



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday July 21, 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. July 21, 2022 Agenda, Directions, & Map
 - July 21, 2022 Agenda, Directions, & Map
- H. STAFF ANNOUNCEMENTS
- I. EX PARTE COMMUNICATION - COUNTY ATTORNEY
- J. APPLICATIONS
 - 1. CU-21-13 Natasha Griffin for Esther's School, Inc
 - Conduct a public hearing on July 21, 2022, to review and consider application CU-21-13, Natasha Griffin for Esther's School, Inc
 - 2. CU-22-04 Michael Wilburn for Acme Storage
 - Conduct a public hearing on July 21, 2022, to review and consider application CU-22-04, Michael Wilburn for Acme Storage.
 - 3. V-22-09 Michael and Marcia Woelffer
 - Conduct a public hearing on July 21, 2022, to review and consider application V-22-09, Michael and Marcia Woelffer.
- 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.

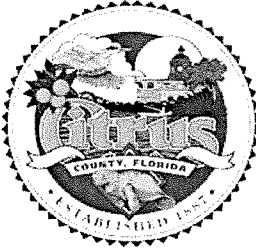
Si necesita un traductor de español por favor haga arreglos con el Condado dentro de dos días de la notificación de la publicación (352-527-5370).



AGENDA MEMORANDUM

FROM:	Joanna Coutu, Director, Land Dev. Division				
SUBJECT:	July 21, 2022 Agenda, Directions, & Map				
AGENDA DATE:	July 21, 2022				
<u>BRIEF OVERVIEW:</u>					
July 21, 2022 Agenda, Directions, & Map					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0
N/A					
<u>RECOMMENDED ACTION:</u>					
July 21, 2022 Agenda, Directions, & Map					

CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION



Thursday, July 21, 2022 at 9:00 AM
Lecanto Government Building
3600 West Sovereign Path, Room 166
Lecanto, Florida 34461

ROBERT BASS, CHAIR

MICHAEL FACEMYER

STACEY WORTHINGTON, 1ST VICE CHAIR

KURT STONE

JAMES ROYS, 2ND VICE CHAIR

WILLIAM BURDA (Alternate)

RICHARD BARMES

CAROLE SCRAGG (Alternate)

DAVID BRAMBLETT

CHUCK DIXON (School Board)

- A. CALL TO ORDER
- B. INVOCATION
- C. PLEDGE OF ALLEGIANCE
- D. ROLL CALL
- E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES
- F. OPEN TO THE PUBLIC – Receive comments from the public
- G. APPROVE MINUTES – Approval of available minutes
- H. STAFF ANNOUNCEMENTS
- I. EX PARTE COMMUNICATION: County Attorney
- J. APPLICATIONS

1. LAND USE APPLICATION

a. CU-21-13 Natasha Griffin for Esther's School, Inc.

REQUEST: This request is for a Conditional Use to allow for an educational facility in the Low Density Residential District and Medium Density Residential District, pursuant to Section 2405, Low Density Residential District, and Section 2406. Medium Density Residential District, as specified in the LDC.

LOCATION: Sections 21 and 28, Township 19 South, Range 18 East, Parcels 3A000-0011, 3A000-0022, 44000-0020 and 44000-0021, of Vinetta Acres Unrecorded subdivision and an Unrecorded Subdivision, part of AK 3480761, which address is known as 3975, 3977, and 3981 W. Grover Cleveland Blvd., Homosassa, FL. A complete legal description is on file with the Land Development Division.

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

b. **CU-22-04 Dr. Michael Wilburn for Acme Storage**

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

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

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

c. **V-22-09 Michael and Maria 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, 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

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

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

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

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

Planning and Development Commission

Directions for meeting on July 21st, 2022

CU-22-13 From the intersection of Saunders Way and CR-491, turn **Right** onto CR-491 and Go **1.71 miles** and turn **Right** on W Grover Cleveland Blvd. Go **0.72 miles** and **3975 W Grover Cleveland Blvd** is on the **Right**. If you reach S. Link Ter., you have gone a little too far.

V-22-09 From the intersection of Saunders Way and CR-491, turn **left** onto CR-491 for **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.**

CU-22-04 From the intersection of Saunders Way and CR-491, turn **right** onto CR-491. Go **5.75 miles** and turn **Right** onto W Cardinal St. Go **6.16 miles** and turn **Left** onto S Suncoast Blvd/US-19 S/US-98 E. Go **1.72 miles** and **8424 S Suncoast Blvd.** is on the **Right**. If you reach W International Ct, you have gone a little too far.





AGENDA MEMORANDUM

FROM:	Joanna Coutu, Director, Land Dev. Division
SUBJECT:	CU-21-13 Natasha Griffin for Esther's School, Inc
AGENDA DATE:	July 21, 2022

BRIEF OVERVIEW:

This request is for a Conditional Use to allow for an educational facility in the Low Density Residential District and Medium Density Residential District, pursuant to Section 2405, Low Density Residential District, and Section 2406, Medium Density Residential District, as specified in the LDC.

Specifically, the applicant is requesting a K-12 private school.

BUDGET IMPACT/FUNDING SOURCE:

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

N/A – applicant responsibility

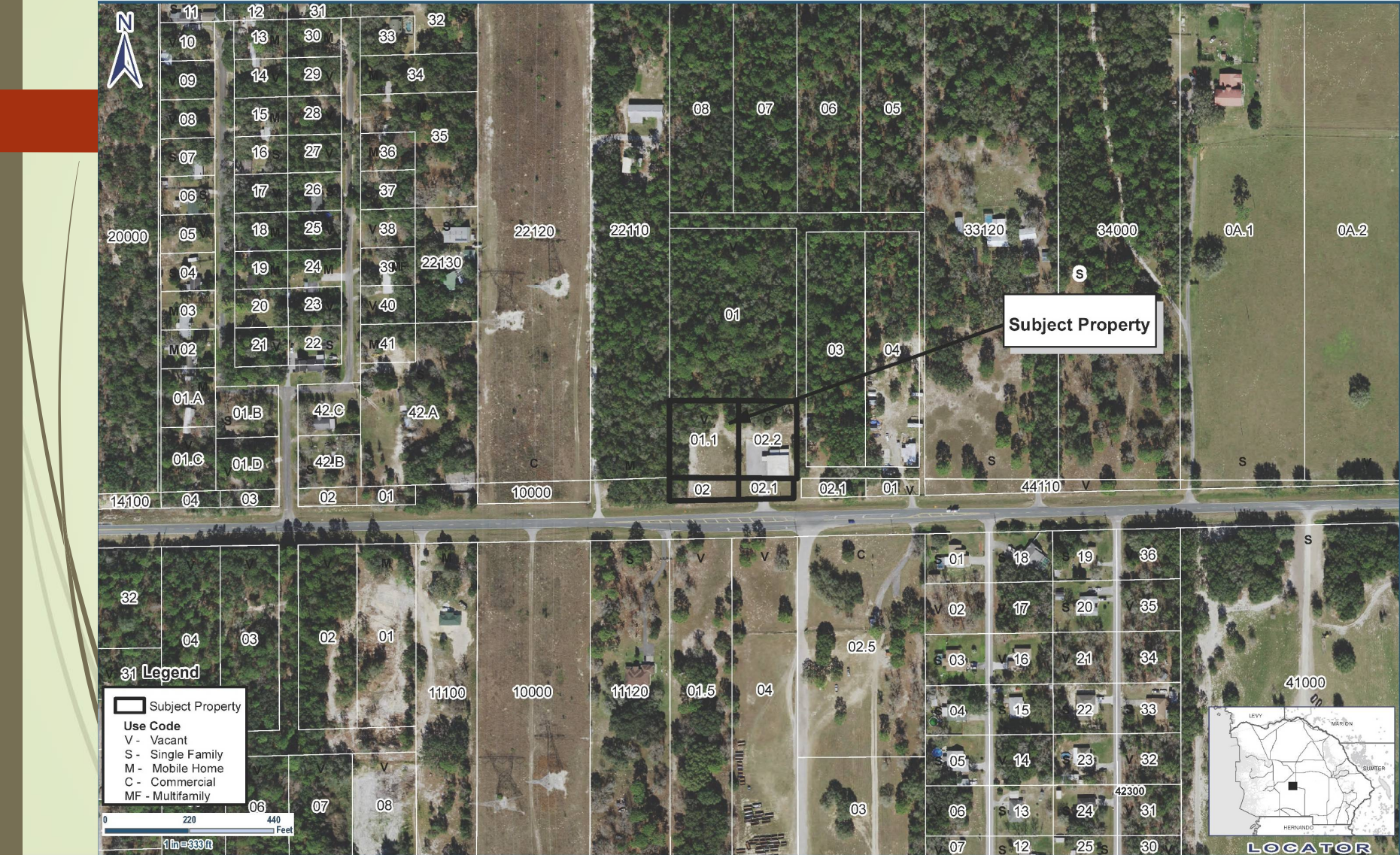
RECOMMENDED ACTION:

Conduct a public hearing on July 21, 2022, to review and consider application CU-21-13, Natasha Griffin for Esther's School, Inc



CU-21-13 Natasha Griffin for Esther's School, Inc.

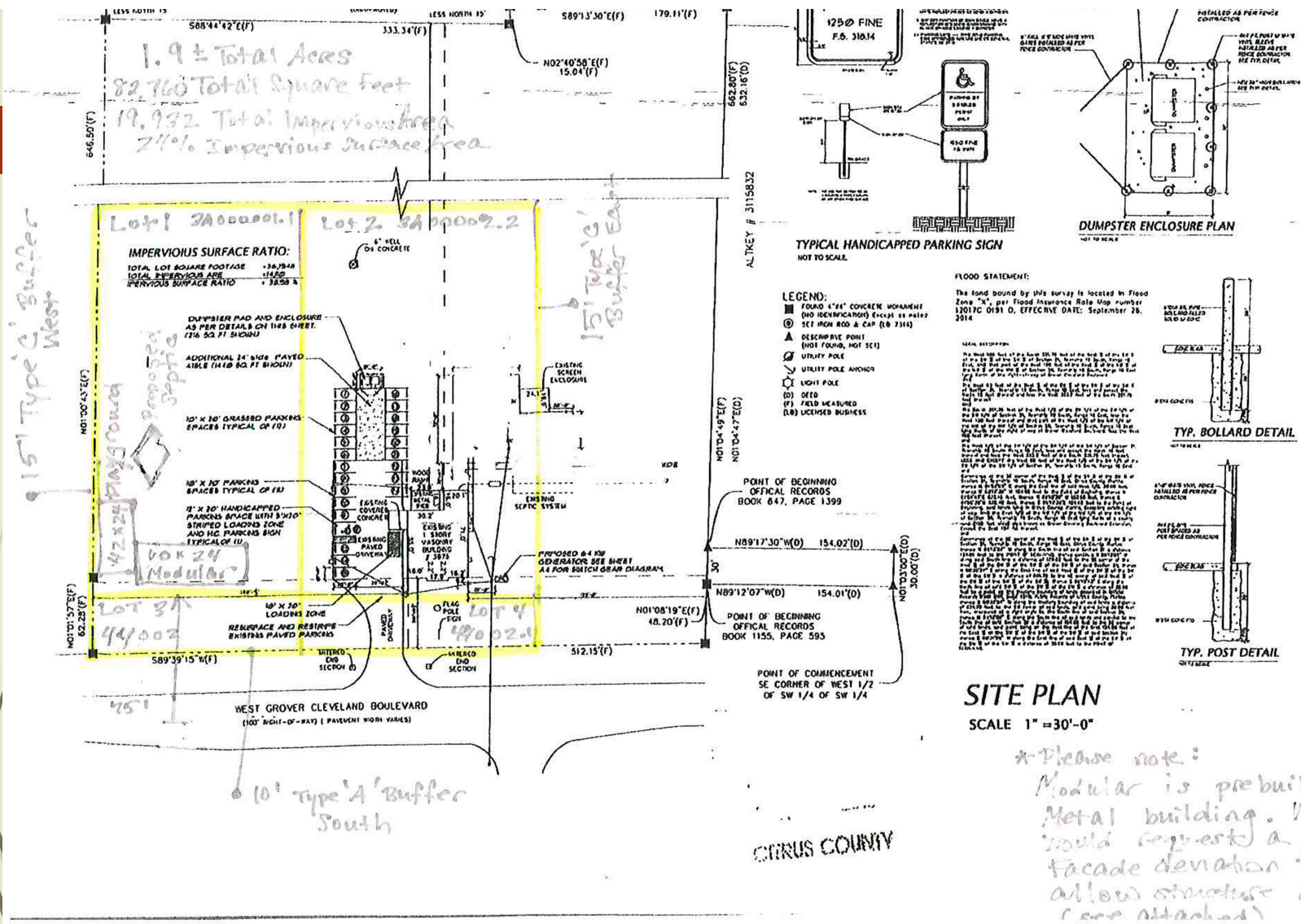
3975 W. Grover Cleveland., Homosassa, Fl



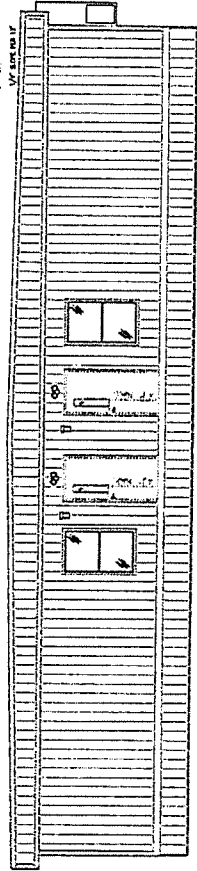




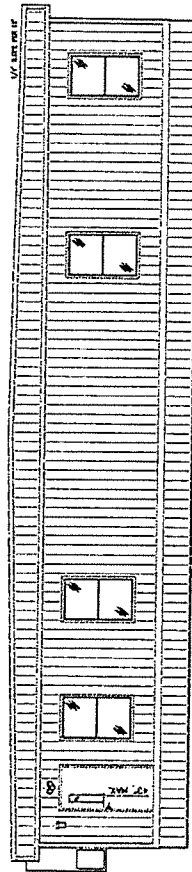




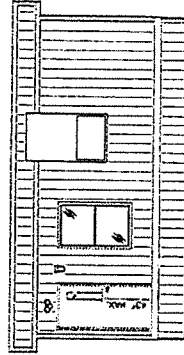




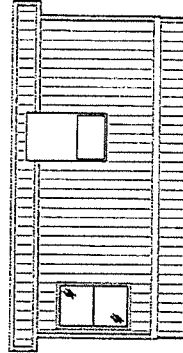
FRONT ELEVATION
1/4" SCALE PER IF
1/4" SCALE PER IF



REAR ELEVATION
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RIGHT ELEVATION
1/4" SCALE PER IF
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LEFT ELEVATION
1/4" SCALE PER IF
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GCBO
1800 NORTH 10TH STREET
TALLAHASSEE, FL 32310
904-224-1111

DEALER:
ALTERNATIVE BUILDINGS
SOLUTIONS, INC.

PROJECT:
TALLAHASSEE, FL
160 MPH



Titan Modular Systems, Inc.
180 Industrial Oaks
PO Box 427
Alma, GA 31610

DATE	2021.06.21	BY	AS
SCALE	1/4" = 1'-0"	SHEET	2 OF 9
PROJECT	ALMA, GA	PROJECT	160 MPH
DATE	2021.06.21	BY	AS

LISTING
AGENCY APPROVAL
THIS PROJECT HAS BEEN REVIEWED BY THE
FLORIDA BUILDING COMMISSION (FBC) AND
IS IN COMPLIANCE WITH THE FLORIDA
BUILDING CODE (FBC) AND ALL OTHER
RELEVANT CODES AND ORDINANCES.

DATE OF REVIEW: 06/21/2021
REVIEWER: [Signature]
FBC NO. 61323
FBC DATE: 06/21/2021
FBC TYPE: [Blank]
FBC STATUS: [Blank]
FBC COMMENTS: [Blank]



12-30-2021

RECEIVED

JUN 21 2022

CU 21-13

Land Development Division

WALLS-WINDOWS-DOORS	EXTERIOR	ROOF	ELECTRICAL	PHASE	A/C & HEAT	RESTROOMS
WALLS PLASTER [] BRICK [] STUCCO [] WINDOW [] DOOR [] INSULATION [] FINISH []	EXTERIOR SIDING [] ROOFING [] FLOORING [] FINISH []	ROOF TYPE [] INSULATION [] FINISH []	ELECTRICAL LIGHTS [] SWITCHES [] OUTLETS [] PANELS []	PHASE TYPE [] SYSTEM []	A/C & HEAT TYPE [] SYSTEM []	RESTROOMS TOILETS [] SINKS [] SHOWERS [] STALLS []

NOTES: ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.

SYMBOL LEGEND:

1" = 1' SCALE	1" = 1' SCALE
1" = 1' SCALE	1" = 1' SCALE

NOTES: ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.

SYMBOL LEGEND:

1" = 1' SCALE	1" = 1' SCALE
1" = 1' SCALE	1" = 1' SCALE

NOTE: ALL WALL DIMENSIONS ARE TO WALL FINISH AND NOT TO THE STUDUILL

NOTE: ALL HEIGHTS SPECIFIED ARE TO THE TOP OF THE STUDUILL UNLESS NOTED OTHERWISE

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Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239 TTY Dial 711

Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE CONDITIONAL USE APPLICATION

Application No.: CU-21-13 Date: _____

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

Applicant

Name: Natasha Griffin

Address: 13144 W. Shadow Creek Loop

City: Lecanto

State: FL

Zip: 34461

Home No.: _____

Cell No.: (407) 738-7976

Work No.: 727-544-4700

Fax No.: _____

Email: natasha.griffin@estherschool.net

Property Owner

Name: Esther's School, Inc.

Address: 5418 Madison Street

City: New Port Richey

State: FL

Zip: 34652

Home No.: _____

Cell No.: 407-738-7976

Work No.: 727-544-4700

Fax No.: 727-499-6792

Email: _____

Property Description: Section: _____

Township: _____

South _____

Range: _____

East _____

Legal Description: 39.75 W. Grover Cleveland Blvd, Homosassa, FL 34446

Subdivision: _____

Lot(s): _____

Block/Parcel: _____

Alternate Key #: _____

Parcel ID: 3A000001.1 / 3A00000022 / 4400002 /

Acreage: 1.9 ± 4400002.1

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X

If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Conditional Use Request: K-12th Private School / Educational Facility

change of occupancy from Assembly to K-12th private school Educational Facility.

Describe how it will/will not affect surrounding development: It should not affect surrounding development.

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

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

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

RECEIVED

MAY 09 2022

Land Development Division

Parking Calculations for Esther's School

3975 West Grover Cleveland Blvd., Homosassa, FL 34446

K-5th Grade Students

35: $35/7=5$ parking spots

6th-8th Grade

24: $30/6=5$ parking spaces

9th-12th Grade

25: $25/2.5=10$ parking spaces

Vans (15-passenger) for Student Transportation

3

Total Student Count: 84

Parking Spaces Needed for Students: 20

Total Van Count: 3

Total Parking Spaces: 23

RECEIVED

MAY 09 2022

CU 21-13

Land Development Division

Attachment: Applicant Submittal (20546 : CU-21-13 Natasha Griffin for Esther's School, Inc)

IMPERVIOUS SURFACE RATIO WORKSHEET
(Method of Calculation)

IMPERVIOUS SURFACE "Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities."

IMPERVIOUS SURFACE RATIO (ISR) "The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot."

LOT AREA "The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area."

Site Identification 3975 W Grover Cleveland

Lot Area 82760 square feet

Impervious Surfaces:

- | | | |
|--------------------------|--------------|--------|
| 1. Building footprint | <u>6932</u> | sq.ft. |
| 2. Parking & Drive areas | <u>10000</u> | sq.ft. |
| 3. Access easements | <u>1500</u> | sq.ft. |
| 4. Walkways | <u>1500</u> | sq.ft. |
| 5. Other | <u>0</u> | sq.ft. |

Total Impervious Surfaces 19932 sq.ft.

19932 divided by 82760 = 24%
Total Impervious Surface Lot Area Impervious Surface Ratio %

I, _____ (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.

Date _____

RECEIVED

MAY 09 2022

300-41-13
Land Development Division

In the event that there is a conflict of information contained herein, the adopted Zoning Resolution shall apply.

Attachment: Applicant Submittal (20546 : CU-21-13 Natasha Griffin for Esther's School, Inc)



ESTHER'S SCHOOL, INC.

Exceptional Education for Exceptional Students

5418 Madison Street
New Port Richey, FL 34652
Phone (727)544-4700 Fax (727)544-8700
info@EstherSchool.net

September 21, 2021

To Whom It May Concern:

My name is Natasha Griffin, Superintendent of Esther's School, Inc. Esther's School is a K-12th non-profit private school with 8 campuses serving the needs of children with special needs in North, West, and Central Florida since 2005.

I would like to share with you how Esther's School provides "Exceptional Education for Exceptional Students." Our mission is to educate all students, special needs and typical, in academic excellence, biblical principles, and integrity to develop the whole child intellectually, emotionally, socially, physically, and spiritually in a safe loving environment. The school strives for cultural diversity and inclusion for all students. We offer an individualized curriculum that allows a student to work at their own academic level and their own pace. Through diagnostic testing, progress monitoring, and interventions, we help each child fill in any learning gaps and reach their fullest potential. We offer many accommodations: speech and language therapy, occupational therapy, behavioral therapy, tutoring, and one on one student aides. We are fully accredited with ILCS/FLOCS and Cognia (formerly known as AdvancEd), which allows us to offer 5 different diploma paths, including but not limited to a College Prep and Honors diploma. We are continually improving so we can help our students prepare for life after graduation.

With your permission, we would like to open a Citrus County Campus located at 3975 West Grover Cleveland Boulevard in Homosassa. We anticipate enrolling between 30-60 students and are willing to continue to grow if the need arises. Our hours of operation are Monday through Friday from 8:00 am to 4:00 pm with students in session from 9:00 am to 3:00 pm. We transport most students in 15 passenger vans with some parents dropping off and picking up their children. With a large window of time scheduled for drop off/pick up, parents arrive and depart sporadically which prevents any traffic flow backups. We would like to put a playground and a modular unit with two classrooms/two bathrooms (1920 square feet), as well as, remodel the interior of the existing building. Our priority is to open the K-12th Private Educational Facility for the 2022-23 school year by either remodeling the existing building or putting a prebuilt modular unit on the property.

We look forward to meeting the needs of Citrus County families soon! If you would like to more information on Esther's School, Inc. please feel free to contact me directly or visit our website at www.esterschool.net.

Sincerely,

Natasha Griffin

Superintendent

407-738-7976

Natasha.griffin@esterschool.net

Esther's School has been granted 501(c) (3) non-profit status by the Internal Revenue Service.

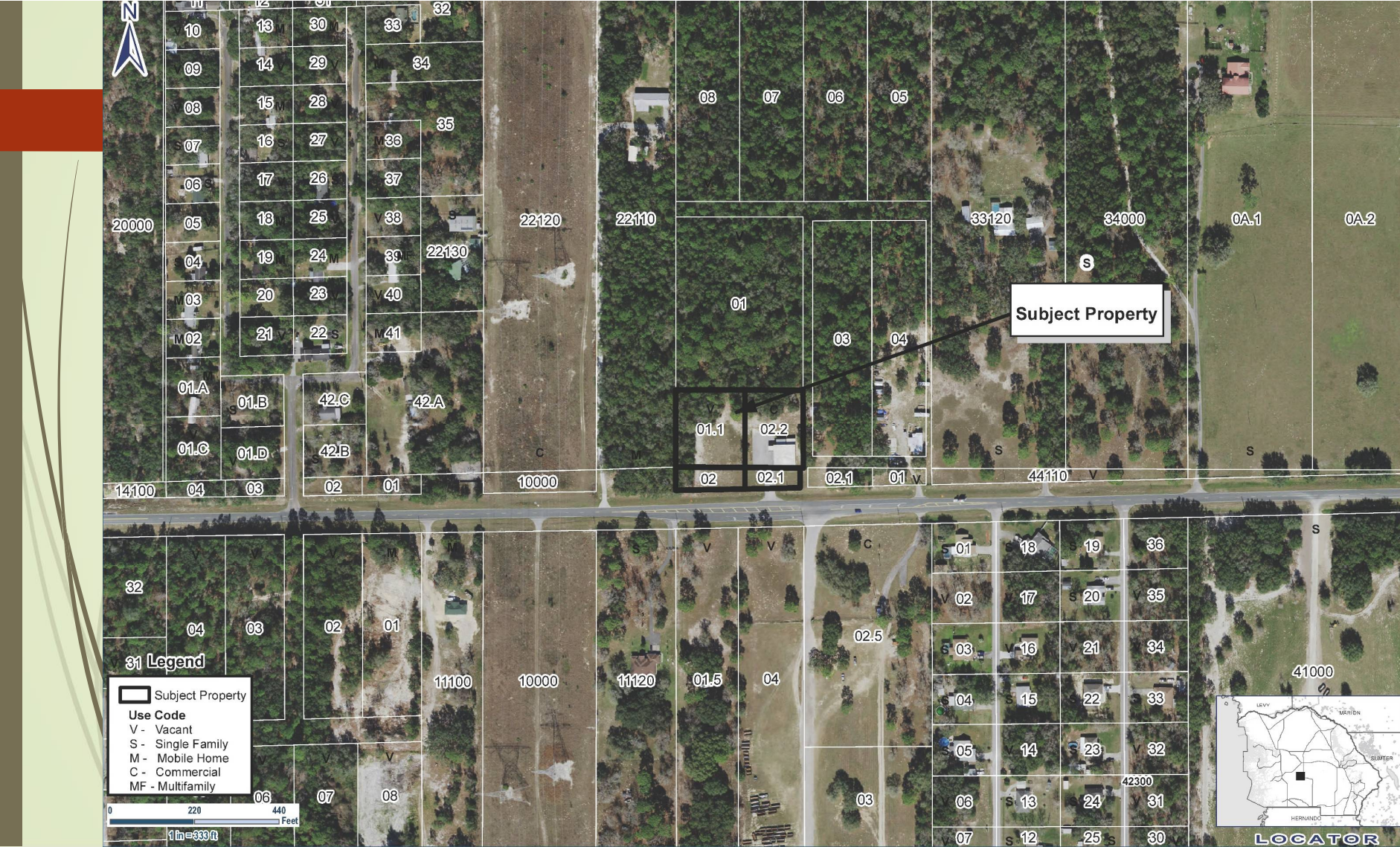
Gifts and donations are tax deductible as allowed by law.

Attachment: Applicant Submittal (20546 : CU-21-13 Natasha Griffin for Esther's School, Inc)



CU-21-13 Natasha Griffin for Esther's School, Inc.

3975 W. Grover Cleveland., Homosassa, Fl



Attachment: Planner PowerPoint (20546 : CU-21-13 Natasha Griffin for Esther's School, Inc)





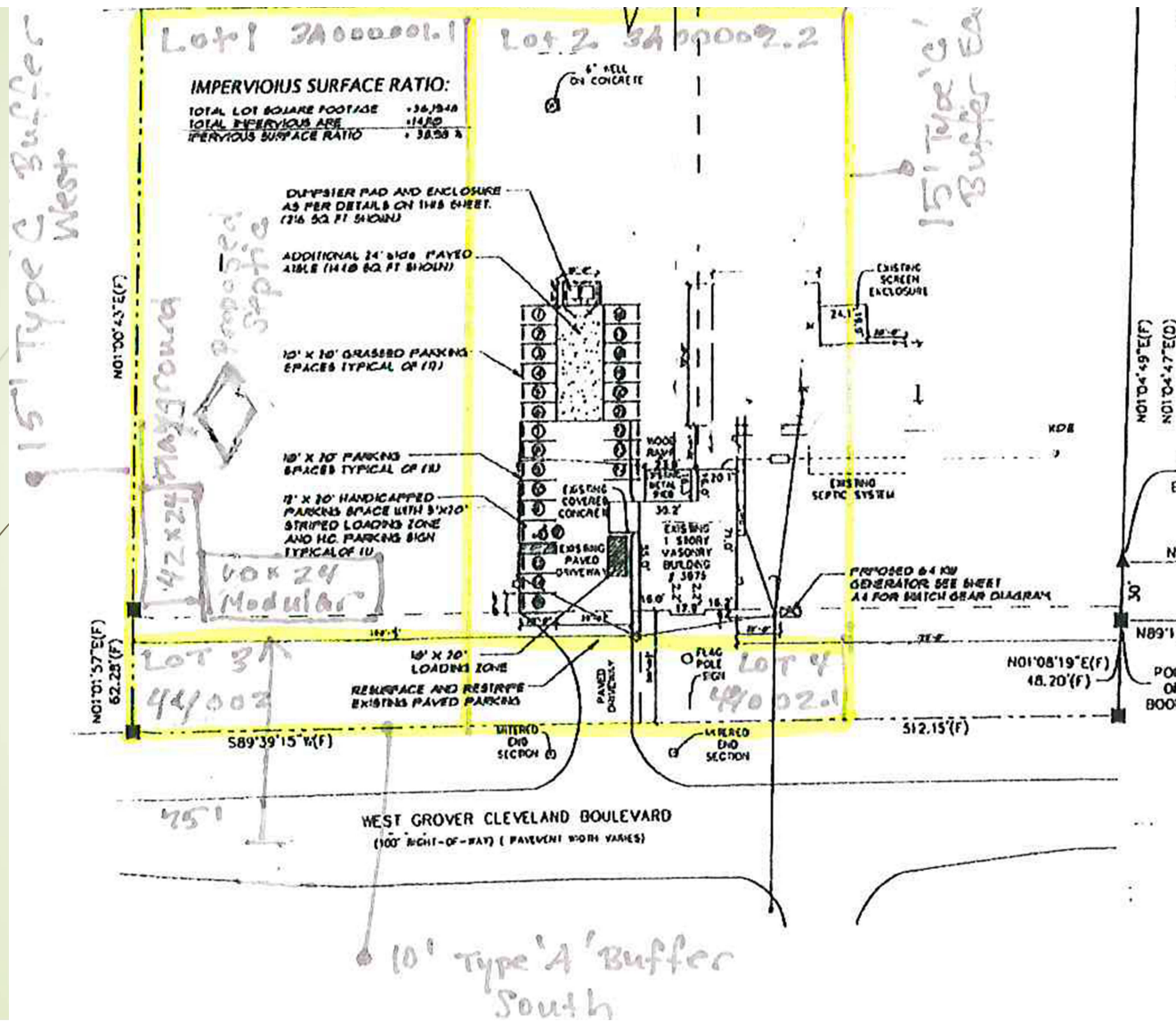




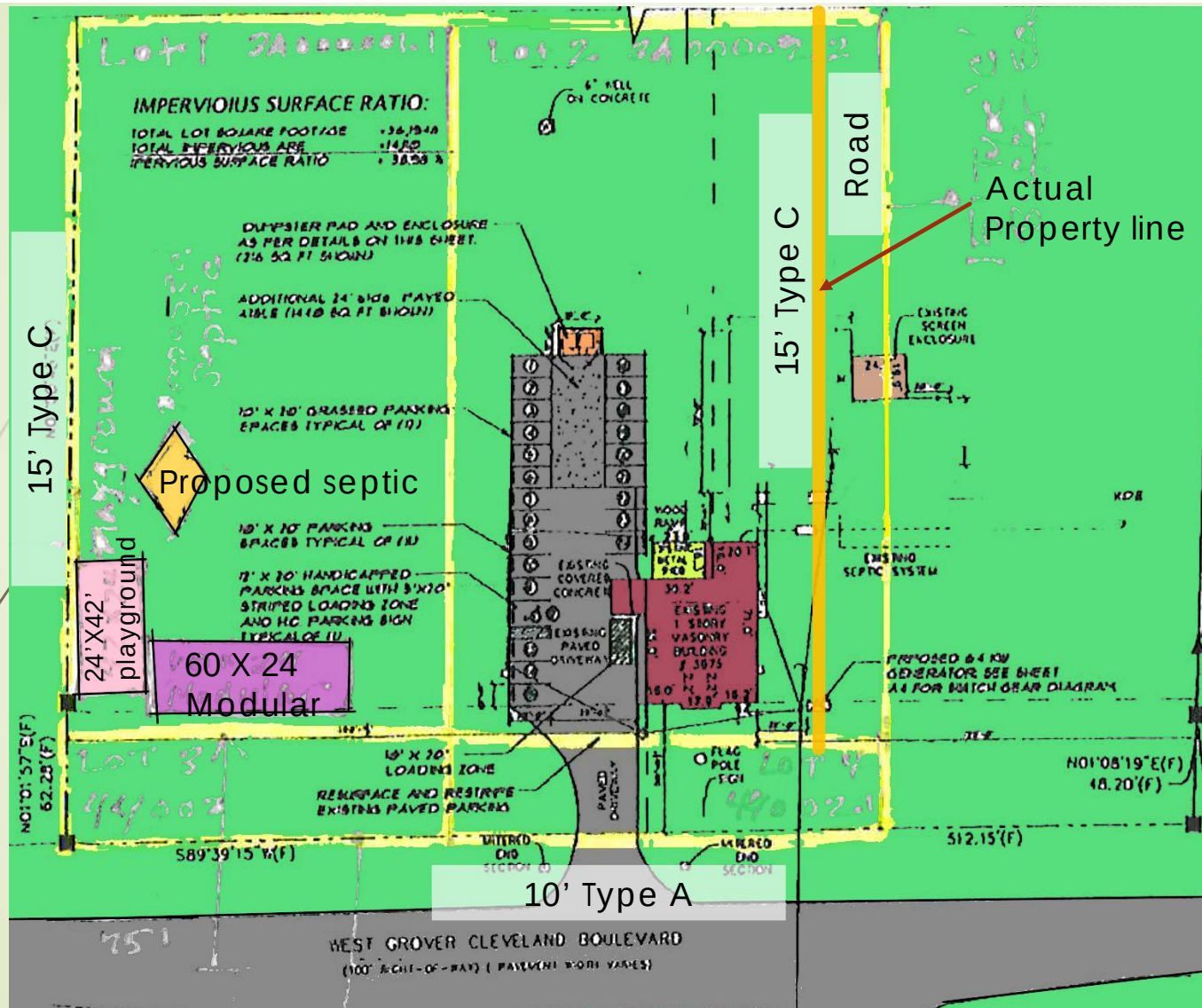


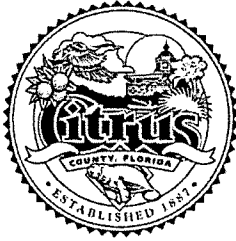












PM2-22-81

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

CONDITIONAL USE APPLICATION NO. - CU-21-13 Natasha Griffin for Esther's School, Inc.

DATE: June 28, 2022

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

CONDITIONAL USE REQUESTED	This request is for a Conditional Use to allow for an educational facility in the Low Density Residential District and Medium Density Residential District, pursuant to Section 2405, <u>Low Density Residential District</u> , and Section 2406, <u>Medium Density Residential District</u> , as specified in the LDC. Specifically, the applicant is requesting a K-12 private school.
SUBJECT PROPERTY	<u>Sections 21 and 28, Township 19 South, Range 18 East, Parcels 3A000-0011, 3A000-0022, 44000-0020 and 44000-0021, of Vinetta Acres Unrecorded subdivision and an Unrecorded Subdivision, part of AK 3480761, which address is known as 3975, 3977, and 3981 W. Grover Cleveland Blvd., Homosassa, FL.</u> A complete legal description is on file with the Land Development Division.
ACREAGE	Approximately 1.9 acres
LAND USE/ZONING:	LDR, Low Density Residential and MDR on the Future Land Use Map; LDR, Low Density Residential on the LDC Atlas
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone X as found on Community-Panel 12017C0317D.
SURROUNDING COMPREHENSIVE PLAN (FLUM) DESIGNATIONS:	North – LDR, Low Density Residential District South – MDR- Medium Density Residential District East – LDR, Low Density Residential District West – LDR, Low Density Residential District
SURROUNDING LAND DEVELOPMENT CODE (LUAM) DESIGNATIONS:	North – LDR, Low Density Residential District South – MDR-MH- Medium Density Residential District with mobile homes allowed East – LDR, Low Density Residential District West – LDR, Low Density Residential District
SURROUNDING EXISTING LAND USE	North – Vacant residential South – Vacant residential; landfill facility East – Vacant residential West – Modular Home

Attachment: PDC Staff Report and Locator Map (20546 : CU-21-13 Natasha Griffin for Esther's School, Inc)

SOIL INFORMATION:	According to the <i>Soil Survey of Citrus County</i> (1988), the soil types in the area consists of Candler fine sand, 0 to 5 percent slopes. Limitations to building site development are slight.
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BACKGROUND AND ANALYSIS:

The subject property is approximately 1.9 acres in size, consisting of four lots in Homosassa located on W. Grover Cleveland Blvd., (an approximate 100-foot-wide Major Collector roadway). The parcel is adjacent to residential lots to the north, east and west. The south is also designated residential although it is being used as a landfill. The subject property is located within the Planned Service Area (PSA). The property will need to connect to central utilities when utilities are available.

The majority of the site is cleared but has some wooded areas near the sides and rear. There is a building and a parking area currently on site. According to the Property Appraiser, the building was built in 1985 with an area of 3,106 sf. Records indicate there was a church that had a mobile home and in 1996, was occupied by the Salvation Army (1996-07330). In 2015, a Conditional Use was approved for a daycare with four conditions. The subsequent site improvement plan and building permit for the daycare facility was never approved, nulling the Conditional Use when expired. It appears there is a sign onsite, but staff could not locate any associated permits.

The applicant is requesting a K-12 private school. The site plan indicates a 60' X 24' modular classroom, and a 24' X 42' playground area in addition to the existing building and parking area. The applicant has indicated that the use may be established by placing the modular prior to renovating the existing building. This will depend on the number of students enrolled and parking will need to be addressed for both areas at time of permitting. The LDC states that educational facilities require a Conditional Use in the LDR and MDR land use districts. A Conditional Use expresses an ability for a use to be compatible with the land and the surrounding areas with conditions. The general area is primarily residential. With the proposed conditions in this staff report, this project will meet the intent of the Comprehensive Plan and Land Development Code.

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

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

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

Staff Comment: *This property is located in the PSA and does not appear to have environmental limitations. The project is compatible with the surrounding area and consistent with the Comprehensive Plan so long as the conditions are adhered to.*

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Section 2405, Low Density Residential District, Section 2406, Medium Density Residential District, and Section 3745, Design Standards for Small Non-Residential Development

Projects, as specified in the LDC. At the time of permitting, if approved, the site plan will be required to meet all LDC standards.

Parking Standards: The Land Development Code has school parking requirements based on student classification. The applicant is requesting 90 students. The applicant will also have 3 passenger vans able to fit 15 passengers. They have indicated that they will be transporting students as well as have parent pickup. The total required for the 90 students is 20 spaces, and with the 3 vans, the applicant is proposing 24 spaces. The current site is not striped. At time of permitting, those parking spaces will have to be delineated and by inspection will need to be striped as standard 10' X 20' parking spaces plus any handicapped spaces.

Grade	LDC Ratio	Applicant's parking calculations
Elementary	1 per 7 students, or 1 per 6 persons of seating capacity in an included auditorium, whichever is greater	35 students/7 = 5 spaces needed
Middle or Junior High	1 per 6 students, or 1 per 6 persons of seating capacity in an included auditorium, whichever is greater	30 students/6 = 5 spaces needed
High	1 per 2.5 students, or 1 per 6 persons of seating capacity in an included auditorium, whichever is greater	25 students/2.5 = 10 spaces needed

LDC Section 7280, Bicycle Parking, requires all multi-family and commercial uses to provide bicycle parking, at least one bicycle parking space for every ten required vehicle spaces. This will be demonstrated at time of permitting.

Setbacks: The minimum building setbacks for structures is 75 feet from the centerline of a major collector roadway or 25 feet from the property line, whichever is greater. The site plan indicates they will meet the 75-foot setback, which will need to be verified at time of permitting.

Access Management/Transportation: The submitted site plan indicates access from W. Grover Cleveland Blvd.

The Engineering Division has provided the following comments:

- The site is located along a portion of W. Grover Cleveland Blvd. that has existing turn lane improvements. The turn lane pavement markings just south of the existing driveway apron include a gore striping area for the turn lane improvements. The gore striping designates an area that cannot be crossed by traffic similar to a raised median. As a result, the east bound left turn traffic movement into the site will need to be prohibited and access will be limited to a right-in/right-out access. The existing driveway apron will need to be modified to include a raised traffic separator to prohibit the east bound left turn movement.
- There is a possibility of having a full access driveway at the site, but it may be more costly. The applicant could request to make improvements to the right of way of Grover Cleveland Blvd. that would allow for a full access driveway at the site. Those improvements would include widening the lanes, milling and resurfacing the road and adding striping to allow for the full access driveway.

- Should the applicant want to have school zone (sign) improvements installed, they would be required to comply with Citrus County Administrative Regulation 11.19, Policy and Procedures, for the installation of private traffic control devices for accredited private schools.
- The applicant will need to meet the stormwater requirements of Section 6300, Non-Residential Design Criteria, for the additional impervious areas (parking area, building and playground area).

Impervious Surface Ratio/Floor Area Ratio: Per Section 2405 of the LDC, the maximum Impervious Surface Ratio (ISR) for LDR is 35%. The submitted site plan indicates a proposal of approximately 24% which meets LDC requirements. Staff calculated an ISR of approximately 17%. (MDR allows up to 50%).

The Floor Area Ratio (FAR) is determined by dividing the gross floor area of a building by parcel area. The proposed Master Plan indicates a FAR of 0.07, where the maximum FAR for the LDR District is 0.2. (MDR allows up to 0.4).

Landscaping/Buffers: The Master Plan does indicate external buffers per the Land Development Code except for the north buffer. The applicant will need to meet a 10-foot wide Type A buffer along the collector roadway and 15-foot wide Type C on the north, east, and west where abutting residential. There appears to be some existing vegetation to the north and west that can count towards the requirement.

This proposal must also comply with the Small Non-Residential design projects according to LDC Section 3745 (Projects less than 25,000 square feet of Gross Floor Area), including foundation landscaping, DRA buffer, and parking areas.

- Parking areas – The LDC states every 10 parking spaces shall have 400 square feet of landscaping. The applicant is proposing to use the existing pavement. Although not requested, the proposed plan does not meet this requirement.
 - Deviation - Parking lot landscaping - (staff does not support).
- Foundation landscaping - for at least 50% of each façade length located along an improved right-of-way, parking area, or includes a customer entrance. The foundation landscaping must be installed per LDC standards at the time of permitting.
- Type A buffer shall be adjacent to improved rights-of-ways, parking spaces, and/or access drives with an approved DRA.

Loading zones: The LDC requires commercial uses to have loading area ratio of one space for the first 10,000 square feet of gross floor area and one for each additional 20,000 square feet. This requirement will need to be met at time of permitting, unless the applicant confirms only smaller deliveries are proposed.

Lighting/Signage: If lighting is proposed, the applicant will need to provide a photometric plan and meet LDC standards. Signage will be assessed at the time of permitting under a separate permit. Staff cannot find a permit for the sign along the roadway so this sign will need to be removed or permitted.

Façade Standards: At time of permitting, the applicant would need to meet Section 3745, Small Non-Residential Development Projects, criteria for façade. The applicant is requesting a deviation from both the existing building and the proposed modular classroom. The applicant has stated the buildings will match in color. The latest site plan notes that the modular classroom is a prebuilt metal building. Non-residential standards do not allow for metal to be exposed.

- Deviation - Façade for modular (prebuilt metal) classroom (not supported by staff)
- Deviation - Façade for existing building (supported by staff)

Environmental/Tree Preservation – The applicant will need to submit a Tree Preservation Plan for any tree removal. If any protected species are found on the property, the applicant will need to coordinate with the Florida Fish and Wildlife Conservation Commission (FWC).

PROPOSED FINDINGS OF FACT

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

1. ***The proposed uses and structures would not violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the LDC. The proposed private school can meet the requirements of the Comprehensive Plan and the Land Development Code. LDC standards for Small Non-Residential Development will need to be demonstrated at the time of permitting.***
2. ***The proposed uses and structures would not be incompatible with the uses, structures, and activities on adjacent and nearby lands. The project can reduce compatibility issues with the proposed conditions. The applicant is requesting deviations from landscaping and facades.***
3. ***The proposed uses and structures would not violate health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure, specifically with respect to:***
 - a. ***The use or structure would not exceed the applicable density or bulk regulations except as specifically authorized, nor shall the use or structure result in overcrowding of land or buildings. As proposed, the Impervious Surface Ratio (ISR) and FAR will not exceed the LDC requirements. This site may require an amendment to this CU for future uses or modification if conditions are not met and maintained.***
 - b. ***The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards. The site is located along a Major Collector roadway. The Engineering Division has stated the driveway apron will be limited to a right-in/right-out access with a raised traffic***

separator unless a full access is proposed which would require improvements constructed by the applicant.

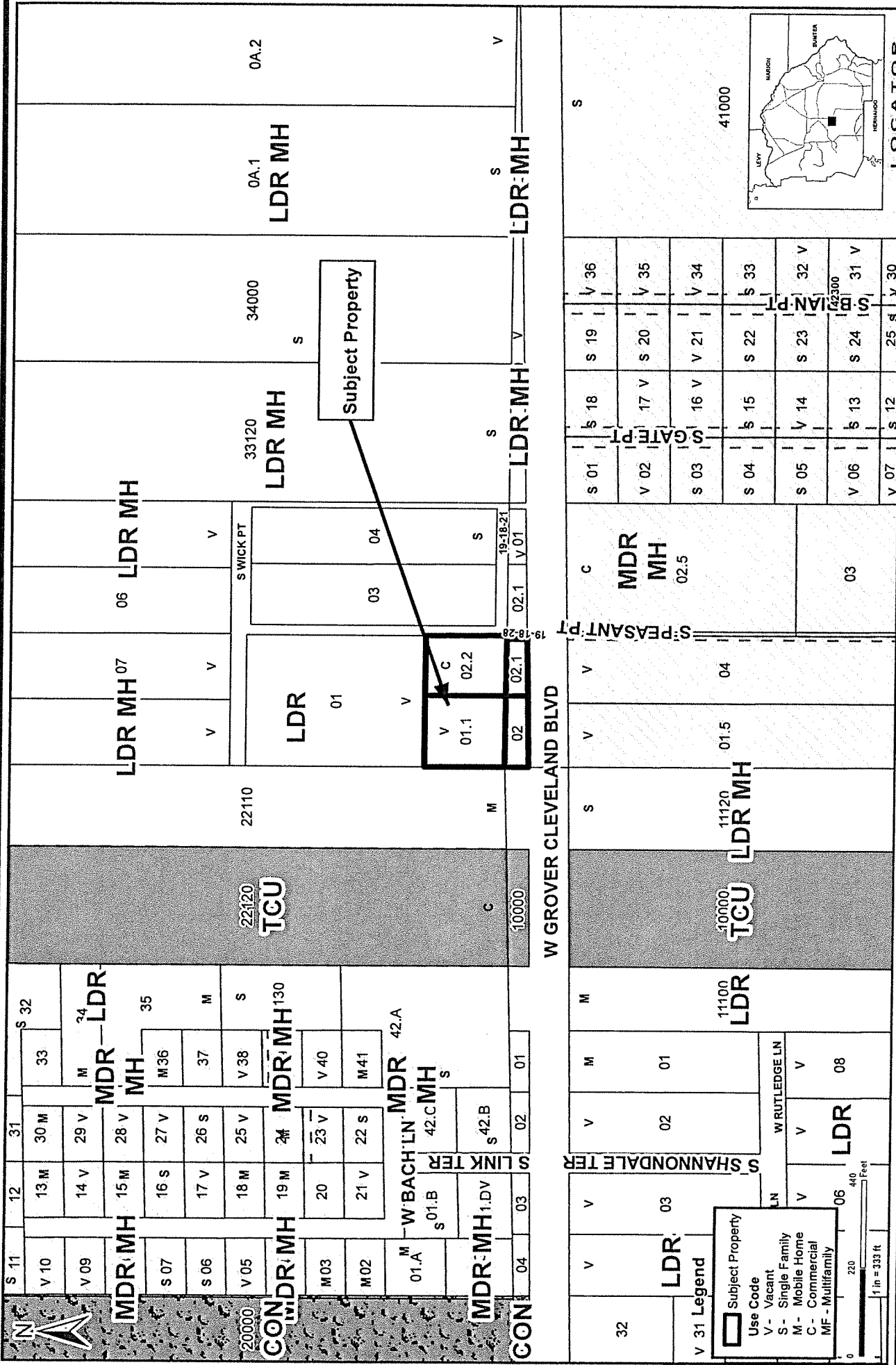
- c. **The use or structure would not create a fire hazard.** The application as proposed would not create a fire hazard as long as Fire Code requirements are met at the time of permitting.*
- d. **The use or structure may not result in noise, odor, glare, vibration or other similar characteristic, which is detectable at the property line and which exceeds the level which will result from permitted uses.** The use is not anticipated to result in, odor, glare, vibration, or other similar characteristic detectable at the property line as long as the development standards of the LDC are adhered to. The use will have to abide by the noise ordinance.*
- e. **The use or structure would not prevent an adjoining landowner from the legal use of his property pursuant to the LDC.** The use as proposed will not limit the use or access to adjoining lands.*
- f. **The use or structure would not violate a requirement or limitation of any applicable state or federal law or regulation.** The use as proposed will not violate applicable state law or federal regulation.*
- g. **The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.** The site is within the PSA and will need to connect to central utilities when available.*
- 4. Termination and/or expiration of Conditional Uses - The PDC may specify a term for the duration of a Conditional Use. A Conditional Use will terminate if no development activity under the Conditional Use is commenced within three years of the date of approval, or if the approved use ceases for a period of three years. The property owner may seek an extension by applying to the PDC. The applicant has not requested an extension of the three-year term.**

PROPOSED CONDITIONS (if this application is approved):

1. This Conditional Use will allow for a private K-12 school as outlined on the Master Plan date-stamped received June 21, 2022, by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as otherwise outlined within these conditions.
2. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3745, Design Standards for Small Non-Residential Development Projects, including but not limited to, standards for landscaping, buffering, signage, façade, pedestrian circulation, dumpsters, drainage, and lighting or unless otherwise outlined in these conditions. The existing building is exempt from façade requirements.
3. The driveway apron will be limited to a right-in/right-out access with a raised traffic separator. Should the applicant want to have school zone improvements installed, they would be required to comply with Citrus County Administrative Regulation 11.19, Policy and Procedures, for the installation of private traffic control devices for accredited private schools.

4. The project must comply with Chapter 6 of the Land Development Code regarding stormwater.
5. Additional parking may need to be installed at time of permitting depending on student population.
6. A site plan must be submitted to the Land Development Division at the time of permitting indicating compliance with these conditions including correcting existing property lines. The screen room accessory structure on the site plan is not a part of this request as it is located on a parcel not associated with this application.
7. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.
8. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.
9. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

MA/cb



Geographic Information Systems

Prepared By: William Braunsch
 Date: June 1, 2022
 Source: Enterprise Geodatabase
 Map Number: WB0000804

Applicant: Natasha Griffin for Esther's School, Inc.
Proposal: K-12 Private School Educational Facility
Location: 3975 W Grover Cleveland Blvd
and Use Atlas: LDR

Application #: CU-21-13
Planner Initials: _____ **Date:** _____

Subject Property
 Use Code
 V - Vacant
 S - Single Family
 M - Mobile Home
 C - Commercial
 MF - Multifamily

Locator

Map



AGENDA MEMORANDUM

FROM:	Joanna Coutu, Director, Land Dev. Division
SUBJECT:	CU-22-04 Michael Wilburn for Acme Storage
AGENDA DATE:	July 21, 2022

BRIEF OVERVIEW:

This request is for a Conditional Use to allow for covered RV and/or boat parking facilities in the General Commercial District (GNC), pursuant to Section 2412, General Commercial District, as specified in the LDC. Specifically, the applicant is asking to construct six structures for covered RV and boat trailer storage in the GNC District.

BUDGET IMPACT/FUNDING SOURCE:

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

N/A – applicant responsibility

RECOMMENDED ACTION:

Conduct a public hearing on July 21, 2022, to review and consider application CU-22-04, Michael Wilburn for Acme Storage.

CU-22-04

Mike Wilburn for Acme Storage



Attachment: Coordinator's PowerPoint (20535 : CU-22-04 Michael Wilburn for Acme Storage)



Attachment: Coordinator's PowerPoint (20535 : CU-22-04 Michael Wilburn for Acme Storage)

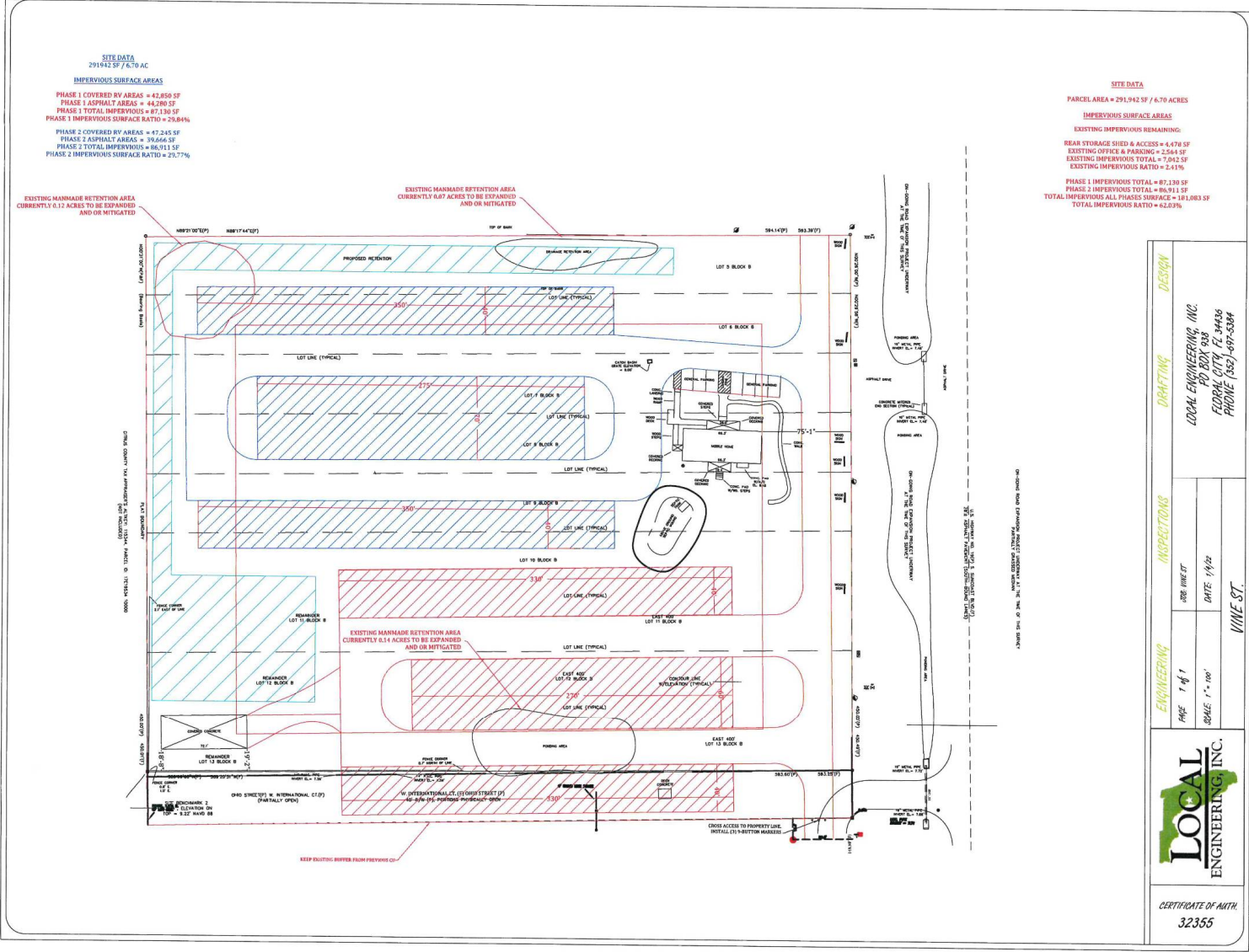


Attachment: Coordinator's PowerPoint (20535 : CU-22-04 Michael Wilburn for Acme Storage)



Attachment: Coordinator's PowerPoint (20535 : CU-22-04 Michael Wilburn for Acme Storage)







Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239 TTY Dial 711

Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE CONDITIONAL USE APPLICATION

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

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

Applicant*

Name: Dr. Michael D. Wilburn

Address: P.O. Box 938

City: Floral City

State: FL Zip: 34436

Home No.: N/A Cell No.: N/A

Work No.: 352-726-4875 Fax No.: N/A

Email: localengineeringinc@gmail.com

Property Owner

Name: Acme Storage LLC

Address: 8438 S. Suncoast Blvd

City: Homosassa

State: FL Zip: 34446

Home No.: Cell No.:

Work No.: 352-302-0821 Fax No.:

Email:

Property Description: Section: 13 Township: 20 South Range: 17 East
Legal Description: 8424 S. Suncoast Blvd, Homosassa 34446
Subdivision: US 19 3rd Addition Lot(s): 5+6 Block/Parcel: 2
Alternate Key #: 2956267 Parcel ID: 17E20S240D10 000B00050
Acreage: 0.24

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

Conditional Use Request: ADD OUTDOOR COVERED STORAGE

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

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

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

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

RECEIVED

JAN 27 2022

CU 22-04
Land Development Division



MAR 18 2022
CU 22-04

Land Development Division

SITE DATA

PANEL AREA = 279,19.52 SF / 6.30 ACRES

INTERVENING SURFACE AREAS

EXISTING INTERVENING REMAINING:

REAL STOCKAD SIRED & ACCESS = 4,479 SF
EXISTING DRIVE & PARKING = 2,561 SF
TOTAL INTERVENING = 7,040 SF
EXISTING INTERVENING RATIO = 2.47%

PHASE 1 INTERVENING TOTAL = 97,130 SF

PHASE 2 INTERVENING TOTAL = 86,911 SF

TOTAL INTERVENING ALL PHASES SURFACE = 183,041 SF

TOTAL INTERVENING RATIO = 6.20%

ENGINEERING		INSPECTIONS		DRAFTING		DESIGN	
PAGE 7 of 7		JOB: VINE ST		LOCAL ENGINEERING, INC. PO BOX 938 FLORAL CITY, FL 34436 PHONE (352)-697-5384			
SCALE: 1" = 100'		DATE: 3/4/02					
VINE ST.							

Joseph C. Hochadel

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

Joe,

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

Have a great weekend!

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

Good morning Mike,

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

Thanks,

Joe Hochadel

Principal Planner

Land Development Division

Citrus County BOCC

352-527-7687

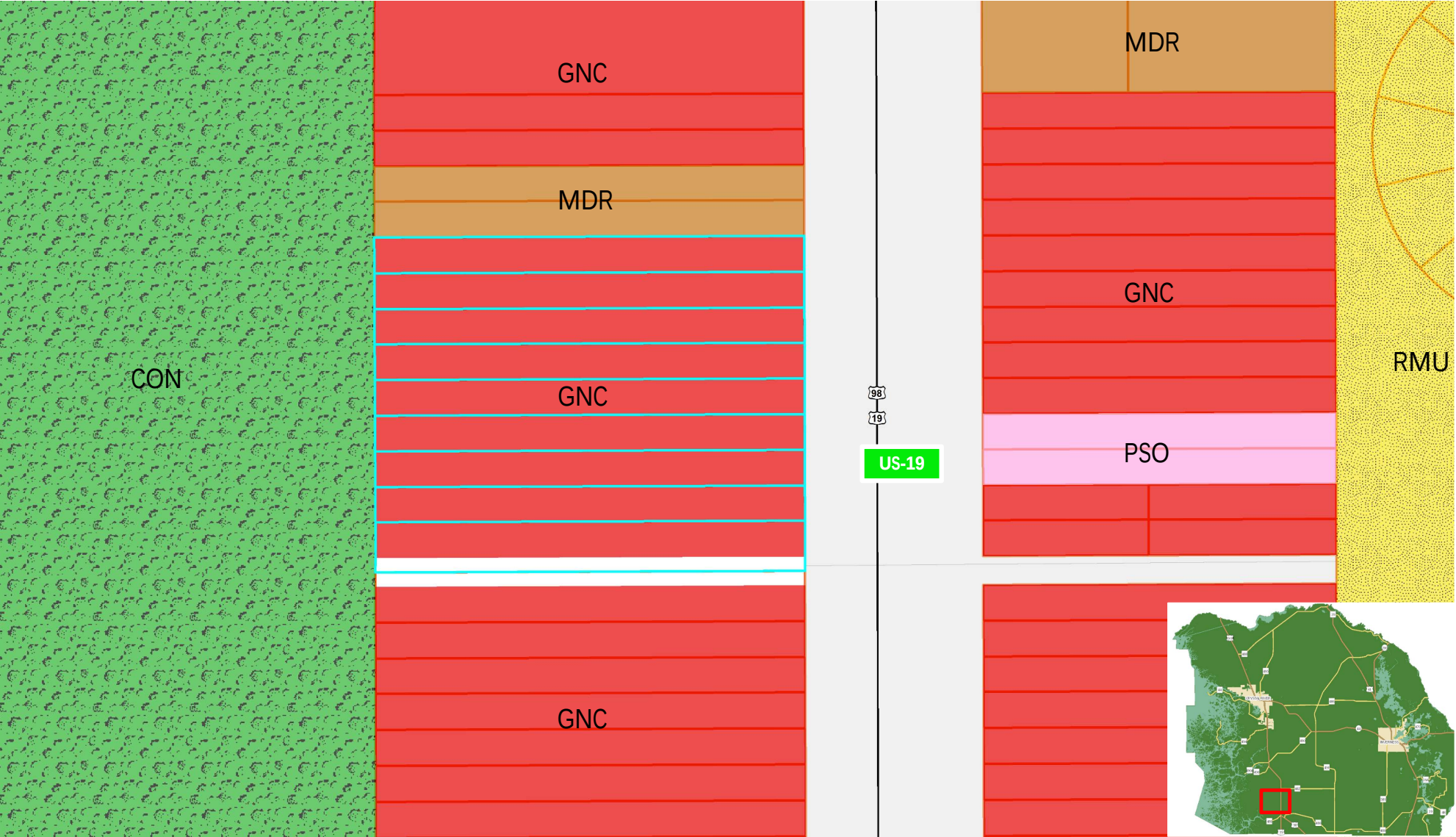
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CU-22-04

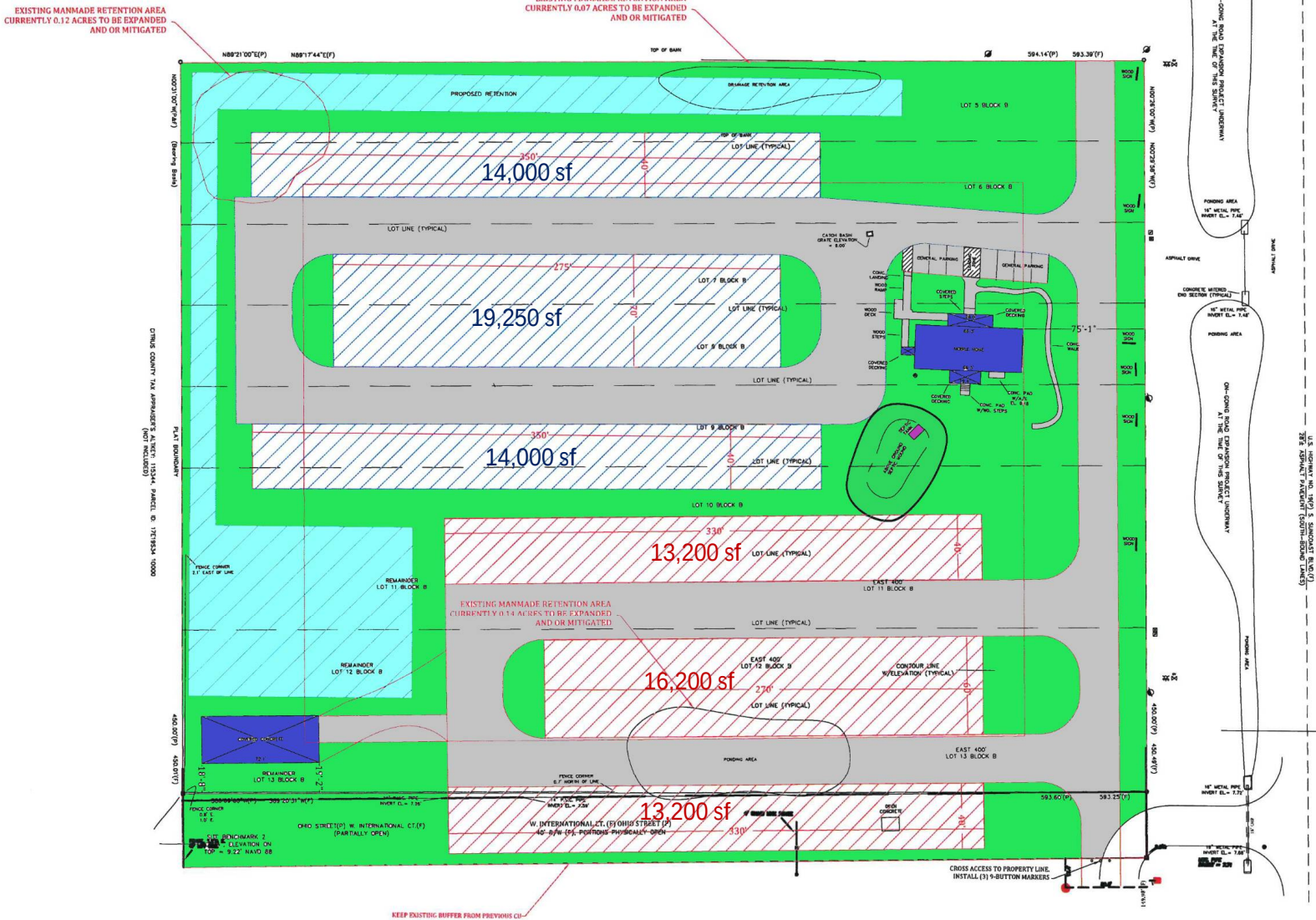
Mike Wilburn for Acme Storage



Attachment: Planner's PowerPoint (20535 : CU-22-04 Michael Wilburn for Acme Storage)



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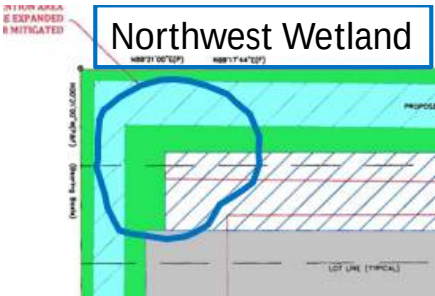
Attachment: Planner's PowerPoint (20535 : CU-22-04 Michael Wilburn for Acme Storage)



ON-GOING MONITORING OF ENVIRONMENTAL QUALITY
PARTIALLY GRASSSED MEDIAN



Attachment: Planner's PowerPoint (20535 : CU-22-04 Michael Wilburn for Acme Storage)



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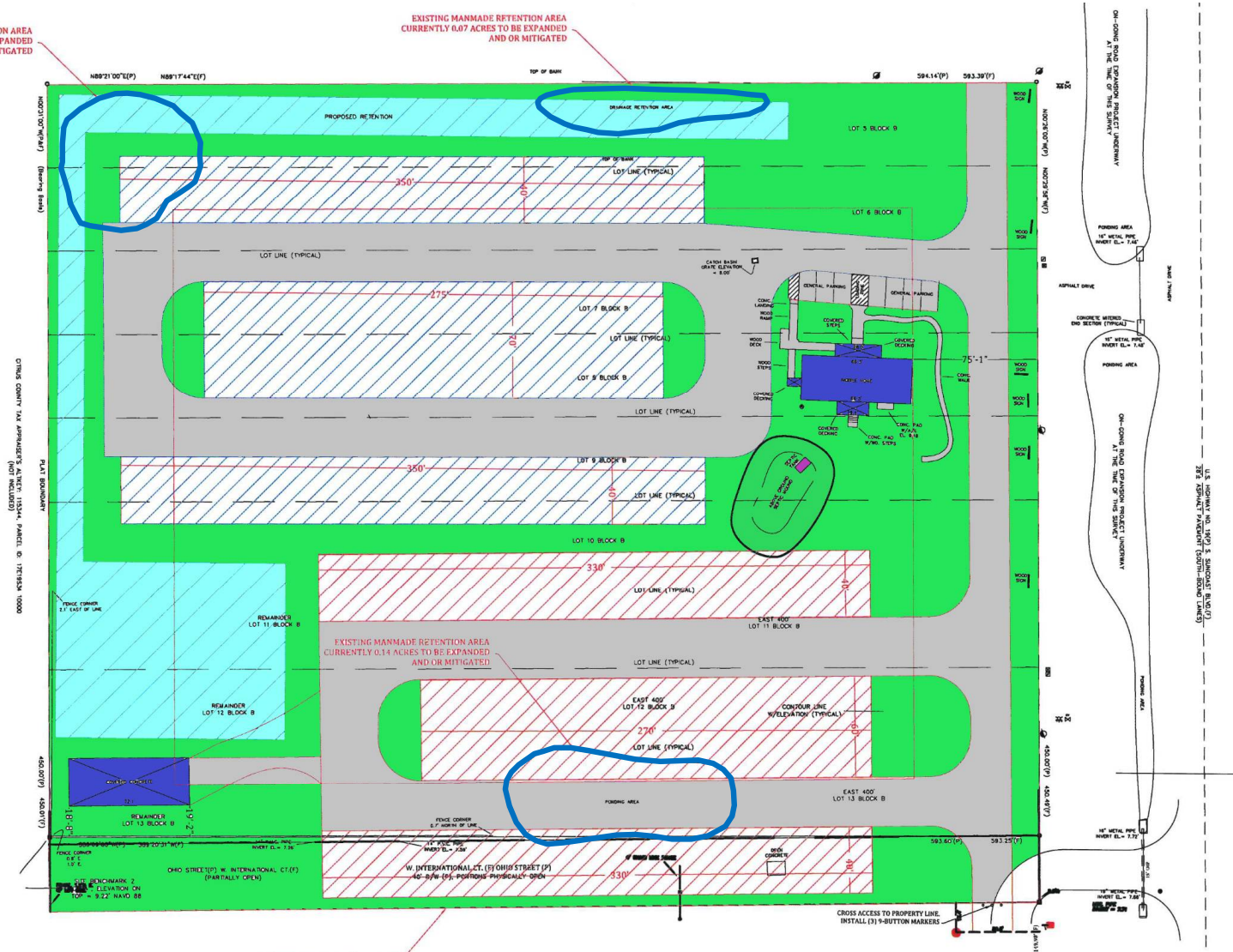


EXISTING MANMADE RETENTION AREA
CURRENTLY 0.12 ACRES TO BE EXPANDED
AND OR MITIGATED

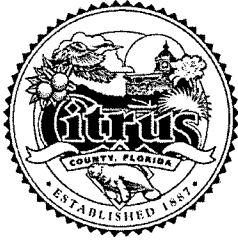
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PM2-22-75

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

CONDITIONAL USE APPLICATION NO. CU-22-04 Michael Wilburn for Acme Storage

DATE: June 21, 2022

PREPARED BY: Joe Hochadel, Principal Planner; Land Development Division *JH*

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

Attachment: Staff Report and Locator Map (20535 : CU-22-04 Michael Wilburn for Acme Storage)

BACKGROUND AND ANALYSIS

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

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

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

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

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

Façade: For large, non-residential projects, the LDC requires that any elevation of a building that fronts on a right-of-way shall meet façade requirements. The south, west, and north elevations do not front a right-of-way and will not be required to meet façade standards. The east elevations of all six proposed buildings front the right-of-way of S. Suncoast Blvd. The LDC states that no uninterrupted or unadorned length of any portion of a façade shall exceed 100 linear feet and must have interruptions that include wall plane projections and/or recessions of not less than five feet in off-set and 20 feet in length. The east elevations vary in width from 40 feet to 70 feet in width, which would not require the wall plane projection/recession. The LDC also states that facades cannot consist of prefabricated steel panels.

The applicant has not provided any information regarding facades for the proposed covered RV and/or boat parking structures and will need to demonstrate compliance with LDC standards at time of permitting.

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

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

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

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

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

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

Section 3740 of the LDC contains development standards for large non-residential design such as landscaping, buffering, façade, parking, and lighting. While the proposed site plan does not indicate whether these requirements are met, the applicant has not requested any deviations from these standards as part of this application. There is sufficient area on site for all site improvements associated with this Section, as well as façade standards.

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

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

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

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

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

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

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

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

Policy 17.1.6 *Performance standards shall be established in the County LDC providing for, but not limited to, drainage, flood protection, utilities, separation of uses and buffering, densities, parking, access, environmental and water resource protection, preservation of wetlands, open spaces, and convenient on-site traffic flow.*

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

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

1. The applicant may need to remove one of the two existing driveway connections which do not meet spacing standards. The applicant will need to coordinate with FDOT for connection to their roadway.
2. In accordance with Section 7100.D, Access Management, this project would require the construction of a minimum 20-foot wide paved access (cross access) aisle from the project driveway to the north and south property line. The cross access must meet the throat distance requirements of Section 7140.C of the LDC and be located outside of any fenced in portion of the site.

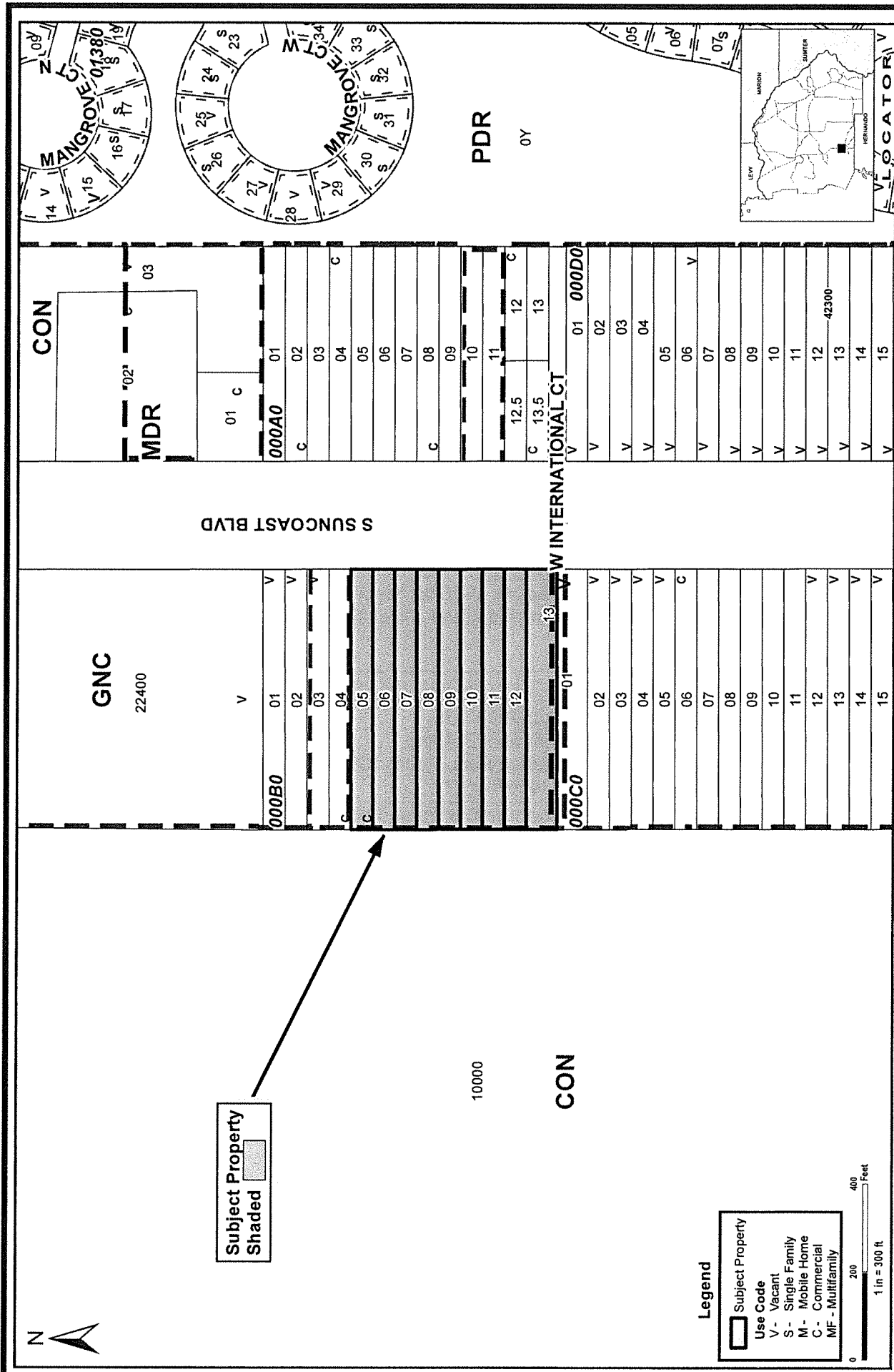
PROPOSED FINDINGS OF FACT

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

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

3. ***The proposed uses and structures would not violate health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure, specifically with respect to:***
- a. ***The use or structure would not exceed the applicable density or bulk regulations except as specifically authorized, nor shall the use or structure result in overcrowding of land or buildings;*** The proposed RV and/or boat parking facility structures will need to meet allowable density or bulk regulation. The Impervious Surface Ratio (ISR) may not exceed the maximum allowable ISR of 70 percent in the GNC District. The site plan as proposed has an ISR of approximately 62 percent.
 - b. ***The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards;*** The site is located along S. Suncoast Blvd. (US-19), a Principal Arterial classified roadway. The parking will take access primarily from a cross-access connection to the adjacent RV and/or boat parking facility to the south.
 - c. ***The use or structure would not create a fire hazard;*** The application as proposed would not create a fire hazard as long as Fire Code requirements are met at the time of permitting.
 - d. ***The use or structure would not result in noise, odor, glare, vibration or other similar characteristic, which is detectable at the property line and which exceeds the level which will result from permitted uses;*** The use as an RV and/or boat parking facility is not anticipated to result in noise, odor, glare, vibration, or other similar characteristic detectable at the property line as long as the development standards of the LDC are adhered to.
 - e. ***The use or structure would not prevent an adjoining landowner from the legal use of his property pursuant to the LDC;*** The use as proposed will not prevent use of adjoining lands and will be required to allow access to adjacent non-residential uses through a cross-access connection.
 - f. ***The use or structure would not violate a requirement or limitation of any applicable state or federal law or regulation;*** The use as proposed will not violate applicable state law or federal regulation.
 - g. ***The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.*** The site will be for RV and/or boat parking facility structures and the existing mobile home sales office and workshop. The site and uses proposed have the ability to meet adopted development standards and will be required to at time of permitting.

JH/cb



Geographic Information Systems

Prepared By: Susan O'Connell
 Date: April 19, 2022
 Source: Enterprise Geodatabase
 Map Number: S0001305

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

Planner Initials: *[Signature]* Date: *6/8/22*



Cynthia P. Skelham

[Signature]

The City of Homosassa is not responsible for the accuracy of the information provided in this map. The City of Homosassa is not responsible for the accuracy of the information provided in this map. The City of Homosassa is not responsible for the accuracy of the information provided in this map.



AGENDA MEMORANDUM

FROM:	Joanna Coutu, Director, Land Dev. Division
SUBJECT:	V-22-09 Michael and Marcia Woelffer
AGENDA DATE:	July 21, 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 waterfront setback from the mean high water line, pursuant to Section 3520, Floodplain Protection Standards of the LDC; and (2) having less than the required 50-foot minimum building setback from the centerline of the right-of-way, pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC.

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 July 21, 2022, to review and consider application V-22-09, Michael and Marcia Woelffer.

V-22-09

Michael and Marcia Woelffer



Attachment: Coordinator's PowerPoint (20529 : V-22-09 Michael and Marcia Woelffer)



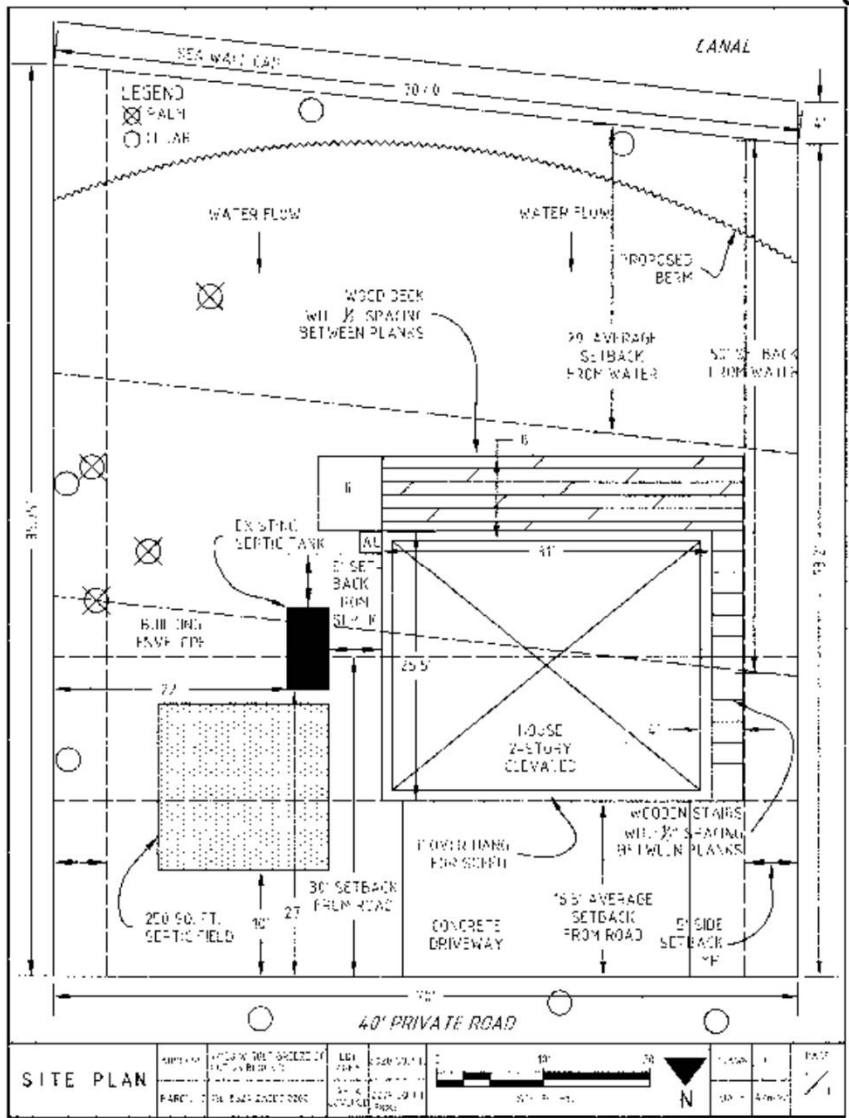
Attachment: Coordinator's PowerPoint (20529 : V-22-09 Michael and Marcia Woelffer)



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Attachment: Coordinator's PowerPoint (20529 : 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.citrusboce.com

CITRUS COUNTY LAND DEVELOPMENT CODE VARIANCE APPLICATION

Application No.: _____ Date: _____

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

Applicant*Name: Michael WoelfferAddress: 9924 SW 196th Ave. Rd.City: DunnellonState: FL Zip: 34432Home No.: _____ Cell No.: 941-875-2830

Work No.: _____ Fax No.: _____

Email: woelffer@netzero.net**Property Owner**Name: Michael WoelfferAddress: 9924 SW 196th Ave. Rd.City: DunnellonState: FL Zip: 34432Home No.: _____ Cell No.: 941-875-2830

Work No.: _____ Fax No.: _____

Email: woelffer@netzero.netProperty Description: Section: 24 Township: 18 South Range: 16 EastLegal Description: 12138 W. Gulf Breeze Ct., Crystal River, FLSubdivision: Woods and Water Unrec. Lot(s): 26 Block/Parcel: Block DAlternate Key #: 1003491 Parcel ID: 16 E 1 S 9 2 4 2 A 0 D 00260Is 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 water front setbacksState hardship that justifies the granting of the variance: Vacant lot in a developed subdivision could 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 WoelfferSTATE 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 FL ID 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

For Staff Use Only

Date: _____
Time: _____
Initials: _____

ATF: _____

QTR: _____
LUD: _____

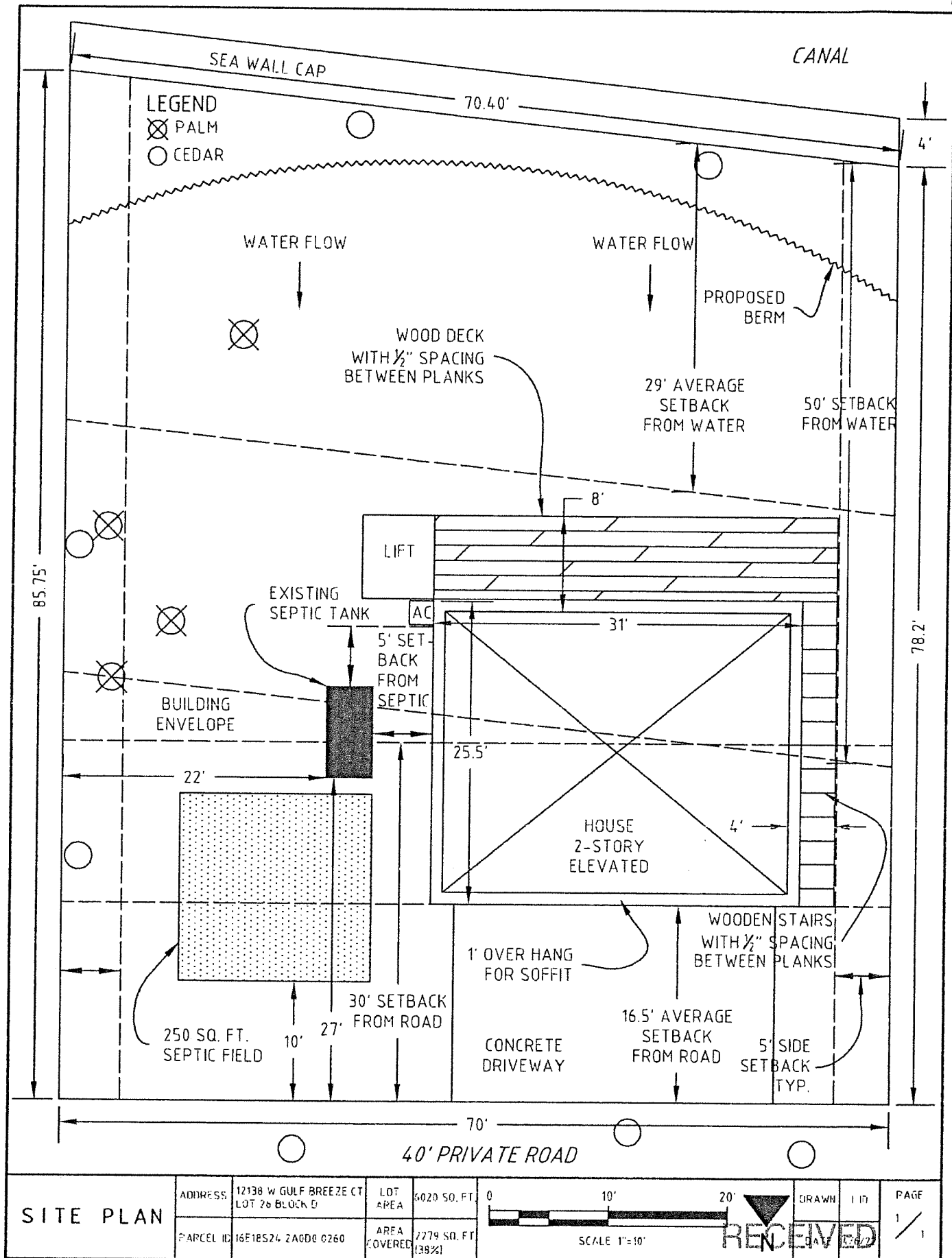
FZ: _____


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

RECEIVED

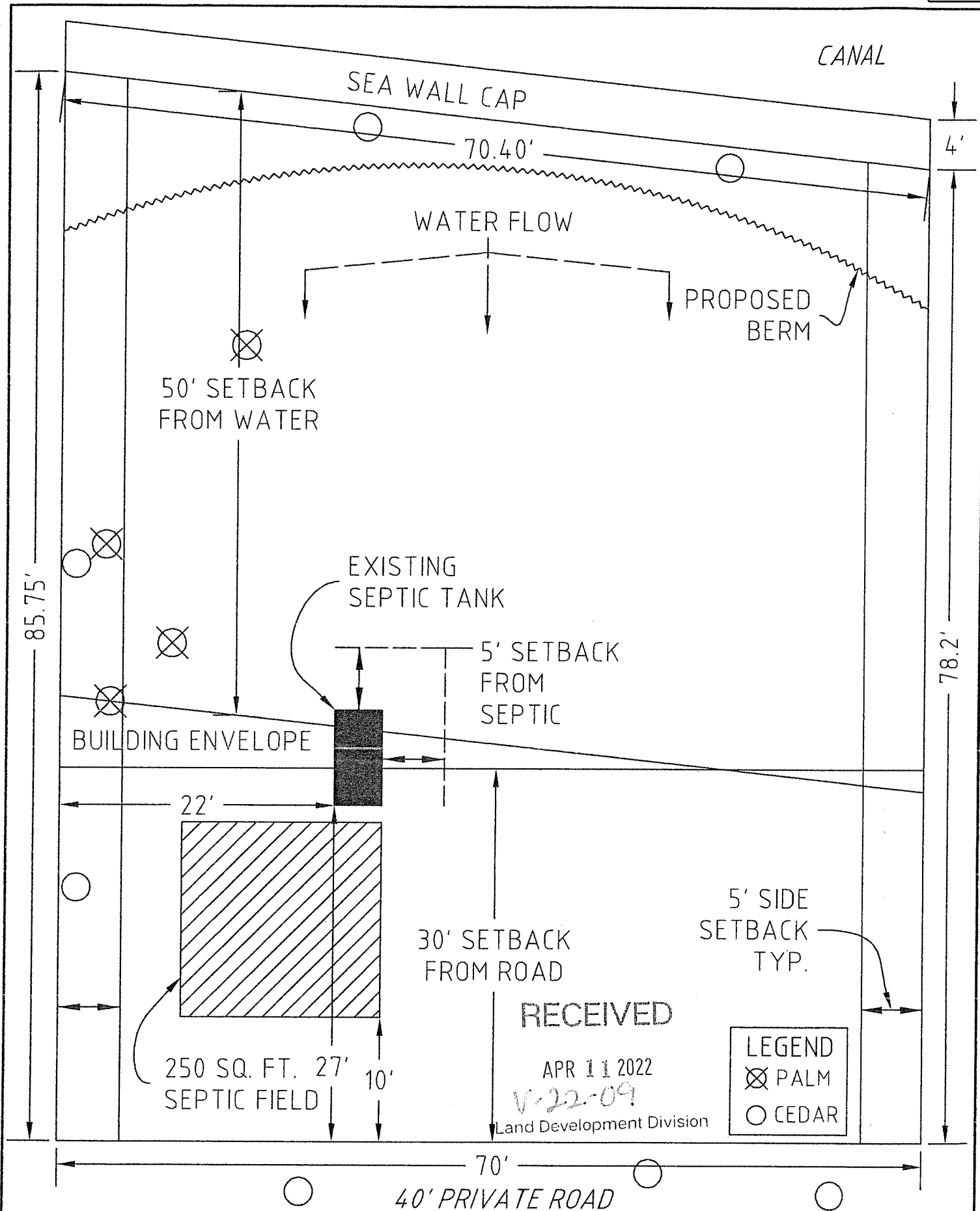
APR 11 2022

V-22-09
Land Development Division



APR 18 2022

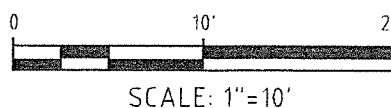
V-22-09
Land Development D



Attachment: Applicant Submittal (20529 : V-22-09 Michael and Marcia Woelffer)

SITE PLAN

ADDRESS	12138 W GULF BREEZE CT LOT 26 BLOCK D
PARCEL ID	16E18S24 2A0D0 0260



DRAWN	LJD	PAGE
DATE	4	1

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.

Attachment: Applicant Submittal (20529 : V-22-09 Michael and Marcia Woelffer)

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

#4. B, F, J

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%

RECEIVED

APR 18 2022

V-22-09
Land Development Division

H. 4. A.

V-22-09

Michael and Marcia Woelffer





APPLICATION PENDING
FOR THE DEVELOPMENT OF THIS PROPERTY
PUBLIC INPUT ACCEPTED
FORNARD COUNTY
DEPT. OF GROWTH MANAGEMENT
(352) 527-5239
APPL# V-22-09



Attachment: Planner's PowerPoint (20529 : V-22-09 Michael and Marcia Woelffer)









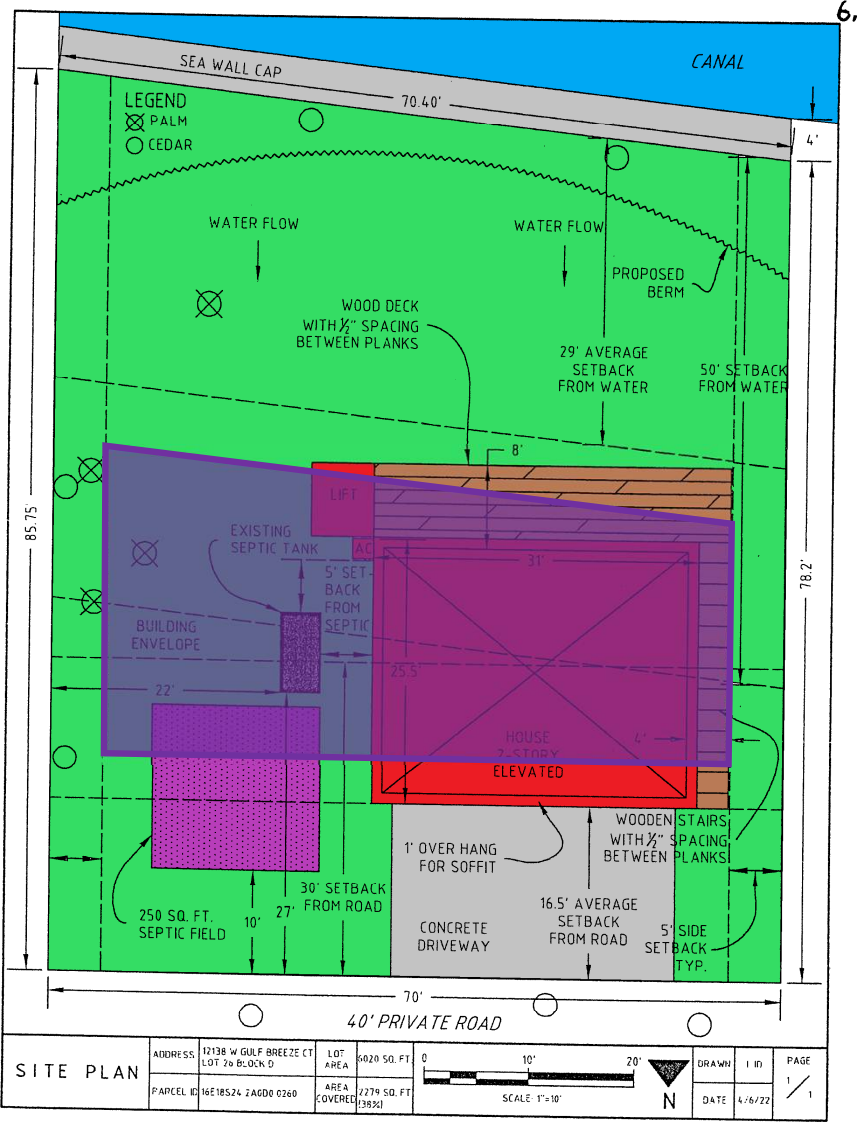
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Attachment: Planner's PowerPoint (20529 : V-22-09 Michael and Marcia Woelffer)



PM2-22-79

**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: June 21, 2022

PREPARED BY: Amber Splitt, Planner; Land Development Division *AS*
Joe Hochadel, Principal Planner; Land Development Division *JH*

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, <u>Floodplain Protection Standards of the LDC</u>; and (2) having less than the required 50-foot minimum building setback from the centerline of the right-of-way, pursuant to Section 2300, <u>Building Setback Requirements and Height Requirements for All Land Use Districts</u>, 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 front of property line) of W. Gulf Breeze Ct.
SUBJECT PROPERTY	<u>Section 24, Township 18 South, Range 16 East</u>; 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 and Locator Map (20529 : V-22-09 Michael and Marcia Woelffer)

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

This request was first heard by the PDC on June 16, 2022. The PDC continued the application at the applicant's request. The request has remained the same, but the analysis has been updated to reflect the current waterfront setback requirements.

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 40-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 front property line (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. While the applicant is requesting a 16-foot setback from the front property line, the site plan shows the setback to the overhang and not the wall. Measured to the wall, the setback is 17 feet from the front property line (37 feet from the centerline of the right-of-way). The property has a septic system which is reflected on the site plan but connects to central water from a private water district. The septic appears to be recently placed; however, Environmental Health has no record of a permit. The applicant is proposing a berm located to the south of the proposed single-family dwelling.

When the application was submitted, the required waterfront setback was 50 feet from the inside edge of the riprap seawall due to the site being in the CAZ flood zone which left the property with a buildable envelope of 177 square feet. Due to the recent waterfront setback amendment, the available building envelope without the need for a variance is approximately 1,568 square feet outside of the required 35-foot waterfront setback, 21-foot front average 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. However, the new building envelope allows for enough area to redesign the dwelling and deck to fit within the available space. 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 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. Both 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 front property line. Based upon the observed average building footprint and average waterfront setback, this proposal does appear to be similar to the surrounding properties.

<u>Building envelope and setback analysis</u>			
Available Building Envelope		1,568 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:

- 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 inconsistent with the following provisions of the LDC.

- 2300.A** A minimum setback from an abutting right-of-way shall be required for all buildings. The required minimum setback shall be measured from the centerline

of the right-of-way. The distance is determined by the functional classification of the roadway, as specified on the Functional Classification Map in this LDC. Minimum distance is shown in the following table:

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

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 front property line).*

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: *When the application was submitted, the required waterfront setback was 50 feet from the inside edge of the riprap seawall due to the site being in the CAZ flood zone which left the property with a buildable envelope of 177 square feet to place a single-family dwelling without the need for a variance. However, Ordinance 2022-A29 amended the waterfront setback requirements to a 35-foot waterfront setback, regardless of the flood designation, which leaves the property with a 1,586 square-foot buildable area. The request no longer appears to be a minimal request as the size of the proposed single-family dwelling could be redesigned to fit within the larger buildable area.*

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:

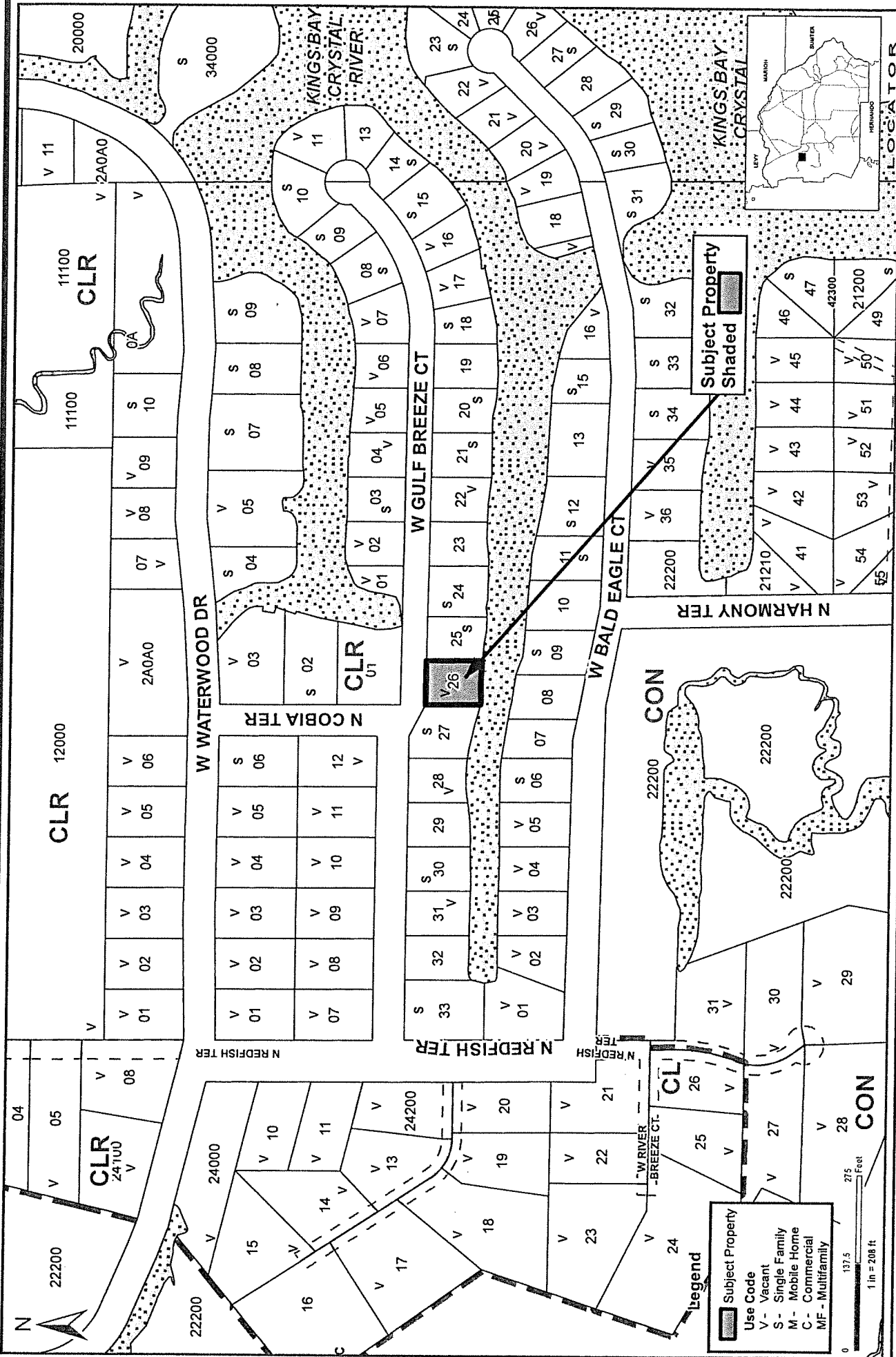
- 1. Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to land, structures, or buildings in the same land use district.** The available building envelope is 1,568 square feet and the proposed building footprint 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 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/JH/cb



Application #: V-22-09		Applicant: Michael and Marcia Woelffer	
Proposal: 29-foot waterfront setback and 10-foot setback from the centerline road		Location: 12138 W. Gulf Breeze Ct	
Future Land Use: CLR		S-T-R - 24-18-16 NE	
Planner Initials:		Date:	
Geographic Information Systems			
Prepared By: William Braunsch			
Date: April 28, 2022			
Source: Enterprise Geodatabase			
Map Number: WB0000787			



Cynthia P. Skelton
City Manager

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