buffer is within the subject property limits. The right of way immediately east of the subject parcel has a right of way change that extends an additional 15' +/- out from the roadway.



925 SE 17th Street, Suite A
Ocala, FL 34471
Ph: 352-861.7799
Fax: 352-861.7709

CIVIL ENGINEERS - PLANNERS
SURVEYORS & MAPPERS
www.Ardurra.com

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In addition to the items noted above, It is the applicants request to utilize a 15 foot wide type "C" landscape buffer with a 6 foot high masonry or solid panel fence (including vinyl) along the north property boundary with the fence a minimum 15 feet but not more than 20 feet for the property line.

Should you have any questions, please do not hesitate to contact me at (352) 861-7799. We look forward to reviewing the staff report.

Sincerely,
**PIGEON - ARDURRA, LLC**

Chuck A. Pigeon, P.E.
Project Manager

Ec: Thomas Henry, Jr., The Sanders Trust

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DEKKER
PERICH
SABATINI

December 6, 2021

Brian R. Wilke, AICP
Development Coordinator
City Development
625 52nd Street - Room 308
Kenosha, WI 53140

Project Operational Narrative for the proposed ClearSky Rehabilitation Hospital of Kenosha

*a. Typical business operations.*

The ClearSky Rehabilitation Hospital of Kenosha is a facility that will provide care for patients recovering from stroke, heart attack, brain injury, spinal cord injury, orthopedic conditions, cancer, and pulmonary conditions. The facility will offer physical therapy, speech therapy, and occupational therapy services that bridge an important gap in transitioning patients from acute care facilities back to home living. With a 12-day average stay, the hospital strives to maintain a friendly environment that promotes healing of the body, mind and spirit. The facility is intended to be licensed as a specialty rehabilitation hospital. The facility is a single-story building that is approximately 40,000 gross square feet.

The facility is split into three distinct areas with staffing localized to these areas. These areas are the patient wing, therapy gym, and administration area.

The patient wing of the building has the necessary ancillary spaces required by the applicable codes and the guidelines for design and construction of hospital and health care facilities for a nursing unit and are sized to meet these requirements. Spaces such as clean and soiled linen, respiratory therapy, assisted bathing, pharmacy, nourishment station, central nurse station and staff break area are provided. The patient rooms are larger than required by the guidelines to allow for more room for family and visitors. There is an airborne infection isolation room as required by the guidelines. There are two separate day rooms that provide spaces for patients to get out of their rooms and visit with other patients, staff and family members. The transition suite is the last stop in the process where patients transition to a home bedroom/bathroom environment before making the transition to their home. Radiology services will be contracted with the local acute care hospital that is located directly adjacent to the facility Lab and laundry services will also be contracted with the local hospital. There is a pharmacy located in the patient wing that includes spaces for the pharmacist office, dispensing, and low risk level IV compounding.

The therapy gym and related spaces are where the bulk of the rehabilitation services in the facility take place. The gym itself provides space and equipment for physical and occupational therapy. There are spaces for private therapy adjacent to the gym, as well as the Activities for Daily Living (ADL) suite is where patients can learn to deal with being in a wheelchair or re-learning skills in a familiar home like environment. The ADL suite is also directly adjacent to the therapy gym. There are private offices for speech therapy, counseling, and case management as part of the therapy services, as well as a classroom space for training sessions for staff and patients.

The administration wing houses the reception and admissions areas, the business office, management offices and medical records storage. The central plant (Building services area),



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maintenance area, soiled linen holding, biohazard holding and general storage areas are located adjacent to the administration wing next to the loading area and kitchen. The kitchen and dining area are set up to accommodate patients and family members and allow them to eat together outside of the patient room. There is also an outdoor dining space to allow patients the chance to get some fresh air. The kitchen has all of the spaces required by the guidelines including housekeeping, toilets and offices for the dietary staff as well as pot and ware washing facilities. The kitchen is also set up for in-room food service for patients unable to get to the dining room; this includes cart storage and washing facilities.

The total staff for the facility will be approximately 100. The peak staffing level will be around 60 with the lowest staffing level of approximately 10 occurring during the late night shift. During the late night shift the administration, kitchen, and therapy gym will be closed down and operation of the facility transferred to the central nursing station in the patient wing. Access to the facility will be controlled at the nurse station via intercom and CCTV. A card reader system will allow for staff access.

The building site is designed for ease of circulation for patients, visitors and emergency vehicles. The primary access to the facility is provided from the road to the North of the project site that is currently under development.

*b. Hours of operation.*

Due to the nature of its business operations the ClearSky Rehabilitation Hospital of Kenosha will be open 24 hours & 7 days per week.

*c. Parking and circulation.*

Having operated similar facilities for over 15 years, it has been determined that the optimum number of parking spaces for one of these facilities is right around 90 spaces for a 30 bed facility and 120 spaces for a 40 bed facility. In calculating the number of parking spaces allowed by the City of Kenosha zoning code at 1.5 space per bed, the number of spaces required is substantially less than this amount. The "rule of thumb" that we have created that gets the closest to a workable number is providing 1 space per patient room and 1 space per every peak staff member. The peak staffing occurs at shift change and give enough overlap that when the night shift is coming on duty and the day shift is doing the patient information transition. For this facility, the peak staffing number at shift change will be around 60. Add in the 1 space per bed and the total maximum number of spaces that will likely be used is 90. This peak staffing level typically occurs at around 6:30pm for a 7:00pm shift change. The current site plan is showing a total of 108 parking spaces. Landscape in the middle of parking areas have been removed for ease of snow removal.

The site design and circulation is primarily driven by functional and regulatory requirements of a hospital facility. Providing a covered area at the entry for patient drop off and pick up is required by the health codes. The covered entry canopy is sized and located to keep the area shaded and keep the rain from reaching patients waiting pick up or drop off. The need for an on-site loop access road to aide in fire department circulation is critical. Due to the critical nature of hospital facilities and the defend in place firefighting strategy in place make this loop road a requirement of the fire code. Service deliveries to the facility are primarily delivered by small trucks and vans. There is occasional large truck traffic to the facility and the site has been



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designed to be easy to navigate with an 18 wheeled truck. The large truck traffic happens at the facility opening when furniture is being delivered and then is very sparse and typically occurring less than once a week for delivery of liquid oxygen. Noise from frequent ambulance trips is usually a question that we get from cities and neighborhood groups. Ambulance traffic to the facility is minimal and usually only occurs when patients are transferred to the facility from an acute care hospital (no lights and sirens). It is extremely rare to have an ambulance access the facility with lights and sirens.

*d. Conclusion*

ClearSky Health is excited to be joining the Kenosha community. They are a great corporate citizen and will bring significant amounts of economic activity to the area. Their facilities are top notch and something that the community can be proud to welcome to the area. Medical care for the community will also be enhanced by the addition of a top tier healthcare provider to partner with local hospitals in providing excellent post-acute care. ClearSky Health has also been working closely with local acute care hospitals in the development of this facility to ensure there is a well-planned continuum of care for the community. The planned facility will meet all of the requirements of the zoning code and we welcome the opportunity to work with City planning staff to make the process as smooth as possible.

Very truly yours,

**Dekker/Perich/Sabatini Ltd.**

Robert C. George, AIA, LEED AP
Principal



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# LAND DEVELOPMENT CODE AMENDMENT APPLICATION

For

# Clearsky Health Rehabilitation Hospital

## CITRUS COUNTY, FLORIDA

Attachment: Applicant Submittal (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

DATE: March, 2022
Prepared By:

Pigeon – Ardurra, LLC
CIVIL ENGINEERS – PLANNERS
SURVEYORS & MAPPERS

925 S.E. 17th Street, Suite A
Ocala, FL 34471
Ph 352-861-7799

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P-A Project No. 510.04

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## APPENDIX

| | |
|---|---|
| Appendix A | Legal Descriptions of Subject Property |
| Appendix B | Warranty Deed (of Parent Parcel) |
| Appendix C | Boundary Sketch of Description |
| Appendix D | Water and Sewer Utility Provider Letters |
| Appendix E | Solid Waste Provider Letter |

## EXHIBITS

A. Concept Site Plan

B. Building Concept Architecture Elevation Drawing

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# *Letter of Authorization*

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**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

__X__Atlas Amendment _____Other (specify): _____

**LEGAL DESCRIPTION OF PROPERTY:**

Section 18 Township 18 Range 21 Alternate Key # A portion of #3469733

Lot/Parcel _____ Block _____

Subdivision _____

I, CR 486, LLC, owner of the above described property,
(Name of Owner)

authorize Chuck Pigeon, P.E. of Pigeon-Ardurra, LLC 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: _____
(Signature of Owner)

STATE OF ~~FLORIDA~~ NEW HAMPSHIRE
COUNTY OF ~~CITRUS~~ HILLS BOROUGH

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

WITNESS my hand and official seal this 7th day of March, 2022

Michelle M Jones
Printed Name

Seal

Michelle M Jones
Notary Public - State of ~~Florida~~ New Hampshire

MICHELLE M. JONES
NOTARY PUBLIC
NEW HAMPSHIRE
MY COMMISSION EXPIRES NOV. 22, 2022

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# I. STATEMENT OF OBJECTIVES

## GENERAL PURPOSE

The subject property is currently zoned PSO (professional Service office) and MDR with ACLF (Medium Density Residential with an allowable ACLF Facility use). The property is also included in a Planned Development overlay zone with a preliminary master plan illustrating the office and ACLF designations. The purpose of this application is to change the zoning category to GNC (General Neighborhood Commercial) and PD overlay to allow for the development of the proposed Rehabilitation Hospital including the associated offices and acute care living components.

## PROJECT LOCATION

The project is located in the central services area of Citrus County, boarded by W. Norvel Bryant Highway (CR 4860 to the South and immediately east of the YMCA facilities. The site is approximately 1.5 miles west of N. Lecanto Highway (CR 491). **Figure 1.0** illustrates the site location. The subject site for the GNC land use is 5.11 acres.

## PROJECT INTRODUCTION

ClearSky Health Rehabilitation Hospital is a planned Inpatient and Outpatient rehabilitation facility including post-discharge care services. The facility is planned for 30 inpatient beds and approximately 38 daytime staff. The plan also includes a potential future addition of 10 beds and total future staff of approximately 75 individuals including both daytime and nighttime staff.

The Inpatient facilities will offer specialized care to patients living with disabling injuries or illness. Some Outpatient services will also be provided to help patients continue with their healing process after they have been discharged and generally consist of Physical therapy, occupational therapy, and speech therapy.

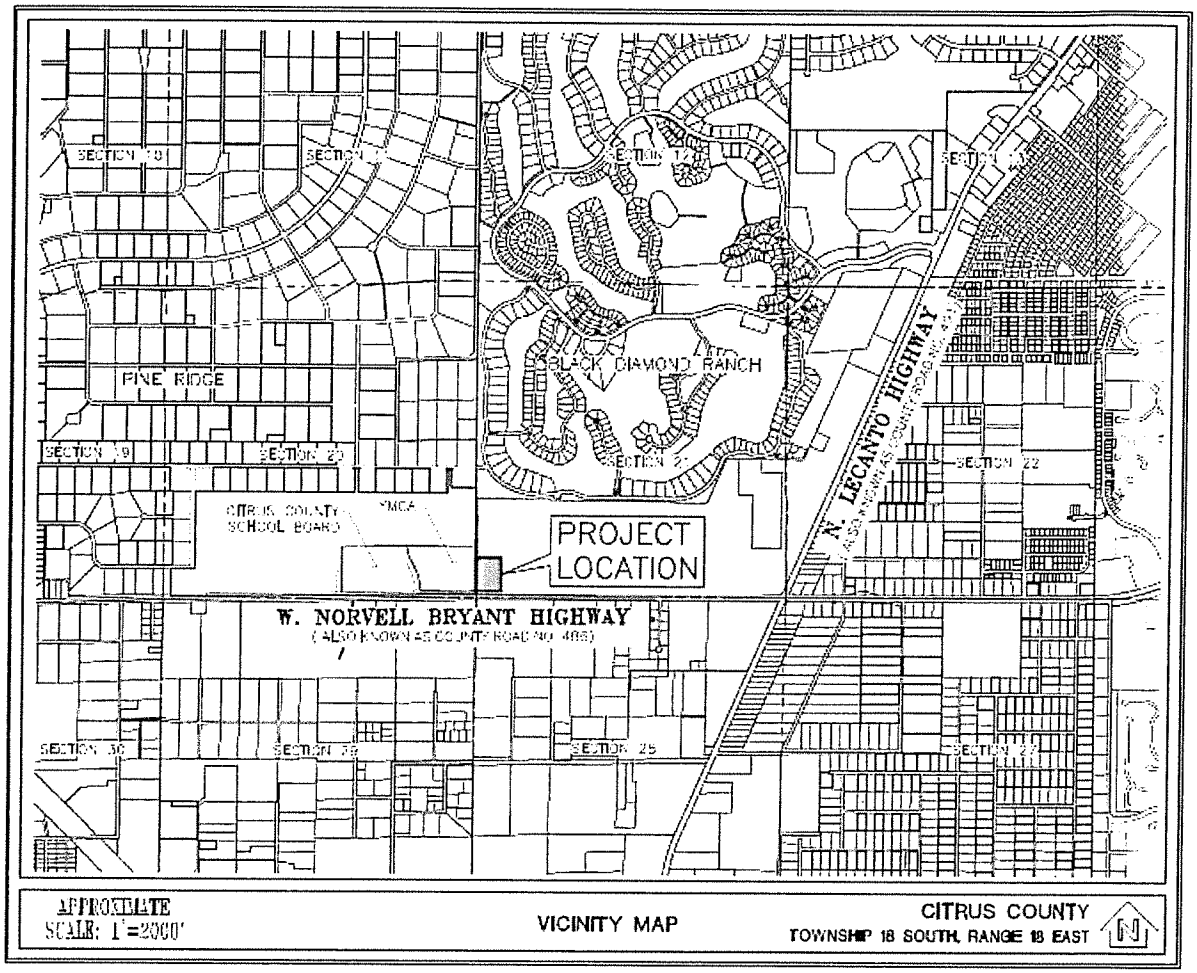
Facility infrastructure is planned to include a single story building with approximately 45,000 square feet of gross floor area, parking and stormwater management facilities, outdoor physical therapy courtyard, utility infrastructure service and emergency power systems, landscaping, and other related site components.

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## *FIGURE 1.0 - Site Location Map*




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# I. PROJECT DESCRIPTION

## CHARACTER OF DEVELOPMENT

ClearSky Health Rehabilitation Hospital is a planned facility with access to W. Norvel Bryant Highway. The facility is designed as a single story building with an appearance similar to the digital renderings provided as **Figure 2.0.** Infrastructure for the Facility will be provided and constructed in accordance with the minimum standards and specifications of the Citrus County Land Development Code (LDC) with exception to minor modifications as addressed with this PD submittal.

Primary infrastructure improvements will include Access drives and stormwater management systems, sanitary sewer service and public drinking water service both provided by Citrus County utilities, landscaping, outdoor physical therapy courtyards, emergency power generation systems, signage and other related components.

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## *FIGURE 2.0 - Building Rendering*



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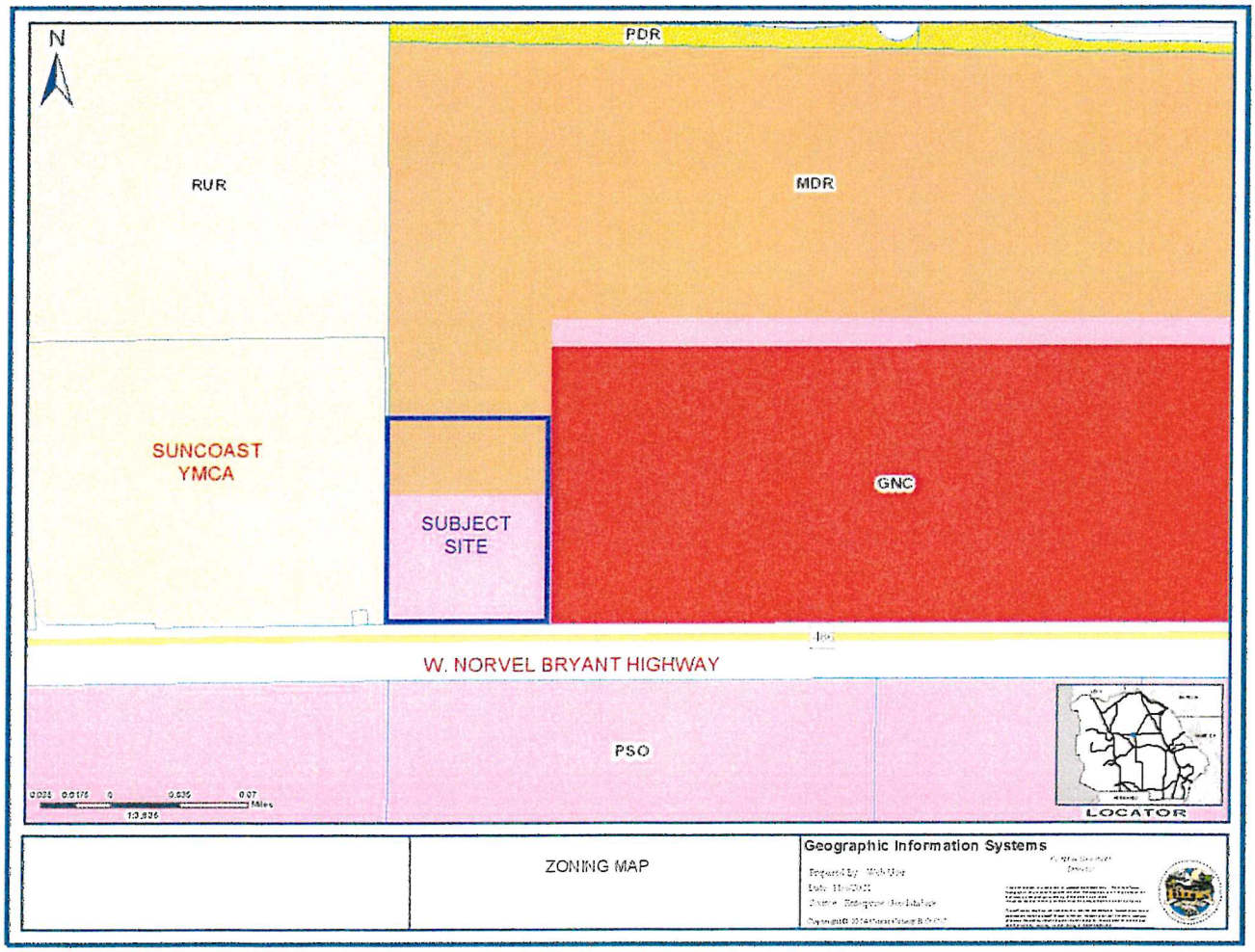
## LAND USE DEISGNATION

See **Figure 3.0** for an illustration of a portion of the Citrus County LDC Atlas (Zoning Map). The subject property currently occupies both PSO and MDR lands use areas.

**Figure 4.0** illustrates the proposed Land use zoning as GNC (General Neighborhood Commercial) with a PD overlay for the Rehabilitation Hospital.

**Figure 5.0** illustrates an Aerial Photo View of the subject property.

***FIGURE 3.0 - Current LDC / Zoning Map***

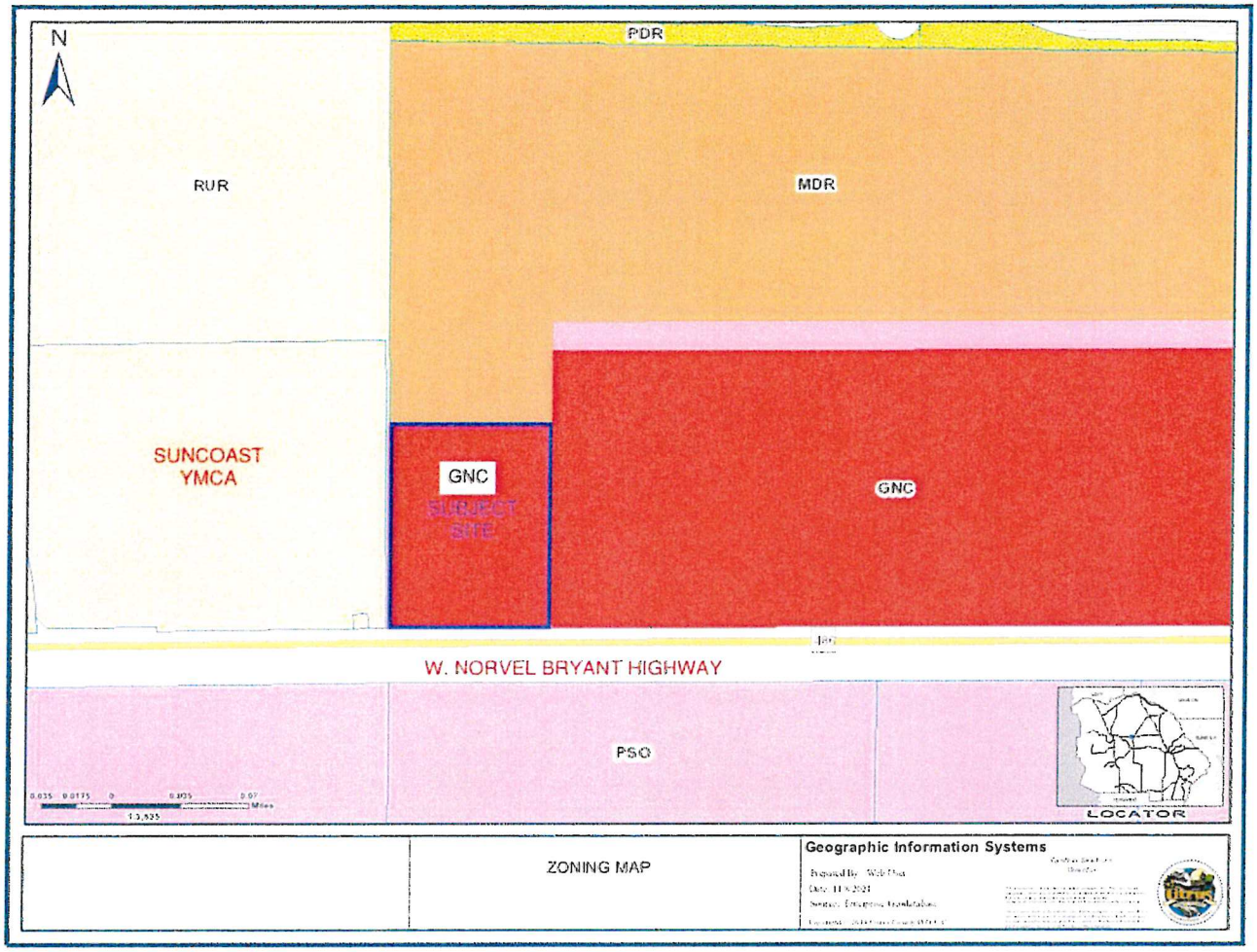



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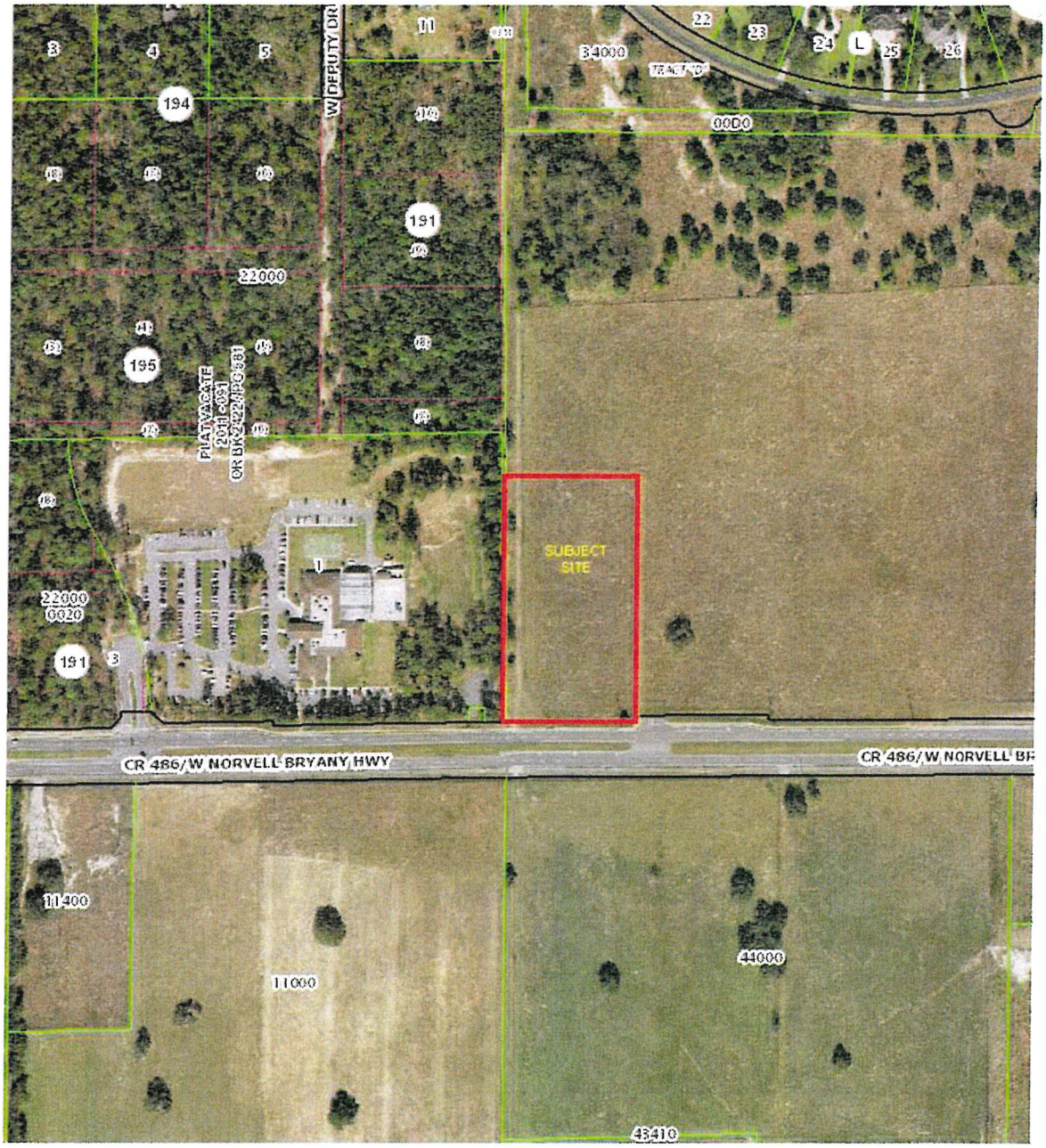
## *FIGURE 4.0 - Proposed LDC / Zoning Map*




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## *FIGURE 5.0 - Aerial Photo Map*




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## II. FINDINGS and PD PROJECT DEVELOPMENT STANDARDS

### Traffic Consideration

The proposed Rehabilitation Facility is planned for an initial 30 beds and potential future 10 bed addition. The facility is anticipated to generate a low volume of Peak Hour traffic. **Table 1.0** includes a trip generation comparison to the current PSO (office) and MDR land use designations for the projected facility traffic. Trip generation is based on Institute of Transportation Engineers (ITE) *Trip Generation, Tenth Edition* land use code (LUC) 610: Hospital, (LUC) 620: Nursing Home and (LUC) 710: General Office.

**Table 1.0 Trip Generation Comparison**

| Use Classification | Current Zoning Designation (PM Peak Hour Trips) | Proposed Zoning Designation (PM Peak Hour Trips) |
|---|---|---|
| MDR (ACLF) LUC 620 (1) | 13.6 | 0 |
| PSO (Office) LUC 710 (2) | 32.1 | 0 |
| GNC (Hospital) LUC 610 (3) | 0 | 44 |
| Total = | 45.7 | 44 Trips/Hr. |

(1) 0.59 PM Trips per 1,000 SF GFA. Assume 10,000 SF GFA of building per acre = 23,090 SF GFA

(2) 1.15 PM Trips for General Urban/Suburban per 1,000 SF GFA. Assume 10,000 SF GFA buildings per acre = 27,900 SF GFA

(3) 0.97 PM Trips per 1,000 SF GFA. Building plan for 45,000 SF GFA.

### Land Use Compatibility

The site area encompasses two land use classifications as illustrated on **Figure 3.0** as derived from Ordinance No. 2013-A07 and the current Land Development Code Atlas. The land use classifications for the property abutting the site are as follows:

| | |
|---|---|
| **SURROUNDING LAND DEVELOPENT CODE ATLAS DESIGNATIONS:** | North – MDR, Medium Density Residential District: with an approved ACLF facility allowance PD Overlay (ref. Ordinance 2013-A07 (CPA/AA/PUD -22-01)<br>South – (across W. Norvel Bryant Highway) PSO, Professional Service / Office District<br>East – GNC, General Neighborhood Commercial with PD Overlay (ref. Ordinance 2013-A07 (CPA/AA/PUD -22-01)<br>West – RUR, Rural Residential District with re-designation to PDR, Planned Development Residential (Community Facility) (ref. Ordinance 2011-10, dated May 24, 2011) |

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The area north of the subject site is classified as a Medium Density Residential District (MDR). This land use classification allows for institutional uses such as Nursing homes, Day care centers, Assisted living facilities and other similar uses provided a Level 2 – Conditional Use review is completed and a Conditional Use is approved by the Citrus County Planning and Development Review Board (PDRB).

The site is currently undeveloped and surrounded by undeveloped property with exception to the YMCA facility immediately west of the site within the RUR (Pine Ridge PUD district). The site fronts onto W. Norvel Bryant Highway a major east-west arterial 4-lane divided roadway with limited access. The section of the corridor includes pedestrian and bicycle access facilities and is partially developed with commercial businesses.

**Relationship to the Citrus County Comprehensive Plan**

The proposed land use is consistent with the policies and objectives of the Citrus County Comprehensive Plan. More specifically, with regard to the Future Land Use Element:

*Objective 17.2 In order to promote the efficient use of resources and discourage scattered development and sprawl, the County shall encourage development in Planned Service Areas (PSA) and commercial infill areas as identified in the Plan and through the following mechanisms:*

*• County LDC - specific standards which allow higher intensities of land use in areas where adequate services are available and where specific design criteria are met, and future land uses are coordinated with appropriate topography conditions and soil types; and*

*• GFLUM - by designating an appropriate amount of acreage in each land use category that reflects projected growth, demonstrated needs, existing development patterns, environmental suitability, availability of infrastructure, and community values*

*Policy 17.5.2 Commercial, Industrial, and other appropriate uses shall be allowed in Planned Developments when part of an approved Plan of Development and where development standards are met as specified by the LDC.*

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More specifically, in accordance with the Economic Development Element: Goals, Objectives and Policies for senior services, Objective 22.6 reads as follows:

*The County will ensure its senior citizens a high quality of life through its various policies and programs, through incentives to provide assisted and semi-assisted housing for the elderly, and through encouragement of the private sector to provide a broader range of services geared to the specific needs of the elderly and the frail elderly.*

This proposed land use change specifically provides for needed and essential services of health and rehabilitation, services to the general public and elderly population of the County as well as providing for economic development through the private sector.

## III. ADDITIONAL FINDINGS

### Site Development

A Conceptual Site Plan for the proposed land use is illustrated and included as **Exhibit "A".** As illustrated on the Conceptual Site Plan, the site development includes the building layout (including a future addition), parking facilities, stormwater management areas, service and support equipment structure for an enclosed dumpster, oxygen tank, and emergency power generator system. The site development also includes landscaped courtyards, outdoor physical therapy courtyards, lawns and sidewalks. Design and development of the site shall be conducted substantially in accordance with the Citrus County Land Development Code. There are no perimeter walls or fences proposed for this site. Walls or fence enclosures are planned for the support equipment and dumpster enclosure to be located near the main facility building as illustrated on the Conceptual Site Plan.

### Site Access and off-street Parking and Loading

The subject site is proposed to have access driveway connections for cross access to adjacent property and access to W. Norvel Bryant Highway consistent with the current the PD Master Plan referenced in Ordinance 2013-A07. The main future development access roadway planned immediately east of the subject site will access W. Norvel Bryant Highway at the existing constructed driveway turnout. This access connection is located at a full median opening on W. Norvel Bryant Highway.

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All parking facilities will be on-site and provide for visitor and staff parking. Parking will be designed in accordance with Citrus County LDC requirements with exception to the total minimum number of required parking spaces. The subject facility function and use does not generate significant parking requirements and as such typically only has a need for a maximum of 80 to 90 parking spaces. This application and PD overlay standard is proposed to allow a minimum parking of 90 spaces. Historical observations and parking usage at many other very similar ClearSky Health facilities conclude that only about 60 to 65 spaces are typically utilized. This accounts for 38 to 40 staff and visitors. Considering one visitor vehicle per bed and 40 staff at any one time equates to needing 80 parking spaces. In addition to the vehicular parking, two loading zone areas are planned for ambulatory use and delivery vehicles. Parking layout and sidewalks will be designed to accommodate Americans with Disabilities Act (ADA) compliance for both parking and pedestrian access.

**Utilities**

The utilities required to service the proposed facilities include water supply for domestic use and fire protection, sanitary sewer, communication and electric, solid waste service. Optional service may include gas service for kitchen and heating equipment.

Water supply is available from an existing 12-inch watermain installed within an existing 30 foot wide utility easement along the western property limits of the subject site and along the frontage of Norvel Bryant Highway. A Fire hydrant is located near the site however, an additional Fire hydrant will be established in accordance with NFPA and Local Code requirements.

Sanitary sewer service shall be provided by connecting to the Citrus County wastewater system. The site is planned to utilize an on-site grinder pump station to pump all wastewater to the Citrus County Utility connection point at the SW corner of the subject site, until such time that future permanent gravity sewer is made available to the site and the pump station can be removed.

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**Screening and Buffering**

Landscape and/or natural buffers are proposed to be maintained around the north, south and east perimeter of the site in accordance with the Landscaping criteria in Chapter Five, Section 5400 and the buffer type requirements identified for this Planned Development. On the east side of the Site, a minimum 5-foot wide (Type A) landscape buffer is proposed along the development entrance drive. A minimum 15-foot (Type B) landscape buffer is planned along W. Norvel Bryant Highway and the northern Property boundary abutting the MDR zoning. No specific buffer is proposed to be provided along the western boundary of this site that abuts the YMCA Community facility site. However, the site is planned to be designed with the acquisition of an additional 10 foot strip of property that abuts the entire western side of the subject site. This 10 foot strip zoned RUR with a Community Facility overlay and is proposed to remain as open space and natural buffer.

Dumpster and outdoor storage areas shall be screened from view of residential land use districts. Trees shall be preserved on the site in accordance with LDC Chapter Five, Section 5700.

**Signage and Lighting**

Signage for the proposed facility is to include one commercial sign near W. Norvel Bryant Highway and additional entrance and directional signage along the main driveway access roadways into the development. Signage will include arrival and parking signage to direct visitors, pedestrians and disabled persons to easily understand where to park and access the facilities. Signage will be installed in accordance with the Citrus County Land Development Code and more specifically Chapter 4, Section 4661.

Exterior site lighting will be limited to enhance the security of pedestrians and motorists using the site. All Parking spaces and pedestrian walkways will be adequately lighted through the use of individual or combination lighting fixtures. Fixtures shall meet the design standards for the Citrus County Land Development Code and specifically Chapter 4, Section 4611.

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## Stormwater Management

Stormwater management for the site is planned to include on-site stormwater detention areas to provide storage for pre vs. post discharge in accordance with the Citrus County Land Development Code. The use of storm drainage piping and berms or swales will be used to direct stormwater to the on-site detention areas.

The soils at the site include two major soil units with both having a well-drained characteristic. The predominant soil types are Arredondo Fine sand and Candler Fine sand. There are no wetlands or water bodies on or near the subject site. The moderate terrain will be graded to accommodate the proposed development.

## Yards and Open Space

The site is planned to include open spaces and lawn areas with the preservation of existing trees when possible, specifically along the site western perimeter buffer area. Landscaping for the project is planned to predominantly include Florida friendly native plant species and low maintenance turf beyond the immediate areas adjacent to the building where a St. Augustine grass and mulched planting beds may be incorporated. The site is not anticipated to exceed a 70% impervious surface ratio.

## Solid Waste Disposal

The proposed facility solid waste disposal is categorized as domestic/business commercial waste and medical waste. The facility will utilize a licensed commercial waste hauler to collect and transport all solid waste generation from the facility. Transportation agreements will require any waste hauled from the facility to be disposed of in a permitted and approved disposal facility such as the Citrus County Solid Waste Disposal facility.

Medical waste collection and disposal shall be conducted by a company specifically licensed for handling medical waste. Waste generation for the proposed facility at build-out is estimated to include the following amount:
Total 40 bed Facility: 40 beds X 5lbs. per bed = 200 lbs. per day = 36.5 tons per year (Incl. domestic & medical).

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The estimated total solid waste production of 36.5 tons per year can be accepted and disposed at the Citrus County central Landfill.

**Concurrency Statement**

Establishing new development or facilities in Citrus County require compliance with Citrus County's Land Development Code and Comprehensive Plan. As such, specific levels of service are required to be achieved to demonstrate that the health, safety, and welfare for the Citizens of Citrus County are adequately considered and that the environment and natural resources are protected. These required Level of Service standards as well as the Goals, Objectives, and Policies defined in the Comprehensive Plan are to also consider and allow Reasonable, Beneficial and Economic use of the property.

All of the Level of Service (LOS) standards that apply to the proposed facility and this Zoning Application were reviewed and considered. Level of Service standards for Traffic, Water supply, Wastewater treatment and disposal, Solid waste disposal, and Drainage are defined in the Citrus County Concurrency Management Ordinance No. 2009-A08.

The applicant has determined and demonstrated in this submittal that the LOS standards are achieved or exceeded in all areas for the proposed Land Use and this Application.

Sewer: LOS = 0.16 GPD/SF for Commercial 45,000 sf x 0.16 GPD/sf. = 7,200 GPD. Citrus County Utilities has sufficient available capacity to meet or exceed this LOS requirement.

Water: LOS = 150 Gallons per capita per day. Citrus County Utilities has sufficient available capacity to meet or exceed this LOS requirement.

Solid Waste: LOS = 4.3 pounds per capita per day for Class 1 waste. Citrus County Solid Waste division reports that there is sufficient available capacity to meet or exceed this LOS requirement.

Drainage: LOS = Constructed drainage facilities to store stormwater shall meet the 100yr-24hr storm event and duration requirement and provide water quality treatment for the first inch of runoff. The site and soils conditions as well as the proposed facility site design can meet or exceed this level of service requirement.

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## *APPENDIX A*

## *Legal Descriptions of Property*

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March 9, 2022

**5.11 ACRE DIVISION OF**

**ALT KEY #3469733 FOR CR 486, LLC.**

SKETCH OF DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE RUN N.00°22'25"W. ALONG THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, 100.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 486 (W. NORVELL BRYANT HIGHWAY) (WIDTH VARIES) AND THE NORTH BOUNDARY OF PARCEL 400 AS PER RIGHT OF WAY TAKING RECORDED IN O.R. BOOK 2325, PAGE 1541, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N.00°22'25"W. ALONG THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, 629.04 FEET TO A POINT ON A LINE THAT IS 629.03 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT OF WAY COUNTY ROAD 486; THEN RUN N.89°52'32"E. ALONG SAID PARALLEL LINE, 354.93 FEET; THENCE RUN S.00°07'28"E. 629.03 FEET TO THE NORTH RIGHT OF WAY COUNTY ROAD 486 AND THE NORTH BOUNDARY OF SAID RIGHT OF WAY TAKING; THENCE RUN S.89°52'32"W. ALONG SAID NORTH RIGHT OF WAY AND NORTH BOUNDARY OF SAID RIGHT OF WAY TAKING, 352.19 FEET TO THE POINT OF BEGINNING CONTAINING 5.11 ACRES MORE OR LESS.

LEGAL PREPARED BY:
GARY L. MILAM P.S.M. #5058
ARDURRA GROUP, INC.
2182 N.E. 2nd STREET
OCALA, FL. 34470

Professional Surveyor & Mapper ~ 1324 N.E. 11th Circle, Ocala FL 34470
Phone: (352) 622-7224 ~ Fax: (866) 425-3128 ~ office@milamls.com

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***APPENDIX B***

***Warranty Deed***

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**THIS INSTRUMENT PREPARED BY**
**AND RETURN TO:**
*C. Victoria Knight, Esquire*
Foley & Lardner LLP
100 North Tampa Street, Suite 2700
Tampa, FL 33601

Tax Parcel Folio #:_____

2008025173 4 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $35.50
DOCUMENTARY TAX: $0.70
# 2008025173 BK:2218 PG:191
05/21/2008 02:44 PM 4 PGS
AHOLMES,DC Receipt #013567

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 14th day of May, 2008 between **GULF TO LAKES ASSOCIATES LTD.**, a Florida limited partnership, whose address is 2600 W. Black Diamond Cr., Suite B, Lecanto, Florida 34461 (hereinafter called the "Grantor"), and **CR 486, LLC**, a Florida limited liability company, whose address is 4301 Anchor Plaza Parkway, Ste. 400, Tampa, Florida 33634 (hereinafter called the "Grantee").

## WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Citrus, State of Florida, as more particularly described in the Exhibit "A" annexed hereto and by this reference made a part hereof.

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

SUBJECT TO real estate taxes and assessments for 2008 and all subsequent years, and all covenants, conditions, easements and restrictions of record listed in the Public Records of Citrus County, Florida.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

Name: Beverly Partain
Print Name: Beverly Partain

Name: Donna Jacob
Print Name: DONNA JACOB

**GULF TO LAKES ASSOCIATES, LTD.,**
a Florida limited partnership

By: **Gulf to Lakes Real Estate, Inc.**, a Florida corporation, its General Partner

By: _____
Print Name: Stanley Olsen
Title: President

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 14th day of May, 2008, by Stanley Olsen, as President of **Gulf to Lakes Real Estate, Inc.**, a Florida corporation, as the General Partner of **GULF TO LAKES ASSOCIATES, LTD.**, a Florida limited partnership, on behalf of the company. He is personally known to me or produced _____ as identification.

Beverly L. Partain
NOTARY PUBLIC
Name: _____
Serial #: _____
My Commission Expires: _____

BEVERLY L. PARTAIN
MY COMMISSION # DD 412601
EXPIRES: July 26, 2009
Bonded Thru Notary Public Underwriters

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**EXHIBIT A**
**Legal Description**

**PARCEL "1"**

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 662, AT PAGE 570, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE S 89°52'32" W, ALONG THE SOUTH LINE OF SAID SECTION 21, 90.76 FEET, TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 491 (A PUBLIC RIGHT-OF-WAY NOMINALLY 100 FEET WIDE); THENCE N 23°26'02" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 90.23 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 486 (A PUBLIC RIGHT-OF-WAY NOMINALLY 100 FEET WIDE); THENCE S 52°40'06" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 54.10 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S 89°52'32" W, 1898.15 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A" (SAID PARCEL "A" BEING THAT PORTION OF CITRUS COUNTY TAX PARCELS 18E18S21 10000 [ALTERNATE KEY NO. 1489237], 18E18S22 34000 [ALTERNATE KEY NO. 3213228] AND S18E1821 21000 [ALTERNATE KEY NO. 2555416] FOR WHICH A GENERAL COMMERCIAL (GNC) LAND USE WAS APPROVED BY CITRUS COUNTY ON DECEMBER 11, 2007, PURSUANT TO APPLICATION NO. CPA/AA 07-04) AND THE POINT OF BEGINNING; THENCE CONTINUE S 89°52'32" W, ALONG SAID RIGHT-OF-WAY LINE, 3262.68 FEET, TO THE WEST LINE OF SAID SECTION 21; THENCE N 00°22'25" W, 1633.96 FEET, TO THE SOUTHWEST CORNER OF BLACK DIAMOND THIRD ADDITION, AS RECORDED IN PLAT BOOK "16", PAGES 91 THROUGH 95, OF SAID PUBLIC RECORDS; THENCE S 89°11'29" E, ALONG THE SOUTH LINE OF SAID BLACK DIAMOND THIRD ADDITION AND ALONG THE SOUTH LINE OF BLACK DIAMOND FOURTH ADDITION, AS RECORDED IN PLAT BOOK "16", PAGES 109 THROUGH 114 OF SAID PUBLIC RECORDS AND ALONG THE SOUTH LINE BLACK DIAMOND FIFTH ADDITION, AS RECORDED IN PLAT BOOK "16", PAGES 129 THROUGH 142, OF SAID PUBLIC RECORDS (COLLECTIVELY HEREINAFTER REFERRED TO AS PLATS), 3918.50 FEET (3918.74 FEET, PER PLATS); THENCE CONTINUE ALONG THE BOUNDARY LINE OF BLACK DIAMOND FIFTH ADDITION, N 23°26'22" E, 824.68 FEET; THENCE CONTINUE ALONG THE BOUNDARY LINE OF BLACK DIAMOND FIFTH ADDITION, S 89°12'12" E, 196.75 FEET, TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 780, AT PAGE 1488, OF SAID PUBLIC RECORDS; THENCE S 00°00'00" E, ALONG THE WEST LINE OF SAID LANDS, 617.82 FEET, TO A CORNER OF SAID LANDS; THENCE N 90°00'00" E, ALONG A SOUTH LINE OF SAID LANDS, 250.00 FEET, TO A CORNER OF SAID LANDS; THENCE S 00°00'00" E, ALONG A WEST LINE OF SAID LANDS, 828.19 FEET, TO THE NORTHERLY LINE OF AFOREMENTIONED PARCEL "A"; THENCE S 89°52'32" W, ALONG THE NORTHERLY LINE OF SAID PARCEL "A", 1421.45 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE S 00°07'28" E, ALONG THE WEST LINE OF SAID PARCEL "A", 876.34 FEET, TO THE POINT OF BEGINNING.

CONTAINING 150.27 ACRES, MORE OR LESS.

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**PARCEL "2"**

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 662, AT PAGE 570, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTIONS 21 AND 22, TOWNSHIP 18 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE S 89°52'32" W, ALONG THE SOUTH LINE OF SAID SECTION 21, 90.76 FEET, TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 491 (A PUBLIC RIGHT-OF-WAY NOMINALLY 100 FEET WIDE); THENCE N 23°26'02" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 90.23 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 486 (A PUBLIC RIGHT-OF-WAY NOMINALLY 100 FEET WIDE); THENCE CONTINUE N 23°26'02" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 984.96 FEET, TO THE EASTERNMOST CORNER OF PARCEL "A" (SAID PARCEL "A" BEING THAT PORTION OF CITRUS COUNTY TAX PARCELS 18E18S21 10000 [ALTERNATE KEY NO. 1489237], 18E18S22 34000 [ALTERNATE KEY NO. 3213228] AND S18E1821 21000 [ALTERNATE KEY NO. 2555416] FOR WHICH A GENERAL COMMERCIAL (GNC) LAND USE WAS APPROVED BY CITRUS COUNTY ON DECEMBER 11, 2007, PURSUANT TO APPLICATION NO. CPA/AA 07-04) AND THE POINT OF BEGINNING; THENCE N 66°33'58" W, ALONG THE NORTHERLY LINE OF SAID PARCEL "A", 450.48 FEET, TO THE EAST LINE OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 780, AT PAGE 1488, OF SAID PUBLIC RECORDS; THENCE N 00°00'00" E, ALONG SAID EAST LINE, 977.81 FEET, TO A CORNER OF SAID LANDS; THENCE N 90°00'00" W, ALONG A NORTH LINE OF SAID LANDS, 350.00 FEET, TO A CORNER OF SAID LANDS; THENCE N 00°00'00" W, ALONG AN EAST LINE OF SAID LANDS, 222.26 FEET, TO THE NORTHEAST CORNER OF SAID LANDS AND THE BOUNDARY LINE OF BLACK DIAMOND FIFTH ADDITION, AS RECORDED IN PLAT BOOK "16", PAGES 129 THROUGH 142, OF SAID PUBLIC RECORDS; THENCE S 89°12'12" E, ALONG SAID BOUNDARY LINE, 703.39 FEET; THENCE CONTINUE ALONG THE BOUNDARY LINE OF BLACK DIAMOND FIFTH ADDITION, N 23°26'02" E, 1811.30 FEET, TO THE WESTERNMOST CORNER OF THE LANDS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 999, AT PAGE 768, OF SAID PUBLIC RECORDS (HEREINAFTER REFERRED TO AS DEED); THENCE S 66°33'58" E (S 66°34'27" E, PER DEED), 599.66 FEET (600.00 FEET, PER DEED), TO THE SOUTHERNMOST CORNER OF SAID LANDS AND THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 491; THENCE S 23°26'02" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 3043.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING 46.41 ACRES, MORE OR LESS.

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## *APPENDIX C*

## *Boundary Sketch of Description*

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# SKETCH OF DESCRIPTION
## PARCEL: "A"
(THIS IS NOT A BOUNDARY SURVEY)

SKETCH OF DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE RUN N.00°22'25"W. ALONG THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, 100.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 486 (W. NORVELL BRYANT HIGHWAY) (WIDTH VARIES) AND THE NORTH BOUNDARY OF PARCEL 400 AS PER RIGHT OF WAY TAKING RECORDED IN O.R. BOOK 2325, PAGE 1541, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N.00°22'25"W. ALONG THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, 629.04 FEET TO A POINT ON A LINE THAT IS 629.03 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT OF WAY COUNTY ROAD 486; THEN RUN N.89°52'32"E. ALONG SAID PARALLEL LINE, 354.93 FEET; THENCE RUN S.00°07'28"E. 629.03 FEET TO THE NORTH RIGHT OF WAY COUNTY ROAD 486 AND THE NORTH BOUNDARY OF SAID RIGHT OF WAY TAKING; THENCE RUN S.89°52'32"W. ALONG SAID NORTH RIGHT OF WAY AND NORTH BOUNDARY OF SAID RIGHT OF WAY TAKING, 352.19 FEET TO THE POINT OF BEGINNING CONTAINING 5.11 ACRES MORE OR LESS.

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SKETCH NOT VALID WITHOUT
SHEET 1 AND SHEET 2

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPITON ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY L. MILAM P.S.M. #5058
ARDURRA – SURVEY DIVISION
2182 N.E. 2nd STREET
OCALA, FLORIDA 34470
(352) 622-7224

LEGEND:
° = DEGREES WHEN USED IN A BEARING AND/OR ANGLE
' = MINUTES WHEN USED IN A BEARING AND/OR ANGLE
" = SECONDS WHEN USED IN A BEARING AND/OR ANGLE
' = FEET WHEN USED IN A DISTANCE

| NO. | BY | DATE | REVISION |
|---|---|---|---|

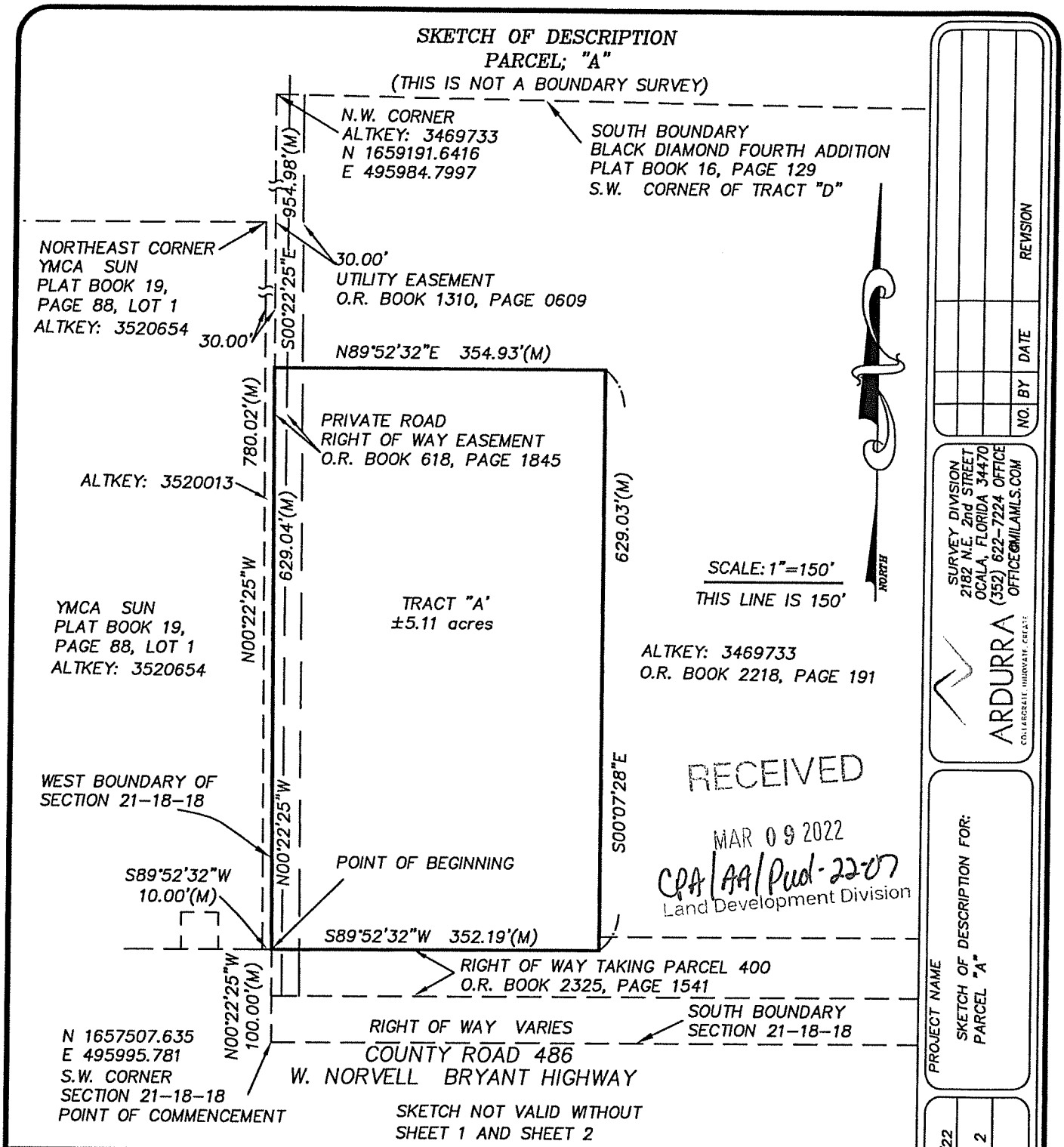
ARDURRA
SURVEY DIVISION
2182 N.E. 2nd STREET
OCALA, FLORIDA 34470
(352) 622-7224 OFFICE
OFFICE@MILAMLS.COM

PROJECT NAME
SKETCH OF DESCRIPTION FOR:
PARCEL "A"

DRAWN BY: RAB | DATE: 3/09/22
CHECKED BY: GM | SHEET 1 OF 2
JOB NO: 22-1164 PARCEL "A"

Attachment: Applicant Submittal (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

# SKETCH OF DESCRIPTION
## PARCEL; "A"
(THIS IS NOT A BOUNDARY SURVEY)




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CPA|AA|Pud-22-07
Land Development Division

| NO. | BY | DATE | REVISION |
|---|---|---|---|
| | | | |

ARDURRA
COLLABORATE. INNOVATE. CREATE.
SURVEY DIVISION
2182 N.E. 2nd STREET
OCALA, FLORIDA 34470
(352) 622-7224 OFFICE
OFFICE@MILAMLS.COM

PROJECT NAME
SKETCH OF DESCRIPTION FOR:
PARCEL "A"

DRAWN BY: RAB | DATE: 3/09/22
CHECKED BY: GM | SHEET 2 OF 2
JOB NO: 22-1164 PARCEL "A"

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPITON ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY L. MILAM P.S.M. #5058
ARDURRA – SURVEY DIVISION
2182 N.E. 2nd STREET
OCALA, FLORIDA 34470
(352) 622-7224

LEGEND:
° = DEGREES WHEN USED IN A BEARING AND/OR ANGLE
' = MINUTES WHEN USED IN A BEARING AND/OR ANGLE
" = SECONDS WHEN USED IN A BEARING AND/OR ANGLE
' = FEET WHEN USED IN A DISTANCE

Attachment: Applicant Submittal (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

## *APPENDIX D*

## *Water and Sewer Utility Provider Letters*

Attachment: Applicant Submittal (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

RECEIVED
MAR 09 2022
CPA/AA/Pud-22-07
Land Development Division

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

03/16/2022

RECEIVED
CPA/AA/PUD-22-07
MAR 22 2022
Land Development Division

Mr. Chuck A. Pigeon, P.E. – Project Manager
925 SE 17th Street, Suite A
Ocala, FL 34471
cpigeon@ardurra.com

RE: ClearSky Health Rehabilitation Hospital
18E18S21 10000 / Alt key #3469733
Wastewater Service Capacity and Availability

Mr. Pigeon:

Citrus County Utilities currently has wastewater capacity to serve the above referenced site for the rehabilitation hospital described in your March 7, 2022 letter.

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 and operating at less than half it's capacity.

Connection to the County's existing collection system, on the north side of CR-486, can be accomplished is a number of ways based on your project's design specifics.

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

Attachment: Applicant Submittal (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

**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
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www.bocc.citrus.fl.us
E-mail Address: WaterResources@bocc.citrus.fl.us

03/16/2022

Mr. Chuck A. Pigeon, P.E. – Project Manager
925 SE 17th Street, Suite A
Ocala, FL 34471
cpigeon@ardurra.com

RECEIVED
CPA/AA/PUD-22-
MAR 22 2022
Land Development Division

RE: ClearSky Health Rehabilitation Hospital
18E18S21 10000 / Alt key #3469733
Water Service Capacity and Availability

Mr. Pigeon:

Citrus County Utilities currently has potable water capacity to serve the above referenced site for the rehabilitation hospital described in your March 7, 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 and operating at less than half it's capacity.

Connection to the County's existing water distribution system, on the north side of CR-486, can be accomplished is a number of ways based on your project's design specifics.

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

Attachment: Applicant Submittal (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

## *APPENDIX E*

## *Solid Waste Provider Letter*

Attachment: Applicant Submittal (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

RECEIVED
MAR 09 2022
CPA/AA/Pud-22-07
Land Development Division

# Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

March 14th, 2022

RECEIVED
CPA/AA/PUD-22-07
MAR 22 2022
Land Development Division

Pigeon – Ardurra, LLC
925 SE 17th Street, Suite A
Ocala, FL. 34471

Re: ClearSky Health Rehabilitation Hospital
Project No. 22-510.04
Parcel ID / Alt Key: 18E18S21 10000 / Alt Key #3469733

Dear Mr. Pigeon,

This letter is in response to your request on March 7, 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

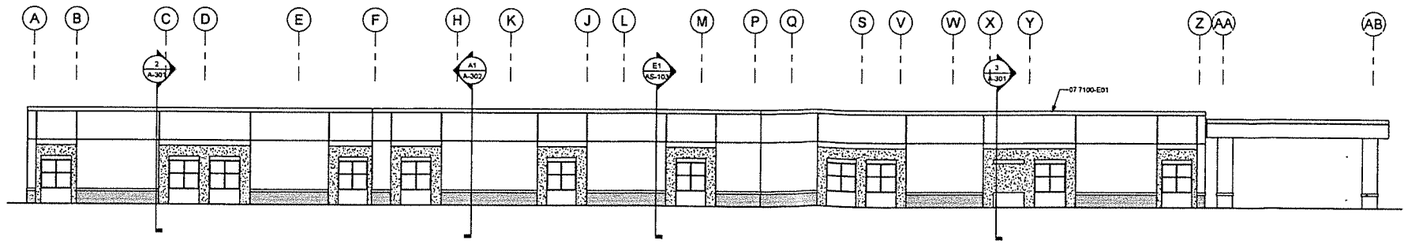
Dan Sherlock
Solid Waste Management Director

ds:jly

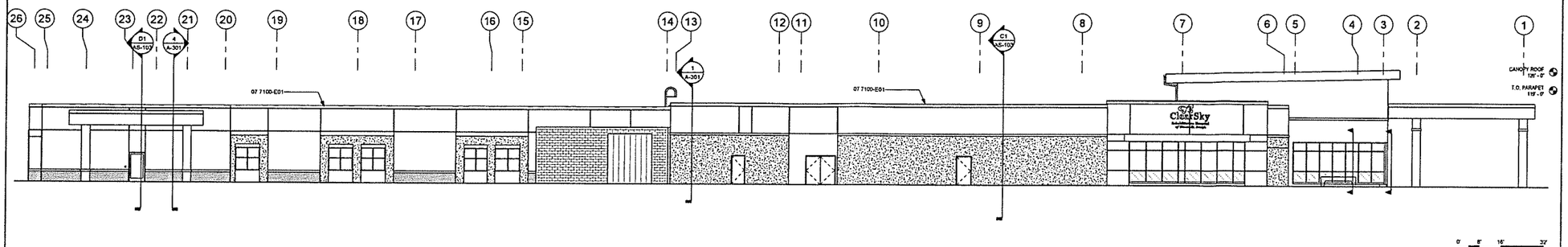
Dan Sherlock. Acting Director
Citrus County Division of Solid Waste Management
PO Box 340
Lecanto, FL 34460
Telephone: (352) 527-7670 Fax: (352) 527-7672
Dan.Sherlock@citrusbocc.com

Attachment: Applicant Submittal (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

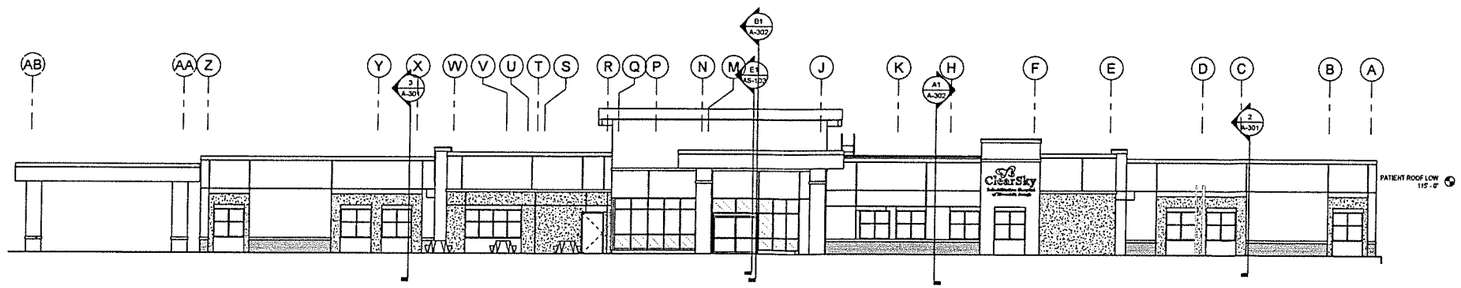
# EXHIBIT "B"



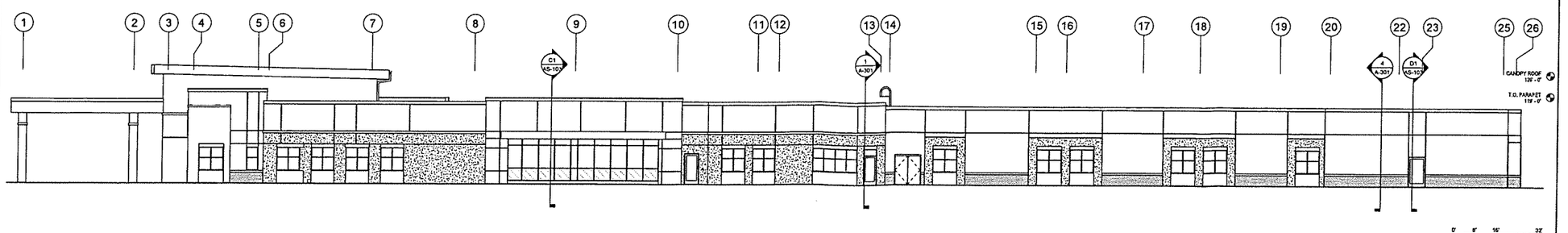

EAST ELEVATION | 1 | 3/32" = 1'-0"




NORTH ELEVATION | 2 | 3/32" = 1'-0"




WEST ELEVATION | 3 | 3/32" = 1'-0"




SOUTH ELEVATION | 4 | 3/32" = 1'-0"

studio+
12271 TOWNE LAKE DRIVE, FT. MYERS, FL 33913
P: 239.478.8888 AR37619
CALIFORNIA | FLORIDA

[CLIENT LOGO]

CONSULTANT 1
SPECIALTY
ADDRESS 1
ADDRESS 2
PHONE
LICENSE:

CONSULTANT 2
SPECIALTY
ADDRESS 1
ADDRESS 2
PHONE
LICENSE:

CONSULTANT 3
SPECIALTY
ADDRESS 1
ADDRESS 2
PHONE
LICENSE:

RECEIVED
MAR 09 2022
CPA/AA/Pud-22-07
Land Development Division

REVISIONS:

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | | |

NOT FOR CONSTRUCTION

PROJECT TITLE:
Owner
Project Name

PROJECT ADDRESS:
Enter address here

PROJECT NUMBER:
Project Number

ISSUE DATE:

SHEET TITLE:
EXTERIOR ELEVATIONS

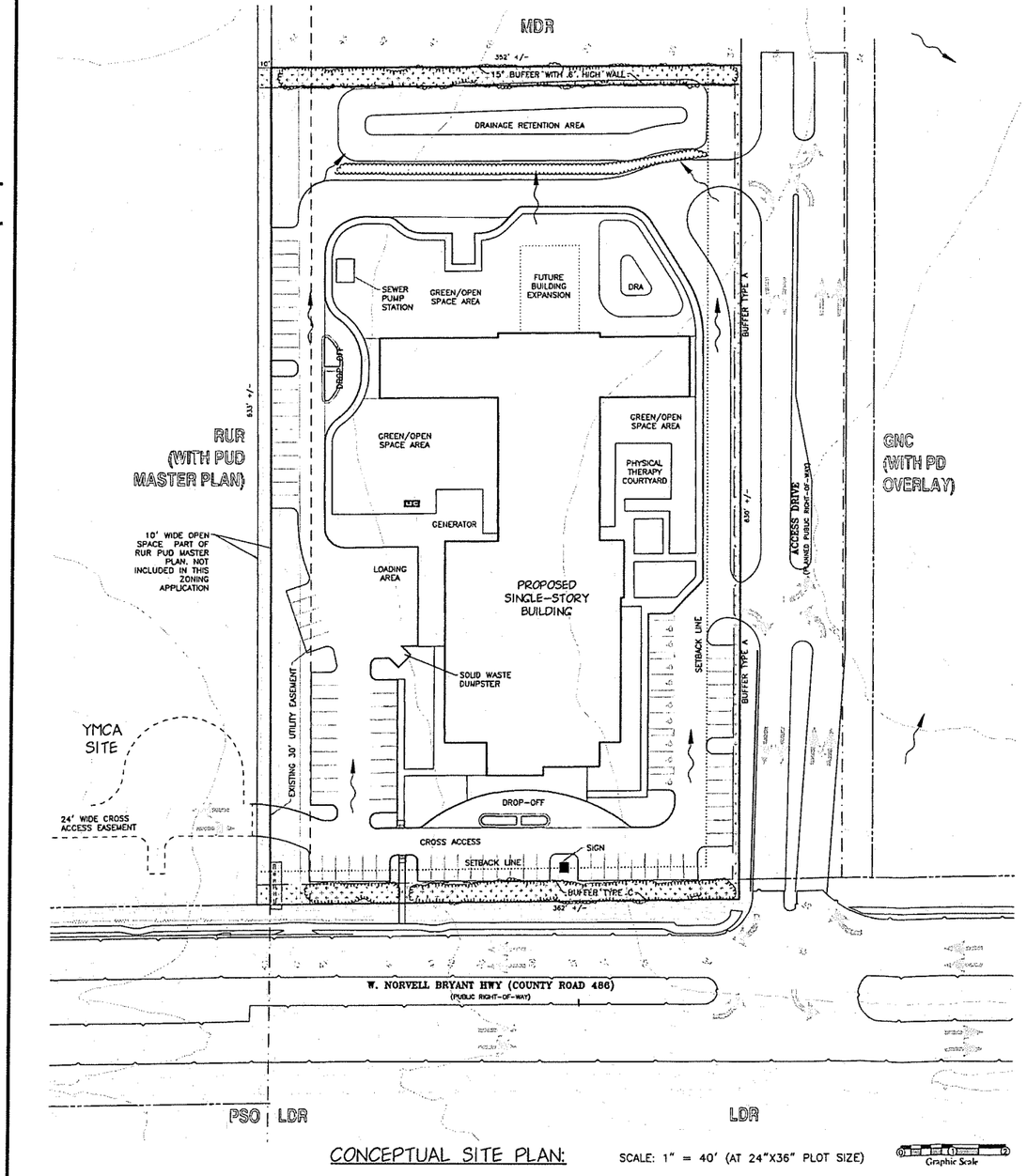
A-201

Attachment: Applicant Submittal (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

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CPA/AA/PUD-22-07
MAR 22 2022
Land Development Division

Attachment: Applicant Submittal (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

MINIMUM REQUIRED VISIBILITY STANDARD FOR MAKING PRINTS & COPIES




CONCEPTUAL SITE PLAN: SCALE: 1" = 40' (AT 24"X36" PLOT SIZE)

Graphic Scale

LEGEND:
- = SWALE / DRAINAGE FLOW
- = PROPERTY BOUNDARY
- GNC = ZONING DELINEATION
- = PROPOSED LAYOUT
- = EASEMENTS
- = DIRECTIONAL TRAFFIC FLOW

**BUILDING INFO:**
PROPOSED USE: PHYSICAL THERAPY / DISABILITY REHABILITATION HOSPITAL
BUILDING AREA (AS SHOWN) = 45,000± SQ. FT. (M.O.L)
NUMBER OF FLOORS: ONE STORY

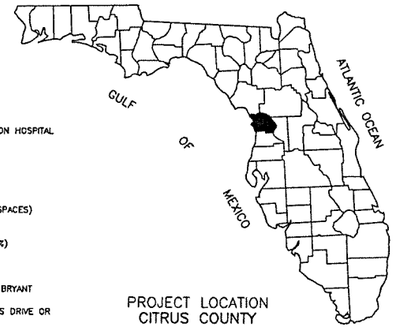
**PARKING:**
PROPOSED MINIMUM NO. OF SPACES = 90 SPACES
PROPOSED MINIMUM NO. OF HANDICAP SPACES = 9 SPACES
TOTAL SPACES PROPOSED = 90 SPACES (INCLUDING 9 HC SPACES)

**SITE AREA** = 5.11 AC
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO = 0.70 (70%)
MAXIMUM ALLOWABLE FLOOR AREA RATIO = 0.25 (25%)

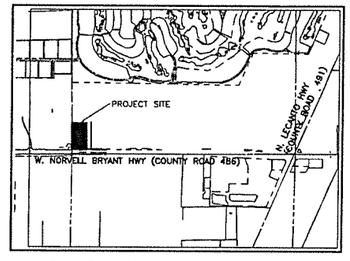
**SETBACKS:**
- FRONT (SOUTH) = 100 FT FROM CENTER OF W. NORVEL BRYANT HIGHWAY (CR 486) OR 25 FT. FROM RIGHT OF WAY LINE
- SIDE (EAST) = 65 FT FROM CENTER OF EASTERLY ACCESS DRIVE OR 25 FT. FROM RIGHT OF WAY LINE
- SIDE (WEST) = 25 FT.
- REAR (NORTH) = 25 FT.
- MAXIMUM BUILDING HEIGHT = 50 FT

**BUFFERS:**
- SOUTH = 15' WIDE TYPE C
- EAST = 5' WIDE TYPE A ALONG ACCESS DRIVE
- WEST = NONE
- NORTH = 15' WIDE TYPE C WITH 6' HIGH MASONRY OR SOLID PANEL FENCE, INCLUDING VINYL, PLACED 15 FEET FROM THE PROERTY LINE.
- DETAILED LANDSCAPE PLANS FOR THE PROJECT WILL BE PROVIDED WITH THE SITE PLAN SUBMITTAL. NO BUFER IS PROPOSED ON THE WEST HOWEVER, THERE IS AN EXISTING NATURAL BUFFER ON THE ADJACENT YMCA SITE.

**AVAILABLE UTILITIES:**
WATER SERVICE: CITRUS COUNTY WATER RESOURCES
SANITARY SEWER SERVICE: CITRUS COUNTY WATER RESOURCES (ON SITE PUMP STATION)
ELECTRIC SERVICE: DUKE ENERGY
GARBAGE COLLECTION: TBD
GAS SERVICE: CENTRAL FLORIDA GAS (FLORIDA PUBLIC UTILITIES)




PROJECT LOCATION
CITRUS COUNTY




LOCATION MAP: SCALE: 1" = 1320'

**NOTES:**
1. DETAILED PARKING DESIGN WILL BE PROVIDED AT TIME OF SITE PLAN SUBMITTAL.
2. LOADING AREA AND REFUSE COLLECTION AREA WILL BE PROVIDED AND SCREENED AS REQUIRED. NO PERIMETER WALLS OR FENCES ARE PROPOSED FOR THIS SITE.
3. APPROPRIATE SIGNAGE AND LIGHTING LOCATIONS WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMITTAL. DETAILS AND LOCATION SHALL MEET THE LAND DEVELOPMENT CODE REQUIREMENTS.
4. WATER SERVICE FOR THE FACILITY AND FIRE FLOW PROTECTION WILL BE PROVIDED BY CITRUS COUNTY UTILITIES.
5. SANITARY SEWER SERVICE SHALL BE PROVIDED WITH AN ONSITE CRINDER PUMP STATION UNTIL SUCH TME THAT A REGIONAL SEWER PUMP STATION IS CONSTRUCTED AND BECOMES AVAILABLE FOR GRAVITY CONNECTION.
6. DRAINAGE RETENTION AREAS SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY. DETAILED DRAINAGE CALCULATIONS WILL BE PERFORMED AND PROVIDED AT TIME OF SITE PLAN SUBMITTAL.
7. THE TOPOGRAPHIC DATA SHOWN HEREON IN THE FORM OF CONTOUR LINES WAS DIGITIZED FROM IMAGERY DOWNLOADED FROM THE WEB PORTAL OPERATED AND MAINTAINED BY THE CITRUS COUNTY OFFICE OF GEOGRAPHIC INFORMATION SYSTEM, PURPORTEDLY REPRESENTING THE GROUND SURFACE AS IT EXISTED IN JANUARY, 2006, AS DETERMINED BY AERIAL SURVEY USING LIDAR METHODOLOGY RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
8. SUBJECT SITE IS LOCATED IN FEMA FLOOD ZONE 'X' BASED ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12017C0213D, EFFECTIVE DATE SEPTEMBER 26, 2014.

**OWNER:**
CR 486, LLC
P.O. BOX 2050
LECANTO, FL 34460
CONTACT: JOE CAPPUCCILLI
PHONE: 352-746-4000
EMAIL:
JCAPPUCCILLI@WRANGLERHOLDINGS.COM

**ENGINEER:**
PIGEON-ARDURRA, LLC
925 SE 17TH STREET, SUITE A
OCALA, FL 34471
CONTACT: CHUCK A. PIGEON, P.E.
PHONE: 352-861-7799
EMAIL: CPIGEON@ARDURRA.COM

EXHIBIT A
CONCEPT SITE PLAN

CLEARSKY REHABILITATION HOSPITAL
CITRUS COUNTY, FLORIDA
SECTION 21, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA
REVISIONS: NO. 1 | DATE: 3.15.22 | YMCA CROSS ACCESS; SEWER LS LOCATION, AND ESMT ADDED

SCALE: AS SHOWN
DATE: 2.23.2022
DESIGNED: CAP
DRAWN: CAP
CHECKED: CAP
FIELD BOOK: N/A
PAGE: N/A
DATUM: SPC FL,W
FILE NO.: 510.01.001
JOB NO.: 510.01
SHEET: 001 OF 001

Pigeon-Ardurra, LLC
926 S.E. 17th Street
Ocala, Florida 34471
(352) 861-7799 voice
(352) 861-7100 fax
CIVIL ENGINEERS PLANNERS
SURVEYORS & MAPPERS
CERTIFICATES OF AUTHORIZATION
ENGINEERING NO. 28451 SURVEYING & MAPPING LB NO. 7481

File No.
510.01.001

Job No.
510.01

001 of 001

Plotted: 3/22/2022 4:10:08 PM : Chuck Pigeon

T:\510 The Sanders Trust(CLEARSKY)\400 Zoning_dwg_FE\Zoning Exhibit A.dwg : Copyright 2022 Pigeon-Ardurra, LLC. - All Rights Reserved

RECEIVED
APR 15 2022
CPA/AA/PUD-22-07
Land Development Division

PM2-22-31

# DEPARTMENT OF GROWTH MANAGEMENT
# 2022 SMALL SCALE
# COMPREHENSIVE PLAN AMENDMENT/ATLAS AMENDMENT
# STAFF FINDINGS REPORT
# TO THE
# PLANNING AND DEVELOPMENT COMMISSION

**APPLICATION NUMBER: CPA/AA/PUD-22-07** Chuck Pigeon for CR 486, LLC
**DATE:** March 29, 2022
**PREPARED BY:** Joanna L. Coutu, AICP, Director, Land Development Division

Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, to amend the Land Development Code Atlas Map with a Planned Unit Development for a rehabilitation hospital.

| | |
|---|---|
| **FUTURE LAND USE MAP REQUEST:** | **From:** MDR, Medium Density Residential District, and PSO, Professional Services/Office District<br><br>**To:** GNC, General Commercial District |
| **LAND USE ATLAS MAP REQUEST:** | **From:** MDR/PUD, Medium Density Residential District with a Planned Unit Development for multifamily or assisted living facility uses (CPA/AA/PDO-12-26), and PSO/PUD, Professional Services Office District with a Planned Unit Development for PSO allowable uses (CPA/AA/PDO-12-26)<br><br>**To:** GNC/PUD, General Commercial District with a Planned Unit Development for a rehabilitation hospital |
| **LOCATION:** | Section 21, Township 18 South, Range 18 East, more specifically, a portion of Parcel 10000 (Alternate Key Number 3469733), which address is 3499 W. Norvell Bryant Highway, Lecanto, Florida. A complete legal description of the property is on file with the Land Development Division. |
| **ACREAGE:** | Approximately 5.1 acres |
| **SURROUNDING FUTURE LAND DESIGNATIONS:** | North – MDR, Medium Density Residential District<br>South – LDR, Low Density Residential District<br>East – GNC, General Commercial District<br>West – RMU, Residential Mixed Use District |
| **SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:** | North – MDR/PUD, Medium Density Residential District with a Planned Unit Development<br>South – PSO, Professional Services/Office District<br>East – GNC/PUD, General Commercial District with a Planned Unit Development; and MDR/PUD District<br>West – RUR/PUD, Rural Residential District with a Planned Unit Development |

Attachment: Applicant's Comments to Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

| | |
|---|---|
| **SURROUNDING EXISTING LAND USES:** | North – Vacant residential land<br>South – W. Norvell Bryant Highway (CR-486); Vacant residential land<br>East – Vacant residential and commercial land<br>West – YMCA complex |
| **SOIL INFORMATION:** | According to the *Soil Survey of Citrus County* (1988), the soil types in the area are primarily Candler and Arredondo fine sands, zero to five percent slopes. Limitations to building development are slight. |
| **FLOOD ZONE:** | The subject property appears to be located in Flood Zone X as found on the current Flood Insurance Rate Map 12017C0194D. |

## BACKGROUND

The application site is part of a larger parcel that received PUD approval in 2013 for various uses (CPA/AA/PDO-12-26). In the specific area of this request, the PUD delineated office and residential uses in the first approximately 397' from CR-486 (with a note adding that allowable uses within the PSO district could be permitted), and residential uses to the rear (along with a note that MDR allowable uses could be permitted, but with multi-family or assisted living facility uses specifically named).

The site is currently vacant with widely scattered trees and the PUD was never pursued, although the expiration date of that PUD is March 12, 2023. There has also been an application received for a non-residential retail center PUD on the easternmost part of the larger parcel (PUD-22-01), although that area was not part of the previous PUD application.

The site lies directly east of an existing YMCA, and cross-access is proposed to this site.

## ANALYSIS

The request is to redesignate approximately 5.1 acres to the General Commercial (GNC) district with a Planned Unit Development for a rehabilitation hospital.

The existing PUD on the site would allow PSO uses in a portion of the site only (this would not include a rehabilitation hospital), and only MDR residential uses in the rear.

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

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

## REQUEST FOR LAND USE CHANGE

1. **Concurrency**

   a. Sanitary Sewer – Central sewer from Citrus County Water Resources is available, and a formal letter confirming capacity has been provided.

Attachment: Applicant's Comments to Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

b. Potable Water – Central water from Citrus County Water Resources is available, and a formal letter confirming capacity has been provided.
c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill.
d. Drainage – The applicant has noted that the project site will meet all requirements for stormwater.

2. **Consistency with the Land Development Code** –See PUD analysis below.

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

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

*Staff comment – The site lies in the Planned Service Area with central water and central sewer available. There are no apparent environmental limitations.*

**Policy 17.5.2** Commercial, Industrial, and other appropriate uses shall be approved in Planned Developments when part of an approved Plan of Development and where development standards are met as specified by the LDC.

*Staff comment – PUD standards for the proposal are further outlined below.*

**Policy 17.11.1** All arterial roads will be designated as Corridor Planning Zones.

**Policy 17.11.3** All new nonresidential development in the Corridor Planning Zone shall be serviced by a public central water and public sewer system having adequate existing capacity prior to the issuance of a Certificate of Occupancy...

*Staff comment – CR-486 is an arterial roadway, and the site will be served by public central water and public central sewer system.*

**Objective 22.6** The County will ensure its senior citizens a high quality of life through its various policies and programs, through incentives to provide assisted and semi-assisted housing for the elderly, and through encouragement of the private sector to provide a broader range of services geared to the specific needs of the elderly and the frail elderly.

*Staff comment - The applicant has cited this objective in support of the application. While the use proposed is that of a rehabilitation hospital, there is no indication that use will be limited to senior citizens.*

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

Attachment: Applicant's Comments to Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

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

6. **Environmental** – There does not appear to be any environmental concerns. If any gopher tortoises or other protected species are found onsite, the applicant will need to coordinate with Florida Fish and Wildlife Conservation Commission (FWC).

7. **Transportation** – The subject property would take access from W. Norvell Bryant Highway (CR-486), a paved, public (County-maintained), minor arterial roadway. There is an existing median opening in this area.

## PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 5.1 acres from PSO and MDR to GNC on the Future Land Use Map, and from PSO/PUD and MDR/PUD to GNC/PUD on the LDC Atlas Map.

2. The subject property lies on a Minor Arterial roadway in an area with some existing non-residential uses.

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

## REQUEST FOR A PLANNED UNIT DEVELOPMENT

**Consistency with the Land Development Code (LDC):** The applicant has provided a narrative noting that the proposed use is for a rehabilitation hospital with associated offices and acute care living components. The narrative further explains that the site is proposed for up to 30 in-patient beds, with a future addition of 10 beds, and would provide both in-patient and out-patient rehabilitation for disabling injury or illness. An outdoor physical therapy courtyard is noted on the master plan, in addition to the 45,000 square-foot building.

*Access Management/Transportation*: The subject parcel would access CR-486, a County-maintained minor arterial roadway. The Engineering Division has noted the following:

> *W. Norvell Bryant (CR-486), a Minor Arterial roadway, has a posted speed limit of 50 MPH. Cross-access to adjacent parcels is proposed. The applicant has noted on the plan that the site will be accessed by an access drive noted as a "Planned Public Right of Way". The requirements for the design and construction of a non-residential access drive and a publicly dedicated right-of-way are found in different sections of the LDC. An access drive for a non-residential site would be reviewed per Section 7200, Off Street Parking and Loading. The access drive would be permitted, constructed, and inspected through the Site Development Plan process described in Section 4000. To establish a public right-of-way would require permitting through Chapter 11, Subdivision Regulations. A preliminary plat, improvement plans, and a final plat would be required to plat a road right-of-way. Stormwater retention area design will need to be provided for the proposed roadway. The applicant will need to clarify where the stormwater for the roadway will be retained and if shared drainage is proposed. The permitting for the non-residential site and the platted road right-of-way can be processed concurrently.*

Attachment: Applicant's Comments to Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

*Impervious Surface/Stormwater*: The impervious surface on the proposed PUD site is indicated as a maximum of 70%, which is consistent with the impervious surface maximum in the GNC district.

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

*Floor Area Ratio:* Floor Area Ratio is a measure of intensity on a site and is calculated at approximately 0.25, while the maximum allowable in the GNC district is 1.0. As such, this standard is being met.

*Landscaping/Buffers*: Buffers are proposed for deviation(s) as follows:

| Buffer Location | LDC Standard | Proposed |
|---|---|---|
| Front along CR-486 | 25' Type C | **15' Type C** |
| East abutting internal drive/road | Landscaped Island (width not defined) | 5' Type A |
| West abutting YMCA | 5' sodded strip | **None** |
| North abutting MDR/PUD | 15' Type C | 15' Type C with 6' wall or vinyl fence |

Along CR-486, the reduction in the buffer width is significant. If this is to be approved, staff would suggest that the buffer contain the plantings of a Type D buffer (without a wall) to continue the current aesthetic corridor along CR-486.

1. Deviation – 15' Type D buffer (without a wall) instead of a 25' Type C buffer along CR-486
2. Deviation – No buffer/5' sodded strip between proposed use and existing YMCA

Foundation landscaping is required for at least 50% of the building frontage facing CR-486 and facing the proposed internal roadway. This is not outlined specifically but has been added as a recommended condition of approval.

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

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

*Façades:* LDC Section 3740 outlines minimum façade requirements including façade standards for offsets/recesses, and detail features such as windows and materials. The provided building rendering appears to meet these criteria and no deviation has been requested.

*Pedestrian Circulation/Sidewalks:* The LDC outlines pedestrian connectivity between public sidewalks and building entrances, which is indicated on the Master Plan. There are several green/open space areas indicated, and the applicant will need to demonstrate a pedestrian amenity area at the time of permitting.

*Parking Lot Design:* The LDC notes that a proposed hospital should consider four parking spaces per authorized bed, which could then accommodate for employees and visitors as well as patients. The

Attachment: Applicant's Comments to Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

provided narrative notes a total of 30 inpatient beds, with a possible expansion of up to 10 future beds (up to 75 daytime/nighttime staff). This would indicate approximately 160 parking spaces to be provided.

The Master Plan proposes 90 parking spaces. To support this proposal, the applicant will need to provide a parking study confirming the adequacy of this reduced number at the time of permitting.

- Deviation – 90 parking spaces instead of 160 spaces as outlined for the hospital in the LDC

The LDC notes that every ten parking spaces shall be designed with 400 square feet of landscaping, in medians or islands (each containing at least one tree and six shrubs). The Master Plan does not meet this standard, with more than ten spaces in a grouping without landscaping and most landscaped islands below the 400 square-foot size. The Master Plan contains the following notation, "Detailed parking design will be provided at time of site plan submittal". Staff would recommend that the minimum parking lot landscaping criteria be met upon any redesign.

- Deviation – Less than 400 SF of landscaping per 10 contiguous parking spaces (not recommended by staff)

*Lighting and Signage.:* The applicant has not proposed deviation from these standards.

## PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

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

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The proposed plan would amend an existing PUD, and the proposed use as a rehabilitation hospital is consistent with GNC uses as outlined in the Comprehensive Plan.*

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The site lies adjacent to non-residential uses and designations along CR-486. The applicant is proposing a buffer along the northern lot line adjacent to existing vacant residential zoning*

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

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

Attachment: Applicant's Comments to Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

provided narrative notes a total of 30 inpatient beds, with a possible expansion of up to 10 future beds (up to 75 daytime/nighttime staff). This would indicate approximately 160 parking spaces to be provided.

The Master Plan proposes 90 parking spaces. To support this proposal, the applicant will need to provide a parking study confirming the adequacy of this reduced number at the time of permitting.

- Deviation – 90 parking spaces instead of 160 spaces as outlined for the hospital in the LDC

The LDC notes that every ten parking spaces shall be designed with 400 square feet of landscaping, in medians or islands (each containing at least one tree and six shrubs). The Master Plan does not meet this standard, with more than ten spaces in a grouping without landscaping and most landscaped islands below the 400 square-foot size. The Master Plan contains the following notation, "Detailed parking design will be provided at time of site plan submittal". Staff would recommend that the minimum parking lot landscaping criteria be met upon any redesign.

- Deviation – Less than 400 SF of landscaping per 10 contiguous parking spaces (not recommended by staff)

*Lighting, Signage, Platting.:* The applicant has not proposed deviation from these standards. The application "parcel" is not currently recognized and will need to be created via the platting and/or platting exception process.

## PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

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

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The proposed plan would amend an existing PUD, and the proposed use as a rehabilitation hospital is consistent with GNC uses as outlined in the Comprehensive Plan.*

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The site lies adjacent to non-residential uses and designations along CR-486. The applicant is proposing a buffer along the northern lot line adjacent to existing vacant residential zoning*

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

Attachment: Applicant's Comments to Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

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

E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *The parcel can accommodate the proposed use with minimal deviations, as outlined in this staff report.*

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

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

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

G. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *Impervious surface ratio and floor area ratio are well within allowable GNC limits. Buffering adjacent to residential zoning to the north is provided.*

H. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.** *The building is proposed as one-story and meets all required LDC minimum setbacks.*

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Master Plan date-stamped received March 22, 2022, by the Land Development Division, along with an accompanying narrative.*

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

## SUGGESTED CONDITIONS – PLANNED UNIT DEVELOPMENT:

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

1. The Planned Unit Development (PUD) shall allow for up to ~~52,000~~ 48,000 SF for a rehabilitation hospital (45,000 current proposed building and ~~7,000~~ 3,000 future expansion), as outlined on the Master Plan date-stamped received March 22, 2022, by the Land Development Division unless otherwise

Attachment: Applicant's Comments to Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

specified in these conditions. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code (LDC), or as specifically outlined within these conditions or the Final Development Plan.

2. Access to the site shall be from W. Norvell Bryant Highway (CR-486) as outlined on the Master Plan and will need to meet access management standards as outlined in the LDC.

3. The site must meet the requirements of LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, unless otherwise authorized by these conditions. This must be demonstrated at the time of permitting.

4. Buffers shall be provided as outlined on the Master Plan, with the exception of the option to construct a 15' Type D buffer (without a wall) instead of a 25' Type C buffer along CR-486, and no buffer/5' sodded strip between the proposed use and the existing YMCA. No Type "C" buffer is required between the drainage retention area and internal access drive(s).

5. Foundation landscaping shall be provided along at least 50% of the building frontage facing CR-486, as well as any proposed right-of-way, as outlined in the LDC.

6. At the time of permitting, the applicant will need to obtain an approved parking study as outlined in the LDC to demonstrate compliance with parking space requirements.

7. Parking lot landscaping must meet the standards outlined in LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, to be demonstrated at the time of permitting.

8. The application site is not currently recognized as a parcel of record. If this is desired, a plat and/or plat exception (i.e., Minor Subdivision) will need to be obtained.

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

10. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within Section 4304 of the LDC.

JLC/cb

Attachment: Applicant's Comments to Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

# CPA/AA/PUD-22-07
# For
# CR 486, LLC

# Physical / Disability Rehabilitation Hospital

Attachment: Applicant's Powerpoint (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

# About the Property & Planned Use .....

**Property Owner: CR 486, LLC**

**Property Purchaser: The Sanders Trust**

**Facility Implementor and Operator: ClearSky Health**

About ClearSky Health .....

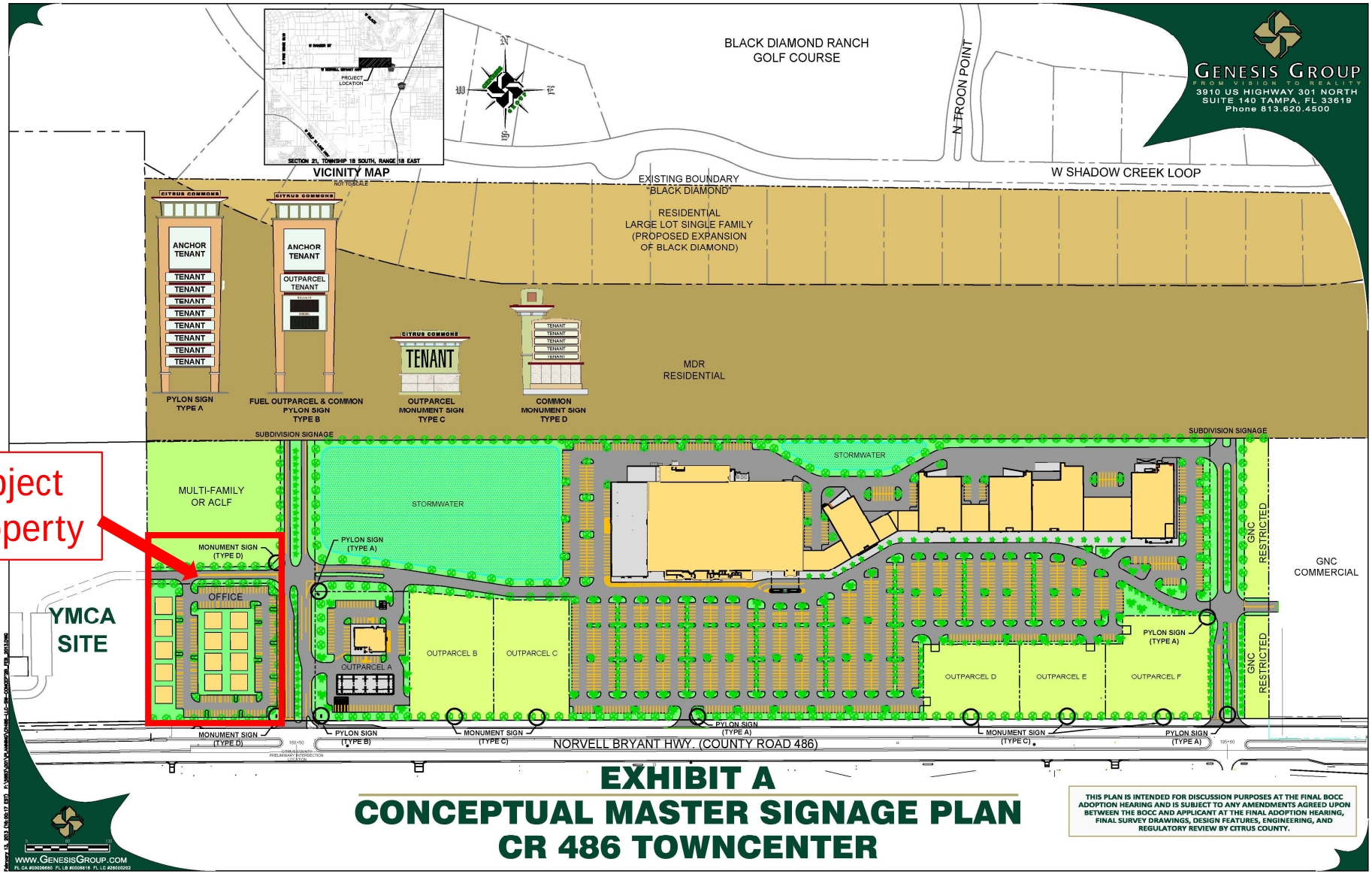
- ü Premier Physical Rehabilitation Healthcare Provider
- ü Facilities in Texas, Louisiana, New Mexico and plan in Arizona, Kansas now Lecanto, Florida.
- ü Provides Inpatient, Outpatient and Post-Discharge Care

About the Facility Operations.....

- ü Facility can treat about 650 patients annually
- ü Service provided 24/7
- ü Estimated to provide over 95 new job positions
- ü Average salary of approximately $75,000

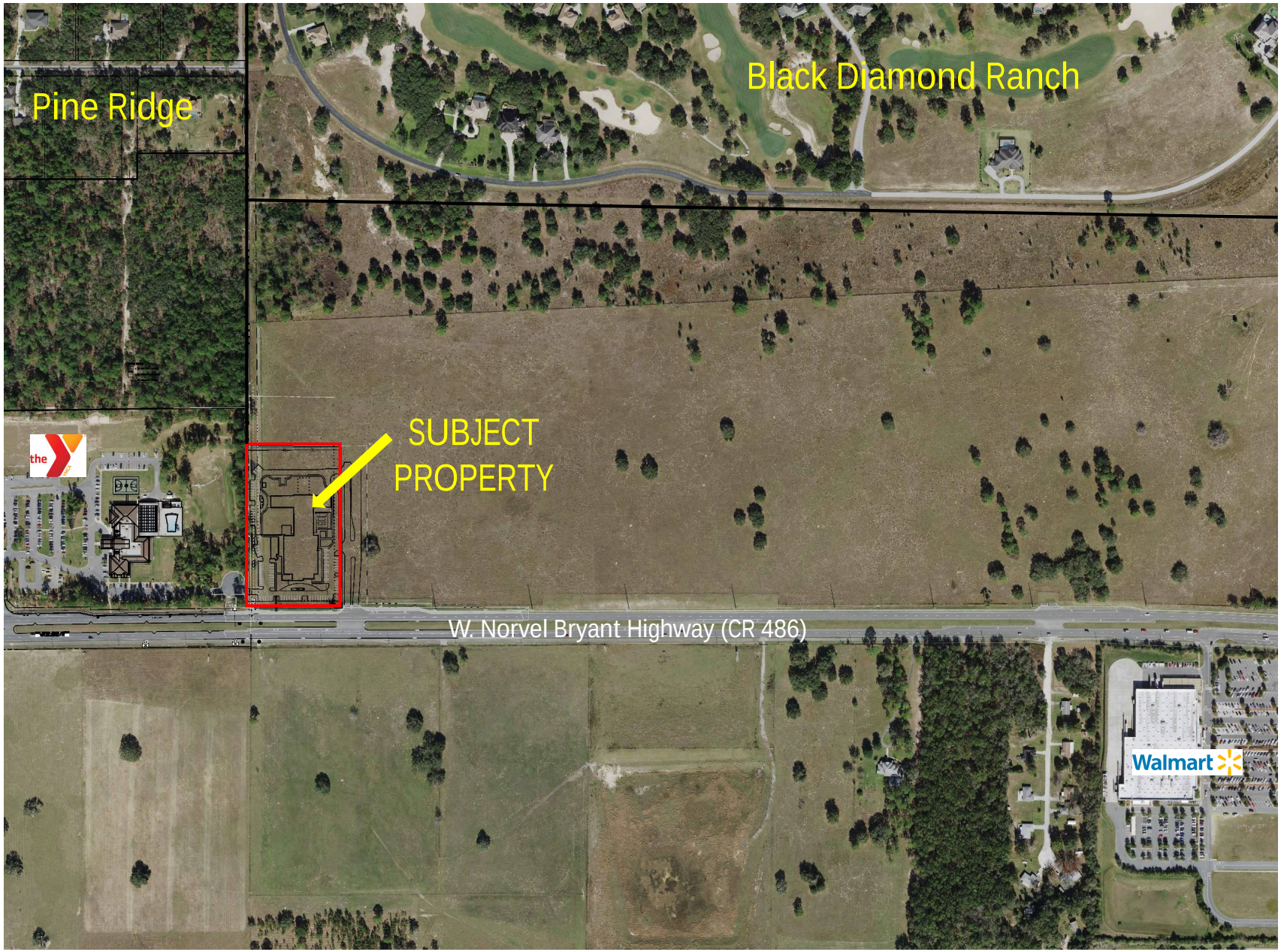
Attachment: Applicant's Powerpoint (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

# Current PUD Overlay Plan.....




Attachment: Applicant's Powerpoint (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

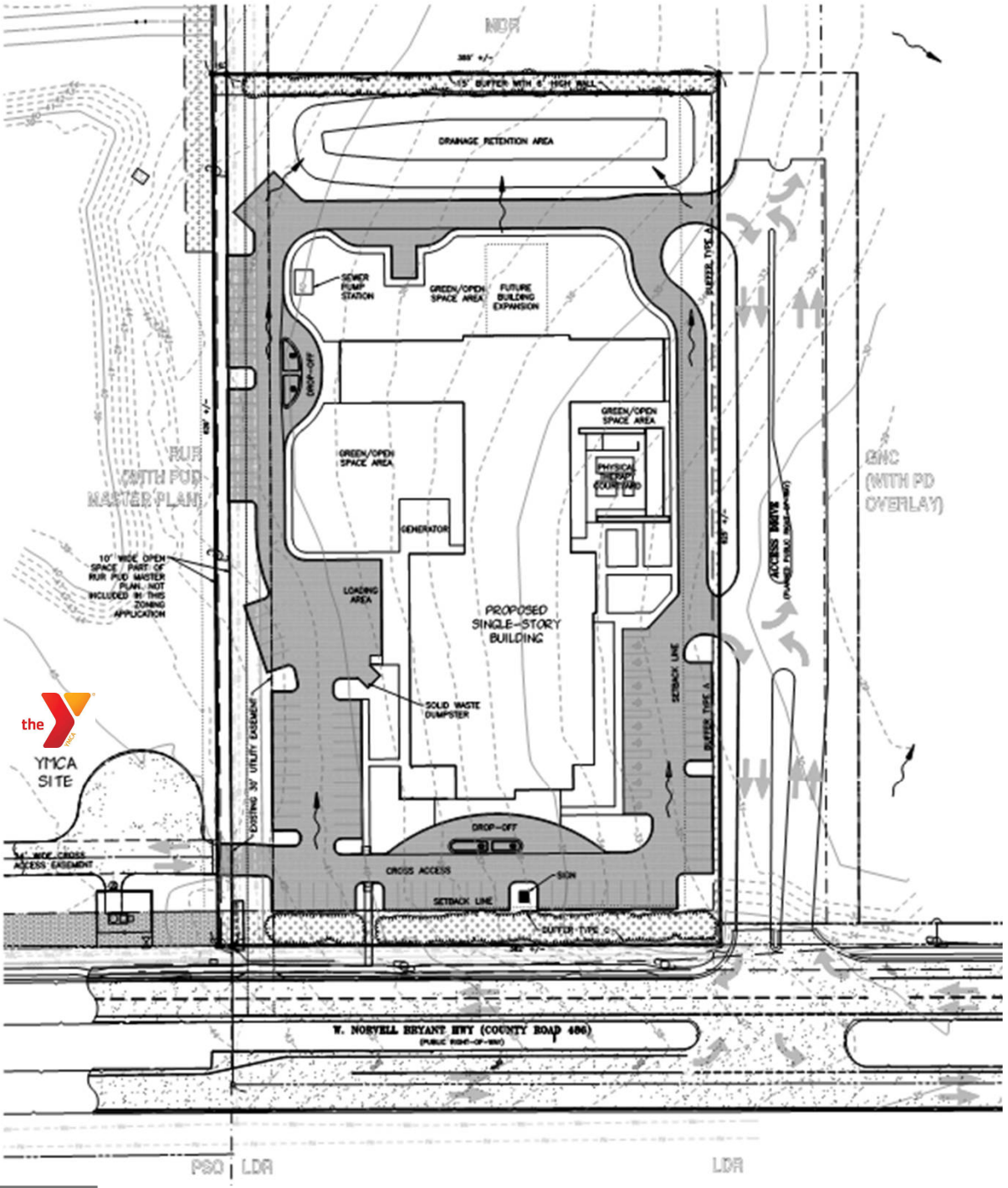
# Current Property Conditions .....




Attachment: Applicant's Powerpoint (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

# The PLANNED SITE

- 5.25 ACRE SITE (5.10 Ac. GNC with PUD Overlay, plus 0.10 Ac 10' wide Open Space land strip)
- 48,000 SF of Building
  - 45,000 sf with 30 beds
  - 3,000 sf add 10 beds
- County Water & Sewer Service
- On-site Stormwater Management
- Access Drive / CR 486 Turnout
- Florida Friendly Landscaping
  - Buffers
- Cross Access Easement




Attachment: Applicant's Powerpoint (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

# Concept of Appearance .....




Attachment: Applicant's Powerpoint (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

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Attachment: Applicant's Powerpoint (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

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ClearSky HEALTH

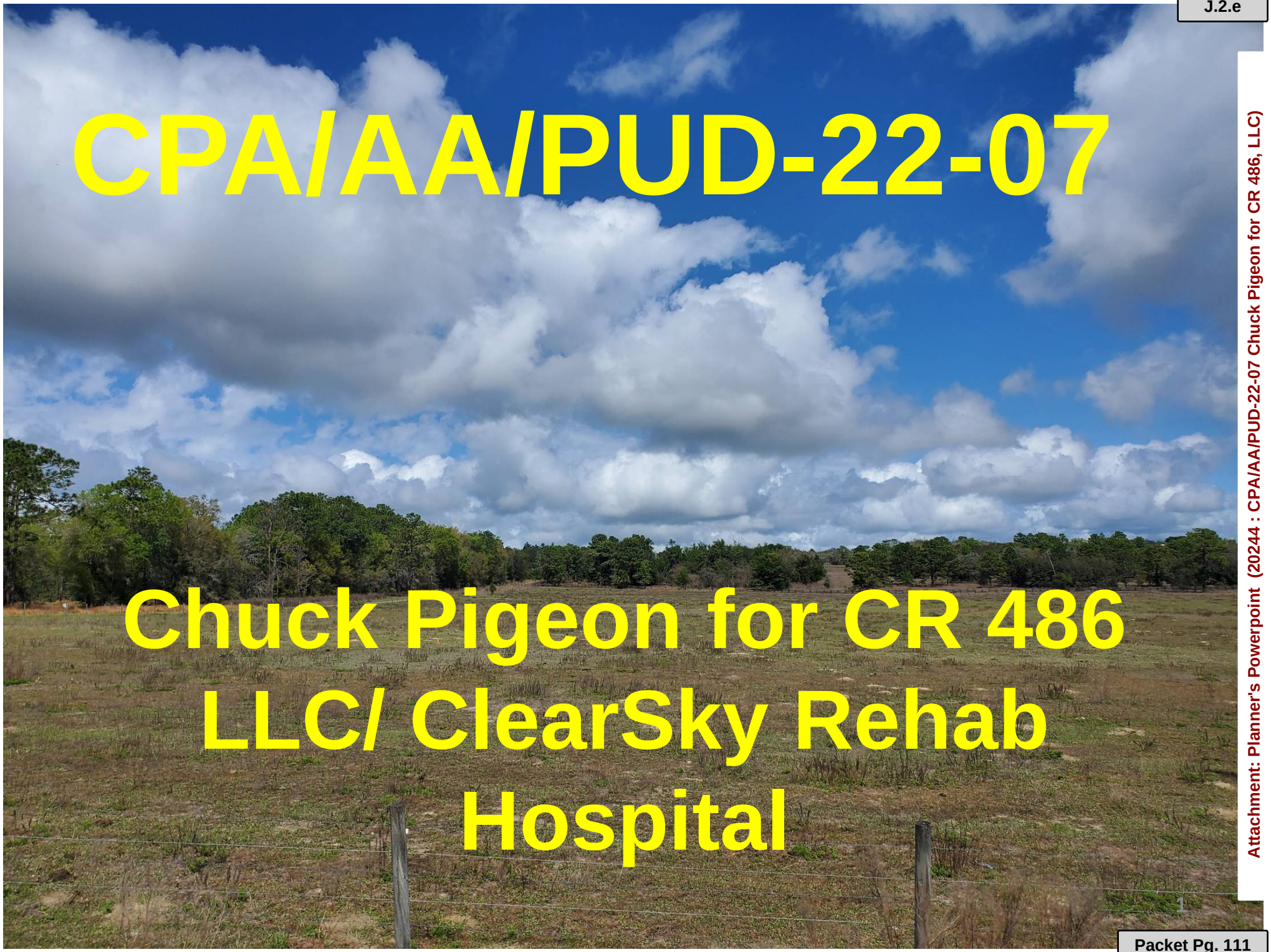
5600 Wyoming Blvd., Suite 225
Albuquerque, NM 87109

# Thank You

Presented By:

Pigeon – Ardurra, LLC
Civil Engineers – planners
Surveyors & Mappers

An Ardurra Group, Inc. company



# CPA/AA/PUD-22-07

# Chuck Pigeon for CR 486 LLC/ ClearSky Rehab Hospital



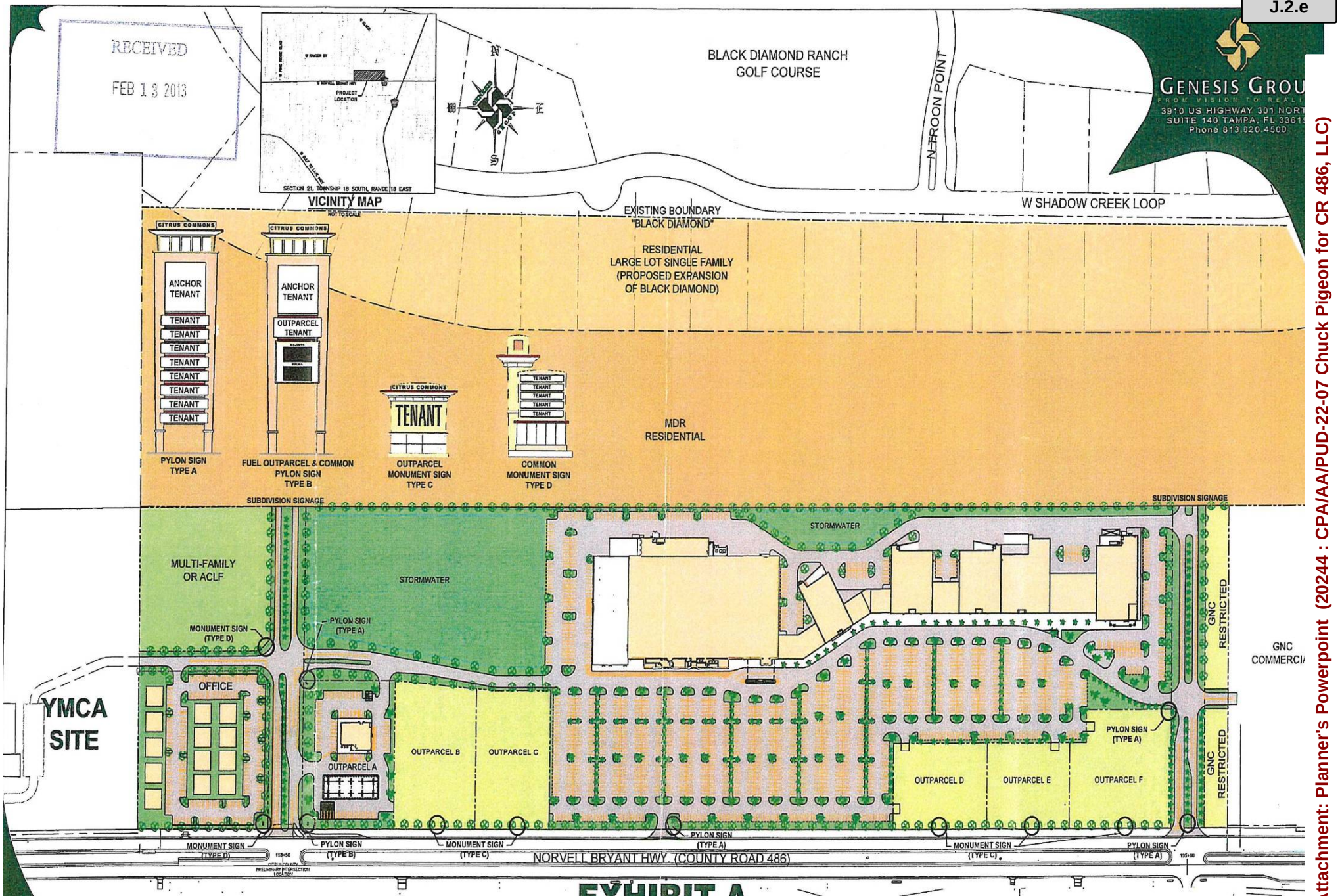
Attachment: Planner's Powerpoint (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

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YMCA
SUMMER CAMP



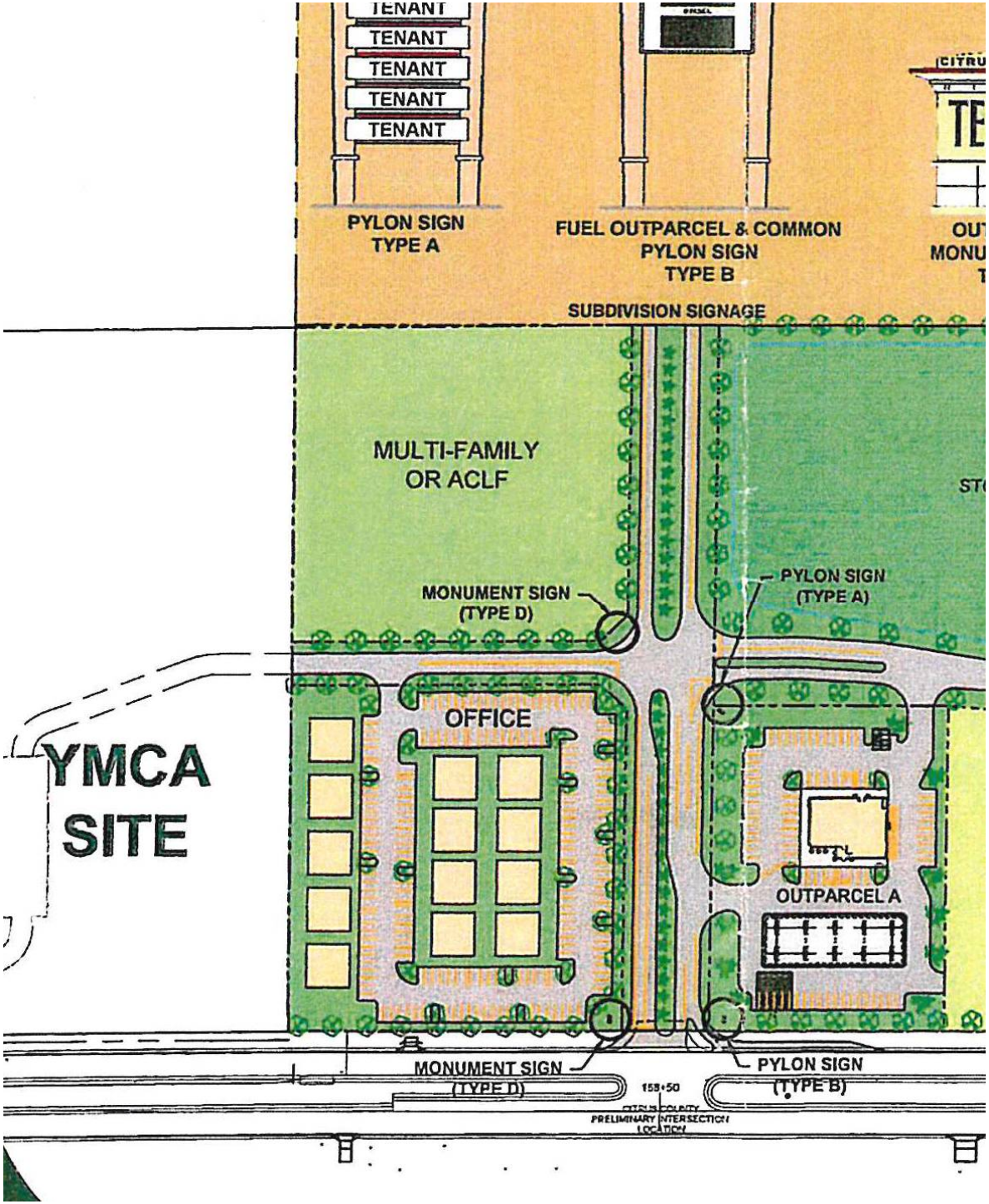



# EXHIBIT A
# CONCEPTUAL MASTER SIGNAGE PLAN
# CR 486 TOWNCENTER

THIS PLAN IS INTENDED FOR DISCUSSION PURPOSES AT THE FINAL BOCC ADOPTION HEARING AND IS SUBJECT TO ANY AMENDMENTS AGREED UPON BETWEEN THE BOCC AND APPLICANT AT THE FINAL ADOPTION HEARING, FINAL SURVEY DRAWINGS, DESIGN FEATURES, ENGINEERING, AND REGULATORY REVIEW BY CITRUS COUNTY

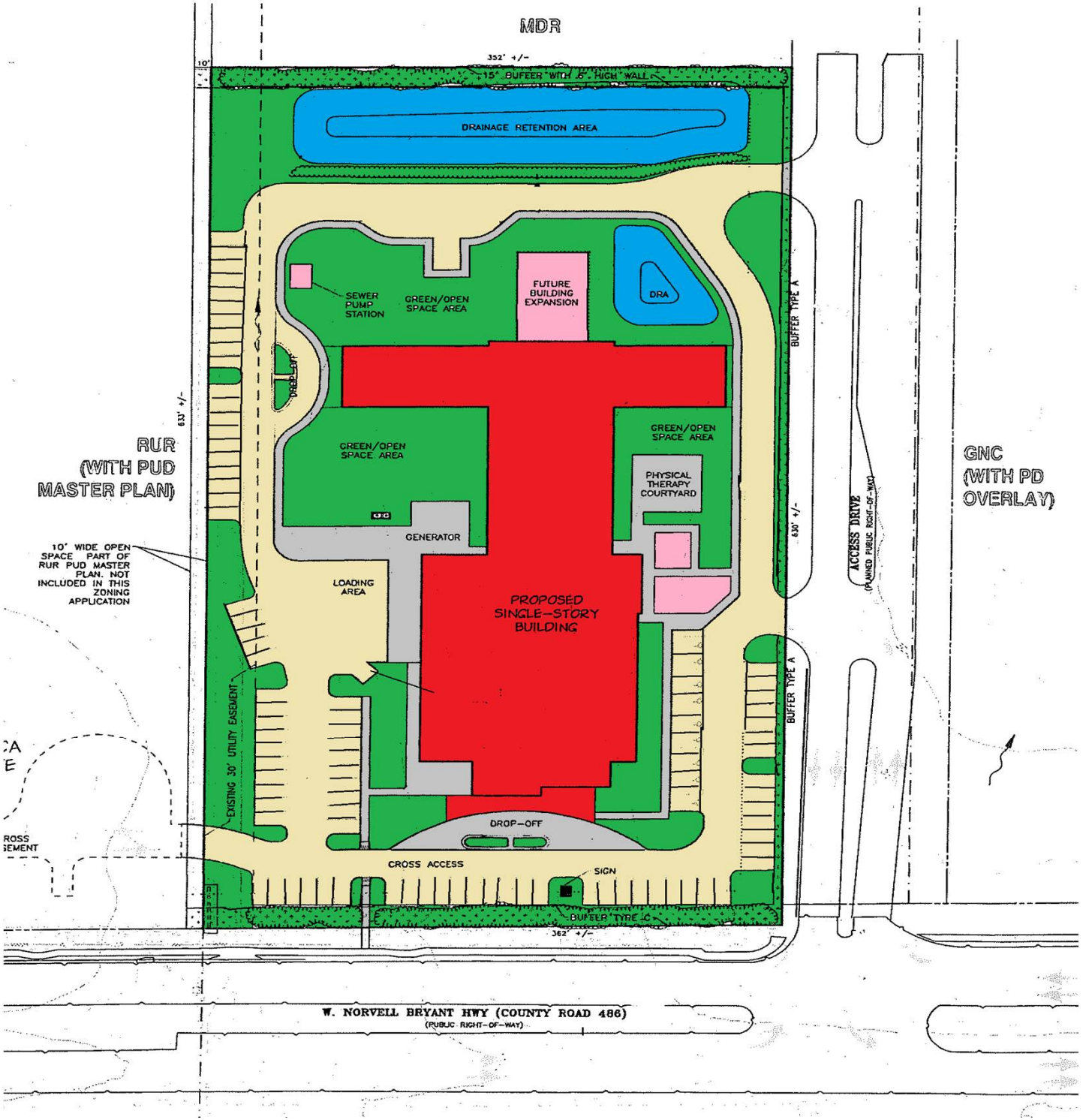
WWW.GENESISGROUP.COM

Attachment: Planner's Powerpoint (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)




Attachment: Planner's Powerpoint (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)


ClearSky
ClearSky




Attachment: Planner's Powerpoint (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

PM2-22-31

# DEPARTMENT OF GROWTH MANAGEMENT
# 2022 SMALL SCALE
# COMPREHENSIVE PLAN AMENDMENT/ATLAS AMENDMENT
# STAFF FINDINGS REPORT
# TO THE
# PLANNING AND DEVELOPMENT COMMISSION

**APPLICATION NUMBER: CPA/AA/PUD-22-07** Chuck Pigeon for CR 486, LLC
**DATE:** March 29, 2022
**PREPARED BY:** Joanna L. Coutu, AICP, Director, Land Development Division

Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, to amend the Land Development Code Atlas Map with a Planned Unit Development for a rehabilitation hospital.

| | |
|---|---|
| **FUTURE LAND USE MAP REQUEST:** | **From:** MDR, Medium Density Residential District, and PSO, Professional Services/Office District<br><br>**To:** GNC, General Commercial District |
| **LAND USE ATLAS MAP REQUEST:** | **From:** MDR/PUD, Medium Density Residential District with a Planned Unit Development for multifamily or assisted living facility uses (CPA/AA/PDO-12-26), and PSO/PUD, Professional Services Office District with a Planned Unit Development for PSO allowable uses (CPA/AA/PDO-12-26)<br><br>**To:** GNC/PUD, General Commercial District with a Planned Unit Development for a rehabilitation hospital |
| **LOCATION:** | Section 21, Township 18 South, Range 18 East, more specifically, a portion of Parcel 10000 (Alternate Key Number 3469733), which address is 3499 W. Norvell Bryant Highway, Lecanto, Florida. A complete legal description of the property is on file with the Land Development Division. |
| **ACREAGE:** | Approximately 5.1 acres |
| **SURROUNDING FUTURE LAND DESIGNATIONS:** | North – MDR, Medium Density Residential District<br>South – LDR, Low Density Residential District<br>East – GNC, General Commercial District<br>West – RMU, Residential Mixed Use District |
| **SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:** | North – MDR/PUD, Medium Density Residential District with a Planned Unit Development<br>South – PSO, Professional Services/Office District<br>East – GNC/PUD, General Commercial District with a Planned Unit Development; and MDR/PUD District<br>West – RUR/PUD, Rural Residential District with a Planned Unit Development |

Attachment: Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

| | |
|---|---|
| **SURROUNDING EXISTING LAND USES:** | North – Vacant residential land<br>South – W. Norvell Bryant Highway (CR-486); Vacant residential land<br>East – Vacant residential and commercial land<br>West – YMCA complex |
| **SOIL INFORMATION:** | According to the *Soil Survey of Citrus County* (1988), the soil types in the area are primarily Candler and Arredondo fine sands, zero to five percent slopes. Limitations to building development are slight. |
| **FLOOD ZONE:** | The subject property appears to be located in Flood Zone X as found on the current Flood Insurance Rate Map 12017C0194D. |

## BACKGROUND

The application site is part of a larger parcel that received PUD approval in 2013 for various uses (CPA/AA/PDO-12-26). In the specific area of this request, the PUD delineated office and residential uses in the first approximately 397' from CR-486 (with a note adding that allowable uses within the PSO district could be permitted), and residential uses to the rear (along with a note that MDR allowable uses could be permitted, but with multi-family or assisted living facility uses specifically named).

The site is currently vacant with widely scattered trees and the PUD was never pursued, although the expiration date of that PUD is March 12, 2023. There has also been an application received for a non-residential retail center PUD on the easternmost part of the larger parcel (PUD-22-01), although that area was not part of the previous PUD application.

The site lies directly east of an existing YMCA, and cross-access is proposed to this site.

## ANALYSIS

The request is to redesignate approximately 5.1 acres to the General Commercial (GNC) district with a Planned Unit Development for a rehabilitation hospital.

The existing PUD on the site would allow PSO uses in a portion of the site only (this would not include a rehabilitation hospital), and only MDR residential uses in the rear.

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

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

## REQUEST FOR LAND USE CHANGE

1. **Concurrency**

   a. Sanitary Sewer – Central sewer from Citrus County Water Resources is available, and a formal letter confirming capacity has been provided.

Attachment: Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

b. Potable Water – Central water from Citrus County Water Resources is available, and a formal letter confirming capacity has been provided.
c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill.
d. Drainage – The applicant has noted that the project site will meet all requirements for stormwater.

2. **Consistency with the Land Development Code** –See PUD analysis below.

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

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

*Staff comment – The site lies in the Planned Service Area with central water and central sewer available. There are no apparent environmental limitations.*

**Policy 17.5.2** Commercial, Industrial, and other appropriate uses shall be approved in Planned Developments when part of an approved Plan of Development and where development standards are met as specified by the LDC.

*Staff comment – PUD standards for the proposal are further outlined below.*

**Policy 17.11.1** All arterial roads will be designated as Corridor Planning Zones.

**Policy 17.11.3** All new nonresidential development in the Corridor Planning Zone shall be serviced by a public central water and public sewer system having adequate existing capacity prior to the issuance of a Certificate of Occupancy…

*Staff comment – CR-486 is an arterial roadway, and the site will be served by public central water and public central sewer system.*

**Objective 22.6** The County will ensure its senior citizens a high quality of life through its various policies and programs, through incentives to provide assisted and semi-assisted housing for the elderly, and through encouragement of the private sector to provide a broader range of services geared to the specific needs of the elderly and the frail elderly.

*Staff comment - The applicant has cited this objective in support of the application. While the use proposed is that of a rehabilitation hospital, there is no indication that use will be limited to senior citizens.*

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

Attachment: Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

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

6. **Environmental** – There does not appear to be any environmental concerns. If any gopher tortoises or other protected species are found onsite, the applicant will need to coordinate with Florida Fish and Wildlife Conservation Commission (FWC).

7. **Transportation** – The subject property would take access from W. Norvell Bryant Highway (CR-486), a paved, public (County-maintained), minor arterial roadway. There is an existing median opening in this area.

## PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 5.1 acres from PSO and MDR to GNC on the Future Land Use Map, and from PSO/PUD and MDR/PUD to GNC/PUD on the LDC Atlas Map.

2. The subject property lies on a Minor Arterial roadway in an area with some existing non-residential uses.

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

## REQUEST FOR A PLANNED UNIT DEVELOPMENT

**Consistency with the Land Development Code (LDC):** The applicant has provided a narrative noting that the proposed use is for a rehabilitation hospital with associated offices and acute care living components. The narrative further explains that the site is proposed for up to 30 in-patient beds, with a future addition of 10 beds, and would provide both in-patient and out-patient rehabilitation for disabling injury or illness. An outdoor physical therapy courtyard is noted on the master plan, in addition to the 45,000 square-foot building.

*Access Management/Transportation*: The subject parcel would access CR-486, a County-maintained minor arterial roadway. The Engineering Division has noted the following:

> *W. Norvell Bryant (CR-486), a Minor Arterial roadway, has a posted speed limit of 50 MPH. Cross-access to adjacent parcels is proposed. The applicant has noted on the plan that the site will be accessed by an access drive noted as a "Planned Public Right of Way". The requirements for the design and construction of a non-residential access drive and a publicly dedicated right-of-way are found in different sections of the LDC. An access drive for a non-residential site would be reviewed per Section 7200, Off Street Parking and Loading. The access drive would be permitted, constructed, and inspected through the Site Development Plan process described in Section 4000. To establish a public right-of-way would require permitting through Chapter 11, Subdivision Regulations. A preliminary plat, improvement plans, and a final plat would be required to plat a road right-of-way. Stormwater retention area design will need to be provided for the proposed roadway. The applicant will need to clarify where the stormwater for the roadway will be retained and if shared drainage is proposed. The permitting for the non-residential site and the platted road right-of-way can be processed concurrently.*

Attachment: Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

*Impervious Surface/Stormwater*: The impervious surface on the proposed PUD site is indicated as a maximum of 70%, which is consistent with the impervious surface maximum in the GNC district.

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

*Floor Area Ratio:* Floor Area Ratio is a measure of intensity on a site and is calculated at approximately 0.25, while the maximum allowable in the GNC district is 1.0. As such, this standard is being met.

*Landscaping/Buffers*: Buffers are proposed for deviation(s) as follows:

| Buffer Location | LDC Standard | Proposed |
|---|---|---|
| Front along CR-486 | 25' Type C | **15' Type C** |
| East abutting internal drive/road | Landscaped Island (width not defined) | 5' Type A |
| West abutting YMCA | 5' sodded strip | **None** |
| North abutting MDR/PUD | 15' Type C | 15' Type C with 6' wall or vinyl fence |

Along CR-486, the reduction in the buffer width is significant. If this is to be approved, staff would suggest that the buffer contain the plantings of a Type D buffer (without a wall) to continue the current aesthetic corridor along CR-486.

1. Deviation – 15' Type D buffer (without a wall) instead of a 25' Type C buffer along CR-486
2. Deviation – No buffer/5' sodded strip between proposed use and existing YMCA

Foundation landscaping is required for at least 50% of the building frontage facing CR-486 and facing the proposed internal roadway. This is not outlined specifically but has been added as a recommended condition of approval.

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

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

*Façades:* LDC Section 3740 outlines minimum façade requirements including façade standards for offsets/recesses, and detail features such as windows and materials. The provided building rendering appears to meet these criteria and no deviation has been requested.

*Pedestrian Circulation/Sidewalks:* The LDC outlines pedestrian connectivity between public sidewalks and building entrances, which is indicated on the Master Plan. There are several green/open space areas indicated, and the applicant will need to demonstrate a pedestrian amenity area at the time of permitting.

*Parking Lot Design:* The LDC notes that a proposed hospital should consider four parking spaces per authorized bed, which could then accommodate for employees and visitors as well as patients. The

Attachment: Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

provided narrative notes a total of 30 inpatient beds, with a possible expansion of up to 10 future beds (up to 75 daytime/nighttime staff). This would indicate approximately 160 parking spaces to be provided.

The Master Plan proposes 90 parking spaces. To support this proposal, the applicant will need to provide a parking study confirming the adequacy of this reduced number at the time of permitting.

- Deviation – 90 parking spaces instead of 160 spaces as outlined for the hospital in the LDC

The LDC notes that every ten parking spaces shall be designed with 400 square feet of landscaping, in medians or islands (each containing at least one tree and six shrubs). The Master Plan does not meet this standard, with more than ten spaces in a grouping without landscaping and most landscaped islands below the 400 square-foot size. The Master Plan contains the following notation, "Detailed parking design will be provided at time of site plan submittal". Staff would recommend that the minimum parking lot landscaping criteria be met upon any redesign.

- Deviation – Less than 400 SF of landscaping per 10 contiguous parking spaces (not recommended by staff)

*Lighting and Signage.:* The applicant has not proposed deviation from these standards.

## PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

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

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The proposed plan would amend an existing PUD, and the proposed use as a rehabilitation hospital is consistent with GNC uses as outlined in the Comprehensive Plan.*

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The site lies adjacent to non-residential uses and designations along CR-486. The applicant is proposing a buffer along the northern lot line adjacent to existing vacant residential zoning*

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

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

Attachment: Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

provided narrative notes a total of 30 inpatient beds, with a possible expansion of up to 10 future beds (up to 75 daytime/nighttime staff). This would indicate approximately 160 parking spaces to be provided.

The Master Plan proposes 90 parking spaces. To support this proposal, the applicant will need to provide a parking study confirming the adequacy of this reduced number at the time of permitting.

- Deviation – 90 parking spaces instead of 160 spaces as outlined for the hospital in the LDC

The LDC notes that every ten parking spaces shall be designed with 400 square feet of landscaping, in medians or islands (each containing at least one tree and six shrubs). The Master Plan does not meet this standard, with more than ten spaces in a grouping without landscaping and most landscaped islands below the 400 square-foot size. The Master Plan contains the following notation, "Detailed parking design will be provided at time of site plan submittal". Staff would recommend that the minimum parking lot landscaping criteria be met upon any redesign.

- Deviation – Less than 400 SF of landscaping per 10 contiguous parking spaces (not recommended by staff)

*Lighting, Signage, Platting.:* The applicant has not proposed deviation from these standards. The application "parcel" is not currently recognized and will need to be created via the platting and/or platting exception process.

## PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

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

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The proposed plan would amend an existing PUD, and the proposed use as a rehabilitation hospital is consistent with GNC uses as outlined in the Comprehensive Plan.*

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The site lies adjacent to non-residential uses and designations along CR-486. The applicant is proposing a buffer along the northern lot line adjacent to existing vacant residential zoning*

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

Attachment: Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

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

E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *The parcel can accommodate the proposed use with minimal deviations, as outlined in this staff report.*

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

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

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

G. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *Impervious surface ratio and floor area ratio are well within allowable GNC limits. Buffering adjacent to residential zoning to the north is provided.*

H. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.** *The building is proposed as one-story and meets all required LDC minimum setbacks.*

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Master Plan date-stamped received March 22, 2022, by the Land Development Division, along with an accompanying narrative.*

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

## SUGGESTED CONDITIONS – PLANNED UNIT DEVELOPMENT:

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

1. The Planned Unit Development (PUD) shall allow for up to 52,000 SF for a rehabilitation hospital (45,000 current proposed building and 7,000 future expansion), as outlined on the Master Plan date-stamped received March 22, 2022, by the Land Development Division unless otherwise

Attachment: Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)

specified in these conditions. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code (LDC), or as specifically outlined within these conditions or the Final Development Plan.

2. Access to the site shall be from W. Norvell Bryant Highway (CR-486) as outlined on the Master Plan and will need to meet access management standards as outlined in the LDC.

3. The site must meet the requirements of LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, unless otherwise authorized by these conditions. This must be demonstrated at the time of permitting.

4. Buffers shall be provided as outlined on the Master Plan, with the exception of a 15' Type D buffer (without a wall) instead of a 25' Type C buffer along CR-486, and no buffer/5' sodded strip between the proposed use and the existing YMCA. No Type "C" buffer is required between the drainage retention area and internal access drive(s).

5. Foundation landscaping shall be provided along at least 50% of the building frontage facing CR-486, as well as any proposed right-of-way, as outlined in the LDC.

6. At the time of permitting, the applicant will need to obtain an approved parking study as outlined in the LDC to demonstrate compliance with parking space requirements.

7. Parking lot landscaping must meet the standards outlined in LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, to be demonstrated at the time of permitting.

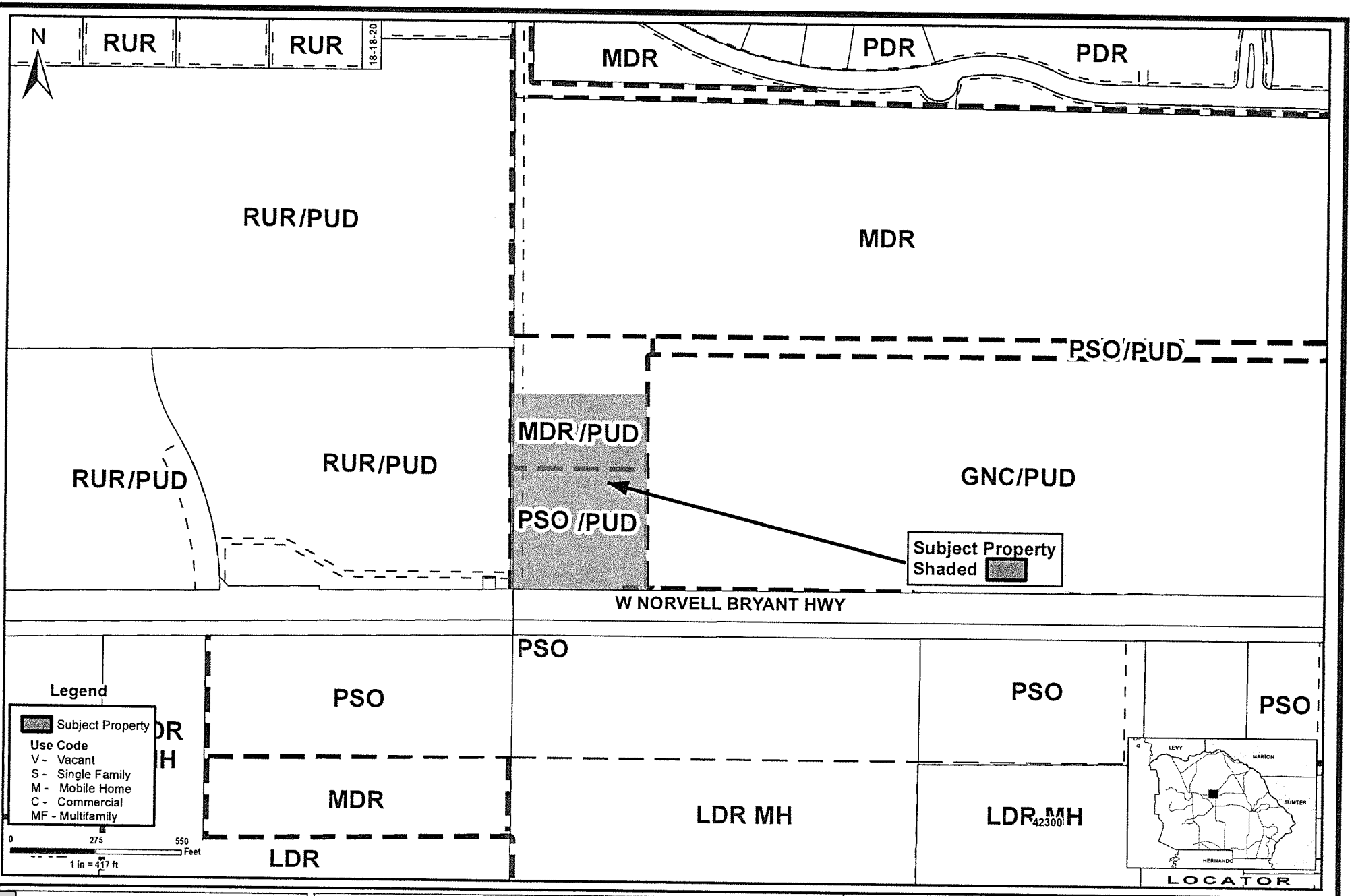
8. The application site is not currently recognized as a parcel of record. If this is desired, a plat and/or plat exception (i.e., Minor Subdivision) will need to be obtained.

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

10. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within Section 4304 of the LDC.

JLC/cb

Attachment: Staff Report (20244 : CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC)




Application #: CPA-AA-PUD-22-07

Applicant: Chuck Pigeon for CR 486 LLC

Proposal: From MDR and PSO to GNC

Location: 3499 W Norvell Bryant Highway, Lecanto

Land Use Atlas: From MDR/PUD and PSO/PUD to GNC/PUD

S-T-R - 21-18-18 S

Planner Initials: _____ Date: _____

**Geographic Information Systems**

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: March 16, 2022
Source: Enterprise Geodatabase
Map Number: WB0000763

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

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

# AGENDA MEMORANDUM

| | |
|---|---|
| **FROM:** | Michael Sherman, AICP Growth Management Director |
| **SUBJECT:** | CPA-22-01 Revisions Regarding Open Space |
| **AGENDA DATE:** | **May 05, 2022** |

**BRIEF OVERVIEW:**

During review and discussion of a recently proposed Comprehensive Plan amendment for a large residential subdivision, the applicant had concern about meeting minimum open space standards. Specifically, it was noted that they intended to use some of the drainage areas as open space, while Comprehensive Plan Policy 17.15.11 prohibits constructed drainage areas and easements from inclusion in the overall 20% minimum open space standard. The BOCC directed staff to consider an amendment to this policy and related ones that may allow Planned Unit Developments to propose alternative areas, including dry retention areas, for overall open space calculations as part of a Master Plan of Development.

Staff has proposed modifications to several policies within the Future Land Use Element, as well as related policies in the Recreation and Open Space Element and the Conservation Element.

**BUDGET IMPACT/FUNDING SOURCE:**

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

**RECOMMENDED ACTION:**

Conduct a Public Hearing on the following application on May 5th, 2022, to review and consider the CPA-22-01, Open Space

PM2-22-30

# DEPARTMENT OF GROWTH MANAGEMENT
# LAND DEVELOPMENT DIVISION
# 2022 COMPREHENSIVE PLAN AMENDMENT
# STAFF FINDINGS REPORT
# TO THE
# PLANNING AND DEVELOPMENT COMMISSION

**APPLICATION NUMBER: CPA-22-01 Revision to multiple policies in the Comprehensive Plan regarding open space**

**DATE:** March 29, 2022

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

## OVERVIEW:

During review and discussion of a recently proposed Comprehensive Plan amendment for a large residential subdivision, the applicant had concern about meeting minimum open space standards. Specifically, it was noted that they intended to use some of the drainage areas as open space, while Comprehensive Plan Policy 17.15.11 prohibits constructed drainage areas and easements from inclusion in the overall 20% minimum open space standard. The BOCC directed staff to consider an amendment to this policy and related ones that may allow Planned Unit Developments to propose alternative areas, including dry retention areas, for overall open space calculations as part of a Master Plan of development.

Staff has proposed modifications to several policies within the Future Land Use Element, as well as related policies in the Recreation and Open Space Element and the Conservation Element.

JLC/cb

Attachment: Staff Report and Draft Ordinance (20241 : CPA-22-01 Revisions Regarding Open Space)

# ORDINANCE NO. 2022-

**AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY COMPREHENSIVE PLAN BY AMENDING POLICIES RELATING TO OPEN SPACE IN CHAPTER TWO, RECREATION AND OPEN SPACE ELEMENT; CHAPTER THREE, CONSERVATION ELEMENT; AND CHAPTER TEN, FUTURE LAND USE ELEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.**

**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, and

**WHEREAS**, the Board of County Commissioners adopted the Citrus County Comprehensive Plan, Ordinance No. 89-04 on April 18, 1989, and subsequent amendments, and

**WHEREAS**, Chapter 163, Florida Statutes provides for amendment to the Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS FOLLOWS:**

## SECTION 1. SHORT TITLE

**THIS ORDINANCE** shall be known as, cited as, and referred to as the Citrus County Comprehensive Plan Amendment CPA-22-01, Land Development Division, and shall be effective within the unincorporated areas of Citrus County, Florida.

## SECTION 2. AUTHORITY

This Citrus County Comprehensive Plan Amendment CPA-22-01, Land Development Division, is adopted pursuant to Chapter 163, Florida Statutes.

## SECTION 3. REVISIONS

Revisions to Chapter Two, Recreation and Open Space Element; Chapter Three, Conservation Element; and Chapter Ten, Future Land Use Element; relating to open space; as presented in application CPA-22-01 and as further described in Exhibits "A", "B", and "C", attached hereto and incorporated herein by reference.

Attachment: Staff Report and Draft Ordinance (20241 : CPA-22-01 Revisions Regarding Open Space)

**SECTION 4. SEVERABILITY**

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 section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

**SECTION 5. INCLUSION IN THE COMPREHENSIVE PLAN**

It is the intention of the Board of County Commissioners of Citrus County, Florida, and it is hereby provided that the provisions of this Ordinance shall become and be made a part of the Citrus County Comprehensive Plan (Citrus County Ordinance No. 89-04). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section", "article" "policy" or other appropriate designation.

**SECTION 6. MODIFICATIONS**

It is the intention 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 pursuant to Section 7.

**SECTION 7. EFFECTIVE DATE**

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

**DONE AND ADOPTED** in regular meeting of the Board of County Commissioners of Citrus County, Florida, this _____day of _____2022.

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

**ATTEST:**

_____
**ANGELA VICK, CLERK OF COURT**

**BY:** _____
**RONALD E. KITCHEN, JR., CHAIR**



Attachment: Staff Report and Draft Ordinance (20241 : CPA-22-01 Revisions Regarding Open Space)

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY

_____

DENISE A. DYMOND LYN,
COUNTY ATTORNEY

Attachment: Staff Report and Draft Ordinance (20241 : CPA-22-01 Revisions Regarding Open Space)

# EXHIBIT A

## CPA-22-01

***Recreation and Open Space Element (Chapter Two)***

**Policy 2.3.2** *The calculation of recreation and open space areas by a development shall not include drainage retention areas, buffer areas, or related utilitarian facilities that do not provide active recreation, unless otherwise approved in a Planned Unit Development as outlined in the Future Land Use Element.*

**Policy 2.3.3** *The County shall require that recreation and open space areas retained in private ownership be adequately operated and maintained.*

Attachment: Staff Report and Draft Ordinance (20241 : CPA-22-01 Revisions Regarding Open Space)

**EXHIBIT B**

**CPA-22-01**

***Conservation Element (Chapter Three)***

**Policy 3.17.5** *In order to maintain aquifer recharge area the County shall require all new subdivisions to preserve and dedicate adequate open space. Open space standards shall be as defined in Policy 17.15.11.*

a. All new subdivisions shall be required to use open space/conservation subdivision design plans.

~~b. To the greatest extent possible, units shall be clustered.~~

c. Open space shall be encouraged to connect~~ed~~ to adjacent open space to create networks and corridors of larger areas.

~~d. Nonresidential development shall be required to minimize the size of contiguous impervious areas.~~

Attachment: Staff Report and Draft Ordinance (20241 : CPA-22-01 Revisions Regarding Open Space)

**EXHIBIT C**
**CPA-22-01**

***Future Land Use Element (Chapter Ten)***

**Policy 17.3.23** *Mobile home parks shall be developed according to a comprehensive and detailed master plan, shall provide a ~~minimum of 20 percent~~ maximum amount of the site as permanent open space and ~~another~~ at least 10 percent as recreation areas, and shall locate lots or homesites so as to maximize the number adjacent to common open space and recreation areas. No new mobile home parks, expansions of existing parks which are not vested, or redesignations of land to allow for mobile homes shall be allowed within the Coastal High Hazard Area (CHHA).*

**Policy 17.6.12** *Recreational vehicle (RV) parks and campgrounds shall be designed according to a detailed master plan, shall preserve a ~~minimum of 30 percent~~ maximum amount of the property in open space, shall provide a minimum of an additional 10 percent of the property as recreation areas, and generally shall conform to the commercial development standards in the Land Development Code. The number of RV units or campsites approved in a park does not confer any vested residential development rights. In order to minimize the adverse impact of development on the resources and natural features of the Coastal, Lakes, and Rivers Region, the LDC shall be amended to include additional review criteria for all new RVP projects located in this region. Such criteria may include:*

- *Restrictions on density*
- *Enhanced open space requirements*
- *Wetland protection*
- *Upland preservation*
- *Clustering*
- *Connection to regional central water and sewer service*

**Policy 17.15.11** *The following open space standards shall apply to all new residential development:*

*Outside the PSA – in order to encourage conservation design in the transitioning rural areas of the County, Planned Development shall be allowed as follows:*

| | ***Maximum Residential Density*** | |
|---|---|---|
| ***Land Use District*** | ***Use by Right Du/ac*** | ***Planned Development (50% open space required) DU/ac*** |
| *RUR* | *1/10* | *1/5* |
| *AGR* | *1/10* | *1/5* |

*Inside the PSA – ~~specific open standards shall be established in the LDC. The LDC shall be amended to~~ At least 20 percent of the*



Attachment: Staff Report and Draft Ordinance (20241 : CPA-22-01 Revisions Regarding Open Space)

*site shall be provided as ~~require~~ open space ~~of not less than 20 percent~~ for all new residential subdivisions located within the Planned Service Area (PSA), unless part of an approved Planned Unit Development. Approved affordable housing projects may provide at least 10 percent of open space on the site.*

*This required open space may not include ~~constructed drainage facilities, easements,~~ utilities, common maintenance facilities, storage areas, common buildings, active recreation areas, or similar uses (however, golf courses are allowed). Open space property shall be preserved through permanent conservation easements or similar legal instruments to preclude future development or further subdivision of the land, or may be considered as part of an overall Planned Unit Development (PUD). Preserved areas shall be owned in common by all residents, a land trust, or an appropriate legal association and may be used for passive recreation, agriculture, or silviculture. Limited structures such as barns, stables, agricultural buildings, gazebos, and picnic shelters shall be allowed within the preserved areas, but storage areas and sheds, workshops, garages, and other similar accessory structures are prohibited. Individual potable water wells and on-site septic systems may be allowed in open space areas adjacent to homes as needed.*

*Wetlands, sinkholes, and other unbuildable portions of a property may account for no more than fifty percent (50%) of the required minimum open space unless these areas are contiguous to public conservation lands and are transferred into public ownership. ~~Natural areas incorporated into stormwater management systems may be included as open space; however, such areas may account for no more than fifty percent of the required open space.~~ At least fifty percent of the required open space acreage must be comprised of uplands, regardless of the number of acres of wetlands preserved, except as noted with respect to public lands.*

Attachment: Staff Report and Draft Ordinance (20241 : CPA-22-01 Revisions Regarding Open Space)

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: Joanna Coutu
Land Development Division

FROM: Clark A. Stillwell, Esquire
LAW OFFICE of CLARK A. STILLWELL, LLC

DATE: March 29, 2022

RE: Plan Open Space Ordinance/Standards

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Joanna:

Reliance solely on a PUD approval can lead to varied standards on a parcel by parcel basis with a lot depending on planning staff and/or sitting BCC philosophy at time of approval. Board was clear that buffers and DRA's (dry) should be included in open space calculation. Given that; proposed recreational/open space Policy 2.3.2 (revision):

> *The calculation of recreation and open space areas by a development shall be as outlined in the Future Land Use Element, Policy 17.15.11*

Above maintains internal consistency – current text may not given continued reference to "active recreation" in proposed text.

FLUE, Policy 17.15.11 (Pg. 7 of ordinance) – first full paragraph.

Attachment: Public Input March 29 2022 (20241 : CPA-22-01 Revisions Regarding Open Space)

*Drainage retention areas (dry) and buffers shall be included in open space calculation. Required open space may not include utilities, common maintenance facilities, storage areas, common buildings, active recreation areas, or similar uses (however, golf courses are allowed). Open space property shall be preserved through permanent conservation easements or similar legal instruments to preclude future development or further subdivision of the land, or may be considered as part of an overall Planned Unit Development (PUD)....*

Trying to avoid a double negative – adds clarification.

CAS/cv
cc: Denise Lyn, Esquire
Avis Craig
Citrus County Building Alliance

Attachment: Public Input March 29 2022 (20241 : CPA-22-01 Revisions Regarding Open Space)