CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday June 16, 2022 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

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

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 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22

June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. V-22-09 Michael and Marcia Woelffer

Conduct a public hearing on June 16, 2022, to review and consider application V-22-09 Michael and Marcia Woelffer.

2. V-21-16 McKenzie Permitting for Phillipe Villain

Conduct a public hearing on June 16, 2022, to review and consider application V-21-16, McKenzie Permitting for Phillipe Villain.

3. PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest Development of Regional Impact)

Conduct a public hearing on June 16, 2022, to review and consider PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest Development of Regional Impact)

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 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22
AGENDA DATE:	**June 16, 2022**

BRIEF OVERVIEW:

June 16, 2022 PDC Agenda-Directions-Map

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, June 16, 2022 at 9:00 AM

Lecanto Government Building

3600 West Sovereign Path, Room 166

Lecanto, Florida 34461

ROBERT BASS, CHAIR	MICHAEL FACEMYER
STACEY WORTHINGTON, 1ST VICE CHAIR	KURT STONE
JAMES ROYS, 2ND VICE CHAIR	WILLIAM BURDA (Alternate)
RICHARD BARMES	CAROLE SCRAGG (Alternate)
DAVID BRAMBLETT	CHUCK DIXON (School Board)

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC – Receive comments from the public

G. APPROVE MINUTES – Approval of available minutes

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION: County Attorney

J. APPLICATIONS

1. LAND USE APPLICATION

a. V-22-09 Michael and Marcia Woelffer

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

Attachment: 6-16-22 Agenda (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

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

LOCATION: Section 24, Township 18 South, Range 16 East; specifically, Lot 26, Block D of Woods N' Waters, (AK 1003491), which address is 12138 W. Gulf Breeze Ct., Crystal River, FL. A complete legal description of the property is on file with the Land Development Division.

STAFF CONTACT: Amber Splitt, Planner, Land Development Division

b. V-21-16 McKenzie Permitting for Phillipe Villain

REQUEST: This request is for a two (2) part variance from the Citrus County Land Development Code (LDC) for the development of a single-family dwelling having (1) less than the required 50-foot minimum building waterfront setback in a Velocity Zone, pursuant to Section 3520, Floodplain Protection Standards and (2) having less than the required 25-foot minimum building setback from a right-of-way line pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC.

LOCATION: Section 30, Township 18 South, Range 17 East; specifically, Lot 2 of the Redfish Cove subdivision, PB 19, Pg 71 (AK 3511830), which address is 11889 W. Coquina Ct., Crystal River. A complete legal description of the property is on file with the Land Development Division.

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

2. PLANNED UNIT DEVELOPMENT

a. PUD-22-03 Green Mills, LLC for Gulf to Lake Associates, LLLP (Meadowcrest Development of Regional Impact)

REQUEST: This request is to modify the Meadowcrest Development of Regional Impact (DRI) Master Plan to allow attached residential units in the Commercial/Business and Office Park areas in exchange for a reduction in the approved square footage allowable as commercial/business, pursuant to Section 4300, Planned Unit Developments (PUD), of the Citrus County Land Development Code and Florida Statutes 380.06, Developments of Regional Impact.

LOCATION: The Meadowcrest Development of Regional Impact, lying in Section 25, Township 18 South, Range 17 East. A complete legal description is on file with the Land Development Division.

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

Attachment: 6-16-22 Agenda (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

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

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Attachment: 6-16-22 Agenda (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

Planning and Development Commission

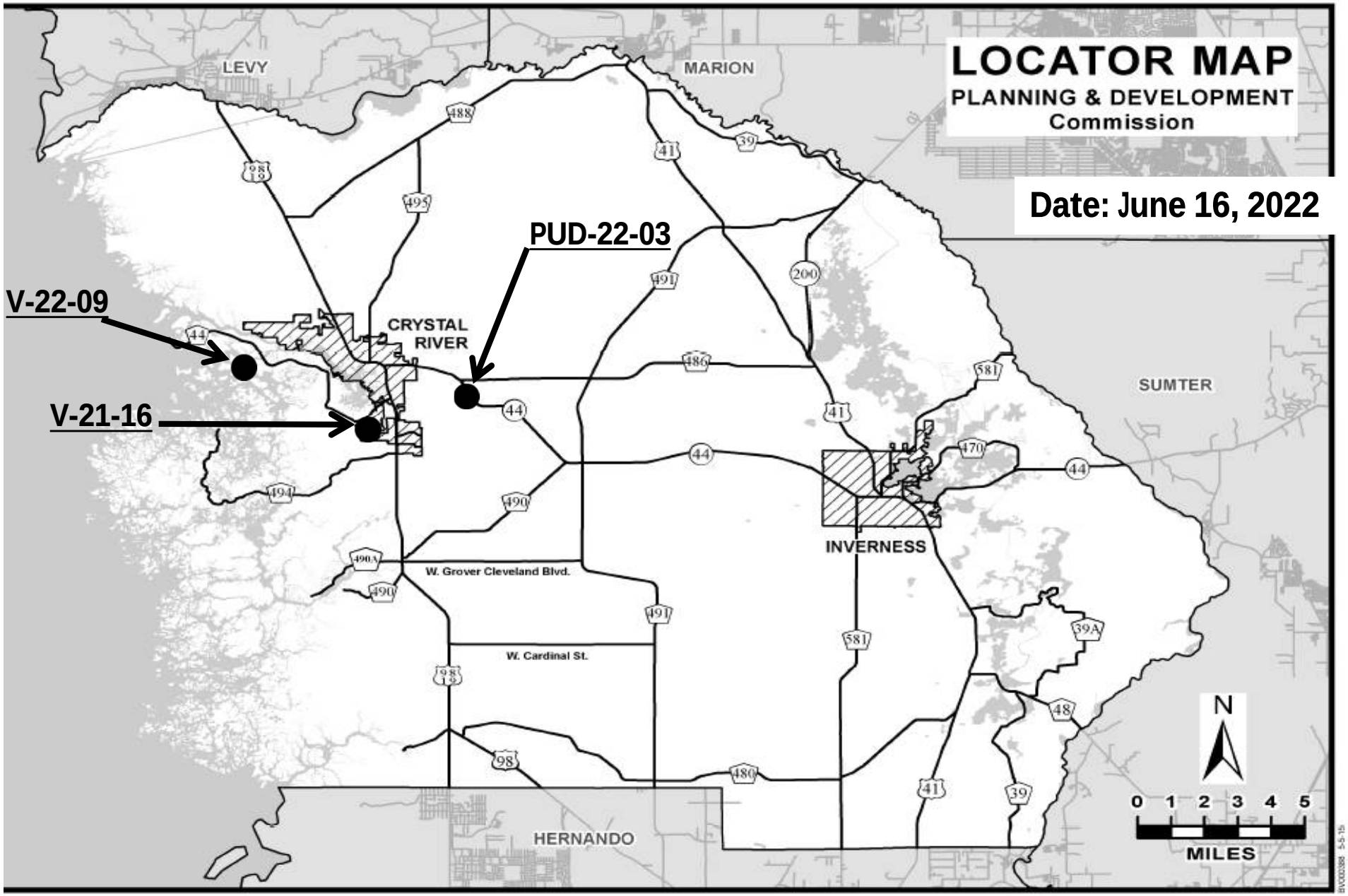
Directions for meeting on June 16, 2022

V-22-09 From the intersection of Saunders Way and CR-491, turn **left** onto CR-491for **2.0 miles**. Turn **left** onto W Gulf to Lake Hwy. GO **1.84 miles** and turn **left** on W Crystal Oaks Dr. Go **1.77 miles** and W Crystal Oaks Dr turns into W. Venable St. Go **2.60 miles** and turn **right** onto N. Suncoast Blvd / US-19. Go **1.27 miles** and turn **left** onto W Fort Island Trl. Go **4.68 miles** and turn **left** onto W Waterwood Dr. Go **0.52 miles** and turn **left** onto W Gulf Breeze Ct. and the site is on the right at **12138 W GULF BREEZE CT**.

V-21-16 From the intersection of Saunders Way and CR-491, turn **left** onto CR-491. Go **2.00 miles** and turn **left** onto W. Gulf to Lake Hwy. Go **7.31 miles,** and turn **left** onto US Hwy 19. Go **1.14 miles** and turn **right** onto W Fort Island Trl. Go **2.41 miles** and turn **left** onto W Dixie Shores Dr. Go 0.95 miles and turn right onto W Coquina Ct. Go 0.28 miles and the site is on the right at **11889 W. Coquina Ct., Crystal River.**

PUD-22-03 From the intersection of Saunders Way and CR-491, turn **left** onto CR-491. Go **2.00 miles** and turn **left** onto W. Gulf to Lake Hwy. Go **3.99 miles** to N Meeting Tree Blvd and turn **right**. The site is on the **left** on **N. Meeting Tree Blvd.**

Attachment: 6-16 Directions (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)



Attachment: 6-16 Map (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

DRAFT

PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
May 5, 2022

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

Staff Present: Joanna Coutu, Director, Land Development Division (LDD); Elizabeth Hoover, Planning Coordinator; Vicki Austin, Planning Coordinator and Cheryl Burton, Senior Secretary

Also Present: Michael Sherman, Growth Management Director

Absent: James Roys, 2nd Vice Chair; Chuck Dixon, School Board Representative, and Denise Lyn, County Attorney

A. CALL TO ORDER

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

B. INVOCATION

The Invocation was given by Ms. Worthington.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Bass.

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC: None

G. APPROVE MINUTES: None

H. STAFF ANNOUNCEMENTS:

Ms. Coutu advised that the applicant for application V-22-06 requested a continuance.

The Planning and Development Commission finds to ***CONTINUE*** application number ***V-22-06***.

Attachment: draft Minutes 5-5-22 (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

MOTION:

1st Mr. Bramblett 2nd Mr. Facemyer

VOTE: 7 - 0, Motion Carried

I. EX PARTE COMMUNICATIONS:

Ms. Coutu polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. All PDC members said they had no ex parte communications. Board Members Barmes, Worthington, Facemyer and Scragg stated that they had site visits for application CPA/AA/PUD-22-07.

J. APPLICATIONS

1. LAND USE APPLICATION

a. V-22-06 Robert Londeree - CONTINUED

2. COMPREHENSIVE PLAN AMENDMENT

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

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

LOCATION: Section 21, Township 18 South, Range 18 East, more specifically, a portion of Parcel 10000 (Alternate Key Number 3469733), which address is 3499 W. Norvell Bryant Highway, Lecanto, Florida.

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

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

APPLICANT: Chuck Pigeon represented the applicant. ClearSky Health will operate the facilities. They have a number of facilities primarily in Texas, Louisiana and New Mexico. This will be their first facility in Florida. The facility will be for inpatient and outpatient physical rehabilitation.

Attachment: draft Minutes 5-5-22 (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

The request is to redesignate approximately 5.1 acres from Professional Services/Office District (PSO) and Medium Density Residential District (MDR) to General Commercial District (GNC) with a Planned Unit Development (PUD). The subject property lies on a minor arterial roadway. Phase One of the proposed facility would be approximately 45,000 square feet and would include 30 inpatient beds.

Central water and sewer are available to the property. Mr. Pigeon noted that onsite drainage would include stormwater retention areas.

The applicant originally requested a deviation to the landscape buffering along CR-486. They proposed a 15-foot Type C buffer along CR-486 due to sizing constraints. They also requested a deviation with regard to the landscape buffering in the parking area. The proposed site plan showed a minimum of 90 parking spaces.

The applicant is providing a cross-access easement between the YMCA and the proposed facility.

Mr. Pigeon's presentation included an artist's rendering of the proposed facility. The front area of the building would be for patient therapy and the rear of the building would be the inpatient rooms. The proposed facility would also include a courtyard for exterior therapy.

QUESTIONS FROM STAFF:

Ms. Coutu confirmed that Suggested Condition 1 should be revised for the PUD to allow up to 48,000 square feet (45,000 for the current proposed building and 3,000 for future expansion). Mr. Pigeon agreed. She asked if the applicant was wanting to add an option to Suggested Condition 4 with regard to the buffers. Mr. Pigeon advised yes. She inquired if the applicant had any concerns with the LDC requirement of 400 square feet of landscaping for every 10 parking spaces. Mr. Pigeon stated that the site is tight and that he is not certain that the applicant will be able to meet that requirement. Ms. Coutu inquired if they were acceptable to a reduction to 350 square feet of landscaping for every 10 parking spaces. He stated that the applicant would like that flexibility.

COMMISSION QUESTIONS: None.

STAFF: Ms. Coutu noted that the subject property lies east of the existing YMCA on CR-486. Her slide presentation showed a photo of the area proposed for the cross-access to the YMCA, a photo of the private easement that runs the length of the property and the site plan as submitted by the

Attachment: draft Minutes 5-5-22 (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

applicant. The site is part of a larger parcel that received a PUD approval in 2013 and will be expiring in 2023.

The site is served by central water and sewer.

She spoke with regard to the applicant's deviation requests. The applicant is not proposing a buffer between the DRA and the access drive. They have requested a deviation from the 400 square feet of landscaping in the parking lot; however, the Master Plan indicated that they are just below the 400 square-foot minimum. The LDC notes that a proposed hospital should consider four parking spaces per bed. The Master Plan proposed 90 parking spaces which is less than the suggested number of parking spaces for the number of proposed beds for the facility. The applicant will be required to provide a parking study at the time of permitting to support their request for the reduction to 90 parking spaces. The applicant is also requesting the options for a 15' Type D buffer (without a wall) instead of a 25' Type C.

COMMISSION QUESTIONS:

Ms. Scragg asked about the substantial difference between the 90 parking spaces proposed on the Master Plan and the 160 parking spaces suggested by the LDC for a hospital. Ms. Coutu explained that the number of parking spaces would be determined at the time of permitting and the applicant would be required to provide a parking study at that time if they did not meet LDC standards.

Mr. Bass inquired about how the applicant would address the issue if the parking study did not justify the reduction of parking spaces.

Mr. Pigeon stated that ClearSky Health has several facilities around the County. With this type of facility, the patients are typically transported and stay at the facility for four to twelve weeks. Parking would be utilized predominantly by staff and few visitors. Historically, their other facilities utilize 60 to 65 spaces.

He stated that if the parking study did not justify the reduction of parking spaces, the applicant would attempt to acquire additional land adjacent to the proposed facility or move the DRA to another site on the property.

PROPONENT: None.

OPPONENT: None.

COMMISSION COMMENTS:

Ms. Worthington stated that she supported this application as a rehabilitation hospital is needed for the community.

Attachment: draft Minutes 5-5-22 (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

DRAFT

MOTION: The Planning and Development Commission finds application number ***CPA/AA/PUD-22-07*** ***CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL WITH AMENDED CONDITIONS*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

1. The Planned Unit Development (PUD) shall allow for up to 48,000 SF for a rehabilitation hospital (45,000 current proposed building and 3,000 future expansion), as outlined on the Master Plan date-stamped received March 22, 2022, by the Land Development Division unless otherwise specified in these conditions. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code (LDC), or as specifically outlined within these conditions or the Final Development Plan.

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

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

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

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

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

7. Parking lot landscaping must meet the standards outlined in LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, to be demonstrated at the time of permitting, with at least 350 SF landscaped islands instead of 400 SF per 10 parking spaces.

Attachment: draft Minutes 5-5-22 (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

DRAFT

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

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

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

MOTION:

1st Ms. Worthington 2nd Mr. Facemyer

VOTE: 7 - 0, Motion Carried

Ms. Coutu advised that this application is scheduled to be heard by the Board of County Commissioners on June 14, 2022 at 5:01 p.m.

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

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

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

APPLICANT: Ms. Coutu stated the Comprehensive Plan prohibits the use of constructed drainage areas and easements from inclusion in the overall 20% minimum open space standard. This proposed amendment to the policy would allow planned unit developments to propose alternative areas, including dry retention areas, for overall open space calculations. The proposed modifications would amend policies in Chapter Two (Recreation and Open Space Element), Chapter Three (Conservation Easement) and Chapter Ten (Future Land Use Element).

The proposed revision to Chapter Two would amend that the calculation of recreation and open space by a development could include drainage retention areas if approved in a Planned Unit Development. The proposed change to Chapter Three would delete clusters of open space and encourage connection of open spaces. Proposed edits to Chapter Ten would include deleting the requirement of open space of a minimum of 20 percent for mobile home parks and 30 percent for RV parks and adding that both shall provide a maximum

Attachment: draft Minutes 5-5-22 (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

amount of the site as open space. The open space requirement for mobile home parks and RV parks will be on a case by case basis. Another addition to Chapter Ten would include that approved affordable housing projects may provide at least 10 percent of open space on the site.

The proposed amendment is not trying to delete open space completely; the purpose is to be more flexible by being able to use constructed drainage areas and easements.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bass inquired if there should be a minimum and maximum amount of open space in the requested modification to Chapter Ten. Ms. Coutu stated that she could not support a maximum limit to open space. As to minimums, the proposed amendment defines the minimum recreation area as 10 percent. The proposed changes are to the Comprehensive Plan and there are no deviations. Her thought is that the proposed revision would provide flexibility rather than locking in the 20% or 30% open space.

Mr. Stone stated that he strongly disagreed with reducing the required amount of open space as it lowers the standards for preservation of open space.

Ms. Scragg commented that she disagreed with the reduction of the required amount of open space.

Ms. Coutu noted that there are case-by-case sites where 20 percent is not appropriate; however, the proposed Master Plan shows that the open space is close to the 20 percent. The development would still have to meet the open space requirement but would be allowed to use constructed drainage areas if they advise the County that they are using drainage areas as part of the calculation.

Mr. Bramblett stated that he supported the proposed amendment.

Ms. Bass stated that he agreed with Mr. Stone and would not vote in favor of the amendment. He would like to make sure that there is sufficient open space in the developments.

Ms. Worthington commented that she supported this amendment. The proposed change will not affect the Board's ability to recommend or not recommend a project nor changing the community as the Board still has the objectivity to look at each project individually. She also stated that using the constructed drainage areas in the calculations for open space should be allowed.

Ms. Coutu clarified that the proposed amendment would not change the requirement of open space; it would allow constructed drainage areas to be used in the calculation of the 20 percent open space requirement. The proposed amendment would edit the requirements for mobile home parks and RV parks to provide a maximum amount of the site as permanent open space.

Attachment: draft Minutes 5-5-22 (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

Mr. Bass commented that he could support the revision to Policy 17.3.23 for mobile home parks, but the open space requirement for RV parks should not be amended.

Ms. Scragg agreed with Mr. Bass's comment.

Mr. Barmes stated that he agreed with the comments provided by Mr. Bramblett and Ms. Worthington.

PROPONENT:

Clark Stillwell spoke in favor of the application. He noted examples of proposed projects that were close to meeting the 20 percent open space requirement, but when able to use the constructed drainage areas and buffers to calculate the percentage that the requirement was exceeded. He commented that each development site is different, and that the PDC would still see PUDs to review.

OPPONENT:

Karen Esty stated that her understanding was that drainage retention areas were in place for flood protection. Her opinion is that this will "shortchange" the purchasers who are buying into these subdivisions. She also was concerned about using the drainage retention areas as open space due to the accumulation of pollutants and fertilizers in those areas.

Bill Hunter commented that it is important to keep firm numbers as the requirements for open space and recreational space. His thought is that these needs could be accommodated on a case-by-case basis rather than amending the Comprehensive Plan. He was also concerned about the drainage retention areas being used as open space and recreational space.

COMMISSION COMMENTS:

Mr. Stone stated that he does not support diminishing the County's requirements in mobile home parks, RV parks or permanent housing.

Mr. Facemyer advised that he was in favor of this application.

Ms. Worthington commented that the proposed amendment does not change the purpose of drainage retention areas. The purpose of the amendment is to allow the drainage retention areas to be part of the calculations toward the open space requirement. She reiterated her support for the application and commented that she liked the incentive for affordable housing.

Mr. Stone stated that he would like Policy 3.17.5(c) to remain as it is in the Comprehensive Plan as he felt that open space should be connected. He noted that he agreed that the provision for affordable housing was reasonable.

Attachment: draft Minutes 5-5-22 (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

MOTION: The Planning and Development Commission finds application number ***CPA-22-01 CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bramblett 2nd Mr. Barmes

VOTE: 5 - 2, Motion Carried

YAYS: Messrs. Bass, Barmes, Bramblett, Facemyer and Ms. Worthington

NAYS: Mr. Stone and Ms. Scragg

K. ADDITIONAL ITEMS:

Ms. Coutu noted that there are six applications on the May 19 agenda.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS:

Mr. Bramblett commented that the City of Inverness and the City of Crystal River require irrigation for landscape buffers. He suggested that the County should require watering of landscape buffers. Ms. Coutu advised that the Land Development Code requires maintenance of the buffers in small box and large box development standards. Ms. Coutu stated that she would contact both of the cities and review the language in the respective Codes and return her findings at a future meeting.

M. ADJOURN

The Planning and Development Commission adjourned at 10:22 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary

Attachment: draft Minutes 5-5-22 (20433 : June 16, 2022 Agenda-Directions-Map-Draft Minutes 5/5/22)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-22-09 Michael and Marcia Woelffer
AGENDA DATE:	**June 16, 2022**

BRIEF OVERVIEW:

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

BUDGET IMPACT/FUNDING SOURCE:

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

RECOMMENDED ACTION:

Conduct a public hearing on June 16, 2022, to review and consider application V-22-09 Michael and Marcia Woelffer.

V-22-09

Michael and Marcia Woelffer

Attachment: Coordinator PowerPoint (20401 : V-22-09 Michael and Marcia Woelffer)

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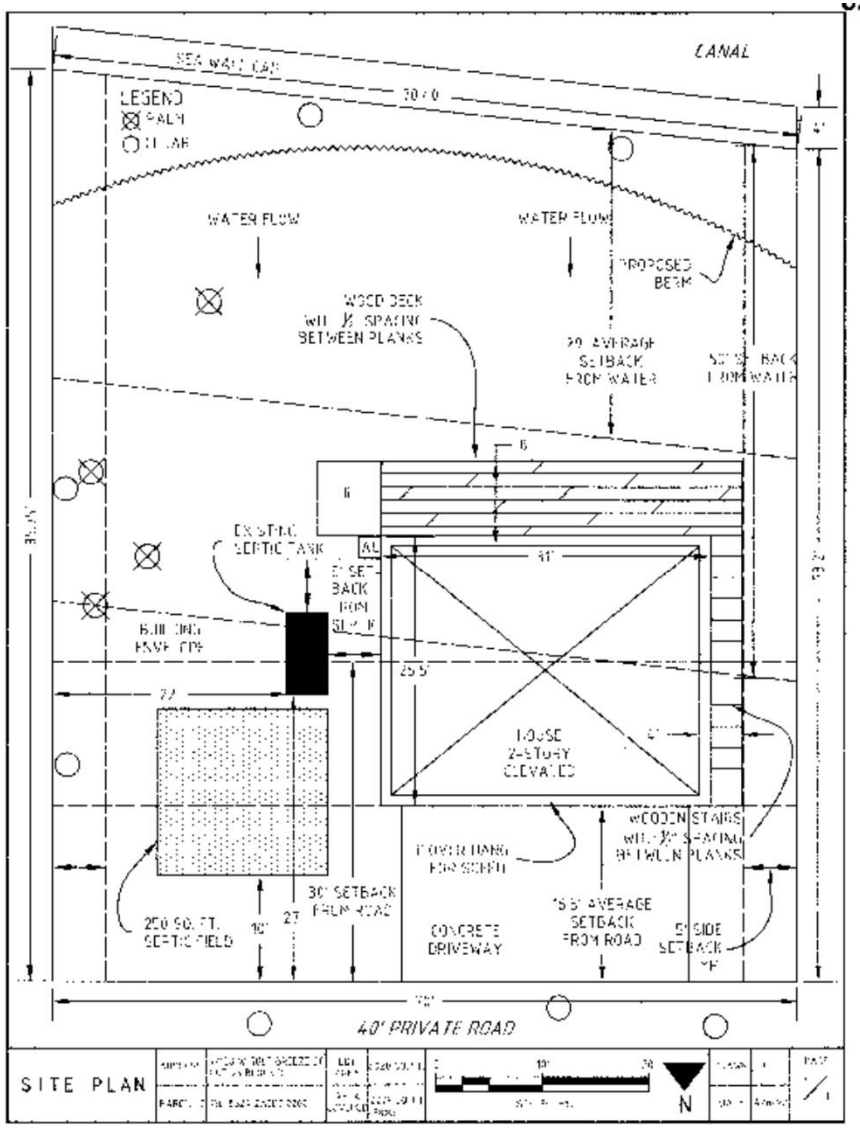

Attachment: Coordinator PowerPoint (20401 : V-22-09 Michael and Marcia Woelffer)

V-22-09

Michael and Marcia Woelffer

Attachment: Planner PowerPoint (20401 : V-22-09 Michael and Marcia Woelffer)

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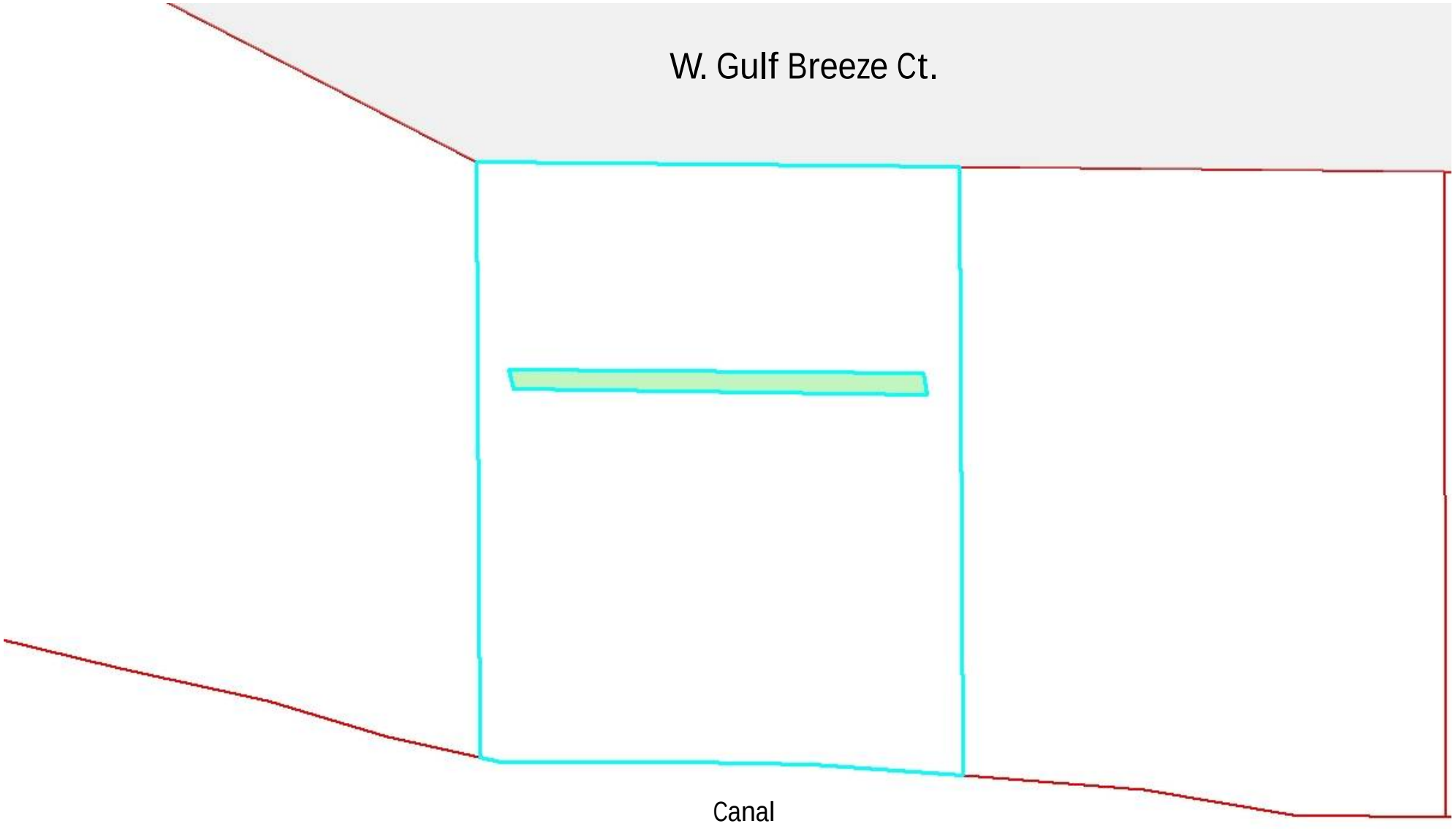
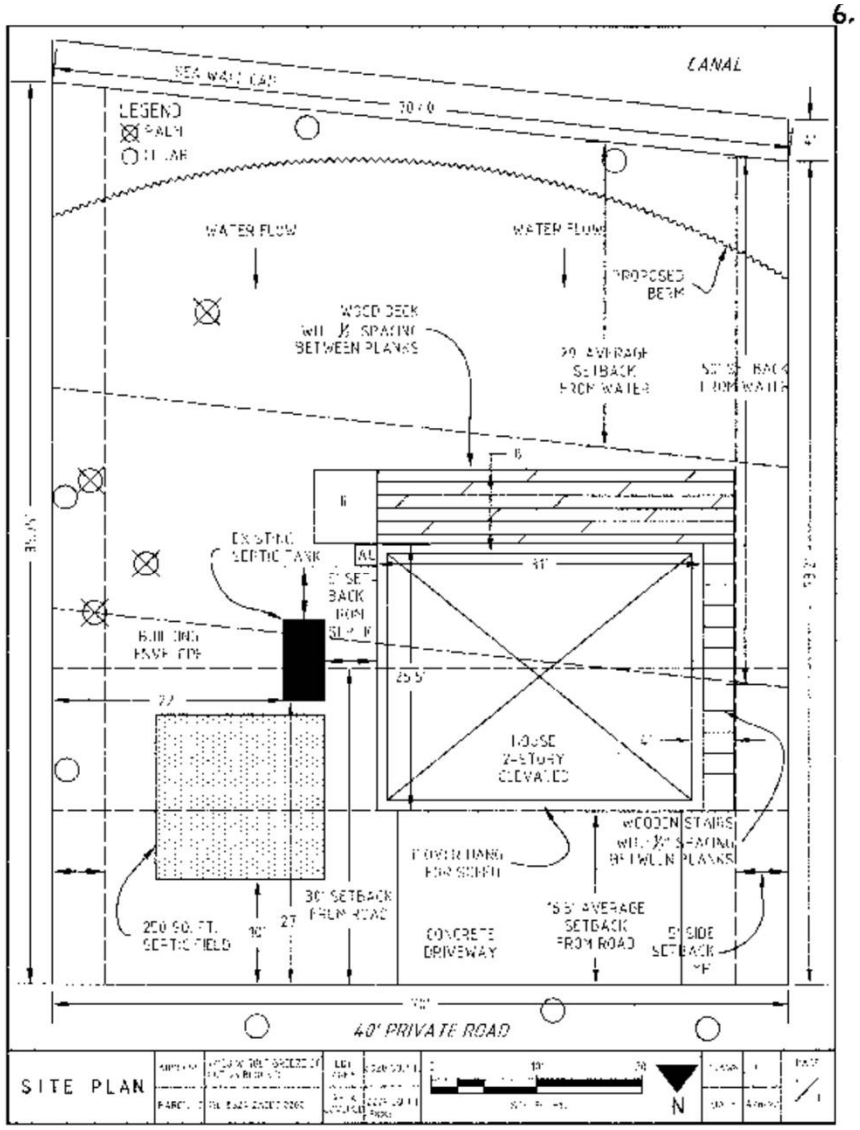


Attachment: Planner PowerPoint (20401 : V-22-09 Michael and Marcia Woelffer)



Attachment: Planner PowerPoint (20401 : V-22-09 Michael and Marcia Woelffer)

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

CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

Application No.: V-22-09 Date: 4-11-2022

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

Applicant*
Name: Michael Woelffer
Address: 9924 SW 196th Ave. Rd.
City: Dunnellon
State: FL Zip: 34432
Home No.: Cell No.: 941-875-2830
Work No.: Fax No.:
Email: woelffer@netzero.net

Property Owner
Name: Michael Woelffer
Address: 9924 SW 196th Ave. Rd.
City: Dunnellon
State: FL Zip: 34432
Home No.: Cell No.: 941-875-2830
Work No.: Fax No.:
Email: woelffer@netzero.net

Property Description: Section: 24 Township: 18 South Range: 16 East
Legal Description: 12138 W. Gulf Breeze Ct. Crystal River FL
Subdivision: Woods and Water Unrec. Lot(s): 26 Block/Parcel: Block D
Alternate Key #: 1003491 Parcel ID: 16E18S242A0D00260

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

Variance Request: Road and waterfront setbacks

State hardship that justifies the granting of the variance: Vacant lot in a developed subdivision would be unbuildable without a variance

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: Michael Woelffer

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

WITNESS my hand and official seal this 7 day of April, 2022.

Michael Padilla
Printed Name
Michael Padilla
Notary Public - State of Florida

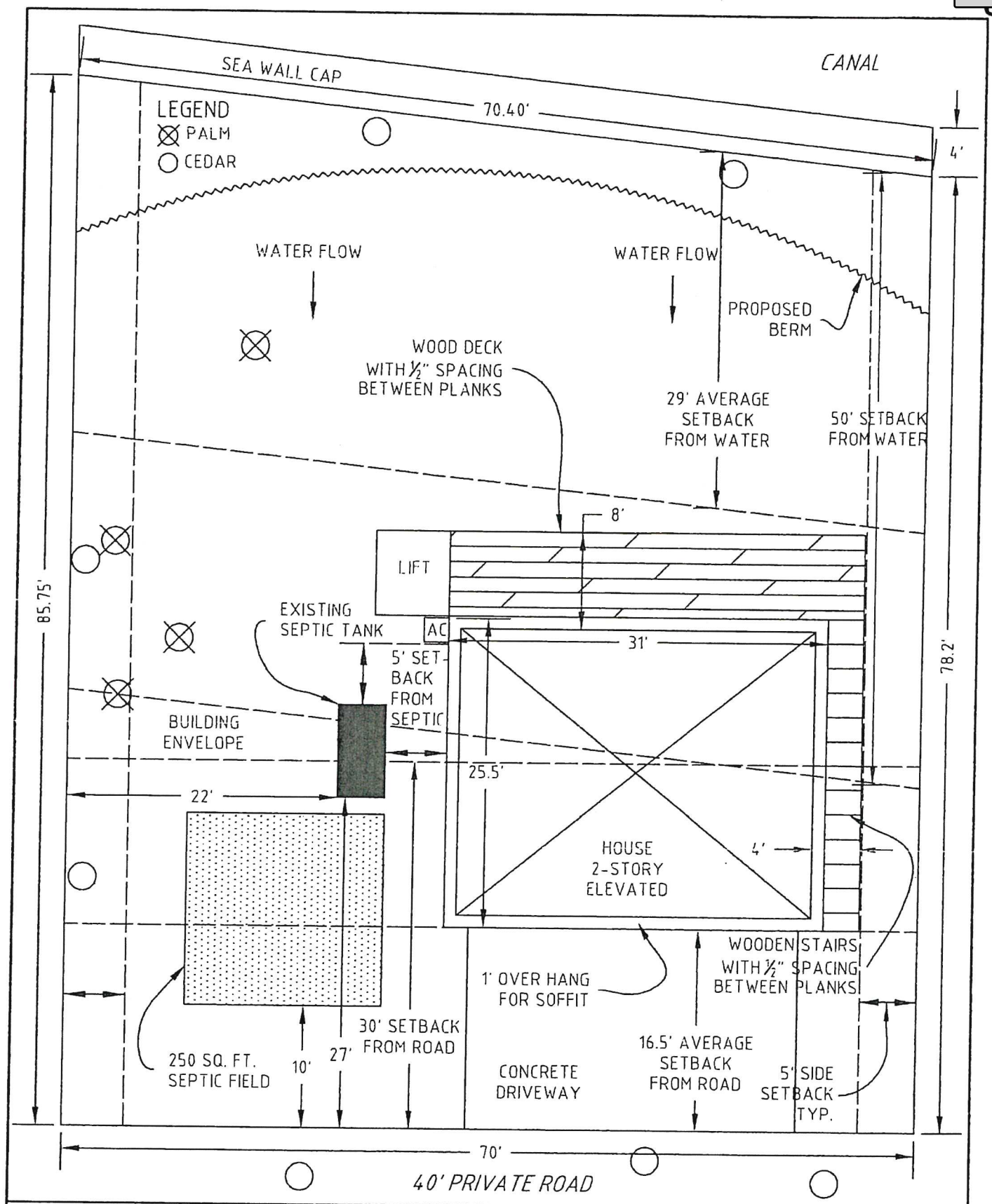
Seal
Michael Padilla
State of Florida
My Commission Expires 01/09/2023
Commission No. GG 289797

RECEIVED
APR 11 2022
V-22-09
Land Development Division

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

Revised July, 2017

Attachment: Applicant Submittal (20401 : V-22-09 Michael and Marcia Woelffer)



SITE PLAN	ADDRESS	12138 W GULF BREEZE CT LOT 26 BLOCK D	LOT AREA	5020 SQ. FT.	0 10' 20' SCALE 1"=10'	DRAWN	I.D.	PAGE
	PARCEL ID	16E18S24 2A0D0 0260	AREA COVERED	2279 SQ. FT (38%)	N	DATE		1 / 1

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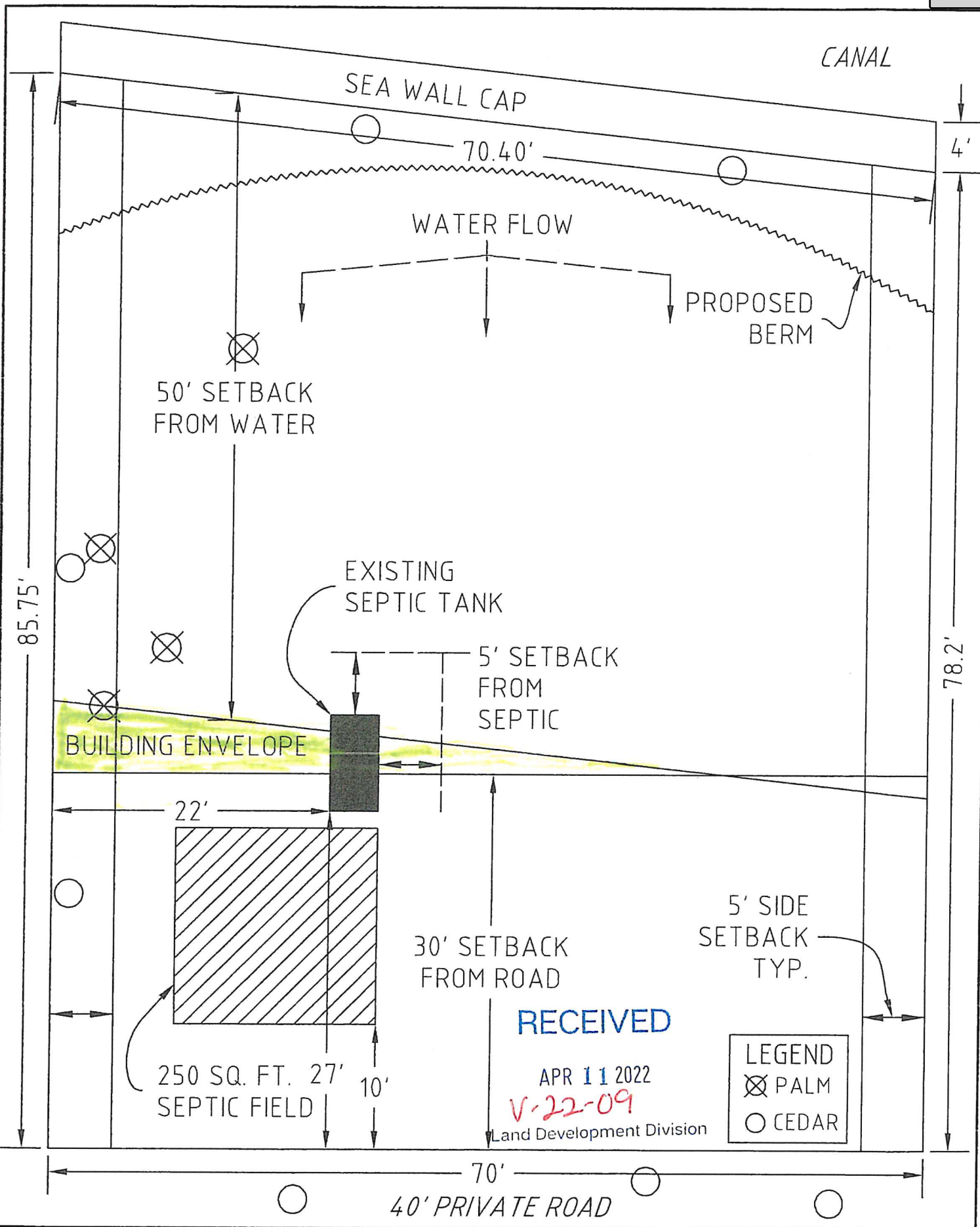
APR 18 2022
V-22-09
Land Development Di

Attachment: Applicant Submittal (20401 : V-22-09 Michael and Marcia Woelffer)



SITE PLAN	ADDRESS	12138 W GULF BREEZE CT LOT 26 BLOCK D	0 10' 20' SCALE: 1"=10' N	DRAWN	LJD	PAGE 1
	PARCEL ID	16E18S24 2A0D0 0260		DATE	4	

Attachment: Applicant Submittal (20401 : V-22-09 Michael and Marcia Woelffer)

Proposed Building Details

Elevated by pilings. Parking under house 3 car spaces

Elevation to bottom of trusses 1st floor Minimum 14' above sea level

Total Living area 1,200sq ft 2 floors 600sq ft each.

Total building height 38' above finished grade

2 bedroom, 2bath

Designed and engineered for flood and velocity zone building codes

If stormwater managment requirements can not be meet with berm and swale additional best management practices will be engineered into site plan. i.e. gutters, rainbarrels and rin gareden areas.

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V-22-09
Land Development Division

#4. B, F, J

Attachment: Applicant Submittal (20401 : V-22-09 Michael and Marcia Woelffer)

8,

Impervious Surface

House	31'x25.5'=791 sq ft
Concrete driveway	16.5'x28'=462 sq ft
Lift area	5'x8'=40 sq ft
ac area eleavated 14"	3'x4'=12 sq ft
seawall cap	70.4'x4'=298 sq ft

Total impervious surface added	1,602 sq ft
Lot size 70'x86	6,020 sq ft

Coverage of Lot **27%**

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APR 18 2022
V-22-09
Land Development Division

H. 4. A.

Attachment: Applicant Submittal (20401 : V-22-09 Michael and Marcia Woelffer)

PM2-22-62

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

VARIANCE APPLICATION NO. V-22-09 Michael and Marcia Woelffer
DATE: May 17, 2022
PREPARED BY: Amber Splitt, Planner; Land Development Division

VARIANCE REQUESTED	This request is for a two-part variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling (1) having less than the required 50-foot setback from the mean high water line in a Coastal A Zone (CAZ), pursuant to Section 3520, Floodplain Protection Standards of the LDC; and (2) having less than the required 50-foot minimum building setback from the centerline of the right-of-way, pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC. The applicant is requesting a 29-foot waterfront setback from the inside edge of a concrete riprap seawall cap in the CAZ and a 36-foot setback from the centerline (16-foot to the edge of the right-of-way) of W. Gulf Breeze Ct.
SUBJECT PROPERTY	Section 24, Township 18 South, Range 16 East; specifically, Lot 26, Block D of Woods N' Waters unrecorded subdivision, (AK 1003491), which address is 12138 W. Gulf Breeze Ct.., Crystal River, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 6,020 square feet (0.14 acres).
LAND USE	CLR, Coastal and Lakes Residential District, on the LDC Atlas; CL, Low Intensity Coastal and Lakes District on the Future Land Use Map.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in the Coastal A Zone within base flood elevation of 13 feet, as found on Community Panel Number 12017C0 170E.
SURROUNDING AREA	North – W. Gulf Breeze Ct., single-family dwelling South – Single-family dwelling East – Canal, Single-family dwellings West – Single-family dwelling The site is located within the Woods N' Waters unrecorded subdivision. Many of the lots in the subdivision have a similar or uniform size.

Attachment: Staff report & map (20401 : V-22-09 Michael and Marcia Woelffer)

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

BACKGROUND

The subject property consists of a vacant waterfront lot in the Woods N' Waters unrecorded subdivision. It abuts single family dwellings to the North, East, and West and a canal to the South. It gains access from W. Gulf Breeze Ct., a 50-foot wide, private right-of-way, which has a minimum required setback of 50-feet from the centerline of the right-of-way. The required setbacks from either side of the property are 5 feet. The site is located in the Coastal High Hazard Area (CHHA) and is within the Coastal A Flood Zone (CAZ).

The lot is approximately 6,020 square feet in size (0.14 acres), which is similar in size to other lots in the subdivision.

ANALYSIS

The applicant is requesting a reduced waterfront setback of 29 feet taken from the inside of the concrete cap and a reduced right-of-way setback of 16 feet from the edge of the right-of-way (36 feet from the centerline of the right-of-way) to construct a single-family dwelling with a building footprint of 1,014 square feet. Staff has calculated a 17-foot setback from the edge of the right-of-way (37 feet from the centerline of the right-of-way) by taking the setback to the wall of the structure and does not include the one-foot overhang. The property has septic system which is reflected on the site plan but connects to central water from a private water district. The applicant is proposing a berm located to the south of the proposed single-family dwelling. The applicant has stated that the lot does not provide adequate area for a single-family dwelling to be constructed on the site without a variance.

The available building envelope without the need for a variance is approximately 177 square feet outside of the 50-foot waterfront setback, 50-foot right-of-way setback, and five-foot side setbacks. The applicant is proposing a two-story single-family dwelling with a building footprint of 682 square feet with a deck consisting of 280 square feet and a lift and A/C pad consisting of 54 square feet, for a total building footprint of 1,014 square feet.

The subject property has an open permit 202112445 for the construction of a four-foot concrete cap. Upon a site visit from staff, the concrete cap has not been poured; however, the frame was set and the permit available on site. The subject property appears to have fewer trees on site than seen on aerial views of the property taken in December 2021.

The proposed single-family dwelling has a smaller building footprint than the surrounding properties that have been developed. The applicant has provided for a smaller living space and has proposed an eight-foot deck as the main access by stairs and by lift. The applicant states that if the access was underneath the home, this would take away from the livable square footage within the dwelling. The building envelope does not provide options to redesign the dwelling as it is very narrow at approximately three-feet deep and 60 feet wide. The site plan shows a 250 square-foot drain field and the location of the existing septic tank. The applicant states that the drain field and septic tank

Attachment: Staff report & map (20401 : V-22-09 Michael and Marcia Woelffer)

limit the ability to redesign the home to decrease encroachment into both the right-of-way and waterfront setbacks.

The six closest developed lots criterion is based on LDC Section 10620, Development Standards, and is intended to assure compatibility of construction between new units and existing development. This criterion was used to determine the size of the sample for calculating averages and comparison with surrounding properties. The six closest developed lots to the west and east along W. Gulf Breeze Ct. were used. The lots in this area are similar in size and shape. Most of the lots have single-family dwellings that were constructed prior to current adopted LDC standards, and some utilize more than one lot as a homesite. The average building footprint is 1,270 square feet, with the largest being 1,787 square feet. The average waterfront setback is 27 feet. Many of the surrounding dwellings predate current adopted Floodplain Protection. There have been two waterfront variances approved on this portion of W. Gulf Breeze Ct. One of the variances predate current LDC standards. The single-family dwelling to the west has a waterfront setback of 36 feet and the single-family dwelling to the east has a waterfront setback of 15 feet. The average right-of-way setback is 21 feet from the edge of right-of-way. Based upon the observed average building footprint and average waterfront setback, this proposal does appear to be similar to the surrounding properties.

Building envelope and setback analysis			
Available Building Envelope		177 sf.	
Proposed building footprint	1,014 sf.	**Average building footprint (six closest lots)**	1,270 sf.
Proposed waterfront setback	29 ft.	**Average waterfront setback (six closest lots)**	27 ft.
Waterfront setback on adjacent lots		West- 36 ft. East- 15 ft.	
Proposed Right-of-way setback (from edge of right-of-way)	17 ft.	**Average Right-of-way setback (from edge of right-of-way)**	21 ft.

SUMMARY OF AGENCY COMMENTS:

The Engineering Division has reviewed the proposed right-of-way and waterfront setbacks and has provided the following condition:

Attachment: Staff report & map (20401 : V-22-09 Michael and Marcia Woelffer)

- Engineering Division would have no objection to this variance as long as a stormwater system were permitted and installed.

- Submit a grading and drainage plan prepared by a professional engineer licensed in the State of Florida, providing all of the items listed in the Land Development Code, Chapter 6, Section 6420. A. & B. 2.

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

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application is inconsistent with the Comprehensive Plan goals, policies, and standards 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 water bodies, and open sinkholes
- Existing topography and vegetation shall be retained within the buffer area

Staff comment: *The site appears to have been partially cleared. While there is some natural vegetation, it does not appear to meet the buffer of 15 feet or greater during construction.*

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

Staff comment: *The applicant has proposed a berm system to address storm water, and this will be required to be approved by engineering at the time of permitting.*

Consistency with the Land Development Code (LDC) - Staff reviewed this application per Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, and Section 3501, Surface Water Protection Standards, as specified in the LDC. This application is not consistent with the following provisions of the LDC.

2300.A A minimum setback from an abutting right-of-way shall be required for all buildings. The required minimum setback shall be measured from the centerline of the right-of-way. The distance is determined by the functional classification of the roadway, as specified on the Functional Classification Map in this LDC. Minimum distance is shown in the following table:

Attachment: Staff report & map (20401 : V-22-09 Michael and Marcia Woelffer)

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

Staff comment: *The proposed right-of-way setback for the single-family dwelling is less than the 50-foot setback from the centerline of the right-of-way, and less than the front average setback of 41 feet from the centerline of the right-of-way (21 feet from edge of right-of-way).*

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

Staff comment: *The subject property has an available building envelope of approximately 177 square feet to place a single-family dwelling without the need for a variance. The request does appear to be a minimal request as the size of the proposed single-family dwelling is smaller than surrounding developed single-family dwellings.*

PROPOSED FINDINGS OF FACT

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

1. ***Special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The subject property appears to be similarly sized in comparison with other lots that have been developed with single-family dwellings. Most of these have been developed prior to current waterfront setback requirements, while others have been granted waterfront variances, one of which with the current standards of the LDC.

2. ***The special conditions and circumstances do not result from the actions of the applicants.*** The encroachment into the required waterfront setback and right-of-way setback is not the result of the applicant/property owner. The available building envelope does not provide for development of a single-family dwelling.

Attachment: Staff report & map (20401 : V-22-09 Michael and Marcia Woelffer)

3. ***A granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** While many single-family dwellings in the area encroach within the required waterfront setback, most were constructed prior to current adopted Floodplain Protection Standards of the LDC. The proposal is for new construction of a single-family dwelling. The proposed building footprint is smaller than the average for the area.

4. ***Literal interpretation of the provisions of this code which would deprive the applicant of rights commonly enjoyed by other similarly situated properties and would work unnecessary and undue hardship on the applicant.*** The applicant is proposing a single-family dwelling with a 1,014 square-foot footprint. The proposed building footprint includes the stairs, deck, lift, and A/C pad. Due to the location of the right-of-way and the waterfront, it would be difficult for the applicant to locate a single-family dwelling so as not to require a variance.

5. ***The variance granted is the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** Due to the size and shape of the available building envelope, it would be difficult for the applicant to reasonably place a single-family dwelling on the subject property that would eliminate the need for a variance. The applicant has made an effort to create a smaller footprint to minimize encroachments on the right-of-way and the waterfront setbacks.

6. ***The granting of the variance will be in harmony with the general intent and purpose of this code and will not be injurious to the area involved or otherwise detrimental to the public welfare.*** Although the proposed single-family dwelling does not meet setback standards, it would be consistent with many of the existing single-family dwellings in the area.

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

8. ***Granting of the variance <u>will</u> deviate from the clear intent of the adopted Comprehensive Plan.*** The application is inconsistent with the Comprehensive Plan, as discussed in this staff report.

Attachment: Staff report & map (20401 : V-22-09 Michael and Marcia Woelffer)

Conditions

1. The single-family dwelling must maintain a 29-foot setback from the inside of the concrete riprap cap and a 16-foot setback from the edge of the right-of-way as outlined in the site plan received by the Land Development Division date-stamped April 19, 2022.

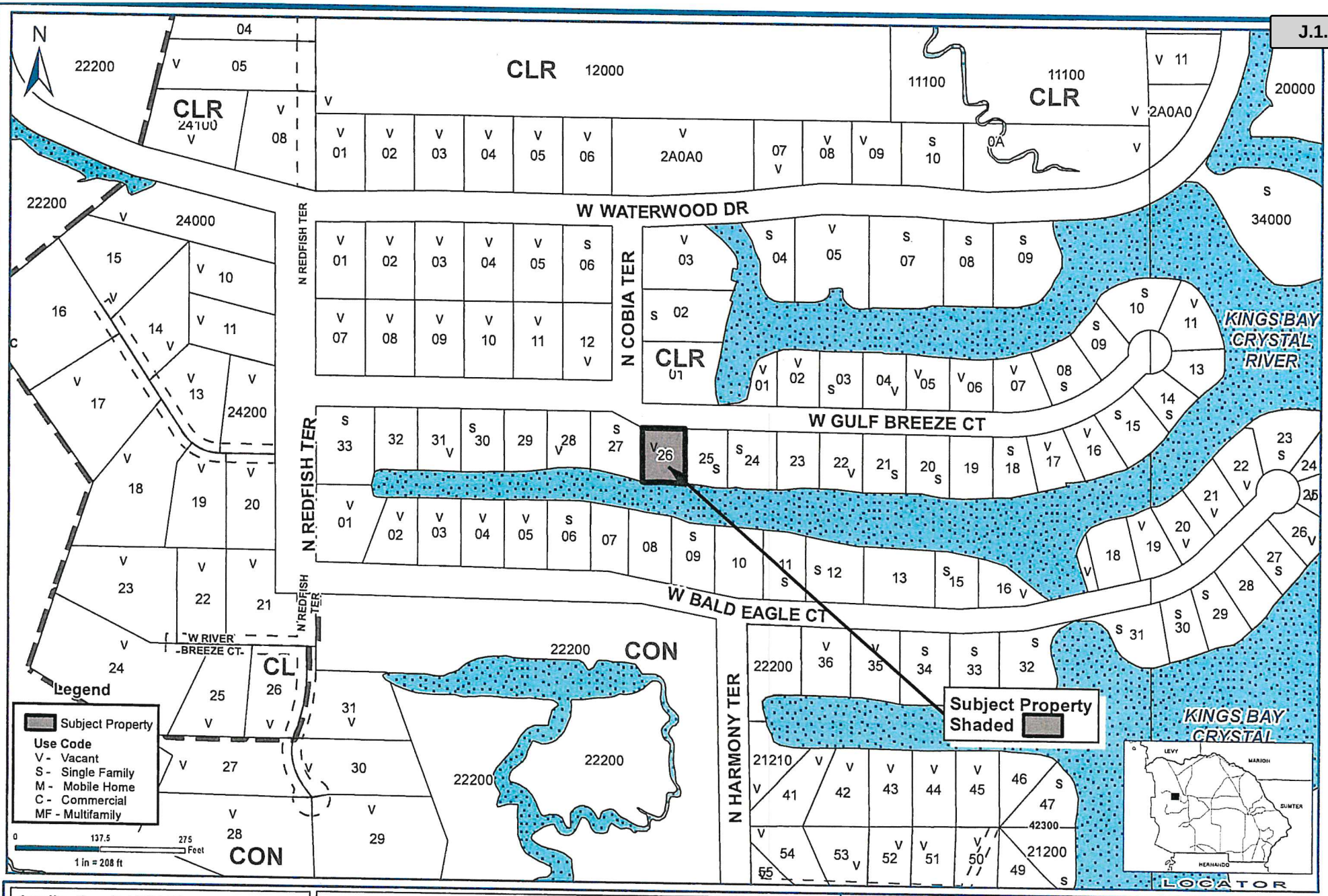
2. Runoff and erosion control measures shall be installed to protect waterbodies, wetlands and/or adjacent properties from sediment transport before starting land disturbance activities, as per Citrus County Code Section 42-172 (c).

3. A berm, swale, or other engineered stormwater system approved by the Engineering Division must be installed and maintained.

4. An as-built survey demonstrating compliance with these conditions must be submitted to and approved by the Land Development Division within 30 calendar days of establishing the single-family dwelling.

AS/cb

Attachment: Staff report & map (20401 : V-22-09 Michael and Marcia Woelffer)



Application #: V-22-09	**Applicant: Michael and Marcia Woelffer**
Proposal: 29-foot waterfront setback and 36 foot setback from the centerline road	**Location: 12138 W. Gulf Breeze Ct**
	S-T-R - 24-18-16 NE
Future Land Use: CLR	**Planner Initials:** _____ **Date:** 05/18/22

Geographic Information Systems

Prepared By : William Braunsch
Date: April 28, 2022
Source: Enterprise Geodatabase
Map Number: WB0000787

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 correct data to accurate and complete as of the date it is printed. However, all information provided should be independently verified by the user.

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

Attachment: Staff report & map (20401 : V-22-09 Michael and Marcia Woelffer)

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
M E M O R A N D U M

PM2-22-65

TO: Planning and Development Commission
FROM: Amber Splitt, Planner; Land Development Division
DATE: May 26, 2022
SUBJECT: V-22-09 Michael and Marcia Woelffer regarding Ordinance Amendment for Stormwater and Waterfront Setbacks

The recent ordinance amendment approved by the Board of County Commissioners on Tuesday, May 24, 2022, for stormwater and waterfront setbacks has changed the findings of fact for V-22-09 (Michael and Marcia Woelffer). Applying current ordinance standards, the recalculated building envelope is 1,568 square feet. This results in a larger buildable envelope by 1,391 square feet. The revised finding of fact are as follows:

PROPOSED FINDINGS OF FACT

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

1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The available building envelope is 1,568 square feet and the proposed building footprint is 1,014 square feet. The proposed single-family dwelling could be redesigned to fit within the building envelope without the need for a variance.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The encroachment into the amended waterfront setback and the front average right-of-way setback is the result of the applicant/property owner. By requesting a single-family dwelling with the proposed square-footage, designed and placed as shown on the site plan, the applicant is creating a hardship and the request for a variance is based on convenience and not necessity.

3. ***A granting of the variance requested will confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** While many single-family dwellings in the area encroach within the required waterfront setback, most were constructed prior to current adopted Floodplain Protection Standards of the LDC. The proposal is for

Attachment: Staff report update memo (20401 : V-22-09 Michael and Marcia Woelffer)

new construction and the applicant/property owner has other options available in order to lessen or eliminate the need for a variance, including redesigning the dwelling or reducing the building footprint.

4. ***Literal interpretation of the provisions of this code which would not deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** The applicant is proposing a single-family dwelling with a 1,014 square-foot building footprint. The proposed building footprint includes the stairs, deck, lift, and A/C pad. Current standards provide the applicant with a larger building envelope in which the single-family dwelling could be redesigned to fit within the envelope without the need for a variance.

5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** The size of the building footprint is smaller than the building envelope and could be redesigned to fit within the building envelope.

6. ***The granting of the variance will not be in harmony with the general intent and purpose of this code and will be injurious to the area involved or otherwise detrimental to the public welfare.*** The proposed single-family dwelling does not meet the front average setback, or the waterfront setback as determined using the amended waterfront setbacks. Many dwellings were placed prior to the current adopted standards.

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

8. ***Granting of the variance will deviate from the clear intent of the adopted Comprehensive Plan.*** The application is inconsistent with the Comprehensive Plan, as discussed in this staff report.

AS/cb
Attachments

Attachment: Staff report update memo (20401 : V-22-09 Michael and Marcia Woelffer)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-21-16 McKenzie Permitting for Phillipe Villain
AGENDA DATE:	**June 16, 2022**

BRIEF OVERVIEW:

This request is for a two-part variance from the Citrus County Land Development Code (LDC) for the development of a single-family dwelling having (1) less than the required 50-foot minimum building waterfront setback in a Velocity Zone, pursuant to Section 3520, Floodplain Protection Standards and (2) having less than the required 25-foot minimum building setback from a right-of-way line pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC.

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 16, 2022, to review and consider application V-21-16, McKenzie Permitting for Phillipe Villain.

V-21-16

Brenda McKenzie for Phillipe Villain

Attachment: Coordinator PowerPoint (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

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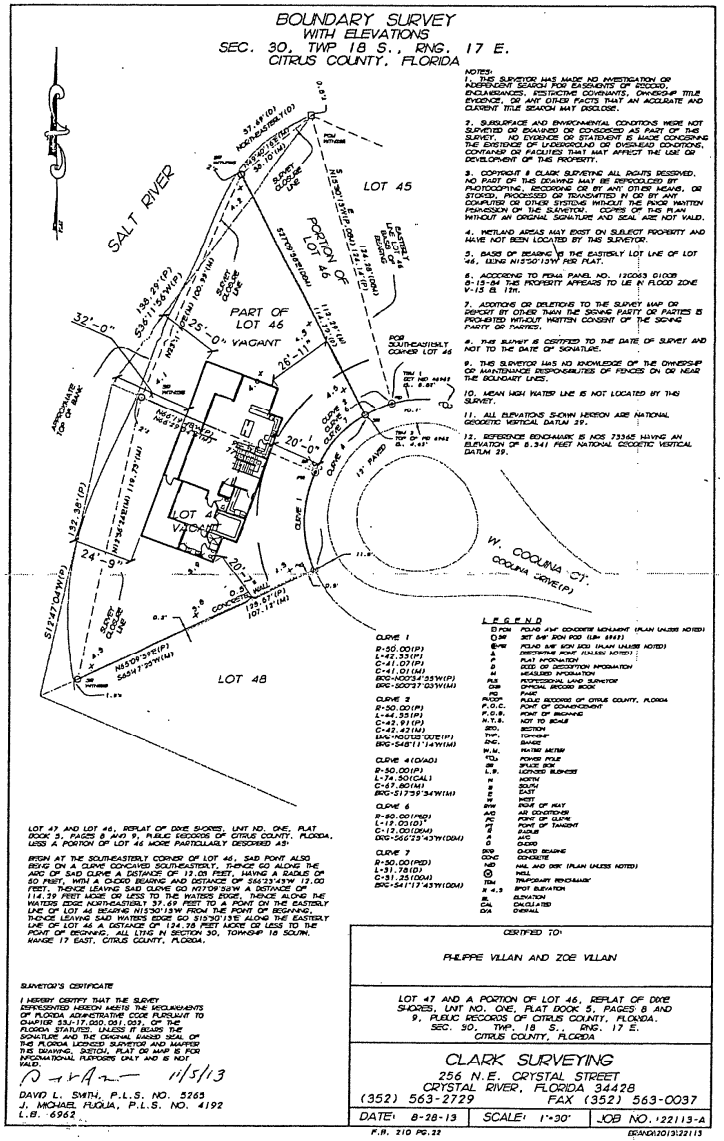
BOUNDARY SURVEY
WITH ELEVATIONS
SEC. 30, TWP 18 S., RNG. 17 E.
CITRUS COUNTY, FLORIDA


SALT RIVER
LOT 45
PORTION OF LOT 46
PART OF LOT 46
VACANT
LOT 47
VACANT
LOT 48
W. COQUINA CT.
COQUINA VISTA(P)
32'-0"
25'-0"
26'-11"
20'-0"
24'-9"
20'-7"
S17°47'04"W(P)
S36°11'18"W(P)
S17°09'39"W(M)
S66°23'43"W(M)
N15°50'13"W(P)
S24°47'25"W(M)
S15°50'13"E(P)
S17°09'39"W(M)
N15°50'13"W(P)
S24°47'25"W(M)
S66°23'43"W(M)
S17°09'39"W(M)
S66°23'43"W(M)
S51°23'43"W(M)
S66°23'43"W(M)
S51°23'43"W(M)
S66°23'43"W(M)
S51°23'43

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

CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

Application No.: V-21-16 Date: 7/21/21

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

Applicant*
Name: BRENDA MCKENZIE
Address: 7232 E. GOSPEL ISLAND
City: INVERNESS
State: FLORIDA Zip: 34450
Home No.: 352-726-0897 Cell No.: 601-0942
Work No.: — Fax No.: —
Email: mckenziepermitting@gmail.com

Property Owner
Name: PHILLIPE VILLAIN
Address: 3617 CARTER GROVE CIRCLE
City: WINDERMERE
State: FLORIDA Zip: 34786
Home No.: — Cell No.: 407-342-5808
Work No.: — Fax No.: —
Email: plvillain@gmail.com

Property Description: Section: 30 Township: 18 South Range: 17 East
Legal Description: REPLAT OF DIXIE SHORES
Subdivision: REPLAT OF DIXIE SHORES Lot(s): 46+47 Block/Parcel: —
Alternate Key #: 2596309 Parcel ID: 17E18S300010 0460

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.

Variance Request: THE SIZE AND SHAPE OF PROPERTY AND CIRCULAR CUT OUT FOR CULDESAC RESTRICTIONS BEING ABLE TO PLACE REASONABLE HOME

State hardship that justifies the granting of the variance:
ALLOW FOR FRONT YARD SET BACK OF 20 FEET AND REAR SET BACK OF 21 FEET

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

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

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

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

Signature: Brenda McKenzie

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

WITNESS my hand and official seal this 21 day of July, 2021.

Susan Wright
Printed Name
Susan Wright
Notary Public - State of Florida

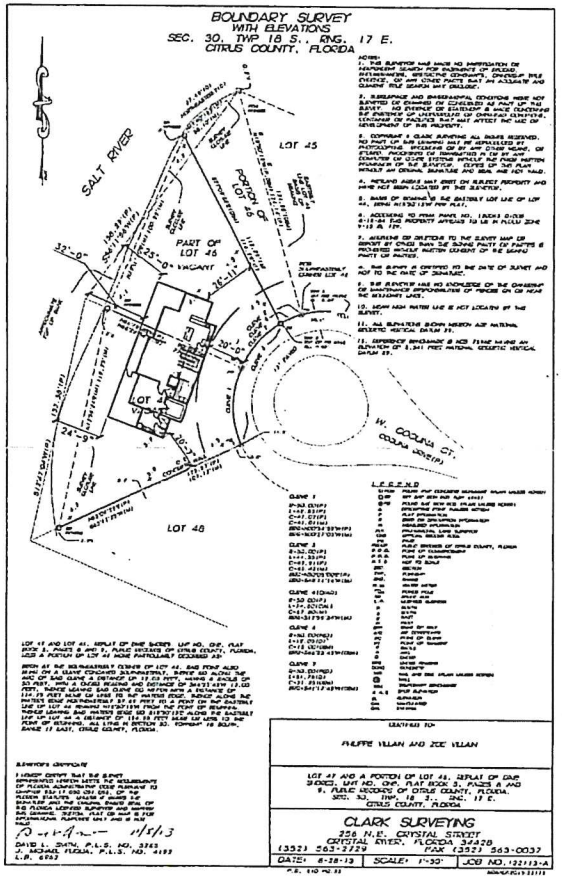
Seal

SUSAN WRIGHT
Commission # GG 322394
Expires April 10, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

RECEIVED
JUL 21 2021
V-21-16
Land Development Division

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

Attachment: Applicant submittal and public input (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)



SITE PLAN

RECEIVED
MAR 09 2022
V-21-16
Land Development Division

DRAWING ISSUE PRELIMINARY 23 DEC 2021
REVISED:

SEAL

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
3505 SW 61ST AVE
SUITE 420
OCALA, FL 34474
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 13,899
STATE OF GEORGIA 3044

PROJECT

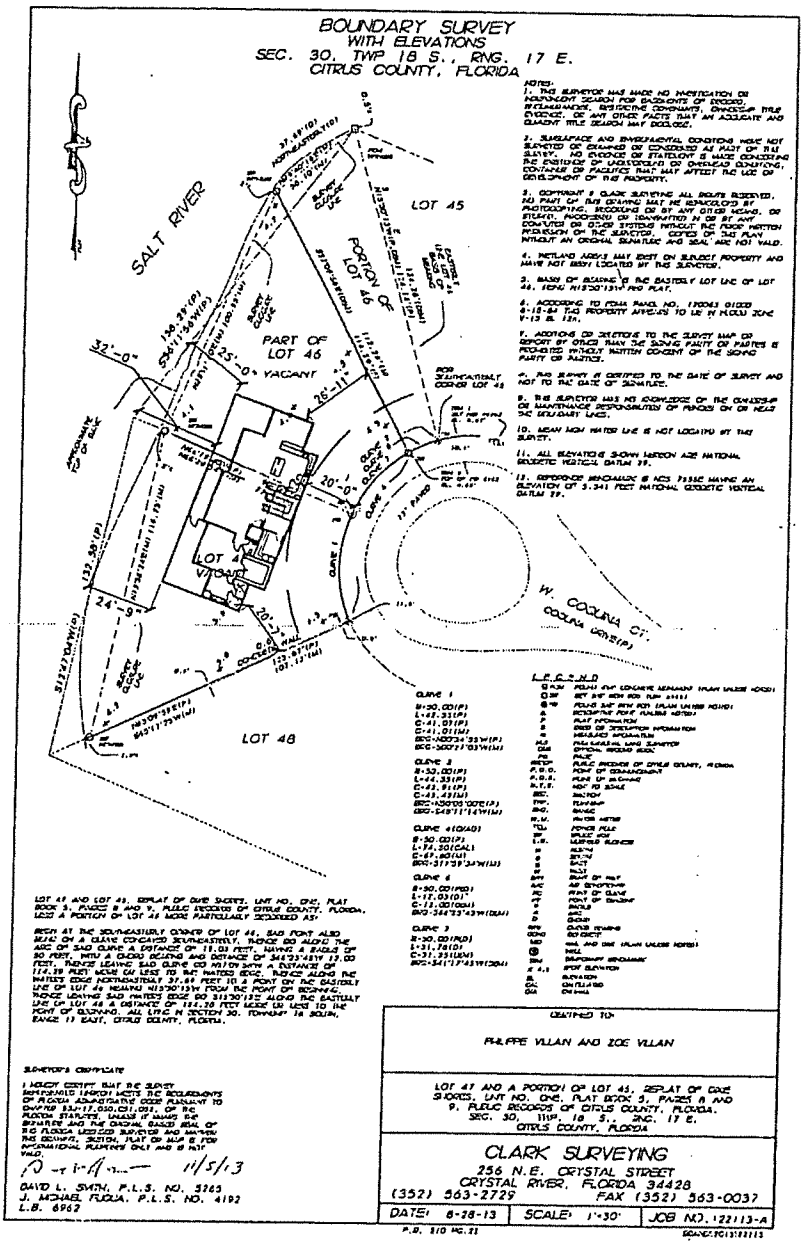
NEW
ELEVATED SINGLE FAMILY RESIDENCE
FOR
PHILLIPE VILLAIN

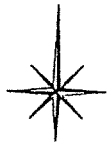
LOT 47 DIXIE SHORES
COQUINA COURT
CITRUS COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:
SITE PLAN

SHEET NUMBER
C1





SITE PLAN
Scale: 1" = 30'

DRAWING ISSUE PRELIMINARY 23 DEC 2021
REVISED:

SEAL

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
7300 SW 61ST AVE
SUITE 400
OCALA, FL 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,899
STATE OF GEORGIA 5044

PROJECT

NEW
ELEVATED SINGLE FAMILY RESIDENCE
FOR
PHILLIPE VILLAIN

LOT 47 DIXIE SHORES
COQUINA COURT
CITRUS COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:
SITE PLAN

SHEET NUMBER

Attachment: Applicant submittal and public input (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

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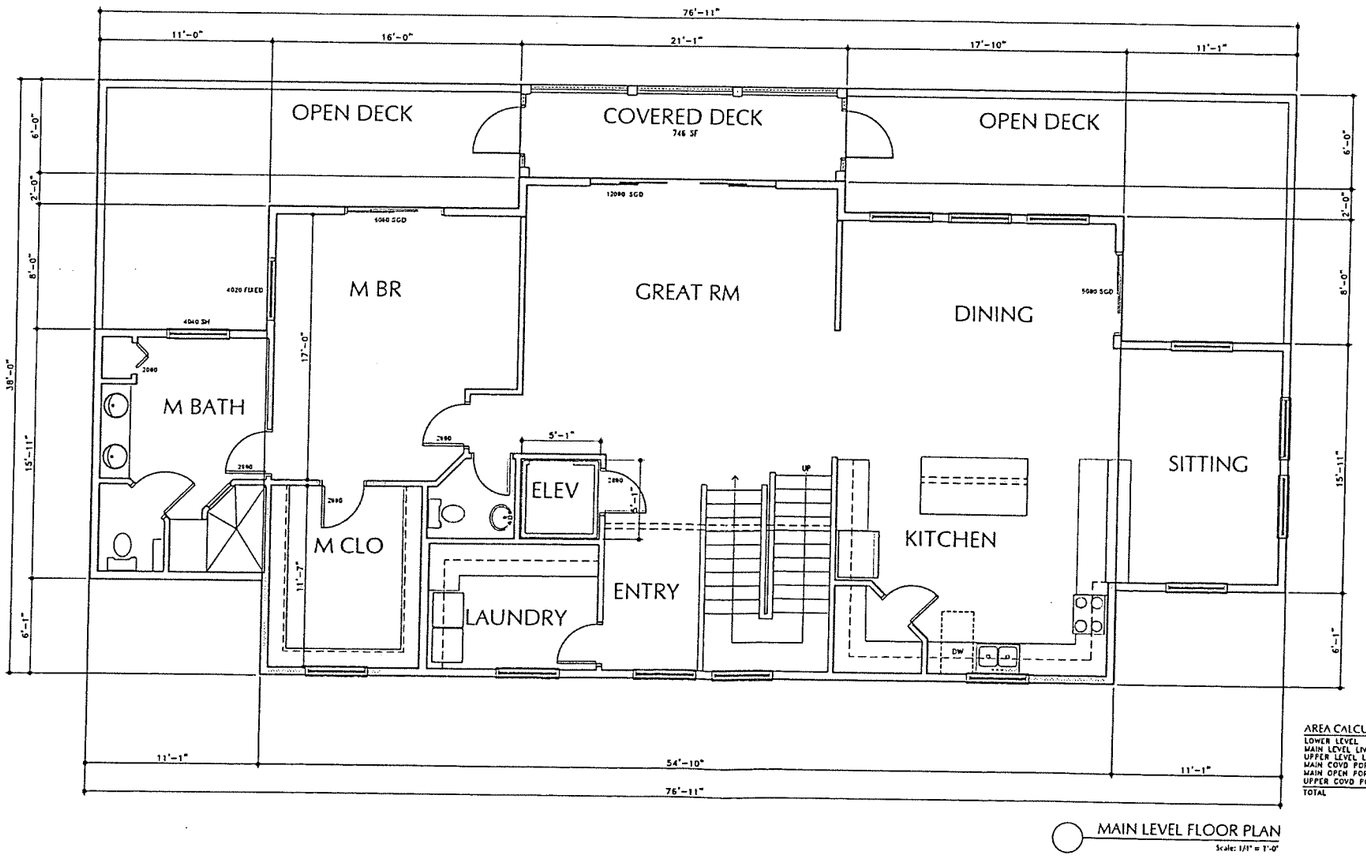


MAIN LEVEL FLOOR PLAN
Scale: 1/11" = 1'-0"

AREA CALCULATIONS

LOWER LEVEL	2033 SF
MAIN LEVEL LIVING	2033 SF
UPPER LEVEL LIVING	1551 SF
MAIN COVD PORCH	128 SF
MAIN OPEN PORCH	1429 SF
UPPER COVD PORCH	125 SF
TOTAL	6866 SF

DRAWING ISSUE PRELIMINARY 23 DEC 2021

REVISED:

SEAL

STATE OF FLORIDA
DAVID PAUL KING, JR
AR0012999
REGISTERED ARCHITECT

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
7500 SW 61ST AVE
SUITE 400
OCALA, FL 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

PROJECT

NEW
ELEVATED SINGLE FAMILY RESIDENCE
FOR
PHILLIPE VILLAIN

LOT 47 DIXIE SHORES
COQUINA COURT
CITRUS COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:
MAIN LEVEL FLOOR PLAN

SHEET NUMBER
A2

RECEIVED
MAR 09 2022
Land Development Division

Attachment: Applicant submittal and public input (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

Vicki R. Austin

From: Joseph C. Hochadel
Sent: Wednesday, March 9, 2022 11:08 AM
To: Vicki R. Austin
Subject: FW: [EXTERNAL]RE: V-21-16 Revised Documents
Attachments: 1557917999003blob.jpg; Villian Floor Plan March 7.pdf; Villian Site Plan March 7.pdf

Resubmittal for V-21-16. This one was Amy Bidwell's, so I'll take it now. Thanks.

From: Brenda Mckenzie <mckenziepermitting@gmail.com>
Sent: Wednesday, March 9, 2022 10:50 AM
To: Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Subject: [EXTERNAL]RE: V-21-16 Revised Documents

WARNING: This email originated from an external Domain DO NOT CLICK unless you recognize the sender and know the content is safe.

Hi Joe,
Please see revised site plan and floor plan showing size reduction for both. We would like to get back on schedule for V-21-16 as soon as possible. Please let me know.
Thank you,
Brenda Mckenzie
Brandy Stevenson Howard

--
Brenda McKenzie
"Permitting and Real Estate"
mckenziepermitting@gmail.com
(352) 601-0942

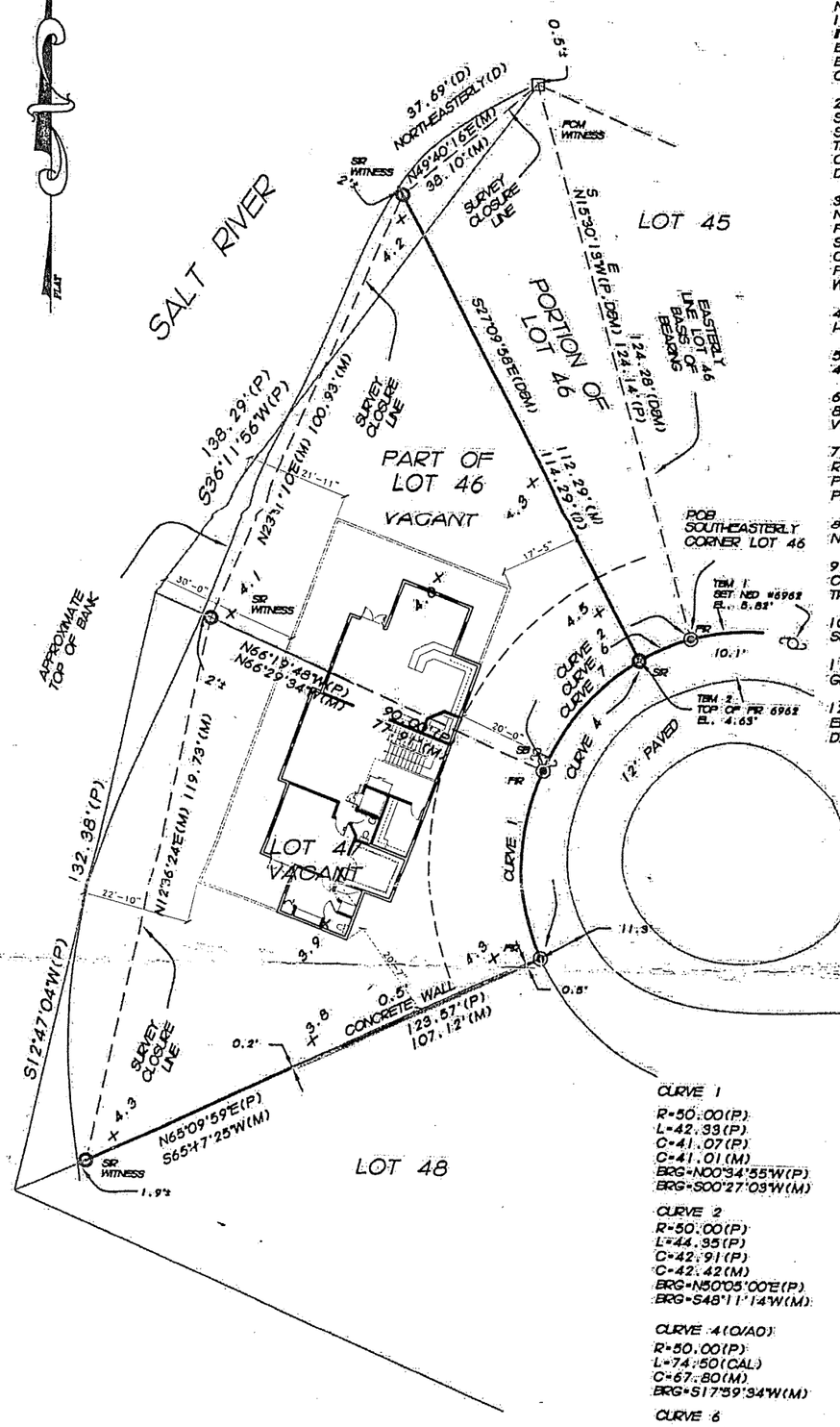
"Happiness Is A Choice"

RECEIVED
MAR 09 2022
V-21-16
Land Development Division

Attachment: Applicant submittal and public input (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

RECEIVED
Superceded
JUL 21 2021
V-21-16
Land Development Division

BOUNDARY SURVEY
WITH ELEVATIONS
SEC. 30, TWP 18 S., RNG. 17 E.
CITRUS COUNTY, FLORIDA



NOTES:

1. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINER OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. COPYRIGHT © CLARK SURVEYING ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.

4. WETLAND AREAS MAY EXIST ON SUBJECT PROPERTY AND HAVE NOT BEEN LOCATED BY THIS SURVEYOR.

5. BASIS OF BEARING IS THE EASTERLY LOT LINE OF LOT 46, BEING N15°30'13"W PER PLAT.

6. ACCORDING TO FEMA PANEL NO. 120063 0100B 8-15-84 THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE V-15 EL. 12ft.

7. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. THIS SURVEY IS CERTIFIED TO THE DATE OF SURVEY AND NOT TO THE DATE OF SIGNATURE.

9. THIS SURVEYOR HAS NO KNOWLEDGE OF THE OWNERSHIP OR MAINTENANCE RESPONSIBILITIES OF FENCES ON OR NEAR THE BOUNDARY LINES.

10. MEAN HIGH WATER LINE IS NOT LOCATED BY THIS SURVEY.

11. ALL ELEVATIONS SHOWN HEREON ARE NATIONAL GEODETIC VERTICAL DATUM 29.

12. REFERENCE BENCHMARK IS NOS 7996E HAVING AN ELEVATION OF 5.341 FEET NATIONAL GEODETIC VERTICAL DATUM 29.

CURVE 1
R=50.00(P)
L=42.33(P)
C=41.07(P)
C=41.01(M)
BRG=N00°34'55"W(P)
BRG=S00°27'09"W(M)

CURVE 2
R=50.00(P)
L=44.35(P)
C=42.91(P)
C=42.42(M)
BRG=N50°05'00"E(P)
BRG=S48°11'14"W(M)

CURVE 4 (O/AO)
R=50.00(P)
L=74.50(CAL)
C=67.80(M)
BRG=S17°59'34"W(M)

CURVE 6
R=50.00(PED)
L=12.09(D)
C=12.00(DBM)
BRG=S66°23'43"W(DBM)

CURVE 7
R=50.00(PED)
L=91.78(D)
C=91.25(DBM)
BRG=S41°17'43"W(DBM)

LEGEND

⊡ POM	POUND 4"x4" CONCRETE MONUMENT (PLAIN UNLESS NOTED)
○ SR	SET 5/8" IRON ROD (LB# 6962)
◉ PIR	POUND 5/8" IRON ROD (PLAIN UNLESS NOTED)
△	DESCRIPTIVE POINT (UNLESS NOTED)
P	PLAT INFORMATION
D	DEED OR DESCRIPTION INFORMATION
M	MEASURED INFORMATION
PLS	PROFESSIONAL LAND SURVEYOR
ORB	OFFICIAL RECORD BOOK
PG.	PAGE
PRCC#	PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
SEC.	SECTION
TWP.	TOWNSHIP
RNG.	RANGE
W.M.	WATER METER
PP	POWER POLE
SB	SPLICE BOX
L.B.	LICENSED BUSINESS
N	NORTH
S	SOUTH
E	EAST
W	WEST
R/W	RIGHT OF WAY
A/C	AIR CONDITIONER
PC	POINT OF CURVE
PT	POINT OF TANGENT
R	RADIUS
A	ARC
C	CHORD
BRG	CHORD BEARING
CONC	CONCRETE
NED	NAIL AND DISK (PLAIN UNLESS NOTED)
Ⓦ	WELL
TBM	TEMPORARY BENCHMARK
X 4.3	SPOT ELEVATION
EL	ELEVATION
CAL	CALCULATED
O/A	OVERALL

LOT 47 AND LOT 46, REPLAT OF DIXIE SHORES, UNIT NO. ONE, PLAT BOOK 5, PAGES 8 AND 9, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LESS A PORTION OF LOT 46 MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 46, SAID POINT ALSO BEING ON A CURVE CONCAVED SOUTHEASTERLY, THENCE GO ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.09 FEET, HAVING A RADIUS OF 50 FEET, WITH A CHORD BEARING AND DISTANCE OF S66°23'43"W 12.00 FEET, THENCE LEAVING SAID CURVE GO N27°09'58"W A DISTANCE OF 114.29 FEET MORE OR LESS TO THE WATERS EDGE, THENCE ALONG THE WATERS EDGE NORTHEASTERLY 37.69 FEET TO A POINT ON THE EASTERLY LINE OF LOT 46 BEARING N15°30'13"W FROM THE POINT OF BEGINNING, THENCE LEAVING SAID WATERS EDGE, GO S15°30'13"E ALONG THE EASTERLY LINE OF LOT 46 A DISTANCE OF 124.28 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL LYING IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 53J-17.050,051,052, OF THE FLORIDA STATUTES. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

11/5/13

DAVID L. SMITH, P.L.S. NO. 5265
J. MICHAEL FUQUA, P.L.S. NO. 4192
L.B. 6962

CERTIFIED TO:

PHILIPPE VILLAIN AND ZOE VILLAIN

LOT 47 AND A PORTION OF LOT 46, REPLAT OF DIXIE SHORES, UNIT NO. ONE, PLAT BOOK 5, PAGES 8 AND 9, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
SEC. 30, TWP. 18 S., RNG. 17 E.
CITRUS COUNTY, FLORIDA

CLARK SURVEYING
256 N.E. CRYSTAL STREET
CRYSTAL RIVER, FLORIDA 34428
(352) 563-2729 FAX (352) 563-0037

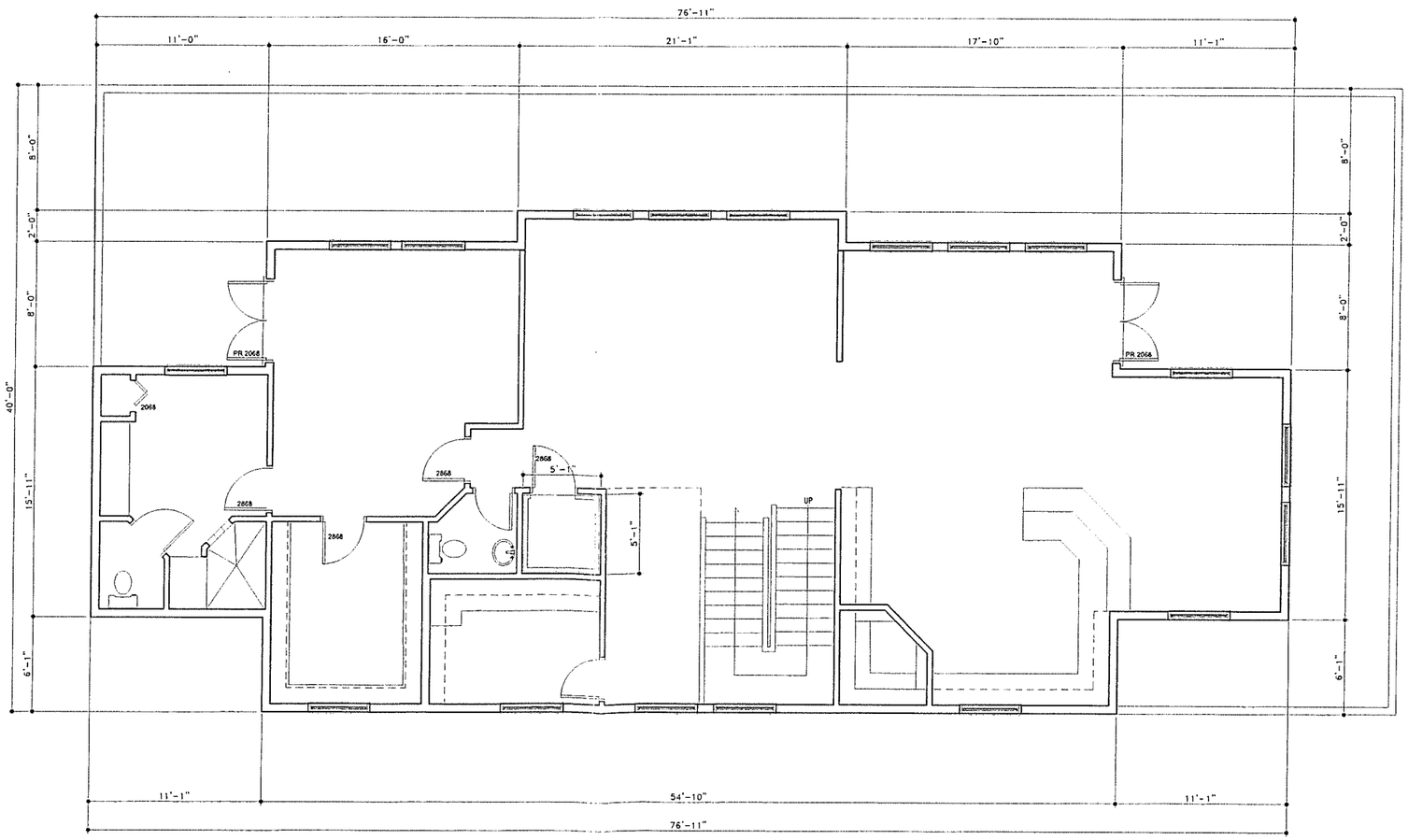
DATE: 8-28-13	SCALE: 1"=30'	JOB NO. 122113-A

F.B. 210 PG. 22

BRANDON 20191221 19

Attachment: Applicant submittal and public input (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

RECEIVED
JUL 21 2021
V-21-16
Land Development Division
Supercedes



MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"

DRAWING ISSUE PRELIMINARY 20 JULY 2021
REVISED:

SEAL
STATE OF FLORIDA
DAVID PAUL KING, JR.
AR0012999
REGISTERED ARCHITECT

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
7500 SW 61ST AVE
SUITE 400
OCALA, FL. 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS.
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

PROJECT

NEW
ELEVATED SINGLE FAMILY RESIDENCE
FOR
PHILLIPE VILLAIN

LOT 47 DIXIE SHORES
COQUINA COURT
CITRUS COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:
MAIN FLOOR PLAN

SHEET NUMBER
A2

Attachment: Applicant submittal and public input (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

September 28, 2021

Dear PDC,

I am writing to you because of V-21-16 (McKenzie permitting for Phillipe Villain). I am concern about the **two** Variances they are asking for.

First there is a drainage problem at the end of this street (Coquina). When it rains the water collects on the road and stays there for several days. I have enclosed pictures of this on different days.

Second the BOCC has just passed a tax for Storm drainage tax. This is one of the reasons why this is an issue now. You keep giving out these variances and the houses are too close to property lines and the water has nowhere to go. People can not build 5 ft from property lines. There has to be some common sense in giving out these variances.

If they want that big of a house built maybe they find some place that will be able to handle a build that size.

Best Regards
Betty Murphy

RECEIVED
SEP 29 2021
V-21-16
Land Development Division

Attachment: Applicant submittal and public input (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

2403. COASTAL AND LAKES RESIDENTIAL DISTRICT (CLR)

V-21-16

This category recognizes lawful unrecorded and recorded subdivisions within the coastal, lakes, and river regions of the County. Density shall be limited to the maximum provided by the final development order approved for the underlying subdivision plat. Replatting to accomplish clustering and/or development consistent with current standards will be permitted provided gross density is not increased.

CLR District		Key – Level of Review P = Permitted C = Conditional Use	
Uses			
Residential			
Single Family	P	Group Home[1]	C
Attached Housing (Density limited to underlying subdivision plat.)	P	Home Occupation	P
Multifamily[1X] (Density limited to underlying subdivision plat.)	P	Accessory Structure	P
Model Homes (no sales office)	C		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes[1]	C
Day Care Centers	C	Halfway Houses[1]	C
Houses of Worship	C	Assisted Living Facilities[1]	C

CLR District		Key – Level of Review P = Permitted C = Conditional Use	
Uses			
Recreational			
Passive Recreation	P	Fishing Docks/Piers	P
Golf Course	P	Playgrounds	P
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities[2]	P
Communications/Transmission Towers (limitations apply)	C	Wellfields (Greater than 100,000 gpd)[2]	C*
Government Facility	C	Wellfields (Less than or equal to 100,000 gpd)[2]	P

[1X]Use limited within the Coastal High Hazard Area as a PUD. See LDC Atlas for CHHA delineation.
[1] Use limited within Coastal High Hazard Area to those sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.
[2] Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation
*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

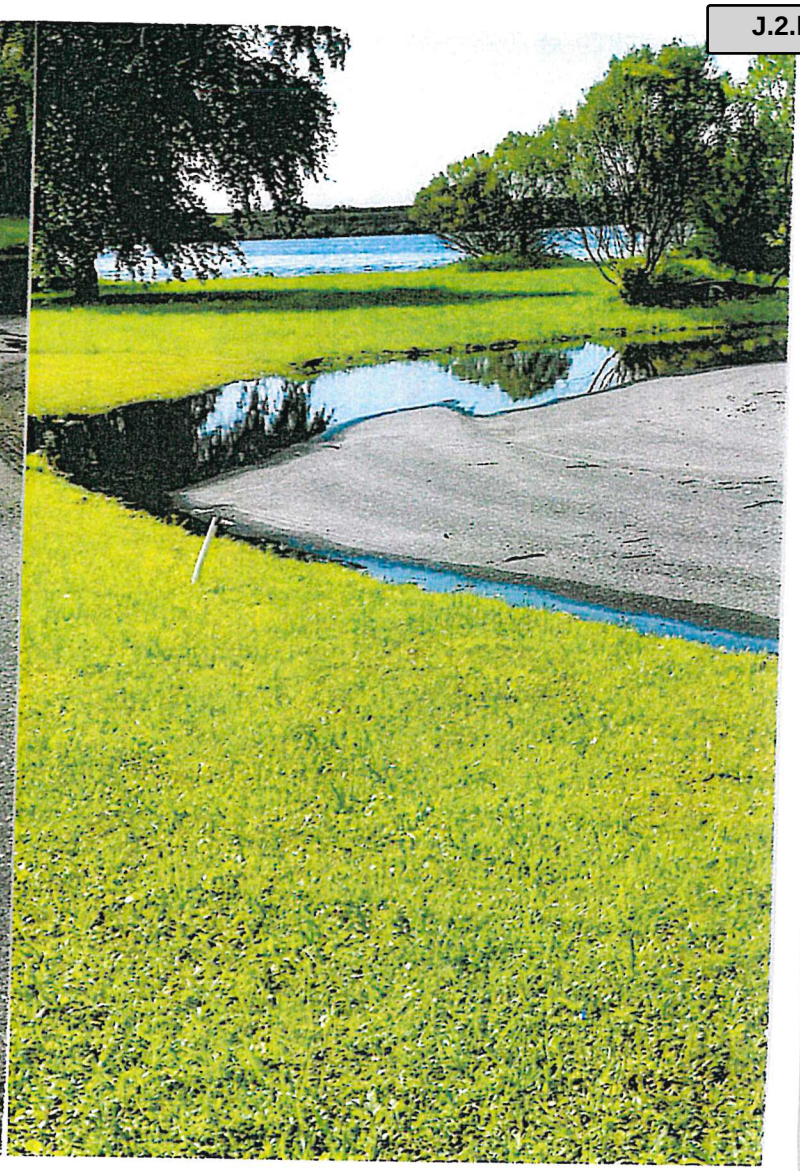
Area Requirements:

Maximum Lot Coverage – 40%, except for lots of record that are less than 10,000 square feet in these areas shall not exceed 50%. For lots greater than 10,000 square feet but less than one (1) acre in size, an extra 10% of ISR may be added provided same is a non-vertical improvement (i.e., walkways, decks, driveways, pool decks, and like or similar improvements).

Floor Area Ratio (non-residential uses only) – 0.2

RECEIVED
SEP 29 2021
V-21-16
Land Development Division

Attachment: Applicant submittal and public input (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)



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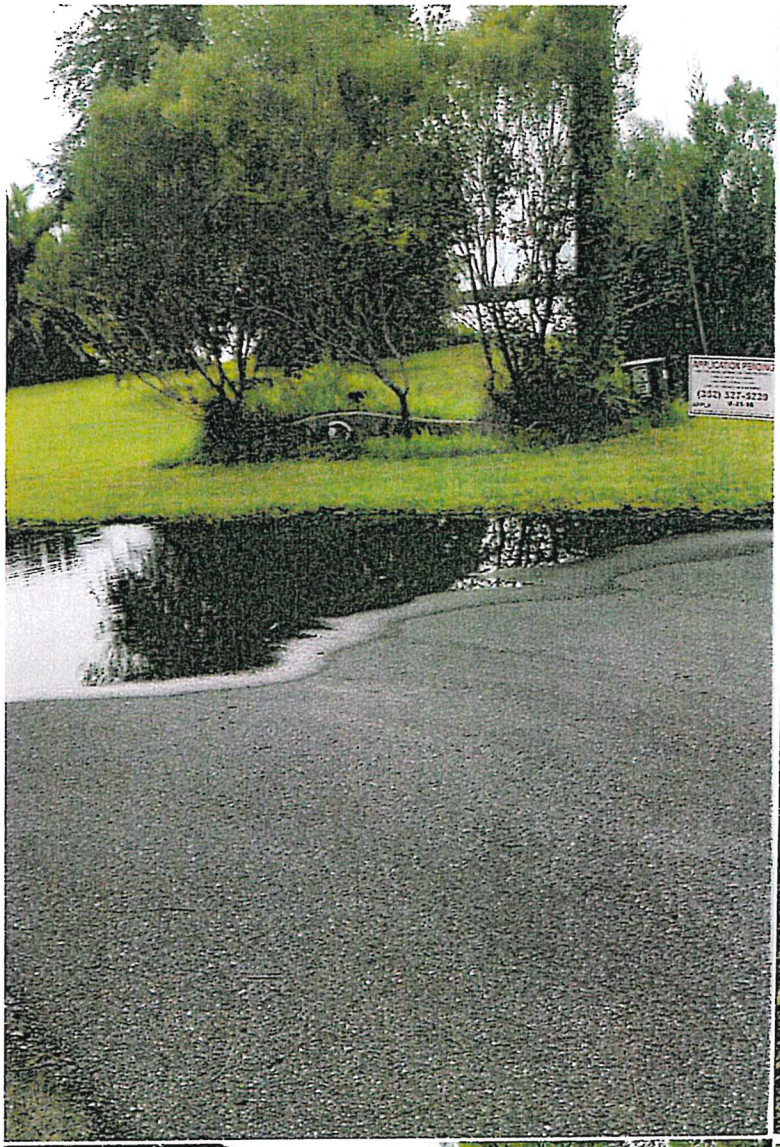

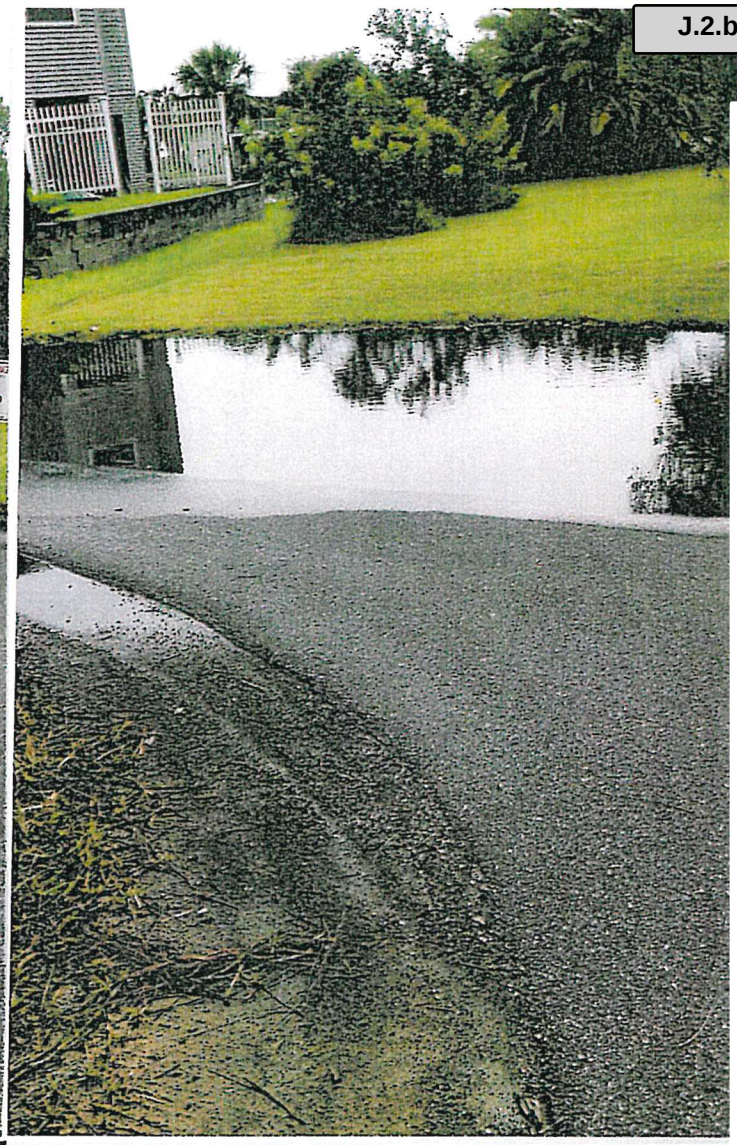

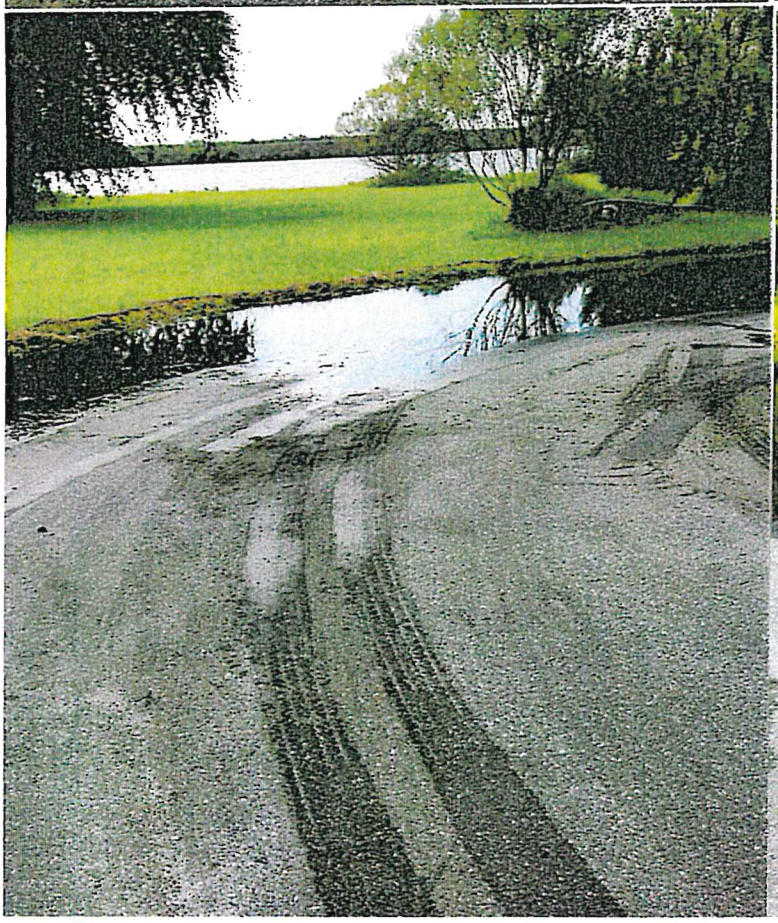

Attachment: Applicant submittal and public input (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

Susan K. Wright

From: Joseph C. Hochadel
Sent: Wednesday, October 6, 2021 3:23 PM
To: Susan K. Wright
Subject: FW: [EXTERNAL]Application V-21-16

For tomorrow.

-----Original Message-----
From: Charles Gracia <cgracia04@icloud.com>
Sent: Wednesday, October 6, 2021 3:08 PM
To: Joseph C. Hochadel <joe.hochadel@citrusbocc.com>
Subject: [EXTERNAL]Application V-21-16

WARNING: This email originated from an external Domain DO NOT CLICK unless you recognize the sender and know the content is safe.

We Charles Gracia and Heather Dedrick own the home and property known as 11883 W. Coquina Ct. in Crystal River Florida. We have serious concerns about the proposed single family dwelling on 11889 W. Coquina Ct.
Firstly and foremost are the drainage issues. Anytime we have anything more than light rain this property is ankle deep in water and floods the neighboring properties as well.
With the proposed variances as well as elevated septic system, where will all this water go? What kind of physical and environmental damage will be incurred because of this? Also how would any septic be located with the proposed setback variances especially with a home of this size?
We feel that this water without an engineered drainage system, would flood the neighboring properties even more bringing damage to the properties and also reducing their value.
We feel that the Floodplain Protection Standards and the Building Setback & Height Requirements For All Land Use Districts were put in place to specifically address these issues and to protect existing property owners, as well as the environment.
For these reasons alone we feel thatCitrus County should seriously consider and deny these variances.
Secondly we feel that the size of the lot does not support a home of the size that is being proposed without encroaching on both neighboring properties. Also bringing up septic location issues again.
These issues along with future variances for outbuildings, docks etc. would further hinder existing property owners access to and from our homes by boat.
In conclusion we feel that this home far exceeds the size and height requirements and should be proposed on a lot that can sustain this large of a project and also not have adverse effects on neighboring properties.
At this point we ask that these variances be denied and any future proposals be brought to the attention of existing property owners immediately.

Sincerely,
Charles V Gracia
Heather Jenkins-Dedrick
11883 W. Coquina Ct.

Sent from my iPhone

V-21-16

Attachment: Applicant submittal and public input (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

V-21-16

Brenda McKenzie for Phillipe Villain

Attachment: Planner Powerpoint (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

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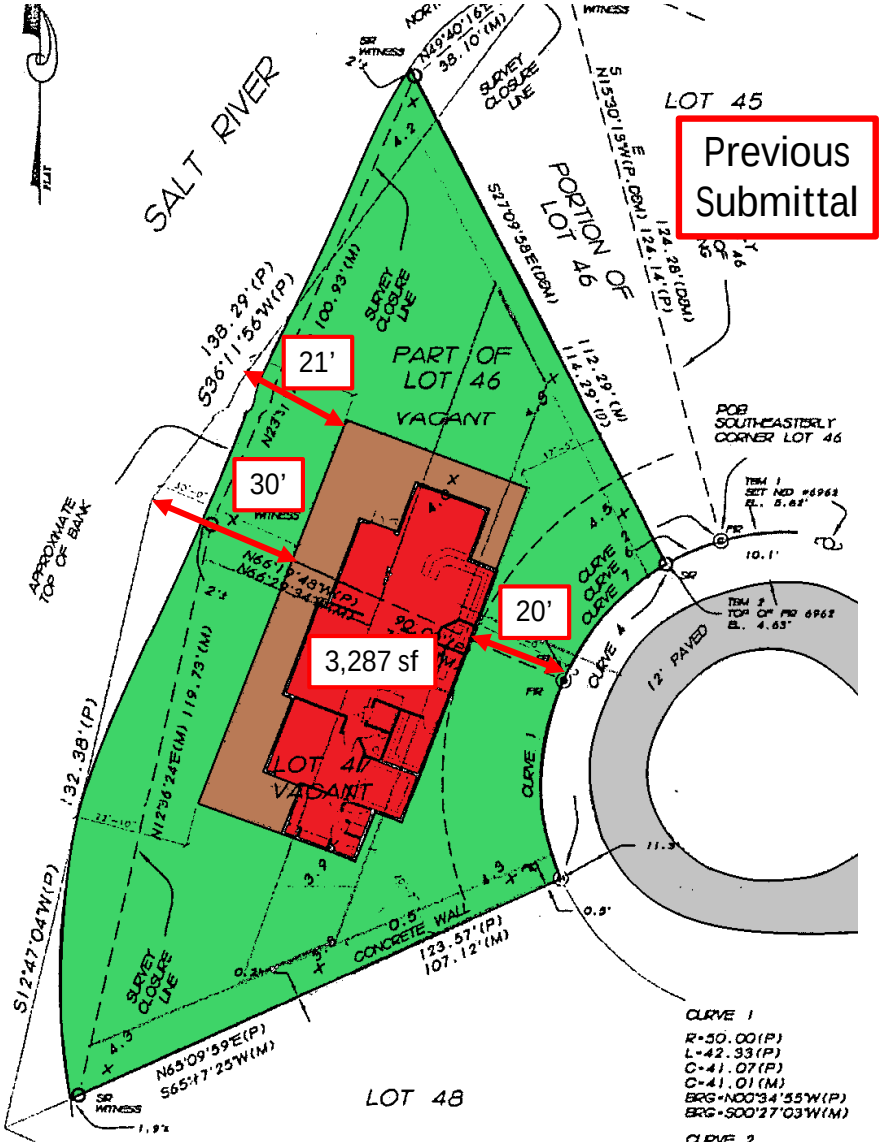
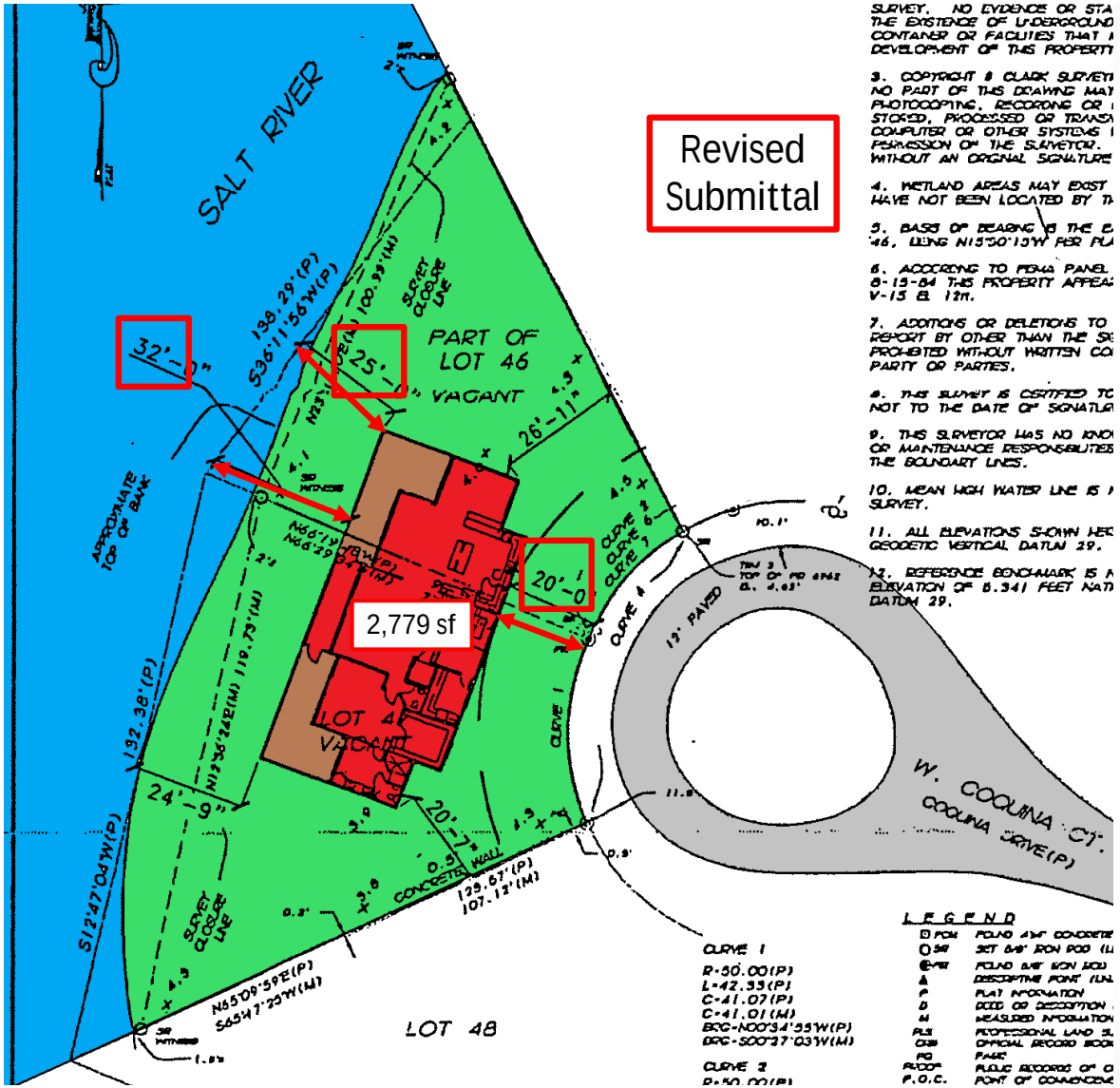
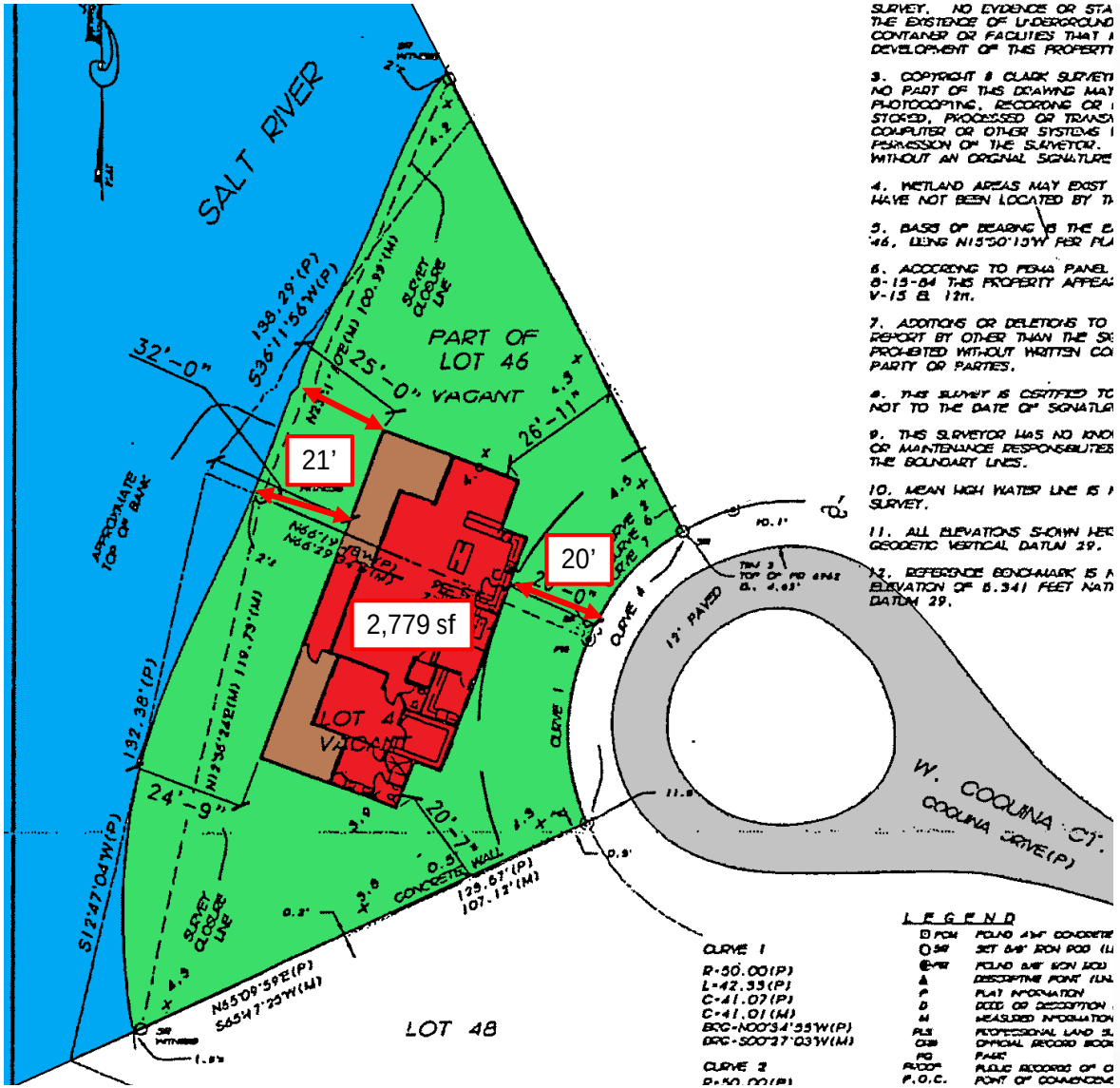

Previous Submittal
SALT RIVER
LOT 45
PORTION OF LOT 46
PART OF LOT 46
VACANT
21'
30'
20'
3,287 sf
LOT 47
VACANT
LOT 48
POB SOUTHEASTERLY CORNER LOT 46
12' PAVED
CONCRETE WALL
APPROXIMATE TOP OF BANK
SURVEY CLOSURE LINE
CURVE 1
R=50.00(P)
L=42.33(P)
C=41.07(P)
C=41.01(M)
BRG=N00°34'55"W(P)
BRG=S00°27'03"W(M)



Attachment: Planner Powerpoint (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)



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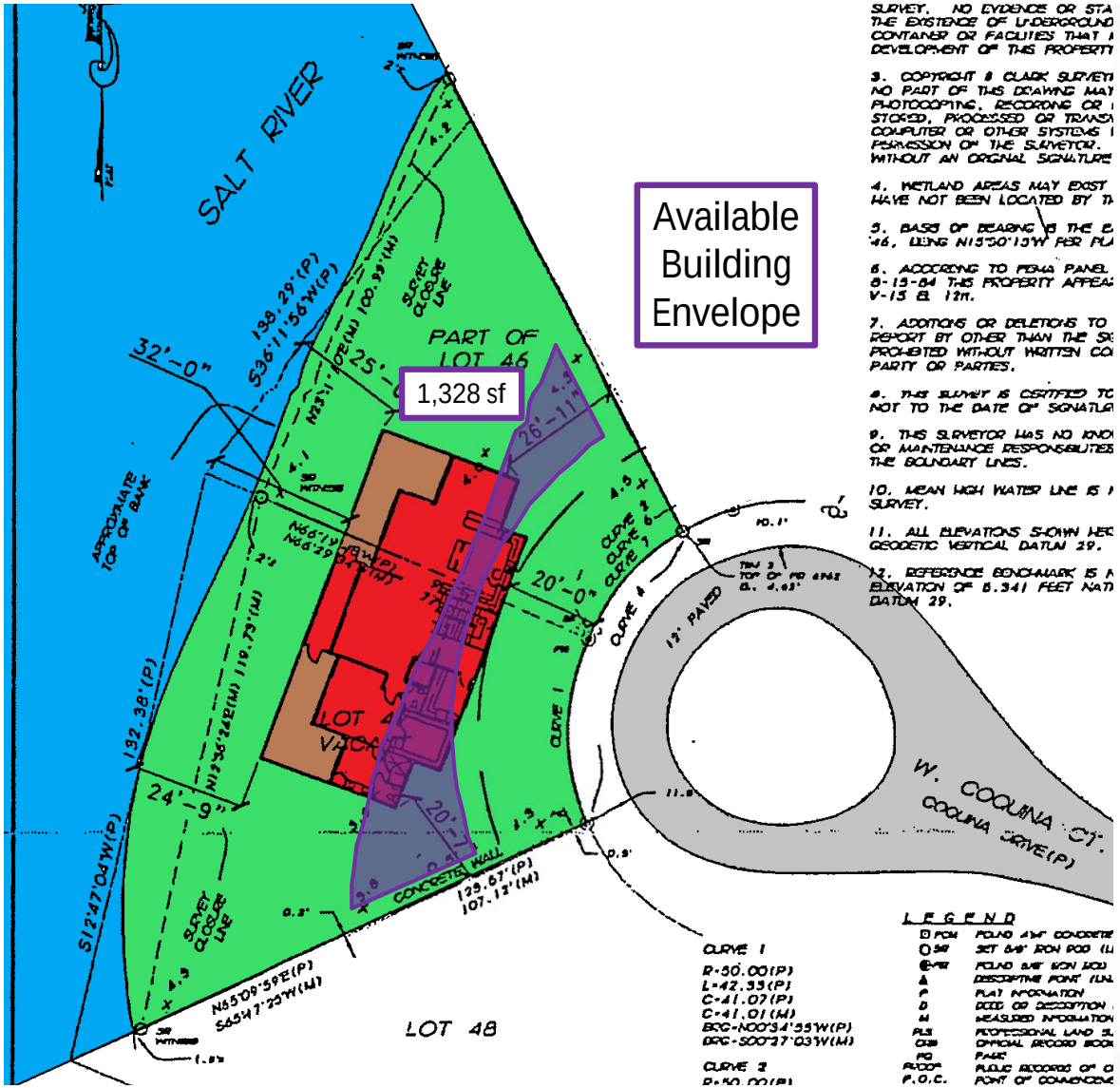


Attachment: Planner Powerpoint (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

PM2-22-61

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

VARIANCE APPLICATION NO. V-21-16 McKenzie Permitting for Phillipe Villain
DATE: May 16, 2022
PREPARED BY: Joe Hochadel, Principal Planner; Land Development Division

VARIANCE REQUESTED	This request is for a two (2) part variance from the Citrus County Land Development Code (LDC) for the development of a single-family dwelling having (1) less than the required 50-foot minimum building waterfront setback in a Velocity Zone, pursuant to Section 3520, Floodplain Protection Standards and (2) having less than the required 25-foot minimum building setback from a right-of-way line pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC. The applicant is requesting a 20-foot setback from the edge of the right-of-way of W. Coquina Ct. and a 21-foot setback from the mean high-water line in a VE zone to develop a single-family residence.
SUBJECT PROPERTY	Section 30, Township 18 South, Range 17 East; specifically, Lot 2 of the Redfish Cove subdivision, PB 19, Pg 71 (AK 3511830), which address is 11889 W. Coquina Ct., Crystal River. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 14,375 square feet (0.33 acres).
LAND USE	CLR, Coastal and Lakes Residential District CL, Low Intensity Coastal and Lakes Residential District on the Future Land Use Map
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in Flood Zone VE with a base flood elevation of 14 feet, as found on Community-Panel Number 12017C0 170E.
SURROUNDING AREA	North – Single-family dwellings, Salt River, and Conservation land South – Single-family residences and Salt River East – Single-family dwellings, W. Coquina Ct. West – Salt River The site is in the Redfish Cove subdivision, where there are single-family dwellings.

Attachment: staff report & locator map (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

SOIL INFORMATION	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily waters of the Gulf of Mexico, Matlacha, Limestone Substratum-Urban Land Complex. Limitations to development are moderate due to wetness.

BACKGROUND

This request was first heard by the PDC on October 7, 2021. That request was to construct a single-family dwelling with a 3,287 square-foot footprint and a 19-foot setback from the mean high-water line and jurisdictional wetland line. The PDC continued the application to allow the applicant the opportunity to amend the request. The applicant revised the application by reducing the width of the rear porch by two feet to be 21 feet from the seawall. The applicant also reduced the overall size and configuration of the porch and reduced the amount that is to be covered.

The subject property is part of the Redfish Cove subdivision, which combined Lot 47 and a portion of Lot 46 of Dixie Shores under PLT-13-12. The site is approximately 0.34 acres in size and is vacant. In 2005, permit number 200504147 was issued for an after-the-fact rip rap seawall, and in 2006, permit number 200614777 was issued for after the fact fill behind the rip rap seawall. The property takes access from W. Coquina Ct., a 50-foot wide, paved, County maintained right-of-way that ends in a 100-foot wide cul-de-sac.

The surrounding area contains mostly single-family residences and several vacant lots. No variances have been granted for the six closest lots on either side of the subject property since the adoption of the LDC.

ANALYSIS

The applicant is requesting a reduction in right-of-way and waterfront setbacks for the development of a single-family residence. The applicant is proposing to develop an elevated single-family residence with a 2,779 square-foot footprint. The single-family dwelling will consist of a 2,033 square-foot first floor and a 1,551 square-foot second floor with a 746 square-foot, partially covered rear deck for the first floor and a 125 square-foot covered rear deck for the second floor. The proposed single-family residence will be 20 feet from the edge of the right-of-way and 21 feet from the mean high water line. The proposed site plan has an ISR of approximately 20 percent, which is less than the maximum allowable ISR of 40 percent for the CLR District; however, the applicant has not shown a proposed driveway.

Within the current standards of the LDC, the required 50-foot waterfront setback and the 25-foot right-of-way setback leave an available building envelope of approximately 1,328 square feet. However, this building envelope is of an irregular shape and is approximately four feet wide at the closest point between the two setbacks, making development without a variance difficult.

The six closest developed lots on either side of the subject property are similar in size, although this application is utilizing a larger lot. Four of the six closest lots are on the cul-de-sac and have the same concave right-of-way shape as the applicant's property, with three having been developed with single-family residences. The average waterfront setback is 19 feet, and the average setback from the edge of the right-of-way is 26 feet. Most of the residences in the area were developed prior to the adoption of the current LDC.

Attachment: staff report & locator map (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

The six closest developed lots criterion is based in LDC Section 10620, Development Standards, and it is intended to assure compatibility of construction between new units and existing development. This criterion was used to determine the size of the sample for average and comparison with surrounding properties, specifically six closest developed lots along W. Coquina Ct. The lot sizes and shapes of this sample are similar, so comparison is reasonable. Based upon the observed properties, this proposal does appear to be similar to the surrounding properties; however, it is not a minimum request. If OA-22-01 is approved as proposed by the BOCC, the applicant would be allowed a 19-foot setback without the need for a variance.

Building envelope and setback analysis			
Required waterfront setback in a VE zone	50 ft	**Proposed waterfront setback (Previous waterfront setback)**	21 ft (19 ft)
Required Front Setback (ROW edge)	25 ft	**Proposed Front Setback from edge of ROW (Previous Front Setback from edge of ROW)**	20 ft (20 ft)
Average waterfront setback for the general area	19 ft	**Average front setback (ROW edge)**	26 ft
Waterfront setbacks on adjacent lots	16 ft and 18 ft	**Previous footprint**	3,287 sf
Average footprint	2,621 sf	**Proposed footprint**	2,779 sf
Available building envelope		1,328 sf	

The **Engineering Division** has provided the following comments and recommends the following conditions if the application is approved:

The Engineering Division would have no objection to this variance so long as a stormwater system were permitted and installed. This area is tidally influenced, and the stormwater system would need to be designed so as not to be inundated by the tides. The applicant could use for example gutters draining to a rain barrel system as opposed to a typical depression in the lawn. The specific details of the design can be addressed at time of permitting.

Attachment: staff report & locator map (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

Recommended Conditions:

- Submit a grading and drainage plan prepared by a professional engineer licensed in the State of Florida, providing all the items listed in the Land Development Code, Chapter 6, Section 6420.A & B.2.

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

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

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

Staff comment: *This application does not comply with the floodplain protection standards of the Land Development Code Section 3520 which prescribe a minimum setback of 50 feet measured from the mean high water line. This section is applicable to Velocity Zones and Coastal A Zones.*

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

Staff comment: *Stormwater has not been addressed in this application but will need to meet LDC standards.*

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

2300. Building Setback Requirements and Height Requirements for All Land Use Districts

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

Staff comment: *The application does not meet the minimum setback requirement of 25 feet from the edge of the right-of-way for a local street.*

3520. A. Setbacks in Velocity Zones and Coastal A Zones: Located within areas of special flood hazard so designated by FEMA in its Flood Insurance Rate Maps (FIRM) as having special flood hazards associated with wave action from

Attachment: staff report & locator map (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

storms, all buildings or structures shall be located not less than 50 feet landward of the reach of the mean high water line as determined by a survey meeting the requirements of the FDEP. Mean high water line and mean high water as used herein shall have the same meaning given in Chapter 177, F.S.

Staff comment: *Since this property is designated by the Federal Emergency Management Agency (FEMA) to be in a Velocity Zone (VE), special standards apply. This application does not meet the requirements for setbacks in a Velocity Zone.*

PROPOSED FINDINGS OF FACT

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

1. ***Special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.*** The average lot size of the surrounding area is 0.19 acres while the project site consists of a larger lot that totals 0.34 acres. The lot is similar in shape having a concave cutout in the front property line for the W. Coquina Ct. cul-de-sac. Although the available building envelop is approximately 1,328 square feet in size, it is irregularly-shaped due to the right-of-way and waterfront setbacks with approximately 4 feet between the two setbacks at the closest point.

2. ***The special conditions and circumstances do not result from the actions of the applicants.*** The encroachment into the required right-of-way and waterfront setback is the result of the site having an irregularly-shaped building envelope that is approximately four feet wide at the closest point.

3. ***A granting of the variance requested will confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** The lot is similar shape and features to others in the general area. Most of the homes were built prior to adoption of the Land Development Code and did not require a variance. This site, subject to the current standards of the LDC, does have an irregularly-shaped building envelope. However, the proposed building footprint is larger, and the proposed right-of-way setback is closer, than the average.

4. ***Literal interpretation of the provisions of this code which would deprive the applicant of rights commonly enjoyed by other similarly situated properties and would work unnecessary and undue hardship on the applicant.*** Most of the homes were built prior to adoption of the Land Development Code. This site, subject to the current standards of the LDC, would be difficult to develop without a variance.

5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** Although there is an irregularly-shaped building envelope for this property, the request is not a minimal

Attachment: staff report & locator map (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

request. It is possible for the applicant to reduce the variance request for the right-of-way and waterfront setback through size and design of the proposed single family residence.

6. ***The granting of the variance will not be in harmony with the general intent and purpose of this code and will be injurious to the area involved or otherwise detrimental to the public welfare.*** The proposed structure does not meet standards for Building Setback Requirements and Height Requirements for All Land Use Districts, or Setbacks in Velocity Zones and Coastal A Zones. While the site is limited by the current setback requirements, most residences in the area were developed prior to the adoption of the current LDC, the proposed single-family dwelling is larger than the average, and modifications can be made to lessen the encroachment.

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

8. **Granting of the variance will deviate from the clear intent of the adopted Comprehensive Plan.** The application is not consistent with Policy 17.4.1 and Policy 17.9.1 of the Comprehensive Plan, as discussed above.

ADDITIONAL FINDINGS OF FACT FOR FLOOD PROTECTION STANDARDS

Compliance with these standards and requirements will need to be demonstrated during the permitting process. Pursuant to Section 3530, Special Provisions Where Variance is Sought to Setback Requirements to Flood Protection Standards, of the Citrus County Land Development Code (LDC), before granting a variance, the PDC shall consider the following:

1. ***The danger that materials may be swept from the site onto other lands.*** There has been no information provided demonstrating that it will utilize the types of materials at or below Base Flood Elevation (BFE) that will be flood-resistant or will break away during a storm event. This would be required at the time of permitting.

2. ***Danger to life and property from flooding or erosion.*** The type of construction or materials used must not pose a danger to life and property from flooding or erosion caused by a storm event due to proximity to the water.

3. ***The potential of the proposed facility and its contents to cause flood damage and the effect of that damage on the owner and the public.*** The structure would be required to be built to current building and flood zone requirements.

4. ***The importance of services provided by the proposed facility to the surrounding community and whether it is a functionally dependent facility.*** The proposed

Attachment: staff report & locator map (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

development is for a single-family residence and is not intended to provide community services.

5. ***Availability of alternative locations, not subject to flooding or erosion, for the proposed use.*** There is no alternate location on the subject property that the structure could be placed that is not subject to flooding or storm damage.

6. ***Compatibility of the proposed use with existing and anticipated neighboring development.*** The proposed use of a single-family residence is consistent with the other properties in the Dixie Shores Unit 1 replat subdivision.

7. ***The relationship of the proposed use to the Comprehensive Plan and the County's floodplain management program.*** The proposed setbacks for the single-family residence are not consistent with the Comprehensive Plan.

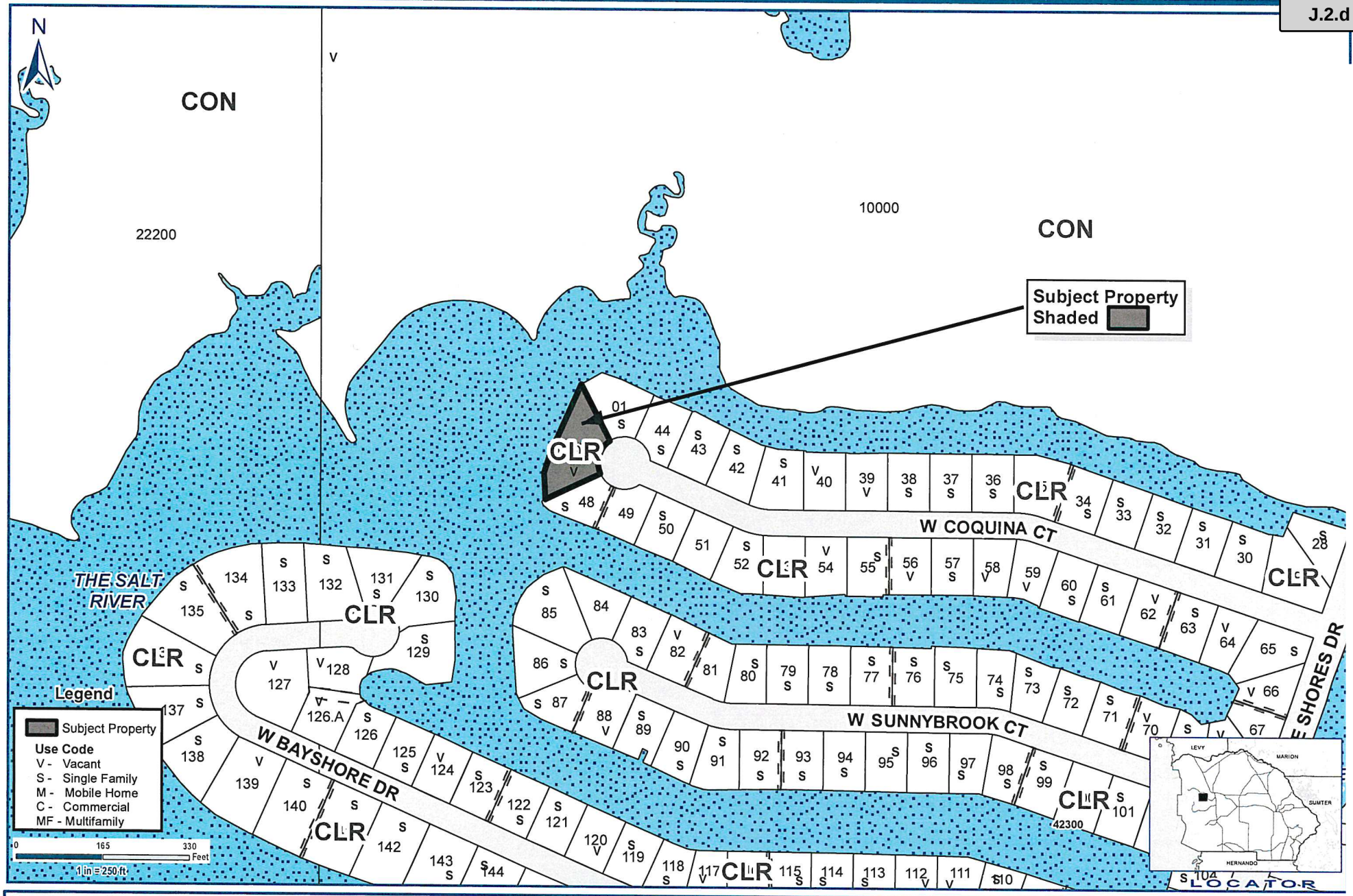
8. ***Safe vehicular access to the property in times of flood.*** A driveway connection to the public right-of-way has not been addressed in this application.

9. ***Expected heights, velocity, duration, rate of rise, sediment transport by the flood waters, and effects of wave action, if applicable, at the site.*** Engineering plans demonstrating that the proposed structure could meet the appropriate building and flood zone standards would be required during the permitting process.

10. ***Costs of providing governmental services during and after floods including maintenance and repair of public utilities and facilities.*** There has been no information provided addressing associated costs after a storm event.

JH/cb

Attachment: staff report & locator map (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)



Application #: V-21-16	Applicant: McKenzie Permitting for Phillipe Villain
Proposal: Two-part setback variance for future single family home.	Location: 11889 W. Coquina Ct.
Land Use Atlas: CLR, Coastal and Lakes Residential District	S-T-R - 30-18S-17E SW

Planner Initials: _____ Date: _____

Geographic Information Systems

Cynthia P Skelhorn
Director

Prepared By : William Braunsch
Date: August 9, 2021
Source: Enterprise Geodatabase
Map Number: WB0000634

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Attachment: staff report & locator map (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

Land Development Division
3600 West Sovereign Path, Suite 140
Lecanto, FL 34461

May 2, 2022

Application No V-21-16 Mckenzie Permitting for Philipe Vilain

The main concern is the drainage problem with this application. When it rains this cul-de-sac has a lot of standing water. The water stays there until it evaporates, which sometimes takes a few days. Bringing in more fill for that lot will only cause more standing water on the road.

The county needs to send out an engineer team to look at this lot after a rain storm to see that there is a drainage problem and what could be a permit solution.

We have been living out here for 27 years and have experienced all kinds of storms.

Sincerely,

Brain + Betty Murphy

Brain and Betty Murphy
11876 W. Coquina Ct.
Crystal River, FL 34429

RECEIVED
MAY 09 2022
V 21-16
Land Development Division

Attachment: Additional Public Input (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

Attachment: Additional Public Input (20402 : V-21-16 McKenzie Permitting for Phillipe Villain)

RECEIVED
MAY 09 2022
V 21-16
Land Developn

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI)
AGENDA DATE:	**June 16, 2022**

BRIEF OVERVIEW:

A request to modify the Meadowcrest Development of Regional Impact (DRI) Master Plan to allow up to 230 attached residential units in the Commercial/Business and Office Park areas in exchange for a reduction in the approved square footage allowable as commercial/business, pursuant to Section 4300, Planned Unit Developments (PUD), of the Citrus County Land Development Code and Florida Statute 380.06, Developments of Regional Impact.

BUDGET IMPACT/FUNDING SOURCE:

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

N/A – applicant responsibility

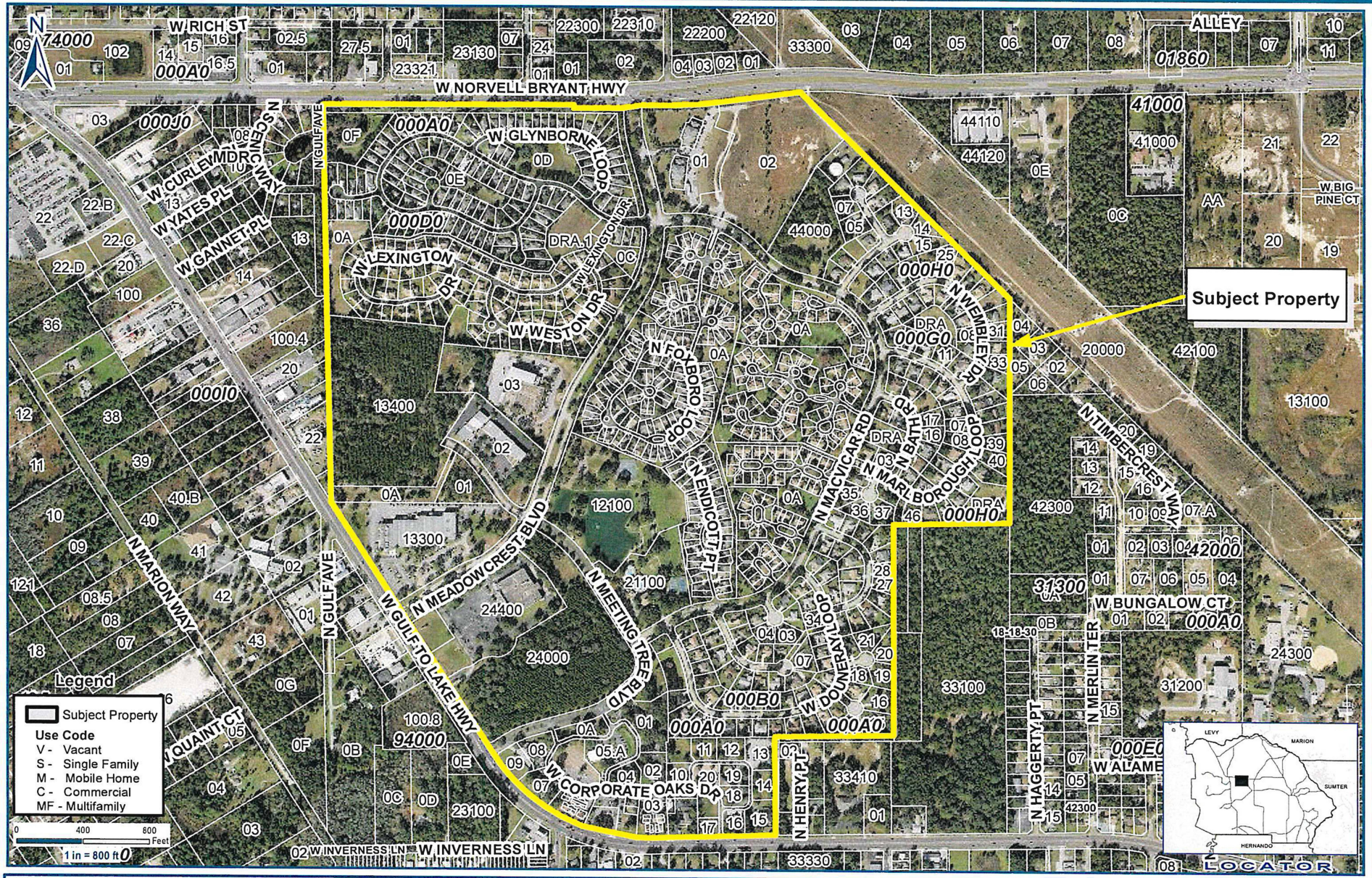
RECOMMENDED ACTION:

Conduct a public hearing on June 16, 2022, to review and consider PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest Development of Regional Impact)

PUD-22-03

Green Mills, LLC for Gulf to Lakes Associates

Attachment: coordinator pp (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP



Application #: PUD-22-03	**Applicant: Green Mills, LLC for Gulf to Lakes Assoc, LLLP**
Proposal: Modify Meadowcrest DRI Master Plan	**Location: Corner of Gulf to Lake Hwy & Norvell Bryant Hwy**
LDC Atlas: Planned Residential Development (PDR), General Commercial (GNC), Professional Services/Offices (PSO), (with DRI overlay)	**S-T-R - 25-18-17 E**
	Planner Initials: _____ **Date:** _____

Geographic Information Systems

Prepared By : Susan O'Connell
Date: May 3, 2022
Source: Enterprise Geodatabase
Map Number: SO001313

Cynthia P. Skelhorn
Director

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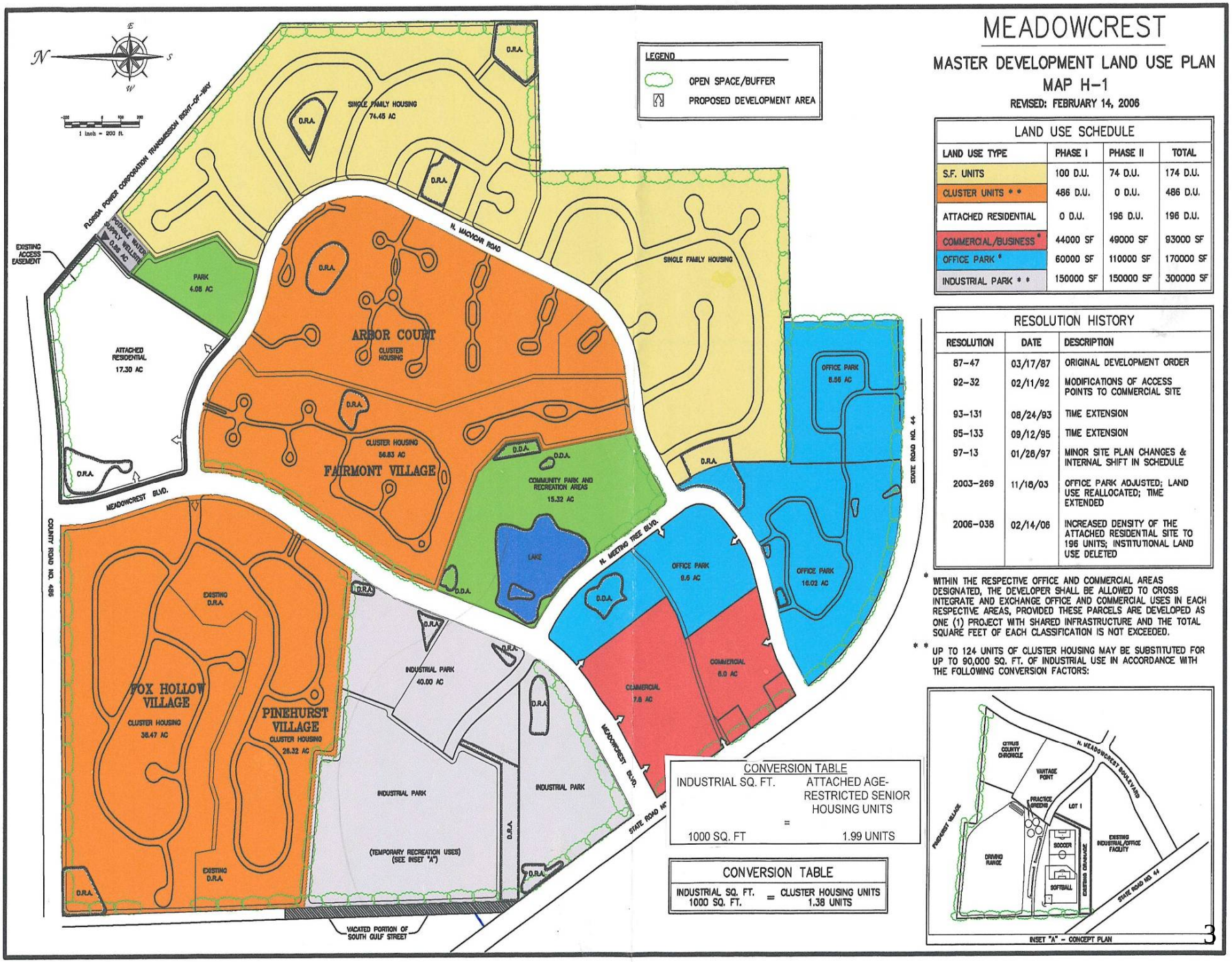
Attachment: coordinator pp (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP



LAND USE SCHEDULE			
LAND USE TYPE	PHASE I	PHASE II	TOTAL
S.F. UNITS	100 D.U.	74 D.U.	174 D.U.
CLUSTER UNITS * *	486 D.U.	0 D.U.	486 D.U.
ATTACHED RESIDENTIAL	0 D.U.	196 D.U.	196 D.U.
COMMERCIAL/BUSINESS *	44000 SF	49000 SF	93000 SF
OFFICE PARK *	60000 SF	110000 SF	170000 SF
INDUSTRIAL PARK * *	150000 SF	150000 SF	300000 SF

RESOLUTION HISTORY		
RESOLUTION	DATE	DESCRIPTION
87-47	03/17/87	ORIGINAL DEVELOPMENT ORDER
92-32	02/11/92	MODIFICATIONS OF ACCESS POINTS TO COMMERCIAL SITE
93-131	08/24/93	TIME EXTENSION
95-133	09/12/95	TIME EXTENSION
97-13	01/28/97	MINOR SITE PLAN CHANGES & INTERNAL SHIFT IN SCHEDULE
2003-269	11/18/03	OFFICE PARK ADJUSTED; LAND USE REALLOCATED; TIME EXTENDED
2006-038	02/14/06	INCREASED DENSITY OF THE ATTACHED RESIDENTIAL SITE TO 196 UNITS; INSTITUTIONAL LAND USE DELETED

* WITHIN THE RESPECTIVE OFFICE AND COMMERCIAL AREAS DESIGNATED, THE DEVELOPER SHALL BE ALLOWED TO CROSS INTEGRATE AND EXCHANGE OFFICE AND COMMERCIAL USES IN EACH RESPECTIVE AREAS, PROVIDED THESE PARCELS ARE DEVELOPED AS ONE (1) PROJECT WITH SHARED INFRASTRUCTURE AND THE TOTAL SQUARE FEET OF EACH CLASSIFICATION IS NOT EXCEEDED.

* * UP TO 124 UNITS OF CLUSTER HOUSING MAY BE SUBSTITUTED FOR UP TO 90,000 SQ. FT. OF INDUSTRIAL USE IN ACCORDANCE WITH THE FOLLOWING CONVERSION FACTORS:

CONVERSION TABLE		
INDUSTRIAL SQ. FT.	=	ATTACHED AGE-RESTRICTED SENIOR HOUSING UNITS
1000 SQ. FT		1.99 UNITS

CONVERSION TABLE		
INDUSTRIAL SQ. FT. 1000 SQ. FT.	=	CLUSTER HOUSING UNITS 1.38 UNITS

INSET "A" - CONCEPT PLAN

3

PDF created with pdfFactory trial version www.pdffactory.com

Attachment: coordinator pp (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP

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BUILDING TYPE I - FRONT ELEVATION

= SW 7006 EXTRA WHITE - BODY COLOR

= SW 7657 TINSMITH - BODY COLOR

= SW 0048 BUNGLEHOUSE BLUE - BODY ACCENT

= SW 7068 GRIZZLE GRAY - DOORS, WINDOW TRIM, METAL, BRACK ETS

= OWENS CORNING - QUARRY GRAY SHINGLE

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Attachment: coordinator pp (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP

Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT AND
DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 166 Lecanto, FL 34461
Telephone (352) 527-5239
TTY Dial 711
Web Address

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: PUD 22-03 Date: 4/13/22

* Written Authorization is required if Applicant is different than Owner

Applicant*
Name: Green Mills, LLC
Address: 3323 W. Commercial Blvd., Ste E220
City: Fort Lauderdale
State: Florida Zip: 33139
Phone: (305) 898-2188
Email: osol@greenmillsgroup.com

Property Owner
Name: Gulf to Lakes Associates, LLLP
Address: 3991 W. Gulf to Lakes Highway
City: Lecanto
State: FL Zip: 34461
Phone: (352) 746-4000
Email: jcappuccilli@wranolerholdings.com

Property Description: Section: 25 Township: 18 South Range: 17 East
Legal Description: N/A
Subdivision: 003461 - UNREC TRACTS IN 25-18Z-17E Lot(s): Block/Parcel:
Alternate Key #: 2616997 Parcel ID: 17E18S25 24000
Acreage: 14.79 acres (estimated)

____ New Planned Unit Development
_X_ Amendment to a Previously Approved Planned Development Previous Application No.: Meadowcrest DRI Resolution No. 2003-269

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

Applicant Request(s): Amend existing DRI to allow the substitution of 16,250 square feet of Commercial/Business for up to 225 attached housing residences, up to 3 stories, in addition to Cluster Housing.

Directions to Property: East side of Gulf to Lakes Highway, 750 feet SE of the intersection of Gulf to Lakes Highway and Meadow Crest Blvd

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: [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 [illegible], who is personally known to me or provided [illegible] as identification and who did not take an oath.
WITNESS my hand and official seal this 13 day of April

Signature: [signature]
Printed Name: Diana Mansur
Seal

Diana Mansur
Comm. #HH071767
Expires: Dec. 13, 2024
Bonded Thru Aaron Notary

Date: 4/13/22

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4/13/22 via email

Attachment: Applicant's Submittal (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

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

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment __X__Other (specify): Meadowcrest DRI Amendment

LEGAL DESCRIPTION OF PROPERTY:

Section 25 Township 18S Range 17E Alternate Key # 2616997

Lot/Parcel_____ Block_____

Subdivision 003461 - UNREC TRACTS IN 25-182-17E

I, Gulf to Lakes Associates, LLLP, owner of the above described property,
(Name of Owner)

authorize Oscar Sol of Green Mills, LLC to
(Name of Representative) (Name of Business)

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

SIGNATURE: _____
Joseph Cappuccilli, President
Olsen Family Investments, LLC, a Florida limited liability company, its General Partner (Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS

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

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

MARILYN A. HILD
Printed Name

Seal

Marilyn A Hild
Notary Public, State of Florida

MARILYN A. HILD
Notary Public - State of Florida
Commission # GG 279595
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

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HAMILTON
ENGINEERING & SURVEYING, LLC

TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

ORLANDO OFFICE
775 warner lane
orlando, fl 32803
407.362.5929

April 12, 2022

To Whom It May Concern,

I was consulted to provide trip generation data from the Institute of Transportation Engineers to assist in calculating a conversion factor for converting Commercial space to Residential space. To establish the conversion factor, the average number of trips generated per each 1,000 square feet of Commercial space is divided by the average number of trips generated by each dwelling unit of Residential space. Please find the data inputs used for this calculation attached herein from the Institute of Transportation Engineers. The calculation is as follows:

94.49 average trips generated per 1,000 square feet of Commercial space

÷ (divided by)

6.72 average trips generated per 1 dwelling unit of Residential space

= (equals)

14.06 (for every 1,000 square feet of Commercial space to 1 dwelling unit of Residential space)

Should you have any questions regarding the data or methodology used to calculate the conversion, please don't hesitate to contact me.

Sincerely,
Hamilton Engineering & Surveying, LLC

Lucas Carlo, P.E.
Senior Vice President, (813) 250 3535 ext.109
lucasc@hamiltonengineering.us

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

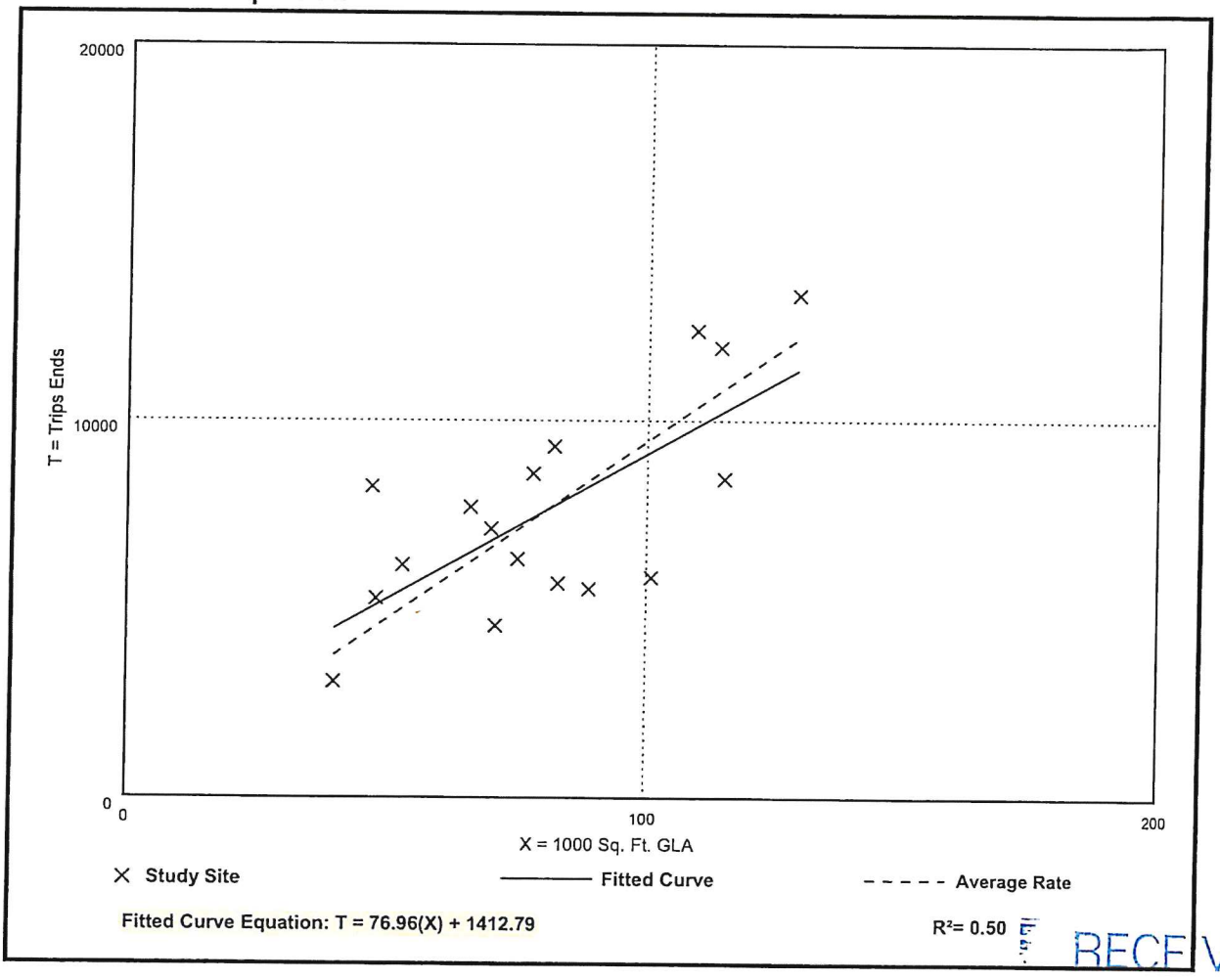
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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



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Apartment
(220)

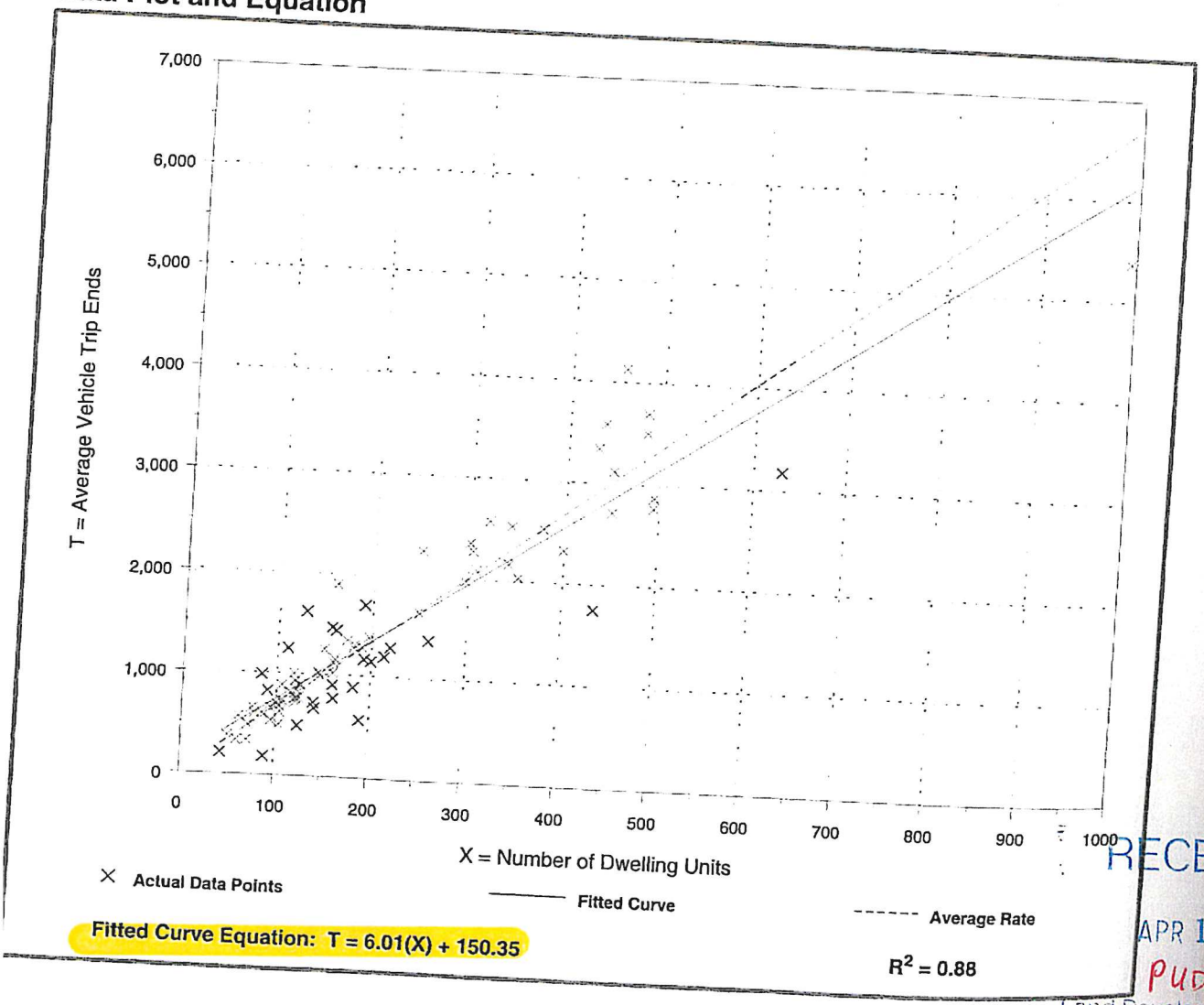
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Number of Studies: 86
Avg. Number of Dwelling Units: 212
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.72	2.00 - 12.50	3.02

Data Plot and Equation



Fitted Curve Equation: T = 6.01(X) + 150.35

$R^2 = 0.88$

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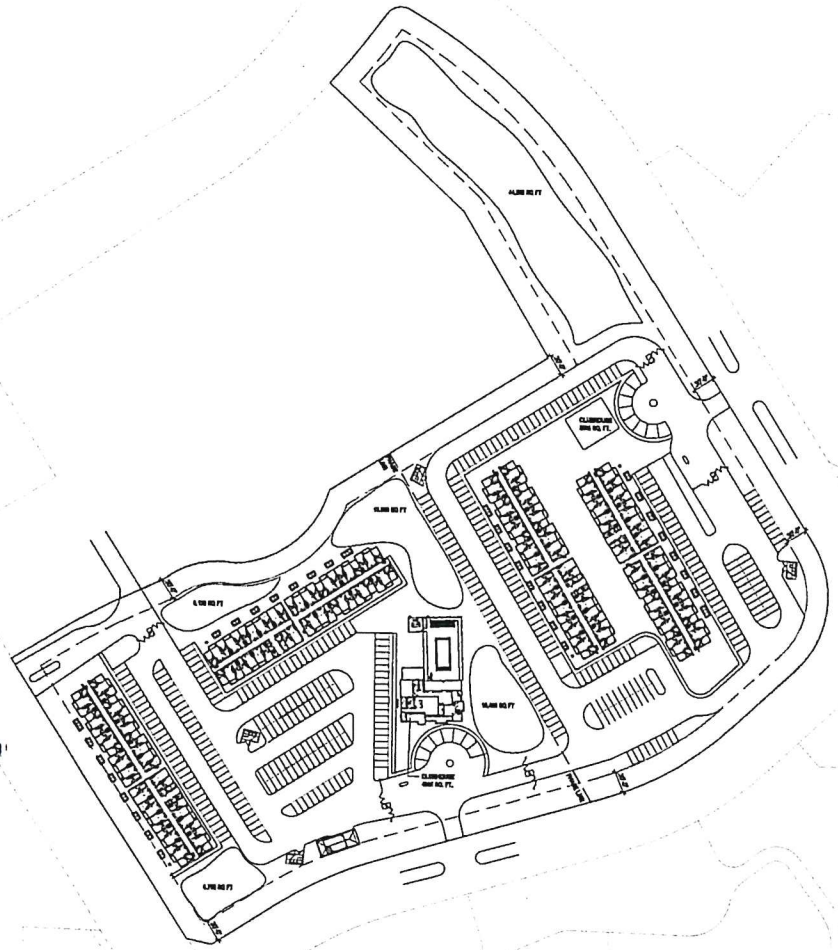

UNIT COUNT

PHASE I
Area: 249,488 SQ. FT.

Total Unit Count per Building:
(3 - STORY)

33 - A Units
24 - B Units
Total: 57 Units

2 Buildings on Site
Total: 114 Units

Parking
1.5 Spaces per Unit = 171 Units
Provided: 172 spaces

10% Retention Required: 27,434 SQ. FT.
Provided: 27,284 SQ. FT.

PHASE II
Area: 274,917 SQ. FT.

Total Unit Count per Building:
(3 - STORY)

33 - A Units
24 - B Units
Total: 57 Units

2 Buildings on Site
Total: 114 Units

Parking
1.5 Spaces per Unit = 171 Units
Provided: 196 spaces

10% Retention Required: 41,163 SQ. FT.
Provided: 44,000 SQ. FT.

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ARCHITECTURE &
INTERIOR DESIGN, INC.

237 S. Westmonte Drive, Suite 220
Altamonte Springs, FL 32714
407.830.1400
AR97193
www.forumarchitecture.com

Meadowcrest Apartments

Citrus County, FL

04/04/2022
Andrew Scott Roark
AR97193

Preliminary - Not For Construction

SET DISTRIBUTIONS:
04/04/2022 Preliminary Site Plan

SHEET REVISIONS:

PROJECT NO. 4468

Architectural Site Plan

A2.01

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Architectural Site Plan

1" = 80'-0"

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BUILDING TYPE I - FRONT ELEVATION

= SW 7006 EXTRA WHITE - BODY COLOR

= SW 7657 TINSMITH - BODY COLOR

= SW 0048 BUNGLEHOUSE BLUE - BODY ACCENT

= SW 7068 GRIZZLE GRAY - DOORS, WINDOW TRIM, METAL, BRACK ETS

= OWENS CORNING - QUARRY GRAY SHINGLE

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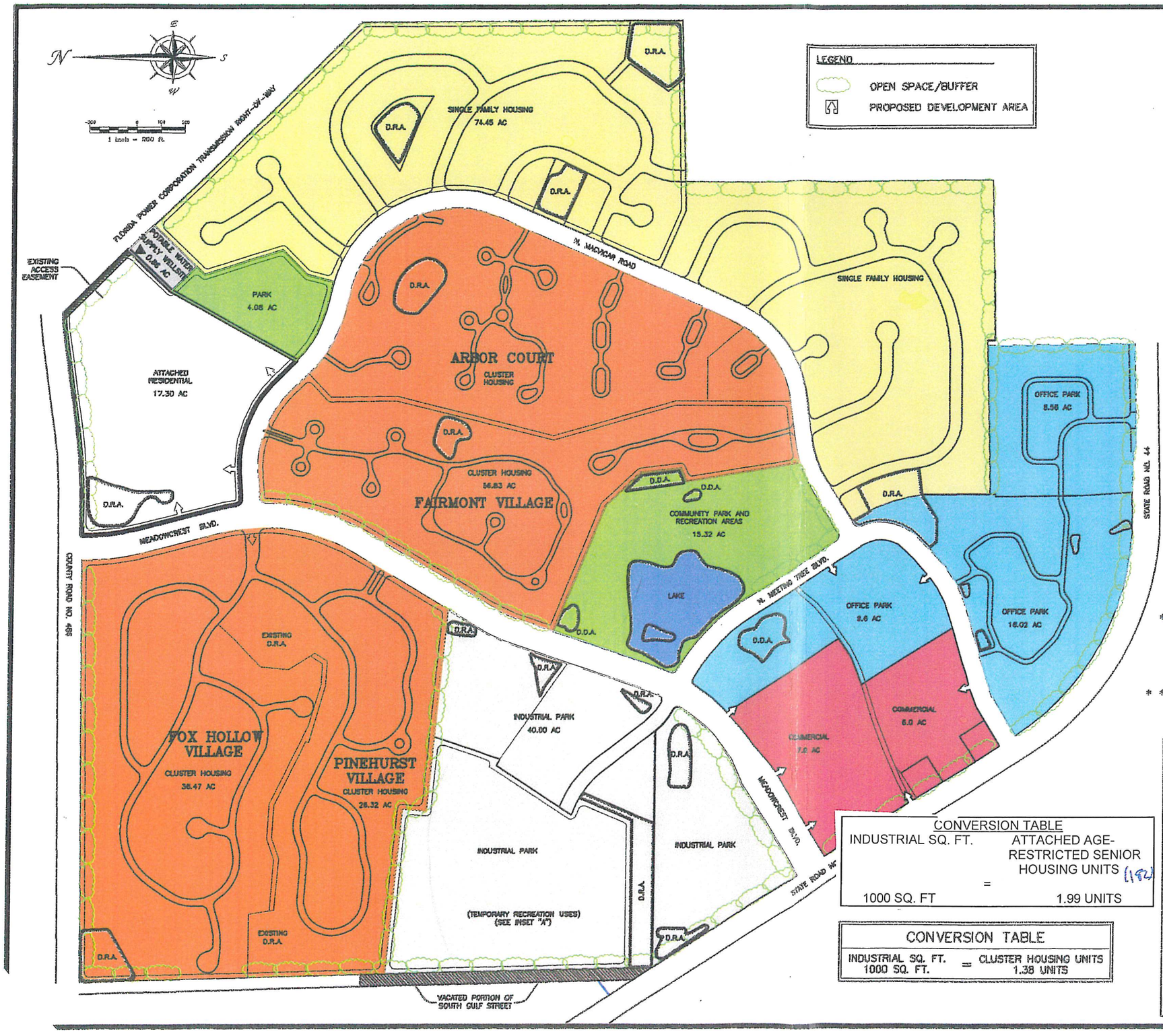
MEADOWCREST

MASTER DEVELOPMENT LAND USE PLAN
MAP H-1

REVISED: FEBRUARY 14, 2006



LAND USE SCHEDULE

LAND USE TYPE			TOTAL
S.F. UNITS			174 D.U.
CLUSTER UNITS * *			486 D.U.
ATTACHED RESIDENTIAL			196 D.U.
COMMERCIAL/BUSINESS *			93000 SF
OFFICE PARK *			170000 SF
INDUSTRIAL PARK * *	130000 SF	170000 SF	300000 SF

RESOLUTION HISTORY

RESOLUTION	DATE	DESCRIPTION
87-47	03/17/87	ORIGINAL DEVELOPMENT ORDER
92-32	02/11/92	MODIFICATIONS OF ACCESS POINTS TO COMMERCIAL SITE
93-131	08/24/93	TIME EXTENSION
95-133	09/12/95	TIME EXTENSION
97-13	01/28/97	MINOR SITE PLAN CHANGES & INTERNAL SHIFT IN SCHEDULE
2003-269	11/18/03	OFFICE PARK ADJUSTED; LAND USE REALLOCATED; TIME EXTENDED
2006-038	02/14/06	INCREASED DENSITY OF THE ATTACHED RESIDENTIAL SITE TO 196 UNITS; INSTITUTIONAL LAND USE DELETED

* WITHIN THE RESPECTIVE OFFICE AND COMMERCIAL AREAS DESIGNATED, THE DEVELOPER SHALL BE ALLOWED TO CROSS INTEGRATE AND EXCHANGE OFFICE AND COMMERCIAL USES IN EACH RESPECTIVE AREAS, PROVIDED THESE PARCELS ARE DEVELOPED AS ONE (1) PROJECT WITH SHARED INFRASTRUCTURE AND THE TOTAL SQUARE FEET OF EACH CLASSIFICATION IS NOT EXCEEDED.

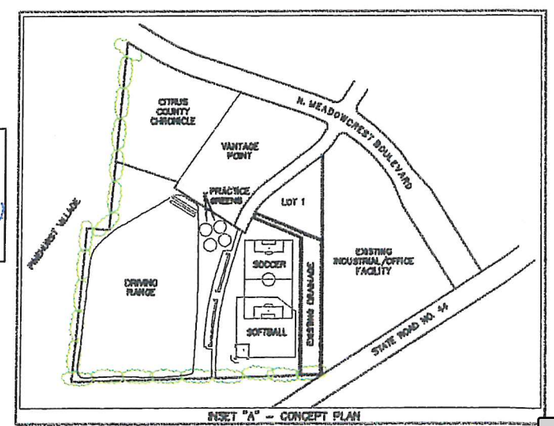
* * UP TO 124 UNITS OF CLUSTER HOUSING MAY BE SUBSTITUTED FOR UP TO 90,000 SQ. FT. OF INDUSTRIAL USE IN ACCORDANCE WITH THE FOLLOWING CONVERSION FACTORS:

CONVERSION TABLE

INDUSTRIAL SQ. FT.		ATTACHED AGE-RESTRICTED SENIOR HOUSING UNITS (182)
1000 SQ. FT	=	1.99 UNITS

CONVERSION TABLE

INDUSTRIAL SQ. FT.		CLUSTER HOUSING UNITS
1000 SQ. FT.	=	1.38 UNITS



INSET "A" - CONCEPT PLAN

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PDF created with pdfFactory trial version www.pdffactory.com

RESIDENTIAL CONCEPT

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- UP TO 179 APARTMENT HOMES, PHASED PLAN WITH 93 IN PHASE I.
- MAXIMUM THREE STORIES.
- ONE & TWO BEDROOM's WITH AN AVERAGE SIZE OF 660 AND 900 SQUARE FEET.
- WORKFORCE and SENIOR LIVING
- RESORT QUALITY AMENITIES – CLUBROOM, FITNESS, GAMEROOM, SWIMMING POOL, AND COMMUNITY GARDEN COMPLETED FIRST.
- LANDSCAPE BUFFER REQUIRED.

Attachment: Applicant's presentation May 27 2022 (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes

DEVELOPMENT LOCATION

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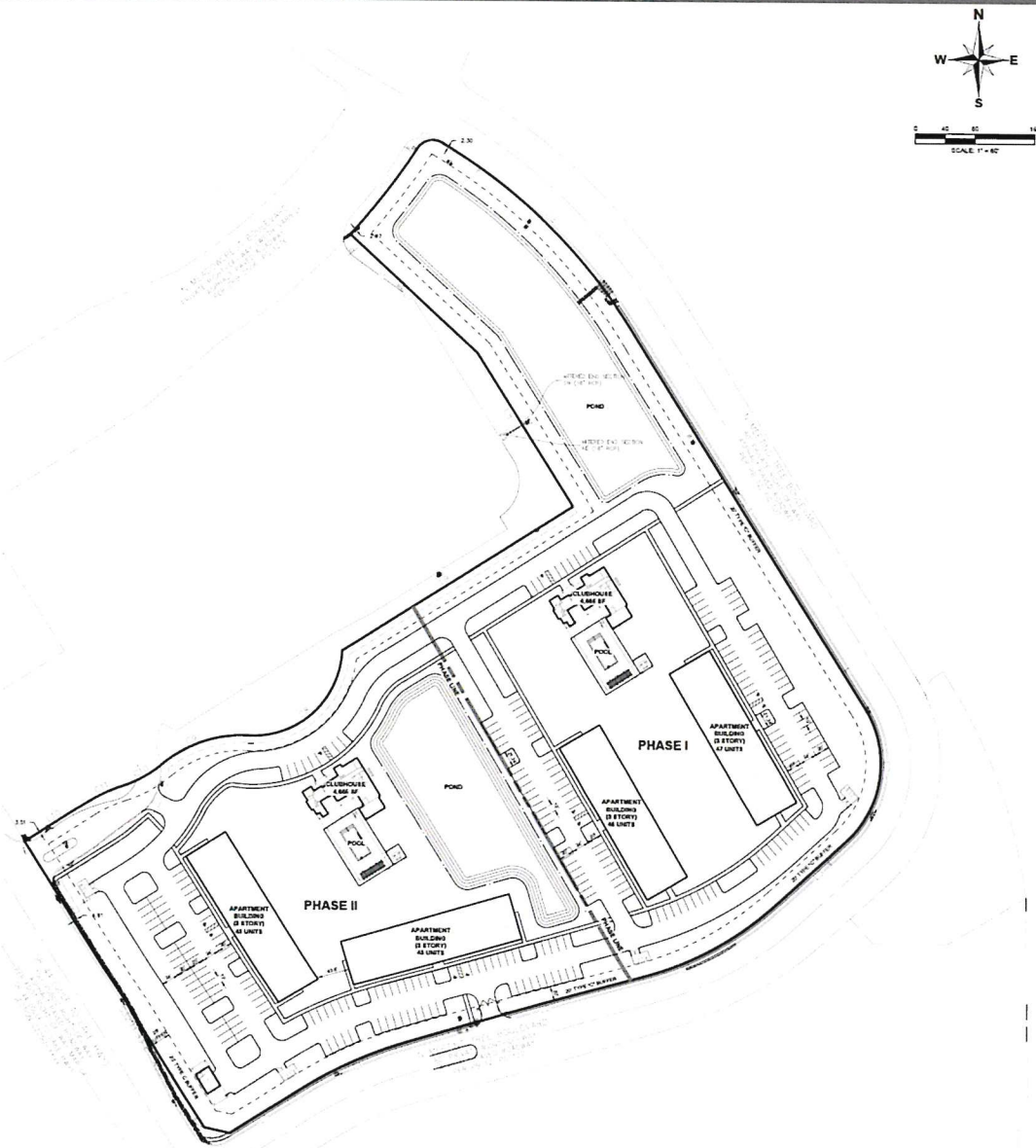
DEVELOPMENT RENDERING

PROPOSED SITE PLAN



PROJECT LOCATION

W. GULF TO LAKE HWY & N. MEETING TREE BLVD
CRYSTAL RIVER, FLORIDA
CITRUS COUNTY

PARCEL ID

17E18S25 24000

PROPOSED LAND USE

MULTI-FAMILY RESIDENTIAL APARTMENTS

SITE AREA BY PHASE

PHASE I	8.18 AC
PHASE II	6.81 AC
TOTAL	14.99 AC

DENSITY (OVERALL)

179 DWELLING UNITS / 14.99 ACRE 11.94 U/A

DWELLING UNITS BY PHASE

PHASE I	93 UNITS
PHASE II	86 UNITS
TOTAL	179 UNITS

PARKING BY PHASE

PARKING REQUIREMENT: 1.4 PER UNIT
PHASE I (1.4 x 93 = 131 REQUIRED)
PROVIDED PHASE I = 131 SPACES (INCL. 10 @ CLUBHOUSE)
PHASE II (1.4 x 86 = 121 REQUIRED)
PROVIDED PHASE II = 121 SPACES (INCL. 10 @ CLUBHOUSE)

PARKING OVERALL

PARKING REQUIREMENT: 1.4 PER UNIT (1.4 x 179 = 251)
PARKING PROVIDED: 252 SPACES (INCL. 20 @ CLUBHOUSES)

SPACE TYPE	REQUIRED	PROVIDED
STANDARD (10' x 20')	244	242
ADA (12' x 20')	7	10
TOTAL	251	252

SITE DEVELOPMENT DATA

MAXIMUM BUILDING HEIGHT	XX'-XX"
MAXIMUM BUILDING STORIES	3

LAND USE CALCULATIONS

TOTAL SITE AREA	652,754 SF	14.99 AC	100%
BUILDING PADS	1 SF	0.00 AC	0.00%
ASPHALT / CONC	1 SF	0.00 AC	0.00%
OPEN SPACE	1 SF	0.00 AC	0.00%
TOTAL IMPERVIOUS	2 SF	0.00 AC	0.00%
TOTAL PERVIOUS	1 SF	0.00 AC	0.00%

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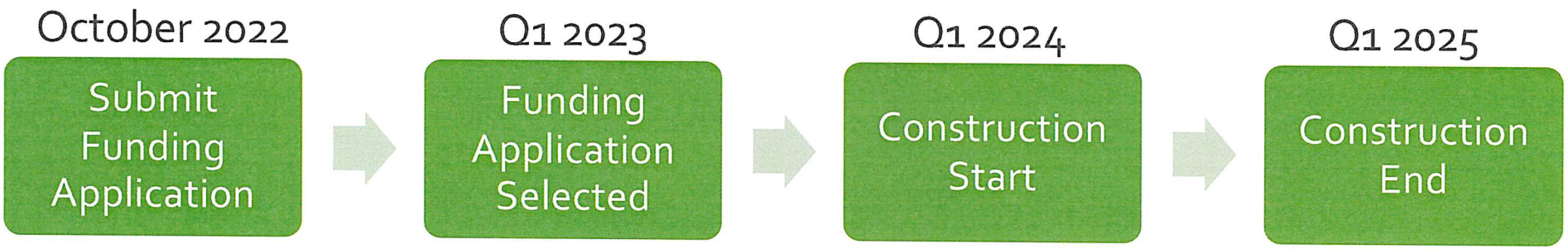
PHASE I DEVELOPMENT TIMELINE



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GREEN MILLS COMMUNITIES IN CITRUS COUNTY

All residents go through credit and criminal background checks. Residents must demonstrate income equivalent to 2 times the monthly rent.

Colonnade Park (family community)
1800 Colonade Street
Inverness, FL 34453

- 73% of residents are from Citrus County
- 335 person waitlist

Forest Ridge (senior 55+ community)
2757 N. Forest Ridge Blvd
Citrus County, FL 34442

- Only 70% of residents use cars
- 457 person waitlist

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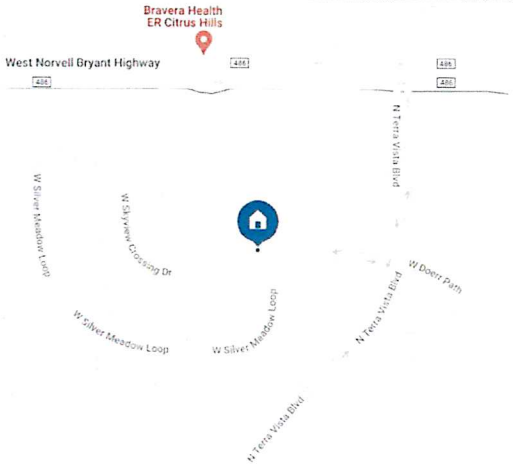
Do Apartments Impact Property Values?



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Zillow

Edit Save Share More

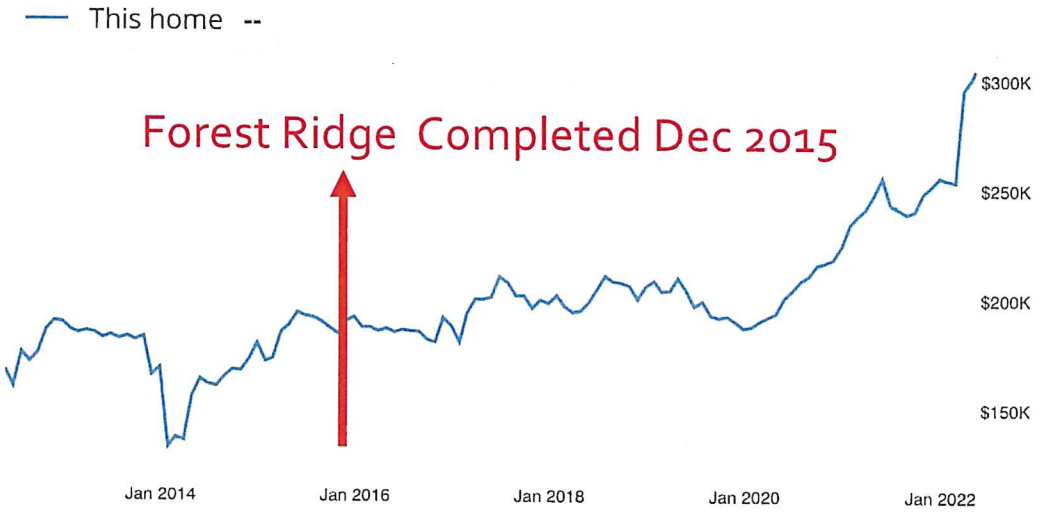
2 bd | 2 ba | 1,603 sqft

833 W Skyview Crossing Dr, Hernando, FL 34442

Off market | Zestimate®: **$304,000** | Rent Zestimate®: **$1,694**

Est. refi payment: $1,631/mo Refinance your loan

Home value | Owner tools | Home details | Neighborhood details



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Do Apartments Impact Property Values?

Zillow

Save Share More

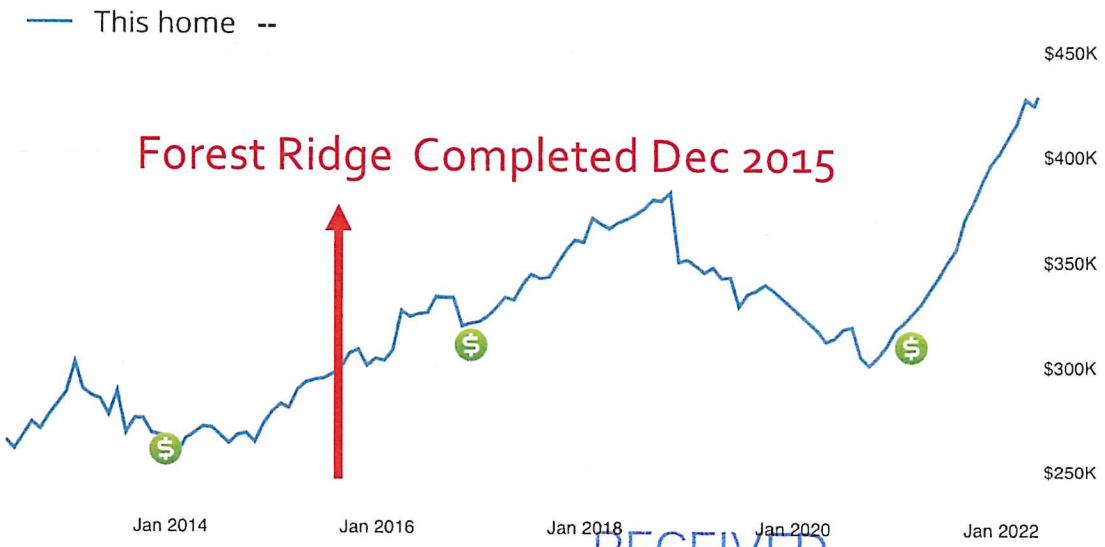
3 bd | 3 ba | 2,240 sqft

716 W Doerr Path, Hernando, FL 34442

Sold: $317,000 | Sold on 12/28/20 | Zestimate®: **$428,200**

Est. refi payment: $1,909/mo Refinance your loan

Home value | Owner tools | Home details | Neighborhood details



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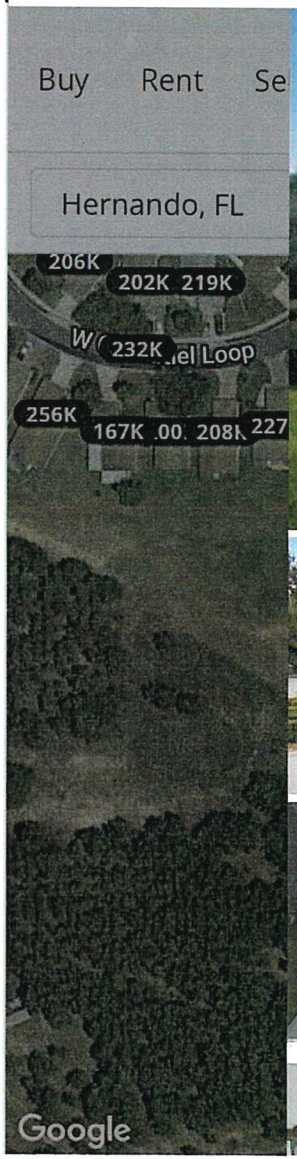

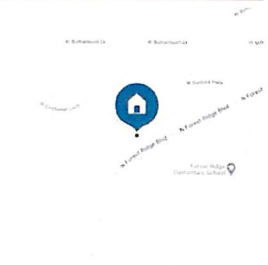

Zillow

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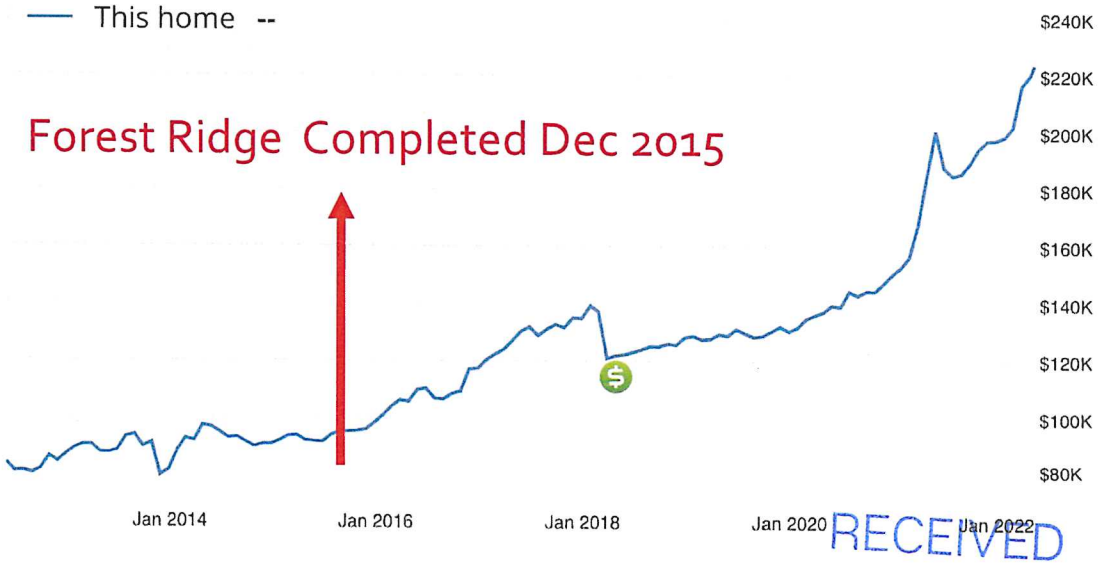
2 bd | 2 ba | 2,102 sqft

720 W Toucan Loop, Hernando, FL 34442

Off market Zestimate®: **$223,800** Rent Zestimate®: **$2,247**

Est. refi payment: $1,236/mo Refinance your loan

Home value | Owner tools | Home details | Neighborhood details



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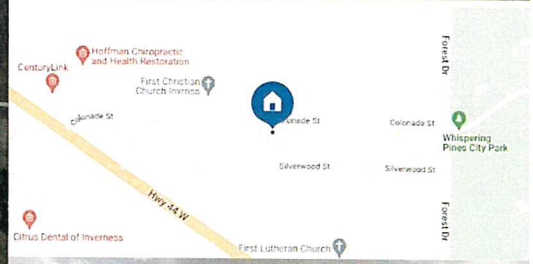

Zillow

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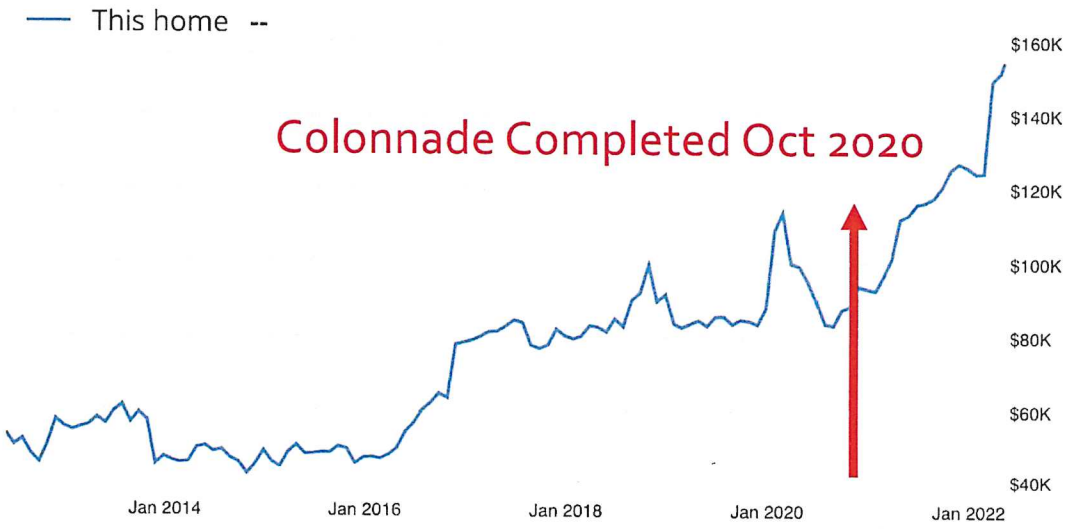
2 bd | 2 ba | 1,030 sqft

2015 Colonade St, Inverness, FL 34453

Off market | Zestimate®: **$154,300** | Rent Zestimate®: **$1,300**

Est. refi payment: $852/mo Refinance your loan

Home value | Owner tools | Home details | Neighborhood details



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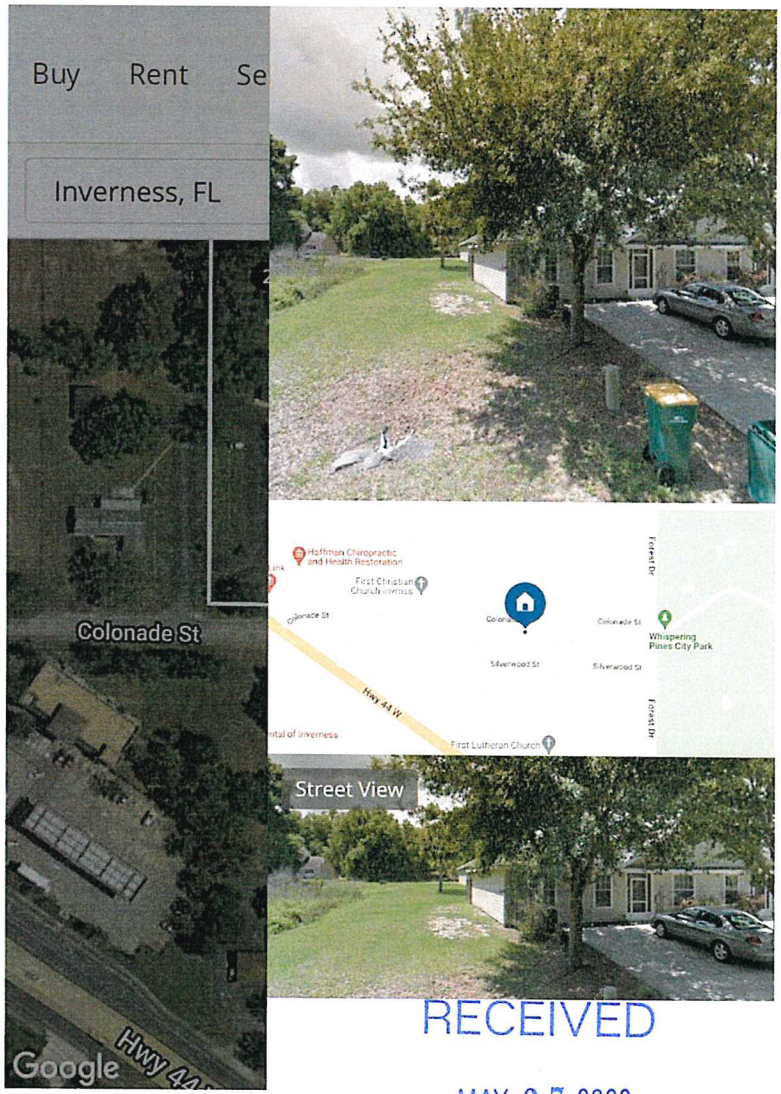

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MAY 27 2022
PUD 22-03
Land Development Division

Zillow

Edit Save Share More

2 bd | 2 ba | 1,030 sqft

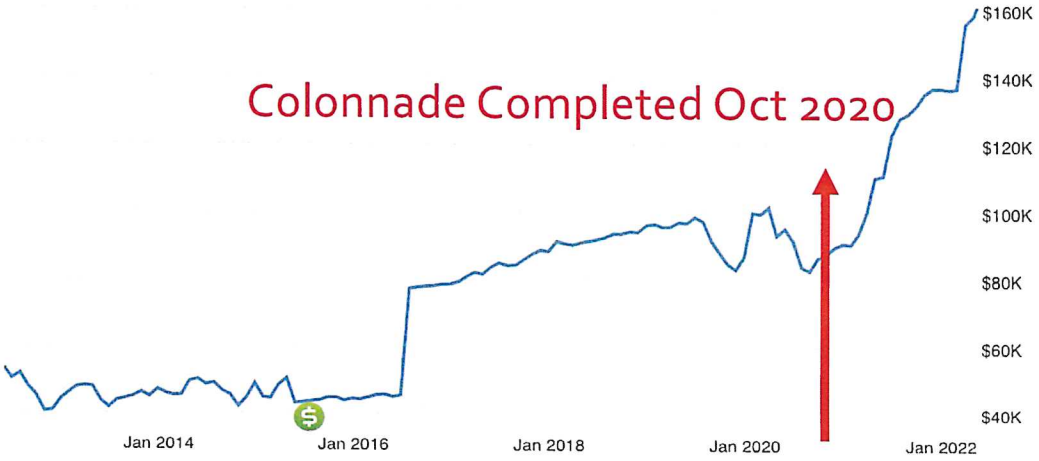
2001 Colonade St, Inverness, FL 34453

Off market | Zestimate®: **$160,800** | Rent Zestimate®: **$1,300**

Est. refi payment: $888/mo Refinance your loan

Home value | Owner tools | Home details | Neighborhood details

This home --



Attachment: Applicant's presentation May 27 2022 (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes

Contact Us

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RECEIVED

MAY 27 2022

PUD 22-03

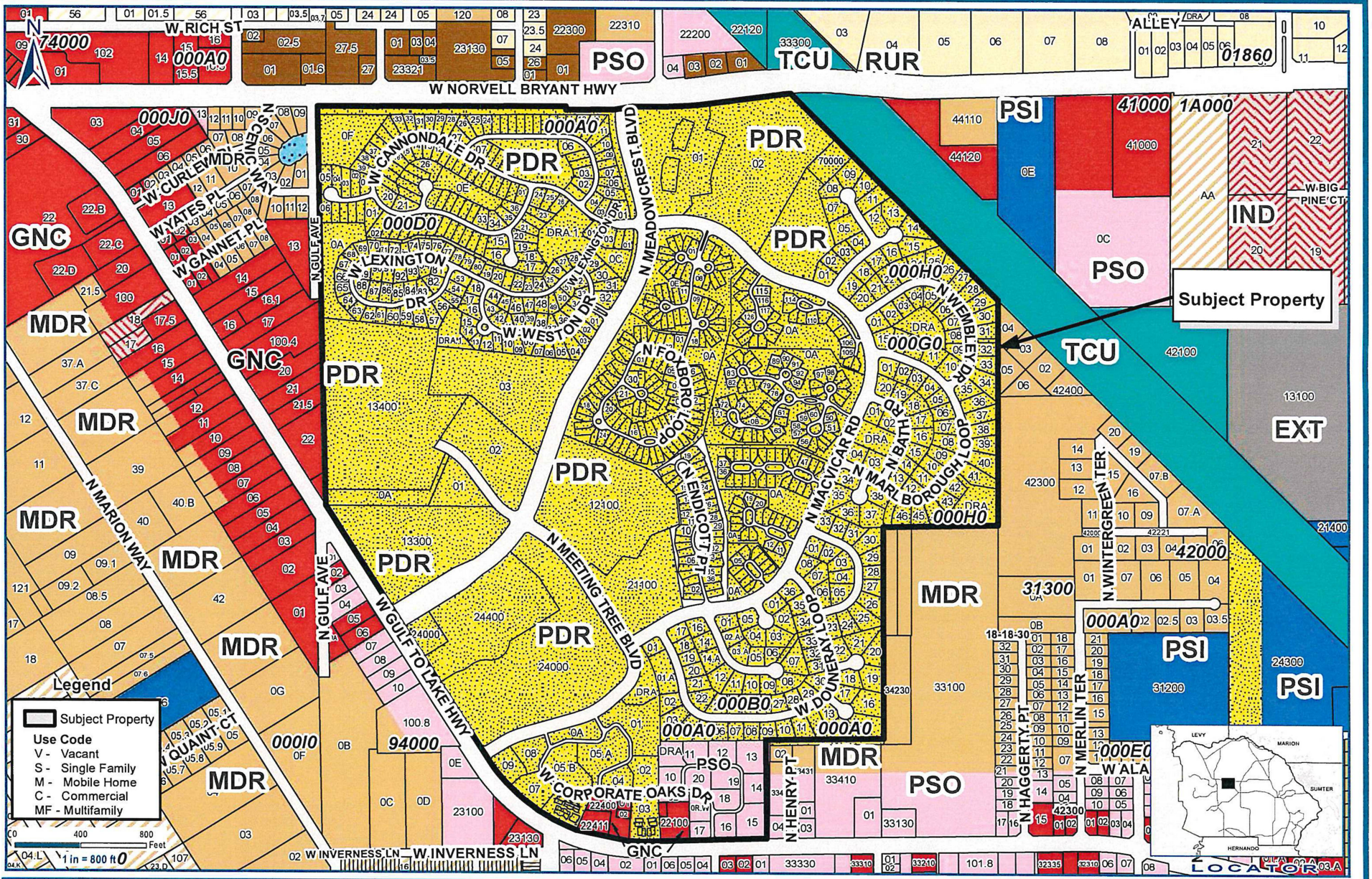
Land Development Division

Attachment: Applicant's presentation May 27 2022 (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes

PUD-22-03

Green Mills, LLC for Gulf to Lakes Associates

Attachment: planner pp (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP



Application #: PUD-22-03	**Applicant: Green Mills, LLC for Gulf to Lakes Assoc, LLLP**
Proposal: Modify Meadowcrest DRI Master Plan	**Location: Corner of Gulf to Lake Hwy & Norvell Bryant Hwy**
LDC Atlas: Planned Residential Development (PDR), General Commercial (GNC), Professional Services/Offices (PSO), (with DRI overlay)	**S-T-R - 25-18-17 E**
	Planner Initials: _____ Date: _____

Geographic Information Systems

Prepared By : Susan O'Connell
Date: May 3, 2022
Source: Enterprise Geodatabase
Map Number: SO001313

Cynthia P. Skelhorn
Director

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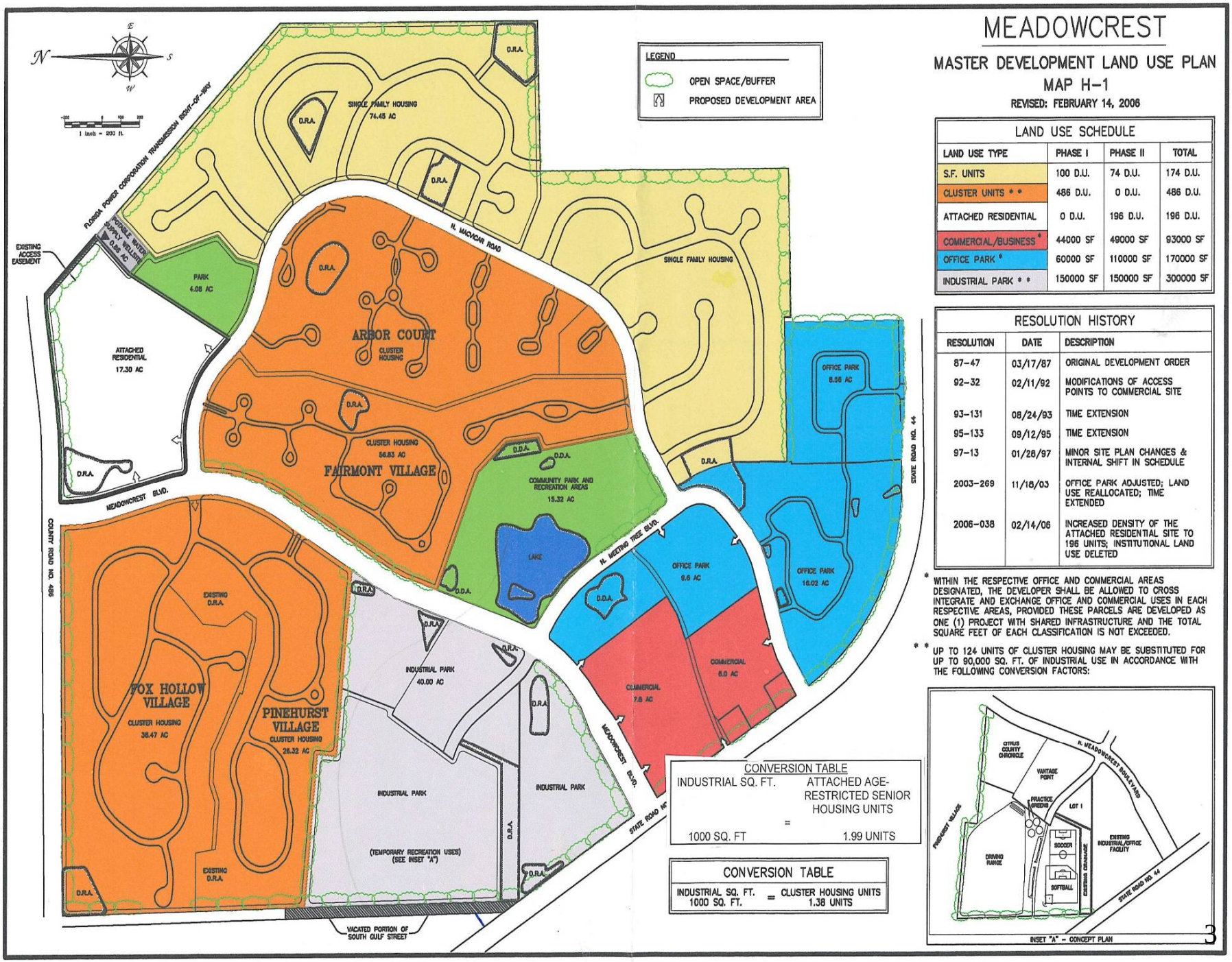
2

Attachment: planner pp (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP

MEADOWCREST

MASTER DEVELOPMENT LAND USE PLAN
MAP H-1

REVISED: FEBRUARY 14, 2006



LAND USE SCHEDULE			
LAND USE TYPE	PHASE I	PHASE II	TOTAL
S.F. UNITS	100 D.U.	74 D.U.	174 D.U.
CLUSTER UNITS * *	486 D.U.	0 D.U.	486 D.U.
ATTACHED RESIDENTIAL	0 D.U.	196 D.U.	196 D.U.
COMMERCIAL/BUSINESS *	44000 SF	49000 SF	93000 SF
OFFICE PARK *	60000 SF	110000 SF	170000 SF
INDUSTRIAL PARK * *	150000 SF	150000 SF	300000 SF

RESOLUTION HISTORY		
RESOLUTION	DATE	DESCRIPTION
87-47	03/17/87	ORIGINAL DEVELOPMENT ORDER
92-32	02/11/92	MODIFICATIONS OF ACCESS POINTS TO COMMERCIAL SITE
93-131	08/24/93	TIME EXTENSION
95-133	09/12/95	TIME EXTENSION
97-13	01/28/97	MINOR SITE PLAN CHANGES & INTERNAL SHIFT IN SCHEDULE
2003-269	11/18/03	OFFICE PARK ADJUSTED; LAND USE REALLOCATED; TIME EXTENDED
2006-038	02/14/06	INCREASED DENSITY OF THE ATTACHED RESIDENTIAL SITE TO 196 UNITS; INSTITUTIONAL LAND USE DELETED

* WITHIN THE RESPECTIVE OFFICE AND COMMERCIAL AREAS DESIGNATED, THE DEVELOPER SHALL BE ALLOWED TO CROSS INTEGRATE AND EXCHANGE OFFICE AND COMMERCIAL USES IN EACH RESPECTIVE AREAS, PROVIDED THESE PARCELS ARE DEVELOPED AS ONE (1) PROJECT WITH SHARED INFRASTRUCTURE AND THE TOTAL SQUARE FEET OF EACH CLASSIFICATION IS NOT EXCEEDED.

* * UP TO 124 UNITS OF CLUSTER HOUSING MAY BE SUBSTITUTED FOR UP TO 90,000 SQ. FT. OF INDUSTRIAL USE IN ACCORDANCE WITH THE FOLLOWING CONVERSION FACTORS:

CONVERSION TABLE		
INDUSTRIAL SQ. FT.	=	ATTACHED AGE-RESTRICTED SENIOR HOUSING UNITS
1000 SQ. FT	=	1.99 UNITS

CONVERSION TABLE		
INDUSTRIAL SQ. FT. 1000 SQ. FT.	=	CLUSTER HOUSING UNITS 1.38 UNITS

INSET "A" - CONCEPT PLAN

3

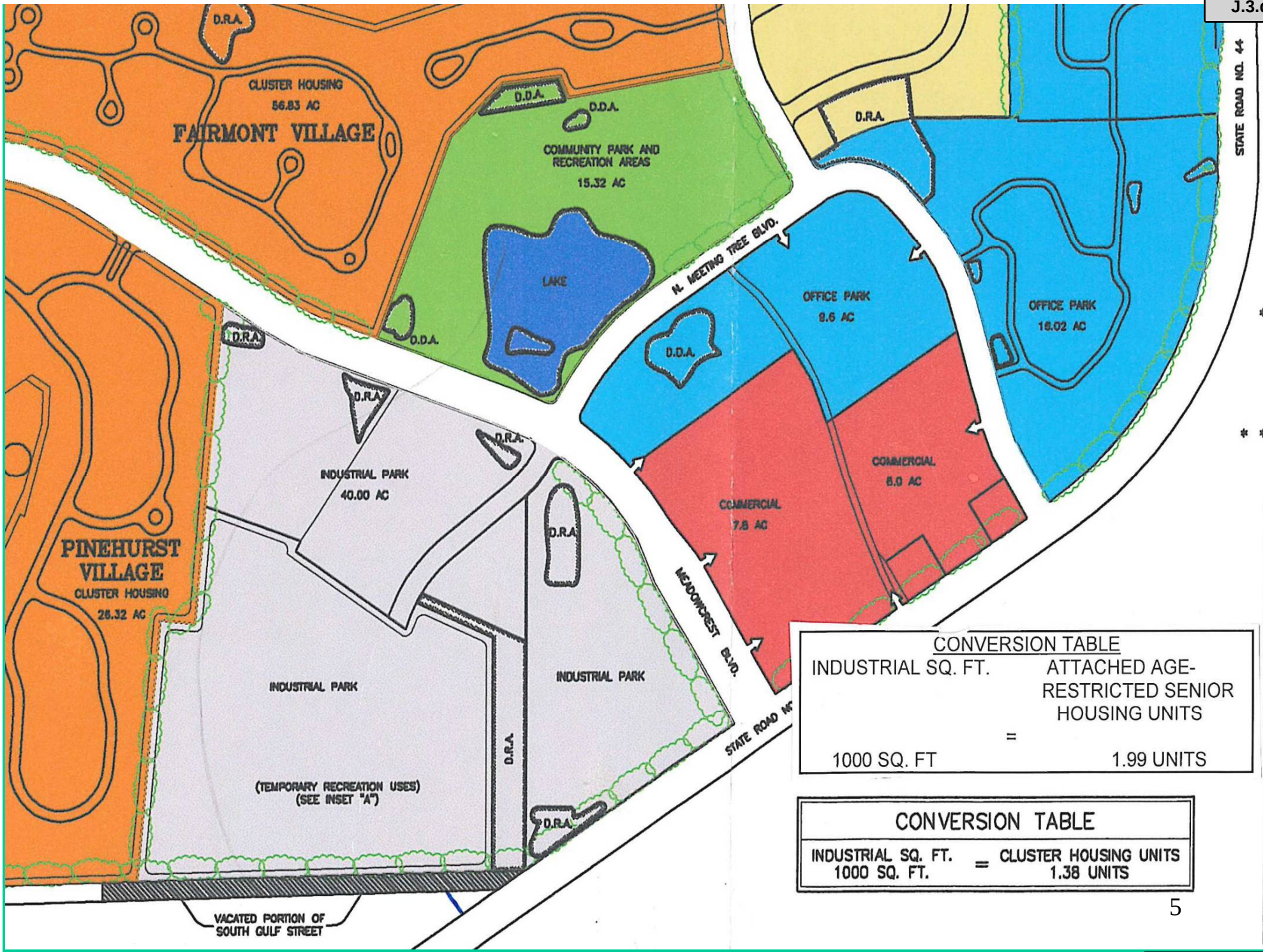
PDF created with pdfFactory trial version www.pdffactory.com

Attachment: planner pp (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP

CONVERSION TABLE (prepared by staff)

COMMERCIAL SQ. FT.		ATTACHED RESIDENTIAL DWELLING UNITS
1000 SQ. FT	=	6.94 UNITS

Attachment: planner pp (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP



CONVERSION TABLE		
INDUSTRIAL SQ. FT.		ATTACHED AGE-RESTRICTED SENIOR HOUSING UNITS
	=	
1000 SQ. FT		1.99 UNITS

CONVERSION TABLE		
INDUSTRIAL SQ. FT. 1000 SQ. FT.	=	CLUSTER HOUSING UNITS 1.38 UNITS

Attachment: planner pp (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP

BUILDING TYPE I - FRONT ELEVATION

= SW 7006 EXTRA WHITE - BODY COLOR

= SW 7657 TINSMITH - BODY COLOR

= SW 0048 BUNGLEHOUSE BLUE - BODY ACCENT

= SW 7068 GRIZZLE GRAY - DOORS, WINDOW TRIM, METAL, BRACK ETS

= OWENS CORNING - QUARRY GRAY SHINGLE

RECEIVED
APR 13 2022
PUD 22-03
Land Development Division

FORUM
237 S Westmonte Drive • Suite 220 • Altamonte Springs FL 32714
407-830-1400 • www.ForumArchitecture.com • AA002731

Attachment: planner pp (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP

PM2-22-60

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

PLANNED UNIT DEVELOPMENT APPLICATION NO. PUD-22-03

Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest Development of Regional Impact)

DATE: May 12, 2022

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

REQUEST FOR AN AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT (DEVELOPMENT OF REGIONAL IMPACT):

REQUEST:	A request to modify the Meadowcrest Development of Regional Impact (DRI) Master Plan to allow up to 230 attached residential units in the Commercial/Business and Office Park areas in exchange for a reduction in the approved square footage allowable as commercial/business, pursuant to Section 4300, Planned Unit Developments (PUD), of the Citrus County Land Development Code and Florida Statute 380.06, Developments of Regional Impact.
SUBJECT PROPERTY	The Meadowcrest Development of Regional Impact, lying in Section 25, Township 18 South, Range 17 East, which includes the platted subdivisions of Meadowcrest, Meadowcrest Single-Family, Meadowcrest Single-Family 1st Addition, Meadowcrest Single-Family 2nd Addition, Meadowcrest Single-Family 3rd Addition, Meadowcrest Single-Family 4th Addition, Arbor Court, Arbor Court 1st Addition, Arbor Court 2nd Addition, Arbor Court 3rd Addition, Arbor Court 4th Addition, Fairmont Village, Fairmont Village 1st Addition, Fairmont Village 2nd Addition, Fox Hollow Village, Fox Hollow Village 1st Addition, Pinehurst Village, Pinehurst Village 1st Addition, Meadowcrest Office Park, Meadowcrest Office Park 1st Addition, and Meadowcrest Technology Square. A complete legal description is on file with the Land Development Division.
ACREAGE	Approximately 339.79 acres
FUTURE LAND USE DESIGNATION:	RMU, Residential Mixed Use District; GNC, General Commercial District; and PSO, Professional Services/Office District

Attachment: Staff Report and locator map (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

LAND DEVELOPMENT CODE ATLAS DESIGNATION:	PDR, Planned Residential Development District; GNC, General Commercial District; PSO, Professional Services/Office District (with DRI overlay),
SURROUNDING COMPREHENSIVE PLAN (GFLUM) DESIGNATIONS:	Outer boundaries of DRI abut multiple land uses – GNC, General Commercial District; MDR, Medium Density Residential District; HDR, High Density Residential District; PSO, Professional Services/Office District; TCU, Transportation/Communication/Utilities District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	Outer boundaries of DRI abut multiple land uses – GNC; General Commercial District; MDR, Medium Density Residential District; HDR, High Density Residential District; PSO, Professional Services/Office District; TCU, Transportation/Communication/Utilities District
SURROUNDING AREA	The DRI abuts W. Norvell Bryant Highway (CR-486) to the north, W. Gulf to Lake Highway (SR-44) to the south; a Duke Energy powerline corridor to the east as well as some vacant and improved residential sites, and some vacant and improved commercial and residential areas to the west.

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the DRI is primarily Candler fine sand (0 to 5 percent and 5 to 8 percent slopes). There are also other soil types scattered throughout the DRI, including Tavares and Arredondo fine sands (0 to 5 percent slope). Limitations to building site development are slight. Much of the DRI lies in Flood Zone X, although there are some areas of Flood Zone AE and Flood Zone A as found on Flood Insurance Rate Map 12017C0193D.

BACKGROUND and ANALYSIS

Consistency with the Land Development Code (LDC) and Comprehensive Plan

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The Meadowcrest DRI remains in active status and has complied with annual report submittals as required.

Attachment: Staff Report and locator map (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

The DRI has been approved for the following:

Land Use Type	Allowable Units (dwelling units – du – or square footage – sf)	Platted/ Constructed Units	Units Remaining	Notes
Single-family detached	174 du	169	5	
Cluster housing	499 du	499	0	13 units converted from 9,500 SF Industrial Park
Attached residential	196 du	70 du	126 du	
Commercial/Business	93,000 SF	45,844 SF	47,156 SF	Interchangeable between commercial and office park
Office Park	170,000 SF	67,826 SF	82,251 SF	" "
Industrial Park	290,500 SF	146,062 SF	144,438 SF	9,500 SF converted to 13 du cluster housing

Transportation Impacts:

Currently, the DRI contains the following notation:

Up to 124 units of cluster housing may be substituted for up to 90,000 sq. ft. of industrial use in accordance with the following conversion factor:

CONVERSION TABLE		
INDUSTRIAL SQ. FT.	=	CLUSTER HOUSING UNITS
1000 SQ. FT		1.38 UNITS

This conversion factor was based on a traffic study provided that utilized information from the 2003 ITE Trip Generation Manual. In 2018, an amendment was completed that added the conversion table below:

PROPOSED CONVERSION TABLE		
INDUSTRIAL SQ. FT.	=	ATTACHED AGE-RESTRICTED SENIOR HOUSING UNITS
1000 SQ. FT		1.99 UNITS

Attachment: Staff Report and locator map (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

The applicant has proposed a new conversion table that would utilize the commercial square footage to allow multi-family residential (apartments):

CONVERSION TABLE (from applicant)		
COMMERCIAL SQ. FT.		ATTACHED RESIDENTIAL DWELLING UNITS
	=	
1000 SQ. FT		14.06 UNITS

In preparing this table, the applicant used an older version of the ITE Trip General Manual (the 7th edition), whereas Citrus County is currently utilizing the 10th edition. They also referenced category 220 – apartments, which in the 10th ITE edition has been broken down into multiple categories. In addition, the commercial category utilized by the applicant (821 – shopping plaza with supermarket) assigns additional traffic due to that supermarket component which is not a requirement in this DRI. As such, the category of 820 – shopping plaza appears to be more appropriate.

When utilizing the 10th edition shopping plaza category and the multifamily housing mid-rise category (221 – which is appropriate for three to ten stories as in the conceptual plan provided), staff has prepared the following conversion table:

CONVERSION TABLE (prepared by staff)		
COMMERCIAL SQ. FT.		ATTACHED RESIDENTIAL DWELLING UNITS
	=	
1000 SQ. FT		6.94 UNITS

Based on this methodology, the new conversion table, as proposed, would therefore result in no net transportation impacts to the DRI.

Access management criteria would also be as per the LDC, in addition to standards outlined in the DRI Master Plan. This means that the site would be limited in access points to those in the approved DRI and could not have direct access onto SR-44, for example.

Development Standards:

The applicant has provided a conceptual site plan and elevation rendering, although these are for informational purposes only and are not being considered with this application. If approved, the applicant would need to demonstrate compliance with LDC development standards, as well as any within the Meadowcrest DRI, at the time of platting and/or permitting.

In 2016, PUD-16-08 established the age-restricted conversion factor from industrial square footage to residential units as outlined above. That application also contained some conditions that included a maximum number of units that could utilize the conversion, and the maximum number of stories allowable for construction. Staff would suggest similar conditions be considered for this location to ensure compatibility with the existing Meadowcrest development. PUD-16-08 proposed a maximum of 186 dwelling units, whereas the applicant has tentatively proposed approximately 228 units with no more than three stories. At this time, the applicant is considering occupancy options such as affordable, senior and/or market-rate housing.

Attachment: Staff Report and locator map (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

It is noted that the Meadowcrest DRI category of Attached Residential may allow up to twelve (12) dwelling units/acre.

Comprehensive Plan:

The application as proposed is consistent with the following:

Policy 17.3.10 *High Density Residential areas shall be allowed to mix with other previously established land uses such as office or commercial if design criteria are met and conflicts are neutralized through appropriate design techniques.*

Objective 17.5 *The County shall permit innovative land use patterns via the County LDC such as Planned Developments, to promote excellence in design and to allow for mixed use projects within the County.*

Staff comment – the site lies adjacent to non-residential uses including offices and commercial sites on SR-44 and N. Meeting Tree Blvd. It also lies directly across N. Meeting Tree Blvd. from the Meadowcrest community park and recreation area. The site is not currently proposed for senior occupancy although this is one option considered by the applicant, so related policies for senior housing proximity to these sites may not be applicable.

Summary of Agency Comments: N/A – no comments have been received as of the date of this report.

Summary of Public Comments: N/A – no comments have been received as of the date of this report.

PROPOSED FINDINGS OF FACT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD), of the LDC. The PDC may consider modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall recommend approval, approval with modifications and/or conditions, or denial of the amendment to 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 application would allow conversion between two existing use categories within the DRI, which is consistent with the Comprehensive Plan.

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** The proposed multifamily development may be placed in the Commercial and/or Office Park areas of the existing PUD if this application is approved.

Attachment: Staff Report and locator map (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

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.** *N/A - accessory uses are not proposed.*

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.** *N/A at this time. The applicant is aware that any future amendments may require public hearing(s) and/or State review depending on the scope of the DRI amendment.*

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 applicant has prepared a conversion factor based on ITE Trip Generation to ensure no net increase to the intensity of the existing DRI.*

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.**

N/A – this application is an amendment to an existing DRI which contains its own standards for landscaping and design or would utilize the standards in the LDC if the DRI is silent, that are unchanged by this proposal.

G. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *As noted, any proposed multifamily use would be required to accommodate minimum LDC-required buffers.*

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 not requested for a deviation of height, setback, or density with this application.*

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *All information is included in the application packet provided to the reviewing body.*

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.** *N/A - this application is bound by the terms of the Meadowcrest DRI.*

Attachment: Staff Report and locator map (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

SUMMARY OF FINDINGS

It has been determined that the reviewing body (PDC) may recommend approval of the proposed DRI Amendment (PUD amendment) for the development to allow conversion of commercial square footage to attached residential dwelling units. The application includes a conversion table based on trip generation rates in the ITE Manual, so that a corresponding amount of commercial square footage would be removed to ensure that there is no net increase in transportation impacts. The application would be required to meet required buffer standards as outlined in the LDC as well as any buffer standards in the existing DRI. Granting this request will not adversely affect the public interest and would be generally compatible with adjacent properties and other properties in the district provided the conditions of the DRI are adhered to.

Recommended conditions if this application is to be approved:

1. The Master Development Land Use Plan, Map H-1, of the Meadowcrest Development of Regional Impact (DRI) is hereby modified with the following notation:

*** Up to 230 attached residential housing units may be substituted for commercial and/or office park use in accordance with the following conversion table:

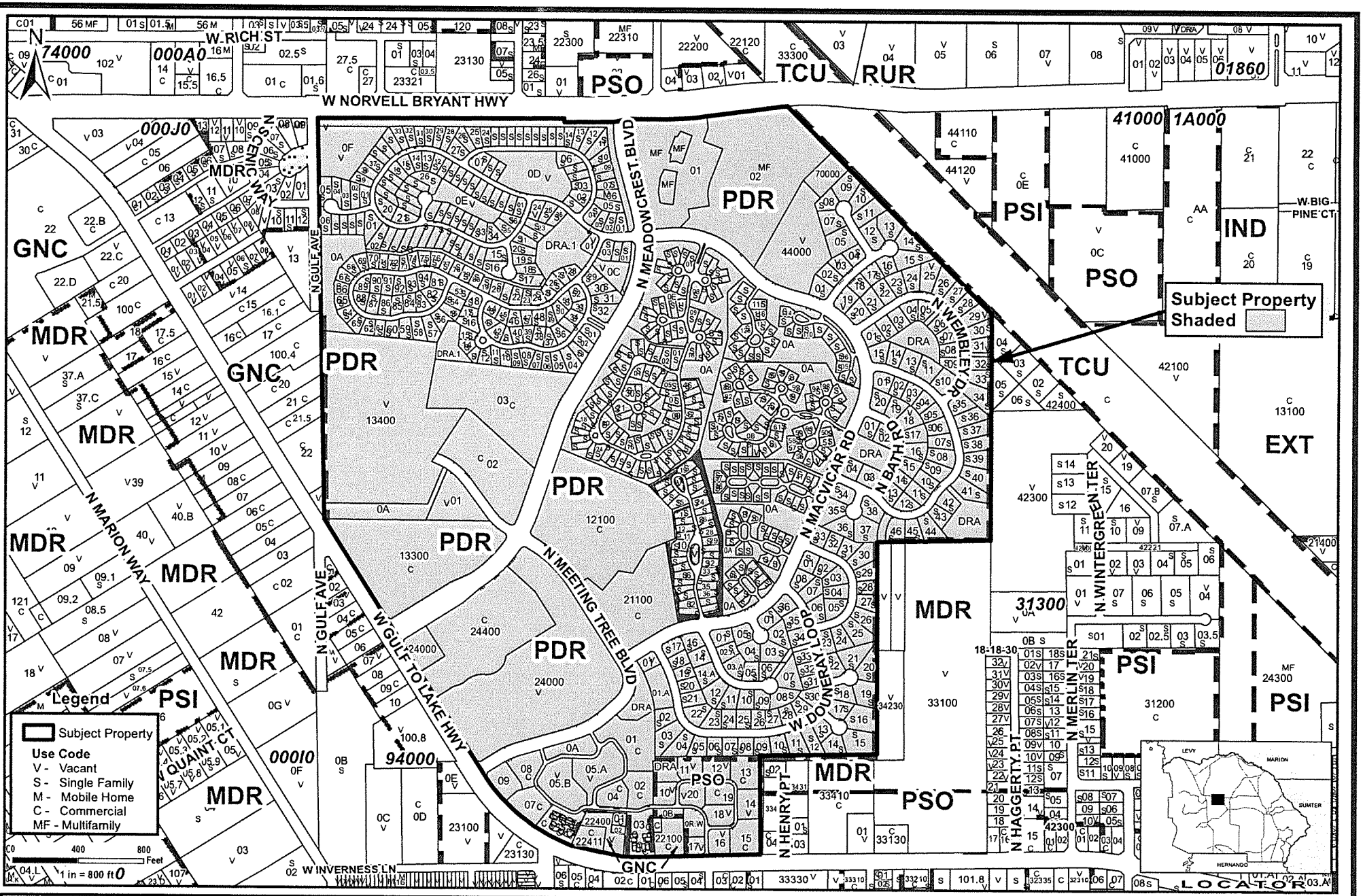
CONVERSION TABLE		
COMMERCIAL SQ. FT.		ATTACHED RESIDENTIAL DWELLING UNITS
	=	
1000 SQ. FT		6.94 UNITS

2. The attached residential housing may be placed in Commercial and/or Office Park areas of the existing Master Development Land Use Plan. Buildings will be limited to three stories, including parking area(s), and will be required to meet all other LDC and/or DRI criteria for parking, buffers, landscaping, impervious surface and other development factors.

3. All other provisions of the Meadowcrest Development of Regional Impact (DRI) shall remain in full force and effect.

JLC/cb

Attachment: Staff Report and locator map (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))



Application #: PUD-22-03

Applicant: Green Mills, LLC for Gulf to Lakes Assoc, LLLP

Proposal: Modify Meadowcrest DRI Master Plan

Location: Corner of Gulf to Lake Hwy & Norvell Bryant Hwy

FLUMS/FLUM/FLUDC Atlas: Planned Residential Development (PDR), General Commercial (GNC), Professional Services/Offices (PSO), (with DRI overlay)

S-T-R - 25-18-17 E

Planner Initials: _____ Date: 5/2/22

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: April 29, 2022
Source: Enterprise Geodatabase
Map Number: PUD-22-03

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Attachment: Staff Report and locator map (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

COPY

ORDINANCE NO. 2016- A28

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY LAND DEVELOPMENT CODE ATLAS AND MEADOWCREST DEVELOPMENT OF REGIONAL IMPACT MASTER PLAN TO ALLOW UP TO 182 ATTACHED AGE-RESTRICTED RESIDENTIAL UNITS IN THE INDUSTRIAL PARK AREA IN EXCHANGE FOR A REDUCTION IN THE APPROVED INDUSTRIAL SQUARE FOOTAGE; PROVIDING FOR APPLICABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, certain Atlas Amendments are necessary to maintain consistency with the Citrus County Comprehensive Plan;

WHEREAS, F.S. 380.06 provides the mechanisms for amendment of a Development of Regional Impact, and it has been determined that the proposal is regulated by F.S. 380.06 (19)(e)2.k and therefore does not require a determination of whether the amendment is a substantial deviation and does not require a Notice of Proposed Change (NOPC);

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA AS FOLLOWS:

1. The Master Plan of Development for Meadowcrest Development of Regional Impact is hereby amended as follows:

PUD-16-08 – Green Mills, LLC for Gulf to Lakes Associates, LLC (Meadowcrest Development of Regional Impact)

A request to modify the Land Development Code Atlas and the Master Plan of the Meadowcrest Development of Regional Impact by allowing up to 182 attached age-restricted residential units in the Industrial Park area in exchange for a reduction in the approved square footage allowable as Industrial in that area, pursuant to Section 4300, Planned Unit Developments (PUD) of the Citrus County Land Development Code and Florida Statute 380.06, Developments of Regional Impact, located in Section 25, Township 17, Range 18; more specifically the Meadowcrest Development of Regional Impact in Crystal River, which includes the platted subdivisions of Meadowcrest, Meadowcrest Single-Family, Meadowcrest Single-Family 1st Addition, Meadowcrest Single-Family 2nd Addition, Meadowcrest Single-

Attachment: Ordinance No 2016-A28 (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

Family 3rd Addition, Meadowcrest Single-Family 4th Addition, Arbor Court, Arbor Court 1st Addition, Arbor Court 2nd Addition, Arbor Court 3rd Addition, Arbor Court 4th Addition, Fairmont Village, Fairmont Village 1st Addition, Fairmont Village 2nd Addition, Fox Hollow Village, Fox Hollow Village 1st Addition, Pinehurst Village, Pinehurst Village 1st Addition, Meadowcrest Office Park, Meadowcrest Office Park 1st Addition, and Meadowcrest Technology Square, as further fully described in Exhibit "A" attached hereto and incorporated herein by reference.

2. The Atlas of the Land Development Code is hereby amended to reflect the changes described in Section 1 of this Ordinance and further outlined in Exhibit "A" attached hereto and incorporated herein by reference.

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

4. 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 pursuant to number 7.

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

6. It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made part of the Citrus County Comprehensive Plan; and that the sections of this ordinance may renumbered or re-lettered and that the word "Ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention. Regardless of whether such inclusion in the code is accomplished, sections of this ordinance may be renumbered or re-lettered and typographical errors which do not affect the intent may be authorized by the County Administrator's designee, without need of a public hearing, by filing a corrected or re-codified copy of same with the Clerk of the Circuit Court.

7. This ordinance shall become effective as provided by Florida law.

Attachment: Ordinance No 2016-A28 (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

DONE AND ADOPTED in regular meeting of the Board of County Commissioners of Citrus County, Florida, a political subdivision of the State of Florida, this 11th day of October 2016.

ATTEST:

OFFICE OF CIRCUIT COURT SEAL CITRUS COUNTY, FLORIDA

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

for Tiffani L White, DC
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

Attachment: Ordinance No 2016-A28 (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

EXHIBIT A – CONDITIONS OF APPROVAL

1. The Master Development Land Use Plan, Map H-1- of the Meadowcrest Development of Regional Impact (DRI) is hereby modified with the following notation:

   *** Up to 182 attached age-restricted senior housing units may be substituted for up to 91,500 sq. ft. of industrial use in accordance with the following conversion table:

PROPOSED CONVERSION TABLE		
INDUSTRIAL SQ. FT.		ATTACHED AGE-RESTRICTED SENIOR HOUSING UNITS
	=	
1000 SQ. FT		1.99 UNITS

2. The attached age-restricted senior housing will allow up to 182 dwelling units on approximately 17.7 acres in the area indicated as Industrial Park on the Master Development Land Use Plan. Buildings will be limited to three stories, including parking area(s), and will be required to meet all other LDC and/or DRI criteria for parking, buffers, landscaping, impervious surface and other development factors unless otherwise specified in these conditions.

3. As offered by the applicant, the following items will be provided at the time of site development:

   - A sidewalk will be constructed to provide pedestrian access directly to SR-44.
   - A bus stop will be provided on the site in accordance with the provisions of LDC Section 7270, Transit/ Bus Stops.
   - In addition to any required buffers, a fence will be maintained along the west side of the site adjacent to the Pinehurst Village subdivision.
   - Building height will be restricted to no more than two stories for the building immediately abutting the Pinehurst Village subdivision.

4. All other provisions of the Meadowcrest Development of Regional Impact (DRI) shall remain in full force and effect.

Attachment: Ordinance No 2016-A28 (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

May 18, 2022

Land Development Division
3600 West Sovereign Path, Suite 140
Lecanto, FL. 34450

RE: PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP
(Meadowcrest Development of Regional Impact)

To Whom It May Concern:

We are Larry and Colleen Saur of Two Harbors, MN. where we reside during the summer months. During the winter months we reside at 6569 W. Cannondale Drive, Fox Hollow, Meadowcrest Subdivision of Crystal River, Florida. This letter is to inform you of our opposition to the request to modify the Meadowcrest Development of Regional Impact (DRI) Master plan to allow attached residential units in the Commercial/Business and Office Park areas.

When we purchased our winter home in Fox Hollow in 2015 we were impressed by the quietness of the neighborhood and the low traffic volume that would occur throughout Meadowcrest. If large rental unit buildings are constructed it is our belief that tenants will increase the volume of both sound and traffic. We are both getting up in the years, as are many of our neighbors in Fox Hollow, and our retirement situation will be greatly changed by a larger population of Meadowcrest, which is something we did not anticipate when we purchased our winter home.

Therefore, we are requesting the Citrus County Planning and Development Commission deny the request to modify the Meadowcrest Development of Regional Impact Master Plan.

Thank you for your consideration.

Sincerely,

Larry A. Saur

Colleen R. Saur

Larry and Colleen Saur
Winter Residence: 6569 W. Cannondale Drive, Crystal River, FL 34429
Summer Residence: 1870 Aspen Road, Two Harbors, MN 55616
Email: larrysaur@hotmail.com

RECEIVED
MAY 24 2022
Land Development Division

Attachment: Saur May 24 2022 (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

May 22, 2022

Citrus County Land Development Division
3600 West Sovereign Path, Suite 140
Lecanto, FL 34461

Subject: PUD-22-03 Green Mills, LLC for Gulf to Lakes Association, LLLP (Meadowcrest DRI)

To Whom It May Concern.

My name is Sharon Ziemba. I live in Meadowcrest where this proposed apartment complex is planned to be built. I am not opposed to having such a complex built in our community but I do have some concerns which I would like to tell you about. My comments are all based on the rendering of the proposed apartment complex layout that is dated 4/13/22.

1. Remove two street exits from the proposed plan. The two exits that are closest to MacVicar Road should be removed. There is a lot of concern in our villages about higher traffic down MacVicar, as well as Meeting Tree Blvd and Meadowcrest Blvd. We have a lot of residents who walk daily and ride bicycles along these roads and higher traffic levels is of great concern. By removing these two street exits from the plan it reduces the probability of these roads being used.
2. Create an attractive barrier around the complex along the Meeting Tree Blvd boundary. Residents who live closest to the complex and who frequent the clubhouse and pools have enjoyed the beauty of the pine tree forest that exists there now. They are not happy about the prospect of having that natural view being replaced by a view of 3-story apartment buildings and parking lots. However, having an attractive barrier all around the Meeting Tree Blvd boundary would be a better alternative. Also, the decorative barrier should be one that is hard to penetrate as there is some fear that some apartment residents may want to make use Meadowcrest amenities that are restricted to use by only the five residential villages who pay for these amenities. This leads me to my next point.
3. Assure that all amenities are constructed during Phase I. The apartment complex plan includes plans for a clubhouse, swimming pool, exercise room, and game room. I recommend to the County that these amenities be required to be constructed during the first phase before the apartment units are allowed to be occupied. By doing so we alleviate the issue I previously mentioned.
4. Change the name of the complex. Although I have not seen this written anywhere, I have heard a rumor that the proposed name for the apartment complex is going to be "Meadowcrest Apartments". If this is true I suggest strongly that the name change to something that will raise less concerns. The reason why this name is of concern is because of the distinct separation of amenities between Meadowcrest Community Association residential amenities and those that will be apartment amenities. I do not have a suggestion for a different name. But I would be more than happy to help suggest names if asked.

If this letter is to be referenced in a meeting or public hearing, **please do not use my name**. There are many upset residents. I am well known in my community and I am a very busy lady. I do not need any phone calls from persons that may not agree with my point of view.

Thank you for considering my comments. I hope my fellow residents take the time to express theirs.

Sharon Ziemba

Sharon Ziemba
6176 W Cannondale Drive
Crystal River, FL 34429

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MAY 24 2022
Land Development Division

Attachment: Ziemba May 24 2022 (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))

May 23, 2022

Land Development Division
3600 West Sovereign Path, Suite 140
Lecanto, Florida 34461

Ref: application number PUD-22-03 Green Mills, LLC for Gulf-To-Lakes Associates, LLLP (Meadowcrest DRI)

To Whom it Concerns,

We ask that you ***do not modify*** Meadowcrest's Development of Regional Impact (DRI) Master Plan to allow a multi-story multi-family apartment complex on 14 acres now zoned commercial-business and office park. We ***do not want*** the approximate 168 affordable rental apartments proposed for the Meadowcrest Subdivision. This item is currently on the June 16 Agenda, as requested by the Fort Lauderdale-based Green Mills Group.

The Meadowcrest Community is currently a safe, green, and peaceful retirement community. We ***do not wish*** to destroy the beautiful park-like community we have. The artist's description of a multistory box with a massive paved parking lot for hundreds of cars is ugly! The Developers comment that affordable housing will attract teachers, nurses and deputies is a lie. A more accurate portrayal is that it will attract people undergoing hardship, some of whom will need subsidized rentals, some of whom may invariably resort to property crimes and drug use.

There already exist many areas in Citrus County zoned to support low-income rentals. Meadowcrest is a community that has pride of home-ownership. This proposed change will positively lower property values, increase traffic and noise in addition to the Suncoast Parkway expansion, plus impact the use of common areas.

Please listen to our concerns,

Layla Thiele

Mark and Layla Thiele
1525 N. Endicott Pt. (Meadowcrest)
Crystal River, FL 34429

C: Meadowcrest Community Association
6222 W. Corporate Oaks Drive

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MAY 26 2022
PUD-22-03
Land Development Division

Attachment: Thiele May 26 2022 (20382 : PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest DRI))