CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday June 2, 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. June 2, 2022 Agenda, Directions, & Map

June 2, 2022 Agenda, Directions, & Map

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. PUD-22-02 Law Office of Clark A. Stillwell for Sterling Residential, LLC

Conduct a public hearing on May 19, 2022, to review and consider PUD-22-02, Law Office of Clark A. Stillwell for Sterling Residential, LLC

2. CU-22-04 Michael Wilburn for Acme Storage

Conduct a public hearing on June 2, 2022, to review and consider CU-22-04, Michael Wilburn for Acme Storage.

3. OA-22-02 Land Development Division –Amendment to Land Development Code Multiple Sections

Conduct a public hearing on June 2, 2022, to consider OA-22-02, Land Development Division - Amendment to Land Development Code Multiple Sections.

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:	June 2, 2022 Agenda, Directions, & Map
AGENDA DATE:	**June 02, 2022**

BRIEF OVERVIEW:

June 2, 2022 Agenda, Directions, & Map

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

June 2, 2022 Agenda, Directions, & Map

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, June 2, 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. PLANNED UNIT DEVELOPMENT

a. PUD-22-02 Clark A. Stillwell, Esq. for Sterling Residential, LLC

REQUEST: This request is for a Planned Unit Development to allow single-family and multi-family use of more than four units per acre in the MDR (Medium Density Residential) land use district, pursuant to Section 2406, Medium Density Residential District (MDR), and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

Attachment: 6-2 PDC AGENDA (20342 : June 2, 2022 Agenda, Directions, & Map)

LOCATION: Section 9, Township 19 South, Range 18 East; more specifically, Parcel 14300, AK 3423931, and Parcel 13300, AK 3275256, which addresses are 3588 W. Gulf to Lake Blvd., and 1440 S. Lecanto Hwy., Lecanto. A complete legal description is on file with the Citrus County Land Development Division.

STAFF CONTACT: Joanna Coutu, AICP, Director, and Joe Hochadel, Principal Planner, Land Development Division

2. LAND USE APPLICATION

a. CU-22-04 Dr. Michael Wilburn for Acme Storage

REQUEST: This request is for a Conditional Use to allow for covered RV and/or boat parking facilities in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

LOCATION: Section 24, Township 20S, Range 17E; more specifically, Lots 5-13, Block B, of US 19 Number 3 Addition, Plat Book 2, Page 123, AK 2956267, with multiple addresses off of S. Suncoast Blvd., Homosassa, Florida.

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

3. ORDINANCE AMENDMENT

a. OA-22-02 Amendment to Land Development Code Multiple Sections

REQUEST: This application would amend multiple sections of the Land Development Code for clarity regarding tree removal and development on vacant lots. The following sections are proposed for amendment: Section 3150, Fences, Hedges and Walls; Section 4002, Site Development Plans; Section 4003, Submittal Requirements (Site Development Plans); Section 4100, Site Improvement Plans; Section 4101, Applicability (Site Improvement Plans); Section 4102, Submittal and Review (Site Improvement Plans); Section 4200, Approved Site Development and Improvement Plans; Section 4303, General Standards for PUD Developments; and Section 5710, General Provisions (Tree Preservation and Protection Standards)

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

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

Attachment: 6-2 PDC AGENDA (20342 : June 2, 2022 Agenda, Directions, & Map)

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: 6-2 PDC AGENDA (20342 : June 2, 2022 Agenda, Directions, & Map)

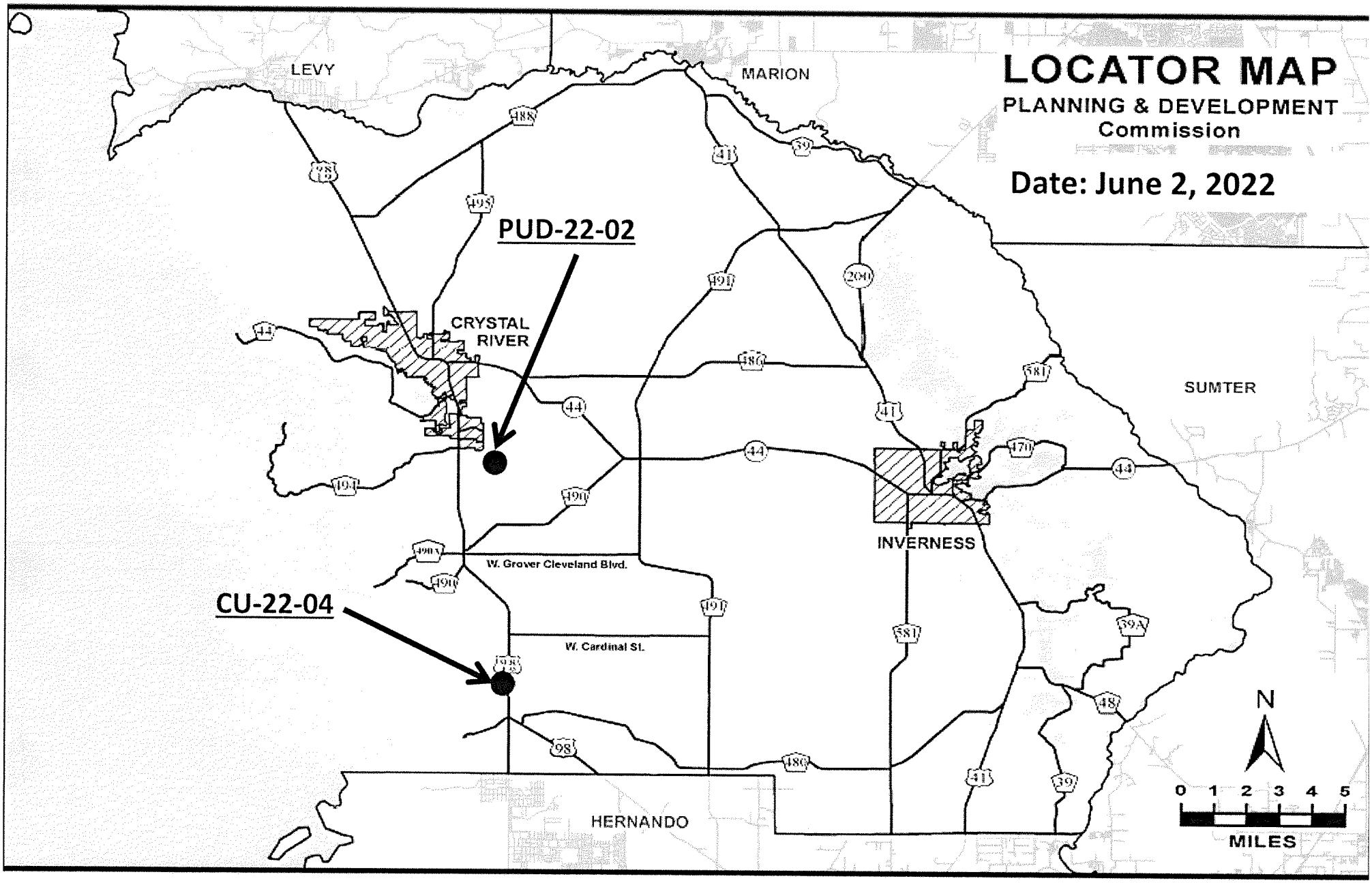
Planning and Development Commission

Directions for meeting on June 2, 2022

PUD-22-02- From the intersection of Saunders Way and CR-491, turn **left** onto CR 491. Go **1.33 miles** and **1440 S Lecanto Hwy** is on your **left.**

CU-22-04- From the intersection of Saunders Way and CR-491, turn **right** onto CR-491. Go **5.75 miles** and turn **right** onto W Cardinal St. Go **6.16 miles** then turn **left** onto S Suncoast Blvd/US-19 S/US-98 E. Go **1.72 miles** and **8424 S Suncoast Blvd**. will be on the **right**.

Attachment: 6-2 PDC DIRECTIONS & MAP (20342 : June 2, 2022 Agenda, Directions, & Map)



Attachment: 6-2 PDC DIRECTIONS & MAP (20342 : June 2, 2022 Agenda, Directions, & Map)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC
AGENDA DATE:	**June 02, 2022**

BRIEF OVERVIEW:

A request for a Planned Unit Development to allow single-family and multi-family use of more than four units per acre in the MDR (Medium Density Residential) land use district, pursuant to Section 2406, Medium Density Residential District (MDR), and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

BUDGET IMPACT/FUNDING SOURCE:

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

N/A – applicant responsibility

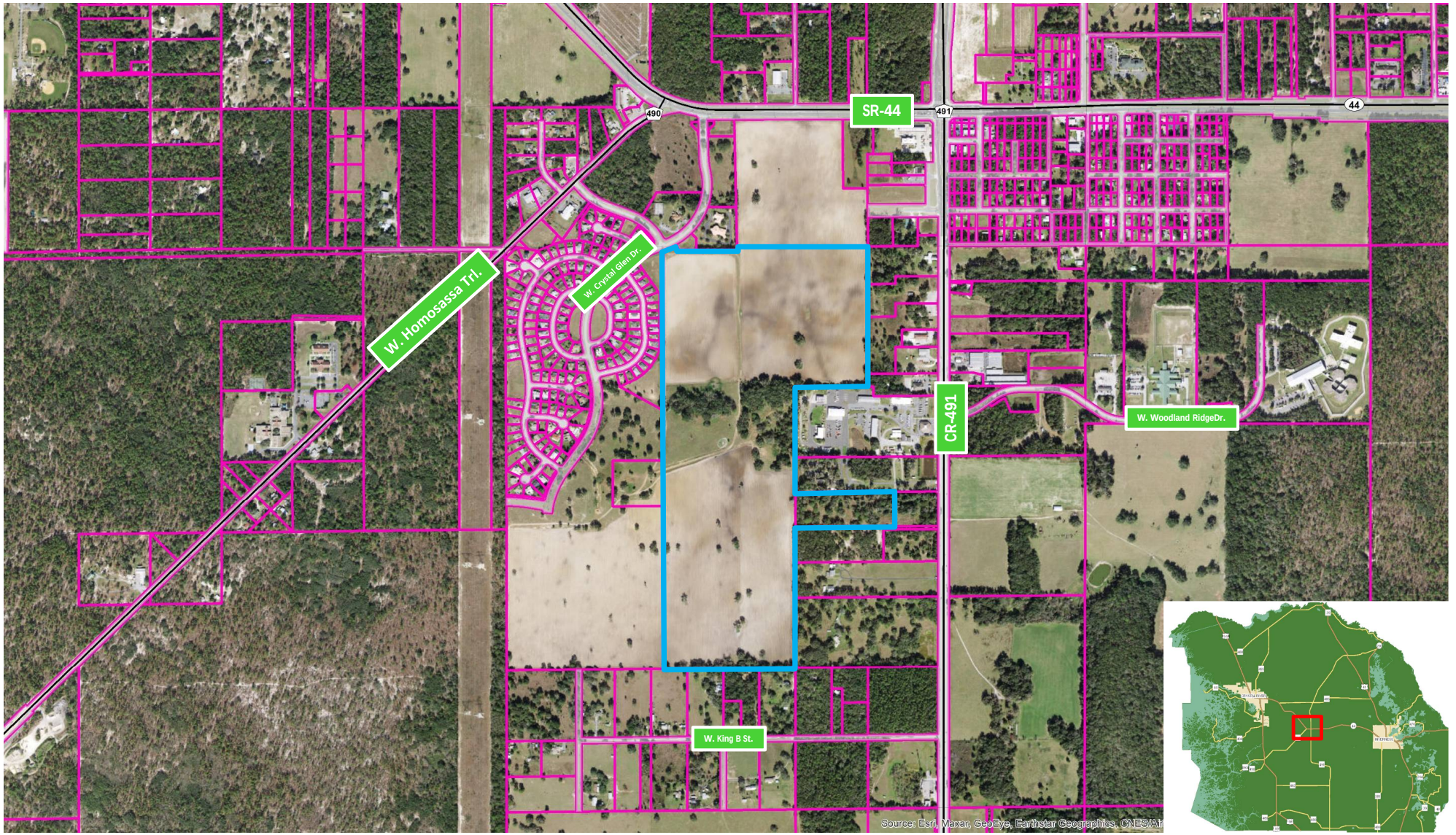
RECOMMENDED ACTION:

Conduct a public hearing on May 19, 2022, to review and consider PUD-22-02, Law Office of Clark A. Stillwell for Sterling Residential, LLC

PUD-22-02

Clark A. Stillwell for Sterling Residential, LLC

Attachment: Coordinator's PowerPoint (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for



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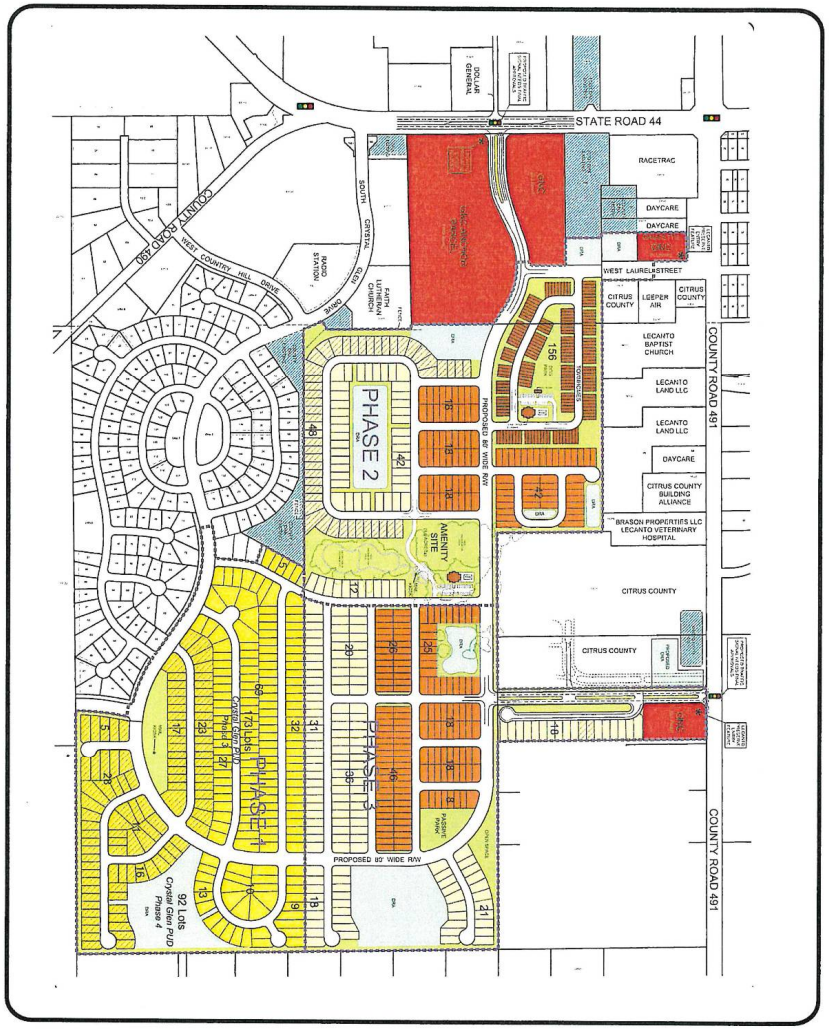
Attachment: Coordinator's PowerPoint (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for



Attachment: Coordinator's PowerPoint (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for



Attachment: Coordinator's PowerPoint (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for



Lecanto Preserve
Project № 5590
Figure 2

Conceptual Site Plan

Attachment: Coordinator's PowerPoint (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for

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

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

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

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

January 28, 2022

Hand Delivery

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

Re: Lecanto Preserve – PUD 139.1 Acres
Section 9, Township 19S, Range 18E, Citrus County, FL Alternate
Key No.: 3275243, 3275256, 3423931, 3333851 and 3333863
Lecanto, Florida 139.1 acres (MOL)

Dear Ms. Coutu:

On behalf of our clients Sterling Residential, LLC and Sterling Commercial, LLC, we enclose a PUD application for residential development of subject parcel(s). The project consists of 139.1 acres and 608 proposed residential units at a density of 4.37 units per acre. Such is consistent with the parcel(s) MDR land use district per Plan and LDC. Residential lines are mixed single family as well as lot size.

The proposed Master Site Plan is Exhibit "E" to the application. The limited deviations to the LDC standards are listed in application text, Exhibit "F". There are no concurrency issues and no environmental issues. The project's proposed residential lot size and mix is consistent in land use density with several recent similar projects approved in the Central Ridge area of Citrus County.

Please review for completeness. A filing fee of $3,620.00 is enclosed. Thank you.

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure
cc: Client
Denise Lyn, Esquire

RECEIVED
JAN 28 2022
PUD 22-02
Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Board of County Commissioners

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

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: Date:

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

Applicant*
Name: Law Office of Clark A. Stillwell
Address: PO Box 250
City: Inverness
State: Florida Zip: 34451
Phone:
Email:

Property Owner
Name: See Exhibit "A"
Address:
City:
State: Zip:
Phone:
Email:

Property Description: Section: Township: South Range: East
Legal Description: Exhibit "B"
Subdivision: Lot(s): Block/Parcel:
Alternate Key #: Exhibit "A" Parcel ID:
Acreage: 139.1

X New Planned Unit Development
Amendment to a Previously Approved Planned Development Previous Application No.: N/A

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

Applicant Request(s): PUD for residential subdivision with accessory uses - 608 units on See Master Site Plan Exhibit "E" 139 acres of MDR.
Directions to Property: Exhibit "A"

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

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

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

Signature:

STATE OF FLORIDA
COUNTY OF CITRUS
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Clark A. Stillwell who is personally known to me or provided as identification and who did not take an oath.
WITNESS my hand and official seal this 28 day of January 2022.

Signature
Carla Venard
Printed Name

Seal

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

RECEIVED
JAN 28 2022
PUD 22-02
For Staff Use Only
Land Development Division

Date: Time: Initials:

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Exhibit List

Exhibit "A" – Owner Information/Deed(s)/Directions

Exhibit "B" – Legal Description/Sketch

Exhibit "C" – Aerial(s)

Exhibit "D-1" – GFLUM Map
"D-2" – LDC Atlas Map
"D-3" – Abutter Map
"D-4" – Soils Map
"D-5" – Elevation Map
"D-6" – Topo Map

Exhibit "E" – PUD Master Site Plan

Exhibit "F" – Application Text

Exhibit "G" – Concurrency Letters
"G-1" – Solid Waste
"G-2" – Citrus County Utilities
"G-3" – Engineer's Drainage Report

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JAN 28 2022
PUD 22-02
Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Exhibit "A"
Property Owner Data

Property Owner(s)

Sterling Residential, LLC
2500 Weston Road, Suite 311
Weston, Florida 33331
Alternate Key #3275243, 3275256 and 3423931

Sterling Commercial, LLC
2500 Weston Road, Suite 311
Weston, Florida 33331
Alternate Key #3333851 and 3333863

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JAN 28 2022
PUD 22-02
Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

2010010741 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
DOCUMENTARY TAX: $560.00
2010010741 BK:2342 PG:1451
03/10/2010 12:24 PM 3 PGS
JCARROLL,DC Receipt #008309

Prepared by and return to:
Steven Weinberg
Attorney at Law
Frank, Weinberg & Black, P.L.
7805 SW 6 Court
Plantation, FL 33324
954-474-8000
File Number: Star Property
Will Call No.:

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 25th day of February, 2010between **Star 108 Development, Inc., a Florida Corporation whose post office address is 5115 Joanne Kearney Blvd., Tampa, FL 33619, grantor, and Sterling Residential, LLC, a Florida limited liability company whose post office address is 300 South Pine Island Road, Suite 110, Davie, FL 33324, grantee:**

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Citrus County, Florida to-wit:**

See Attached Exhibit "A" for Legal Description.

Parcel Identification Number: 18E19S0913220

Subject to taxes for 2010 and subsequent years: covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

RECEIVED
JAN 28 2022
PUD 22-02
Land Development Division

DoubleTime®

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Signed, sealed and delivered in our presence:

Witness Name: Stephanie Miles

Witness Name: Robert M. Gustafson

Star 108 Development, Inc., a Florida Corporation

By: Tracy J. Harris, Jr., Vice President

(Corporate Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 25th day of February, 2010 by Tracy J. Harris, Jr., Vice President of Star 108 Development, Inc., a Florida Corporation, on behalf of the corporation. He [X] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

KIMBERLY D. LOGGINS-HARKNESS
MY COMMISSION # DD 724778
EXPIRES: October 14, 2011
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

RECEIVED
JAN 28 2022
PUD 22-02
Land Development Division

DoubleTime®

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Exhibit "A" – Legal Description

(Star 108 to Sterling Residential)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE N 89°29'07" E, ALONG THE SOUTH LINE OF SAID ORTHEAST 1/4, 921.05 FEET TO THE POINT OF BEGINNING; THENCE N 00°01'03" W 329.82 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE N 89°23'39" E, ALONG SAID NORTH LINE , 382.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 491: THENCE S 56°51'36" E, ALONG SAID RIGHT OF WAY LINE, 21.48 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S 00°01'03" E. ALONG SAID WESTERLY RIGHT OF WAY LINE. 236.26 FEET; THENCE N 89°57'09" W 10.00 FEET; THENCE S 00°02'51" W 30.00 FEET; THENCE S 89°57'09" E 10.00 FEET; THENCE S 00°01'03" E 52.26 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE S 89°29'07" W, ALONG SAID SOUTH LINE, 400.00 FEET TO THE POINT OF BEGINNING.

RECEIVED
JAN 28 2022
PUD 22-02
Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

2010012181 4 PGS

This Document Prepared By and Return to:
Steven A. Weinberg, Esquire
Frank, Weinberg & Black, P.L.
7805 SW 6th Court
Plantation, FL 33324

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $35.50
DOCUMENTARY TAX: $0.70
2010012181 BK:2344 PG:714
03/18/2010 03:58 PM 4 PGS
BTENNEY,DC Receipt #009436

Parcel ID Number: **18E 19S09 13300/Alt Key. 3275256**

Special Warranty Deed

This Indenture, Made this 10th day of **February, 2010** A.D., **Between Sterling Hills Properties, LLC, a Florida limited liability company,** of the County of **Broward,** State of **Florida, grantor,** and **Sterling Residential, LLC, a Florida limited liability company,** whose address is: **300 South Pine Island Road, Suite 110, Plantation, FL 33324** of the County of **Broward,** State of **Florida, grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------**TEN DOLLARS ($10)**---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Citrus** State of **Florida** to wit:

See Attached Exhibit "A" for Legal Description.

This Special Warranty shall also serve to terminate that certain Ingress/Egress Easement described in Warranty Deed dated April 12, 2005 and recorded in O.R. Book 1842, Page 2225, of the Public Records of Citrus County, Florida and more particularly described on Exhibit "B" attached hereto and made a part hereof.

Subject To: Restrictions, reservations, limitations, easements, covenants and conditions of record, if any, and taxes for the year 2010 and subsequent years.

Only nominal documentary stamps are required as there is no change of beneficial interest among the grantor and grantee and therefore no "purchaser" or exchange of consideration for purposes of Florida Statute 201.02 but is merely a "change in form".

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenant with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sterling Hills Properties, LLC, a Florida limited liability company, by Executive Land Development, Inc., a Florida Corporation, as Manager of Executive Land Development L.L.C., a Florida limited liability company, as Manager of Sterling Hills, Properties, LLC

Printed Name: Missi Goldman
Witness

By: _____ (Seal)
Steven P. Fischer, Pkesident
P.O. Address: 300 S. Pine Island Road, Suite 110
Plantation, FL 33324

Printed Name: Kimberlee McCharlton
Witness

RECEIVED
JAN 28 2022
PUD 22-02
Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14th day of February, by Steven P. Fischer, as President of Executive Land Development, Inc., a Florida corporation, on behalf of the Corporation, as Manager of Executive Land Development, L.L.C., a Florida limited liability company, as Manager of Sterling Hills Properties, LLC, a Florida limited liability company, he is personally known to me or he has produced his **Florida driver's license** as identification.

Printed Name:_____
Notary Public
My Commission Expires: / /

KIMBERLEE JEAN CHARLTON
MY COMMISSION # DD 691434
EXPIRES: July 27, 2011
Bonded Thru Notary Public Underwriters

RECEIVED
JAN 28 2022
PUD 22-02
Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Exhibit "A"

6.96 ACRES

DESCRIPTION:
FOR A POINT OF BEGINNING COMMENCE AT A POINT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9-19-18, THENCE N89°23'39"E ALONG SAID NORTH LINE 921.16 FEET TO A POINT, THENCE S00°01'03"E 329.82 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 9-19-18, THENCE S89°29'07"W 921.05 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 9-19-18, THENCE N00°01'59"W ALONG THE WEST LINE OF THE NORTHEAST 1/4, OF SEC 9-19-18, 328.35 FEET TO THE POINT OF BEGINNING.

RECEIVED
JAN 28 2022
PUD 22-02
Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Exhibit "B"

TOGETHER WITH AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF SECTION 9-19-18, THENCE N89°29'07"E ALONG THE SOUTH LINE OF THE NE 1/4, 921.05 FEET, TO THE POINT OF BEGINNING; THENCE N00°01'03"W 50.00 FEET, THENCE N89°58'57"E 400.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 491, THENCE S00°01'03"E ALONG SAID RIGHT-OF-WAY LINE 50.00 FEET, THENCE S89°58'57"W 400.00 FEET TO THE POINT OF BEGINNING.

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JAN 28 2022
PUD 22-02
Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2010022101 BK:2355 PG:1607
05/18/2010 02:34 PM 3 PGS
TSTEELFOX,DC Receipt #017187

2010022101 3 PGS

This Instrument Prepared By:
Steven A. Weinberg, Esquire
Frank, Weinberg & Black, P.L.
7805 S.W. 6th Court
Plantation, FL 33324

Parcel ID Number: 18E 19S09 14300/Alt. Key 3423931

This Corrective Special Warranty Deed is given to correct the legal description in that certain Special Warranty Deed recorded in O.R. Book 2344, Page 711, of the Public Records of Citrus County, Florida.

Corrective Special Warranty Deed

This Indenture, Made this 11th day of May, 2010 A.D.. **Between Sterling Hills Properties, LLC, a Florida limited liability company**of the County of **Broward**, State of **Florida**, **grantor**, and **Sterling Residential, LLC, a Florida limited liability company**whose address is: **300 South Pine Island Road, Suite 110, Plantation, FL 33324**, of the County of **Broward**, State of **Florida**, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Citrus** State of **Florida** to wit:

See Attached Exhibit "A" for Legal Description.

SUBJECT TO: Restrictions, reservations, limitations, easements, covenants and conditions of record, if any, and taxes for the year 2010 and all subsequent years.

Only nominal documentary stamp tax is required as there is no change of beneficial interest among the Grantor and Grantee and therefor no "Purchaser" of exchange of consideration for purposes of Florida Statute 201.02 but is merely a "change in form".

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenant with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Sterling Hills Properties, LLC, a Florida Limited Liability Company, by Executive Land Development, Inc., a Florida Corporation as Manager of Executive Land Development, L.L.C. a Florida Limited Liability Company, as Manager of Sterling Hills Properties, LLC

Witness Printed Name: Margaret V. Gonzalez

By _____ (Seal)
Steven P. Fischer, President
P.O. Address: 300 South Pine Island Road, Suite 110Plantation, FL 33324

Witness Printed Name: Kimberlee J. Charlton

FISCHER

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JAN 28 2022
Pud 22-02
Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 11th day of May, 2010 by Steven P. Fischer, President of Executive Land Development, Inc., a Florida Corporation, as Manager of Executive Land Development, L.L.C., a Florida Limited Liability Company, as Manager of Sterling Hills Properties, LLC, a Florida Limited Liability Company, on behalf of the Corporation

he is personally known to me or he has produced his Florida driver's license as identification.

Printed Name:
Notary Public
My Commission Expires: / /

KIMBERLEE JEAN CHARLTON
MY COMMISSION # DD 691434
EXPIRES: July 27, 2011
Bonded Thru Notary Public Underwriters

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PUD 22-02
Land Development Division

FISCHER

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Exhibit "A"

DESCRIPTION:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE N89°44'09"E ALONG THE NORTH LINE OF SAID SECTION 9-19-18, A DISTANCE OF 673.52 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9-19-18 AND THE POINT OF BEGINNING; THENCE S00°02'13"E ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9-19-18, A DISTANCE OF 1322.28 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9-19-18, THENCE S89°25'21"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9-19-18, A DISTANCE OF 672.38 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9-19-18, THENCE S00°01'59"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9-19-18, 2643.55 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9-19-18, THENCE S89°25'33"W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, A DISTANCE OF 1228.73 FEET, THENCE N00°02'16"W 1539.35 FEET, THENCE S89°26'11"W 464.45 FEET, THENCE N00°02'16"W 440.00 FEET, THENCE N89°26'11"E 464.41 FEET, THENCE N00°02'16"W 1956.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH CRYSTAL GLEN DRIVE AS SHOWN ON PLAT BOOK 14, PAGES 21 THROUGH 27, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE N89°49'40"E 688.82 FEET, THENCE N01°19'03"W 40.59 FEET TO A POINT, THENCE N89°44'29"E 1213.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN THE NW 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, THENCE N89°44'09"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 673.52 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9, THENCE S00°02'13"E ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 1322.28 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9, THENCE S89°25'21"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 672.38 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9, THENCE S00°01'59"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, AND ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 2643.55 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9, THENCE S89°25'33"W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, A DISTANCE OF 1228.73 FEET, THENCE N00°02'16"W 1539.35 FEET TO THE POINT OF BEGINNING, THENCE S89°26'11"W 464.45 FEET, THENCE N00°02'16"W 440.00 FEET, THENCE N89°26'11"E 464.41 FEET, THENCE S00°02'16"E 441.11 FEET TO THE POINT OF BEGINNING.

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Land Deve

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

2010010740 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
DOCUMENTARY TAX: $6,160.00
2010010740 BK:2342 PG:1448
03/10/2010 12:24 PM 3 PGS
JCARROLL,DC Receipt #008309

Prepared by and return to:
Steven Weinberg
Attorney at Law
Frank, Weinberg & Black, P.L.
7805 SW 6 Court
Plantation, FL 33324
954-474-8000
File Number: Lecanto Propert
Will Call No.:

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 25th day of February, 2010 between **Lecanto Town Center, LLC, a Florida limited liability company,** whose post office address is **5115 Joanne Kearney Blvd., Tampa, FL 33619,** grantor, and **Sterling Commercial, LLC, a Florida limited liability company,** whose post office address is **300 South Pine Island Road, Suite 110, Plantation, FL 33324,** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Citrus County,** Florida to-wit:

See Attached Exhibit "A".

Parcel Identification Number: 18E19S0423300

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Stephanie Miles

Witness Name: Randall M. Barnett

Lecanto Town Center, LLC, a Florida limited liability company

By: Tracy J. Harris, Jr., Managing Member

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JAN 28 2022
PUD 22-02
Land Development Division

DoubleTime®

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 25th day of February, 2010 by Tracy J. Harris, Jr., Managing Member of Lecanto Town Center, LLC, a Florida limited liability company, on behalf of said firm. He [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

KIMBERLY D. LOGGINS-HARKNESS
MY COMMISSION # DD 724778
EXPIRES: October 14, 2011
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

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JAN 28 2022
PUD 22-02
Land Development Division

DoubleTime®

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Exhibit "A" – Legal Description

(Lecanto to Sterling Commercial)

A PARCEL OF LAND LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE S 89º44'29" W, ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 539.84 FEET; THENCE, LEAVING SAID SOUTH BOUNDARY, N 01º19'03" W 1202.05 FEET TO THE SOUTH RIGHT OF WAY LINE OF SATE ROAD 44 (GULF TO LAKE HIGHWAY); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE N 89º47'01" E 1006.92 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S 00º21'22" E 660.53 FEET; THENCE N 89º49'20" E 225.99 FEET; THENCE S 00º25'18" E 540.26 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE S 89º44'29" W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 673.52 FEET TO THE POINT OF BEGINNING;

LESS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 9-19-18, THENCE NORTH 89°44'29"E 71.98 FEET, THENCE N00°15'52"W 701.39 FEET TO A POINT, THENCE N89°47'01"E 20.00 FEET TO A POINT, THENCE N00°15'52"W 500 FEET TO A POINT ON THE SOUTHERN MOST RIGHT-OF-WAY LINE OF STATE ROAD 44 (GULF TO LAKE HWY) THENCE S89°47'01"W ALONG SAID SOUTHERLY RIGHT-OF-WAY 120.00 FEET TO A POINT, THENCE LEAVING SAID RIGHT OF WAY S00°15'52"E 500 FEET TO A POINT, THENCE N89°47'01"E 20 FEET TO A POINT, THENCE S 00°15'52"E 701.44 FEET TO A POINT, THENCE N89°44'29"E 8.02 FEET TO THE POINT OF BEGINNING

RECEIVED
JAN 28 2022
PUD 22-02
Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

This Instrument Prepared By:
Steven A. Weinberg, Esquire
Frank, Weinberg & Black, P.L.
7805 S.W. 6th Court
Plantation, FL 33324

2010012179 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $0.70
2010012179 BK:2344 PG:709
03/18/2010 03:58 PM 2 PGS
BTENNEY,DC Receipt #009436

Parcel ID Number: 18E 19S04 23341/Alt. 3333863

Special Warranty Deed

This Indenture, Made this 26th day of **February**, 2010 A.D., **Between**
Sterling Hills Properties, LLC, a Florida limited liability company

of the County of **Broward**, State of **Florida**, **grantor,** and
Sterling Commercial, LLC, a Florida limited liability company

whose address is: **300 South Pine Island Road, Suite 110, Plantation, FL 33324**

of the County of **Broward**, State of **Florida**, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------**TEN DOLLARS ($10)**---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Citrus** State of **Florida** to wit:

See Attached Exhibit "A" for Legal Description.

SUBJECT TO: Restrictions, reservations, limitations, easements, covenants and conditions of record, if any, and taxes for the year 2009 and all subsequent years.

Only nominal documentary stamp tax is required as there is no change of beneficial interest among the Grantor and Grantee and therefor no "Purchaser" of exchange of consideration for purposes of Florida Statute 201.02 but is merely a "change in form".

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sterling Hills Properties, LLC, a Florida Limited Liability Company
By Its Manager: Executive Land Development, L.L.C., By Its Manager, Executive Land Development, Inc., a Florida Corporation

Witness Printed Name: Bisso Goldman

By: _____ (Seal)
Steven P. Fischer, President
P.O. Address: **300 South Pine Island Road, Suite 110**
Plantation, FL 33324

Witness Printed Name: Kimberlee J. Charlton

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JAN 28 2022
PUD 22-02
Land Development Division

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 26th day of **February**, 2010 by **Steven P. Fischer, President of Executive Land Development, Inc., a Florida Corporation, as Manager of Executive Land Development, L.L.C., a Florida Limited Liability Company, as Manager of Sterling Hills Properties, LLC, a Florida Limited Liability Company, on behalf of the Corporation**
he is personally known to me or he has produced his **Florida driver's license** as identification.

KIMBERLEE JEAN CHARLTON
MY COMMISSION # DD 891434
EXPIRES: July 27, 2011
Bonded Thru Notary Public Underwriters

Printed Name:
Notary Public
My Commission Expires:

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Exhibit "A" - Legal Description
(Sterling Hills to Sterling Commercial)

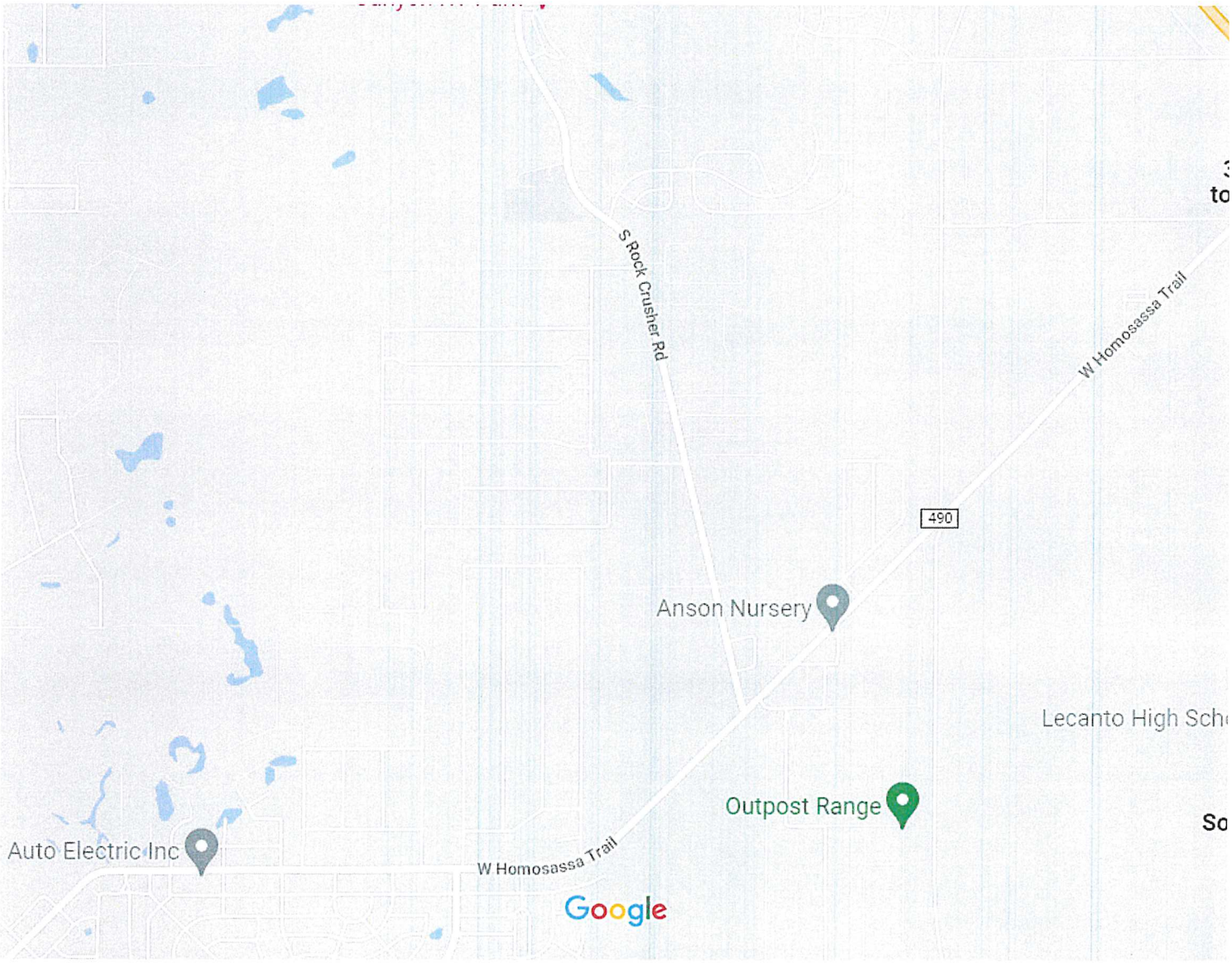
BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 9-19-18, THENCE NORTH 89°44'29"E 71.98 FEET, THENCE N00°15'52"W 701.39 FEET TO A POINT, THENCE N89°47'01"E 20.00 FEET TO A POINT, THENCE N00°15'52"W 500 FEET TO A POINT ON THE SOUTHERN MOST RIGHT-OF-WAY LINE OF STATE ROAD 44 (GULF TO LAKE HWY) THENCE S89°47'01"W ALONG SAID SOUTHERLY RIGHT-OF-WAY 120.00 FEET TO A POINT, THENCE LEAVING SAID RIGHT OF WAY S00°15'52"E 500 FEET TO A POINT, THENCE N89°47'01"E 20 FEET TO A POINT, THENCE S 00°15'52"E 701.44 FEET TO A POINT, THENCE N89°44'29"E 8.02 FEET TO THE POINT OF BEGINNING

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JAN 28 2022
PUD 22-02
Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

3600 West Sovereign Path, Lecanto, FL to 3440 W Gulf to Lake Hwy, Lecanto, FL 34461

Drive 3.8 miles, 9 min



Map data ©2022 2000 ft

3600 W Sovereign Path
Lecanto, FL 34461

Take W Educational Path to Co Rd 491

2 min (0.4 mi)

1. Head southeast on W Sovereign Path

374 ft

2. Turn right toward W Educational Path

0.1 mi

3. Turn left onto W Educational Path

0.3 mi

Continue on Co Rd 491 to W Country Hill Dr

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Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

4. Turn left at the 1st cross street onto CR 491 — 5 min (2.9 mi)

2.2 mi

5. Use the left 2 lanes to turn left onto FL-44 W

0.5 mi

6. Turn left onto W Homosassa Trail

0.2 mi

Continue on W Country Hill Dr to your destination

2 min (0.5 mi)

7. Turn left onto W Country Hill Dr

0.2 mi

8. Turn left onto S Crystal Glen Dr

0.1 mi

9. Turn right

0.2 mi

3440 W Gulf to Lake Hwy
Lecanto, FL 34461

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

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Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Exhibit "B"

A PORTION OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

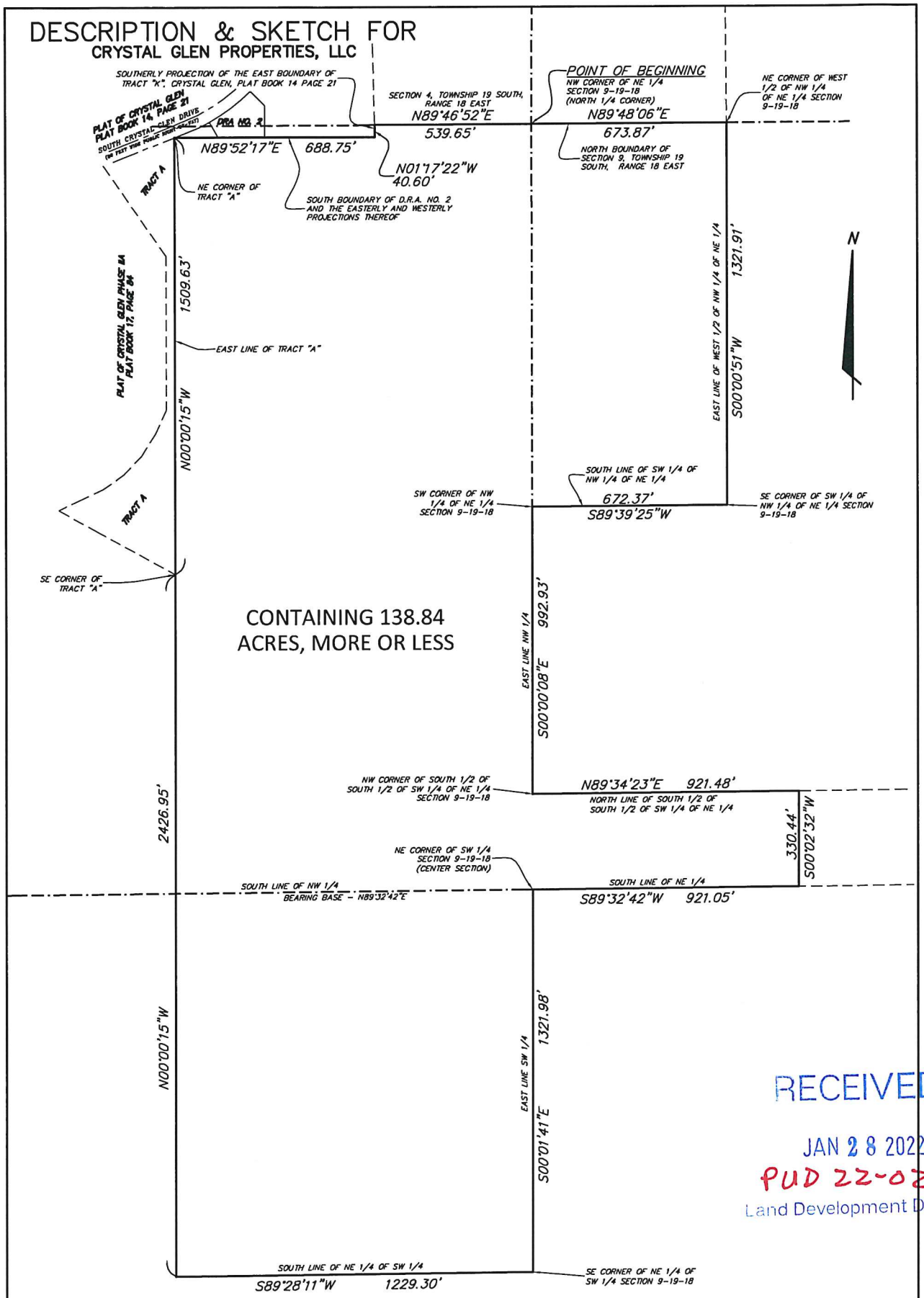
BEGINNING AT THE NW CORNER OF THE NE 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE N89°48'06"E, ALONG THE NORTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 673.87 FEET TO THE NE CORNER OF THE WEST 1/2 OF THE NW 1/4 OF SAID NE 1/4 OF SECTION 9; THENCE S00°00'51"W, ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF NW 1/4 OF NE 1/4, A DISTANCE OF 1321.91 FEET TO THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID NE 1/4 OF SECTION 9; THENCE S89°39'25"W, ALONG THE SOUTH BOUNDARY OF SAID SW 1/4 OF NW 1/4 OF NE 1/4, A DISTANCE OF 672.37 FEET TO THE SW CORNER OF THE NW 1/4 OF NE 1/4 OF SECTION 9; THENCE S00°00'08"E, ALONG THE EAST BOUNDARY OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 992.93 FEET TO THE NW CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 9; THENCE N89°34'23"E, ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF SOUTH 1/2 OF SW 1/4 OF NE 1/4, A DISTANCE OF 921.48 FEET; THENCE S00°02'32"W, 330.44 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 9; THENCE S89°32'42"W, ALONG SAID SOUTH BOUNDARY, 921.05 FEET TO THE NE CORNER OF THE SW 1/4 OF SAID SECTION 9; THENCE S00°01'41"E, ALONG THE EAST BOUNDARY OF SAID SW 1/4, A DISTANCE OF 1321.98 FEET TO THE SE CORNER OF THE NE 1/4 OF SAID SW 1/4 OF SECTION 9; THENCE S89°28'11"W, ALONG THE SOUTH BOUNDARY OF SAID NE 1/4 OF SW 1/4, A DISTANCE OF 1229.30 FEET; THENCE N00°00'15"W, 2426.95 FEET TO THE SE CORNER OF TRACT "A" AS PER THE RECORD PLAT OF "CRYSTAL GLEN – PHASE IIA" AS RECORDED IN PLAT BOOK 17, PAGE 84 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE CONTINUE N00°00'15"W, ALONG THE EAST BOUNDARY OF SAID TRACT "A", 1509.63 FEET TO THE NE CORNER OF SAID TRACT "A"; THENCE N89°52'17"E, ALONG THE SOUTH BOUNDARY OF D.R.A. NO. 2 AS PER THE RECORD PLAT OF "CRYSTAL GLEN" AS RECORDED IN PLAT BOOK 14, PAGE 21 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AND THE WESTERLY AND EASTERLY PROJECTIONS THEREOF, A DISTANCE OF 688.75 FEET; THENCE N01°17'22"W, ALONG THE SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF TRACT "K" AS PER THE AFORESAID RECORD PLAT OF "CRYSTAL GLEN", A DISTANCE OF 40.60 FEET TO A POINT ON THE AFORESAID NORTH BOUNDARY OF SECTION 9; THENCE N89°46'52"E, ALONG SAID NORTH BOUNDARY, 539.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.84 ACRES, MORE OR LESS.

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PUD 22-02
Land Development Division

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

DESCRIPTION & SKETCH FOR
CRYSTAL GLEN PROPERTIES, LLC



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JAN 28 2022
PUD 22-02
Land Development Division

SHEET 1 OF 2

A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING – LAND PLANNING
P.O. BOX 4073 BELLEVIEW, FL 34421
4709 SE 102ND PLACE, SUITE 3, BELLEVIEW, FL 34420
PHONE: (352) 245-2708 FAX: (352) 245-2883

Job No.: 21-021	Drawing No.: 21021 PUD	Scale: 1"= 300'
Drawn by: JAD	Approved by: AMG	
Date Finished:	Office: 01/24/22	

Attachment: Applicant Submittal 1-28-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

NOTES

1. THIS IS NOT A SURVEY. THIS DESCRIPTION AND SKETCH WERE PREPARED AS PER CLIENT'S REQUEST AND ARE BASED ON EXISTING MONUMENTATION, RECORD PLAT, AND RECORDS OF THIS COMPANY.

2. BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM WITH THE SOUTH LINE OF THE NW 1/4 OF SECTION 9 BEARING N89°32'42"E

DESCRIPTION

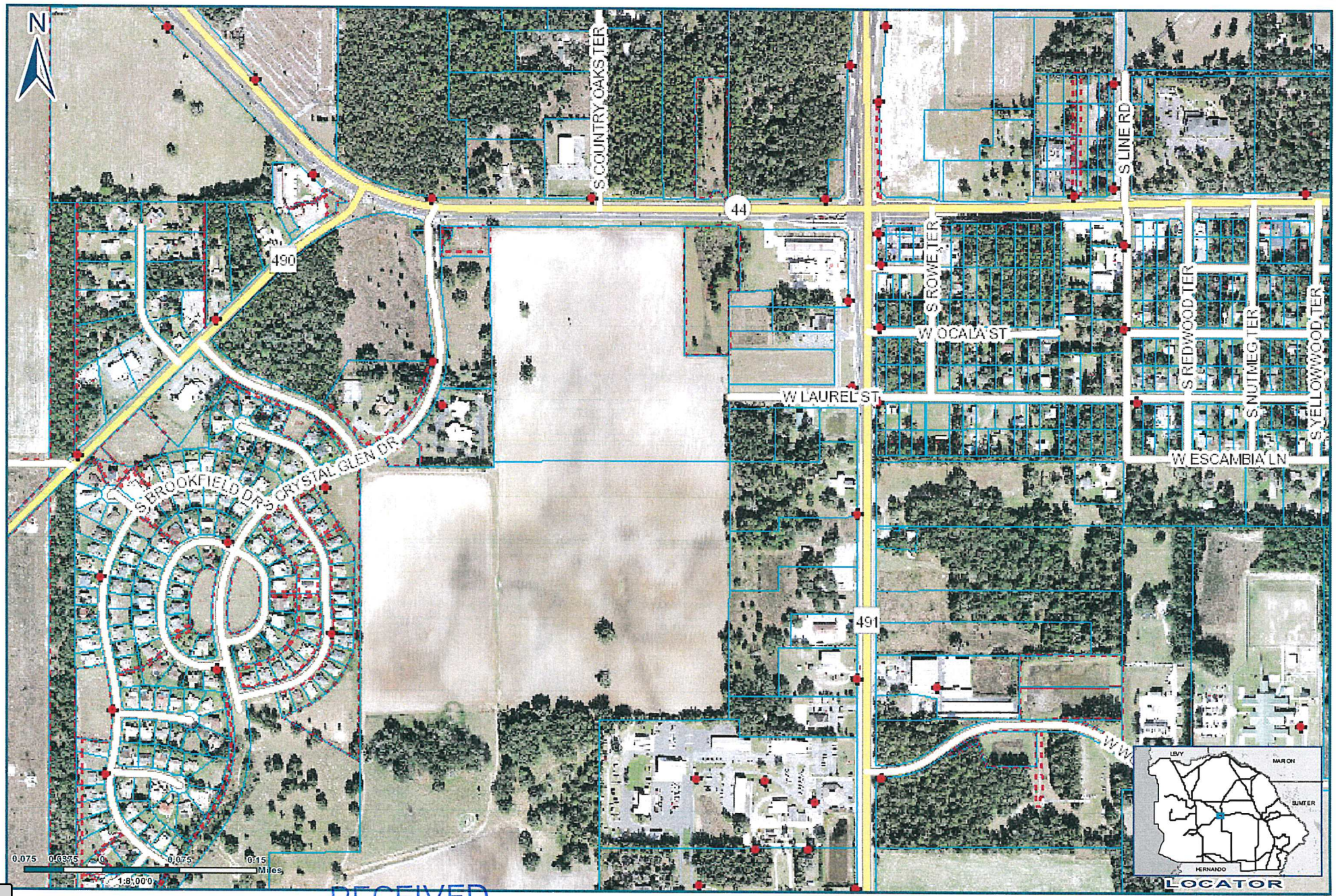
A PORTION OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NE 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE N89°48'06"E, ALONG THE NORTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 673.87 FEET TO THE NE CORNER OF THE WEST 1/2 OF THE NW 1/4 OF SAID NE 1/4 OF SECTION 9; THENCE S00°00'51"W, ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF NW 1/4 OF NE 1/4, A DISTANCE OF 1321.91 FEET TO THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID NE 1/4 OF SECTION 9; THENCE S89°39'25"W, ALONG THE SOUTH BOUNDARY OF SAID SW 1/4 OF NW 1/4 OF NE 1/4, A DISTANCE OF 672.37 FEET TO THE SW CORNER OF THE NW 1/4 OF NE 1/4 OF SECTION 9; THENCE S00°00'08"E, ALONG THE EAST BOUNDARY OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 992.93 FEET TO THE NW CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 9; THENCE N89°34'23"E, ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF SOUTH 1/2 OF SW 1/4 OF NE 1/4, A DISTANCE OF 921.48 FEET; THENCE S00°02'32"W, 330.44 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 9; THENCE S89°32'42"W, ALONG SAID SOUTH BOUNDARY, 921.05 FEET TO THE NE CORNER OF THE SW 1/4 OF SAID SECTION 9; THENCE S00°01'41"E, ALONG THE EAST BOUNDARY OF SAID SW 1/4, A DISTANCE OF 1321.98 FEET TO THE SE CORNER OF THE NE 1/4 OF SAID SW 1/4 OF SECTION 9; THENCE S89°28'11"W, ALONG THE SOUTH BOUNDARY OF SAID NE 1/4 OF SW 1/4, A DISTANCE OF 1229.30 FEET; THENCE N00°00'15"W, 2426.95 FEET TO THE SE CORNER OF TRACT "A" AS PER THE RECORD PLAT OF "CRYSTAL GLEN – PHASE IIA" AS RECORDED IN PLAT BOOK 17, PAGE 84 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE CONTINUE N00°00'15"W, ALONG THE EAST BOUNDARY OF SAID TRACT "A", 1509.63 FEET TO THE NE CORNER OF SAID TRACT "A"; THENCE N89°52'17"E, ALONG THE SOUTH BOUNDARY OF D.R.A. NO. 2 AS PER THE RECORD PLAT OF "CRYSTAL GLEN" AS RECORDED IN PLAT BOOK 14, PAGE 21 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AND THE WESTERLY AND EASTERLY PROJECTIONS THEREOF, A DISTANCE OF 688.75 FEET; THENCE N01°17'22"W, ALONG THE SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF TRACT "K" AS PER THE AFORESAID RECORD PLAT OF "CRYSTAL GLEN", A DISTANCE OF 40.60 FEET TO A POINT ON THE AFORESAID NORTH BOUNDARY OF SECTION 9; THENCE N89°46'52"E, ALONG SAID NORTH BOUNDARY, 539.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.84 ACRES, MORE OR LESS.

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Lecanto Preserve - Aerial 1

Geographic Information Systems

Cynthia Skelhorn
Director

Prepared By : Web User
Date: 1/25/2022
Source: Enterprise Geodatabase

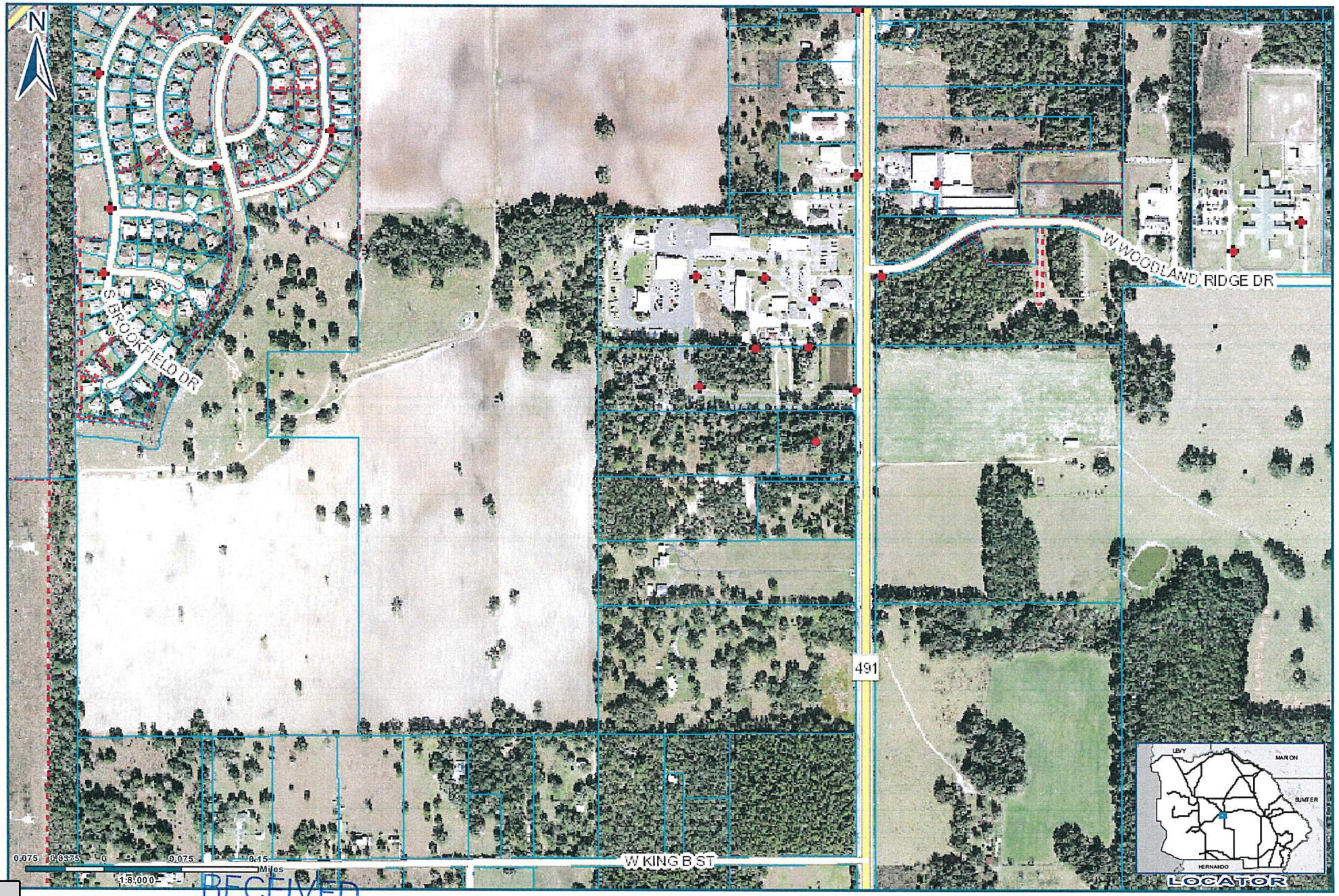
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Lecanto Preserve - Aerial 2

Geographic Information Systems

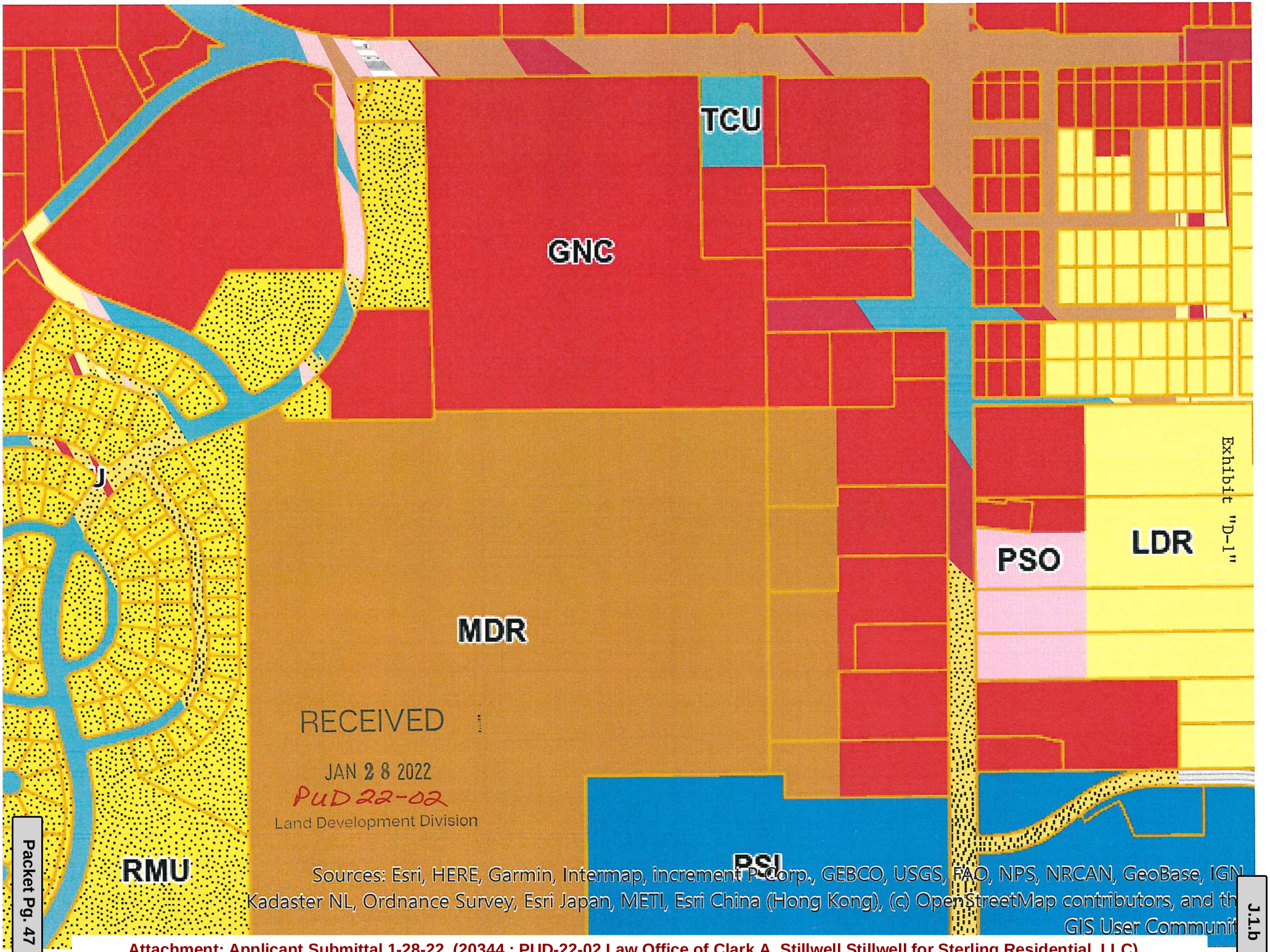
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Director

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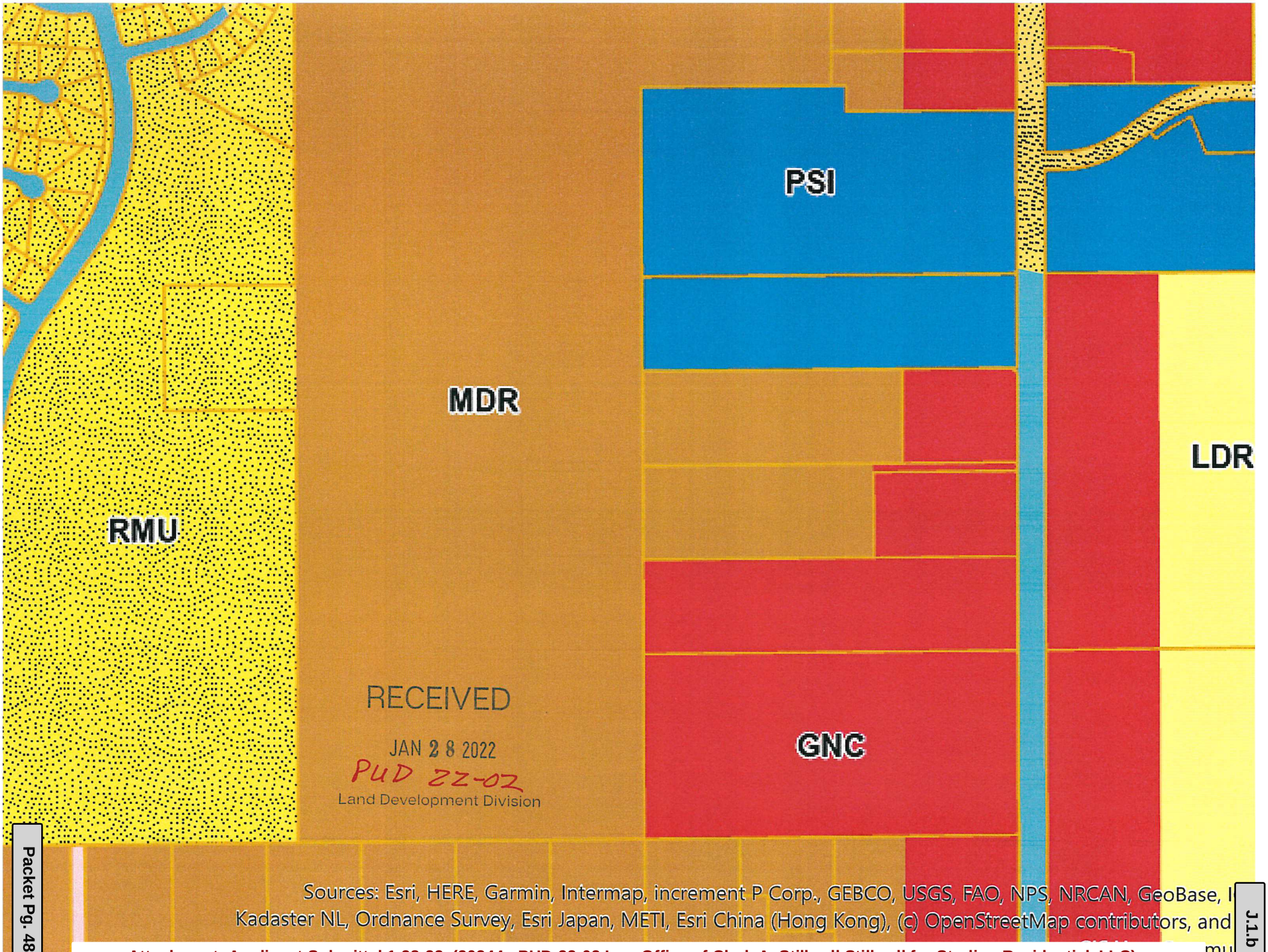
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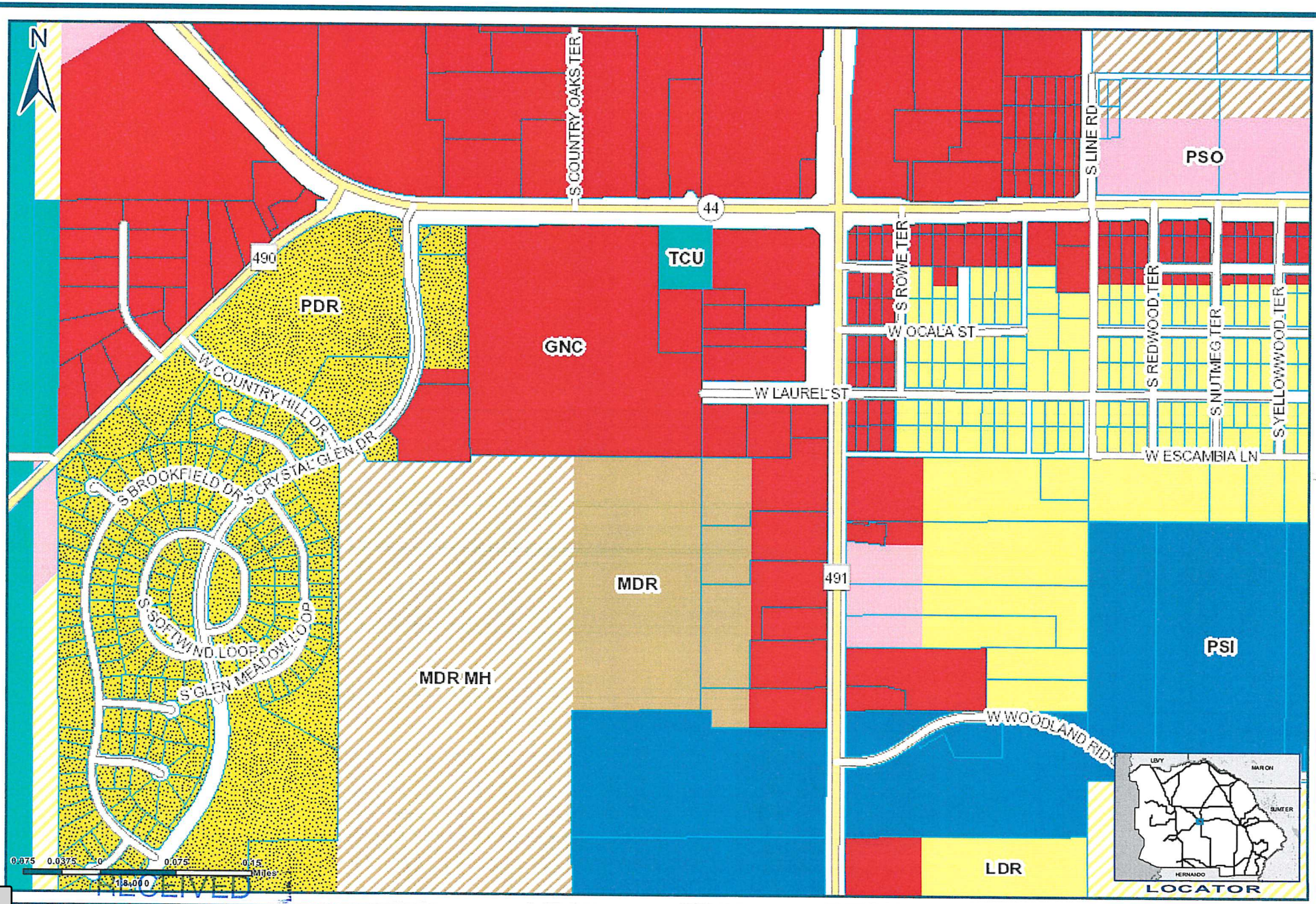
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Lecanto Preserve - LDC Atlas

Geographic Information Systems

Cynthia Skelhorn
Director

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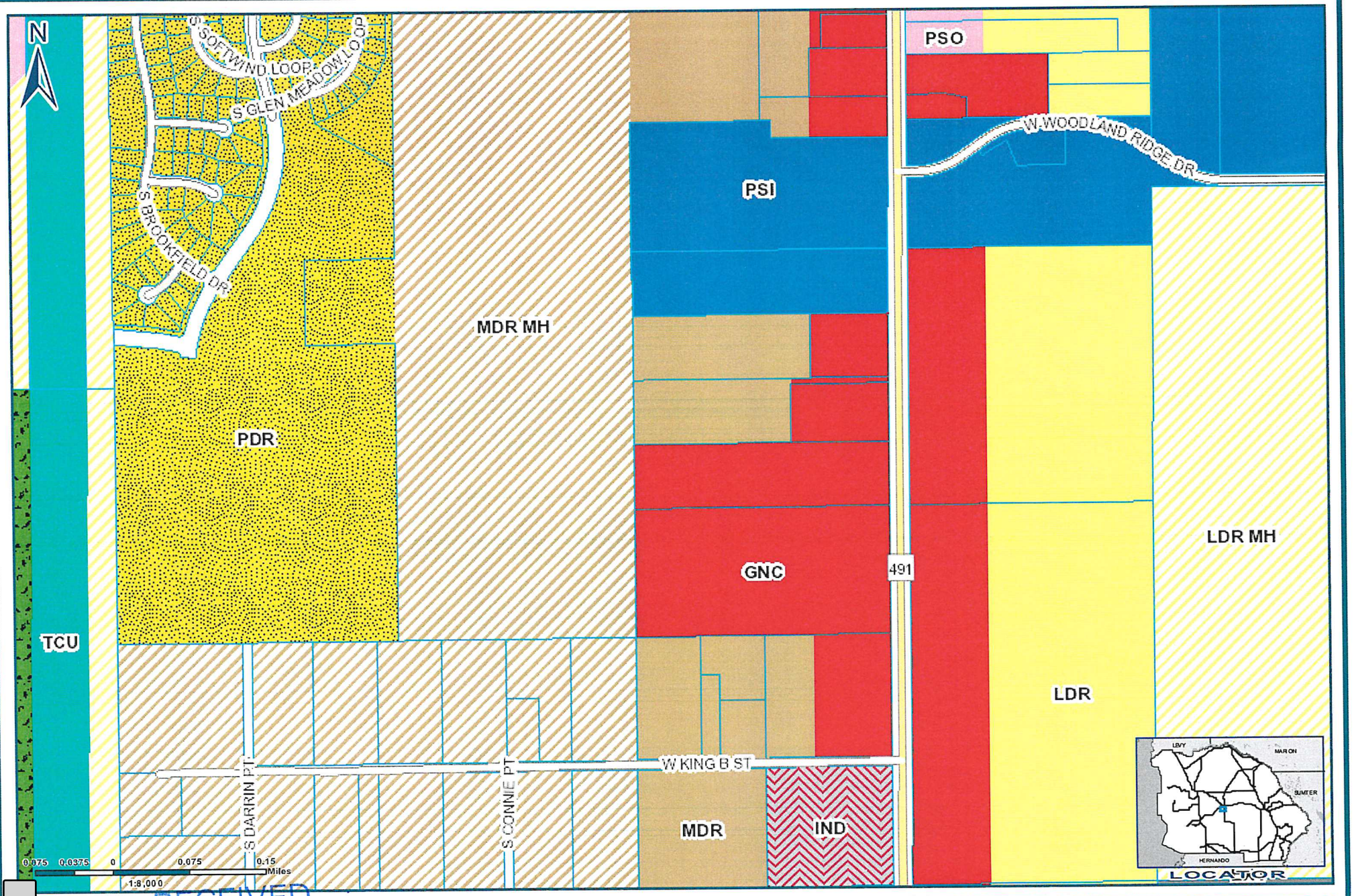
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Lecanto Preserve - LDC Atlas

Geographic Information Systems

Cynthia Skelhorn
Director

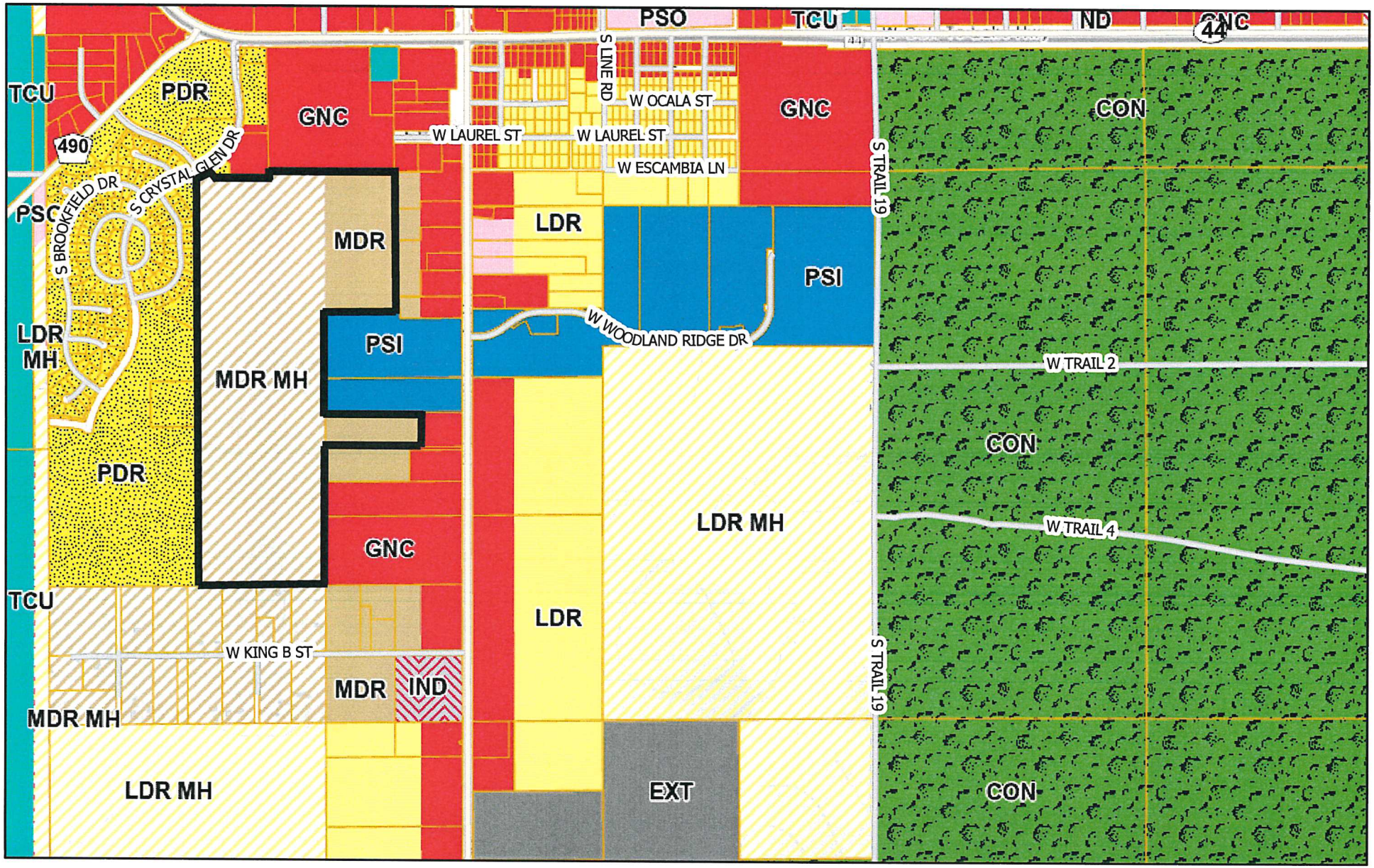
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Existing Zoning Map



1/26/2022, 3:55:00 PM

Zoning

- CONSERVATION
- EXTRACTIVE
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSTY RES - MH ALLOWED

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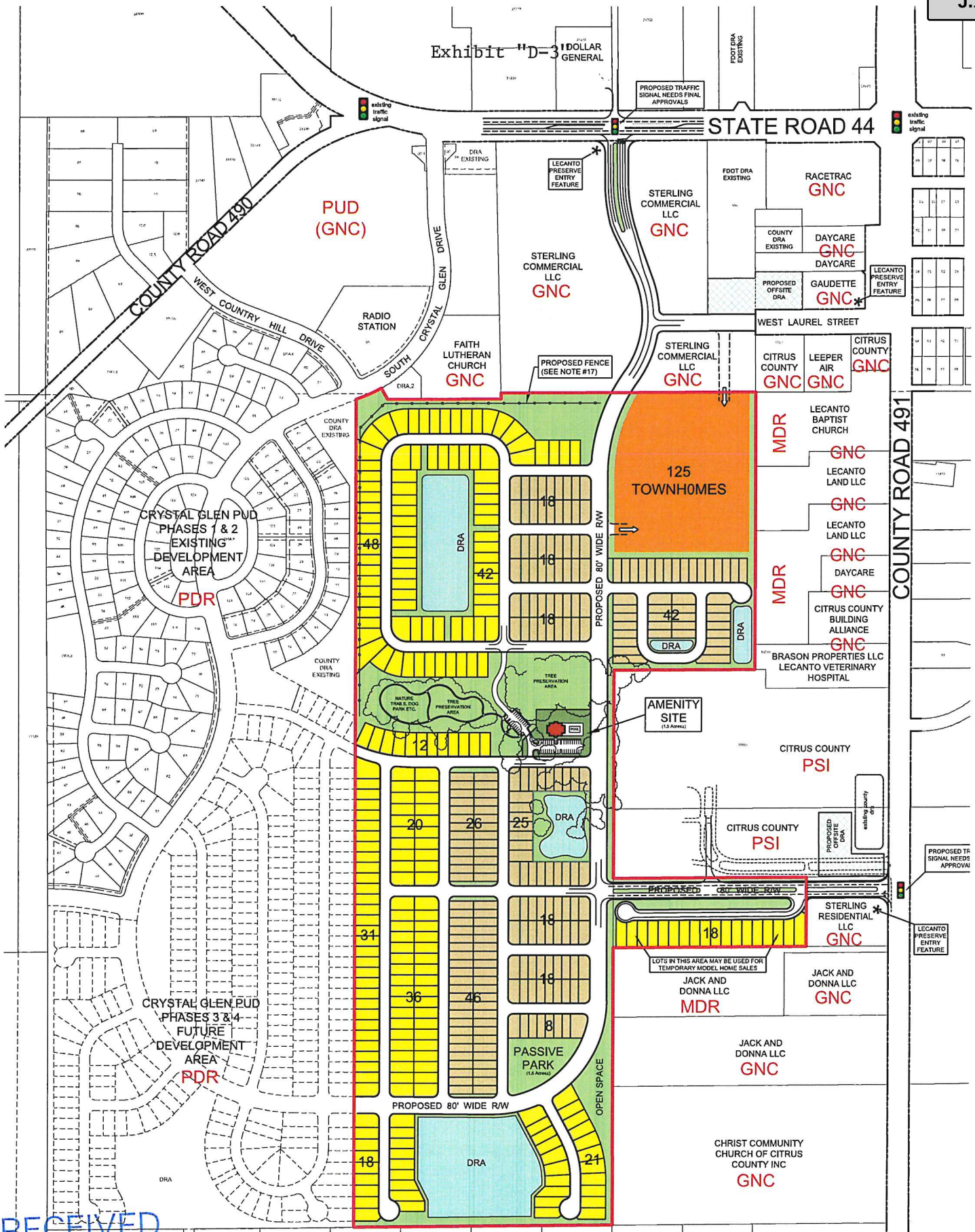
0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

Citrus County
GIS

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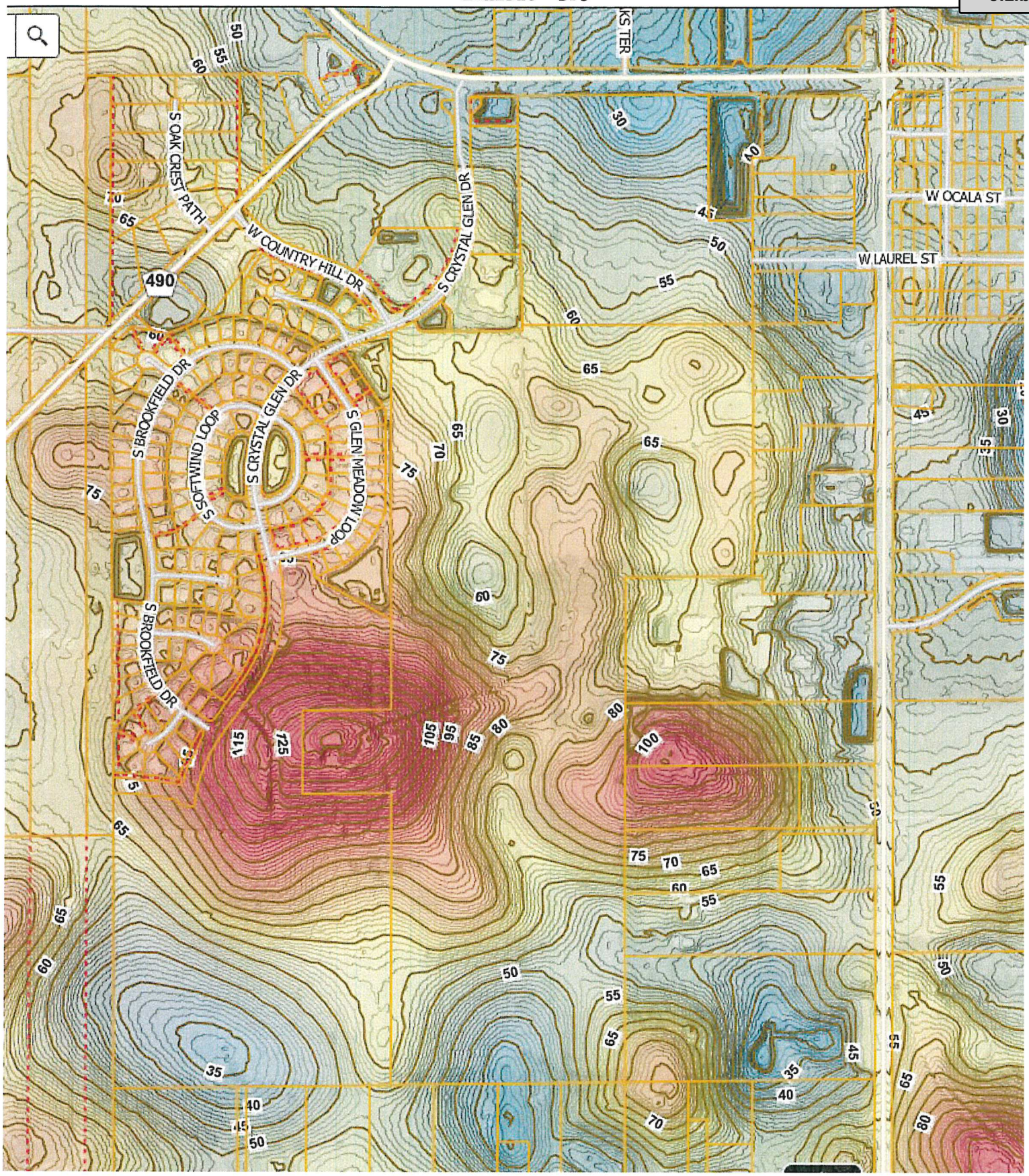
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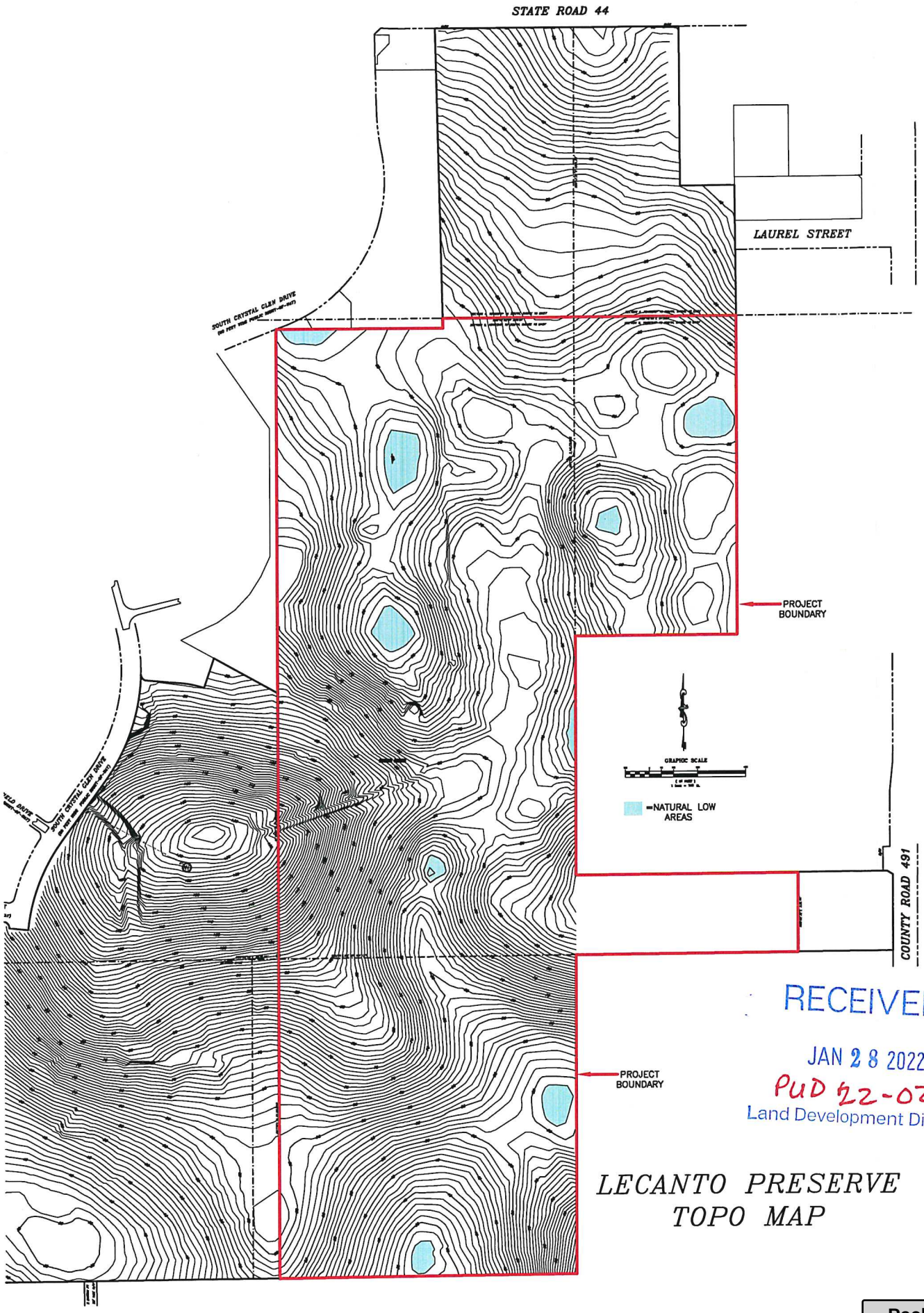


GIS TOPOGRAPHIC MAP

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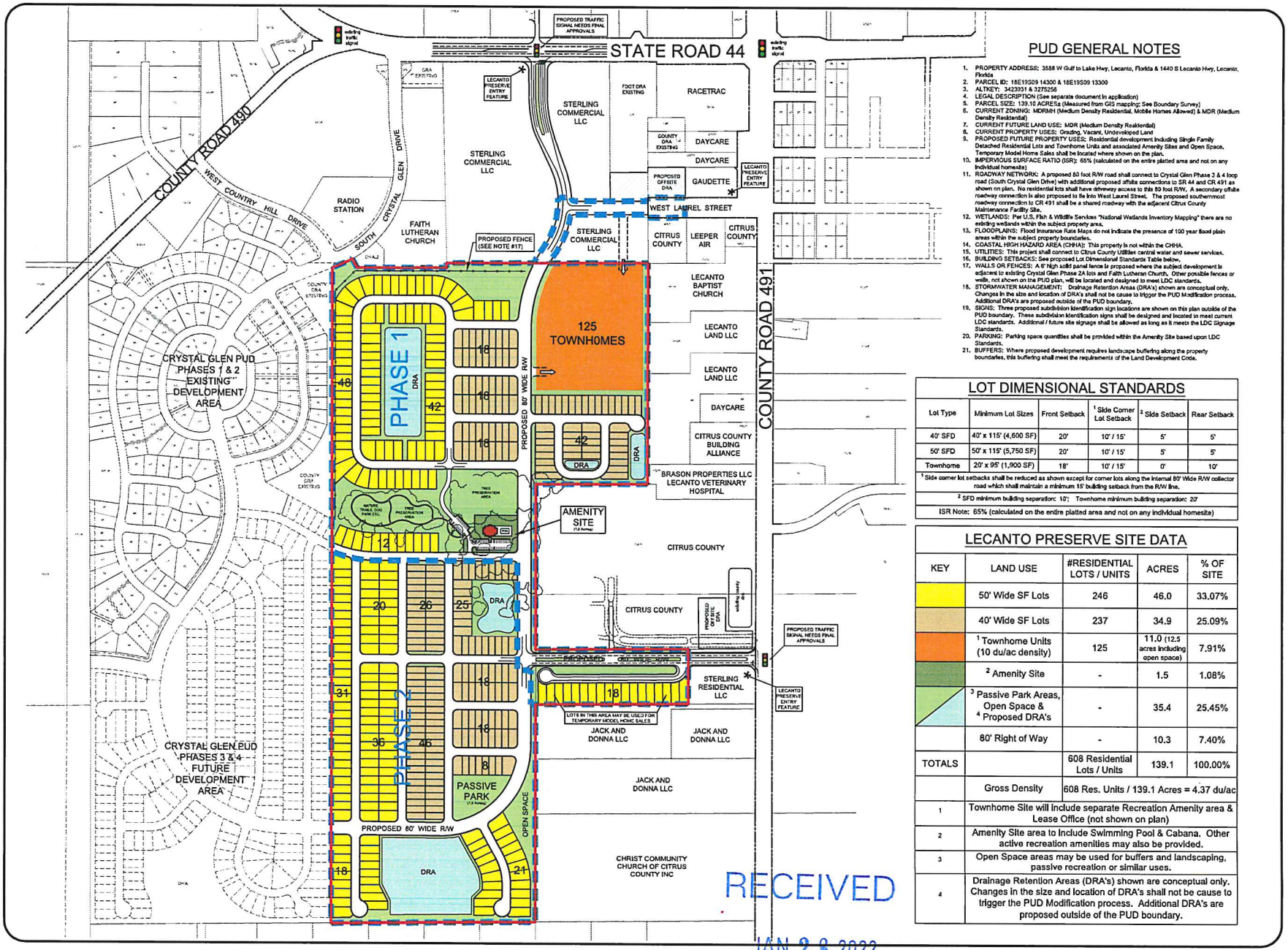
Exhibit "D-6"



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LECANTO PRESERVE
TOPO MAP

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PUD GENERAL NOTES

1. PROPERTY ADDRESS: 3588 W Gulf to Lake Hwy, Lecanto, Florida & 1440 S Lecanto Hwy, Lecanto, Florida
2. PARCEL ID: 18E19S09 14300 & 18E19S09 13300
3. ALTKEY: 3423931 & 3275256
4. LEGAL DESCRIPTION (See separate document in application)
5. PARCEL SIZE: 139.10 ACRESs (Measured from GIS mapping; See Boundary Survey)
6. CURRENT ZONING: MDRMH (Medium Density Residential, Mobile Homes Allowed) & MDR (Medium Density Residential)
7. CURRENT FUTURE LAND USE: MDR (Medium Density Residential)
8. CURRENT PROPERTY USES: Grazing, Vacant, Undeveloped Land
9. PROPOSED FUTURE PROPERTY USES: Residential development including Single Family Detached Residential Lots and Townhome Units and associated Amenity Sites and Open Space, Temporary Model Home Sales shall be located where shown on the plan.
10. IMPERVIOUS SURFACE RATIO (ISR): 65% (calculated on the entire platted area and not on any individual homesite)
11. ROADWAY NETWORK: A proposed 80 foot R/W road shall connect to Crystal Glen Phase 3 & 4 loop road (South Crystal Glen Drive) with additional proposed offsite connections to SR 44 and CR 491 as shown on plan. No residential lots shall have driveway access to this 80 foot R/W. A secondary offsite roadway connection is also proposed to tie into West Laurel Street. The proposed southernmost roadway connection to CR 491 shall be a shared roadway with the adjacent Citrus County Maintenance Facility Site.
12. WETLANDS: Per U.S. Fish & Wildlife Services "National Wetlands Inventory Mapping" there are no existing wetlands within the subject property area.
13. FLOODPLAINS: Flood Insurance Rate Maps do not indicate the presence of 100 year flood plain areas within the subject property boundaries.
14. COASTAL HIGH HAZARD AREA (CHHA): This property is not within the CHHA.
15. UTILITIES: This project shall connect to Citrus County Utilities central water and sewer services.
16. BUILDING SETBACKS: See proposed Lot Dimensional Standards Table below.
17. WALLS OR FENCES: A 6' high solid panel fence is proposed where the subject development is adjacent to existing Crystal Glen Phase 2A lots and Faith Lutheran Church. Other possible fences or walls, not shown on the PUD plan, will be located and designed to meet LDC standards.
18. STORMWATER MANAGEMENT: Drainage Retention Areas (DRA's) shown are conceptual only. Changes in the size and location of DRA's shall not be cause to trigger the PUD Modification process. Additional DRA's are proposed outside of the PUD boundary.
19. SIGNS: Three proposed subdivision identification sign locations are shown on this plan outside of the PUD boundary. These subdivision identification signs shall be designed and located in meet current LDC standards. Additional / future site signage shall be allowed as long as it meets the LDC Signage Standards.
20. PARKING: Parking space quantities shall be provided within the Amenity Site based upon LDC Standards.
21. BUFFERS: Where proposed development requires landscape buffering along the property boundaries, this buffering shall meet the requirements of the Land Development Code.

LOT DIMENSIONAL STANDARDS

Lot Type	Minimum Lot Sizes	Front Setback	[1] Side Corner Lot Setback	[2] Side Setback	Rear Setback
40' SFD	40' x 115' (4,600 SF)	20'	10' / 15'	5'	5'
50' SFD	50' x 115' (5,750 SF)	20'	10' / 15'	5'	5'
Townhome	20' x 95' (1,900 SF)	18'	10' / 15'	0'	10'

[1] Side corner lot setbacks shall be reduced as shown except for corner lots along the internal 80' Wide R/W collector road which shall maintain a minimum 15' building setback from the R/W line.

[2] SFD minimum building separation: 10'; Townhome minimum building separation: 20'

ISR Note: 65% (calculated on the entire platted area and not on any individual homesite)

LECANTO PRESERVE SITE DATA

KEY	LAND USE	#RESIDENTIAL LOTS / UNITS	ACRES	% OF SITE
	50' Wide SF Lots	246	46.0	33.07%
	40' Wide SF Lots	237	34.9	25.09%
	[1] Townhome Units (10 du/ac density)	125	11.0 (12.5 acres including open space)	7.91%
	[2] Amenity Site	-	1.5	1.08%
	[3] Passive Park Areas, Open Space & [4] Proposed DRA's	-	35.4	25.45%
	80' Right of Way	-	10.3	7.40%
TOTALS		608 Residential Lots / Units	139.1	100.00%
	Gross Density	608 Res. Units / 139.1 Acres = 4.37 du/ac		

1	Townhome Site will include separate Recreation Amenity area & Lease Office (not shown on plan)
2	Amenity Site area to include Swimming Pool & Cabana. Other active recreation amenities may also be provided.
3	Open Space areas may be used for buffers and landscaping, passive recreation or similar uses.
4	Drainage Retention Areas (DRA's) shown are conceptual only. Changes in the size and location of DRA's shall not be cause to trigger the PUD Modification process. Additional DRA's are proposed outside of the PUD boundary.

Community Land Design, Inc.
Landscape Architecture
1773 East Cleveland Street
Hernando, FL 34442
Phone:352-637-1742
(E): paulcld2003@tampabay.rr.com

Paul C. Gibbs
Registered Landscape Architect
#LA0001189
State of Florida

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

REGISTERED LANDSCAPE ARCHITECT PAUL C GIBBS LA 0001189 STATE OF FLORIDA

LECANTO PRESERVE

PUD Master Plan
01/25/22

Lecanto, Florida

Graphic Scale Bar: 0, 125, 250, 500

DRAWN BY:	PCG
DATE:	01/25/22
SCALE:	1" = 250'

SHEET 1 OF 1

Exhibit "E"

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Exhibit "F" Application Text
Lecanto Preserve PUD
139.1 Acres (MOL)

I. Request/Site Characteristics:

a. Request: The subject application is a PUD master plan for 139.1 acres consisting of 608 units. MSP matrix is as follows:

Land Use	Number of Residential Lots/Units	Acres	Percentage of Site
50' Wide SF Lots	246	46.0	33.07%
40' Wide SF Lots	237	34.9	25.09%
1. Townhome Units (10 du/ac density)	125	11.0 (12.5 acres including open space)	7.91%
2. Amenity Site	-	1.5	1.08%
3. Passive Park Areas, Open Space & 4. Proposed DRA's	-	35.4	25.45%
80' Right of Way	-	10.3	7.40%
Totals	608 Residential Lots/Units	139.1	100.00%

1. Townhome Site will include separate Recreation Amenity area & Lease Office (not shown on plan)
2. Amenity Site area to include Swimming Pool & Cabana. Other active recreation amenities may also be provided.
3. Open Space areas may be used for buffers and landscaping, passive recreation or similar uses.
4. Drainage Retention Areas (DRA's) shown are conceptual only. Changes in the size and location of DRA's shall not be cause to trigger the PUD modification process. Additional DRA's are proposed outside of the PUD boundary.

The parcel is currently MDR per GFLUM and MDR with asterisk (i.e. MH allowed) per LDC atlas.

The proposed MSP does have offsite improvements (drainage/access) highlighted thereon and discussed below in Section V below.

b. Site Characteristics: The parcel is 139.1 acres. It is predominantly vacant pasture with one (1) area of significant vegetation. Parcel is located south of State Road 44, east of Crystal Glen Phases I-IV and abuts west side of County Road 491 Commercial Corridor. It is located in Central Ridge and PSA. Land uses and existing uses are as follows:

i. North – GNC – Vacant – GNC is (an infill area);

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ii. South – MDR;
iii. West – Crystal Glen – MDR with PUD – like SF uses;
iv. East – mixed uses – primarily GNC/PSO - also County properties.

Soils are generally Arredondo fine sand and Kendrick fine sand; parcel has significant elevation issues - rising from State Road 44 to large ridge area in the center of parcel (See Exhibit"D-5").

There are no wetlands. There are no environmental constraints. The site is served by Regional, County utilities. MSP provides for access points to State Road 44 (north); County Road 491 (east) – two (2) points and west – tie in with Crystal Glen onsite collector providing access to County Road 490 (Homosassa Trail).

II. Compatibility: Residential uses and densities are consistent with Plan/LDC MDR district and similar to Crystal Glen to the west. Higher density fits well with future infill GNC to the north. The statutory test is met. See: FS 163.3164(9) statutory definition.

III. Concurrency: Exhibit "G", 1-3 demonstrates concurrency is met.

IV. Plan Consistency: The applicable objective and Policy of FLUE are Obj. 17.3, Policy 17.3.1, Obj. 17.5 and Policy 17.5.6, Policy 17.2.5, 17.2.7 and 17.3.4 including large DRA's, MSP meets FLUE open space of 20% (17.11.15). Open space is 25% of site (MOL) 35.4 acres which includes several large DRA's which are dry by design.

V. MSP/PUD: Site density is 4.37 units/acre – which is consistent with MDR and local area buildout. Lot sizes vary and are smaller reflective of existing market. Site access is four (4) separate points to an arterial road SR 44) and two (2) collector roads (CR 491 and CR 486). Site has substantial open space (25%) with three (3) park sites. The "Preserve area" (1.5 acres) is intended to utilize only old growth oak trees in a park setting. LDC deviations requested within PUD are as follows:

1. LDC 2300.A.1: Requesting reduced front setbacks instead of 25'. 20 feet for single family lots and 18 feet for townhomes is proposed. For corner side yards, requesting 10 foot setback except for corner lots adjacent to the 80' wide R/W internal collector road requesting 15 foot setback.

2. LDC 2406 (MDR District): Requesting modified ISR calculation instead of standard 50%. Requesting 65% ISR measured across the entire platted area and not by individual lot.

3. LDC 7620.D.1: Requesting reduction of roadway centerline for residential streets from 160' minimum centerline radius for urban subdivision streets to 80' centerline. The plan shows three corner block centerline radii at 100' and two at 80'.

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4. Comp Plan Policy 17.15.12: Requesting sidewalks on only 1 side of street. Comp plan policy states sidewalk on both sides of street where street serves 40 or more lots. Also proposing walk on only 1 side of street along 80' R/W collector loop road or whatever we did for Crystal Glen Phase 3 & 4 condition for this.

5.Comp Plan Policy 17.15.11: With regard to the open space policy requiring 20% open space, the open space calculation excludes drainage facilities and active recreation areas. The original plan indicated 15.96% open space. Including dry DRA's such adds 11 acres. The open space increases to 25.45% - a total of 35.4 acres. There are 5 proposed DRA's within the PUD boundary plus 2 proposed large offsite DRA's that will provide drainage retention for improvements planned within the PUD boundary. Within the PUD boundary there are 5 proposed DRA's totaling 11.0 acres. The DRA sizes shown on the plan are 5.8 acres, 3.3 acres, 1.2 acres, 0.5 acres and 0.2 acres.

The MPS proposes two (2) offsite improvements for drainage (potentially shared with County DRA's) and relating access of County parcel (Alternate Key #1505925) onto the development south access point onto County Road 491.

VI. 4303 General Standards for PUD Developments:

PUD Standards	Applicant Response
A. Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.	MSP is consistent with Plan by including onsite large dry DRA's – open space is 25% of acreage.
B. After the effective date of this Code, any development approved through the PUD application process, which is not designated a use by right (shown as a "P" in the applicable LDC section) 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. A compatibility review shall not include these land uses within the PUD that are allowable in accordance with the Comprehensive Plan and Land Development Code District ("P" uses) but shall be limited to those specific deviations or approvals sought through the PUD process.	Land use is MDT; singe family use is a permitted use. Density is consistent with FLUE Policy 17.3.1 and LDC MDR text. Site within PSA is compatible with abutting districts and uses. See Exhibits "D-3" and "E" – MSP/Abutter Map.

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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 and approval plan.	Requested primary uses are set forth in MSP or per LDC, Section on MDR district. Accessory uses for single family sites will be to LDC Code, Sect. 3100.
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.	Agreed.
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.	At a total of 139.1 acres, MSP meets general principles of Plan per FS 163.3194(4)(b) and applicable land use districts.
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.	Buffers per code will include native species.
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 an adjacent use.	PUD MSP sets forth type of residential uses, lot size adequate open space exists; buffers per code.
H. The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County	Height per LDC, density per MSP matrix. Setbacks per MSP.

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	Commissioners in its approval section.	
I.	I. Approval of the Proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.	Agreed.
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.	Applicant requests a five (5) year PUD period.

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Exhibit "G-1"

Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

January 19,2022

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

RE: Sterling Residential-Sterling Commercial (Lecanto Preserve)PUD
Alternate Key No. 3275243, 3275256, 3423931, 3333851, and 3333863
Lecanto, Florida 139.1 acres (MOL)

Dear Mr. Stillwell,

This letter is in response to your request of January 18th, 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,

Don Sherlock

Daniel S. Sherlock
Citrus County Acting Solid Waste Management Director

DS:iag

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

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Exhibit "G-2"

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

01/19/2022

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

RE: Sterling Residential - Sterling Commercial (Lecanto Preserve)

Dear Mr. Stillwell:

Citrus County Utilities currently has both potable water and wastewater capacity to serve the above referenced site for the stated uses and intensities described in your January 18, 2022 letter.

The public water system serving this vicinity is the Charles A. Black Water System (Public Water System ID. No. 609-4948), having a current permitted capacity of 14.544 million gallons per maximum day. A 12 inch diameter water main runs along the west right-of-way line of CR-491 and a 12 inch diameter water line runs along the north right-of-way line of SR-44 adjacent to the above referenced parcels.

Sewer service to this vicinity is provided by the County;s Meadowcrest Wastewater Treatment Facility (Permit No.: FLA011845), having a current permitted capacity of 2.0 million gallons per annual average day. A 8 inch diameter force main runs along the east right-of-way line of CR-491 and a 6 inch diameter force main runs along the south right-of-way line of SR-44 adjacent to the above referenced parcels.

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

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Exhibit "G-3"

BEI BURRELL ENGINEERING, INC.
CIVIL ENGINEERING

12005 N. FLORIDA AVE.
DUNNELLON, FL 34434
PH. 352-489-4144
FAX 352-489-4741

January 17, 2022

Mr. Clark Stillwell
Attorney at Law
320 US HWY 41 South
Inverness, FL 34450

Subject: Parcel Alt Key # 3275256 & 3423931
Section 9, Township 19 Range 18
Analysis of Drainage, Water and Wastewater Facilities
BEI Project 22-03

Dear Mr. Stillwell:

As requested, Burrell Engineering, Inc. has conducted a drainage facilities and public facilities analysis as required by the Citrus County Board of County Commissioner's Administrative Regulation (A.R.) 13.08-2. on the referenced site. The site comprises seven adjacent parcels and is approximately 139.10 ac in size and is in Section 9, Township 19, Range 18. It is bordered by SR 44 on the north, by the existing Crystal Glen residential subdivision on the west side, vacant property and the County Maintenance Facility on the east and large residential lots on the south. The analysis includes a physical inspection of the site, and a review of available data produced by various public agencies. The analysis is limited to the specific areas of concern discussed in the A.R., as outlined below:

1. *DRAINAGE FACILITES*

a. *Soils evaluation, demarcation, and preliminary hydrogeology:*

Onsite soils are Candler fine sand, 0 to 5% slopes and 5 to 8% slopes; Lake fine sand, 0 to 5% slopes; Arredondo fine sand, 0 to 5% slopes and 5 to 8% slopes; Kendrick fine sand, 0 to 5% slopes and 5 to 8% slopes and Lochloosa fine sand, 0 to 5% slopes. According to the SCS Soil Survey for Citrus County, these sands are nearly level to moderately sloping, excessively to well drained with a SHWT greater than a depth of 72 inches throughout the year. Lochloosa sands are nearly level to gently sloping, somewhat poorly drained with a SHWT greater between a depth of 30 to 60 inches for 1 to 4 months of the year.

Based on the current Southwest Florida Water Management District (SWFWMD) criteria for stormwater systems, the site drainage will most likely need to be designed as a dry retention system, depending on the actual SHWT determined from soil borings. These types of systems are commonly used and thus should not pose an impediment to the proposed development.

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b. *Topography of the existing site, proposed changes to topography and their impact on adjacent properties including abutting roads:*

The proposed site has significant topographic variation and most likely lies within a closed drainage basin. As such, the drainage design associated with site improvements is most likely "volume dependent". A typical design for a closed basin would consist of calculating the pre-development discharge volume to offsite areas for the 100yr-24hr storm event and constructing a stormwater management system that attenuates the post-development runoff volume so that the pre-development discharge volume is not increased. Based upon the soil conditions found on this parcel a drainage design meeting these requirements can be created utilizing a dry retention drainage system.

Proposed changes to the topography (when and if the site is developed) would most likely be significant due to the relatively steep slopes on portions of the site. The modifications would also include the creation of additional impoundment areas to serve as drainage retention areas for the new impervious area created. All the above appears to be obtainable on this site.

c. *If within a floodplain, floodplain compensation needs and the ability of the site to accommodate same:*

Attached is an excerpt from the National Flood Insurance Program Flood Insurance Rate Map (FIRM) panels 12017C0326D and panel 12017C0328D. As can be seen from the maps, the property lies within flood zone X, an area of minimal flood hazard.

d. *Any impact to either onsite or adjacent wetlands or surface waters:*

Based on a review of the Nation Wetlands Inventory Mapper available online the proposed site does not appear to have wetlands onsite. However, the area would have to be verified by a SWFWMD environmental scientist and if it is found to be regulated wetlands any development would have to avoid impacts in accordance with the Southwest Florida Water Management District and Citrus County requirements.

e. *Ability of the site to accommodate all stormwater generated by improvements of a 25 year/24-hour storm event:*

The proposed development has enough room onsite to construct a drainage retention area sufficient to store and treat the stormwater runoff from a 25 year/24-hour storm to meet the County and Water Management District requirements.

f. *Any modification to existing drainage flows from adjacent property either developed or vacant:*

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Based upon the above and by utilizing good engineering practices, this site can be designed to have no adverse impact to drainage flows coming from, or onto, adjacent properties. Should runoff from offsite areas flow into the proposed site in the pre-development condition these flows will either be accommodated into the drainage design or routed around the site to maintain pre-development flow patterns.

2. *ABILITY OF THE SITE TO SUPPORT AN ONSITE SANITARY SEWER DISPOSAL SYSTEM AND ONSITE WATER FACILITY*

WASTEWATER DISPOSAL

Wastewater service is available to the site from the County's central wastewater collection system via several sanitary sewer force mains on the north, east and west sides of the project in Crystal Glen, on SR 44 and on CR 491. Therefore, most likely the site would be required to construct a sanitary pump station and connect to the force mains or construct a force main extension to an appropriate location.

WATER SERVICE

Central water is also available to the site on the north, east and west sides of the project in Crystal Glen, on SR 44 and on CR 491 , therefore connection to the central water supply system will be required for this project.

I trust that this information is adequate to meet the indicated requirements of A.R. 13.08-2. However, if you have any questions, please do not hesitate to call. As always, we appreciate this opportunity to be of service to you.

Sincerely,

Burrell Engineering, Inc.

1/17/22

TROY EDSEL BURRELL, JR. LICENSE No. 36044 STATE OF FLORIDA PROFESSIONAL ENGINEER

Troy E. Burrell, Jr, P.E.
Florida Registration 36044
President

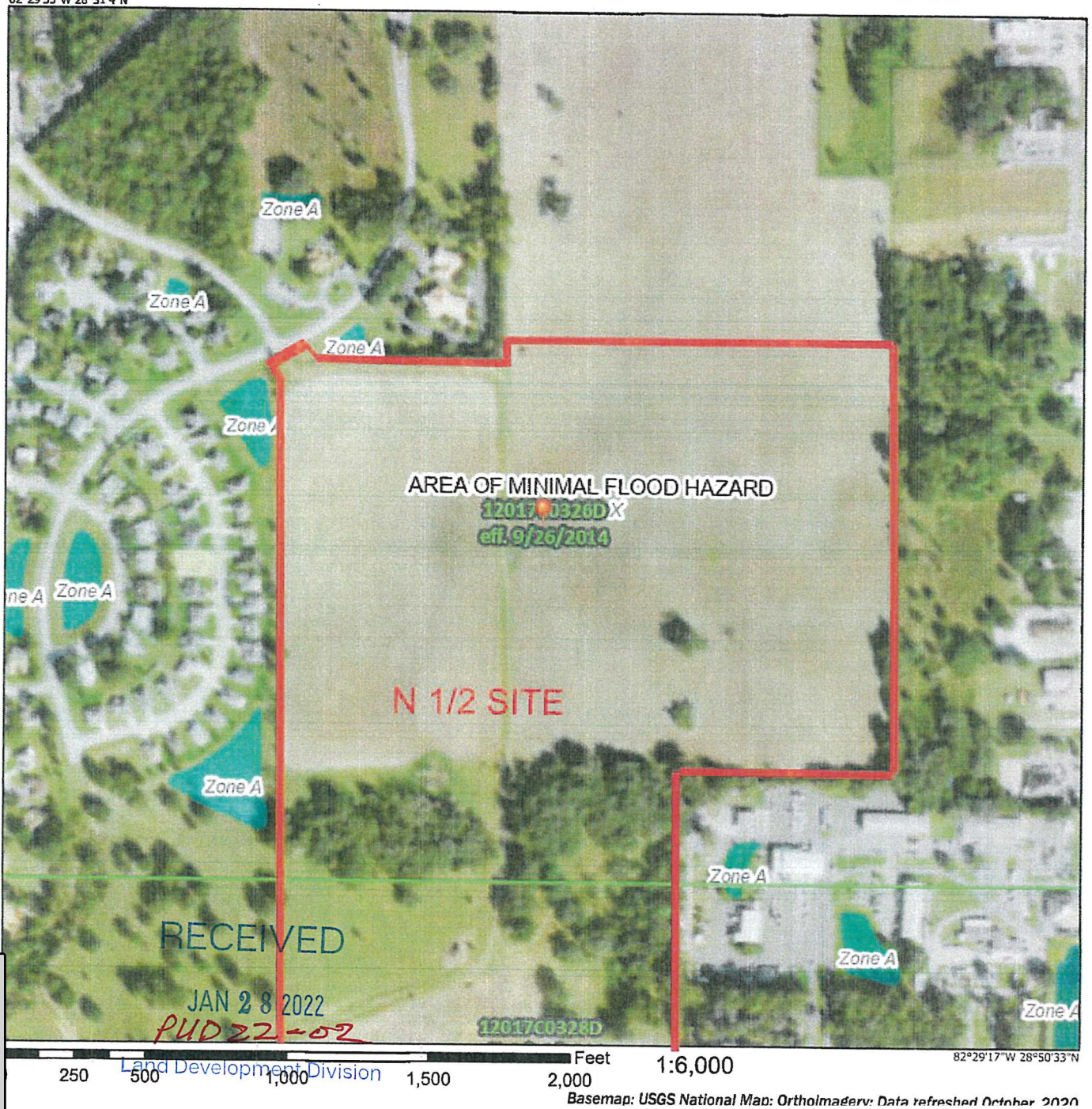
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National Flood Hazard Layer FIRMette

82°29'55"W 28°51'4"N

FEMA



Basemap: USGS National Map: Orthoimagery: Data refreshed October 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/17/2022 at 1:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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National Flood Hazard Layer FIRMette

FEMA

82°29'57"W 28°50'41"N



82°29'20"W 28°50'10"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
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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:
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joanna Coutu**

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

RE: **Lecanto Preserve**

DATE: **January 31, 2022**

Joanna:

Attached is the revised legal – Exhibit "B" to the application hand delivered on Friday 1/28/22.

CAS/cv
Enclosure
cc: Client
Avis Craig
Eddie Esch

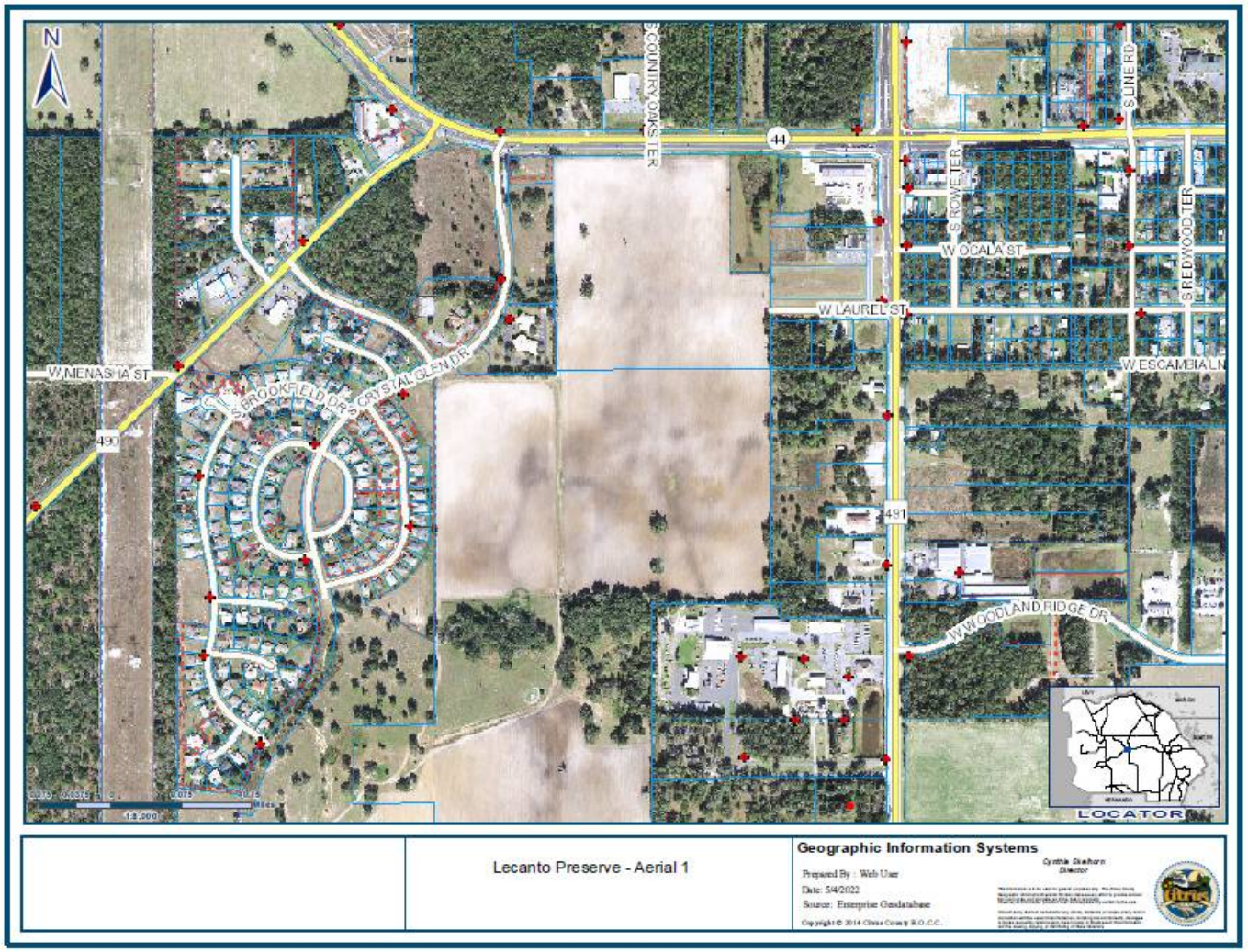
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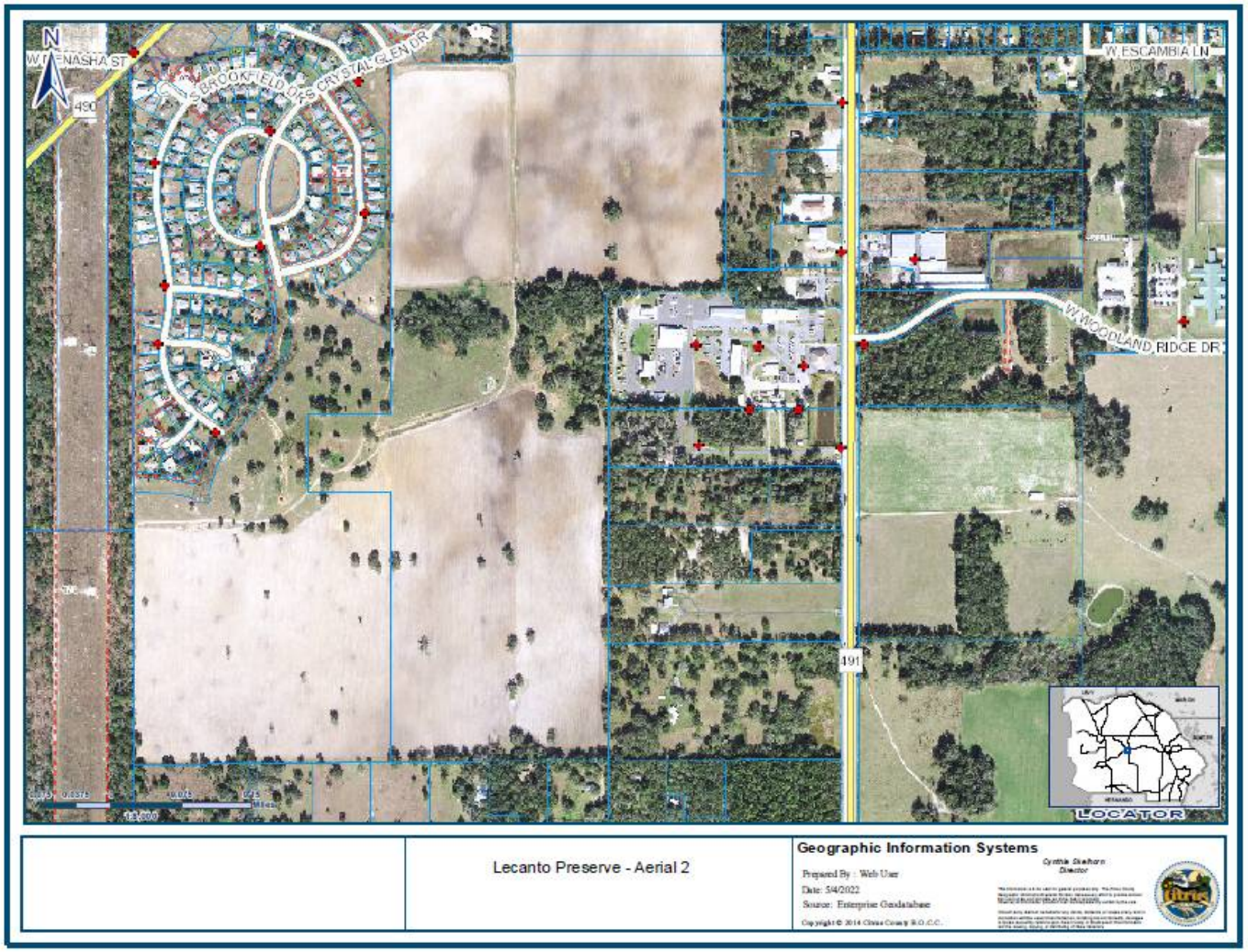
PUD-22-02

Clark A. Stillwell
Law Office of Clark A. Stillwell for
Sterling Residential, LLC
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com

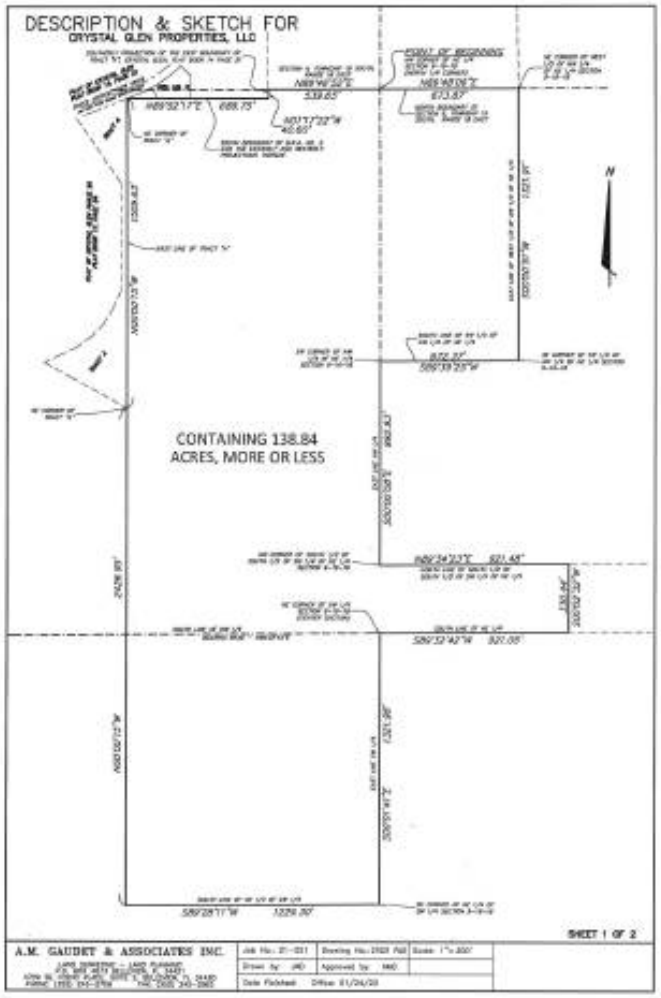
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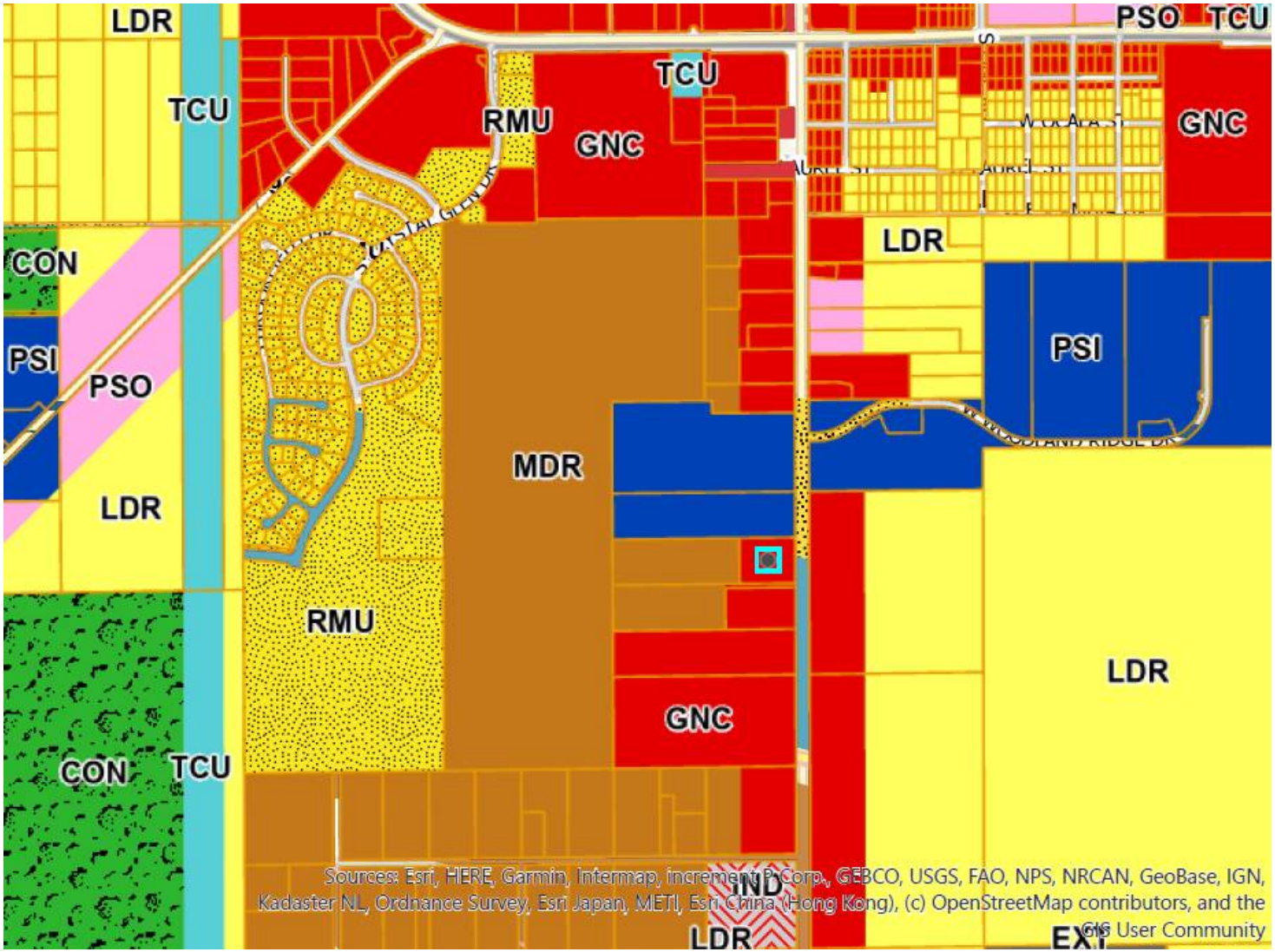
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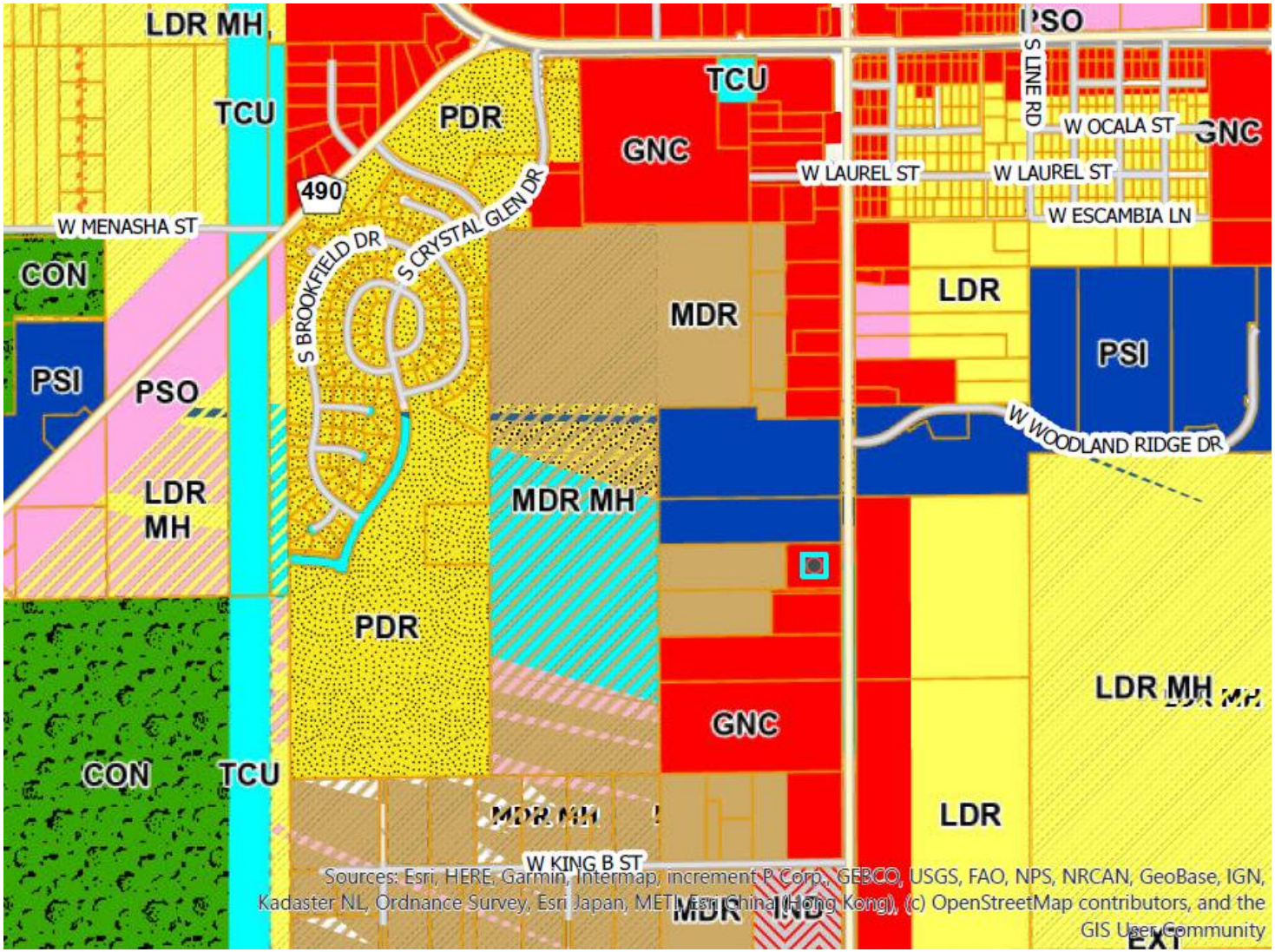
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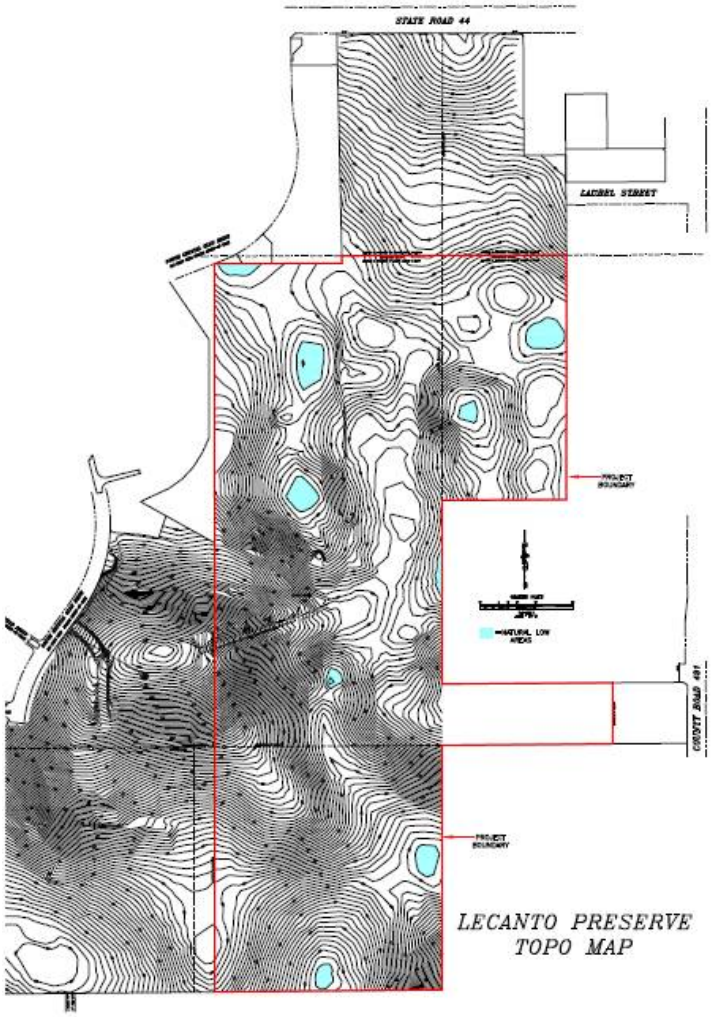
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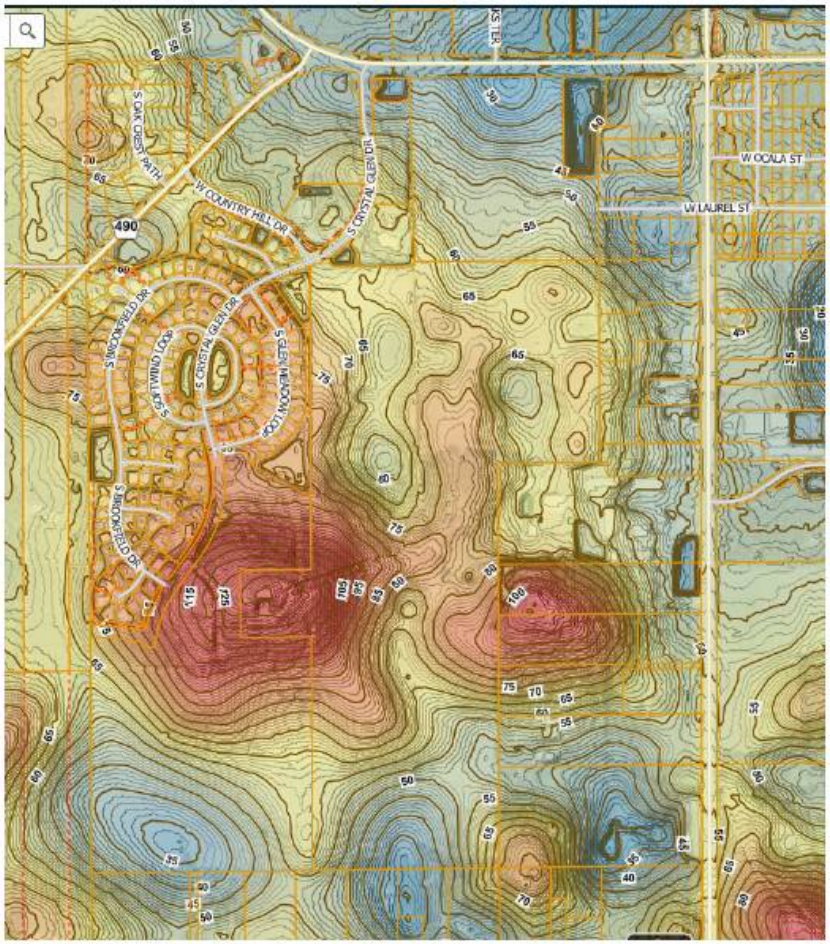
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GIS TOPOGRAPHIC MAP

Attachment: Applicant PP Sterling Residential LLC (20344 : PUD-22-02 Law Office of Clark A. Stillwell

GIS Topo Map



1/27/2022, 2:02:55 PM

Easements

Lots

1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Citrus County

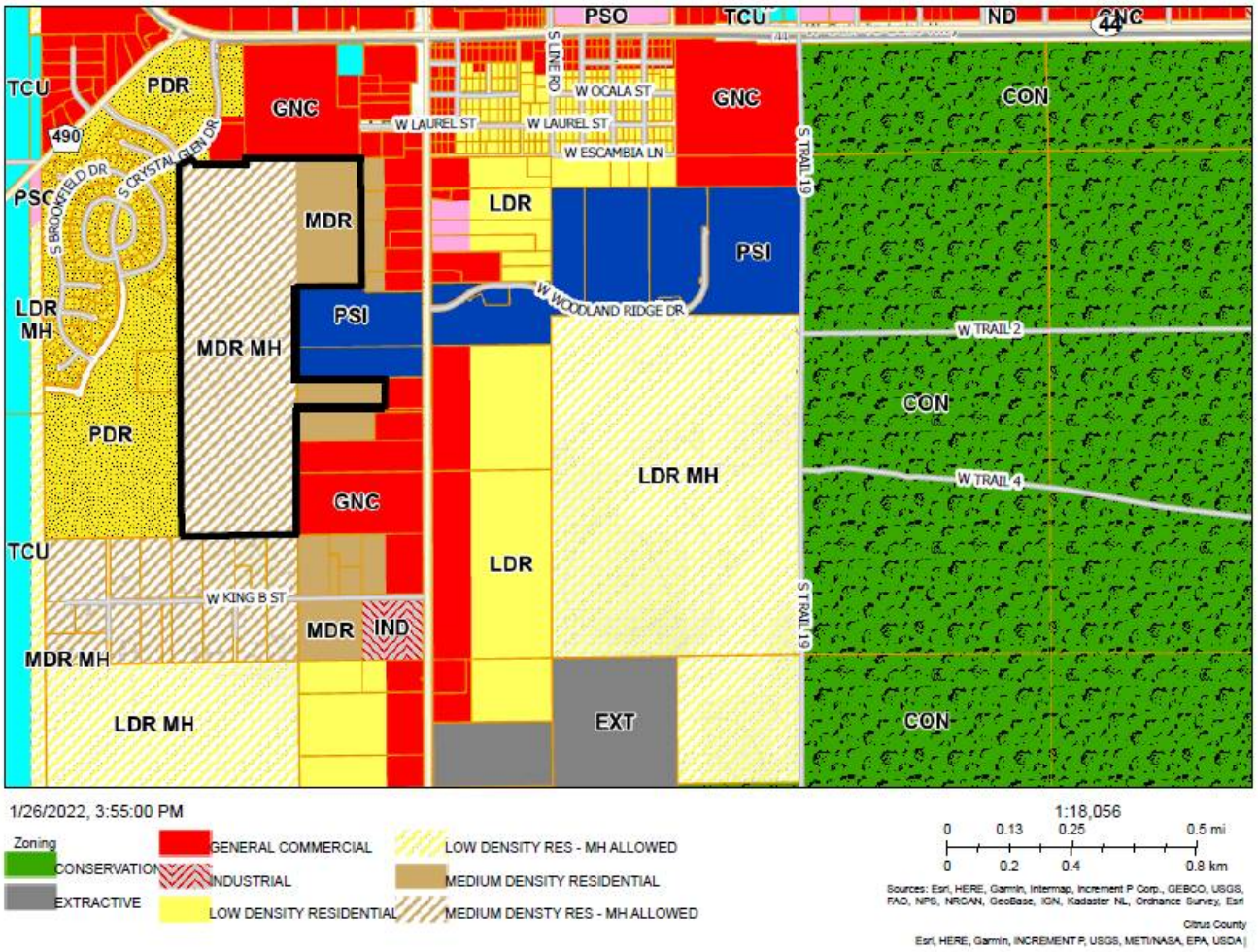
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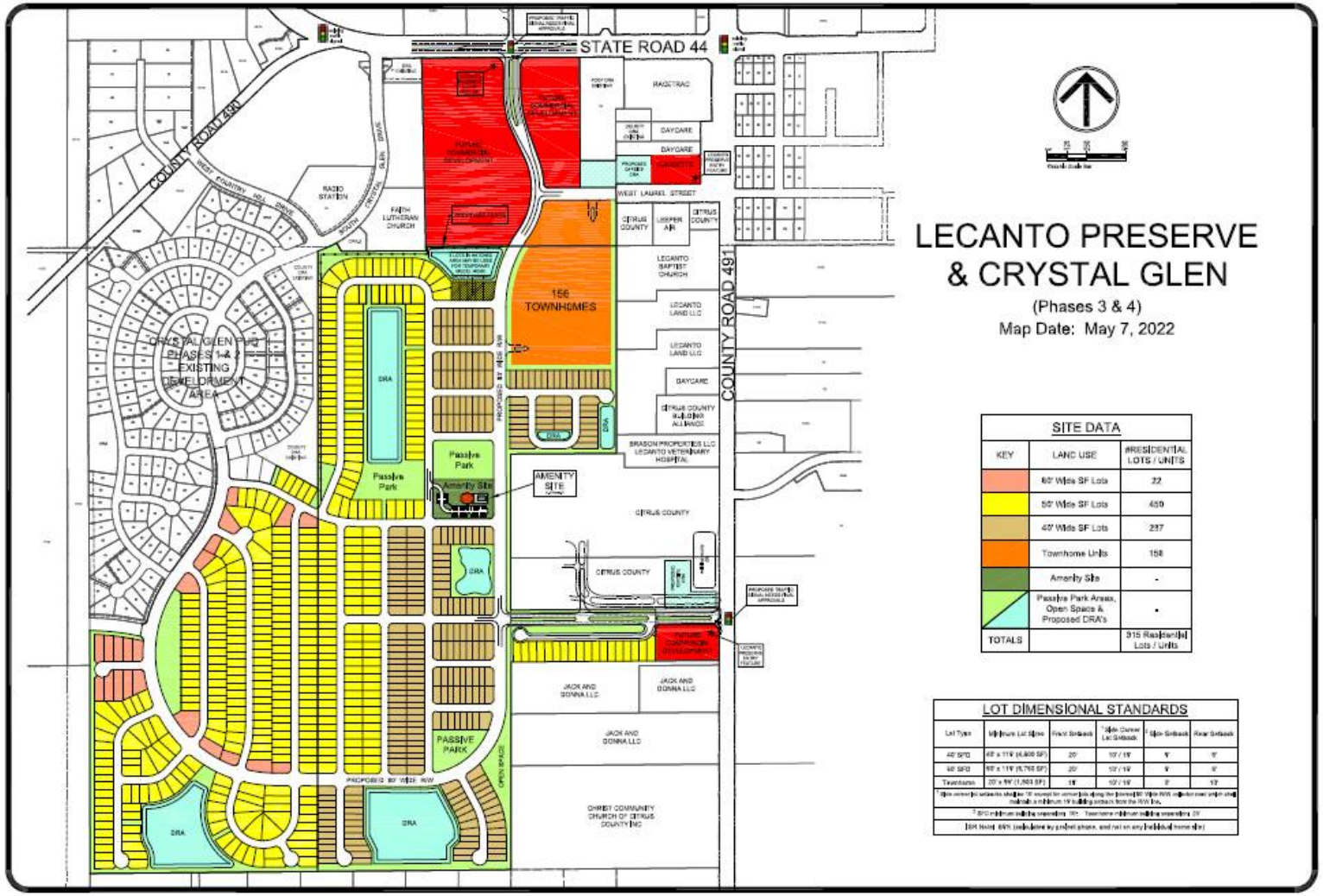


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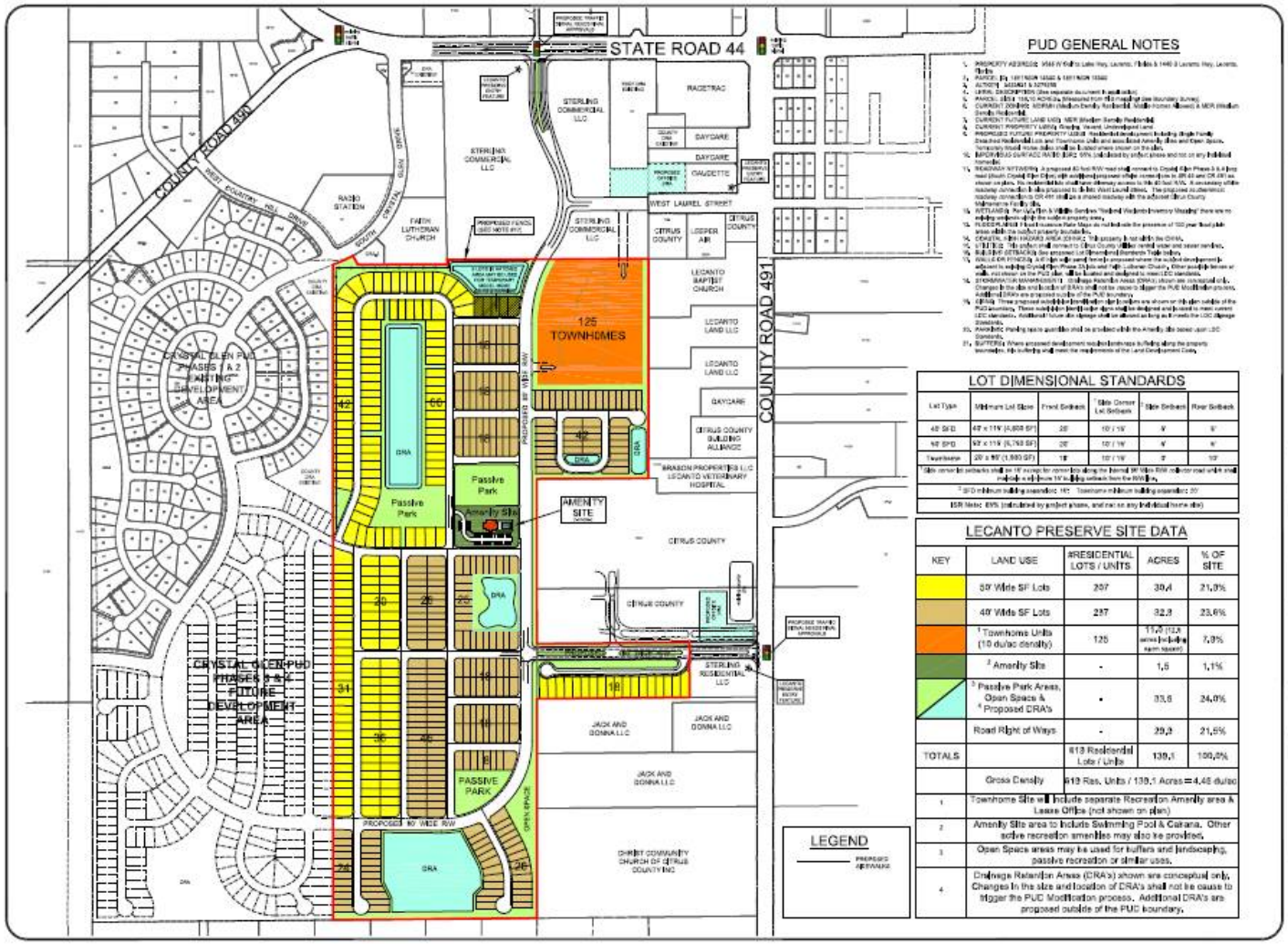
Attachment: Applicant PP Sterling Residential LLC (20344 : PUD-22-02 Law Office of Clark A. Stillwell

Existing Zoning Map





Attachment: Applicant PP Sterling Residential LLC (20344 : PUD-22-02 Law Office of Clark A. Stillwell



PUD GENERAL NOTES

1. PROPERTY ADDRESS: 1544 N Golf Ln Lake Hwy, Lecanto, Florida & 1440 S Lecanto Hwy, Lecanto, Florida
2. PARCEL ID: 1811NXXX.1332 & 1811NXXX.1332
3. ACTIVITY: 3332421 & 3274150
4. LEGAL DESCRIPTION: (See separate document Exhibit A)
5. PARCEL SIZE: 116.10 ACRES ± (Measured from GIS map of the Boundary Survey)
6. CURRENT ZONING: MDR(Medium Density Residential), MDR(Medium Density Residential), MDR (Medium Density Residential)
7. CURRENT FUTURE LAND USE: MDR (Medium Density Residential)
8. CURRENT PROPERTY USE(s): Grazing, Vacant, Undeveloped Land
9. PROPOSED FUTURE PROPERTY USE(s): Residential development including Single Family Detached Residential Lots and Townhome units and associated Amenity sites and Open Space, temporary Model Home sites shall be located where shown on the plan.
10. IMPERVIOUS SURFACE RATIO (ISR): 55% (calculated by project phase and not on any individual home site)
11. ROADWAY NETWORK: A proposed 40 foot ROW road shall connect to Crystal Glen Phase 3 & 4 (by road (South Crystal Glen Drive) with existing improved ROW connections in SR 44 and CR 491 as shown on plans. No residential lots shall have driveway access to the 40 foot ROW. A secondary offsite roadway connection is also proposed to N Inn West Laurel Street. The proposed bi-directional roadway connects to CR 491 and is a shared roadway with the adjacent Citrus County Multimodal Facility site.
12. WETLANDS: Per Verdura Fish & Wildlife Services "Federal Wetlands Inventory Mapping" there are no existing wetlands within the subject property area.
13. FLOOD PLAIN: Flood Insurance Rate Maps do not indicate the presence of 100 year flood plain areas within the subject property boundaries.
14. CEMETERY: No HAZARD AREA EXISTS. No property is currently in the DRA.
15. UTILITIES: All onsite and connects to Citrus County utilities central water and sewer services.
16. BUILDING SETBACKS: See proposed Lot Dimensional Standards Table below.
17. ROLLER OR FENCING: A 6' high opaque fence is proposed where the subject development is adjacent to existing Crystal Glen Phase 3 & 4 and Faith Lutheran Church. Other possible fences or walls, not shown on the PUD plan, will be located and designed to meet LDC standards.
18. STORMWATER MANAGEMENT: Drainage Retention Areas (DRA's) shown are conceptual only. Changes in the size and location of DRA's shall not be cause to trigger the PUD Modification process. Additional DRA's are proposed outside of the PUD boundary.
19. OPEN SPACE: Three proposed multi-purpose open space areas are shown on the plan outside of the PUD boundary. These multi-purpose open space areas shall be designed and located to meet current LDC standards. Additional future site design shall be allowed as long as it meets the LDC design standards.
20. RECREATIONAL AMENITIES: Recreational amenities shall be provided within the Amenity site based upon LDC Standards.
21. BUFFERS: Where proposed development requires landscape buffering along the property boundaries, the buffering shall meet the requirements of the Land Development Code.

LOT DIMENSIONAL STANDARDS

Lot Type	Minimum Lot Size	Front Setback	Side Corner Lot Setback	Side Setback	Rear Setback
40' SFD	40' x 115' (4,600 SF)	20'	10' / 15'	5'	5'
50' SFD	50' x 115' (5,750 SF)	20'	10' / 15'	5'	5'
Townhome	20' x 90' (1,800 SF)	15'	10' / 15'	0'	10'

Side corner lot setbacks shall be 15' except for corner lots along the internal 80' Wide ROW collector road which shall be 20' or 25' from the ROW.

[1] SFD minimum building separation: 15' Townhome minimum building separation: 20'

ISR Note: 55% (calculated by project phase, and not on any individual home site)

LECANTO PRESERVE SITE DATA

KEY	LAND USE	#RESIDENTIAL LOTS / UNITS	ACRES	% OF SITE
	50' Wide SF Lots	297	38.4	21.3%
	40' Wide SF Lots	297	32.8	23.6%
[1]	Townhome Units (10 du/ac density)	125	17.5 (12.5 acres included in open space)	7.3%
[2]	Amenity Site	-	1.5	1.1%
[3] [4]	Passive Park Areas, Open Space & Proposed DRA's	-	33.6	24.0%
	Road Right of Ways	-	29.2	21.5%
TOTALS		619 Residential Lots / Units	139.1	100.0%
	Gross Density	619 Res. Units / 139.1 Acres = 4.45 du/ac		
1	Townhome Site will include separate Recreation Amenity area & Leasee Office (not shown on plan)			
2	Amenity Site area to include Swimming Pool & Cabana. Other active recreation amenities may also be provided.			
3	Open Space areas may be used for buffers and landscaping, passive recreation or similar uses.			
4	Drainage Retention Areas (DRA's) shown are conceptual only. Changes in the size and location of DRA's shall not be cause to trigger the PUD Modification process. Additional DRA's are proposed outside of the PUD boundary.			

Community Development Services
1710 East Cleveland Street
Hernando, FL 34442
Phone (000)000-0000
Email@hernandocounty.com

Paul C. Gibbs, Registered Landscape Architect
LA0001180
State of Florida

Paul C. Gibbs, Landscape Architect LA0001180, State of Florida
Digitally signed by Paul C. Gibbs, Landscape Architect LA0001180, State of Florida
Date: 2022.05.07 09:49:04 -04'00'

LECANTO PRESERVE

PUD Master Plan
05/06/22

Lecanto, Florida

DRAWN BY	POS
DATE	04/2022
SCALE	1" = 200'

SHEET 1 OF 1

Attachment: Applicant PP Sterling Residential LLC (20344 : PUD-22-02 Law Office of Clark A. Stillwell

Attachment: Applicant PP Sterling Residential LLC (20344 : PUD-22-02 Law Office of Clark A. Stillwell

LECANTO PRESERVE SITE DATA

KEY	LAND USE	#RESIDENTIAL LOTS / UNITS	ACRES	% OF SITE
	50' Wide SF Lots	207	30.4	21.9%
	40' Wide SF Lots	287	32.8	23.6%
	[1] Townhome Units (10 du/ac density)	125	11.0 (12.5 acres including open space)	7.9%
	[2] Amenity Site	-	1.5	1.1%
	[3] Passive Park Areas, Open Space & [4] Proposed DRA's	-	33.5	24.0%
	Road Right of Ways	-	29.9	21.5%
TOTALS		619 Residential Lots / Units	139.1	100.0%
	Gross Density	619 Res. Units / 139.1 Acres = 4.45 du/ac		
1	Townhome Site will include separate Recreation Amenity area & Lease Office (not shown on plan)			
2	Amenity Site area to include Swimming Pool & Cabana. Other active recreation amenities may also be provided.			
3	Open Space areas may be used for buffers and landscaping, passive recreation or similar uses.			
4	Drainage Retention Areas (DRA's) shown are conceptual only. Changes in the size and location of DRA's shall not be cause to trigger the PUD Modification process. Additional DRA's are proposed outside of the PUD boundary.			

LOT DIMENSIONAL STANDARDS

Lot Type	Minimum Lot Sizes	Front Setback	[1] Side Corner Lot Setback	[2] Side Setback	Rear Setback
40' SFD	40' x 115' (4,600 SF)	20'	10' / 15'	5'	5'
50' SFD	50' x 115' (5,750 SF)	20'	10' / 15'	5'	5'
Townhome	20' x 95' (1,900 SF)	18'	10' / 15'	0'	10'

[1] Side corner lot setbacks shall be 10' except for corner lots along the Internal 80' Wide R/W collector road which shall maintain a minimum 15' building setback from the R/W line.

[2] SFD minimum building separation: 10'; Townhome minimum building separation: 20'

ISR Note: 65% (calculated by project phase, and not on any individual home site)

Attachment: Applicant PP Sterling Residential LLC (20344 : PUD-22-02 Law Office of Clark A. Stillwell

PUD GENERAL NOTES

1. PROPERTY ADDRESS: 3588 W Gulf to Lake Hwy, Lecanto, Florida & 1440 S Lecanto Hwy, Lecanto, Florida
2. PARCEL ID: 18E19S09 14300 & 18E19S09 13300
3. ALTKEY: 3423931 & 3275256
4. LEGAL DESCRIPTION (See separate document in application)
5. PARCEL SIZE: 139.10 ACRES± (Measured from GIS mapping; See Boundary Survey)
6. CURRENT ZONING: MDRMH (Medium Density Residential, Mobile Homes Allowed) & MDR (Medium Density Residential)
7. CURRENT FUTURE LAND USE: MDR (Medium Density Residential)
8. CURRENT PROPERTY USES: Grazing, Vacant, Undeveloped Land
9. PROPOSED FUTURE PROPERTY USES: Residential development including Single Family Detached Residential Lots and Townhome Units and associated Amenity Sites and Open Space. Temporary Model Home Sales shall be located where shown on the plan.
10. IMPERVIOUS SURFACE RATIO (ISR): 65% (calculated by project phase and not on any individual homesite)
11. ROADWAY NETWORK: A proposed 80 foot R/W road shall connect to Crystal Glen Phase 3 & 4 loop road (South Crystal Glen Drive) with additional proposed offsite connections to SR 44 and CR 491 as shown on plan. No residential lots shall have driveway access to this 80 foot R/W. A secondary offsite roadway connection is also proposed to tie into West Laurel Street. The proposed southernmost roadway connection to CR 491 shall be a shared roadway with the adjacent Citrus County Maintenance Facility Site.
12. WETLANDS: Per U.S. Fish & Wildlife Services "National Wetlands Inventory Mapping" there are no existing wetlands within the subject property area.
13. FLOODPLAINS: Flood Insurance Rate Maps do not indicate the presence of 100 year flood plain areas within the subject property boundaries.
14. COASTAL HIGH HAZARD AREA (CHHA): This property is not within the CHHA.
15. UTILITIES: This project shall connect to Citrus County Utilities central water and sewer services.
16. BUILDING SETBACKS: See proposed Lot Dimensional Standards Table below.
17. WALLS OR FENCES: A 6' high solid panel fence is proposed where the subject development is adjacent to existing Crystal Glen Phase 2A lots and Faith Lutheran Church. Other possible fences or walls, not shown on the PUD plan, will be located and designed to meet LDC standards.
18. STORMWATER MANAGEMENT: Drainage Retention Areas (DRA's) shown are conceptual only. Changes in the size and location of DRA's shall not be cause to trigger the PUD Modification process. Additional DRA's are proposed outside of the PUD boundary.
19. SIGNS: Three proposed subdivision identification sign locations are shown on this plan outside of the PUD boundary. These subdivision identification signs shall be designed and located to meet current LDC standards. Additional / future site signage shall be allowed as long as it meets the LDC Signage Standards.
20. PARKING: Parking space quantities shall be provided within the Amenity Site based upon LDC Standards.
21. BUFFERS: Where proposed development requires landscape buffering along the property boundaries, this buffering shall meet the requirements of the Land Development Code.

Attachment: Applicant PP Sterling Residential LLC (20344 : PUD-22-02 Law Office of Clark A. Stillwell



TOWNHOME AREA
CONCEPT PLAN

Attachment: Applicant PP Sterling Residential LLC (20344 : PUD-22-02 Law Office of Clark A. Stillwell



Attachment: Applicant PP Sterling Residential LLC (20344 : PUD-22-02 Law Office of Clark A. Stillwell

Exhibit C

HEMINGWAY





D·R·HORTON
America's Builder

Attachment: Applicant PP Sterling Residential LLC (20344 : PUD-22-02 Law Office of Clark A. Stillwell

Exhibit C

VALE & GLEN TOWNHOMES









D·R·HORTON
America's Builder

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ALLEX









D·R·HORTON
America's Builder

40' LOT
EXAMPLE HOME

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Exhibit C

DARWIN





D·R·HORTON
America's Builder

40' LOT
EXAMPLE HOME

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Exhibit C

ARIA









D·R·HORTON
America's Builder

50' LOT
EXAMPLE HOME

Attachment: Applicant PP Sterling Residential LLC (20344 : PUD-22-02 Law Office of Clark A. Stillwell

Exhibit C

ENSLEY





D·R·HORTON
America's Builder

50' LOT
EXAMPLE HOME

Attachment: Applicant PP Sterling Residential LLC (20344 : PUD-22-02 Law Office of Clark A. Stillwell

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:
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joanna Coutu**

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

RE: **Lecanto Preserve**

DATE: **January 31, 2022**

Joanna:

Attached is the revised legal – Exhibit "B" to the application hand delivered on Friday 1/28/22.

CAS/cv
Enclosure
cc: Client
Avis Craig
Eddie Esch

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PUD-22-02
JAN 31 2022
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Attachment: Applicant additional items 3-3-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

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

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

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

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

March 3, 2022

Hand Delivery

Joanna Coutu, Director
Joe Hochadel, Principal Planner
Land Development Division
3600 W. Sovereign Path
Lecanto, FL 34461

Re: Lecanto Preserve – PUD-22-02 Sufficiency Response of your letter dated February 11, 2022

Dear Ms. Coutu/Mr. Hochadel:

To address your department's review and comments on the noted PUD sufficiency, please see below comments and attachments. First the proposed PUD Master Site Plan is modified and attached as Exhibit "A" – it addresses several issues to include phasing. As to your specific comments:

1. The Sterling Commercial, LLC authorization was included as site plan shows entry point across these parcels. This is the sole reason for such. The development of the commercial parcels will be addressed in a future application(s). As a condition of PUD – platting of the access roads at time of construction of Phase I is appropriate.
2. The townhouse setback is similar to other projects in Citrus County; specifically the Brentwood townhouses recently approved; also Terra Vista villas. The application of traditional single family setbacks to townhouses is not best planning application for this compact housing use. A conceptual plan is attached along with conceptual townhouse design (Exhibits "B" and "C"). As you can see there is a common wall design. The townhouse size is similar, comparable to detached singe family houses in PUD. The townhouses will either be platted as saleable lots or alternatively – as condominiums.
3. The only buffers with Crystal Glen shown on MSP – see note 21. The eastern boundary buffers are shown on MSP. LDC does not mandate buffers with residential areas as such are compatible. The Crystal Glen PUD does have a DRA and tract along the frontage. Further, in the area Crystal Glen Phase 2A and Faith Lutheran Church – a six (6) foot parcel fence is shown on MSP.
4. Sidewalks are shown on revised MSP. The placement on one (1) side of the road lowers ISR, adds open area, lessens lot costs in a market of rapidly rising

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prices due to construction costs and is consistent with general other major residential projects in PSA. This design has proven itself to be practical – long-term maintenance costs to public if dual sidewalks need to be part of the consideration.

5. On revised MSP, model center is relocated to five (5) lots directly southeast of Faith Lutheran Church. This model center area will be used for temporary model home sales and parking with model offices located inside the model homes. These model lots are 50 foot wide, but may include a model home representative of the 40' lot housing product. The sales site is temporary use which will convert to single family detached house. Such will be over the course of years determined by market demand i.e. sales and build out. Also, townhouse area will have a separate sales/model center with sales office contained within model.
6. Please see Note #10 on revised MSP regarding ISR. Proposed ISR is at 65% to be calculated by each project phase and not individual lot.
7. As requested, see attached conceptual housing types (Exhibit "C").
8. The two (2) access points onto County Road 491 involve Citrus County W. Laurel Street is a public road but only partially paved. A right of way utilization agreement will be required. Within such, expansion of the current DRA's area/depth/design will be evaluated.
   The current access point is projected as PUD's main entrance. The abutting Citrus County parcels site access point could be relocated to off this new road. The existing County drainage area could be incorporated into the road design. If so, the County site useable area would increase and frankly, better access. Applicant is awaiting a meeting with County Engineering, Legal and Administrator on this point. If agreed to, such will likely require a separate agreement.

Finally, I enclose as Exhibit "D" – Avis Craig's professional planning report on plan consistency.

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure
cc: Client
Denise Lyn, Esquire
Randy Oliver, County Administrator

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Attachment: Applicant additional items 3-3-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Attachment: Applicant additional items 3-3-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Exhibit List

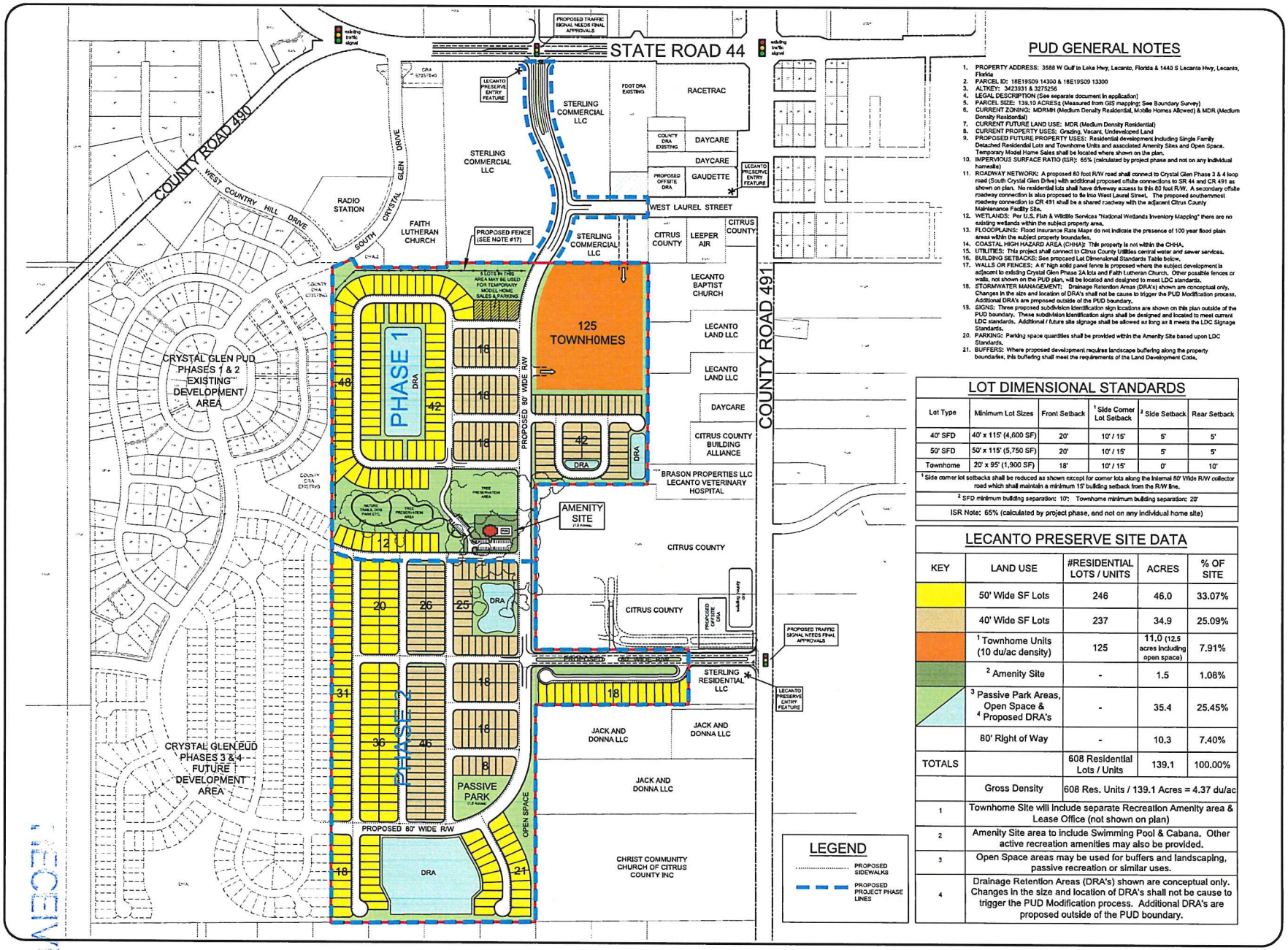
Exhibit "A" – Revised Master Site Plan

Exhibit "B" – Townhouse Area

Exhibit "C" – Conceptual Plans

Exhibit "D" – Avis Craig's Planning Report

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PUD 22-02
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PUD GENERAL NOTES

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2. PARCEL ID: 18E19S09 14300 & 18E19S09 13300
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4. LEGAL DESCRIPTION (See separate document in application)
5. PARCEL SIZE: 139.10 ACRES± (Measured from GIS mapping; See Boundary Survey)
6. CURRENT ZONING: MDR/MH (Medium Density Residential, Mobile Homes Allowed) & MDR (Medium Density Residential)
7. CURRENT FUTURE LAND USE: MDR (Medium Density Residential)
8. CURRENT PROPERTY USES: Grading, Vacant, Undeveloped Land
9. PROPOSED FUTURE PROPERTY USES: Residential development including Single Family Detached Residential Lots and Townhome Units and associated Amenity Sites and Open Space. Temporary Model Home Sales shall be located where shown on the plan.
10. IMPERVIOUS SURFACE RATIO (ISR): 65% (calculated by project phase and not on any individual homesite)
11. ROADWAY NETWORK: A proposed 80 foot R/W road shall connect to Crystal Glen Phase 3 & 4 loop road (South Crystal Glen Drive) with additional proposed offsite connections to SR 44 and CR 491 as shown on plan. No residential lots shall have driveway access to this 80 foot R/W. A secondary offsite roadway connection is also proposed to tie into West Laurel Street. The proposed southernmost roadway connection to CR 491 shall be a shared roadway with the adjacent Citrus County Maintenance Facility Site.
12. WETLANDS: Per U.S. Fish & Wildlife Services "National Wetlands Inventory Mapping" there are no existing wetlands within the subject property area.
13. FLOODPLAINS: Flood Insurance Rate Maps do not indicate the presence of 100 year flood plain areas within the subject property boundaries.
14. COASTAL HIGH HAZARD AREA (CHHA): The property is not within the CHHA.
15. UTILITIES: This project shall connect to Citrus County Utilities central water and sewer services.
16. BUILDING SETBACKS: See proposed Lot Dimensional Standards Table below.
17. WALLS OR FENCES: A 6' high solid panel fence is proposed where the subject development is adjacent to existing Crystal Glen Phase 2A lots and Faith Lutheran Church. Other possible fences or walls, not shown on the PUD plan, will be located and designed to meet LDC standards.
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LOT DIMENSIONAL STANDARDS

Lot Type	Minimum Lot Sizes	Front Setback	[1] Side Corner Lot Setback	[2] Side Setback	Rear Setback
40' SFD	40' x 115' (4,600 SF)	20'	10' / 15'	5'	5'
50' SFD	50' x 115' (5,750 SF)	20'	10' / 15'	5'	5'
Townhome	20' x 95' (1,900 SF)	18'	10' / 15'	0'	10'

[1] Side corner lot setbacks shall be reduced as shown except for corner lots along the internal 80' Wide R/W collector road which shall maintain a minimum 15' building setback from the R/W line.

[2] SFD minimum building separation: 10'; Townhome minimum building separation: 20'

ISR Note: 65% (calculated by project phase, and not on any individual home site)

LECANTO PRESERVE SITE DATA

KEY	LAND USE	#RESIDENTIAL LOTS / UNITS	ACRES	% OF SITE
	50' Wide SF Lots	246	46.0	33.07%
	40' Wide SF Lots	237	34.9	25.09%
	[1] Townhome Units (10 du/ac density)	125	11.0 (12.5 acres including open space)	7.91%
	[2] Amenity Site	-	1.5	1.08%
	[3] Passive Park Areas, Open Space & [4] Proposed DRA's	-	35.4	25.45%
	80' Right of Way	-	10.3	7.40%
TOTALS		608 Residential Lots / Units	139.1	100.00%
	Gross Density	608 Res. Units / 139.1 Acres = 4.37 du/ac		

1. Townhome Site will include separate Recreation Amenity area & Lease Office (not shown on plan)
2. Amenity Site area to include Swimming Pool & Cabana. Other active recreation amenities may also be provided.
3. Open Space areas may be used for buffers and landscaping, passive recreation or similar uses.
4. Drainage Retention Areas (DRA's) shown are conceptual only. Changes in the size and location of DRA's shall not be cause to trigger the PUD Modification process. Additional DRA's are proposed outside of the PUD boundary.

Community Land Design, Inc.
Landscape Architecture
1773 East Cleveland Street
Hernando, FL 34442
Phone:352-637-1742
(E: pauldg2000@tampabay.rr.com
Paul C. Gibbs
Registered Landscape Architect
#LA0001189
State of Florida

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

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

Digitally signed by Paul C. Gibbs, Landscape Architect LA0001189, State of Florida
Date: 2022.02.25 15:15:40 -05'00'

LECANTO PRESERVE

PUD Master Plan
02/25/22

Lecanto, Florida

Graphic Scale Bar: 0, 125, 250, 500

DRAWN BY:	PCG
DATE:	02/25/22
SCALE:	1" = 250'

SHEET 1 OF 1

Exhibit "A"

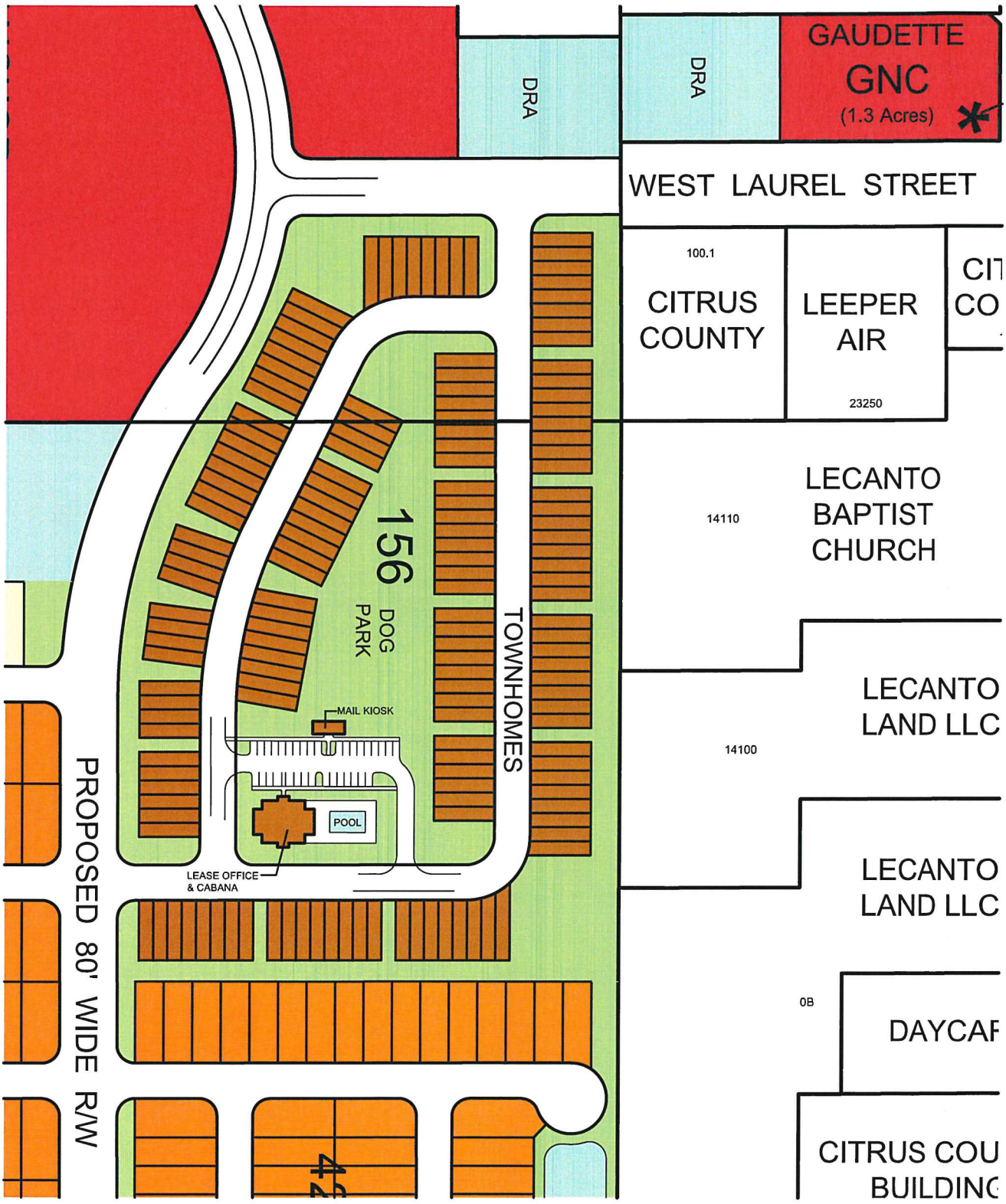
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pud

Packet Pg. 99

J.1.d

Exhibit "B"



TOWNHOME AREA CONCEPT PLAN

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ADAMS HOMES

Exhibit "C"

1512

1,512 s.f. (Approx.)
3 bedrooms / 2 Baths
2 Car Garage
Elevated Ceiling
Plant Shelf

"Regardless of price, size, or location, all buyers want their builder to deliver value"
Wayne Adams - Company Founder







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KA 07/19/18 EK

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ADAMS HOMES

1635

1,635 s.f. (Approx.)
4 bedrooms / 2 Baths
2 Car Garage
Elevated Ceiling
Plant Shelf

"Regardless of price, size, or location, all buyers want their builder to deliver value"
Wayne Adams - Company Founder


Elevation A


Elevation B


Elevation CR

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KA 10/16/17 UB

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ADAMS HOMES

1820

1,820 s.f. (Approx.)
4 Bedrooms / 2 Baths
2 Car Garage
Vaulted Ceiling
Plant Shelf

"Regardless of price, size, or location, all buyers want their builder to deliver value"
Wayne Adams - Company Founder


Elevation A


Elevation B


Elevation C


Elevation CR


Elevation D

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KA 09/15/17 jw

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ADAMS HOMES

1720

1,720 s.f. (Approx.)
3 Bedrooms / 2 Baths
2 Car Garage
Vaulted Ceiling

"Regardless of price, size, or location, all buyers want their builder to deliver value"
Wayne Adams - Company Founder







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KA 07/26/19 UB

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ADAMS HOMES

1970

1,955 s.f. (Approx.)
3 bedrooms / 2 Baths
2 Car Garage
Vaulted Ceiling
Plant Shelf

"Regardless of price, size, or location, all buyers want their builder to deliver value"
Wayne Adams - Company Founder


Elevation A


Elevation B


Elevation C


Elevation D

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KA 03/14/17 UB

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ADAMS HOMES

2000

2,004 s.f. (Approx.)
4 Bedrooms / 2 Baths
2 Car Garage
Elevated Ceiling
Plant Shelf

"Regardless of price, size, or location, all buyers want their builder to deliver value"
Wayne Adams - Company Founder


Elevation A


Elevation B


Elevation CR

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PUD 22-02
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KA 08/08/18 EK

Attachment: Applicant additional items 3-3-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

ADAMS HOMES

2020

2,020 s.f. (Approx.)
4 bedrooms / 2 Baths
2 Car Garage
Elevated Ceiling

"Regardless of price, size, or location, all buyers want their builder to deliver value"
Wayne Adams - Company Founder


Elevation A


Elevation B


Elevation CR

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PUD 22-02
Land Development Division

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KA 07/26/19 UB

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ADAMS HOMES

2200

2,200 s.f. (Approx.)
4 bedrooms / 3 Baths
2 Car Garage
Elevated Ceiling
Plant Shelf

"Regardless of price, size, or location, all buyers want their builder to deliver value"
Wayne Adams - Company Founder


Elevation A


Elevation B


Elevation C


Elevation D

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ADAMS HOMES

2705

2,686 s.f. (Approx.)
5 bedrooms / 3.5 Baths
2 Car Garage
Elevated Ceiling

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ADAMS HOMES

1368

1368 s.f. (Approx.)
3 Bedrooms / 2 Baths
Elevated Ceilings
Plant Shelves
2 Car Garage

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Elevation A



Elevation B

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ADAMS HOMES

1485

1,489 s.f. (Approx.)
3 bedrooms / 2 Baths
2 Car Garage
Elevated Ceiling
Plant Shelf

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Wayne Adams - Company Founder







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HEMINGWAY



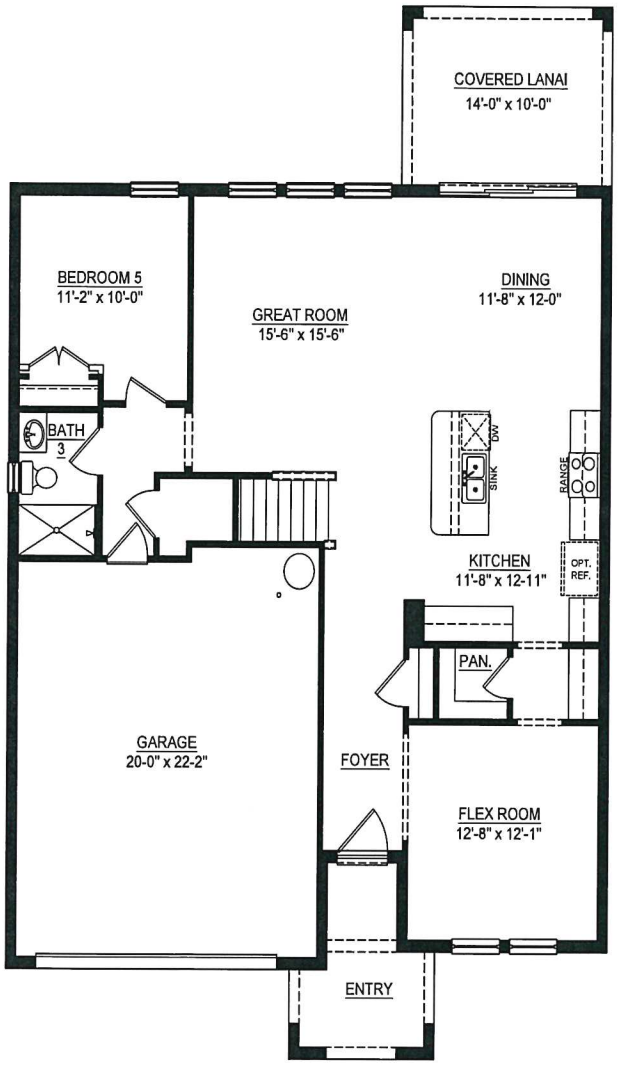


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America's Builder

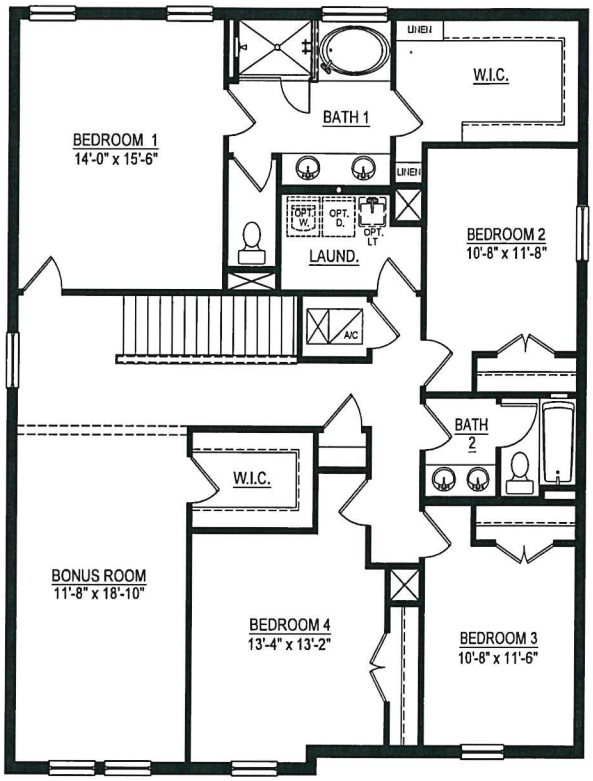
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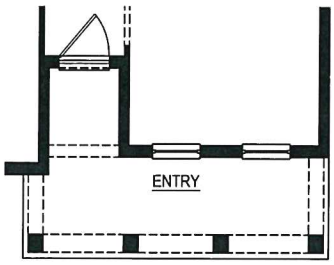
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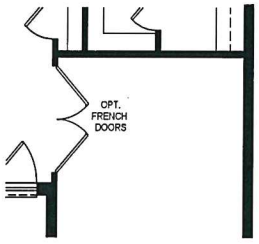
First Floor Plan - Elevation G



Second Floor Plan - Elevation H



First Floor Plan - Elevation H



Flex Room - Door Option

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PUD 22-02

EQUAL HOUSING OPPORTUNITY

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2,934 Square Feet • 5 Bed • 3 Bath • 2 Car Garage

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HOLDEN



Elevation G



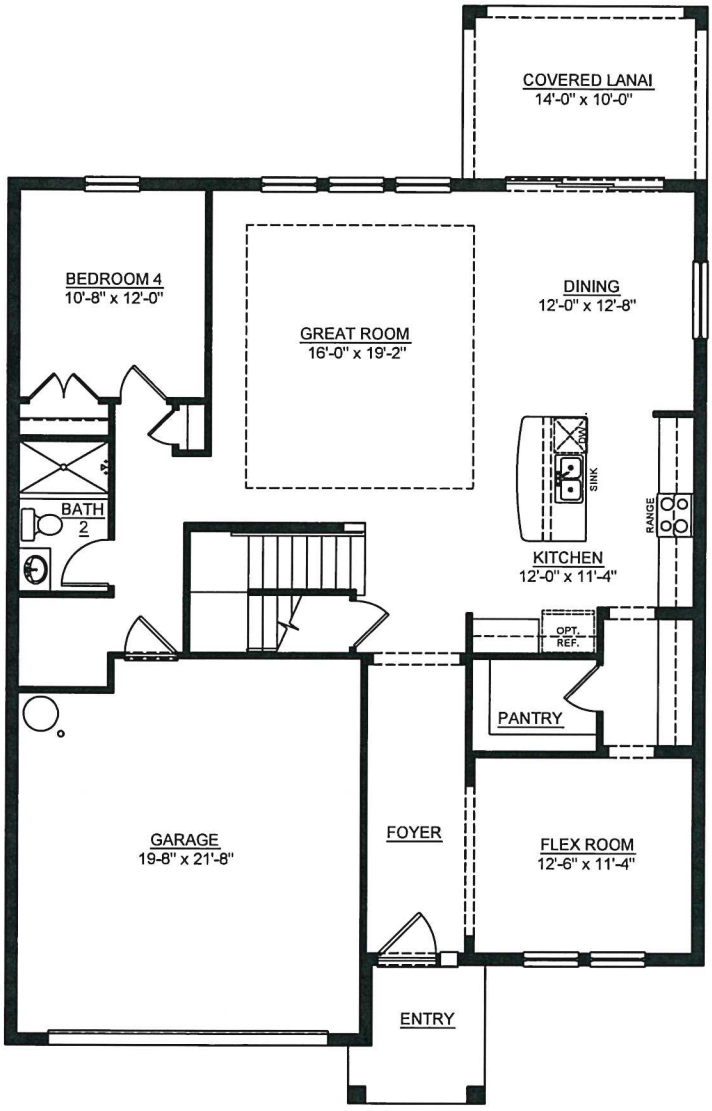
Elevation H

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America's Builder

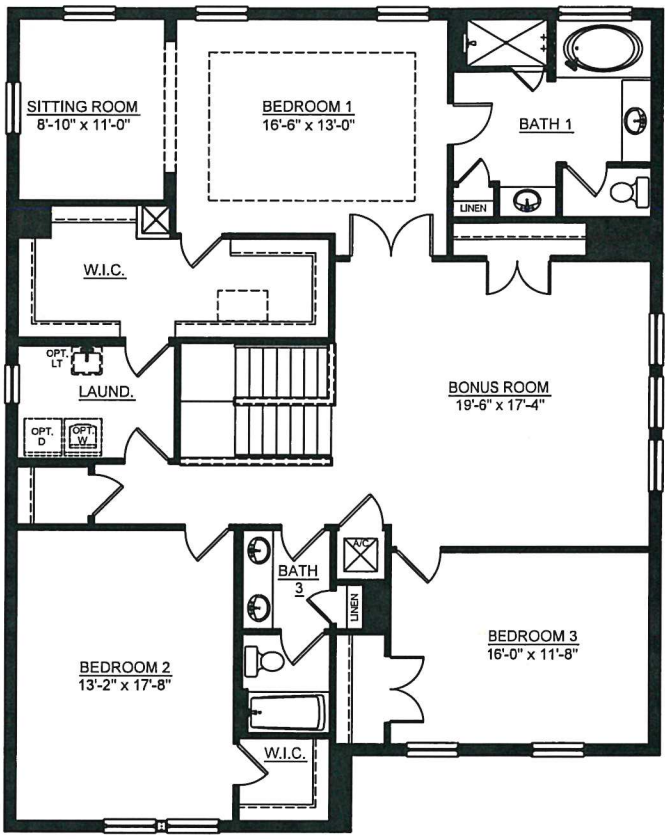
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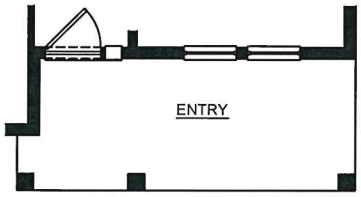
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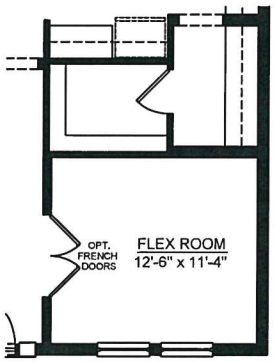
First Floor - Elevation G



Second Floor - G & H



Elevation H Entry



Flex Room Option

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EQUAL HOUSING OPPORTUNITY

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3,313 Square Feet • 4 Bed • 3 Bath • 2 Car Garage

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Exhibit C

VALE & GLEN TOWNHOMES









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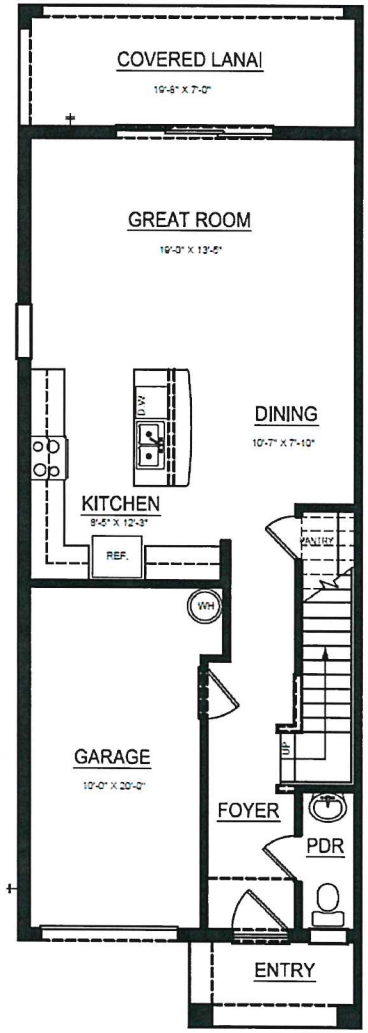
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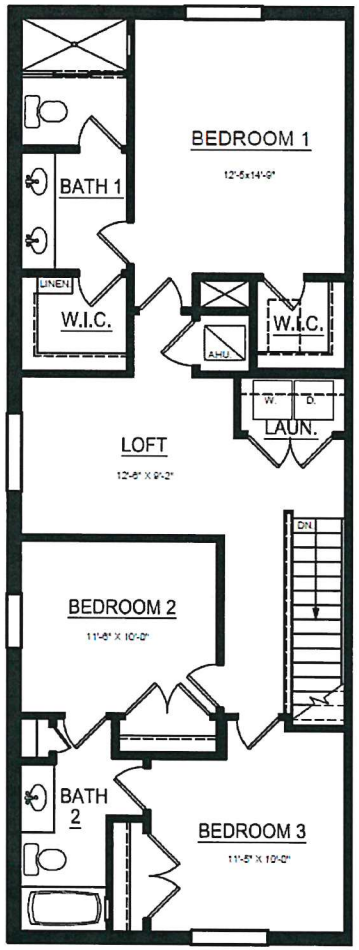
Exhibit B

VALE & GLEN TOWNHOMES

Vale
1,758 Sq. Ft.

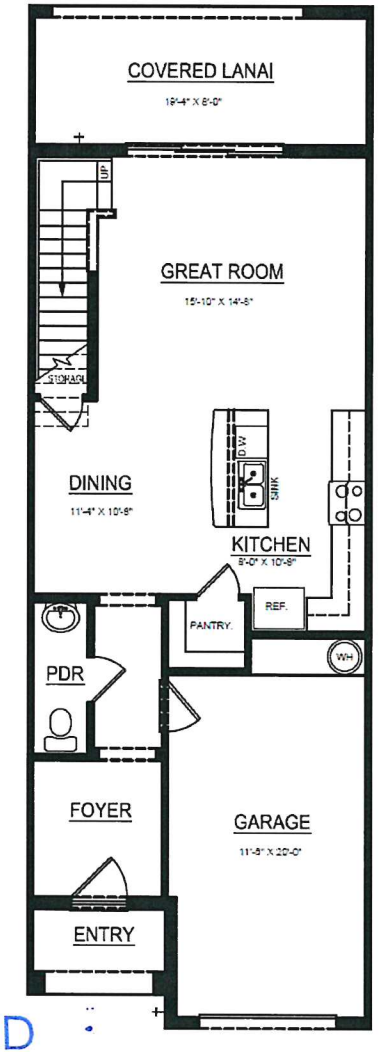


First Floor

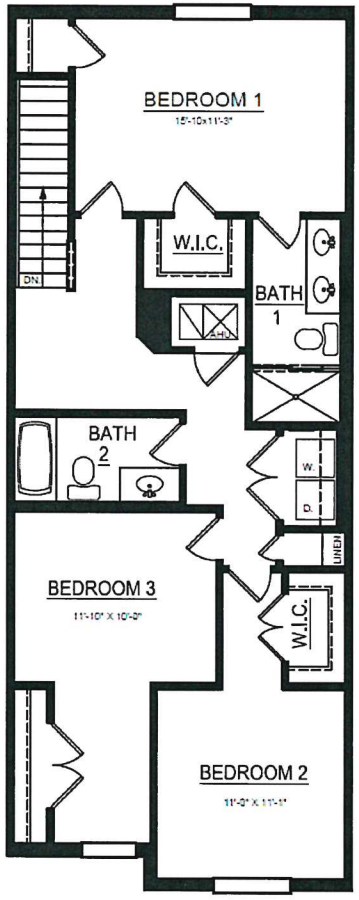


Second Floor

Glen
1,673 Sq. Ft.



First Floor



Second Floor

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Exhibit C

ALLEX


Elevation C


Elevation C - Opt Lap Siding


Elevation D


Elevation D - Opt Shaker Siding

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America's Builder

40' LOT
EXAMPLE HOME

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Exhibit C

DARWIN





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40' LOT
EXAMPLE HOME

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Exhibit C

ARIA









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50' LOT EXAMPLE HOME

Exhibit C

LAUREL





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50' LOT EXAMPLE HOME

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Exhibit C

ENSLEY





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50' LOT EXAMPLE HOME

Exhibit C

HEMINGWAY





D·R·HORTON
America's Builder

50' LOT EXAMPLE HOME

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ADAMS HOMES

1820

1,820 s.f. (Approx.)
4 Bedrooms / 2 Baths
2 Car Garage
Vaulted Ceiling
Plant Shelf

50' LOT
EXAMPLE HOME











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Exhibit C

VALE & GLEN TOWNHOMES









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EXAMPLE TOWNHOMES

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PLANNING REPORT FOR LECANTO PRESERVE – PUD 22-02 PLANNED DEVELOPMENT

PREPARED FOR: STERLING RESIDENTIAL, LLC

BY:

Avis Marie Craig, AICP

Planning Consultant

P.O. Box 568

Lecanto, FL 34461

FEBRUARY 24, 2022

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Introduction

Lecanto Preserve is under application and located in the very heart of Citrus County, south and west of the county's major roadway intersections of SR 44 and CR 491 in the central ridge. It represents one of the most strategic development sites by any measure economic, planning, suitability or otherwise and will be a major contributor to the County's future and set the tone for development for years to come in this area. The proposed development is located in the PSA of Citrus County(see Exh 1).

An application PUD 22-02 has been filed and is pending consideration with Citrus County to establish a new residential PUD on the specific lands per the application. The site is currently designated MDR according to the Citrus Co. Comprehensive Plan, and designated MDR –MH and MDR on the LDC Atlas and located in 09-19-18. (See Exh 2 Comp Plan FLU Map, and Exh 3 LDC Atlas). This land use category allows development up to 8 du/ac by PD and as proposed on the Master Plan, Lecanto Preserve is approximately ½ that with its project density of 4.37 du/ac., well below allowable maximums.

The applicant also owns adjacent property designated commercial and other residential properties to the west (the latter previously recently approved for compatible land use within the PD of Crystal Glen). None of these lands are part of this application but have bearing on the project. The undeveloped future phases of Crystal Glen PD will also be developed in tandem and as part of this new development currently known as Lecanto Preserve. While not part of the application pending, this developer owns the commercial lands which are providing access to SR 44 and CR 491. No change of land use is proposed or needed on these commonly owned lands, and as such this development gains the

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benefit of being a mixed use project when considered in its totality, making it even more consistent with county goals and directives.

An additional positive aspect of this project is a direct result of the PUD application. The mobile home allowance is overridden and eliminated even though the zoning technically allows that, the plan prevents that. That is another reason there is no CPA or AA amendment application associated with the project.

Market conditions and demands for residential types in Citrus County have changed since the late 1990's and undoubtedly it will continue to change, thus developers must build sufficient flexibility into their projects to stand the test of time. The developer is working with stable national builders with whom he is now working elsewhere in Citrus County and nearby Marion County. The owner is right now developing another project in Citrus County, The Fairways at Twisted Oaks Golf Course off Forest Ridge Blvd, and other projects in Marion County with the same builders. These builders are Adams Construction and D.R. Horton. The team brings experience and success to the table.

This general area of Lecanto has begun to see demands for growth and development, and with the imminent opening of Suncoast Parkway within the next 2 months, more change can be anticipated. The primary entrance for Lecanto Preserve will be via CR 491, but the project will also have access from SR 44; both thoroughfares are arterial roadways which are 4-laned facilities with capacity. In addition to the primary entrance on CR 491 just south of the county's transportation and maintenance facility, another connection to CR 491 will be made to Laurel St through the owner's adjacent commercial holdings. With 3 connections to the County's thoroughfare system, this project will be well served as far as traffic access. Finally, it is also noted that the planned and required connection to the internal collector of adjacent Crystal Glen, it is designed so that

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through traffic to Crystal Glen will be discouraged. Instead, the residents of that subdivision will gain accesses to CR 491 and SR 44 through this project that they do not have today. The single connection to Crystal Glen and how it is designed will discourage cross traffic from the new Lecanto Preserve project into Crystal Glen.

General Planning Concurrency, Compatibility and Consistency Considerations & Development Standards

Lecanto Preserve PUD has been provided written assurance of central water and sewer from Citrus County. The county has indicated in writing the willingness and ability to provide water and sewer to serve this new PUD project. The specifics of the design will take place during the platting and permitting process. The applicant has also provided assurances of service for solid waste. A Professional Engineer has been engaged to begin formal project design as part of the formal development permitting process. Considerable preliminary drainage areas are shown on the master plan and this will be finalized as part of the formal engineering process after PUD approval. Thus, there are no issues of concurrency for public facilities still under the concurrency test in question as a result.

As shown on the PUD Master Plan (dated 2/22/22 see Exh 4), the new proposed Lecanto Preserve under application is predominantly a S.F. residential project, but provides a residential mix of lot sizes consistent with today's market, plus introduces much needed MF type housing, specifically townhomes as per the table as follows:

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Housing Type	Lot Widths(if applic)	#	%
S.F. Detached	50 Ft Lots	246	40%
S.F. Detached	40 Ft. Lots	237	39
Townhomes	--	125	21
		608 D.U.	100%

Gross Density 4.37 du/ac

As noted 20% of the residential will be the 125 townhomes located in the easterly most portion of the site backing up to the commercial/ institutional uses along the CR 491 corridor and is far removed from adjacent S.F. residential neighbors. The next step up in density are the 40 ft. S.F. lots numbering 237, which are reserved to the eastern and central portion of the project with no perimeter adjacencies to pre-existing S.F. neighbors. The largest proposed 246 S.F lots are situated along the west and south property boundaries and are the only with any adjacency to other S. F. residential neighbors. Factually there are a maximum of existing 8 lots to the west in developed Crystal Glen, and 4 lots along King Bee St to the south. Both frontages are provided with either perimeter buffering and/or fencing as applicable on the proposed project's Master Plan. This meets any recognized test of compatibility per statutes or county codes and provided assurance to all proposed Lecanto Preserve's existing neighbors.

The Plan provides an active recreation amenity site, and in addition provides considerable open space amounting to over 25% of the site. The result is the project exceeds the requirements of the Comp Plan, though it is noted that the LDC does not expressly require it. It should also be noted that this project is located in Planning District 8 per page 10-87 of the Comp Plan. This is noted since Planning

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District 8 has the 3rd highest amount of permanent open space lands designated as Conservation (46.4% of all lands in District 8). See Fig 10-26 and Table 10-21 attached as Exh 5 and 6. Few counties can boast the amount of open space that Citrus County has (in particular this area of the county) and it will have it in perpetuity since these are publicly owned and preservation lands.

All projects must demonstrate that they are consistent with the Goals, Objectives and Policies of the adopted Comprehensive Plan. As a certified professional planner, I have examined the plan and find this project consistent with the following Goals, Objectives or Policies:

1. Goal 17, Obj 17.2 Policy 17.2.5 – Lecanto Preserve meets the test of being over 500 units and with densities of 4 du/ac requiring central Water & Service. The project is consistent.
2. Goal 17, Obj 17.2 , Policy 17.2.7 - This development site is the opposite of urban sprawl located strategically as discussed and has limited environmental limitations for development and has access to necessary services. This project is consistent.
3. Goal 17,Obj 17.2 , Policy 17.2.15 - This policy encourages infill. This project is the epitome of infill at the key crossroads of Citrus Co. The project is consistent.
4. Goal 17, Obj 17.3, Policy 17.3.1 - This policy establishes the density perimeters for each land use district. MDR allows densities up to 8 du/ac by PD. This project is approximately half that, therefore the Project is consistent.
5. Goal 17, Obj 17.3, Policy 17.3.4 - This policy requires adequate public facilities, and site suitability/ capability. The application demonstrates both, is therefore consistent.

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6. Goal 17, Obj 17.3, Policy 17.3.10 - While the townhomes of Preserve have a higher density, in the context of the project as a whole they do require us to seek HDR land use. Nevertheless, the land planner has consciously designed that residential type with adjacent to commercial/institutional properties along the CR 491 commercial corridor. While not required, this has been considered in siting of the land use. Therefore it is consistent.
7. Goal 17, Obj 17.5, Policy 17.5.1 - This policy encourages the use of PD process, which is what is being used for Lecanto Preserve. Therefore it is consistent.
8. Goal 17, Obj 17.15, Policy 17.15.11 - This policy has become an issue during the review of several of the last PD projects. In the plan, it technically calls for the LDC to be amended to address its provisions and that has yet to be done. However, out of an abundance of caution, the plan for Lecanto Preserve demonstrates on the Master Plan that it exceeds the 20% requirement in the PSA (25.4% as shown on the plan for a total of 35+ acres), therefore consistency is met.

The review further revealed no policy with which the project conflicts, therefore the project has met the consistency test.

Conclusion

This report has demonstrated the basis for approval of a project in Citrus County.

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LIST OF EXHIBITS – LECANTO PRESERVE PUD

EXHIBIT	DESCRIPTION
1	Planned Service Area Map
2	County Future Land Use Map
3	County LDC Atlas Zoning Map
4	Lecanto Preserve PUD Master Plan
5	Comp Plan Fig 10-26- Pl. Dist. Map
6	Land Uses for PD 8 –Conserv Land

Attachment: Applicant additional items 3-3-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

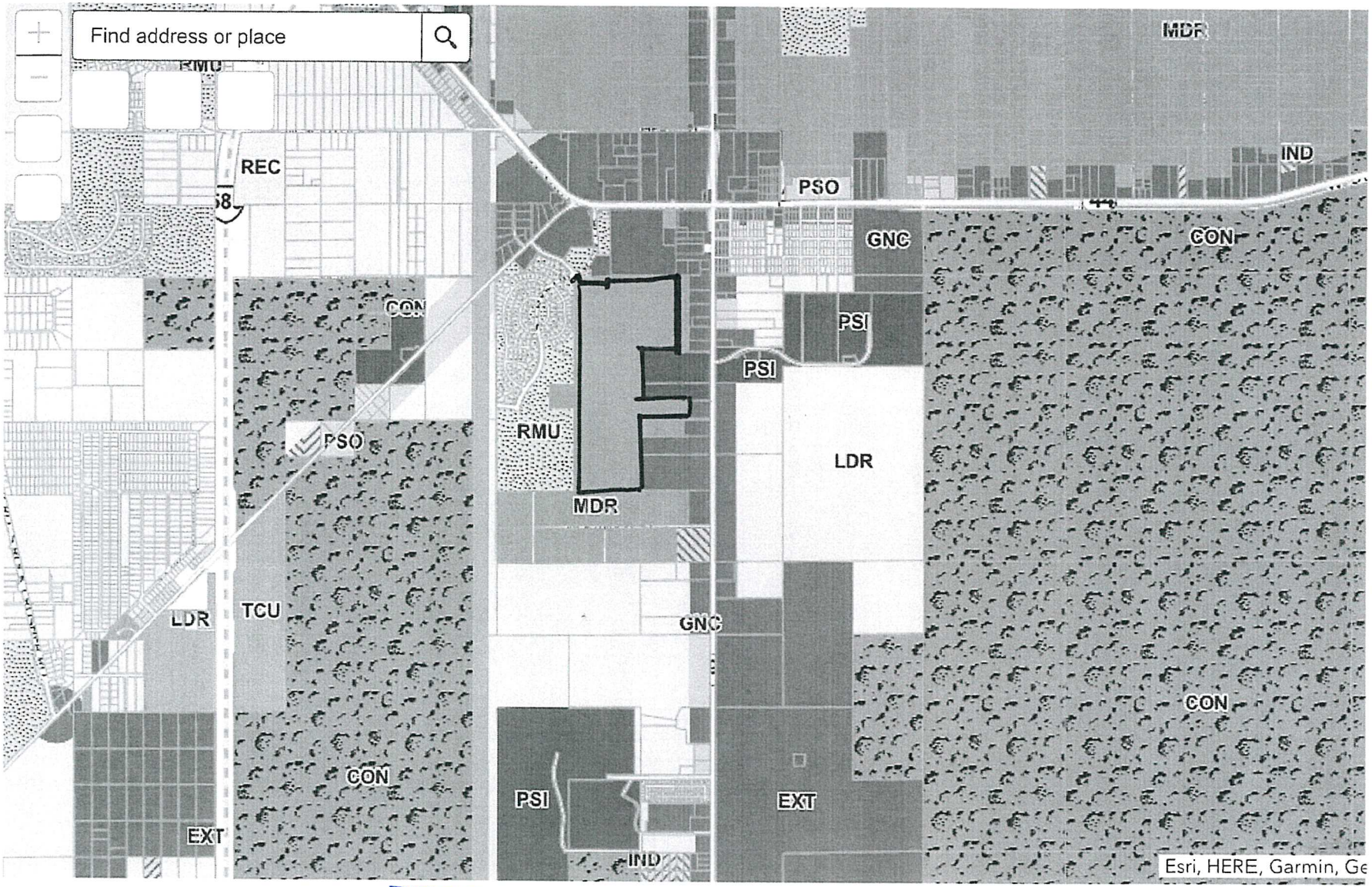
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EXH 1

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Landuse Citrus County GIS



0.6mi

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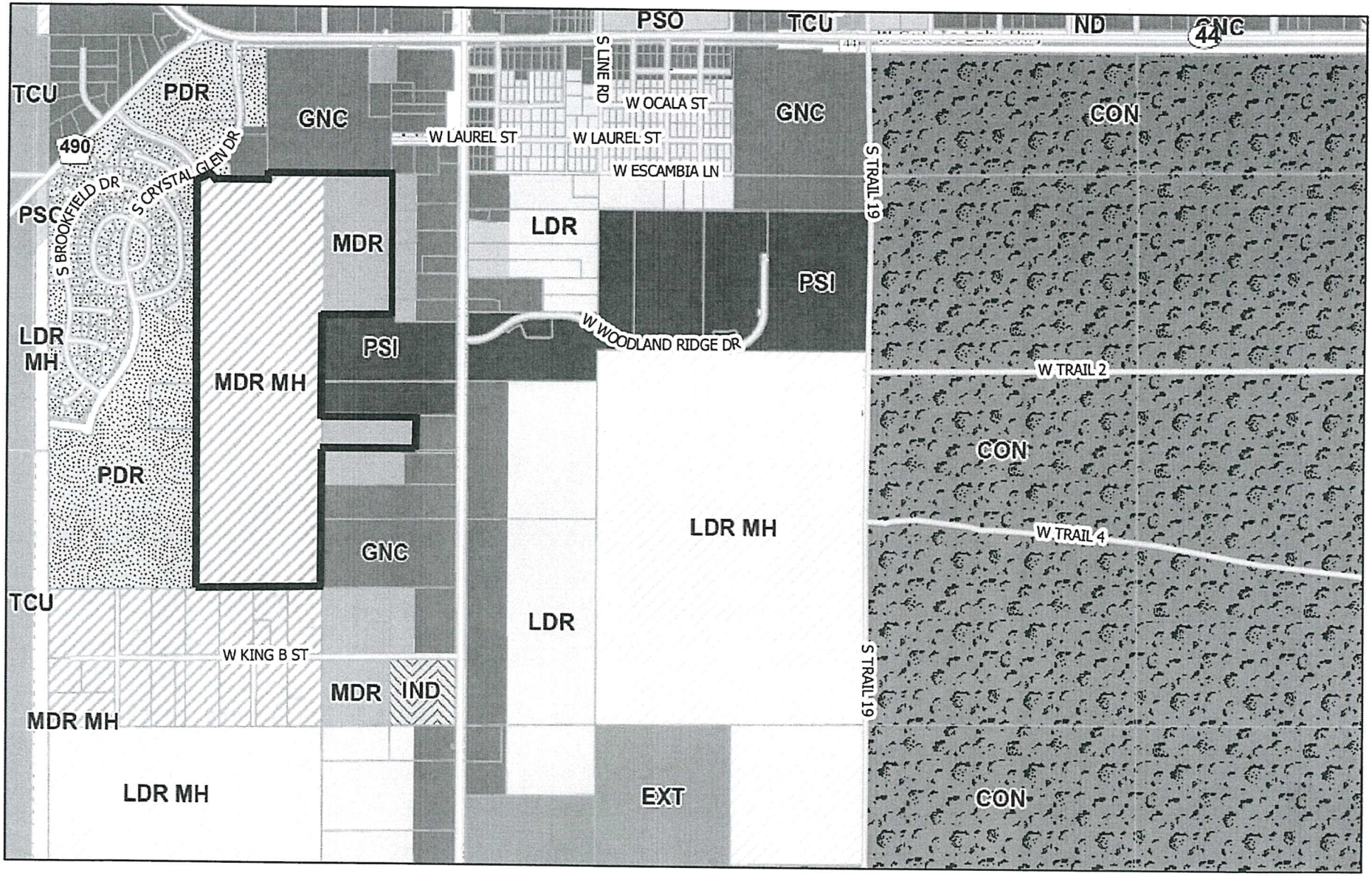
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https://maps.citrusbocc.com/portal/apps/webappviewer/index.html?id=0998a717fa42478784703730288f7dce

EXH 2

Attachment: Applicant additional items 3-3-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Existing Zoning Map



1/26/2022, 3:55:00 PM

Zoning

- CONSERVATION
- EXTRACTIVE
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSTY RES - MH ALLOWED

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1:18,056

0 0.13 0.25 0.5 mi

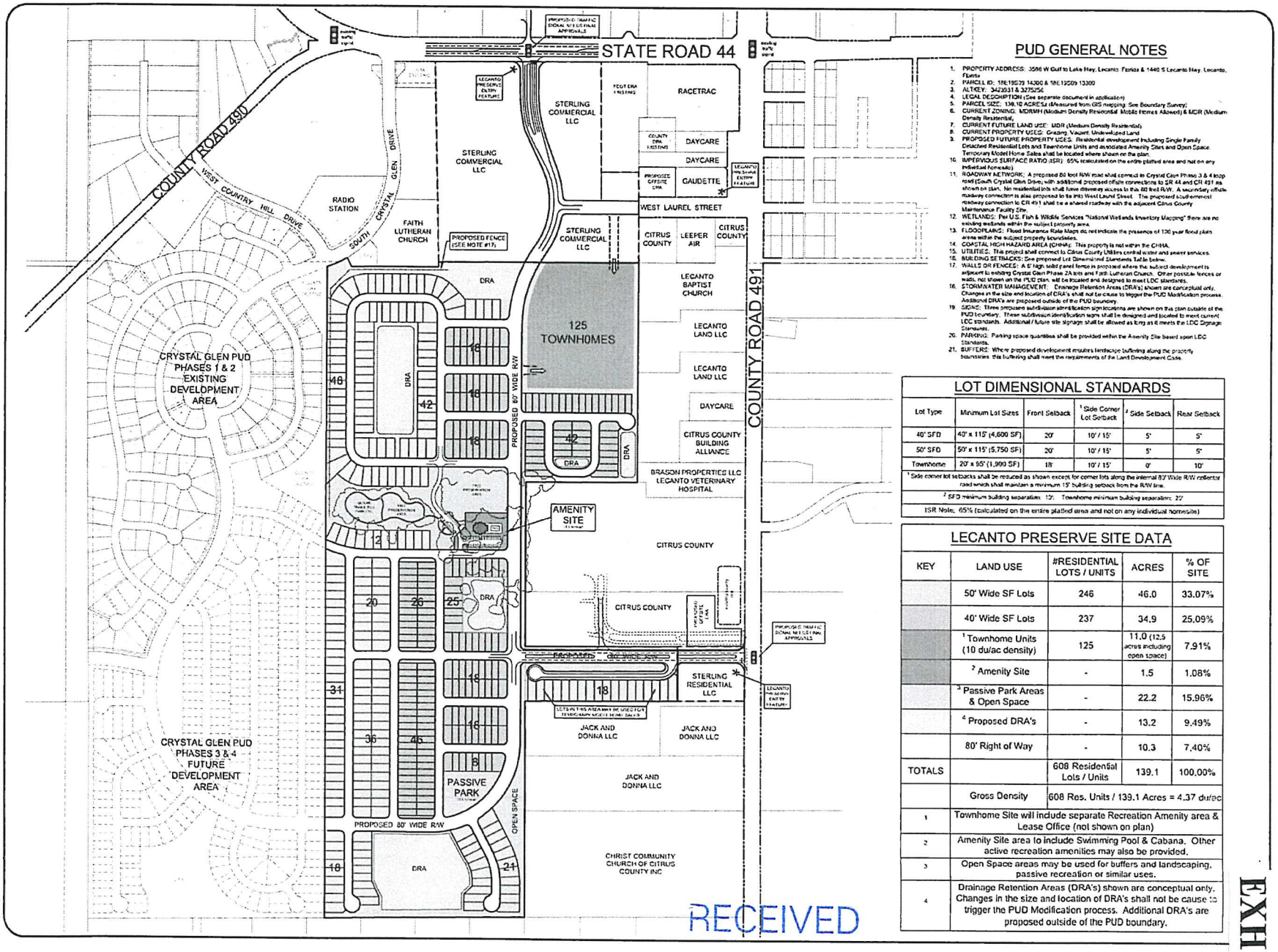
0 0.2 0.4 0.8 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

Citrus County

EXH 3

Attachment: Applicant additional items 3-3-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)



PUD GENERAL NOTES

1. PROPERTY ADDRESS: 3586 W Gulf to Lake Hwy, Lecanto, Florida & 1440 S Lecanto Hwy, Lecanto, Florida
2. PARCEL ID: 18E19S29 14300 & 18E19S09 13300
3. ALTKEY: 3420311 & 3275256
4. LEGAL DESCRIPTION (See separate document in application)
5. PARCEL SIZE: 138.10 ACRES± (Measured from GIS mapping. See Boundary Survey)
6. CURRENT ZONING: MDR/MH (Medium Density Residential Mobile Homes Allowed) & MDR (Medium Density Residential)
7. CURRENT FUTURE LAND USE: MDR (Medium Density Residential)
8. CURRENT PROPERTY USES: Grazing Vacant, Undeveloped Land
9. PROPOSED FUTURE PROPERTY USES: Residential development including Single Family Detached Residential Lots and Townhome Units and associated Amenity Sites and Open Space. Temporary Model Home Sales shall be located where shown on the plan.
10. IMPERVIOUS SURFACE RATIO (ISR): 65% (calculated on the entire platted area and not on any individual homesite)
11. ROADWAY NETWORK: A proposed 80 foot R/W road shall connect to Crystal Glen Phase 3 & 4 loop road (South Crystal Glen Drive) with additional proposed offsite connections to SR 44 and CR 491 as shown on plan. No residential lots shall have driveway access to this 80 foot R/W. A secondary offsite roadway connection is also proposed to tie into West Laurel Street. The proposed southernmost roadway connection to CR 491 shall be a shared roadway with the adjacent Citrus County Maintenance Facility Site.
12. WETLANDS: Per U.S. Fish & Wildlife Services "National Wetlands Inventory Mapping" there are no existing wetlands within the subject property area.
13. FLOODPLAINS: Flood Insurance Rate Maps do not indicate the presence of 100 year flood plain areas within the subject property boundaries.
14. COASTAL HIGH HAZARD AREA (CHHA): This property is not within the CHHA.
15. UTILITIES: This project shall connect to Citrus County Utilities central water and sewer services.
16. BUILDING SETBACKS: See proposed Lot Dimensional Standards Table below.
17. WALLS OR FENCES: A 6' high, solid panel fence is proposed where the subject development is adjacent to existing Crystal Glen Phase 2A lots and Faith Lutheran Church. Other possible fences or walls, not shown on the PUD plan, will be located and designed to meet LDC standards.
18. STORMWATER MANAGEMENT: Drainage Retention Areas (DRA's) shown are conceptual only. Changes in the size and location of DRA's shall not be cause to trigger the PUD Modification process. Additional DRA's are proposed outside of the PUD boundary.
19. SIGNS: Three proposed subdivision identification sign locations are shown on this plan outside of the PUD boundary. These subdivision identification signs shall be designed and located to meet current LDC standards. Additional / future site signage shall be allowed as long as it meets the LDC Signage Standards.
20. PARKING: Parking space quantities shall be provided within the Amenity Site based upon LDC Standards.
21. BUFFERS: Where proposed development requires landscape buffering along the property boundaries, the buffering shall meet the requirements of the Land Development Code.

LOT DIMENSIONAL STANDARDS

Lot Type	Minimum Lot Sizes	Front Setback	[1] Side Corner Lot Setback	[2] Side Setback	Rear Setback
40' SFD	40' x 115' (4,600 SF)	20'	10' / 15'	5'	5'
50' SFD	50' x 115' (5,750 SF)	20'	10' / 15'	5'	5'
Townhome	20' x 55' (1,900 SF)	18'	10' / 15'	0'	10'

[1] Side corner lot setbacks shall be reduced as shown except for corner lots along the internal 80' Wide R/W collector road which shall maintain a minimum 15' building setback from the R/W line.

[2] SFD minimum building separation: 10'. Townhome minimum building separation: 20'

ISR Note: 65% (calculated on the entire platted area and not on any individual homesite)

LECANTO PRESERVE SITE DATA

KEY	LAND USE	#RESIDENTIAL LOTS / UNITS	ACRES	% OF SITE
	50' Wide SF Lots	246	46.0	33.07%
	40' Wide SF Lots	237	34.9	25.09%
	[1] Townhome Units (10 du/ac density)	125	11.0 (12.5 acres including open space)	7.91%
	[2] Amenity Site	-	1.5	1.08%
	[3] Passive Park Areas & Open Space	-	22.2	15.96%
	[4] Proposed DRA's	-	13.2	9.49%
	80' Right of Way	-	10.3	7.40%
TOTALS		608 Residential Lots / Units	139.1	100.00%
	Gross Density	608 Res. Units / 139.1 Acres = 4.37 du/ac		

1	Townhome Site will include separate Recreation Amenity area & Lease Office (not shown on plan)
2	Amenity Site area to include Swimming Pool & Cabana. Other active recreation amenities may also be provided.
3	Open Space areas may be used for buffers and landscaping, passive recreation or similar uses.
4	Drainage Retention Areas (DRA's) shown are conceptual only. Changes in the size and location of DRA's shall not be cause to trigger the PUD Modification process. Additional DRA's are proposed outside of the PUD boundary.

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PUD22-02

EXH 4

Community Land Design, Inc.
Landscape Architecture
1773 East Cleveland Street
Homosassa, FL 34443
Phone (352) 637-1742
(E): paulclc2000@tampabay.rr.com
Paul C. Gibbs
Registered Landscape Architect
#LA0001189
State of Florida

LECANTO PRESERVE

PUD Master Plan
01/20/22

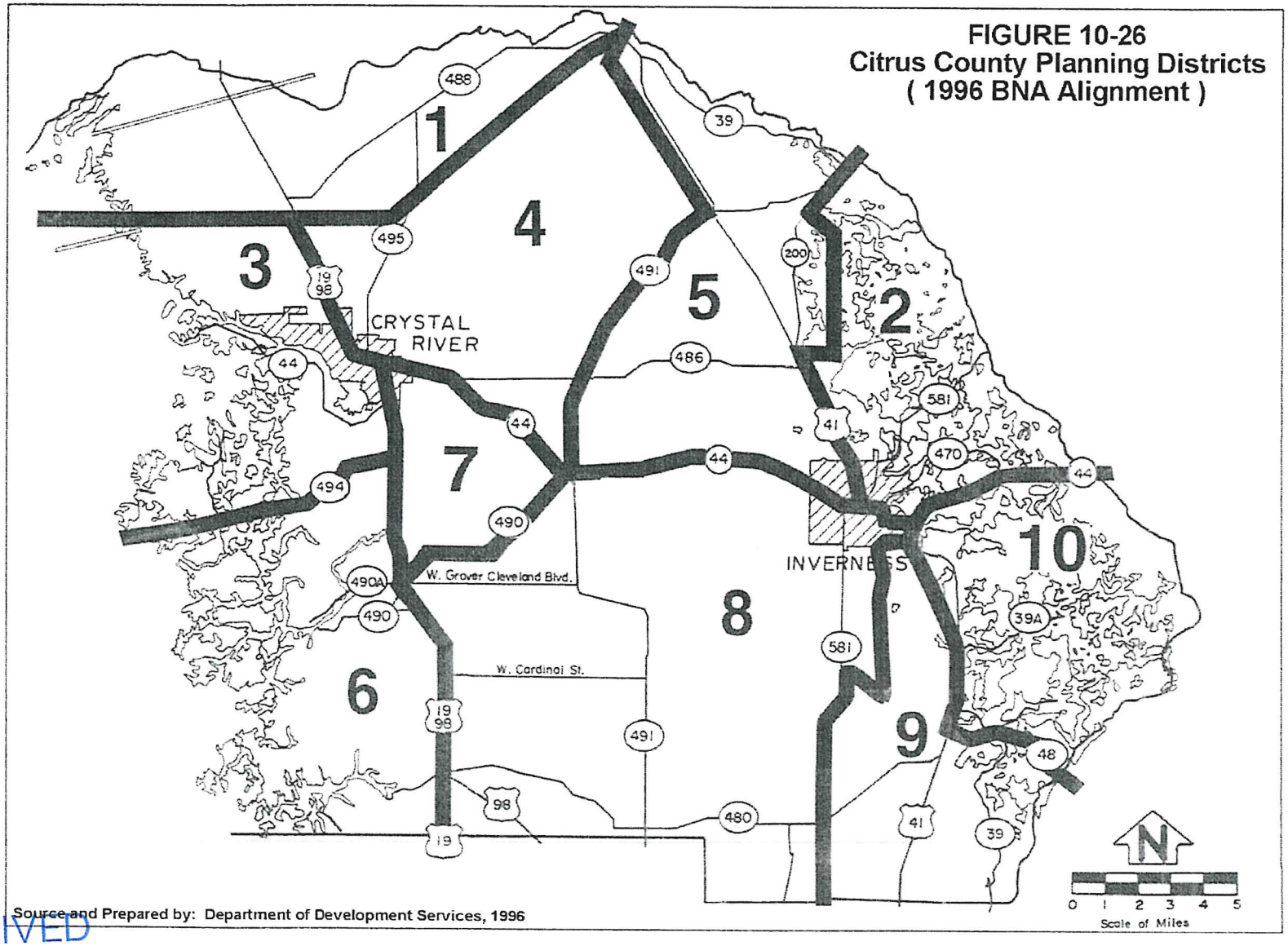
Lecanto, Florida

Graphic Scale Bar

DRAWN BY:	PCG
DATE:	01/20/22
SCALE:	1" = 250'

SHEET 1 OF 1

Attachment: Applicant additional items 3-3-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)



Source and Prepared by: Department of Development Services, 1996

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Land Development Division

EXH 5
Packet Pg. 138
J.1.d
Attachment: Applicant additional items 3-3-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

TABLE 10-21
1995 LAND USE BY PLANNING DISTRICT

	Planning District One		Planning District Two		Planning District Three		Planning District Four		Planning District Five	
Land Use	Acreage	Percent	Acreage	Percent	Acreage	Percent	Acreage	Percent	Acreage	Percent
Residential	4,657	13.22%	5,440	24.40%	1,550	5.73%	8,491	18.86%	13,934	34.34%
Commercial	30	0.01%	40	0.20%	117	0.43%	314	0.70%	422	1.04%
Industrial	9	0.03%	0	0.00%	36	0.13%	40	0.09%	146	0.36%
Extractive	1,166	3.31%	0	0.00%	703	2.60%	228	0.51%	314	0.77%
Trans/Commun/Utilities	2,794	7.93%	6	0.03%	2,384	8.81%	1,258	2.79%	583	1.44%
Public/Semi-Public	32	0.09%	54	0.24%	95	0.35%	310	0.69%	187	0.46%
Conservation	4,115	11.68%	7,466	33.49%	12,530	46.30%	0	0.00%	118	0.29%
Recreation-Open Space	7	0.02%	156	0.70%	216	0.80%	836	1.86%	577	1.42%
Agriculture	9,905	28.11%	1,310	5.89%	18	0.07%	2,126	4.72%	4,265	10.51%
Vacant-Committed	7,534	21.39%	1,324	5.94%	601	2.22%	24,654	54.77%	10,058	24.79%
Vacant-Undeveloped	4,981	14.14%	6,497	29.14%	8,810	32.56%	6,757	10.39%	9,974	24.58%
TOTALS	**35,230**	**100.00%**	**22,293**	**100.00%**	**27,060**	**100.00%**	**45,014**	**100.00%**	**40,578**	**100.00%**

	Planning District Six		Planning District Seven		Planning District Eight		Planning District Nine		Planning District Ten	
Land Use	Acreage	Percent	Acreage	Percent	Acreage	Percent	Acreage	Percent	Acreage	Percent
Residential	3,757	7.46%	4,654	39.56%	15,834	18.76%	7,771	26.00%	4,152	13.96%
Commercial	318	0.63%	247	2.10%	118	0.14%	144	0.48%	71	0.24%
Industrial	191	0.38%	45	0.38%	183	0.22%	3	0.01%	12	0.04%
Extractive	0	0.00%	0	0.00%	1,505	1.78%	0	0.00%	0	0.00%
Trans/Commun/Utilities	12	0.02%	375	3.19%	505	0.60%	302	1.01%	6	0.02%
Public/Semi-Public	62	0.12%	169	1.44%	394	0.47%	78	0.26%	19	0.06%
Conservation	33,616	66.71%	0	0.00%	39,170	46.41%	0	0.00%	16,284	54.74%
Recreation-Open Space	21	0.04%	206	1.75%	391	0.46%	1,438	4.81%	1,122	3.77%
Agriculture	474	0.94%	1,786	15.18%	9,699	11.50%	10,897	36.47%	3,092	10.39%
Vacant-Committed	1,182	2.35%	1,547	13.15%	10,369	12.28%	880	2.94%	1,040	3.50%
Vacant-Undeveloped	10,759	21.35%	2,735	23.25%	6,233	7.38%	8,376	28.02%	3,951	13.28%
TOTALS	**50,392**	**100.00%**	**11,764**	**100.00%**	**27,060**	**100.00%**	**29,889**	**100.00%**	**29,749**	**100.00%**

Note: Figures are based on the Enumeration District alignment using the data gathered in the 1995 Land Use Inventory. Upon adoption of the BNA Alignment, existing land use will be recalculated

Source and Prepared by: Citrus County Community Development Division, 1995

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Land Development Division

EXH 6
Packet Pg. 139
J.1.d
Attachment: Applicant additional items 3-3-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

MEMORANDUM

To: Joanna Coutu, AICP, Director Land Development Division
Citrus County

From: Turgut Dervish, P.E.
Jay Davoll, P.E.

Date: March 17, 2022

Re: **Lecanto Preserve**
Citrus County, Florida
TPD # 5590

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PUD-22-02
MAR 17 2022
Land Development Division

The following is an outline of our proposed methodology for the Traffic Impact Analysis of the above-referenced development project in Citrus County, Florida. The development is for a mix-use development located on the south side of SR 44, approximately 1,000 feet west of the intersection of SR 44 and CR 491. **Figure 1** depicts the site location. The traffic study will be a Major Traffic Study based on the trips generated by the proposed development.

1. Proposed Development

The proposed development is for 748 single family dwelling units, 156 townhome multi-family dwelling units and 70,000 square feet of commercial retail. Access to the development is proposed from SR 44 at S. Country Oaks Terrace, two connections on CR 491 and two internal connections on South Crystal Glen Drive. **Figure 2** is a conceptual site plan of the development and access configuration.

2. Trip Generation

Trip generation data from the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual* will be used for the trip generation estimation of the development. **Table 1** provides a summary of the trip generation calculations. The project is expected to generate a total net new daily trips of 11,886 of which 641 will occur during the A.M. peak hour and 1,159 will occur during P.M. peak hour. The ITE trip generation worksheets are included in **Attachment A**.

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)



Lecanto Preserve
Project № 5590
Figure 3

Site Location

N
NTS

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)



Lecanto Preserve
Project № 5590
Figure 3

Trip Distribution

N
NTS

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Table 1
Trip Generation Summary

ITE Code	Land Use	Qty[1]	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
210	Single Family Detached	748 DU	8.59	6,425	0.62	121	344	465	0.88	415	244	659
220	Townhome Multi-Family	156 DU	6.89	1,075	0.46	17	54	71	0.56	55	33	88
821	Retail (40-150 K)	140 KSF	94.49	13,229	3.53	306	188	494	9.03	607	657	1,264
Totals				**20,729**	---	**444**	**586**	**1,030**	---	**1,077**	**934**	**2,011**
Internal Capture (23%)[2]				**4,768**		**102**	**135**	**237**		**248**	**215**	**463**
Retail Pass-by (40%)[3]				**4,075**		**94**	**58**	**152**		**187**	**202**	**389**
Total Net New Trips				**11,886**		**248**	**393**	**641**		**642**	**517**	**1,159**

[1] DU = Dwelling Units, KSF = 1,000 square feet
[2] Internal capture from NCHRP 684
[3] Pass-by percentage obtained from ITE Trip Generation Manual, 11th Edition

3. Trip Distribution

The trip distribution pattern for the proposed project was estimated using Central Florida Regional Planning Model (CFRPM). A Select Zone Analysis (SZA) was conducted by modifying the 2030 interim year model network to include a Traffic Analysis Zone (TAZ) representing the proposed project and the model's socio-economic data updated to reflect the proposed project buildout. The model distribution output is included in **Attachment B**. The distribution of the trips in the project vicinity is depicted in **Figure 3**.

4. Impact Area

The following roadway segments and intersections will be included in the analysis:

- Roadway Segments

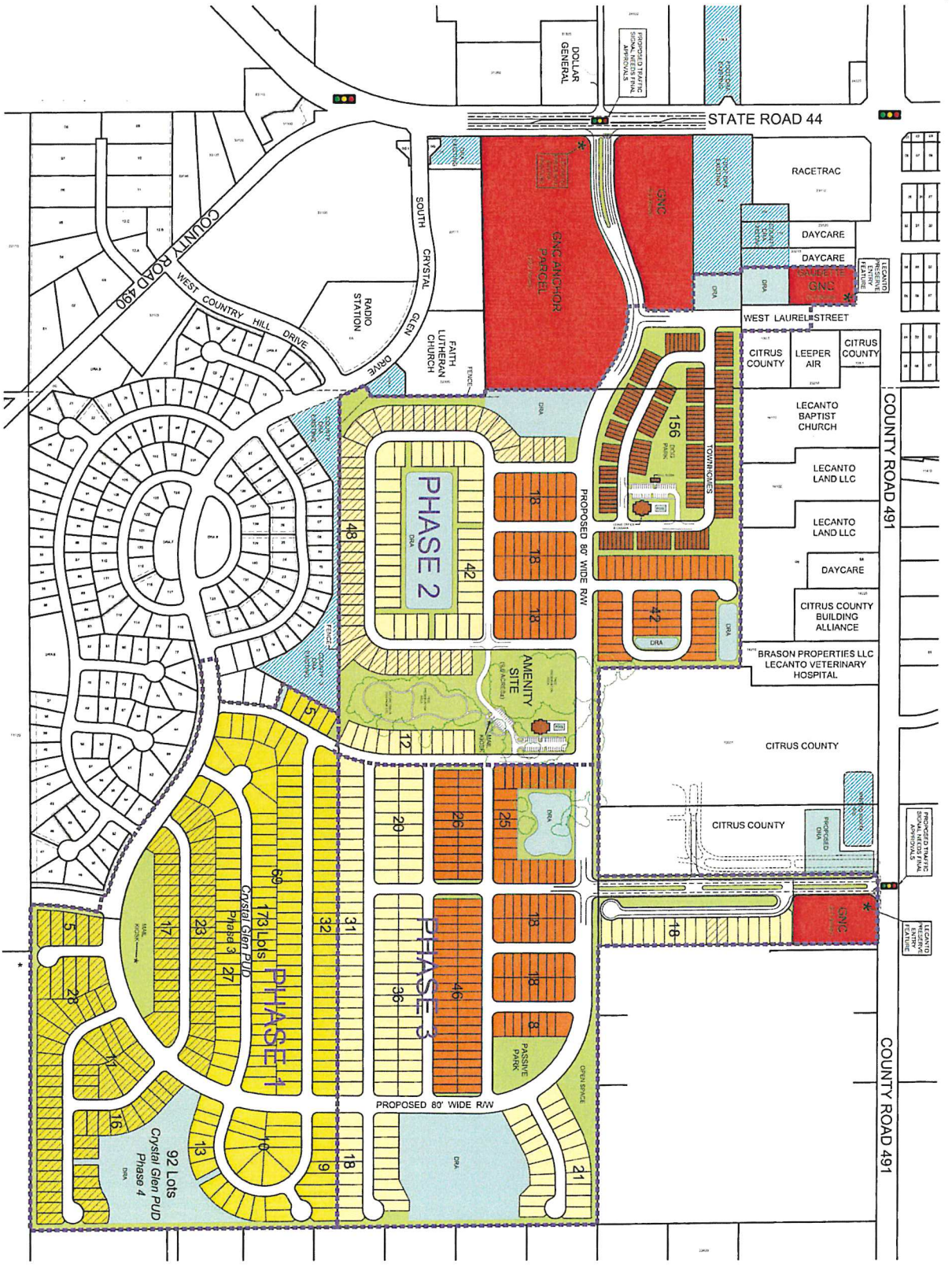
SR 44 — West of CR 490 (W. Homosassa Trail)
CR 490 (W. Homosassa Trail) to CR 491
East of CR 491
CR 491 — North of SR 44
SR 44 to Lecanto Maintenance Complex
South of Lecanto Maintenance Complex
CR 490 (W. Homosassa Trail)
SR 44 to W. Country Hill Drive
South of W. Country Hill Drive

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

- Intersections

  SR 44 & CR 490 (W. Homosassa Trail)
  SR 44 & CR 491
  SR 44 & S. Country Oaks Terrace (future Site Driveway)
  CR 490 (W. Homosassa Trail) & W. County Hill Drive
  Future project driveways

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)



Lecanto Preserve
Project № 5590
Figure 2

Conceptual Site Plan

N
NTS

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

5. Trip Impact Assessment

To assess the impact of the project traffic on the above-mentioned study roadways/ intersections, the following steps will be followed in the analysis:

Roadways

- Determine background traffic volumes on impacted roadways. Existing traffic volumes will be expanded to the buildout year with the use of background traffic growth factor determined from historical growth trends analysis of daily volumes. A minimum 2% growth rate will be applied to existing traffic volumes.
- Combine project traffic with background traffic to obtain total traffic flows.
- Perform traffic analysis utilizing Citrus County and/or FDOT Levels of Service Standards/Guidelines consistent with the County's Comprehensive Plan.

Intersections

- Conduct intersection counts during the P.M. peak period at the study intersections. FDOT seasonal factor will be applied to the counts.
- Combine project traffic with background traffic to obtain total traffic.
- Perform intersection capacity analysis utilizing the latest HCS operational analysis procedures for the P.M. peak hour.
- Conduct turn lane analysis including queues at the site access driveways.

6. Planned and Programmed Improvements

An inventory and programmed improvements will be made of the site's impact area utilizing the Citrus County Transportation Improvement Program.

7. Turn Lane Analysis

A turn lane analysis will be performed as per Citrus County and/or FDOT guidelines.

8. Traffic Report

A traffic report will be prepared as per Citrus County's guidelines summarizing study procedures, analyses and recommendations of the analysis. If you have any questions or concerns, please contact us at (407) 628-9955.

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

ATTACHMENT A

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Single-Family Detached Housing
(210)

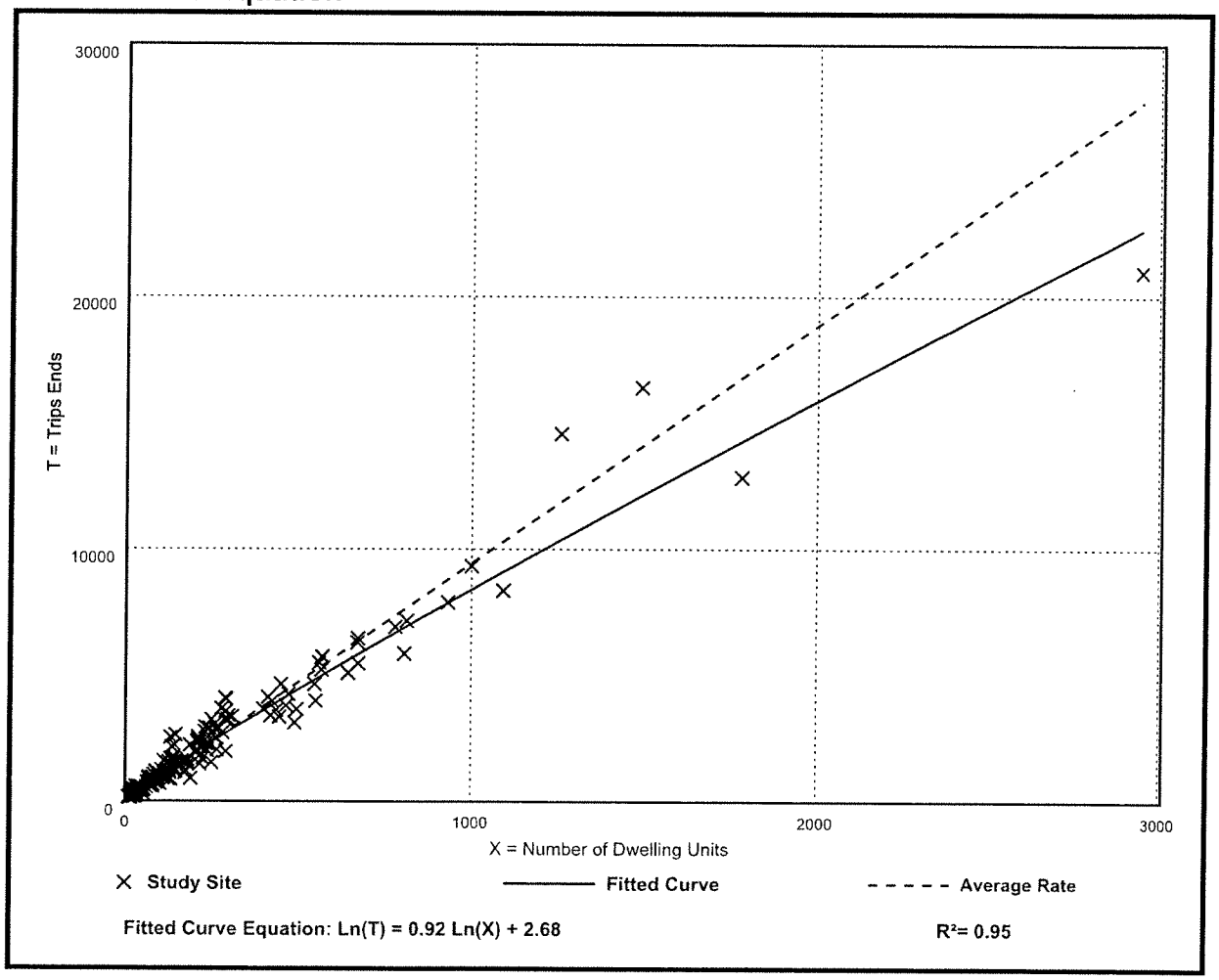
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

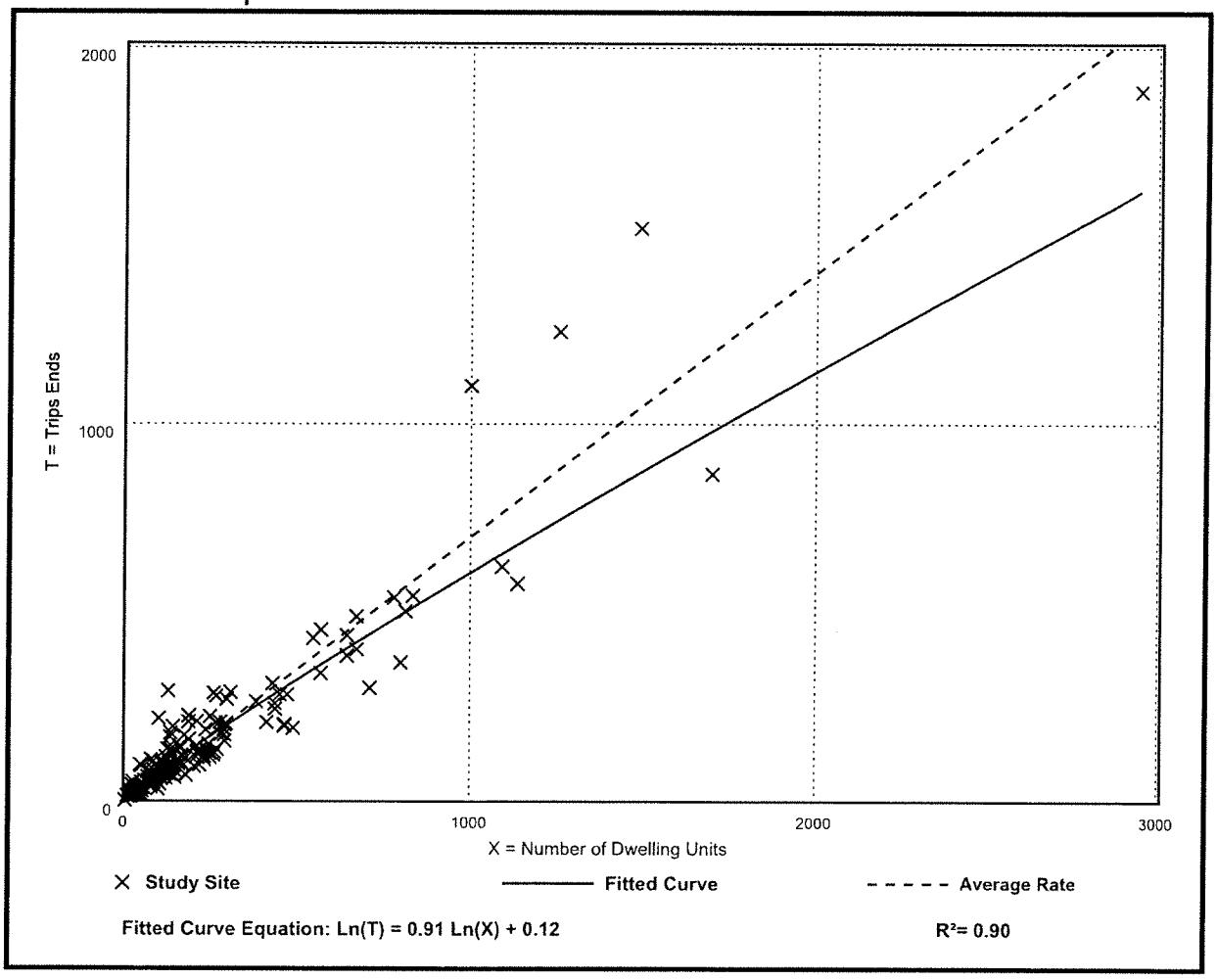
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

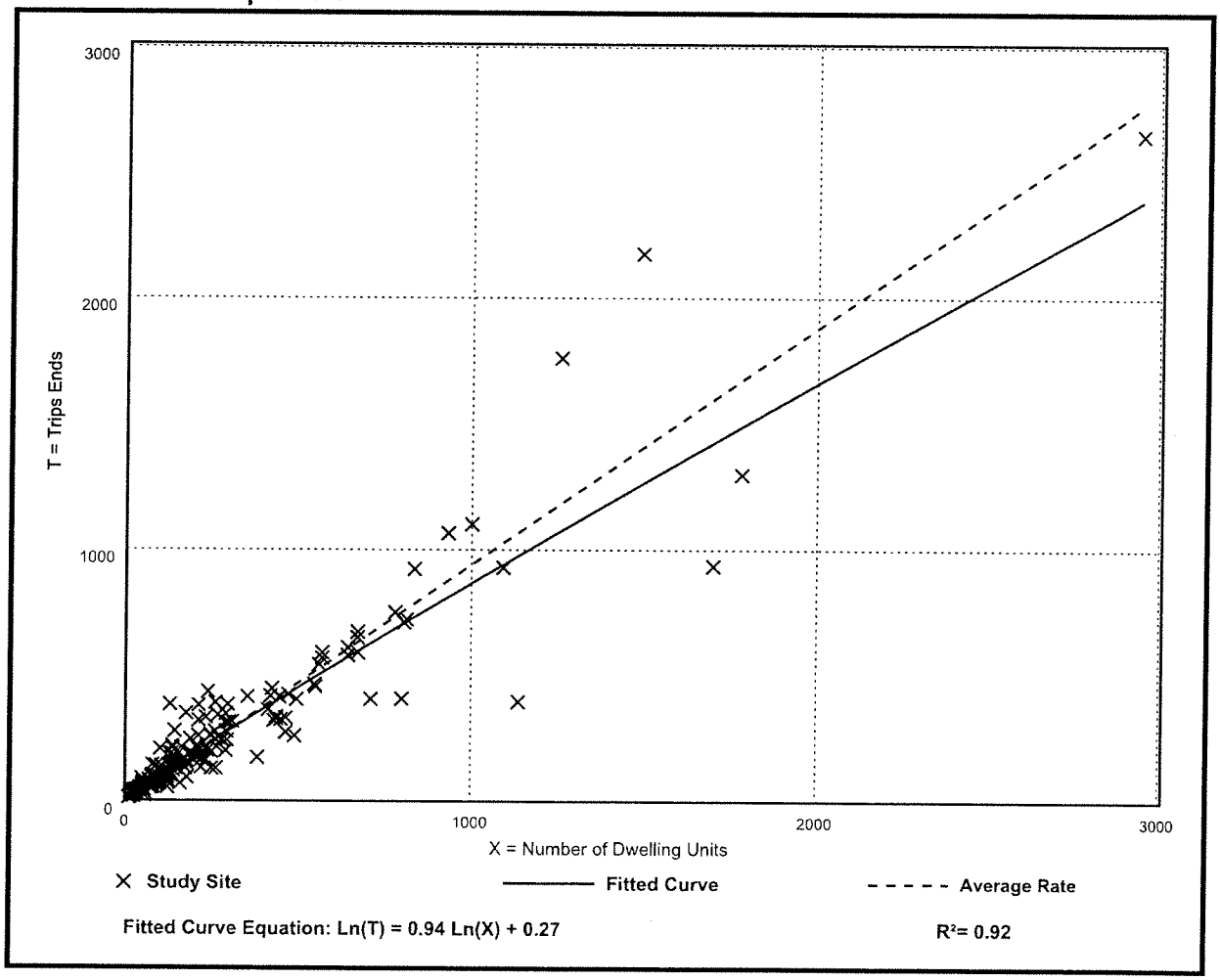
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

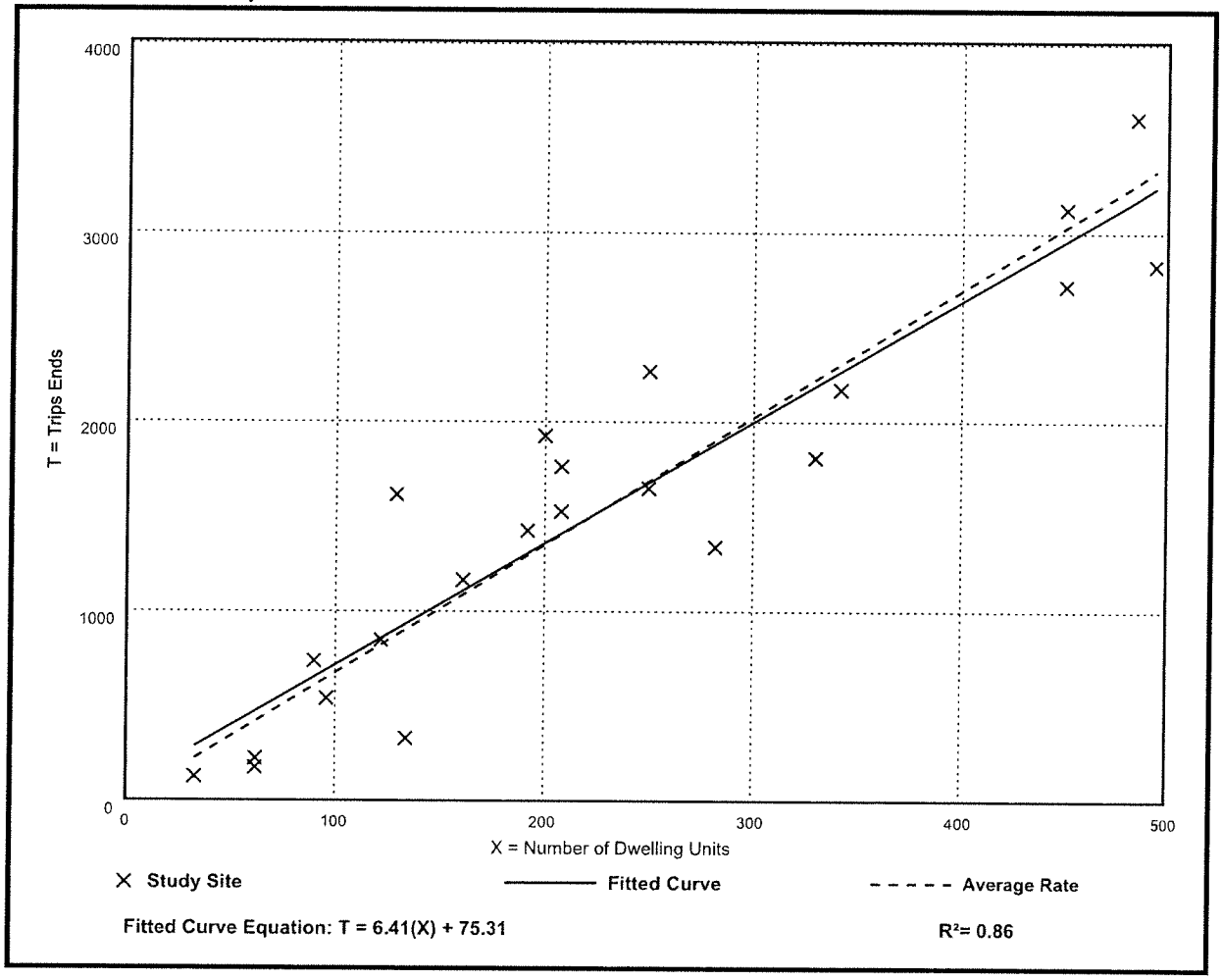
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

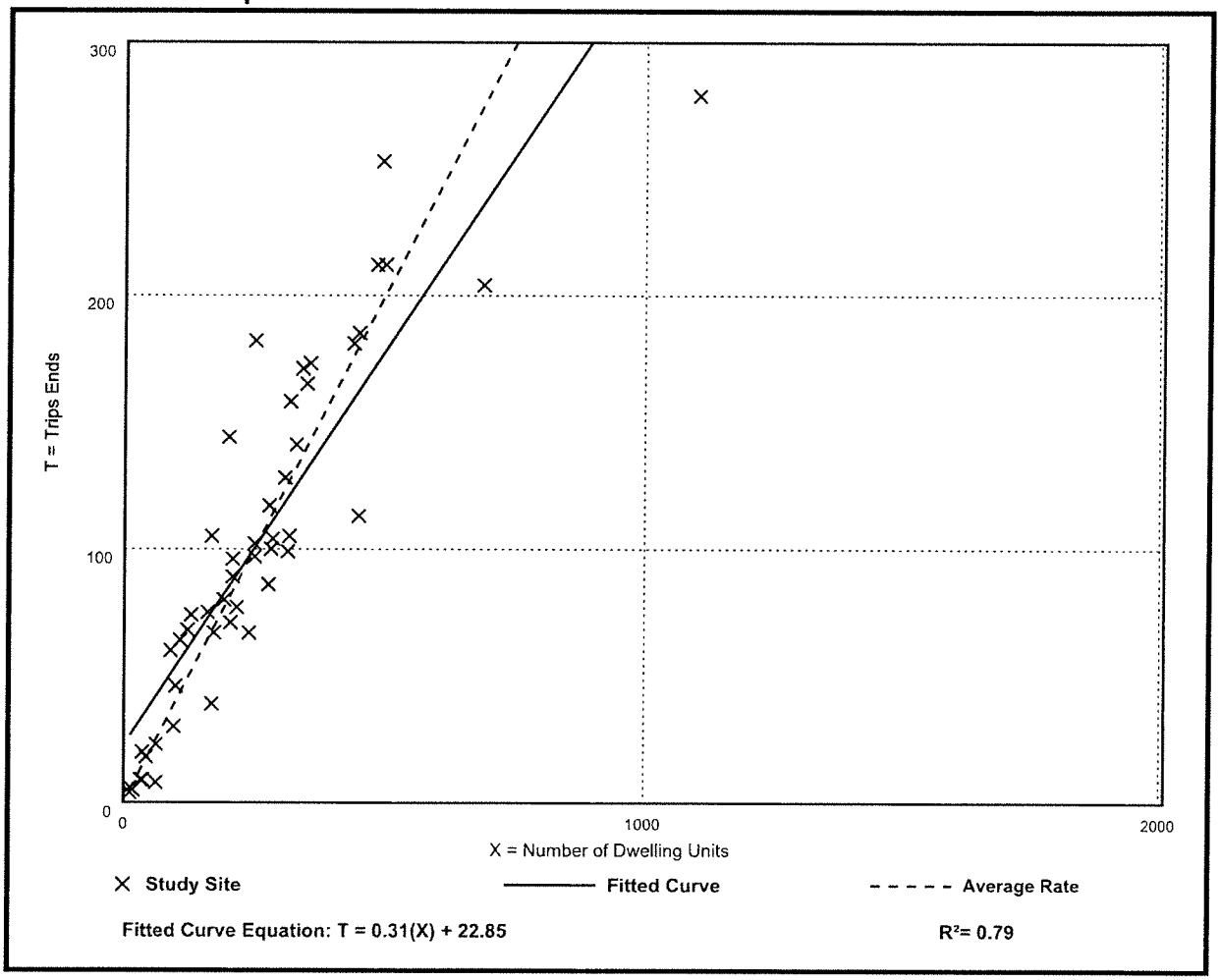
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

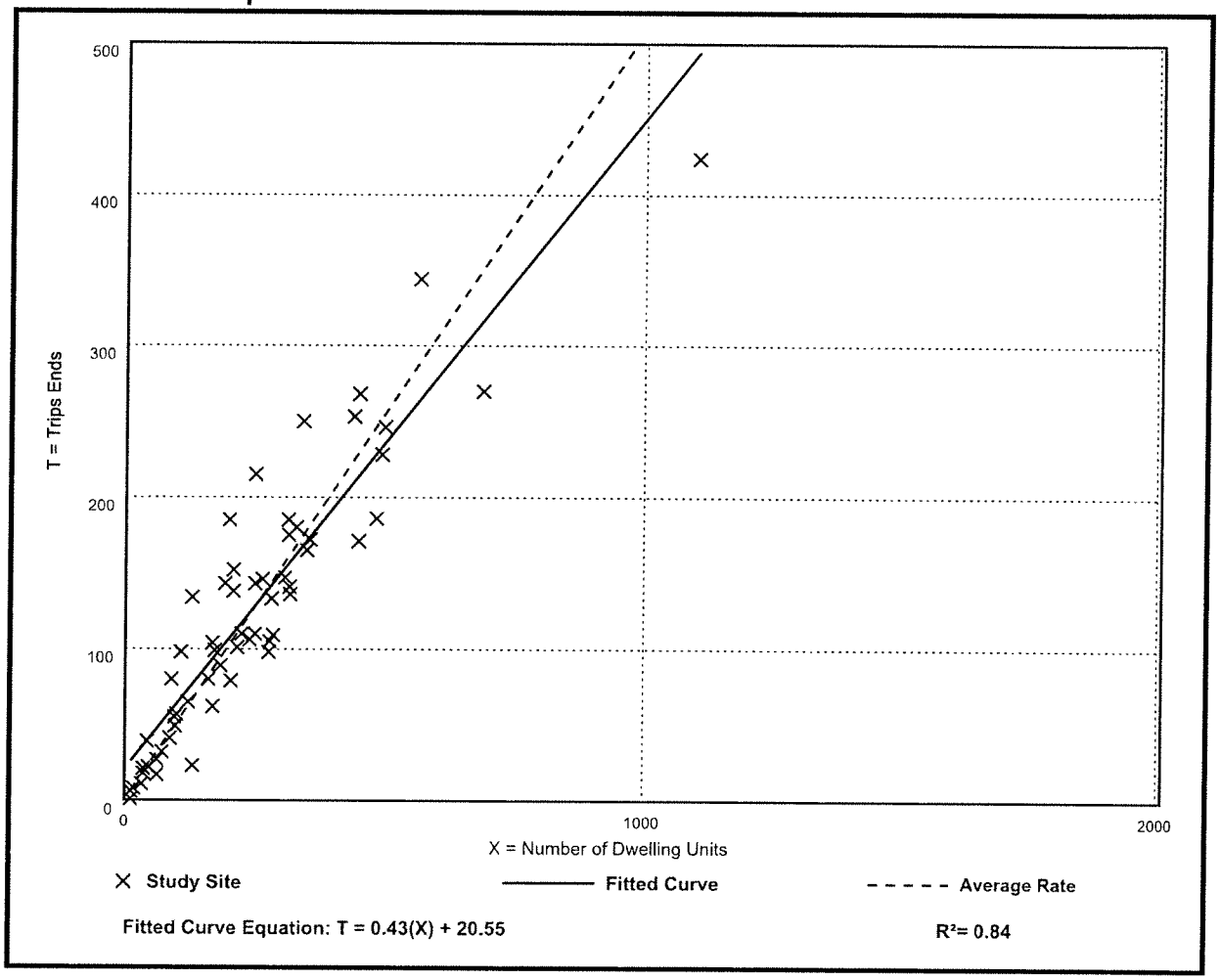
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Shopping Plaza (40-150k) - Supermarket - Yes (821)

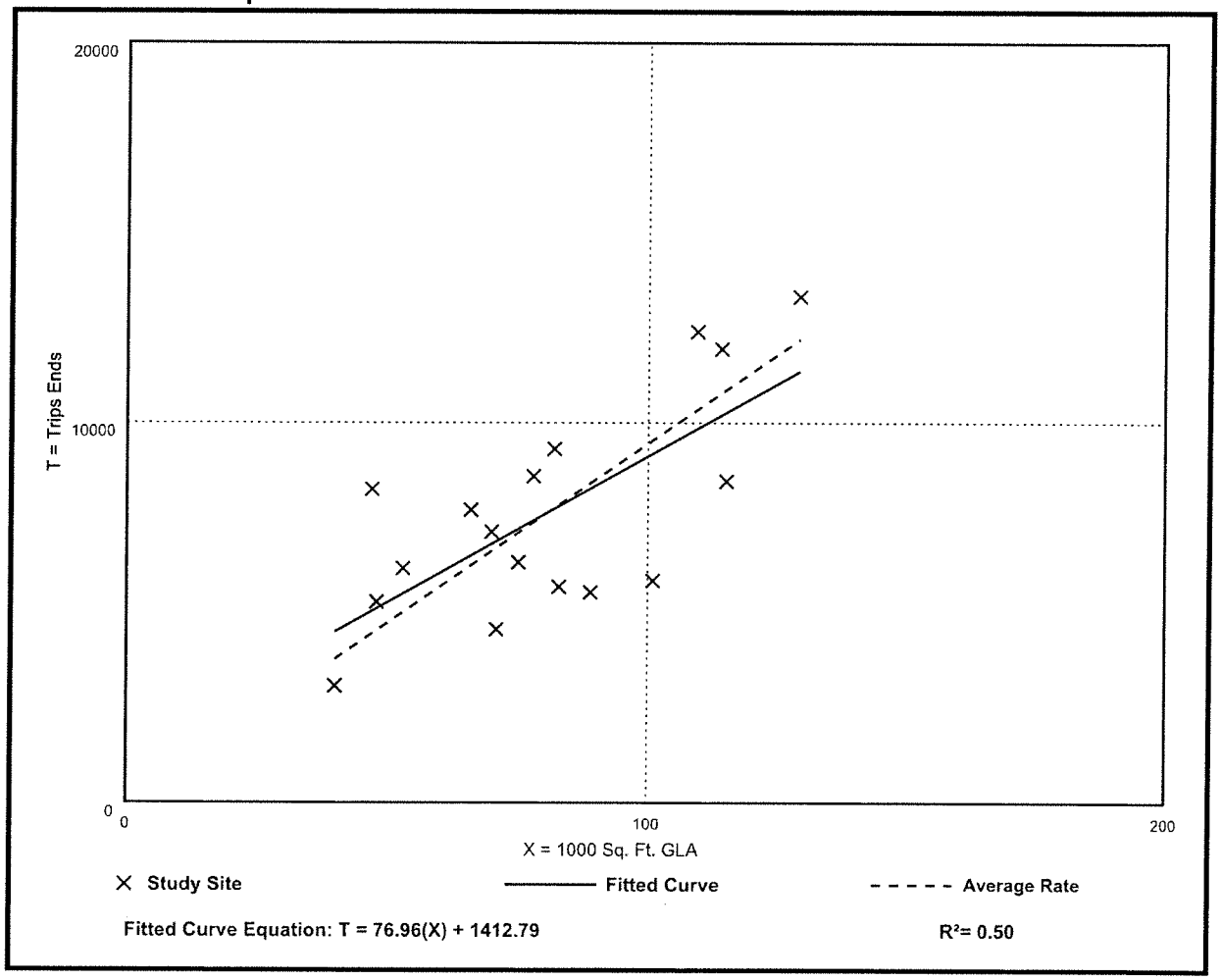
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. 1000 Sq. Ft. GLA: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Fitted Curve Equation: T = 76.96(X) + 1412.79

R^2= 0.50

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

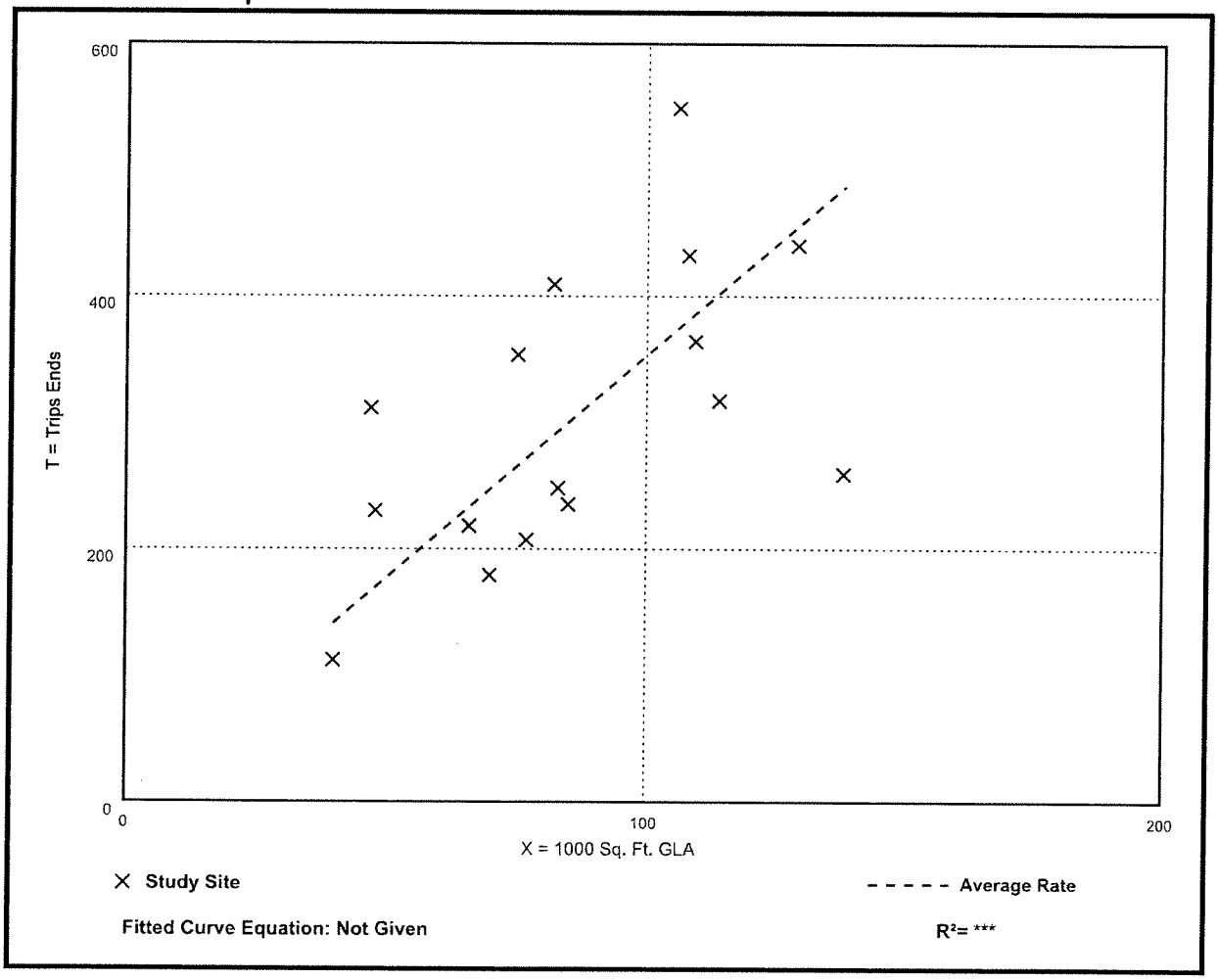
Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GLA: 86
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

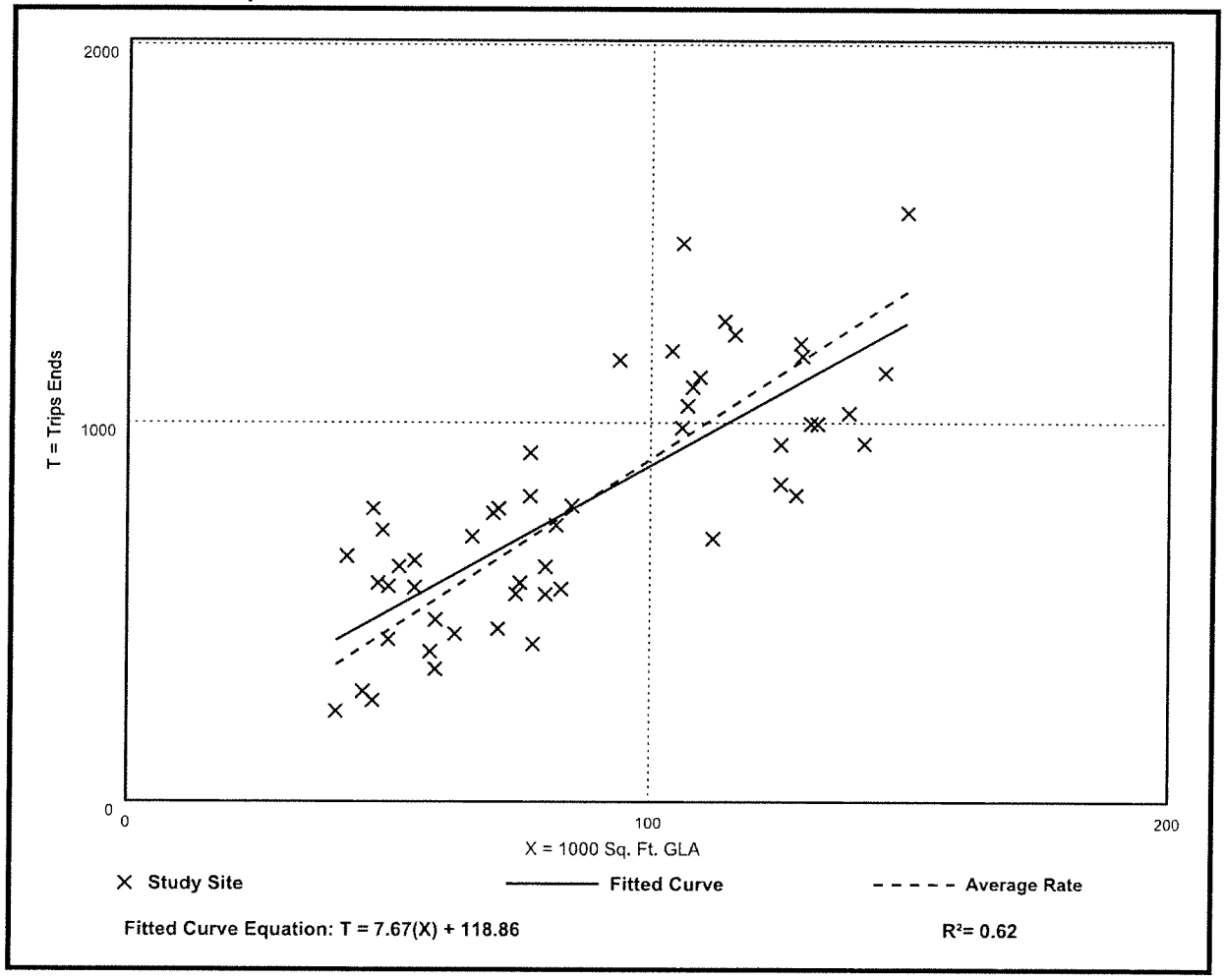
Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 51
Avg. 1000 Sq. Ft. GLA: 87
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation



Fitted Curve Equation: T = 7.67(X) + 118.86

R^2= 0.62

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Lecanto Preserve	Organization:	
Project Location:	Citrus County	Performed By:	TPD/jd
Scenario Description:	Full Buildout	Date:	3/15/2022
Analysis Year:	2026	Checked By:	TPD
Analysis Period:	P.M. Street Peak Hour	Date:	3/15/2022

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	140	KSF	1,264	607	657
Restaurant						
Cinema/Entertainment				0		
Residential	210 & 220	904	DU	747	470	277
Hotel				0		
All Other Land Uses[2]						
				2,011	1,077	934

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	171	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	61	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	2,011	1,077	934
Internal Capture Percentage	23%	22%	25%
External Vehicle-Trips[5]	1,547	845	702
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	26%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	36%	22%
Hotel	N/A	N/A

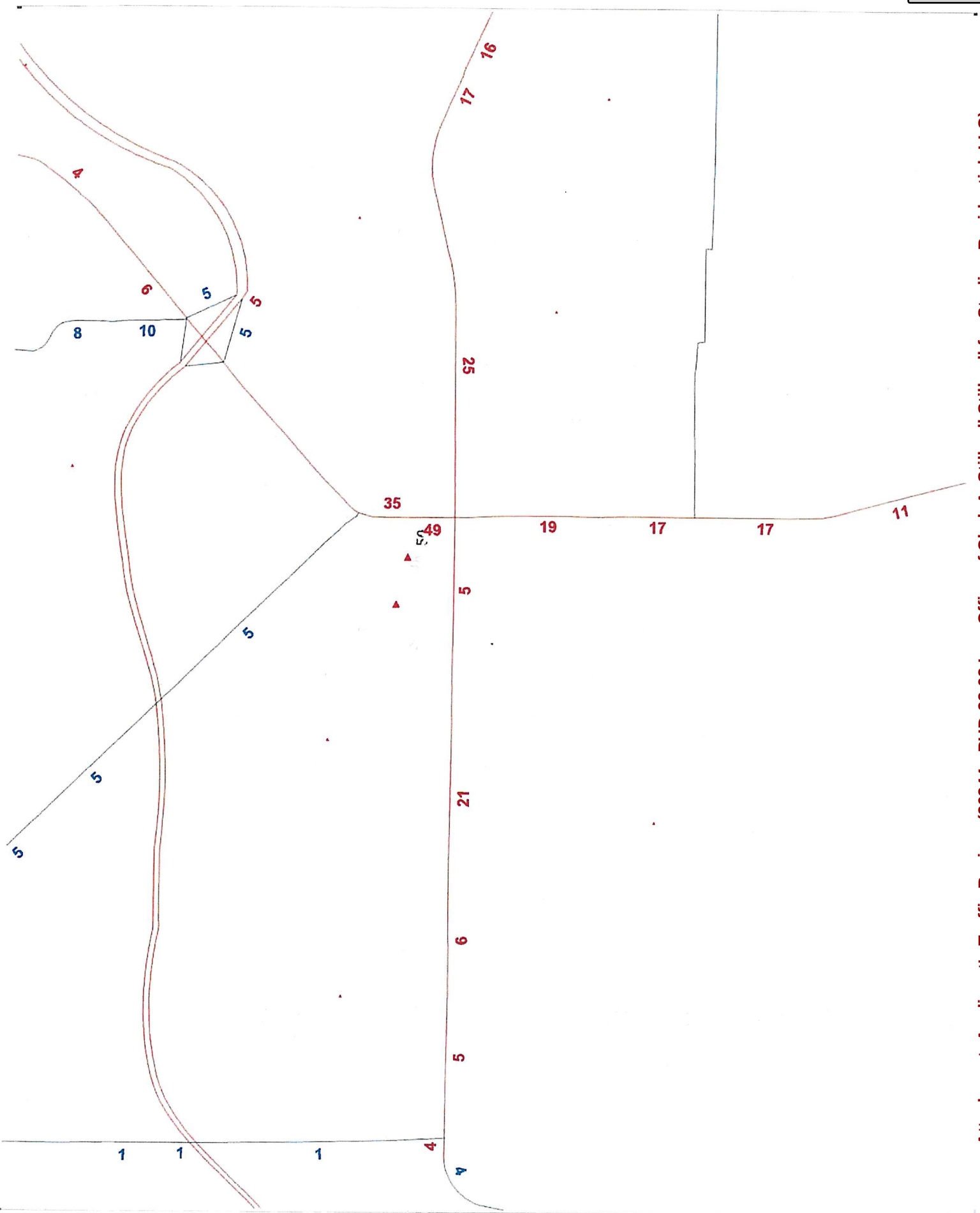
[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.
[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).
[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be
[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
[6]Person-Trips
*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

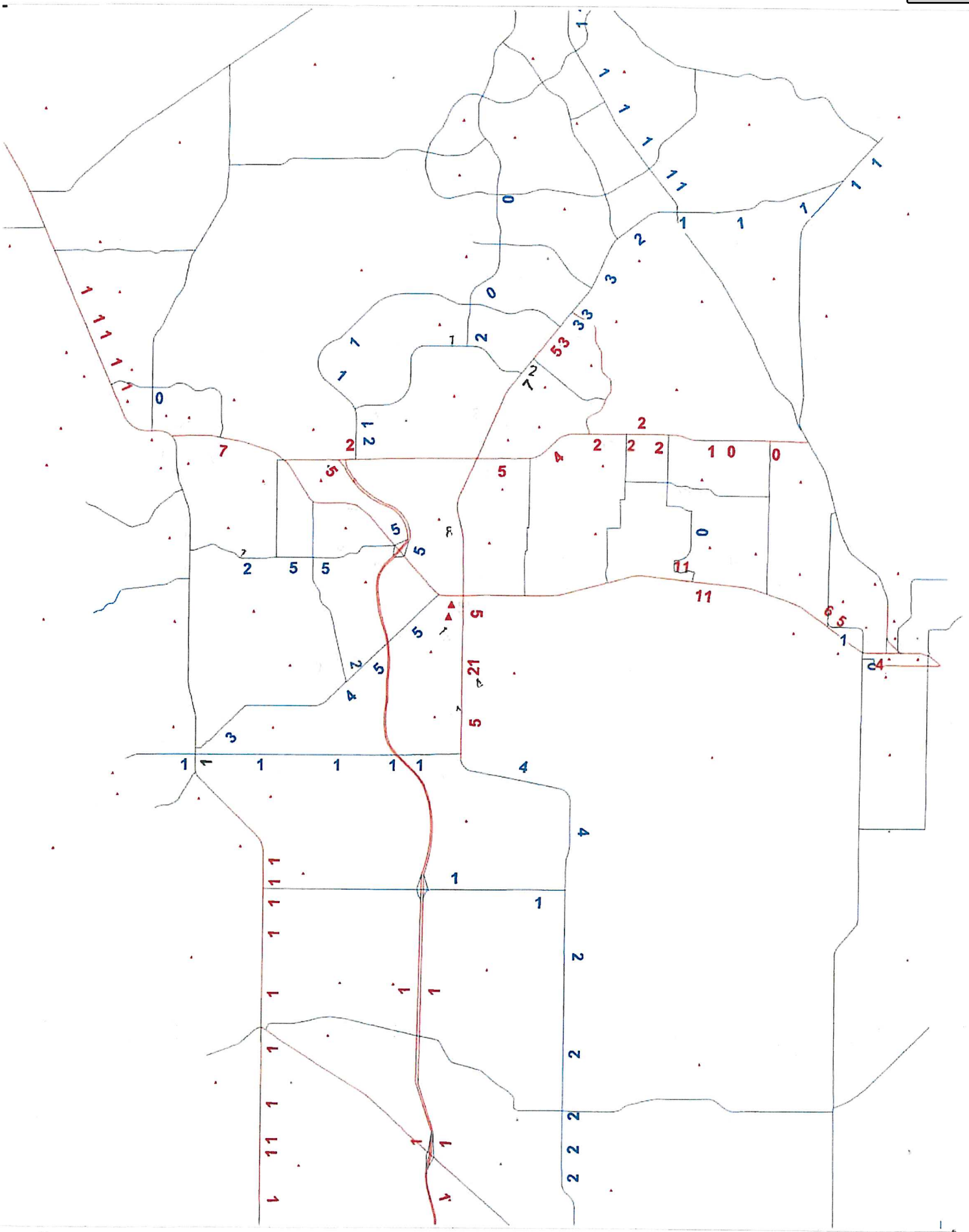
ATTACHMENT B

Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)



Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

cube
(licensed to)



Attachment: Applicant's Traffic Review (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

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

BANK OF INVERNESS BUILDING
320 U.S. HIGHWAY 41 SOUTH
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FAX: (352) 726-8283
caslaw@tampabay.rr.com

MAILING ADDRESS:
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joanna Coutu**

RECEIVED
MAY 09 2022
Land Development Divisio

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

RE: **Lecanto Preserve – PUD Application #PUD-22-02**

DATE: **May 9, 2022**

Joanna:

Attached is the revised MSP. The number of units is now 619. It adds back into the legal a 0.10 acre parcel – it originally was in the application and then deleted given a title issue. That issue has been resolved. Other changes are as follows:

1. **Phasing lines deleted;**
2. **An updated site data table is attached; and**
3. **Change the two southernmost cul-de-sac lots from 50 foot lots to 40 foot lots. This will slightly increase the total number of lots proposed in the PUD.**

We are updating our power point to conform to the above and will deliver either today or tomorrow. Sorry for any inconvenience; we just received this today.

CAS/cv
Enclosure
cc: Eddie Esch
Steven Fischer

Attachment: Applicant submittal 5-9-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

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LOT DIMENSIONAL STANDARDS

Lot Type	Minimum Lot Sizes	Front Setback	[1] Side Corner Lot Setback	[2] Side Setback	Rear Setback
40' SFD	40' x 115' (4,600 SF)	20'	10' / 15'	5'	5'
50' SFD	50' x 115' (5,750 SF)	20'	10' / 15'	5'	5'
Townhome	20' x 95' (1,900 SF)	18'	10' / 15'	0'	10'

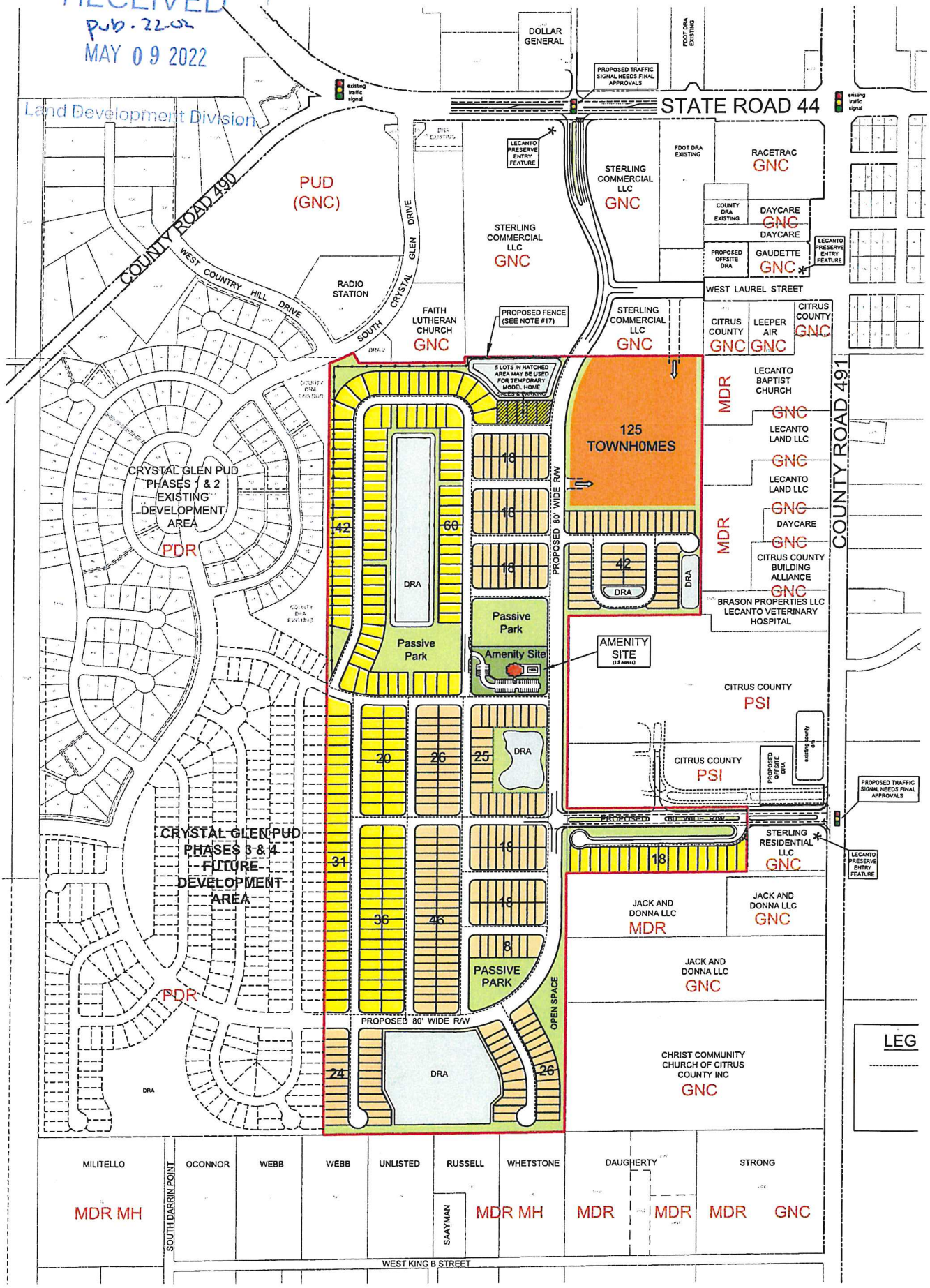
[1] Side corner lot setbacks shall be 10' except for corner lots along the internal 80' Wide R/W collector road which shall maintain a minimum 15' building setback from the R/W line.

[2] SFD minimum building separation: 10'; Townhome minimum building separation: 20'

ISR Note: 65% (calculated by project phase, and not on any individual home site)

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PUD-22-02
MAY 09 2022
Land Development Division

LECANTO PRESERVE SITE DATA

KEY	LAND USE	#RESIDENTIAL LOTS / UNITS	ACRES	% OF SITE
	50' Wide SF Lots	207	30.4	21.9%
	40' Wide SF Lots	287	32.8	23.6%
	[1] Townhome Units (10 du/ac density)	125	11.0 (12.5 acres including open space)	7.9%
	[2] Amenity Site	-	1.5	1.1%
	[3] Passive Park Areas, Open Space & [4] Proposed DRA's	-	33.5	24.0%
	Road Right of Ways	-	29.9	21.5%
TOTALS		619 Residential Lots / Units	139.1	100.0%
	Gross Density	619 Res. Units / 139.1 Acres = 4.45 du/ac		

1	Townhome Site will include separate Recreation Amenity area & Lease Office (not shown on plan)
2	Amenity Site area to include Swimming Pool & Cabana. Other active recreation amenities may also be provided.
3	Open Space areas may be used for buffers and landscaping, passive recreation or similar uses.
4	Drainage Retention Areas (DRA's) shown are conceptual only. Changes in the size and location of DRA's shall not be cause to trigger the PUD Modification process. Additional DRA's are proposed outside of the PUD boundary.

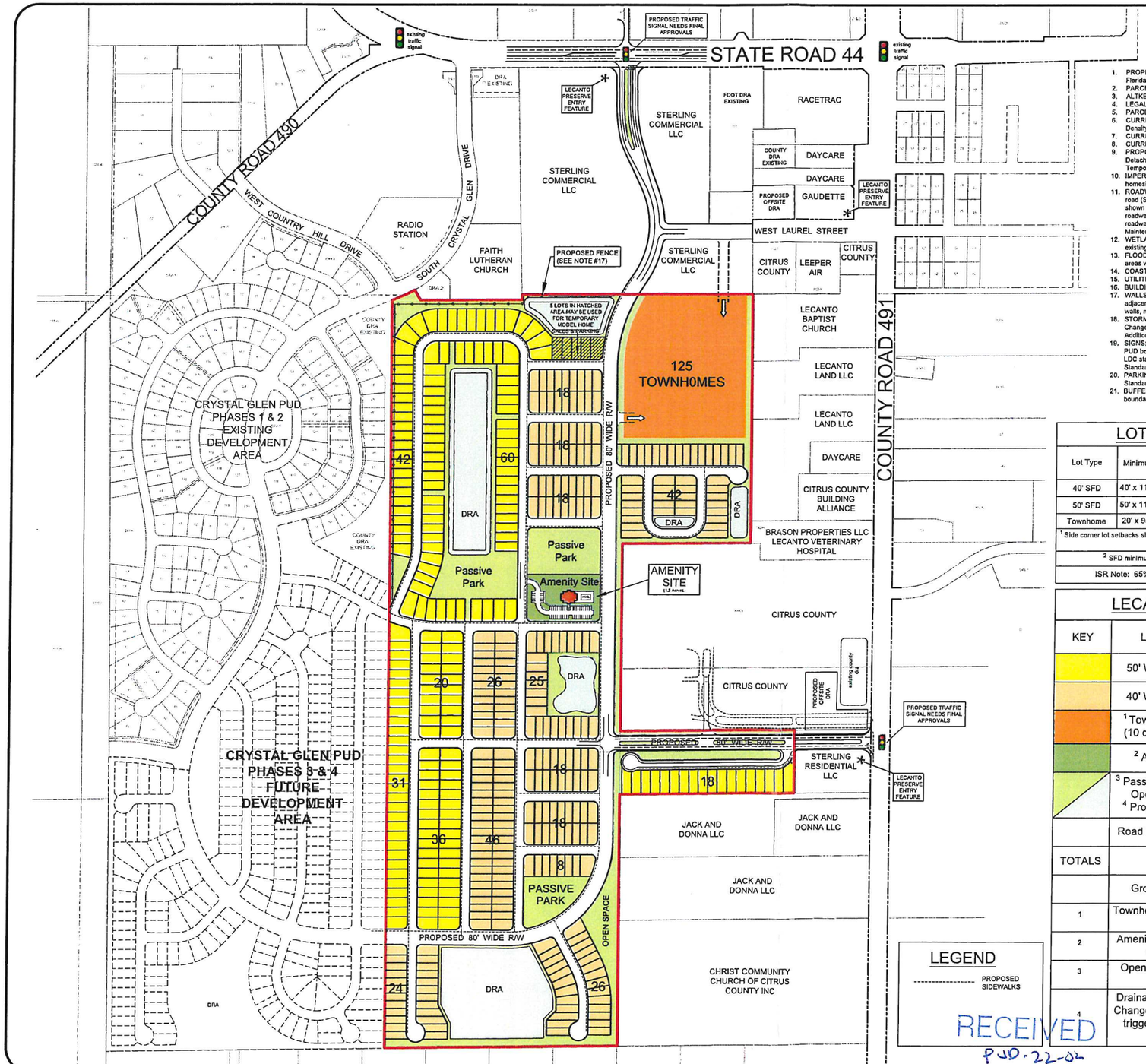
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RECEIVED
P-10-22-02
MAY 09 2022
Land Development Division

PUD GENERAL NOTES

1. PROPERTY ADDRESS: 3588 W Gulf to Lake Hwy, Lecanto, Florida & 1440 S Lecanto Hwy, Lecanto, Florida
2. PARCEL ID: 18E19S09 14300 & 18E19S09 13300
3. ALTKEY: 3423931 & 3275256
4. LEGAL DESCRIPTION (See separate document in application)
5. PARCEL SIZE: 139.10 ACRES± (Measured from GIS mapping; See Boundary Survey)
6. CURRENT ZONING: MDRMH (Medium Density Residential, Mobile Homes Allowed) & MDR (Medium Density Residential)
7. CURRENT FUTURE LAND USE: MDR (Medium Density Residential)
8. CURRENT PROPERTY USES: Grazing, Vacant, Undeveloped Land
9. PROPOSED FUTURE PROPERTY USES: Residential development including Single Family Detached Residential Lots and Townhome Units and associated Amenity Sites and Open Space. Temporary Model Home Sales shall be located where shown on the plan.
10. IMPERVIOUS SURFACE RATIO (ISR): 65% (calculated by project phase and not on any individual homesite)
11. ROADWAY NETWORK: A proposed 80 foot R/W road shall connect to Crystal Glen Phase 3 & 4 loop road (South Crystal Glen Drive) with additional proposed offsite connections to SR 44 and CR 491 as shown on plan. No residential lots shall have driveway access to this 80 foot R/W. A secondary offsite roadway connection is also proposed to tie into West Laurel Street. The proposed southernmost roadway connection to CR 491 shall be a shared roadway with the adjacent Citrus County Maintenance Facility Site.
12. WETLANDS: Per U.S. Fish & Wildlife Services "National Wetlands Inventory Mapping" there are no existing wetlands within the subject property area.
13. FLOODPLAINS: Flood Insurance Rate Maps do not indicate the presence of 100 year flood plain areas within the subject property boundaries.
14. COASTAL HIGH HAZARD AREA (CHHA): This property is not within the CHHA.
15. UTILITIES: This project shall connect to Citrus County Utilities central water and sewer services.
16. BUILDING SETBACKS: See proposed Lot Dimensional Standards Table below.
17. WALLS OR FENCES: A 6' high solid panel fence is proposed where the subject development is adjacent to existing Crystal Glen Phase 2A lots and Faith Lutheran Church. Other possible fences or walls, not shown on the PUD plan, will be located and designed to meet LDC standards.
18. STORMWATER MANAGEMENT: Drainage Retention Areas (DRA's) shown are conceptual only. Changes in the size and location of DRA's shall not be cause to trigger the PUD Modification process. Additional DRA's are proposed outside of the PUD boundary.
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LEGEND

PROPOSED SIDEWALKS

RECEIVED
PUD-22-02
MAY 09 2022
Land Development Division

Community Land Design, Inc.
Landscape Architecture
1773 East Cleveland Street
Hernando, FL 34442
Phone:352-637-1742
(E): paulcid2000@tampabay.rr.com

Paul C. Gibbs
Registered Landscape Architect
#LA0001189
State of Florida

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

REGISTERED LANDSCAPE ARCHITECT PAUL C GIBBS LA 0001189 STATE OF FLORIDA

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

Digitally signed by Paul C. Gibbs, Landscape Architect LA0001189, State of Florida
Date: 2022.05.07 09:49:04 -04'00'

LECANTO PRESERVE

PUD Master Plan
05/06/22

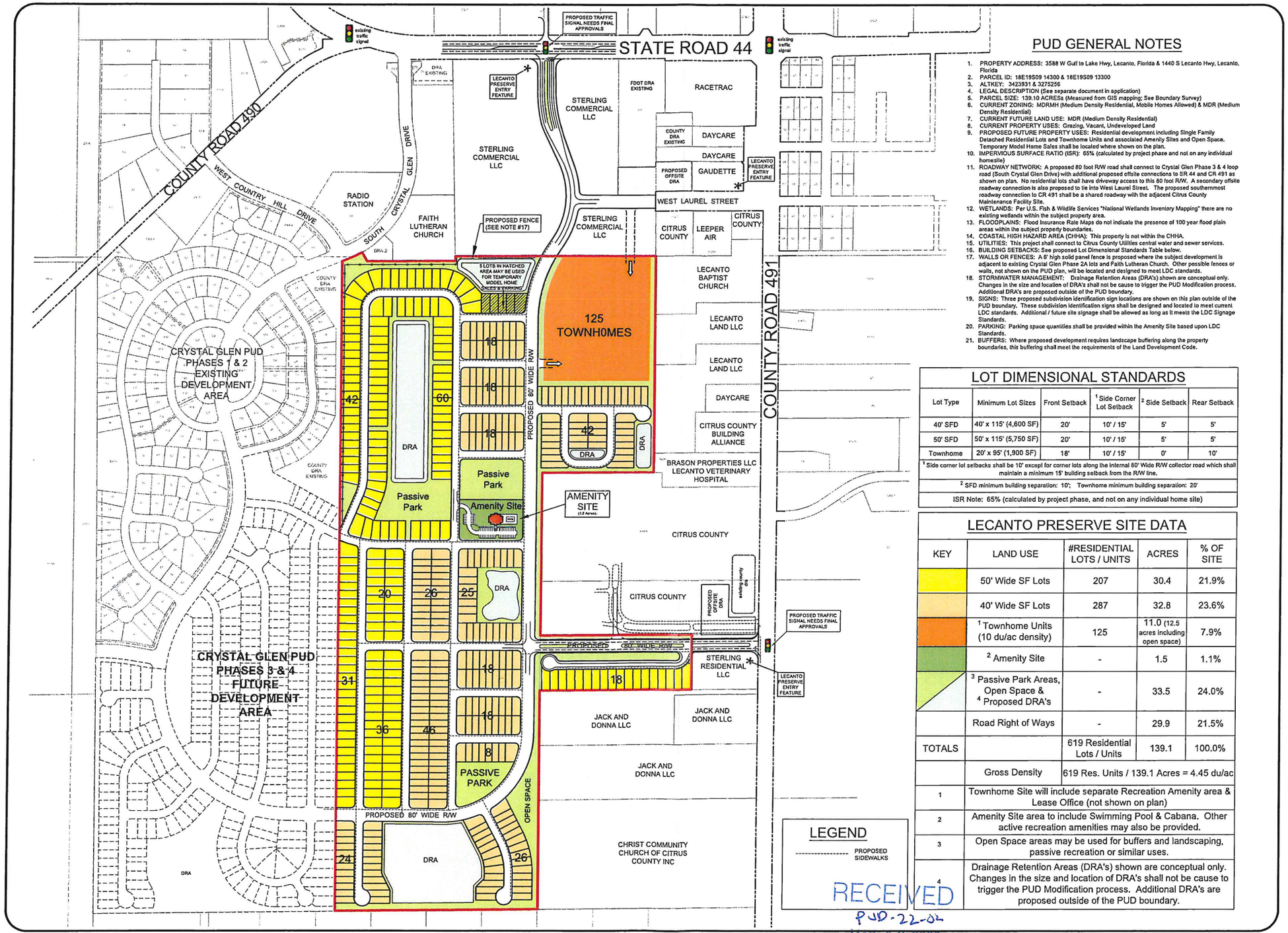
Lecanto, Florida

Graphic Scale Bar: 0 125 250 500

DRAWN BY:	PCG
DATE:	05/06/22
SCALE:	1" = 250'

SHEET 1 OF 1

Attachment: Applicant submittal 5-9-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell for Sterling Residential, LLC)



PUD GENERAL NOTES

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REGISTERED LANDSCAPE ARCHITECT PAUL C. GIBBS LA 0001189 STATE OF FLORIDA

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

Digitally signed by Paul C. Gibbs, Landscape Architect LA0001189, State of Florida
Date: 2022.05.07 09:49:04 -04'00'

LECANTO PRESERVE

PUD Master Plan
05/06/22

Lecanto, Florida

0 125 250 500
Graphic Scale Bar

DRAWN BY:	PCG
DATE:	05/06/22
SCALE:	1" = 250'

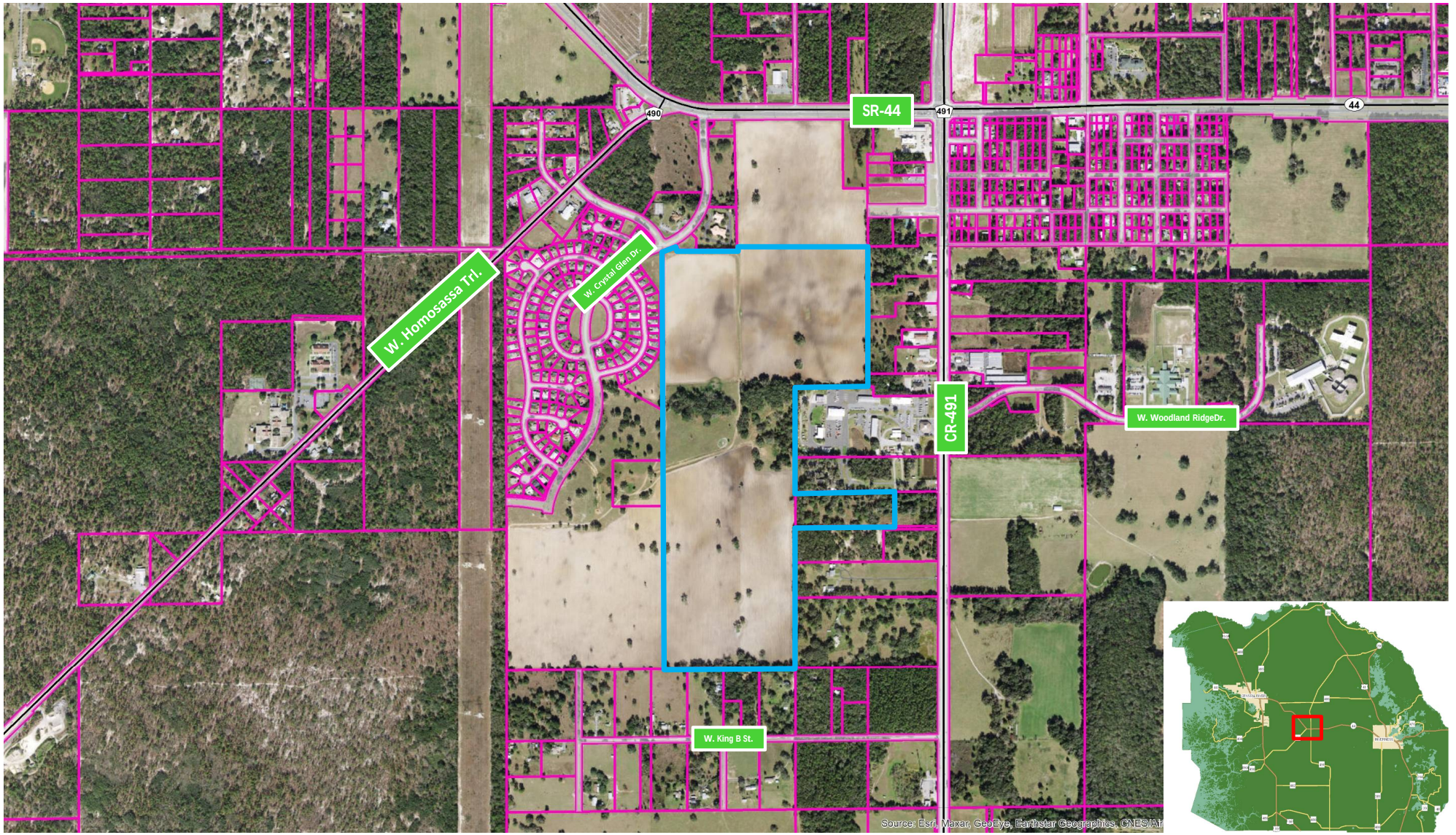
SHEET 1 OF 1

Attachment: Applicant submittal 5-9-22 (20344 : PUD-22-02 Law Office of Clark A. Stillwell for Sterling Residential, LLC)

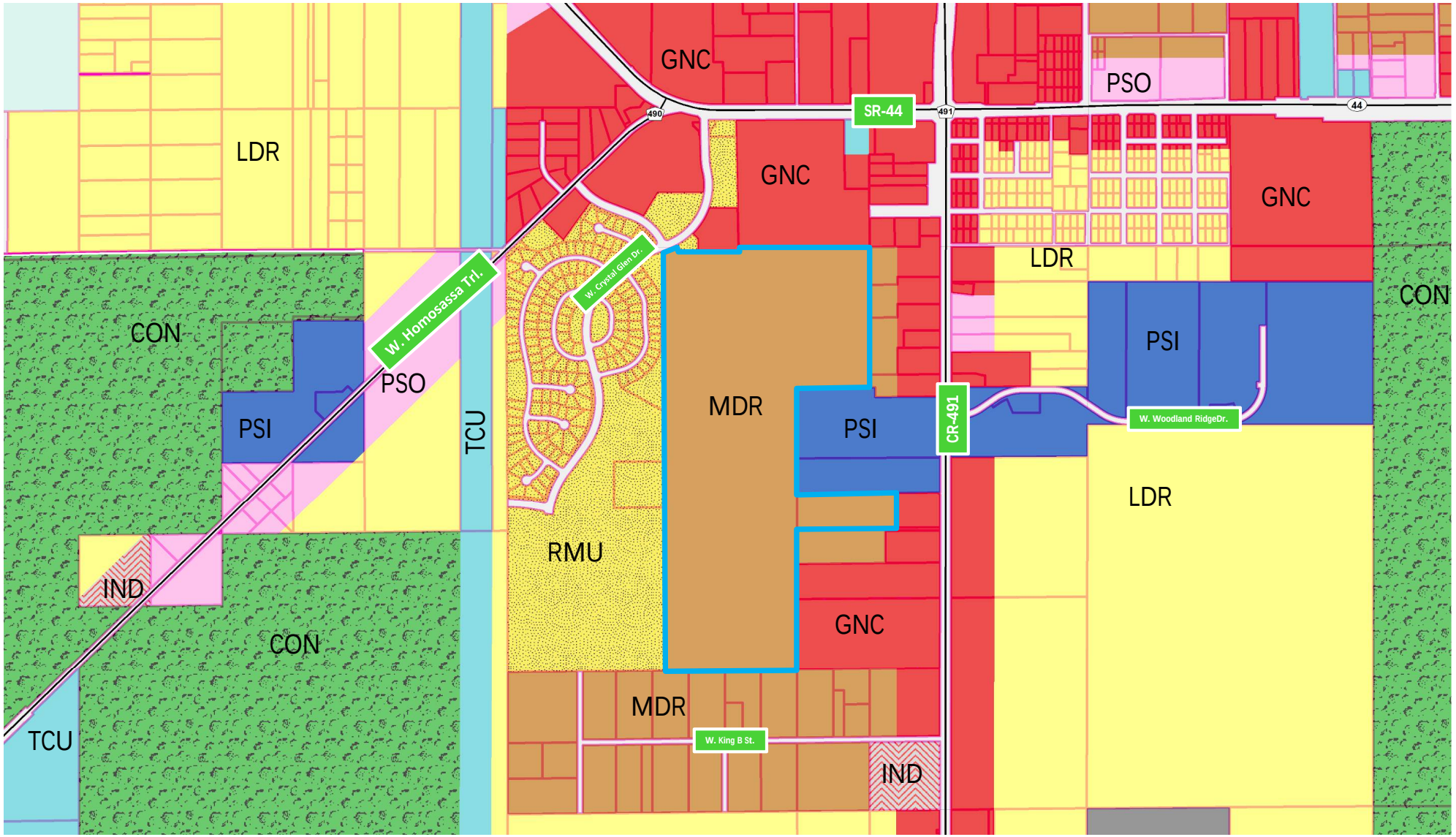
PUD-22-02

Clark A. Stillwell for Sterling Residential, LLC

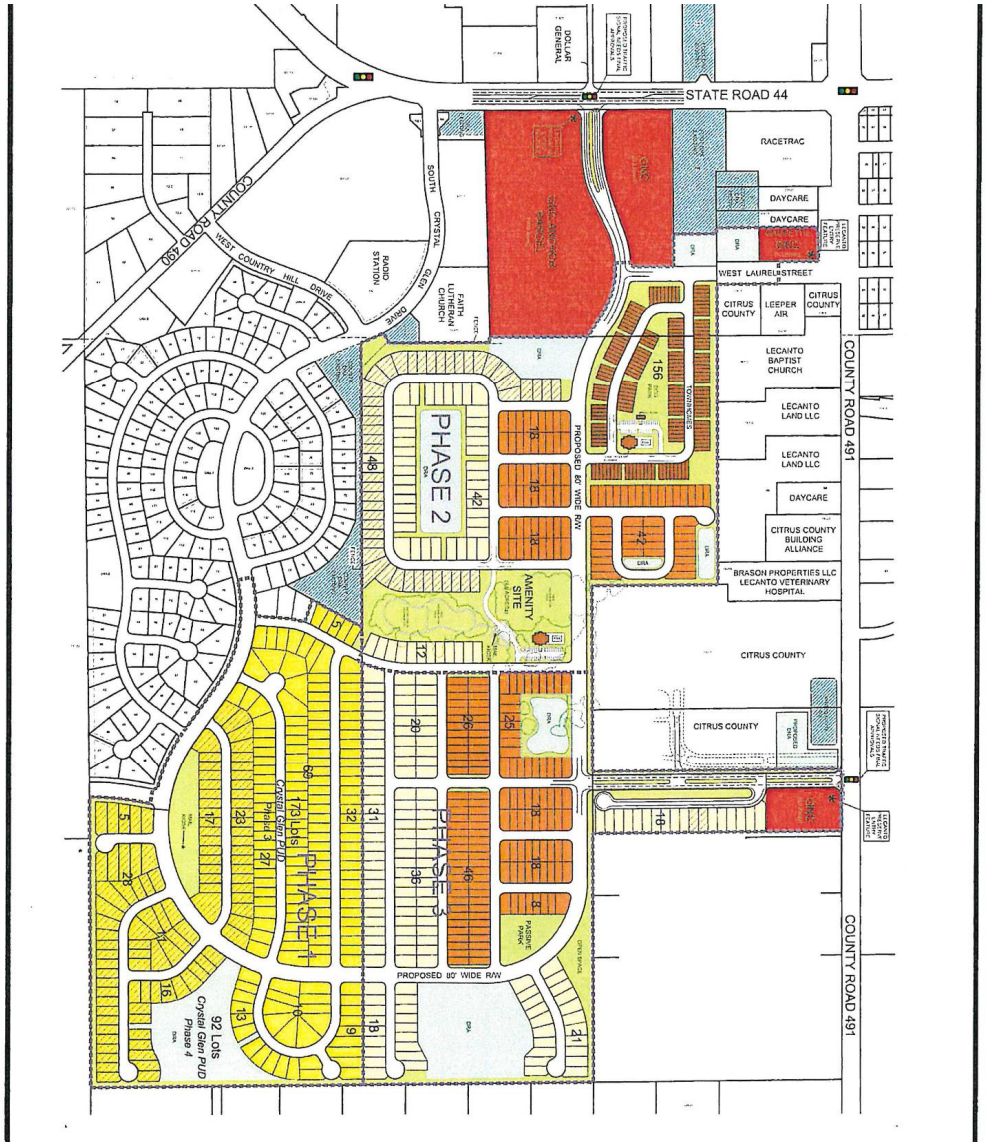
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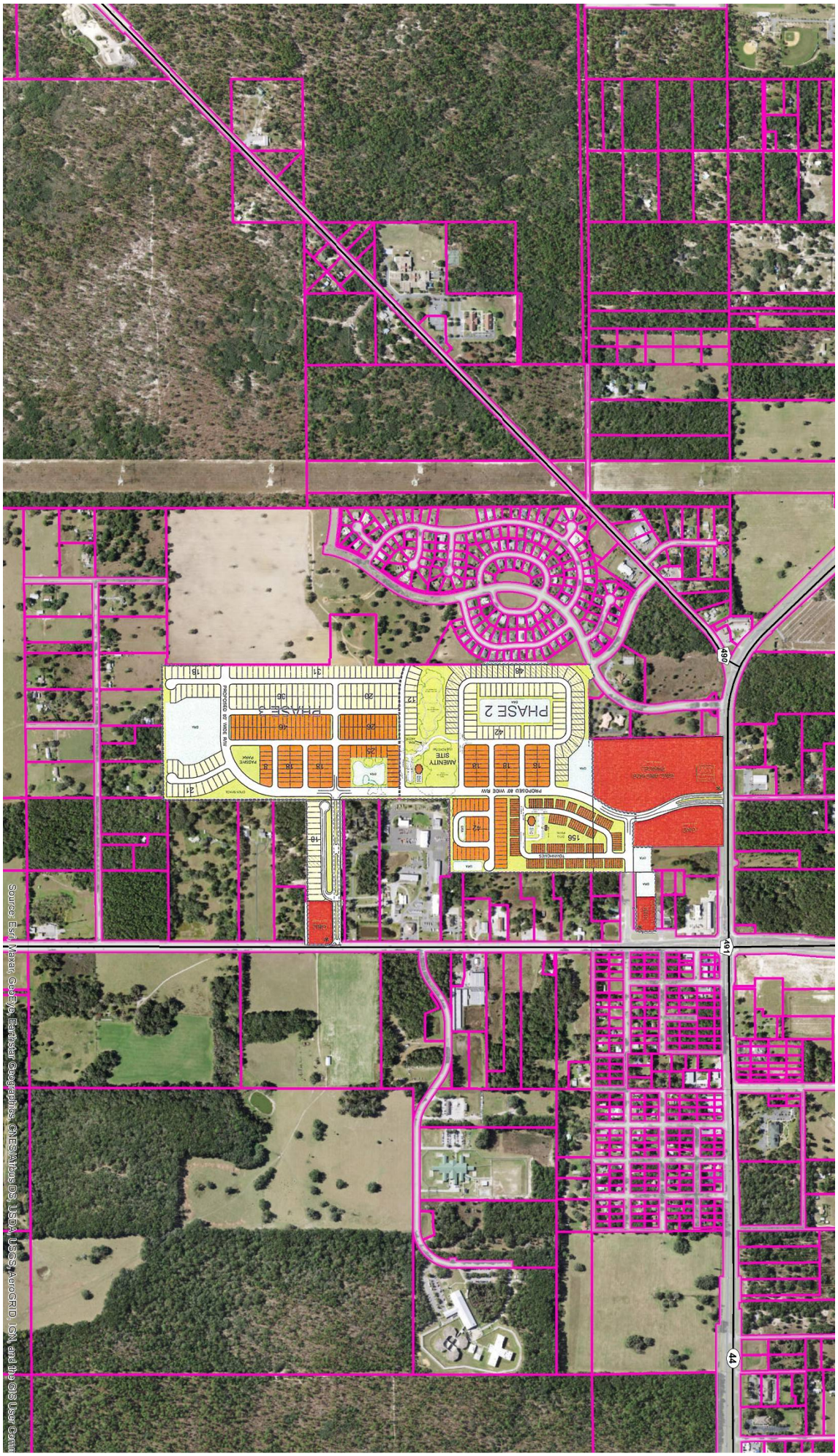
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Attachment: Planner's PowerPoint (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling


APPLICATION PENDING
FOR THE DEVELOPMENT OF THIS PROPERTY
PUBLIC INPUT ACCEPTED
CONTACT CITRUS COUNTY
DEPT. OF GROWTH MANAGEMENT
(352) 527-5239
APPL# PUD-22-02
DO NOT REMOVE THIS SIGN UNDER PENALTY OF LAW

Attachment: Planner's PowerPoint (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling


PHASE 2
PHASE 3
AMENITY SITE
PROPOSED 60' WIDE R/W
PROPOSED 60' WIDE R/W
490
491
44
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Comm

PM2-22-51

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

APPLICATION NUMBER: PUD-22-02 Law Office of Clark A. Stillwell for Sterling Residential, LLC

DATE: May 3, 2022

PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division
Joe Hochadel, Principal Planner, Land Development Division

REQUEST TO ESTABLISH A PLANNED UNIT DEVELOPMENT:

REQUEST:	A request for a Planned Unit Development to allow single-family and multi-family use of more than four units per acre in the MDR (Medium Density Residential) land use district, pursuant to Section 2406, Medium Density Residential District (MDR), and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.
SUBJECT PROPERTY	Section 9, Township 19 South, Range 18 East; more specifically, Parcel 14300, AK 3423931, and Parcel 13300, AK 3275256, which addresses are 3588 W. Gulf to Lake Blvd., and 1440 S. Lecanto Hwy., Lecanto. A complete legal description is on file with the Citrus County Land Development Division.
ACREAGE	Approximately 139 acres
FUTURE LAND USE DESIGNATION:	MDR, Medium Density Residential District
SURROUNDING COMPREHENSIVE PLAN (FLUM) DESIGNATIONS:	North – GNC, General Commercial District South – MDR, Medium Density Residential District East – GNC, General Commercial District, MDR, Medium Density Residential District, and PSI, Public/Semi-Public, Institutional District West – RMU, Residential Mixed Use District
SURROUNDING LAND DEVELOPMENT CODE (LUAM) DESIGNATIONS:	North – GNC, General Commercial District South – MDRMH, Medium Density Residential District, mobile homes allowed East – GNC, General Commercial District, MDR, Medium Density Residential District, and PSI, Public/Semi-Public, Institutional District West – PDR, Planned Residential Development District
SURROUNDING AREA	North – Vacant commercial South – Single-family residences East – Vacant residential, single-family residence, Citrus County Transit, various commercial uses West – Crystal Glen Subdivision

Attachment: PDC Staff Report and Locator Map (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the area is mostly composed of Kendrick fine sand (0 to 5 percent slopes) and Arredondo fine sand (0 to 5 percent slopes). Limitations to building site development are slight, with only moderate limitations for commercial buildings due to slope. The subject property is located in Flood Zone X, as found on the Flood Insurance Rate Maps 12017C0326D and 12017C0328D.

BACKGROUND:

The subject property is located south of W. Gulf to Lake Hwy. (SR-44), west of N. Lecanto Hwy. (CR-491), and east of W. Homosassa Trl. (CR-490) in the Lecanto area. The property abuts the Crystal Glen Subdivision to the west and the Citrus County Transit site to the east. The site is currently vacant and has an agricultural classification for grazing land with some tree cover. The site has a topography that varies greatly with the high elevation point of approximately 123 feet on the western property line to low elevation points of approximately 32 feet on the southern property line and 27 feet on the northern property line.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

ANALYSIS: The Master Plan proposes a total of 608 residential units, with 483 single-family residential sites (in two lot sizes), and the remainder as townhome units in a designated area. The Master Plan delineates two phases with recreational amenities. The site lies directly south of an undeveloped General Commercial site along SR-44, and the applicant has conceptually indicated a roadway through that area to SR-44 for this application site.

Consistency with the Land Development Code (LDC): The application was reviewed under the standards of LDC Section 2406, Medium Density Residential District (MDR), and Section 4300, Planned Unit Developments, as outlined below.

Access Management/Transportation: The PUD has proposed a roadway accessing CR-491 to the east, and a roadway accessing SR-44 to the north through undeveloped GNC lands. Another access point is tentatively proposed via W. Laurel Street to CR-491 on the northeast side of the site.

The applicant is currently working with County Engineering staff regarding the roadway connection to W. Laurel Street. To address this ongoing discussion, the applicant has proposed the following condition without objection from the Engineering Division:

- *On or before the platting of Phase 1 of the Lecanto Preserve PUD, the applicant/owner shall enter into a right-of-way utilization agreement with Citrus County for the construction of and completion of W. Laurel Street. At its cost, the applicant/owner shall design, permit, and construct the balance of W. Laurel Street to include drainage, CR-491 access improvements (if any) and utilities. W. Laurel Street shall be constructed and completed concurrently with the Phase 1 onsite road system per PUD's master site plan.*

Engineering Division has recommended the following condition regarding turn lane improvements, as additional right-of-way will need to be dedicated to Citrus County in an amount equal to the amount of right-of-way utilized for auxiliary lanes at proposed project entrances:

Attachment: PDC Staff Report and Locator Map (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

- *Right-of-way dedication will be required for proposed turn lane improvements. The dedication shall be a minimum of 12 feet wide by the length of the turn lane added. Refer to the Multimodal Transportation Element Policy 10.B.4.1.*

Engineering Division has also commented that the proposed right-of-way widths for the subdivision are dependent on the number of transportation trips that will utilize the particular roadway. The traffic study that is proposed can be used to determine the required right-of-way widths at the time of platting.

Impervious Surface/Stormwater: The application proposes a maximum 65% impervious surface ratio (ISR), to be calculated on a plat-wide basis rather than for individual lots. The maximum impervious surface in the MDR district is 50%, while in the adjacent Crystal Glen PUD the maximum ISR is also 65%. The plat-wide standard has been utilized on some of the newer PUDs in Citrus County and would require stormwater to be constructed on a maximum basis at the time of each plat. Staff has no concerns with this proposal provided the additional stormwater is accommodated.

Engineering Division has also noted that a shared drainage agreement will be required for the proposed off-site drainage retention area near the southern access road.

Landscaping/Buffers: Buffers and landscaping standards are proposed to default to LDC standards. Much of the site abuts residential uses, which requires a sodded strip between the subdivision areas. A Type "B" buffer would be required between the residential areas and the adjacent commercial uses to the north and east (this would also include the County government sites designated PSI along CR-491).

The Master Plan delineates a 6' solid panel fence between the application site and the adjacent Crystal Glen Phase 2A lots and the adjacent Faith Lutheran Church to the north.

Residential Density/Lot Sizes/Utilities: The MDR District may allow density for up to eight dwelling units per acre with a PUD. With a total of 608 residential units on 139.1 acres, the overall density proposed is 4.37 du/acre.

The single-family residential home sites are proposed for either 40' or 50' wide lots. The adjacent Crystal Glen subdivision originally contained 60' lots, while a recent amendment allowed some 50' lots. This area of 50' wide lots would abut the proposed 50' wide lots along the length of Crystal Glen, with the smaller 40' wide lots placed interior to the east of the site. It is noted that while within Crystal Glen the applicant offered to restrict lots less than 60' in width from being placed adjacent to existing Phases 1 and 2 of Crystal Glen, this Master Plan does place some 50' wide lots adjacent to this developed area.

The site is proposed to be served by County Utilities for both water and sewer.

Setbacks: Front setbacks are proposed at 20' for both single-family lot sizes, with side and rear setbacks of 5'. Corner lot front setbacks are proposed at 10' unless fronting on the collector roadway which has a minimum 15' front setback. These proposals are consistent with other residential PUDs in the County, as well as with the adjacent Crystal Glen area.

Townhome lot front setbacks are proposed at 18', with 10' rear and 0' side setbacks. The applicant has provided a conceptual plan for this area in support of this request.

Attachment: PDC Staff Report and Locator Map (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

Pedestrian Circulation/Sidewalks: The Master Plan notes a sidewalk along one side of the roadways in the project. The applicant has noted this will reduce costs and add open area, while still providing pedestrian access within the development and to the amenities.

Recreation/Open Space: The Master Plan includes an amenity site, with a minimum of a swimming pool and cabana, as well as some passive park areas. Open space, passive parks and DRA's are proposed to total approximately 25.45% of the overall project size. Currently, the Comprehensive Plan does not allow use of constructed drainage areas towards the overall minimum requirement of 20% open space, although this is proposed for amendment via pending application CPA-22-01. If that application is not approved, the applicant will need to demonstrate a minimum 20% open space (not including constructed drainage retention areas) at the time of platting.

Impacts on Affordable Housing: Affordable housing has not been proposed for this site.

Other Considerations: The Master Plan includes a "temporary model home sales and parking" area, with a similar area proposed but not delineated in the townhome portion of the site. The applicant has noted this will include offices inside of the model homes, which may be allowable in the MDR district as part of the PUD. The application narrative notes these are temporary uses that would be removed after an undetermined amount of time for residential use (although residential uses cannot be placed in an area delineated for open space).

Consistency with the Comprehensive Plan: All development applications shall demonstrate complete compliance with the Comprehensive Plan. The following policies of the Comprehensive Plan are relevant to the application:

Policy 2.3.1 The County will assure that all residential development dedicate or provide active recreation and open space areas.

Staff comment – The Master Plan proposes, at a minimum, a swimming pool and open space/passive park areas.

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

Staff comment – The site is proposed to be served by central water and central sewer and appears to have minimal (if any) environmental limitations.

Policy 17.15.12 All residential and all commercial development shall provide sidewalks and/or bikeways for convenient access to individual dwelling units, churches, schools, parks, activity centers and other facilities.

Staff comment – The site proposes pedestrian access along one side of each roadway, including access to the currently undeveloped adjacent commercial land on SR-44.

Compatibility with Adjacent Land Uses: The site is adjacent to the Crystal Glen subdivision, which also contains single-family residential units in a similar density. It will take access from SR-44 and

Attachment: PDC Staff Report and Locator Map (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

CR-491, with a continued connection to the Crystal Glen area. As such, the development as proposed does appear to be compatible with the surrounding area.

Concurrency:

a. Sanitary Sewer – The site is proposed to be served by Citrus County Utilities Water District for sanitary sewer service. A letter of availability has been provided by the applicant.

b. Potable Water – The site is proposed to be served by Citrus County Utilities Water District for potable water service. A letter of availability has been provided by the applicant.

c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill.

d. Drainage – The site will be designed with drainage retention areas as required by the LDC and/or State standards.

The application has met concurrency requirements for sewer, water, solid waste, and drainage.

No agency comments have been received as of the date of the writing of this report.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 2406, Medium Density Residential District (MDR) and Section 4300, Planned Unit Developments (PUD), as specified in the LDC. The Planning and Development Commission (PDC) may recommend approval, and the Board of County Commissioners (BCC) may adopt 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 approve, approve with modifications and/or conditions, or disapprove the PUD. 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 residential use as proposed is consistent with the Comprehensive Plan provided that the conditions proposed by staff are met, as discussed above.*

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 residential densities proposed are allowable in the MDR land use district with a PUD and appears compatible with the surrounding area.*

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.** *The Master Plan does not delineate accessory uses other than amenities such as a swimming pool and cabana area. Any additional accessory uses that are proposed in the future would be subject to standards as outlined in the LDC.*

Attachment: PDC Staff Report and Locator Map (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, 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.** *The applicant is aware that any future uses may require an amendment to this Planned Unit Development.*

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 proposed density is consistent with density allowable in the MDR district with a PUD. The applicant may need to add open space if the constructed drainage facilities cannot be used to meet a minimum 20% requirement as currently outlined in the Comprehensive Plan.*

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 meet this standard as applicable at the time of permitting/platting.

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.** *The site as proposed meets minimum buffer standards, and open space criteria must be met.*

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 applicant has proposed setback requirements as outlined elsewhere in this report.*

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 3, 2022, along with an accompanying narrative, for this application.*

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.*

Attachment: PDC Staff Report and Locator Map (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

SUGGESTED CONDITIONS (if this application is recommended for approval):

1. The Planned Unit Development (PUD) shall allow for up to 608 residential units (single-family and townhome) with associated uses as outlined on the Master Plan and accompanying narrative date-stamped received March 3, 2022, by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

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

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

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

5. Buffers shall be as outlined in the LDC, with the addition of a 6' solid panel fence between the application site and the adjacent Crystal Glen Phase 2A lots and the adjacent Faith Lutheran Church to the north.

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

7. At the time of permitting, the applicant must demonstrate provision for active recreation and required open space, as delineated in the LDC and Comprehensive Plan.

8. On or before the platting of Phase 1 of the Lecanto Preserve PUD, the applicant/owner shall enter into a right-of-way utilization agreement with Citrus County for the construction of and completion of W. Laurel Street. At its cost, the applicant/owner shall design, permit, and construct the balance of W. Laurel Street to include drainage, CR-491 access improvements (if any) and utilities. W. Laurel Street shall be constructed and completed concurrently with the Phase 1 onsite road system per PUD's master site plan.

9. Right-of-way dedication will be required for proposed turn lane improvements. The dedication shall be a minimum of 12 feet wide by the length of the turn lane added. Refer to the Multimodal Transportation Element Policy 10.B.4.1.

10. The project can utilize a maximum 65% impervious surface ratio (ISR), to be calculated on a plat-wide basis rather than for individual lots.

11. Front setbacks are 20' for both single-family lot sizes, with side and rear setbacks of 5'. Corner lot front setbacks are proposed at 10' unless fronting on the collector roadway which has a minimum 15' front setback, all as outlined on the Master Plan date-stamped received March 3, 2022, by the Land Development Division

12. Sidewalks shall be installed at the time of platting on at least one side of the roadways, as outlined on the March 3, 2022, Master Plan.

Attachment: PDC Staff Report and Locator Map (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

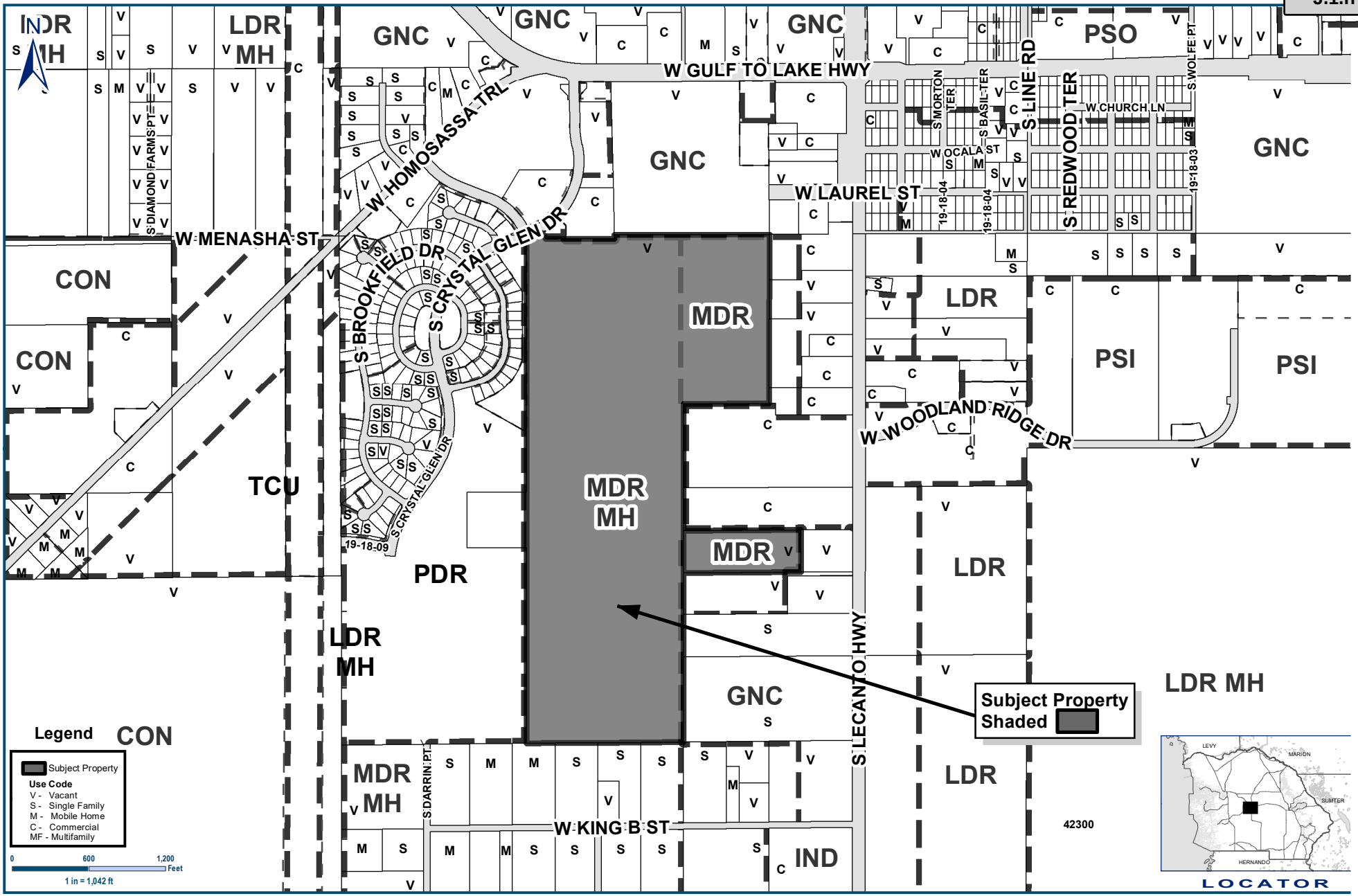
13. Model homes with offices may be allowable as designated on the March 3, 2022 Master Plan, as well as in the townhome area. These model homes/offices are temporary and must be removed upon completion of that use.

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

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

JLC/JH/cb

Attachment: PDC Staff Report and Locator Map (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)



Application #: PUD-22-02	**Applicant: Clark Stillwell for Sterling Residential, LLC**
Proposal: Planned Unit Development to allow single-family and multi-family use	**Location: 3588 W. Gulf to Lake Blvd., and 1440 S. Lecanto Hwy., Lecanto**
Land Use Atlas:	**S-T-R - 9-19-18 NW/SW/NE** Planner Initials: _____ Date: _____

Geographic Information Systems

Prepared By : William Braunsch
Date: March 16, 2022
Source: Enterprise Geodatabase
Map Number: WB0000765

Cynthia P. Skelhorn
Director

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

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

Attachment: PDC Staff Report and Locator Map (20344 : PUD-22-02 Law Office of Clark A. Stillwell

PM2-22-59

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

APPLICATION NUMBER: PUD-22-02 Law Office of Clark A. Stillwell for Sterling Residential, LLC

DATE: May 10, 2022

PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division
Joe Hochadel, Principal Planner, Land Development Division

After preparation of the staff report, the applicant submitted a revised Master Plan, date-stamped received May 9, 2022. Here is a summary of the revisions with that new Master Plan:

- An overall increase in the number of units, with a reduction in 50' wide lots and an increase in 40' wide lots as outlined below:

Unit Type	***Previous Request***	***Revised Request***	***Acreage***	***Overall % of site***
40' wide sfd lots	237	287	34.9 ac to 32.8 ac	25.1 to 23.6
50' wide sfd lots	246	207	46.0 ac to 30.4 ac	33.1 to 21.9
Townhomes	125	125	11.0 to 11.0	7.9 to 7.9
TOTAL UNITS	**608**	**619**	**---**	**---**

- Phases removed from Master Plan
- Changed southernmost lots on cul-de-sac from 50' wide lots to 40' wide lots
- Changed roadway alignment on NW part of site, removing "nature trail and dog park" as well as "tree preservation area" for a newly named "passive park" site. It is noted that this new roadway alignment will need to meet the minimum design criteria outlined in the LDC to the satisfaction of the County Engineer when the subdivision is platted.
- Added additional lot and clarified location of model home center for single-family lots
- Reduced overall amount of park areas, open space, and DRA's from 25.5% to 24.0%.

This will change the overall density calculations from 4.37 du/acre to 4.45 du/acre, while the MDR district may allow for up to eight dwelling units with a PUD. An overall impervious surface maximum of 65% and setbacks remain unchanged.

The applicant will need to correct the impervious surface notation on the new plan, which proposes calculation by project phase, as there are not any specific phases proposed. The applicant may have intended this to mean "by plat" rather than by project phase, as it is expected that these areas may be platted by area rather than by one large overall plat (see unchanged proposed Condition 10) below):

Attachment: PDC Addendum May 10 2022 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

REVISED SUGGESTED CONDITIONS (if this application is recommended for approval):

1. The Planned Unit Development (PUD) shall allow for up to ~~608~~ 619 residential units (single-family and townhome) with associated uses as outlined on the Master Plan and accompanying narrative date-stamped received ~~March 3,~~ May 9, 2022, by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

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

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

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

5. Buffers shall be as outlined in the LDC, with the addition of a 6' solid panel fence between the application site and the adjacent Crystal Glen Phase 2A lots and the adjacent Faith Lutheran Church to the north.

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

7. At the time of permitting, the applicant must demonstrate provision for active recreation and required open space, as delineated in the LDC and Comprehensive Plan.

8. On or before the platting ~~of Phase 1~~ of the Lecanto Preserve PUD, the applicant/owner shall enter into a right-of-way utilization agreement with Citrus County for the construction of and completion of W. Laurel Street. At its cost, the applicant/owner shall design, permit, and construct the balance of W. Laurel Street to include drainage, CR-491 access improvements (if any) and utilities. W. Laurel Street shall be constructed and completed concurrently with the ~~Phase 1~~ onsite road system per PUD's master site plan.

9. Right-of-way dedication will be required for proposed turn lane improvements. The dedication shall be a minimum of 12 feet wide by the length of the turn lane added. Refer to the Multimodal Transportation Element Policy 10.B.4.1.

10. The project can utilize a maximum 65% impervious surface ratio (ISR), to be calculated on a plat-wide basis rather than for individual lots.

11. Front setbacks are 20' for both single-family lot sizes, with side and rear setbacks of 5'. Corner lot front setbacks are proposed at 10' unless fronting on the collector roadway which has a minimum 15' front setback, all as outlined on the Master Plan date-stamped received ~~March 3~~, April 9, 2022, by the Land Development Division

12. Sidewalks shall be installed at the time of platting on at least one side of the roadways~~, as outlined on the March 3, 2022, Master Plan~~.

Attachment: PDC Addendum May 10 2022 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

13. Model homes with offices may be allowable as designated on the ~~March 3~~ May 9, 2022 Master Plan, as well as in the townhome area. These model homes/offices are temporary and must be removed upon completion of that use.

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

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

JLC/JH/cb

Attachment: PDC Addendum May 10 2022 (20344 : PUD-22-02 Law Office of Clark A. Stillwell Stillwell for Sterling Residential, LLC)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CU-22-04 Michael Wilburn for Acme Storage
AGENDA DATE:	**June 02, 2022**

BRIEF OVERVIEW:

This request is for a Conditional Use to allow for covered RV and/or Boat Parking Facilities in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

Specifically, the applicant is asking to construct six structures for covered RV and boat trailer storage in the GNC District.

BUDGET IMPACT/FUNDING SOURCE:

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

N/A – applicant responsibility

RECOMMENDED ACTION:

Conduct a public hearing on June 2, 2022, to review and consider CU-22-04, Michael Wilburn for Acme Storage.

CU-22-04

Mike Wilburn for Acme Storage

Attachment: Coordinator's PowerPoint (20346 : CU-22-04 Michael Wilburn for Acme Storage)



Attachment: Coordinator's PowerPoint (20346 : CU-22-04 Michael Wilburn for Acme Storage)



Attachment: Coordinator's PowerPoint (20346 : CU-22-04 Michael Wilburn for Acme Storage)



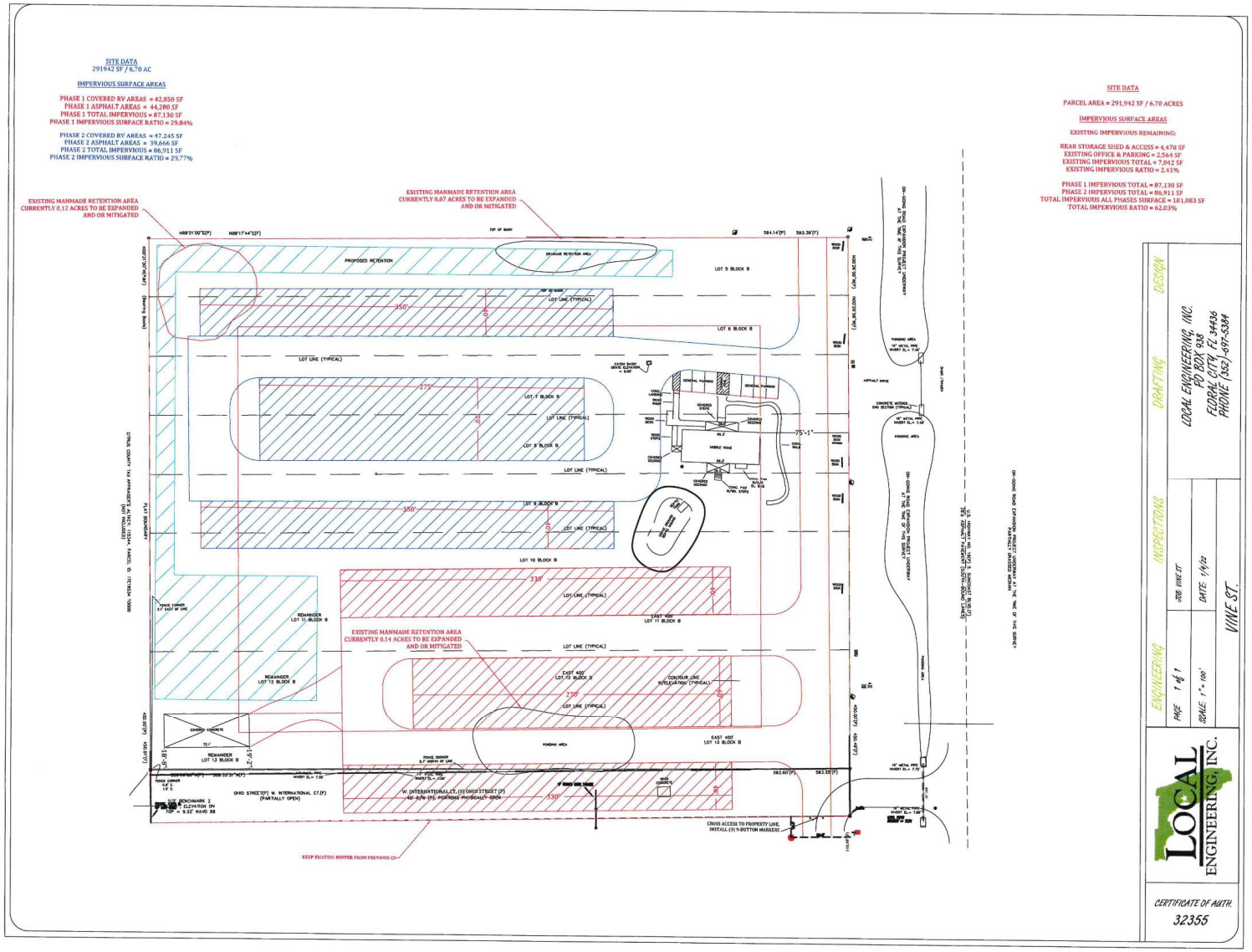
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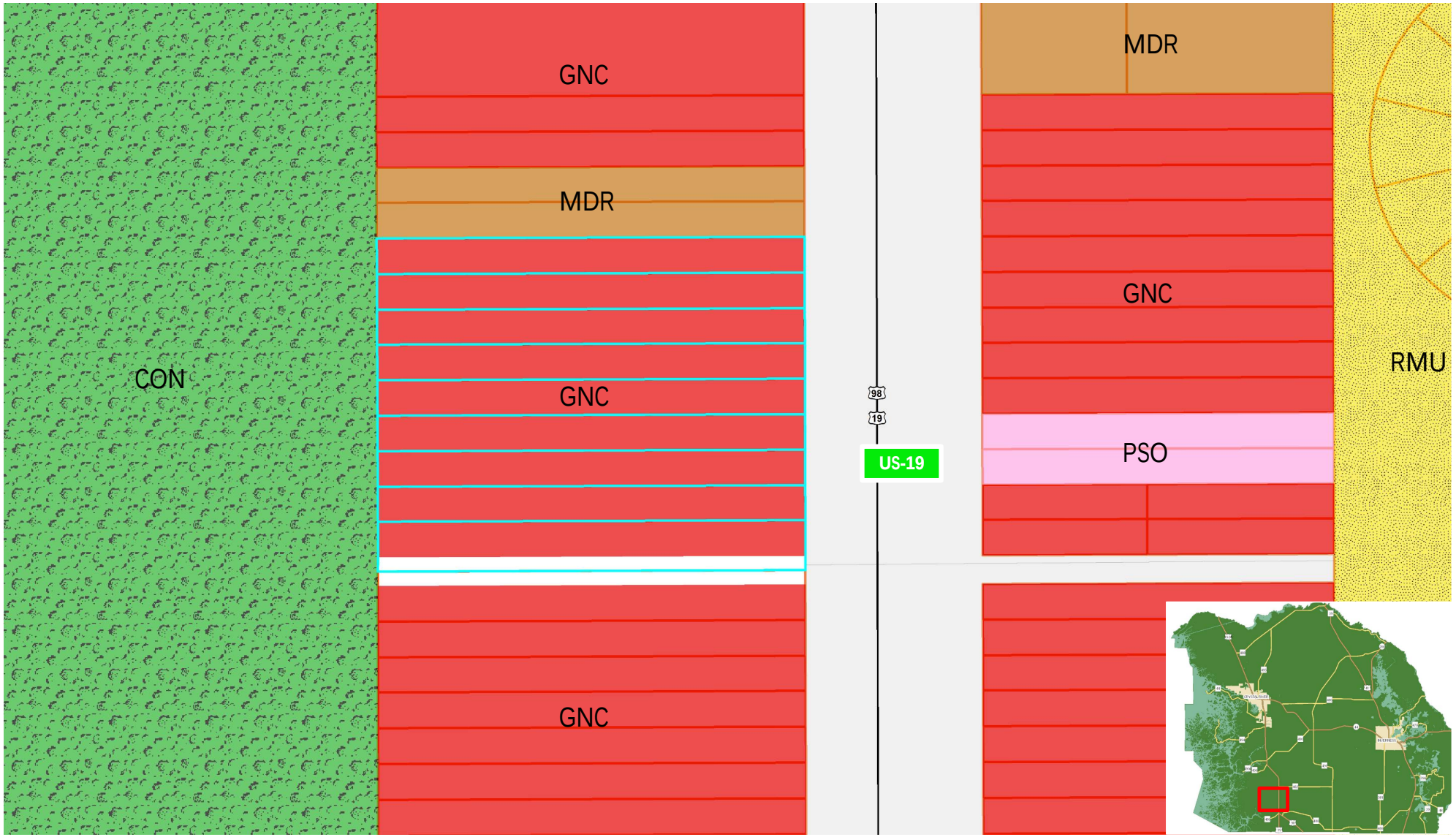
CU-22-04

Mike Wilburn for Acme Storage

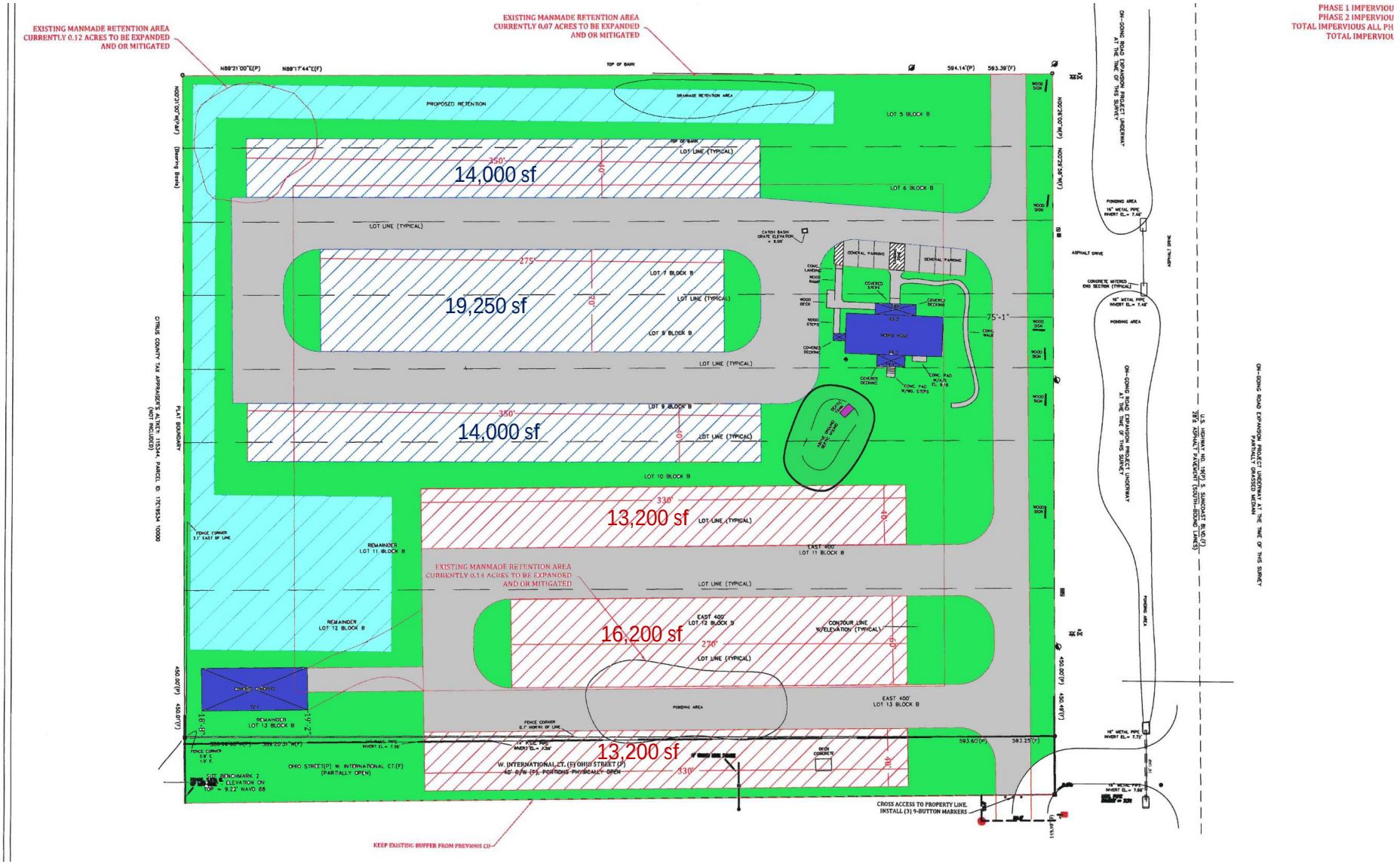
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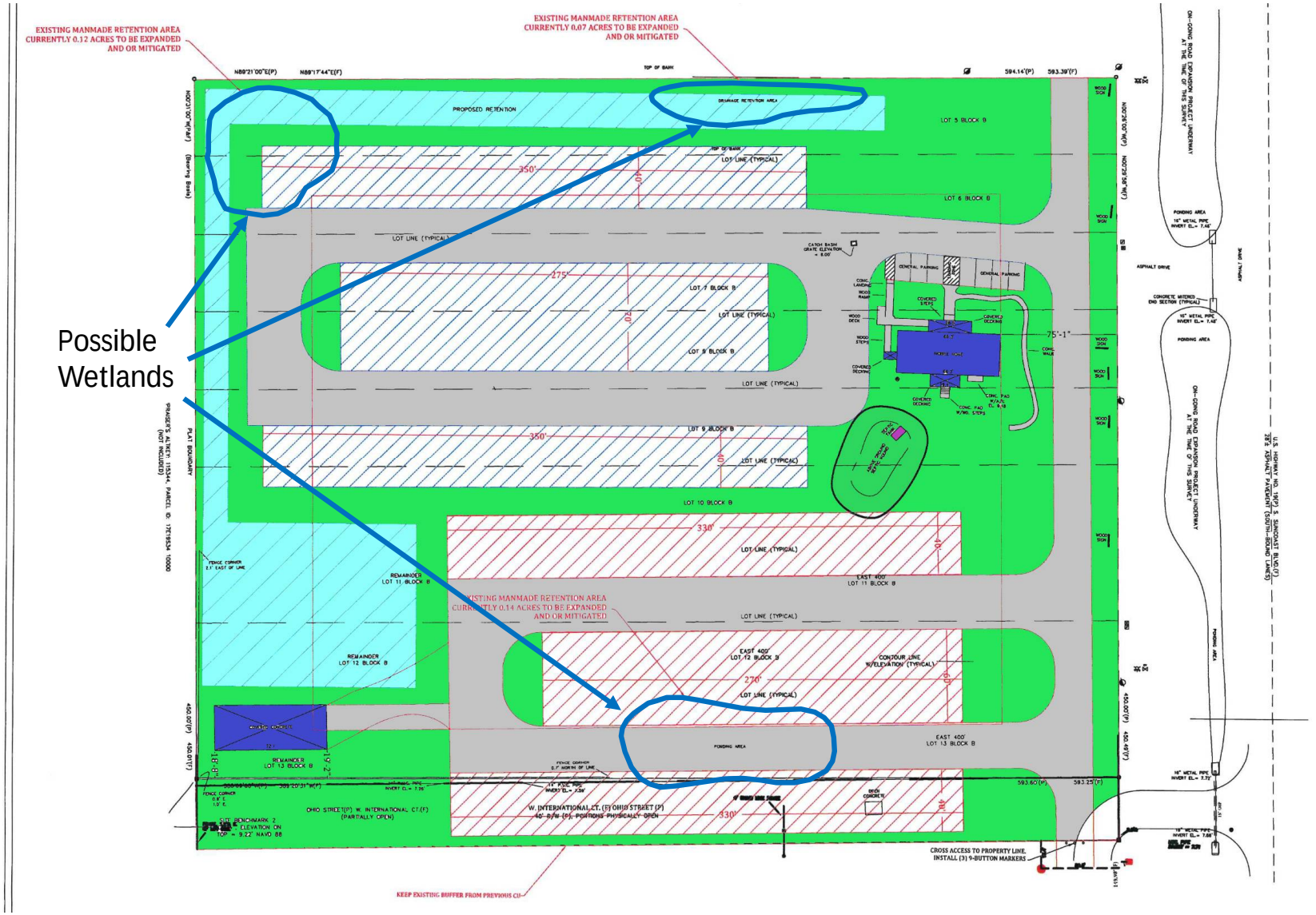


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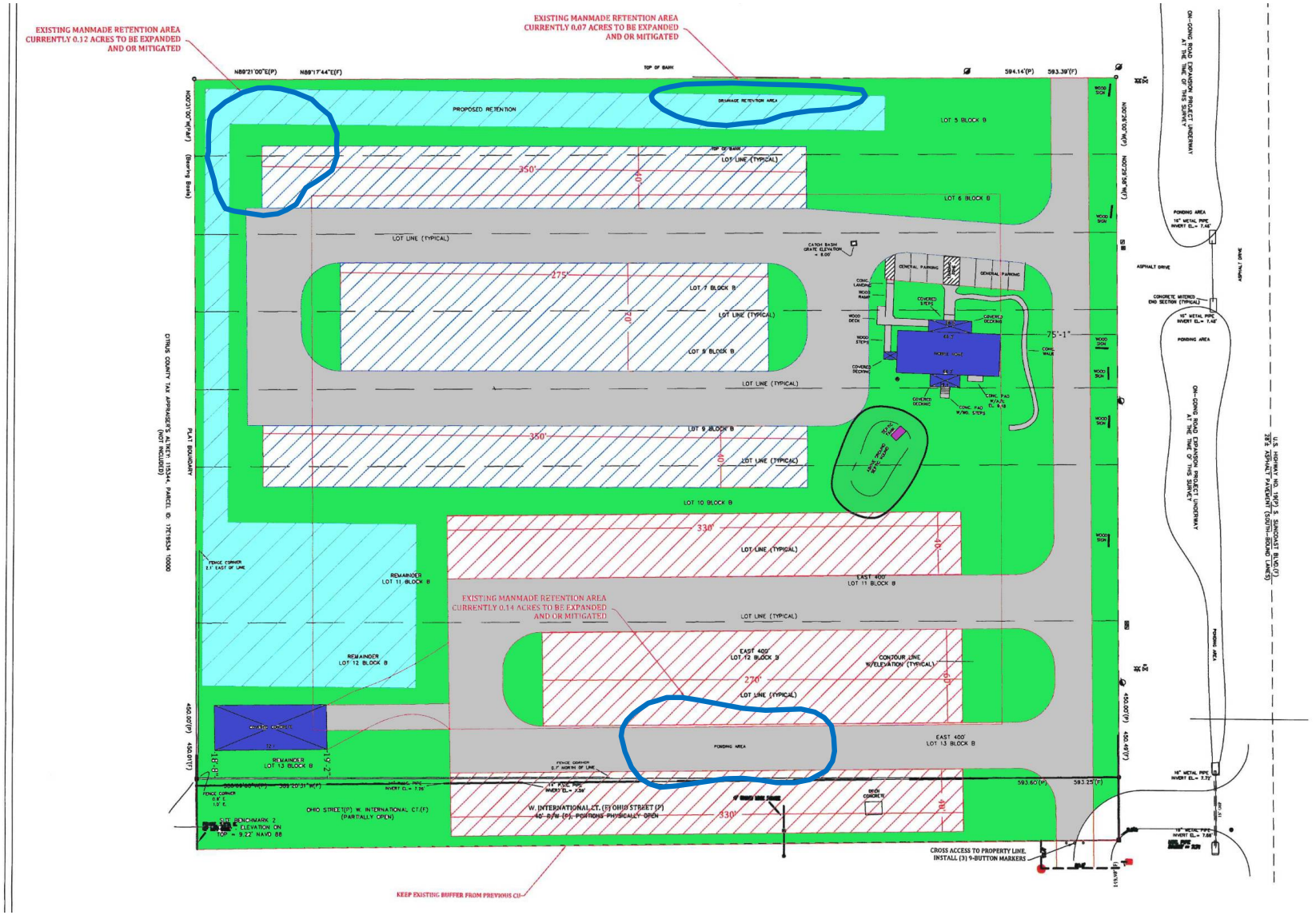
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Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
CONDITIONAL USE APPLICATION

Application No.: CU 22-04 Date: 1-27-22

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

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

Property Owner
Name: Acme Storage LLC
Address: 8438 S. Suncoast Blvd
City: Homosassa
State: FL Zip: 34446
Home No.: Cell No.:
Work No.: 352-302-0821 Fax No.:
Email:

Property Description: Section: 13 Township: 20 South Range: 17 East
Legal Description: 8424 S. Suncoast Blvd, Homosassa 34446
Subdivision: US 19 3rd Addition Lot(s): 5+6 Block/Parcel: 2
Alternate Key #: 2956267 Parcel ID: 17E20S240010 000B00050
Acreage: 6.24

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

Conditional Use Request: ADD OUTDOOR COVERED STORAGE

Describe how it will/will not affect surrounding development: NO IMPACT

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

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

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

RECEIVED
JAN 27 2022
CU 22-04
Land Development Division

Attachment: applicant submittal (20346 : CU-22-04 Michael Wilburn for Acme Storage)

ENGINEERING	INSPECTIONS	DRAFTING	DESIGN
PAGE 1 of 1	JOB: VINE ST	LOCAL ENGINEERING, INC. PO BOX 938 FLORAL CITY, FL 34436 PHONE (352)-697-5384	
SCALE: 1" = 100'	DATE: 1/4/22		
VINE ST.			

LOCAL ENGINEERING, INC.

CERTIFICATE OF AUTH. 32355

Attachment: applicant submittal (20346 : CU-22-04 Michael Wilburn for Acme Storage)

Joseph C. Hochadel

From: Michael Wilburn <localengineeringinc@gmail.com>
Sent: Friday, March 18, 2022 12:26 PM
To: Joseph C. Hochadel
Subject: Re: [EXTERNAL]Updated ACME CU
Attachments: ACME PUD PHASE 2.3.pdf

Joe,

Please see attached revised plan, which I believe resolves the remaining outstanding issues. Please let me know if you have any questions.

Have a great weekend!

On Mon, Feb 21, 2022 at 10:27 AM Joseph C. Hochadel <joe.hochadel@citrusbocc.com> wrote:

Good morning Mike,

The site plan corrections look good, but I think we still need some info. With regards to using the old International Ct. area, we can go forward with the site plan as shown as long as we have proof of ownership for Lot 1 (of the old site) since the previous CU didn't include any parts of the ROW. However, if you want to incorporate the old CU to the south to remove some conditions, you need to update the site plan to include that site in its entirety and update the application form to include those lots. Also, we still need those wetlands addressed. I did a site visit on Friday the 18th and the wetland in the NW corner had standing water in it and appears to have become or is becoming naturalized. The area called "ponding area" on the southern portion in Lot 13 appeared to be a natural wetland and had standing water as well. The depression along the north property line didn't have water in it like the other two, but still seemed to have some wetland type vegetation. If you have anything addressing those areas, even if they aren't surveyed, that would be beneficial. Let me know how you want to proceed.

Thanks,

Joe Hochadel

Principal Planner

Land Development Division

Citrus County BOCC

352-527-7687

Attachment: applicant submittal (20346 : CU-22-04 Michael Wilburn for Acme Storage)

PM2-22-48

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

CONDITIONAL USE APPLICATION NO. CU-22-04 Michael Wilburn for Acme Storage
DATE: April 29, 2022
PREPARED BY: Joe Hochadel, Principal Planner; Land Development Division

CONDITIONAL USE REQUESTED	This request is for a Conditional Use to allow for covered RV and/or Boat Parking Facilities in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC. Specifically, the applicant is asking to construct six structures for covered RV and boat trailer storage in the GNC District.
SUBJECT PROPERTY	Section 24, Township 20S, Range 17E; more specifically, Lots 5-13, Block B, of US 19 Number 3 Addition, Plat Book 2, Page 123, AK 2956267, with multiple addresses off of S. Suncoast Blvd., Homosassa, Florida.
ACREAGE	Approximately 6.7 acres
LAND USE/ZONING	General Commercial District (GNC) on the Future Land Use Map, and GNC on the Land Development Code Atlas Map
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property is located in Flood Zone X and AE, with a base flood elevation of 9 feet as found on Community Panel Number 12017C0431E.
SURROUNDING LDC ATLAS DESIGNATIONS	North – MDR, Medium Density Residential District South – GNC, General Commercial District East – GNC, General Commercial District; PSO, Professional Services/Office District West – CON, Conservation District
SURROUNDING FLUM DESIGNATIONS	North – MDR, Medium Density Residential District South – GNC, General Commercial District East – GNC, General Commercial District; PSO, Professional Services/Office District West – CON, Conservation District
SURROUNDING EXISTING LAND USE	North – Vacant residential South – Covered RV/boat storage East – Various office uses West – Homosassa Wildlife Management Area
SOIL INFORMATION	According to the *Soil Survey of Citrus County* (1988), the soil types in the area consists primarily of Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes, and Adamsville fine sand, 0 to 2 percent slopes. Limitations to building site development are severe due to wetness.

Attachment: Staff Report and Locator Map (20346 : CU-22-04 Michael Wilburn for Acme Storage)

BACKGROUND AND ANALYSIS

The subject property consists of nine lots and is located on S. Suncoast Blvd., just north of the intersection of S. Suncoast Blvd. (US-19) and W. International Ct., which was recently vacated under application SV-21-02. The property has an existing mobile home sales office that was placed in 2006 with a mobile home display and workshop area. Many of the structures in the workshop area appear to have been placed without permits. There are also five non-conforming mobile homes being used as residences located on the west half of Lots 5-10, which have been on site since the 1980's. The site currently takes access off of S. Suncoast Blvd., a 245-foot wide principal arterial roadway. There is a recorded cross access easement (OR Book 1161, Page 1589) along the first 25 feet west of US-19 across Lots 5-10 to adjacent property owners (the adjacent lot to the south, Lot 11, is now under common ownership).

The applicant is requesting to place up to six covered RV and/or boat parking structures in the GNC District, which requires a Conditional Use. The covered RV and/or boat parking structures vary in size. The three structures proposed in Phase 1 total 42,600 square feet. The three structures proposed in Phase 2 total 47,250 square feet. The total square-footage of both phases is 89,850 square feet, which will be required to meet LDC Section 3740, Additional Design Standards for Large Non-Residential Projects. It appears the existing mobile home sales office may be used for the covered RV and/or boat parking as well.

The applicant has not provided a landscaping plan showing required buffer types or landscaping calculations as required by the LDC. The LDC requires a 25-foot wide Type "C" landscape buffer along S. Suncoast Blvd., a 15-foot wide Type "C" buffer along the conservation designated property, and a 5-foot wide sodded strip along the adjacent use to the south. Since the property to the north is designated MDR, a minimum 20-foot wide Type "D" buffer with a wall is required. The site will also require foundation landscaping along 50 percent of each building façade length facing US-19.

The LDC requires that large, non-residential project provide pedestrian circulation. The applicant has not shown any pedestrian circulation or amenity areas on the proposed site plan; however, there is not a public sidewalk located along S. Suncoast Blvd. in this area. The site will have to provide a pedestrian amenity area and bicycle parking per the LDC. Since the applicant is not proposing an additional office as part of the proposed RV and/or boat parking use, no additional parking is required.

The LDC requires structures to have a minimum setback of 125 feet from the centerline of a right-of-way that is considered a principal arterial and no closer than 25 feet from the edge of the right-of-way such as S. Suncoast Blvd. While the applicant has not indicated setbacks for any of the proposed structures, they do appear to be at least 85 feet from the edge of the right-of-way, which meets the 25-foot minimum setback requirement.

For large, non-residential projects, the LDC requires that any elevation of a building that fronts on a right-of-way shall meet façade requirements. The east elevations of all six proposed buildings front the right-of-way of S. Suncoast Blvd. The LDC states that no uninterrupted or unadorned length of any portion of a façade shall exceed 100 linear feet and must have interruptions that include wall plane projections and/or recessions of not less than five feet in off-set and 20 feet in length. The east elevations vary in width from 40 feet to 70 feet in width, which would not require the wall plane projection/recession. The LDC also states that facades cannot consist of prefabricated steel panels. The applicant has not provided any information regarding facades for the proposed covered RV and/or boat parking structures and will need to demonstrate compliance with LDC standards at time of permitting.

Attachment: Staff Report and Locator Map (20346 : CU-22-04 Michael Wilburn for Acme Storage)

Staff looked at compatibility issues of the proposed RV and/or boat parking structures in relation to the surrounding area. The surrounding area is generally commercial in nature. The properties to the north have the MDR designation and are vacant. The properties located directly across S. Suncoast Blvd. are developed with various office type uses. The property to the west is part of the Homosassa Wildlife Management Area conservation use. The properties to the south are under common ownership and have an existing covered RV and/or boat parking facility that was approved in 2019 under application CU-19-04. The applicant is proposing a shared access with the adjacent RV and/or boat parking use. As submitted, it will be compatible with the adjacent development as well as the other nearby commercial uses.

The impervious surface ratio calculation provided by the applicant for both phases, including existing improvements to remain, is approximately 62 percent, which is under the maximum allowable ISR of 70 percent for the GNC District. While Floor Area Ratio calculations have not been provided, the site does not appear to exceed the allowable FAR standard of 1.0 for the GNC District and this will have to be demonstrated at time of permitting.

Staff does have a concern regarding possible wetland impacts on site. The applicant has indicated on the submitted site plan that there was a ponding area and staff noticed standing water on aerial images. A site visit indicated what appears to be a small wetland located along the north property line, a manmade pond with standing water in the northwest corner, and a wetland with standing water located in the south central portion of the site, all of which appeared to have vegetative indicators. The applicant has labeled these as manmade retention areas on the site plan and shows proposed structures and improvements impacting these areas. The LDC and Comprehensive Plan have language that applies protections to all wetlands, regardless of origin or quality.

Staff requested as part of the sufficiency review a survey with a jurisdictional wetland line or a statement from an environmental professional attesting as to whether or not these features were considered wetlands. The applicant responded with an updated site plan labeling those features as existing manmade retention areas and requested to continue the application process. Staff is concerned that these features, if considered to be wetlands, will not be provided the appropriate safeguards or required mitigation if impacted.

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Section 2412, General Commercial District, as specified in the LDC, Section 3501, Surface Water Protection Standards, as well as Section 3740, Additional Design Standards for Large Non-Residential Projects, as specified in the LDC. Currently, this application is inconsistent with all the provisions of the LDC. The proposed use can become compatible with the provisions of the LDC if development standards are adhered to and if wetland impacts, if any, are addressed.

3740.A. *These standards are intended to provide developers of large retail building development with guidelines for creating safer, efficient, pedestrian-friendly projects with human-scale orientation, while discouraging large, nondescript buildings and "unfriendly" pedestrian design, limited landscaping, and vast, non-shaded parking lots. As a basis for developing such guidelines, Citrus County citizens and visitors alike will benefit from enhanced large retail project design, which accomplishes the following objectives…*

Section 3740 of the LDC contains development standards for large non-residential design such as landscaping, buffering, façade, parking, and lighting. While the proposed site plan does not indicate whether these requirements are met, the applicant has not requested any deviations from these

Attachment: Staff Report and Locator Map (20346 : CU-22-04 Michael Wilburn for Acme Storage)

standards as part of this application. There is sufficient area on site for all site improvements associated with this Section, as well as façade standards.

3501.A.1. Structures shall be set back a minimum of 50 feet, or 35 feet from the mean high water line, ordinary high water line, and/or jurisdictional wetland line, if swales or berms are provided.

3501.C.1 A minimum 15-foot buffer measured from the mean high water line or ordinary high water line for tidal/non-tidal waters and/or jurisdictional wetland line shall be established adjacent to the water body or wetland in order to protect the water body from adverse impacts of construction activity including, but not limited to, erosion and siltation. The proposal shall confirm in writing that a 15-foot buffer is adequate for such protection, or shall indicate the size (wider) of the buffer deemed to be adequate that shall be provided to meet this requirement

The LDC language applies protections to all wetlands and does not differentiate based on whether they are natural or manmade or based on the quality. Staff concerns regarding possible wetland impacts have not been addressed and could change the intensity and layout of the proposed development if found to be jurisdictional wetlands.

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

Policy 3.1.3 *During construction in the vicinity of water bodies or wetland areas, the following criteria shall be met:*

- *A buffer of 15 feet or greater shall be established to reduce adverse impacts on natural vegetation*
- *A buffer of 25-feet or greater shall be established upland of springs, spring-fed waterbodies, and open sinkholes*
- *Existing topography and vegetation shall be retained within the buffer area*
- *Pervious pavement materials or equivalent methods shall be used to reduce runoff into adjacent and downstream waters*
- *Silt screens shall be placed between the construction or land clearing site and the water body or wetland to prevent erosion and siltation*
- *After permitted shoreline stabilization construction natural vegetation shall be retained or replaced with suitable native vegetation to minimize and stabilize erosion and to decrease pollution*

Policy 3.16.1 *The County shall continue to implement wetlands protection standards of the LDC. The County shall ensure that the following steps are taken, in order, when assessing proposed activities that may result in wetland impacts:*

1. *avoidance of wetland impacts*
2. *minimization of unavoidable wetland impacts*
3. *compensation for wetland impacts through mitigation*

Policy 17.1.6 *Performance standards shall be established in the County LDC providing for, but not limited to, drainage, flood protection, utilities, separation of uses and buffering,*

Attachment: Staff Report and Locator Map (20346 : CU-22-04 Michael Wilburn for Acme Storage)

densities, parking, access, environmental and water resource protection, preservation of wetlands, open spaces, and convenient on-site traffic flow.

Staff Comment: As indicated, policies within the Comprehensive Plan have certain criteria and standards to safeguard wetlands within Citrus County. Since the applicant has not provided the requested information, it is unclear if there will be wetland impacts, and if so, to what extent.

Engineering Division Comments: The Engineering Division has provided the following comments:

1. The applicant may need to remove one of the two existing driveway connections which do not meet spacing standards. The applicant will need to coordinate with FDOT for connection to their roadway.

2. In accordance with Section 7100.D, Access Management, this project would require the construction of a minimum 20-foot wide paved access (cross access) aisle from the project driveway to the north and south property line. The cross access must meet the throat distance requirements of Section 7140.C of the LDC and be located outside of any fenced in portion of the site.

PROPOSED FINDINGS OF FACT

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

1. ***The proposed uses and structures would violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the LDC.*** The proposed RV and/or boat parking facility structures in the GNC District can be designed in conformance with the Comprehensive Plan and LDC. The proposed site plan does not meet LDC standards for large non-residential development and will need to be revised at time of permitting. The applicant has not provided evidence that there are not wetlands on site and the proposed development could have a detrimental impact to those areas if they are found to be wetlands in violation of the LDC and Comprehensive Plan.

2. ***The proposed uses and structures would not be incompatible with the uses, structures, and activities on adjacent and nearby lands.*** The proposed RV and/or boat parking facility use is proposed adjacent to an RV and/or boat parking facility use and across from numerous office uses. The adjacent residentially designated land is currently vacant. The site plan as proposed will need to be revised to meet the LDC standards for large non-residential development.

3. ***The proposed uses and structures would not violate health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure, specifically with respect to:***

Attachment: Staff Report and Locator Map (20346 : CU-22-04 Michael Wilburn for Acme Storage)

a. ***The use or structure would not exceed the applicable density or bulk regulations except as specifically authorized, nor shall the use or structure result in overcrowding of land or buildings;*** The proposed RV and/or boat parking facility structures will need to meet allowable density or bulk regulation. The Impervious Surface Ratio (ISR) may not exceed the maximum allowable ISR of 70 percent in the GNC District. The site plan as proposed has an ISR of approximately 62 percent.

b. ***The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards;*** The site is located along S. Suncoast Blvd. (US-19), a Principal Arterial classified roadway. The parking will take access primarily from a cross-access connection to the adjacent RV and/or boat parking facility to the south.

c. ***The use or structure would not create a fire hazard;*** The application as proposed would not create a fire hazard as long as Fire Code requirements are met at the time of permitting.

d. ***The use or structure would not result in noise, odor, glare, vibration or other similar characteristic, which is detectable at the property line and which exceeds the level which will result from permitted uses;*** The use as an RV and/or boat parking facility is not anticipated to result in noise, odor, glare, vibration, or other similar characteristic detectable at the property line as long as the development standards of the LDC are adhered to.

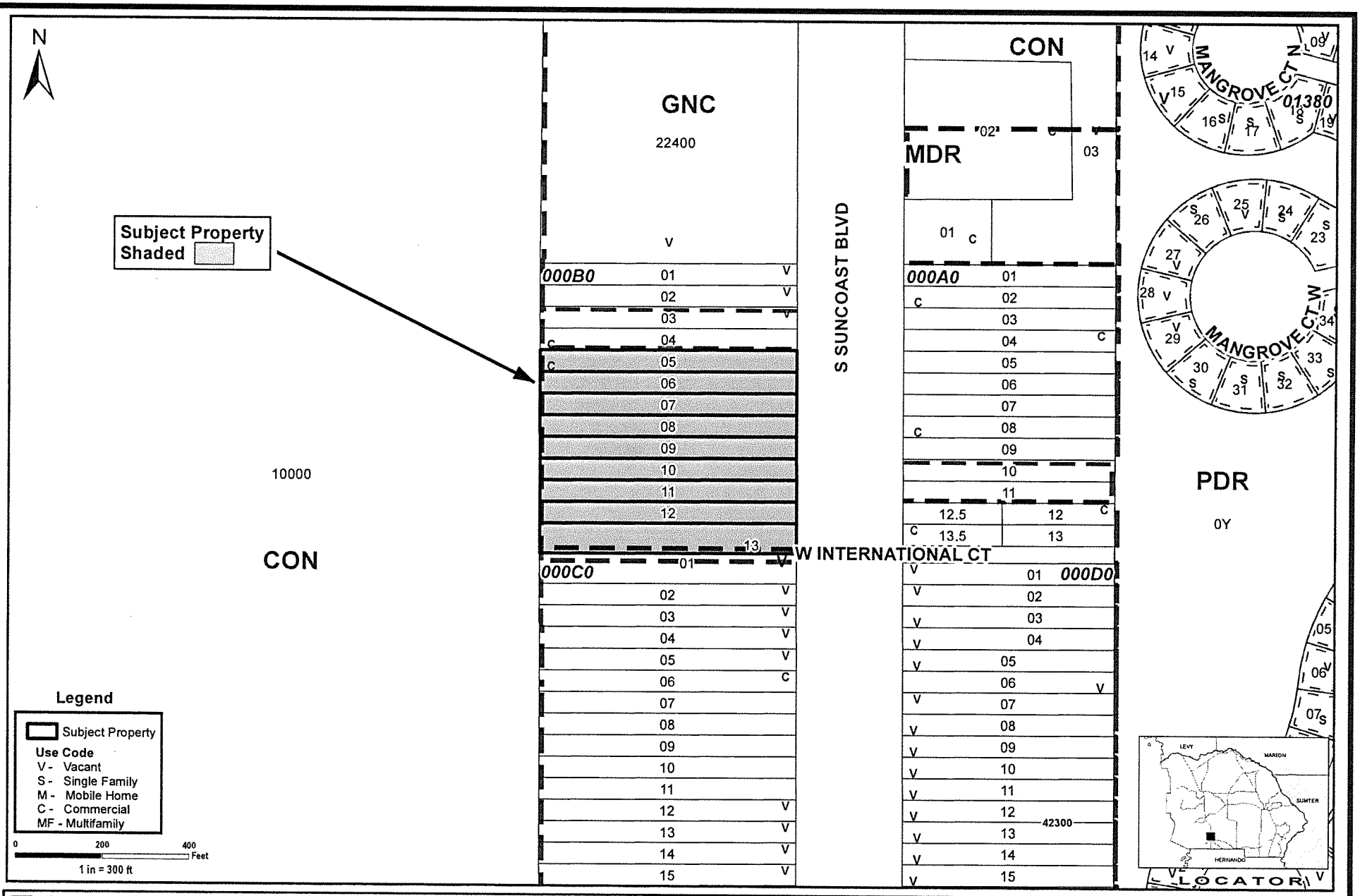
e. ***The use or structure would not prevent an adjoining landowner from the legal use of his property pursuant to the LDC;*** The use as proposed will not prevent use of adjoining lands and will be required to allow access to adjacent non-residential uses through a cross-access connection.

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

g. ***The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.*** The site will be for RV and/or boat parking facility structures and the existing mobile home sales office and workshop. The site and uses proposed have the ability to meet adopted development standards and will be required to at time of permitting.

JH/cb

Attachment: Staff Report and Locator Map (20346 : CU-22-04 Michael Wilburn for Acme Storage)



Application #: CU-22-04	**Applicant: Michael Wilburn for Acme Storage**
Proposal: RV/Boat Parking Facility	**Location: 8424 S. Suncoast Blvd., Homosassa**
LDC Atlas: General Commercial District (GNC)	**S-T-R - 13-20-17 SE**

Planner Initials: _____ **Date:** _____

Geographic Information Systems

Prepared By : Susan O'Connell
Date: April 19, 2022
Source: Enterprise Geodatabase
Map Number: SO001305

Cynthia P. Skelhorn
Director

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

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

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	OA-22-02 Land Development Division –Amendment to Land Development Code Multiple Sections
AGENDA DATE:	**June 02, 2022**

BRIEF OVERVIEW:

This request is for multiple amendments to the Land Development Code regarding tree removal and development on vacant lots.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Conduct a public hearing on June 2, 2022, to consider OA-22-02, Land Development Division - Amendment to Land Development Code Multiple Sections.

PM2-22-50

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

ORDINANCE AMENDMENT APPLICATION NO. –
OA-22-02 Land Development Division –Amendment to Land Development Code Multiple Sections

DATE: May 3, 2022

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

This application would amend multiple sections of the Land Development Code for clarity regarding tree removal and development on vacant lots. The following sections are proposed for amendment:

- Section 3150, Fences, Hedges, and Walls
- Section 4002, Site Development Plans
- Section 4003, Submittal Requirements (Site Development Plans)
- Section 4100, Site Improvement Plans
- Section 4101, Applicability (Site Improvement Plans)
- Section 4102, Submittal and Review (Site Improvement Plans)
- Section 4200, Approved Site Development and Improvement Plans
- Section 4303, General Standards for PUD Developments
- Section 5710, General Provisions (Tree Preservation and Protection Standards)

A strike-thru/underline version and a proposed "clean" version of the draft sections are included in the application back-up material.

JLC/cb

Attachment: PDC Staff Report (20343 : OA-22-02 Land Development Division –Amendment to Land Development Code Multiple Sections)

ORDINANCE NO. 2022-_____

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ORDINANCE NO. 2012-06, THE CITRUS COUNTY LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING SECTION 3150, FENCES, HEDGES, AND WALLS; SECTION 4002, APPLICABILITY (SITE DEVELOPMENT PLANS); SECTION 4003, SUBMITTAL REQUIREMENTS SITE DEVELOPMENT PLANS); SECTION 4100, SITE IMPROVEMENT PLANS; SECTION 4101, APPLICABILITY (SITE IMPROVEMENT PLANS); SECTION 4102, SUBMITTAL AND REVIEW (SITE IMPROVEMENT PLANS); SECTION 4200, APPROVED SITE DEVELOPMENT AND IMPROVEMENT PLANS; SECTION 4303, GENERAL STANDARDS FOR PUD DEVELOPMENTS; AND SECTION 5710, GENERAL PROVISIONS (TREE PRESERVATION AND PROTECTION STANDARDS); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS OF LAW; PROVIDING FOR CODIFICATION; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARINGS; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

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

SECTION 1. THAT SECTION 3150, FENCES, HEDGES, AND WALLS, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

Attachment: Strikethrough Ord mar 4 2022 (20343 : OA-22-02 Land Development Division –Amendment to Land Development Code Multiple

3150. FENCES, HEDGES, AND WALLS

A. Fences in residential districts shall not be constructed of barbed wire or electrical unless an agricultural use is authorized.

B. Fences and walls may be permitted along property lines outside of required easements. No fence or wall in a residential district shall exceed six feet in height.

C. Fences, walls, hedges, or other structures or vegetation shall not be permitted over 30 inches in height above the average road grade in a visibility triangle. Such triangle shall consist of the area bounded by: (i) the edge of pavement of a road (or the edge of an unpaved road); (ii) the edge of pavement of an intersecting road or driveway (or the edge of an unpaved road or driveway); and (iii) an imaginary line connecting the other two lines at points 25 feet from their intersection.

D. Fences shall consist of one or more of the following materials: wood posts, picket, field fence, basket weave, lattice, split rail, ~~plank, panels,~~ woven saplings, cast or wrought iron, chain link or pvc/plastic, except where an agricultural use is authorized.



Basketweave fence

SECTION 2. THAT SECTION 4002, APPLICABILITY (SITE DEVELOPMENT PLANS), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

Attachment: Strikethrough Ord mar 4 2022 (20343 : OA-22-02 Land Development Division –Amendment to Land Development Code Multiple

Attachment: Strikethrough Ord mar 4 2022 (20343 : OA-22-02 Land Development Division –Amendment to Land Development Code Multiple

4002. APPLICABILITY

A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law.

~~B.~~ A site development plan shall be required for any ~~multi-family residential development and non-residential~~ development on vacant land. ~~The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.~~

C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

SECTION 3. THAT SECTION 4003, SUBMITTAL REQUIREMENTS (SITE DEVELOPMENT PLANS), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

4003. SUBMITTAL REQUIREMENTS

A. Documentation required

1. The site development plan shall be prepared on durable material with permanent writings and markings thereon showing to accurate scale all existing and proposed development on the property. The scale shall be no smaller than one inch equals 200 feet. The plan shall show property boundaries with a legal or a metes and bounds description, references to section, township, and range, and

subdivision name and lot numbers if applicable. Copies shall be submitted to county staff as prescribed on application forms prepared by the County.

a. For residential submittals, the plan shall show all proposed physical improvements including: existing and proposed buildings, driveway and/or driveway apron, water bodies, wetlands, and the distances of any improvements from the boundaries of the property.

b. For non-residential submittals, t~~T~~he area of the property shall be noted in square feet and acres. The plan shall show all proposed physical improvements including: existing and proposed buildings; off-street parking areas; pavements; landscaping; utilities; on-site recreation (if applicable); storm water management facilities; water bodies; wellheads; walls; poles; towers; signs; and the distances of all these improvements from the boundaries of the property.

2. ~~Copies shall be submitted to county staff as prescribed on application forms prepared by the County~~.
For non-residential submittals, t~~T~~he plan drawings shall be prepared by a registered architect, landscape architect, or civil engineer licensed in the State of Florida, each certifying to their field of expertise by signing and sealing the drawings, and shall include the following information, if applicable:

a. Name, address, telephone number, and email address of the owner(s) and/or developer of the property, the drawing scale used, number of sheets per set of plans, north indicator, and complete dimensions. All dimensions shall be in feet and decimal fractions of a foot. The plan shall be prepared drawn to scale so that it is readable.

b. A site location inset shall be included on the top page of each set of plans to indicate the location of the project relative to surrounding areas and including at least the nearest arterial or collector roadway.

c. A complete legal description of the property.

d. A boundary survey (drawn to scale so that it is readable), signed, sealed, and prepared by a Florida registered land surveyor, showing the location and dimensions of all property lines, existing streets or roads, easements, rights-of-way, and

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areas dedicated to the public. In the case of improved property, the survey is to show all vertical improvements.

e. The land use districts of all abutting properties shall be shown. Where the property abuts a right-of-way, the street name shall be indicated.

f. The location of all streams, floodplains, water bodies, and wetlands lying within, adjacent to, or affecting the site shall be clearly delineated.

g. Total area and percentages of the total site area shall be given for impervious surface.

h. If a multi-unit residential development is proposed, the total number and type of residential units shall be given. The total number of units (all types) and units per acre shall be included. Construction phase lines, if proposed, shall be shown.

i. Locations of all proposed permanent signs and exterior lights shall be shown. Sign face area with dimensions shall also be provided.

j. Exact locations of the nearest existing and all proposed fire hydrants shall be shown.

k. The layout of any proposed sanitary sewer and water main construction shall be given including the locations of proposed connection to existing facilities.

l. If a garbage dumpster is proposed, show pad location and specifications.

m. The plans shall show the total number of proposed parking spaces, spaces reserved for handicapped parking, loading areas, wheel stops, proposed ingress and egress (including proposed public street modifications), and projected on-site traffic flow. The full dimensions of parking spaces, travel lanes, and driveways shall be labeled.

n. Cross sections and specifications shall be shown for all proposed pavement.

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o. Stormwater drainage and site grading plans, as necessary, shall be submitted in accordance with this LDC, Chapter 6 Stormwater Management.

p. Proposed landscaping, including a plant legend, shall be shown. A plan for tree protection showing the locations and names of any existing trees shall also be shown with labels as to which trees are to be removed or relocated and which will remain in accordance with the section for Tree Preservation and Protection Standards of this LDC. Buffer areas and/or silt fencing shall be indicated.

q. Submission shall indicate provisions to be made for adequate control of erosion, sedimentation, dust, and debris during all phases of clearing, grading, and construction.

r. Provisions for protection of historic and/or archaeological resources shall be indicated, if applicable.

s. Provisions for protection of habitat and endangered or threatened species, including land area set aside, shall be indicated.

t. Façade renderings shall be provided as may be required by this LDC.

u. A space measuring at least four inches in width and three inches in height shall be provided in the title block on the top page of each set of plans. This space will be reserved for the County's development approval stamp.

v. Copy of warranty deed for property.

w. Any additional data, materials, or information deemed necessary by the County to make a determination.

3. *Staff review*: ~~Within three days of the applicant submitting an application to Citrus County, t~~The County shall advise the applicant what information, if any, is needed to deem the application properly completed in compliance with the filing requirements prescribed by the County as further outlined in Florida Statutes. A properly completed application is one that contains all the required materials prescribed by the County. If the County does not provide written notice that the applicant has not submitted a properly

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completed application within the Statutory timeframe, the application shall be deemed properly completed and accepted as may be applicable in Florida Statutes. This does not imply the application will be approved. Within ~~seven days~~ statutory timeframe requirements after receiving a completed application, the County must notify an applicant if additional information is required for the County to determine the sufficiency of the application, and shall specify the additional information that is required. Each time an applicant responds to a request for additional information, the ~~seven-day~~ review period begins anew.

SECTION 4. THAT SECTION 4100, SITE IMPROVEMENT PLANS, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

4100. SITE IMPROVEMENT PLANS

A site improvement plan shall be required for any ~~multi-family residential development and non-residential~~ development proposed on improved land. ~~The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.~~

SECTION 5. THAT SECTION 4101, APPLICABILITY (SITE IMPROVEMENT PLANS), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

4101. APPLICABILITY

Submittal of a site plan may be reviewed under the site improvement plan (SIP) review process if the development proposal ~~meets all of the following conditions:~~

~~A.~~ ~~The project~~ involves a site which is currently improved with principal structures, parking facilities, water and sewer services, and/or defined ingress/egress.

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~~B. The proposed use will not require an expansion of the existing impervious areas to a degree which would require engineering review.~~

~~C. If the site is to be served by central water and/or sewer, written documentation from appropriate agencies acknowledging that water and sewer services are available at the site and are adequate to serve the proposed use.~~

~~D~~. B. Sites developed with non-residential structures and/or non-residential development permitted and functional prior to January 1, 2010, may qualify for a reduction of certain site or building upgrade requirements normally required when a change of use has been determined by the Building Official. Applicants desiring a waiver or reduction in normal requirements shall submit their request to the Department of Growth Management in accordance with the following procedures:

1. Applicants shall first attend a preapplication conference with staff to discuss a waiver or reduction of normal requirements of the LDC prior to formal submittal of the site improvement plan to be reviewed under the SIP review process.

2. The Department of Growth Management shall review and approve, approve with conditions, or deny the desired waivers. If further reductions are desired beyond those allowed by the Growth Management, the applicant shall apply for a variance or Conditional Use review as appropriate.

3. Reduction of normal requirements is limited to the following standards:

   a. Landscaping

   b. Paved Parking/Loading area requirements

   c. Façade design

   d. Cross Access Driveway Connection

   e. Bicycle parking

   f. Pedestrian Access requirement for sidewalks on collector or

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g. arterial roads

4. Where parking is deficient, additional requested off-street parking spaces may be stabilized by alternative surfaces to be maintained in a safe and non-eroding condition. All dimensional standards shall be required as specified by this LDC. Alternative surfaces may still need to provide drainage retention.

5. No exemptions shall be allowed for mandatory standards and criteria enforced by other agencies outside the control of the Department of Planning and Development. These include:

   a. Fire Code/Life safety

   b. ADA requirements

   c. State building code requirements

   d. State Department of Health requirements

SECTION 6. THAT SECTION 4102, SUBMITTAL AND REVIEW (SITE IMPROVEMENT PLANS), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

4102. SUBMITTAL AND REVIEW

A site improvement plan shall be prepared drawn to scale so that it is readable.

A. For residential submittals, the plan shall show all proposed physical improvements including: existing and proposed buildings, driveway and/or driveway apron, water bodies, wetlands, and the distances of any improvements from the boundaries of the property.

B. . For non-residential submittals, t~~T~~he area of the property shall be noted in square feet and acres. The plan shall show all proposed physical improvements including: existing and proposed buildings; off-street parking areas; pavements; landscaping; utilities; on-site recreation (if applicable); storm water management facilities; water bodies; wellheads; walls; poles; towers; signs; and the distances of all these improvements from the boundaries of the property.

The plan drawing shall be prepared by a registered architect, landscaping architect, or civil engineer licensed in the State of Florida, each certifying to

their field of expertise by signing and sealing the drawings, and setting form the following information:

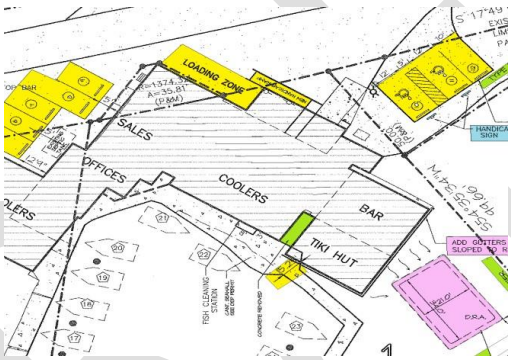
1. The project title, property owner, address, telephone number, and email address

2. Legal description, scale, and north arrow.

3. Land use designation of the subject site and adjacent sites and the proposed use of the subject site.

4. Location, configuration, and dimensions of all buildings and lot improvements.

5. Location and configuration of parking and loading areas, and the directional movement of access point(s) to the site.



6. Location, configuration, and dimensions of all buildings and lot improvements.

7. Location and configuration of parking and loading areas, and the directional movement of access point(s) to the site.

8. Location of the dimension of access point(s) to the site.

9. Parking summary, in matrix form, indicating the required and provided parking for each existing and proposed use.

10. Location and configuration of handicapped parking facilities and building accessibility features.

11. Location, dimension, and configuration of existing water management facilities.

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12. Location of trash enclosures.

13. Location of existing and proposed landscaping with specifications as to size, quantity and type of vegetation and the locations and names of any existing trees with labels as to which trees are to be removed or relocated and which will remain in accordance with the section for Tree Preservation and Protection Standards of this LDC.

14. A boundary survey (drawn to scale so that it is readable), signed, sealed, and prepared by a Florida registered land surveyor, showing the location and dimensions of all property lines, existing streets or roads, easements, rights-of-way, and areas dedicated to the public. In the case of improved property, the survey is to show all vertical improvements.

SECTION 7. THAT SECTION 4200, APPROVED SITE DEVELOPMENT AND IMPROVEMENT PLANS, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

4200. APPROVED SITE DEVELOPMENT AND IMPROVEMENT PLANS

Site development and improvement plans only remain valid and in force for two years from the date of their approval unless construction has commenced. If actual construction has not commenced within two years, measured by the date of issuance of the SDP or SIP ~~approval letter~~, the site development or improvement plan approval term expires and the SDP or SIP is of no force or effect; however, an amendment to the SDP or SIP may be approved prior to the expiration date, which would allow the SDP or SIP, as amended, to remain valid for two years measured from the date of approval of the amendment so long as the proposed amendment complies with the requirements of the then existing code. Where no amendment is proposed, the Land Development Division may grant one extension up to two years from the expiration date so long as the SDP or SIP still complies with the requirements for the existing code. A request for extension shall be made in writing to the Director of the Land Development Division prior to the expiration of the SDP or SIP.

SECTION 8. THAT SECTION 4303, GENERAL STANDARDS FOR PUD DEVELOPMENTS, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

4303. GENERAL STANDARDS FOR PUD DEVELOPMENTS

Attachment: Strikethrough Ord mar 4 2022 (20343 : OA-22-02 Land Development Division –Amendment to Land Development Code Multiple

All PUD developments shall conform to the provisions of the adopted Comprehensive Plan of the county and those uses allowed as per the Land Use Atlas designation. Where standards exist in the plan and comparable standards do not exist in this code, the standards and procedures set out in the plan shall apply in addition to the standards herein.

A. Only uses which are consistent with the Comprehensive Plan may be approved as a PUD. Approval or denial of a PUD is deemed to be a quasi-judicial action of the Board of County Commissioners, and an applicant for a PUD shall have no right in the application hereunder beyond the right to have the Board of County Commissioners consider same and approve or deny the application based on applicable law and the findings of fact.

B. After the effective date of this Code, any development approved through the PUD application process, which is not designated a use by right (shown as a "P" in the applicable LDC section) 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. All PUD's, Master Development Plans, Planned Residential and Non-Residential Developments, and Planned Development Overlays approved prior to the effective date of this code are not subject to this provision. A compatibility review shall not include these land uses within the PUD that are allowable in accordance with the Comprehensive Plan and Land Development Code District ("P" uses) but shall be limited to those specific deviations or approvals sought through the PUD process.

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.

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.

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.

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.

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Attachment: Strikethrough Ord mar 4 2022 (20343 : OA-22-02 Land Development Division –Amendment to Land Development Code Multiple

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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.

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 an adjacent use.

H. The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.

I. Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.

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, and a new PUD application will need to be approved for development on the site.

SECTION 9. THAT SECTION 5710, GENERAL PROVISIONS (TREE PRESERVATION AND PROTECTION STANDARDS), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

5710. GENERAL PROVISIONS

~~A.~~ Except for residential development, tree removal outside of an approved construction footprint, the Firewise Program footprint, and/or where there are other site requirements shall be prohibited. ~~The Land Development Division Director or his/her designee may approve additional tree removal under the following circumstances: ecological restoration work, alleviation of wildfire hazard, avoiding vehicular or pedestrian hazard, ensuring the structural integrity of buildings, necessary grading work on sloping properties, and the provision of essential services. Removing trees for the purpose of filling the regulatory floodplain on vacant property is not considered a special circumstance and is subject to the mitigation requirements contained herein.~~

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B. Trees may be removed from within a wetland, surface water body, or construction buffer area required by this LDC, if the area in question is covered by an approved State Environmental Resource Permit or its successor.

C. Trees within and adjacent to certain scenic tree-lined and canopied road rights-of-way, as listed in the following table, are hereby provided special protection standards as contained herein.

~~D. Tree removal on all vacant land (defined in this section as property on which no County building or development permit has been approved or on which no habitable structure exists) shall be subject to the mitigation requirements contained herein. A vacant property tree removal permit shall be required and shall be valid for 180 days from issuance. A request for extension shall be made in writing to the Director of the Land Development Division prior to the expiration.~~

SECTION 10. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 11. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 12. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

SECTION 13. This ordinance shall become effective as per Florida law.

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

ATTEST:

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

BY: _____

ANGELA VICK, CLERK OF COURT

RONALD E. KITCHEN, JR.
CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

_____

DENISE A. DYMOND LYN, COUNTY ATTORNEY

DRAFT

Attachment: Strikethrough Ord mar 4 2022 (20343 : OA-22-02 Land Development Division –Amendment to Land Development Code Multiple

Attachment: CLEAN ord mar 5 2022 (20343 : OA-22-02 Land Development Division –Amendment to Land Development Code Multiple Sections)

ORDINANCE NO. 2022-_____

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ORDINANCE NO. 2012-06, THE CITRUS COUNTY LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING SECTION 3150, FENCES, HEDGES, AND WALLS; SECTION 4002, APPLICABILITY (SITE DEVELOPMENT PLANS); SECTION 4003, SUBMITTAL REQUIREMENTS SITE DEVELOPMENT PLANS); SECTION 4100, SITE IMPROVEMENT PLANS; SECTION 4101, APPLICABILITY (SITE IMPROVEMENT PLANS); SECTION 4102, SUBMITTAL AND REVIEW (SITE IMPROVEMENT PLANS); SECTION 4200, APPROVED SITE DEVELOPMENT AND IMPROVEMENT PLANS; SECTION 4303, GENERAL STANDARDS FOR PUD DEVELOPMENTS; AND SECTION 5710, GENERAL PROVISIONS (TREE PRESERVATION AND PROTECTION STANDARDS); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS OF LAW; PROVIDING FOR CODIFICATION; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARINGS; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

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

SECTION 1. THAT SECTION 3150, FENCES, HEDGES, AND WALLS, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

Attachment: CLEAN ord mar 5 2022 (20343 : OA-22-02 Land Development Division –Amendment to Land Development Code Multiple Sections)

3150. FENCES, HEDGES, AND WALLS

A. Fences in residential districts shall not be constructed of barbed wire or electrical unless an agricultural use is authorized.

B. Fences and walls may be permitted along property lines outside of required easements. No fence or wall in a residential district shall exceed six feet in height.

C. Fences, walls, hedges, or other structures or vegetation shall not be permitted over 30 inches in height above the average road grade in a visibility triangle. Such triangle shall consist of the area bounded by: (i) the edge of pavement of a road (or the edge of an unpaved road); (ii) the edge of pavement of an intersecting road or driveway (or the edge of an unpaved road or driveway); and (iii) an imaginary line connecting the other two lines at points 25 feet from their intersection.

D. Fences shall consist of one or more of the following materials: wood posts, picket, field fence, basket weave, lattice, split rail, woven saplings, cast or wrought iron, chain link or pvc/plastic, except where an agricultural use is authorized.



Basketweave fence

SECTION 2. THAT SECTION 4002, APPLICABILITY (SITE DEVELOPMENT PLANS), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

Attachment: CLEAN ord mar 5 2022 (20343 : OA-22-02 Land Development Division –Amendment to Land Development Code Multiple Sections)

4002. APPLICABILITY

A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law.

B. A site development plan shall be required for any development on vacant land.

C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

SECTION 3. THAT SECTION 4003, SUBMITTAL REQUIREMENTS (SITE DEVELOPMENT PLANS), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

4003. SUBMITTAL REQUIREMENTS

A. Documentation required

1. The site development plan shall be prepared on durable material with permanent writings and markings thereon showing to accurate scale all existing and proposed development on the property. The scale shall be no smaller than one inch equals 200 feet. The plan shall show property boundaries with a legal or a metes and bounds description, references to section, township, and range, and subdivision name and lot numbers if applicable. Copies shall be submitted to county staff as prescribed on application forms prepared by the County.

   a. For residential submittals, the plan shall show all proposed physical improvements including: existing and proposed buildings, driveway and/or driveway apron, water bodies, wetlands, and the distances of any improvements from the boundaries of the property.

b. For non-residential submittals, the area of the property shall be noted in square feet and acres. The plan shall show all proposed physical improvements including: existing and proposed buildings; off-street parking areas; pavements; landscaping; utilities; on-site recreation (if applicable); storm water management facilities; water bodies; wellheads; walls; poles; towers; signs; and the distances of all these improvements from the boundaries of the property.

2. For non-residential submittals, the plan drawings shall be prepared by a registered architect, landscape architect, or civil engineer licensed in the State of Florida, each certifying to their field of expertise by signing and sealing the drawings, and shall include the following information, if applicable:

a. Name, address, telephone number, and email address of the owner(s) and/or developer of the property, the drawing scale used, number of sheets per set of plans, north indicator, and complete dimensions. All dimensions shall be in feet and decimal fractions of a foot. The plan shall be prepared drawn to scale so that it is readable.

b. A site location inset shall be included on the top page of each set of plans to indicate the location of the project relative to surrounding areas and including at least the nearest arterial or collector roadway.

c. A complete legal description of the property.

d. A boundary survey (drawn to scale so that it is readable), signed, sealed, and prepared by a Florida registered land surveyor, showing the location and dimensions of all property lines, existing streets or roads, easements, rights-of-way, and areas dedicated to the public. In the case of improved property, the survey is to show all vertical improvements.

e. The land use districts of all abutting properties shall be shown. Where the property abuts a right-of-way, the street name shall be indicated.

f. The location of all streams, floodplains, water bodies, and wetlands lying within, adjacent to, or affecting the site shall be clearly delineated.

g. Total area and percentages of the total site area shall be given for impervious surface.

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h. If a multi-unit residential development is proposed, the total number and type of residential units shall be given. The total number of units (all types) and units per acre shall be included. Construction phase lines, if proposed, shall be shown.

i. Locations of all proposed permanent signs and exterior lights shall be shown. Sign face area with dimensions shall also be provided.

j. Exact locations of the nearest existing and all proposed fire hydrants shall be shown.

k. The layout of any proposed sanitary sewer and water main construction shall be given including the locations of proposed connection to existing facilities.

l. If a garbage dumpster is proposed, show pad location and specifications.

m. The plans shall show the total number of proposed parking spaces, spaces reserved for handicapped parking, loading areas, wheel stops, proposed ingress and egress (including proposed public street modifications), and projected on-site traffic flow. The full dimensions of parking spaces, travel lanes, and driveways shall be labeled.

n. Cross sections and specifications shall be shown for all proposed pavement.

o. Stormwater drainage and site grading plans, as necessary, shall be submitted in accordance with this LDC, Chapter 6 Stormwater Management.

p. Proposed landscaping, including a plant legend, shall be shown. A plan for tree protection showing the locations and names of any existing trees shall also be shown with labels as to which trees are to be removed or relocated and which will remain in accordance with the section for Tree Preservation and Protection Standards of this LDC. Buffer areas and/or silt fencing shall be indicated.

q. Submission shall indicate provisions to be made for adequate control of erosion, sedimentation, dust, and debris during all phases of clearing, grading, and construction.

r. Provisions for protection of historic and/or archaeological

resources shall be indicated, if applicable.

s. Provisions for protection of habitat and endangered or threatened species, including land area set aside, shall be indicated.

t. Façade renderings shall be provided as may be required by this LDC.

u. A space measuring at least four inches in width and three inches in height shall be provided in the title block on the top page of each set of plans. This space will be reserved for the County's development approval stamp.

v. Copy of warranty deed for property.

w. Any additional data, materials, or information deemed necessary by the County to make a determination.

3. *Staff review*: The County shall advise the applicant what information, if any, is needed to deem the application properly completed in compliance with the filing requirements prescribed by the County as further outlined in Florida Statutes. A properly completed application is one that contains all the required materials prescribed by the County. If the County does not provide written notice that the applicant has not submitted a properly completed application within the Statutory timeframe, the application shall be deemed properly completed and accepted as may be applicable in Florida Statutes. This does not imply the application will be approved. Within statutory timeframe requirements after receiving a completed application, the County must notify an applicant if additional information is required for the County to determine the sufficiency of the application and shall specify the additional information that is required. Each time an applicant responds to a request for additional information, the review period begins anew.

SECTION 4. THAT SECTION 4100, SITE IMPROVEMENT PLANS, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

4100. SITE IMPROVEMENT PLANS

A site improvement plan shall be required for any development proposed on improved land.

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SECTION 5. THAT SECTION 4101, APPLICABILITY (SITE IMPROVEMENT PLANS), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

4101. APPLICABILITY

Submittal of a site plan may be reviewed under the site improvement plan (SIP) review process if the development proposal involves a site which is currently improved with principal structures, parking facilities, water and sewer services, and defined ingress/egress.

A. Sites developed with non-residential structures and/or non-residential development permitted and functional prior to January 1, 2010, may qualify for a reduction of certain site or building upgrade requirements normally required when a change of use has been determined by the Building Official. Applicants desiring a waiver or reduction in normal requirements shall submit their request to the Department of Growth Management in accordance with the following procedures:

1. Applicants shall first attend a preapplication conference with staff to discuss a waiver or reduction of normal requirements of the LDC prior to formal submittal of the site improvement plan to be reviewed under the SIP review process.

2. The Department of Growth Management shall review and approve, approve with conditions, or deny the desired waivers. If further reductions are desired beyond those allowed by the Growth Management, the applicant shall apply for a variance or Conditional Use review as appropriate.

3. Reduction of normal requirements is limited to the following standards:

   a. Landscaping

   b. Paved Parking/Loading area requirements

   c. Façade design

   d. Cross Access Driveway Connection

   e. Bicycle parking

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f. Pedestrian Access requirement for sidewalks on collector or arterial roads

4. Where parking is deficient, additional requested off-street parking spaces may be stabilized by alternative surfaces to be maintained in a safe and non-eroding condition. All dimensional standards shall be required as specified by this LDC. Alternative surfaces may still need to provide drainage retention.

5. No exemptions shall be allowed for mandatory standards and criteria enforced by other agencies outside the control of the Department of Planning and Development. These include:

a. Fire Code/Life safety

b. ADA requirements

c. State building code requirements

d. State Department of Health requirements

SECTION 6. THAT SECTION 4102, SUBMITTAL AND REVIEW (SITE IMPROVEMENT PLANS), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

4102. SUBMITTAL AND REVIEW

A site improvement plan shall be prepared drawn to scale so that it is readable.

A. For residential submittals, the plan shall show all proposed physical improvements including: existing and proposed buildings, driveway and/or driveway apron, water bodies, wetlands, and the distances of any improvements from the boundaries of the property.

B. For non-residential submittals, the area of the property shall be noted in square feet and acres. The plan shall show all proposed physical improvements including: existing and proposed buildings; off-street parking areas; pavements; landscaping; utilities; on-site recreation (if applicable); storm water management facilities; water bodies; wellheads; walls; poles; towers; signs; and the distances of all these improvements from the boundaries of the property.

The plan drawing shall be prepared by a registered architect, landscaping architect, or civil engineer licensed in the State of Florida, each certifying to

their field of expertise by signing and sealing the drawings, and setting form the following information:

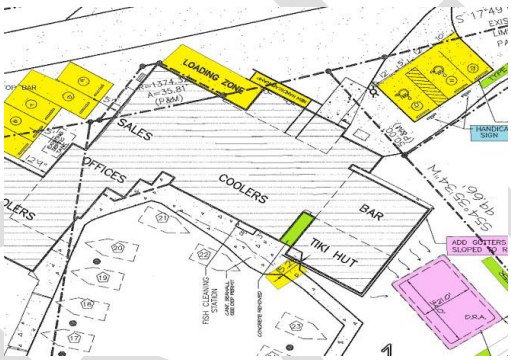
1. The project title, property owner, address, telephone number, and email address

2. Legal description, scale, and north arrow.

3. Land use designation of the subject site and adjacent sites and the proposed use of the subject site.

4. Location, configuration, and dimensions of all buildings and lot improvements.

5. Location and configuration of parking and loading areas, and the directional movement of access point(s) to the site.



6. Location, configuration, and dimensions of all buildings and lot improvements.

7. Location and configuration of parking and loading areas, and the directional movement of access point(s) to the site.

8. Location of the dimension of access point(s) to the site.

9. Parking summary, in matrix form, indicating the required and provided parking for each existing and proposed use.

10. Location and configuration of handicapped parking facilities and building accessibility features.

11. Location, dimension, and configuration of existing water management facilities.

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12. Location of trash enclosures.

13. Location of existing and proposed landscaping with specifications as to size, quantity and type of vegetation and the locations and names of any existing trees with labels as to which trees are to be removed or relocated and which will remain in accordance with the section for Tree Preservation and Protection Standards of this LDC.

14. A boundary survey (drawn to scale so that it is readable), signed, sealed, and prepared by a Florida registered land surveyor, showing the location and dimensions of all property lines, existing streets or roads, easements, rights-of-way, and areas dedicated to the public. In the case of improved property, the survey is to show all vertical improvements.

SECTION 7. THAT SECTION 4200, APPROVED SITE DEVELOPMENT AND IMPROVEMENT PLANS, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

4200. APPROVED SITE DEVELOPMENT AND IMPROVEMENT PLANS

Site development and improvement plans only remain valid and in force for two years from the date of their approval unless construction has commenced. If actual construction has not commenced within two years, measured by the date of issuance of the SDP or SIP, the site development or improvement plan approval term expires and the SDP or SIP is of no force or effect; however, an amendment to the SDP or SIP may be approved prior to the expiration date, which would allow the SDP or SIP, as amended, to remain valid for two years measured from the date of approval of the amendment so long as the proposed amendment complies with the requirements of the then existing code. Where no amendment is proposed, the Land Development Division may grant one extension up to two years from the expiration date so long as the SDP or SIP still complies with the requirements for the existing code. A request for extension shall be made in writing to the Director of the Land Development Division prior to the expiration of the SDP or SIP.

SECTION 8. THAT SECTION 4303, GENERAL STANDARDS FOR PUD DEVELOPMENTS, OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

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4303. GENERAL STANDARDS FOR PUD DEVELOPMENTS

All PUD developments shall conform to the provisions of the adopted Comprehensive Plan of the county and those uses allowed as per the Land Use Atlas designation. Where standards exist in the plan and comparable standards do not exist in this code, the standards and procedures set out in the plan shall apply in addition to the standards herein.

A. Only uses which are consistent with the Comprehensive Plan may be approved as a PUD. Approval or denial of a PUD is deemed to be a quasi-judicial action of the Board of County Commissioners, and an applicant for a PUD shall have no right in the application hereunder beyond the right to have the Board of County Commissioners consider same and approve or deny the application based on applicable law and the findings of fact.

B. After the effective date of this Code, any development approved through the PUD application process, which is not designated a use by right (shown as a “P” in the applicable LDC section) 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. All PUD’s, Master Development Plans, Planned Residential and Non-Residential Developments, and Planned Development Overlays approved prior to the effective date of this code are not subject to this provision. A compatibility review shall not include these land uses within the PUD that are allowable in accordance with the Comprehensive Plan and Land Development Code District (“P” uses) but shall be limited to those specific deviations or approvals sought through the PUD process.

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.

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.

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.

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.

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 an adjacent use.

H. The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.

I. Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.

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, and a new PUD application will need to be approved for development on the site.

SECTION 9. THAT SECTION 5710, GENERAL PROVISIONS (TREE PRESERVATION AND PROTECTION STANDARDS), OF THE LAND DEVELOPMENT CODE OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

5710. GENERAL PROVISIONS

A. Except for residential development, tree removal outside of an approved construction footprint, the Firewise Program footprint, and/or where there are other site requirements shall be prohibited.

B. Trees may be removed from within a wetland, surface water body, or construction buffer area required by this LDC, if the area in question is covered by an approved State Environmental Resource Permit or its successor.

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C. Trees within and adjacent to certain scenic tree-lined and canopied road rights-of-way, as listed in the following table, are hereby provided special protection standards as contained herein.

SECTION 10. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 11. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 12. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

SECTION 13. This ordinance shall become effective as per Florida law.

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

ATTEST:

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

BY: _____

ANGELA VICK, CLERK OF COURT

RONALD E. KITCHEN, JR.
CHAIRMAN

DRAFT

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APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY

_____
DENISE A. DYMOND LYN, COUNTY ATTORNEY

DRAFT

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