



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday September 1, 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. 9-16-21 PDC Minutes Summary

Draft Planning and Development Commission meeting on 9-16-2021.

 - 2. September 1, 2022 Agenda, Directions, and Map

September 1, 2022 Agenda, Directions, and Map
- H. STAFF ANNOUNCEMENTS**
- I. EX PARTE COMMUNICATION - COUNTY ATTORNEY**
- J. APPLICATIONS**
 - 1. CU-22-11 Antonino Poma for Al Ryan

Conduct a public hearing on September 1, 2022, to review and consider CU-22-11 Antonino Poma for Al Ryan
- 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:	9-16-21 PDC Minutes Summary				
AGENDA DATE:	September 01, 2022				
<u>BRIEF OVERVIEW:</u>					
Draft Planning and Development Commission meeting on 9-16-2021.					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0
<u>RECOMMENDED ACTION:</u>					
Draft Planning and Development Commission meeting on 9-16-2021.					

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

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

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

Also Present: Michael Sherman, Growth Management Director

Absent: Stacey Worthington and Denise Lyn, County Attorney

A. CALL TO ORDER

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

B. INVOCATION

The Invocation was given by Mr. Bass.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Facemyer.

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC: None.

G. APPROVE MINUTES:

MOTION: Approve minutes of July 15, 2021.

1st Mr. Bass 2nd Ms. Scragg

VOTE: 7-0, Motion Carried

Attachment: draft PDC Minutes 9-16-21 (20726 : 9-16-21 PDC Minutes Summary)

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H. STAFF ANNOUNCEMENTS:

Ms. Coutu advised that Ms. Bidwell was not present at the meeting and that Mr. Hochadel would be presenting application V-21-12.

I. EX PARTE COMMUNICATIONS:

Ms. Coutu polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. All PDC members stated they had no ex parte communications. Messrs. Barmes and Facemyer advised of site visits on all applications. Mr. Bass advised of a site visit on application CU-21-09.

J. APPLICATIONS**1. LAND USE APPLICATION****a. V-21-12 Clark A. Stillwell, Esq. for Miles and Colette Hall**

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a pool having less than the required 50-foot (35-foot with a berm or swale) minimum building setback from a jurisdictional wetland line, pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

LOCATION: Section 24, Township 18 South, Range 16 East; an unrecorded tract (AK 1003067), which address is 12395 W. Fort Island Trail, Crystal River, FL.

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

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

APPLICANT: Clark Stillwell represented the applicant. This request is for a 25-foot setback from the jurisdictional wetland line for the construction of a pool and pool deck. The applicant proposed an engineered stormwater system.

The subject property is 23 acres in size and a majority of the parcel is wetland with approximately 0.5 acres being buildable. The home was constructed in the 70's. Stormwater has been addressed as the applicant proposed a gutter system to capture and direct runoff to the engineered stormwater system.

Paul Gibbs, landscape architect with Community Land Design, commented that the subject property is unique in that the residence is on a 23-acre island. The southwest corner of the property was the best location for the proposed pool

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and pool deck due to having the most available setback area and by avoiding the septic system and having sufficient area for the stormwater system. The proposed pool would be elevated to match the level of the living area of the residence.

QUESTIONS FROM STAFF:

Ms. Coutu requested clarification from Mr. Stillwell that the applicant intends to install an engineered stormwater system and not a swale. Mr. Stillwell advised yes, and that the home is guttered which directs the stormwater runoff into the stormwater system.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: Mr. Hochadel stated that the applicant requested a 25-foot setback from the jurisdictional wetland line for the placement of a pool and pool deck. The subject property is approximately 23 acres in size; however, the available upland area is approximately ½-acre in size. The property is located with the AE Flood Zone.

The pool and pool deck are approximately 774 sq.ft. There is 275 sq. ft of the pool and pool deck area that is located outside of the buildable area. The building envelope is approximately 1,000 sq. ft. in size and the existing structure utilizes a majority of that area. There does appear to be some area to the southwest.

With having a portion of the envelope area available for the pool and being able to utilize the existing deck, staff has found that this is not a minimal request and not all of the findings of fact have been found to be positive findings.

COMMISSION QUESTIONS/COMMENTS: None.**PROPONENT:**

Miles Hall, applicant, commented that he and his family enjoy the natural beauty of the area. He believes the addition of a pool will enhance the property. He strongly believes in protecting the beauty of the property and the environment.

Michael Czerwinski, environmental consultant, stated that his company inspected the subject property and delineated the jurisdictional wetland line. He noted that the property proved a challenge for this request as a majority of the parcel is wetlands. The residence is surrounded by a wetland buffer; it is not directly on the water. He commented that the combination of the engineered stormwater system along with the wetland buffer will result in an environmental benefit. He stated that he supported this application.

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OPPONENT: None.

COMMISSION QUESTIONS/COMMENTS:

Mr. Stone inquired of Mr. Gibbs if consideration was given in rotating the orientation of the pool to align more closely with the existing 35-foot setback. Mr. Gibbs advised yes; however, the pool would not be far enough from the septic system.

Mr. Bramblett stated that he supported this application as a majority of the addition is within the footprint and it is a minimal impact.

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

Proposed Conditions:

1. The pool and pool deck must maintain a 25-foot setback from the jurisdictional wetland line as outlined on the site plan received by the Land Development Division date-stamped July 1, 2021.
2. An appropriate stormwater management system acceptable to the County Engineering Division is required to be installed at the time of permitting.
3. Erosion control measures shall be installed to protect waterbodies, wetlands and/or adjacent properties before starting land disturbance activities, as per Citrus County Code Section 42-172 (c).
4. A tie-in survey demonstrating the maintenance of the required minimum 25-foot setback to the jurisdictional wetland line must be submitted to and approved by the Land Development Division within 30 calendar days of establishing the pool.

Mr. Facemyer requested the addition about the requirement of a biennial report from an engineer verifying that the stormwater management system is in place and functioning.

Mr. Bass stated that he did not support this application even though it would have a minimal impact; it violates the County's regulations.

Mr. Roys commented that the owner has shown efforts of attempting to conform and that he supported the application.

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Mr. Facemyer stated that the applicant has demonstrated a desire to protect the stormwater runoff by agreeing to construct an engineered stormwater system and that he supported the application.

Ms. Scragg commented that she supported the application.

Mr. Bramblett reiterated his support for this application as the parcel is almost 24 acres and is surrounded by a large wetland area. His thought is that any immediate runoff will not run directly into the river as there is sufficient buffering.

MOTION: The Planning and Development Commission finds application number **V-21-12 CONSISTENT** with the Citrus County Land Development Code and *IS* in keeping with the intent of the Policies of the Citrus County Comprehensive Plan and that this Board **APPROVES WITH CONDITIONS** of the application based upon the evidence and testimony presented and the staff report and conclusions regarding this petition with the following conditions.

REVISED CONDITIONS:

1. The pool and pool deck must maintain a 25-foot setback from the jurisdictional wetland line as outlined on the site plan received by the Land Development Division date-stamped July 1, 2021.
2. An appropriate stormwater management system acceptable to the County Engineering Division and guttering directing stormwater runoff is required to be installed at the time of permitting.
3. Erosion control measures shall be installed to protect waterbodies, wetlands and/or adjacent properties before starting land disturbance activities, as per Citrus County Code Section 42-172 (c).
4. A tie-in survey demonstrating the maintenance of the required minimum 25-foot setback to the jurisdictional wetland line must be submitted to and approved by the Land Development Division within 30 calendar days of establishing the pool.
5. A biennial engineering report verifying that the stormwater management system is functioning as intended must be submitted to the Land Development Division and recorded with the Clerk of the Court.

MOTION:

1st Mr. Bramblett 2nd Mr. Roys

Attachment: draft PDC Minutes 9-16-21 (20726 : 9-16-21 PDC Minutes Summary)

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VOTE: 5 - 2, Motion Carried**Yays:** Commissioners Facemyer, Bramblett, Barmes, Roys, and Scragg**Nays:** Commissioners Bass and Stone**2. COMPREHENSIVE PLAN AMENDMENT****a. CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust**

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from LDR, Low Density Residential District, to GNC, General Commercial District and IND, Heavy Industrial District, and to amend the Land Use Atlas Map from PSO, Professional Services/Office District, and LDRMH, Low Density Residential District, mobile homes allowed, to GNC, General Commercial District, and IND, Heavy Industrial District with a Planned Unit Development (PUD) for open storage for auto salvage.

LOCATION: Section 29, Township 18 South, Range 18 East; more specifically, Parcel B of LR-96-17 and Parcel 14000-0020 of an unrecorded subdivision (AK 3440248 and 1492670), which addresses are known as 4386 and 4374 W. Norvell Bryant Hwy., Crystal River, FL.

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

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

APPLICANT: Clark Stillwell represented the applicant. This application proposes to change a portion of the subject property from PSO and LDRMH to GNC along Norvell Bryant Highway to a depth of 500 feet and the remaining 46 acres to IND with a PUD. The PUD on the 46 acres would be for open storage consistent with the existing use to the west.

Mr. Stillwell noted that the LDC has specific requirements for open storage. The LDC requires outside storage associated with an auto salvage use to have a minimum 75-foot setback from a non-residential property line or 200-foot setback from a residential property line.

In the 1990's, LKQ expanded to the west and added an additional five acres of property. When the Suncoast Parkway is expanded, LKQ will lose those five acres and lose their capacity, so they proposed moving the open storage area to the east onto the Damron property to make up the acreage they are losing and to provide a long-term open storage area.

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The LDC requires a Type "D" buffer where the GNC land use abuts the residential land use. Mr. Stillwell presented a photo of the existing wall that was constructed when LKQ expanded. He noted that the applicant proposed the construction of a similar wall on the south boundary line and along the east property line for that portion that abuts residential.

The existing drainage retention area will not be sufficient. The stormwater drainage system is proposed to be along the north boundary. The proposed location of the storage aisles is to the south. The site plan also shows the setbacks along the property lines. The applicant requested a deviation from the required 200-foot setback from the adjacent residential lots. Mr. Stillwell explained that the 200-foot setback along the entire length of the property would take away the long term capacity of the project.

Mr. Stillwell stated that there are no concurrency issues. The property is located within the Planned Service Area. Letters were received stating there are adequate regional water and wastewater, drainage concurrency and solid waste capacity. As to the proposed GNC land use, the site use is compatible with the adjacent properties. Commercial uses exist to the east and north. The open storage is used for disassembled vehicles which does not generate any noise or odor.

Avis Craig spoke briefly about the history of the facility and its benefit to Citrus County. She stated that the current LKQ operation is maxed out on the lands that they operate the business on at this time. The purpose of this application is for the business to expand the outdoor storage area.

She noted that staff found the request to be consistent with the Comprehensive Plan. The subject property is suitable for the intended use and is located in the Planned Service Area. For industrial land uses, the Comprehensive Plan requires service by central water/sewer. The subject property does have central water and sewer. LKQ is located on a four-lane highway, and it has sufficient capacity to meet the project's needs. There are no adverse impacts to the public utilities. She also noted that there is little development, especially residential, that exists adjacent to the site.

There is some noise from equipment operating along the commercial corridor, but not in the outdoor storage area. The aerial photo from the Property Appraiser's office showed the existing operation occupying almost up to the property line with vehicles stored approximately 25 to 30 feet from the boundary. The proposal is for a 75-foot setback and an 8-foot wall for buffering which is two and half times what the setback is for the current operation. Ms. Craig also pointed out that there had been no input received by adjacent property owners.

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Ms. Craig agreed with staff that the application is consistent with the Comprehensive Plan and is compatible with the surrounding area.

Mr. Stillwell spoke about the pre-application meeting that was held several months ago with regard to the proposed expansion. There is no new access to CR-486 from the industrial district. The proposed open storage area will access into LKQ's existing facilities and then will access onto CR-486.

Robert Six, District Manager of Southeast Region for LKQ, gave a brief overview of the wholesale operations for the company. He stated that LKQ sells used auto parts and is an eco-friendly company in the fact that they recycle everything on the vehicle. The fluids are extracted indoors and temporarily stored in appropriate containment systems. Fuel is often reused in their equipment. Oil, wiper fluid and antifreeze are sold to petroleum companies who refine and repurpose. The tires are sold to recyclers. Regular batteries are sold back to the battery companies, and they are able to repurpose the lead. Other car parts are sold to customers or scrappers. He stated that the current footprint is "maxed out" including the new warehouse that was built in 2012. This expansion will allow the company to grow and help them to replace the five acres that they are losing due to the Suncoast Parkway expansion.

Casey Ingram, General Manager of LKQ Crystal River, described the day-to-day operations at the facility. They purchase end-of-life vehicles (examples: wrecked, damaged, flooded, abandoned) and the vehicles are transported to the facility in Crystal River. The vehicles are inspected to verify that they do not pose any environmental issues. The vehicles are dismantled inside the building and then stored in the storage areas on the property.

Sharon Damron Owen stated that she and her family lived on the subject property for many years.

QUESTIONS FROM STAFF:

Ms. Coutu requested clarification with regard to the deviation for the south property line. Mr. Stillwell stated that the dismantling of the vehicles occurs in the building along CR-486, not in the open storage area. The open storage area contains the shell of the vehicle. He stated that a 200-foot setback on the south property line would create 40 percent of the developable area unusable. There would be approximately 13.11 acres of open storage area. As to the lots to the south that are zoned residential, 1320 feet is owned by the applicant and there are three lots that are owned by FDOT. The FDOT lots will not be used for single-family residential uses. As pointed out earlier in the presentation, the current setback is closer than the proposed 75 feet. Ms. Coutu requested confirmation that there would not be any noise, odor or leaking fluids in the 200-foot setback area and Mr. Stillwell agreed.

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Mr. Bass inquired about the number of vehicles that would be stored on the subject property. Mr. Six advised approximately 3,000 vehicles would be stored in the proposed expansion area and that there are approximately 1,400 vehicles in the current storage area.

Mr. Facemyer requested Mr. Stillwell point out the location of the fence and proposed open storage area on one of the maps. Mr. Stillwell showed on the map that the fence would be along the entire rear section of the property until it reaches Mr. Langley's property and then north until it reaches the GNC boundary. Mr. Stillwell commented that the open storage area will not be seen either north or south. The south side will have the fence and on the north side there is a 500-foot setback along with the drainage retention areas, vegetation and the elevation.

Mr. Barmes requested an explanation of the diversion swale. Dr. Michael Wilburn, Engineer, stated that there is an existing historic basin along the middle of the south property line. At this time, he does not have the geotechnical information to know what the limits of the basin are. He does not have the information as of yet to know what amount of the basin FDOT will accept as theirs and what amount FDOT will want the applicant to accept. It will have to be a joint process because FDOT and the applicant will have to share the historic drainage.

Mr. Stone inquired as to the hours of operation at the facility. Mr. Ingram stated that the hours for the front building along CR-486 is 6:00 am Monday morning until 3:00 am Saturday. The hours for the proposed expansion/open storage area would be 6:00 am to 6:00 pm Monday through Friday.

STAFF: Mr. Hochadel stated that this application is requesting to change approximately 72 acres from Low Density Residential to General Commercial and Heavy Industrial with a Planned Unit Development for the industrial portion of the property. The PUD will encompass approximately 46.44 acres. His presentation included an aerial photo of the subject property and a map showing the land use designations for the property and surrounding properties. The subject property is currently being used for cattle. There is an access easement that runs from CR-486 to the drainage retention area.

His presentation also included a copy of the Master Plan that was submitted by the applicant. They are requesting open storage for auto salvage as part of the PUD. The applicant is taking cross-access to the existing LKQ site to the west.

The applicant is requesting deviations from the LDC. One of the deviations requested is the landscape buffer requirement. Section 5550 of the LDC requires that an industrial land use has a Type "D" landscape buffer both to

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residential and commercial property. The applicant is requesting a 15-foot Type "C" buffer along the proposed boundary for the commercial; however, they are providing a Type "D" buffer with an eight foot wall along all of the residential boundary. Another deviation requested is for setbacks. Section 3350 of the LDC is specifically for auto salvage/junkyard operations. One of the specific requirements is a 75-foot setback from any property line and a 200-foot setback from a property line in a residential district. There are lots to the south that consist of large acreage and are zoned residential; however, the applicant is proposing to provide an eight-foot wall and a 25-foot Type "D" landscape buffer.

The property is located within the Planned Service Area, and it is within a Corridor Planning Zone. The applicant does have access to central water and central sewer and can meet the concurrency requirements. The surrounding area consists of a mix of industrial, commercial and residential. The PUD application limits the specific use to open storage for auto salvage. The findings of fact have all been found to be positive findings and there are suggested conditions if the Board recommends approval.

OPPONENT:

Pete Cuccaro stated that he is a resident of Pine Ridge. He commented that he and other residents of Pine Ridge have been battling the idea of there being a Suncoast Parkway interchange at CR-486. Their concerns are the number of commercial vehicles/trucks in the area. He stated that there have been complaints about the large trucks traveling in and out of LKQ. He feels that the traffic issue will only become increasingly worse if the facility expands.

Mark Dupuis stated that he is a resident of Pine Ridge as well. One of his concerns with the proposed expansion is the increase in the number of large trucks entering the facility and on CR-486. He also noted another concern was the environmental hazards that the leaking fluids from the damaged vehicles being carried by the large haulers.

Bill Hunter stated that he is a resident of Pine Ridge. He spoke about the rezoning of the property and if that was in the best interests of the citizens of Citrus County. He commented that the Future Land Use Map and land use districts protect the property owners' development rights and also protects surrounding property owners and communities from incompatible land uses. The surrounding area has seen steady growth in residential and neighborhood commercial and he does not feel that the property currently designated residential should be changed to Heavy Industrial. The area has seen a decrease in mining and extraction.

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Mike Perry stated that he is the President of the Pine Ridge Property Owners Association. His concern with the expansion is the deviation that the applicant is requesting regarding the 200-foot setback.

PROPONENT:

Don Taylor, President of the Economic Development Authority for Citrus County, commented that he was in favor of the expansion as it would create more jobs for Citrus County. The business sells the remanufactured/reclaimed parts outside of the county which generates revenue for Citrus County.

David Pieklik, Economic Development Director for Citrus County, stated that he supported the expansion of LKQ.

Josh Wooten, President of the Citrus County Chamber of Commerce, supported the expansion of LKQ. The expansion would benefit the tax base and offer the citizens of Citrus County better paying jobs.

REBUTTAL:

Mr. Stillwell commented that CR-486 is a divided four-lane arterial road and is sufficient to handle the additional capacity for any new development. The traffic counts show that 6% of the traffic is trucks.

He also pointed out that the zoning for the property was created back in 1990 when the County's population was approximately 75,000. The 200-foot setback debate would have no effect on Pine Ridge. The residential lots that would be directly impacted by this application are owned by Gulf to Lake Associates and they did not oppose the application.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bramblett stated that he supported this application and the suggested conditions.

Mr. Barmes commented that he was in favor of the application and thought it would be good for the area.

Mr. Facemyer stated that he heard and understood the concerns of the residents of Pine Ridge. He stated that the company is a good corporate citizen and that he supported the application.

MOTION: The Planning and Development Commission finds application number **CPA/AA/PUD-21-11** **CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL WITH CONDITIONS** of the application to the

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

SUGGESTED CONDITIONS:

1. The Planned Unit Development (PUD) shall allow for outdoor storage associated with auto salvage in the IND land use district as outlined on the Master Plan date-stamped received July 26, 2021, by the Land Development Division. Any new construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.
2. A 20-foot wide Type "C" landscape buffer is required along the north property line, abutting nonresidential land use districts and a Type "D" buffer with an eight-foot wall is required along the north, east, and south property lines where abutting residential land use districts as outlined on the Master Plan.
3. The outdoor storage associated with auto salvage must maintain a minimum 51-foot setback to the adjacent residential lots to the south and a minimum 192-foot setback to the adjacent residential lots to the east as outlined on the Master Plan. If the property is subdivided, the outdoor storage associated with auto salvage must maintain a minimum 65-foot setback to the adjacent nonresidential property to the north as outlined on the Master Plan.
4. A Tree Preservation Plan must be submitted and approved at the time of permitting.
5. A biological survey must be submitted at the time of permitting.
6. Landscaping and design maintenance shall follow the principles of *Florida Friendly Landscaping™* and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.
7. The applicant will need to meet the requirements of Chapter 6, Stormwater Management, and Chapter 7, Transportation System Standards, at the time of permitting.
8. In accordance with Chapter 42, Environment, Article VI NPDES Stormwater Illicit Connection or Illicit Discharge Regulations the following is required:
 - If dewatering practices occur, all testing/monitoring requirements by the governing agency needs to be reported to Citrus County as well, including types of testing and frequency of testing.

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- The projects stormwater management system must be designed to prevent adverse impacts to the existing stormwater system (pipes and inlets) draining into the adjacent drainage retention area.

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

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

MOTION:

1st Mr. Bramblett 2nd Mr. Barmes

VOTE: 7 - 0, Motion Carried

RECESS: 11:24 – 11:33

3. LAND USE APPLICATION**a. CU-21-09 Nadene and Scott Reynolds**

REQUEST: This request is for a Conditional Use to allow for the raising of animals for non-commercial purposes in the Low Intensity Coastal and Lakes District that exceeds the maximum number of animals per acre, pursuant to Section 3730, Animals, as specified in the LDC.

LOCATION: Section 5, Township 19 South, Range 20 East; more specifically, Parcel 23000 (AK 1726026), which address is 6535 E Turner Camp Road, Inverness, Florida.

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

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

APPLICANT: Ms. Reynolds stated that the request is to exceed the maximum number of animals per acre. The site is approximately 5.6 acres.

She has a herd of 22 Nigerian Dwarf goats and four Kune Kune pigs. Kune Kune pigs are grazing pigs that eat grass, hay and feed; they do not root. The request is to be allowed to have 25 on the property. The LDC allows one goat per acre. IFAS at the University of Florida recommended a stocking rate of

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seven goats per acre (five goats equivalent to one cow and seven goats equivalent to one horse). This was based on standard sized goats weighing up to 250 pounds.

The proposed area for the animals would be 300 feet from the nearest neighbor's residence. The proposed area contains some tree canopy that would buffer between the site and the surrounding residential.

QUESTIONS FROM STAFF:

Ms. Coutu commented that there had been one letter received from a neighbor in opposition to the application; however, the neighbor sent another letter stating that she would like to withdraw her objection.

Ms. Reynolds stated that she had received a copy of the objection letter and had spoken with the neighbor with regards to the proposed increase of goats along with the proposed pen and barn area.

COMMISSION QUESTIONS/COMMENTS:

Mr. Facemyer requested clarification with regard to the areas used for grazing. Ms. Reynolds explained the areas that would be penned/fenced for the goats and pigs to graze.

Mr. Bass inquired if the "farm" was open to the public. Ms. Reynolds advised no; it is by appointment only. The only traffic would be when goats were being picked up due to being donated or sold to someone.

STAFF: Ms. Coutu stated that this request is to allow the applicant to exceed the Animal Schedule. The site is approximately 5.6 acres located in the CL (Low Intensity Coastal and Lakes District) land use district. This area is rural in nature with a multi-family development across the street and a single family residence and Bark Central Dog Park to the west.

The applicant requested to be allowed to have 25 Nigerian Dwarf goats, four Kune Kune pigs, two dozen laying hens and a rooster. Ms. Coutu stated that the Animal Schedule in the LDC provides an allowance for goats at the same rate as cattle, sheep and swine (one per acre); however, the stocking rate recommended by the University of Florida and the University of Georgia is seven goats per acre. The goats and pigs that the applicant would have on the property would be smaller in size than the standard goat and pig. Roosters, however, are specifically excluded from the Animal Schedule.

Staff supports this application (with the exception of the rooster) due to the positive findings and the breeds that are proposed and how the applicant proposed to place the pens and grazing areas on the acreage.

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COMMISSION QUESTIONS/COMMENTS:

Mr. Stone commented that his concern is the amount of waste and noise made by the increased number of animals.

Mr. Roys inquired if the breeds of animals being requested by the applicant would be conditioned. Ms. Coutu stated yes; the conditional use would allow for up to a specific number and the specific breeds.

Mr. Bass inquired if the County was concerned about the applicant breeding and selling the animals on this site. Ms. Coutu advised that it is not an issue as long as it gives the appearance of a single family residence.

Mr. Bramblett stated that his concern was that the request was for raising animals for non-commercial purposes; however, the applicant presented that she would be breeding and selling the animals at this site. Ms. Coutu stated that the applicant was allowed to sell the animals at the site as long as the site gives the appearance of a single-family residence.

Mr. Barmes inquired about what would be done with the waste produced by the animals. Ms. Reynolds stated that her thoughts were to compost.

PROPONENT: None.

OPPONENT: None.

MOTION: The Planning and Development Commission finds application number **CU-21-09 CONSISTENT** with the Citrus County Comprehensive Plan and the Citrus County Land Development Code and that Board **APPROVES WITH CONDITIONS** the application based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition. It has been determined that **APPROVING** the proposed Conditional Use will not adversely affect the public interest; that there is compliance with special rules governing individual conditional uses of the type involved; that the proposed development, with conditions and safeguards attached, would be generally compatible with adjacent properties and other property in the district; and that the PDC is empowered under the section of the LDC described in the application to grant this Conditional Use.

SUGGESTED CONDITIONS:

1. This conditional use is to allow for the following number of animals, as outlined on the site plan date-stamped received May 6, 2021, by the Land Development Division
 - Up to 25 Nigerian Dwarf goats
 - Up to 4 Kune Kune pigs

Planning and Development Commission
September 16, 2021

DRAFT

- Up to 24 hens
- 2. As required in the LDC, any barn, stable, pen, sty, or other similarly utilized building or structure shall be located not less than 50 feet from any property line. This provision shall not be construed to apply to a perimeter fence.
- 3. Any portion of the property on which animals are kept shall be completely enclosed with a fence sufficient in area, size, and type to contain the number of animals on the property.
- 4. The raising of animals on the site shall be done under the guidelines of Best Management Practices as established by the University of Florida and the Natural Resources Conservation Service. Methods of waste management, pest control, and odor abatement must be demonstrated.

MOTION:

1st Ms. Scragg 2nd Mr. Bramblett

VOTE: 7 - 0, Motion Carried

4. COMPREHENSIVE PLAN AMENDMENT

a. CPA-21-12 Land Development Division – Private Property Rights Element (Chapter Seven)

REQUEST: This request is to create a new Private Property Rights Element (Chapter Seven) including corresponding Goals, Objectives and/or Policies.

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

STAFF: Ms. Coutu stated that in 2021 the Florida Governor and Legislature approved House Bill 59 which required that the Comprehensive Plan include a Private Property Rights Element. The purpose was to ensure that private property rights are considered in local decision making. 1000 Friends of Florida created a model document for this element that added public hearing criteria. This language is already addressed in Citrus County's quasi-judicial ordinance and the Land Development Code so was not specifically included in the new Element.

COMMISSION QUESTIONS/COMMENTS: None.

PROPONENT: None.

OPPONENT: None.

Attachment: draft PDC Minutes 9-16-21 (20726 : 9-16-21 PDC Minutes Summary)

Planning and Development Commission

DRAFT

September 16, 2021

MOTION: The Planning and Development Commission finds application number **CPA-21-12 CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bramblett 2nd Mr. Bass

VOTE: 7 - 0, Motion Carried

K. ADDITIONAL ITEMS:

1. Approve PDC meeting dates for 2022

1st Mr. Facemyer 2nd Mr. Bramblett

VOTE: 7- 0, Minutes approved

2. Ms. Coutu noted that none of the PDC members' terms were expiring and that the BOCC voted at the last meeting to remove the term limits for Planning Boards. She gave a brief overview of the number of applications on the next two PDC Meeting Agendas.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS: None.**M. ADJOURN**

The Planning and Development Commission adjourned at 12:15 pm

Respectfully submitted,

Cheryl Burton, Recording Secretary

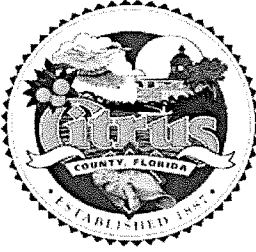
Attachment: draft PDC Minutes 9-16-21 (20726 : 9-16-21 PDC Minutes Summary)



AGENDA MEMORANDUM

FROM:	Joanna Coutu, Director, Land Dev. Division				
SUBJECT:	September 1, 2022 Agenda Directions Map				
AGENDA DATE:	September 01, 2022				
<u>BRIEF OVERVIEW:</u>					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0
<u>RECOMMENDED ACTION:</u> September 1, 2022 Agenda, Directions, and Map					

**CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION**



Thursday, September 1, 2022 at 9:00 AM

Lecanto Government Building

3600 West Sovereign Path, Room 166

Lecanto, Florida 34461

ROBERT BASS, CHAIR

MICHAEL FACEMYER

STACEY WORTHINGTON, 1ST VICE CHAIR

KURT STONE

JAMES ROYS, 2ND VICE CHAIR

WILLIAM BURDA (Alternate)

RICHARD BARMES

CAROLE SCRAGG (Alternate)

DAVID BRAMBLETT

CHUCK DIXON (School Board)

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

1. LAND USE APPLICATION

a. CU-22-11 Antonino Poma for Al Ryan

REQUEST: This request is for a Conditional Use from the Citrus County Land Development Code (LDC) to amend an existing Special Exception (SE-82-10) to expand an existing mini warehouse site for RV and/or boat parking facilities, pursuant to Section 2412, General Commercial District, as specified in the LDC.

LOCATION: Section 28, Township 18 South, Range 18 East; specifically, Lots 106 and 107, of Crystal River Country Estates, Plat Book 7, Page 147, (AK 1490324 and 1490316), which address is known as 1755 and 1779 N. Lecanto Highway, Lecanto, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Amber Splitt, Planner, and Jennifer Perkins, 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.

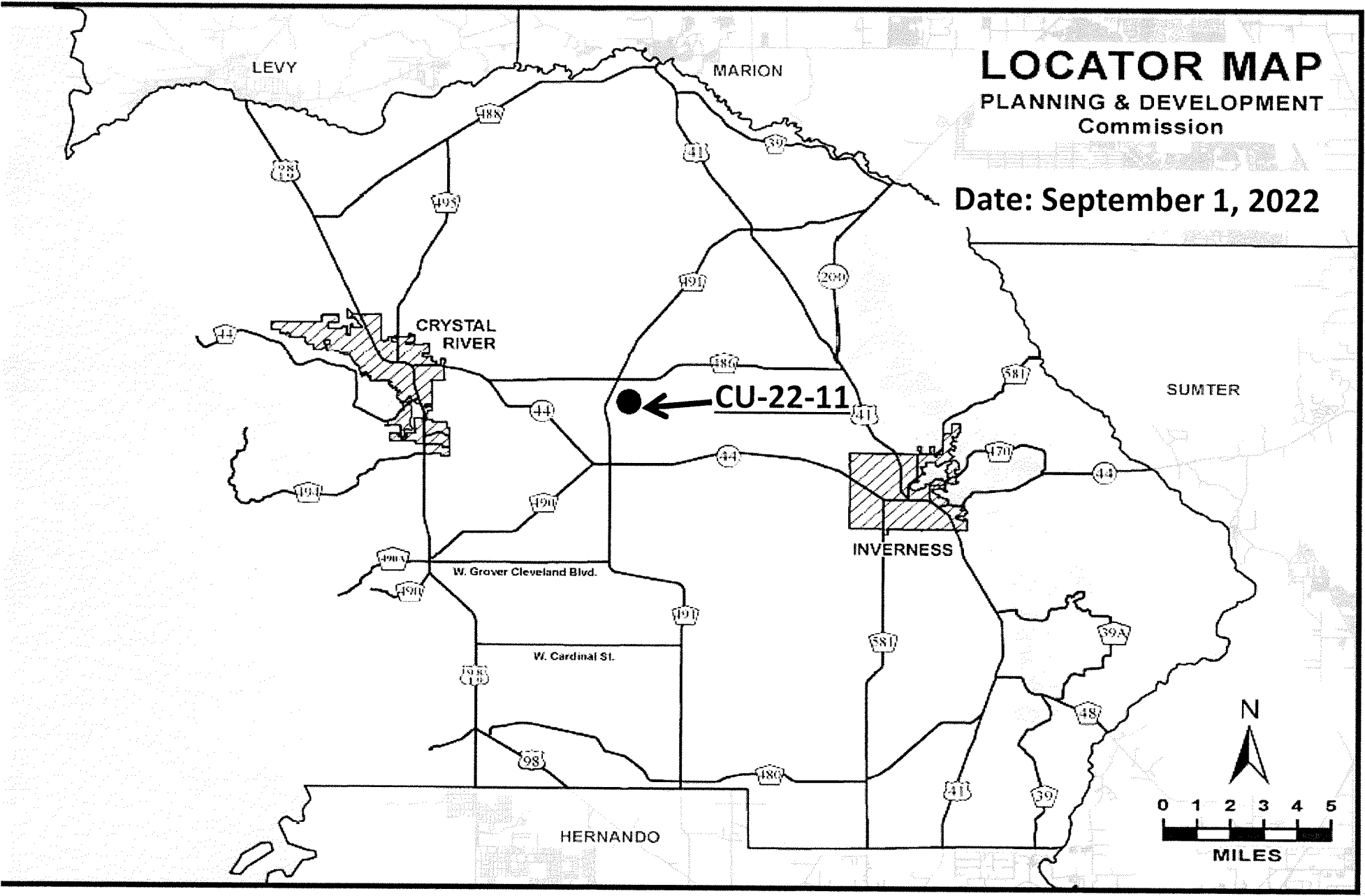
Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. If you are hearing or speech impaired, 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 September 1, 2022

CU-22-11 From the intersection of Saunders Way and CR-491, turn **left** onto S Lecanto Hwy/County Hwy-491. Go **4.65 miles** and **1755 N Lecanto Hwy** is on the **Right**. Across from Parkville Street. If you reach W Norvell Bryant Hwy you have gone too far.



2022/08/15 15:15



AGENDA MEMORANDUM

FROM:	Joanna Coutu, Director, Land Dev. Division
SUBJECT:	CU-22-11 Antonino Poma for Al Ryan
AGENDA DATE:	September 01, 2022

BRIEF OVERVIEW:

This request is for a Conditional Use from the Citrus County Land Development Code (LDC) to amend an existing Special Exception (SE-82-10) to expand a mini warehouse site for RV/boat storage, pursuant to Section 2412, General Commercial District, as specified in the LDC.

BUDGET IMPACT/FUNDING SOURCE:

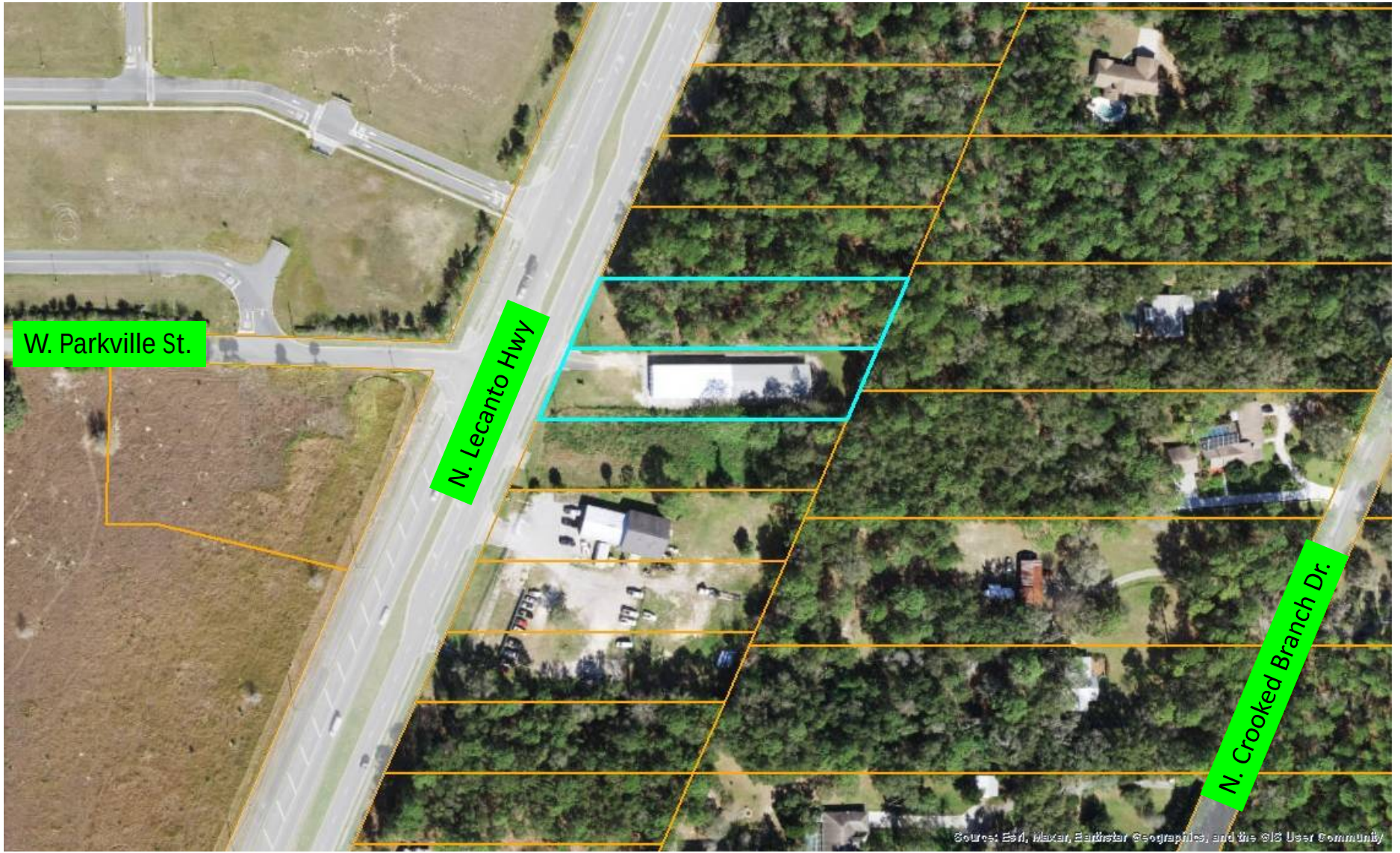
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0

RECOMMENDED ACTION:

Conduct a public hearing on September 1, 2022, to review and consider CU-22-11 Antonino Poma for Al Ryan

CU-22-11

Antonino Poma for Al Ryan, Golden West Properties, LLC

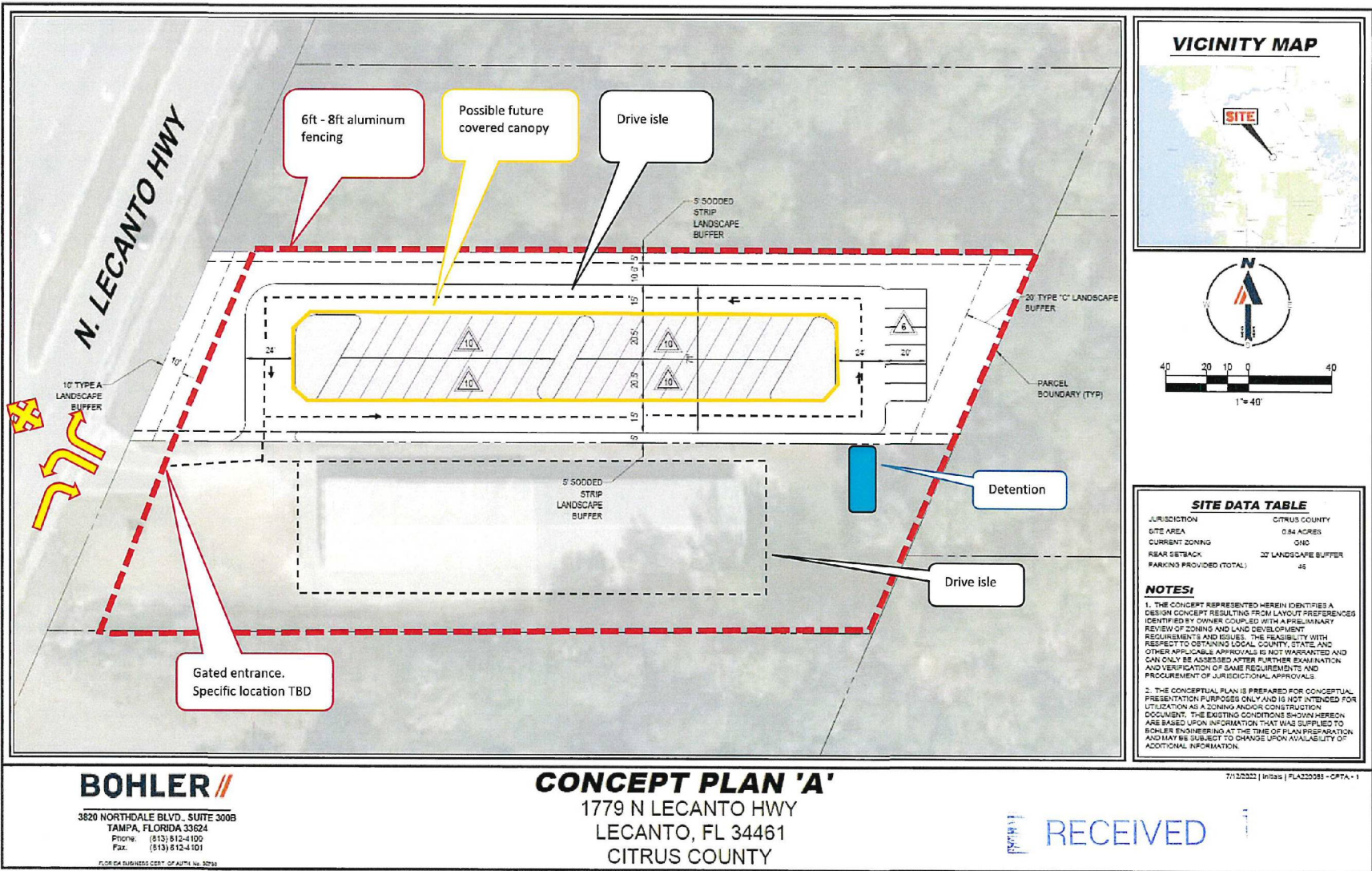














Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239 TTY Dial 711

Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE CONDITIONAL USE APPLICATION

Application No.: CU 22-11 Date: June 22, 2022 June 23, 2022

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

Applicant*

Name: Antonino Poma

Address: 950 S Winter Park Drive #290

City: Casselberry

State: FL Zip: 32707

Home No.: _____ Cell No.: 407.488.4794

Work No.: _____ Fax No.: _____

Email: antonino.poma@am.jll.com

Property Owner

Name: Al Ryan

Address: 3476 NO. Tamarisk Ave

City: Beverly Hills

State: FL Zip: 34465

Home No.: _____ Cell No.: _____

Work No.: _____ Fax No.: _____

Email: alryanrealty@gmail.com

Property Description: Section: 28 Township: 18S South Range: 18E East

Legal Description:

Subdivision: Crystal River Country Estates

Lot(s): 107 Block/Parcel: _____

Alternate Key #: _____ Parcel ID: _____

Acreage: .86

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: The request is to expand the existing self storage development to this property for outdoor boat and RV storage. New ownership will connect both properties with a shared access drive. In addition, new ownership will invest considerable funds in painting, fencing, paving, and additional remodeling to the property.

Describe how it will/will not affect surrounding development: The property is currently a self storage facility. The development plan will be adding an extension of an existing use where no additional entry points are needed on N Lecanto Hwy. There will be no impact on roadways, traffic, or infrastructure.

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

JUN 23 2022

CU 22-11

Land Development Division



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239 Fax (352) 527-5428

Toll Free (352) 489-2120 TTY (352) 527-5312

Web Address: www.citrusbocc.com

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

STATE OF FLORIDA
COUNTY OF CITRUS

Signature: _____

Antonino Poma
Antonino Poma

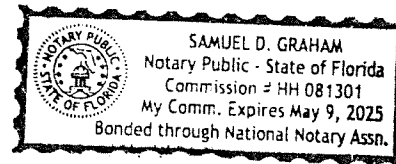
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared ANTONINO POMA, who is personally known to me or provided FL. DRIVER LICENSE as identification and who did not take an oath.

WITNESS my hand and official seal this 22ND day of JUNE, 2022

SAMUEL D. GRAHAM
Printed Name

Seal

Samuel D. Graham
Notary Public - State of Florida



For Staff Use Only

Date: 6/23/22
Time: 2:49 pm.
Initials: JP

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

RECEIVED

JUN 23 2022

CU 22-11
Land Development Division

Poma, Antonino

From: Gregory Roth <groth@bohlereng.com>
Sent: Monday, June 20, 2022 10:59 AM
To: Poma, Antonino
Cc: Randy S. Smith; Chris Capellini
Subject: [EXTERNAL] RE: Lecanto Site Plan

Caution: Message from external sender

Antonino,

The concept plan proposes approximately 23,000 SF of Impervious Area, which is 63% of the site. so the current plan meets the 70% max ISR requirement. Also, the site plan meets the prescribed landscape buffers.

Let us know if you need anything else for your Conditional Use Approval application. If so, we can provide a proposal to assist as needed.

Thanks,
 Greg

Gregory Roth, P.E., LEED AP
 Principal
 o 813-812-4100 / c 813-597-4870 / groth@bohlereng.com

BOHLER //

From: Poma, Antonino <Antonino.Poma@am.jll.com>
Sent: Monday, June 20, 2022 10:40 AM
To: Gregory Roth <groth@bohlereng.com>
Cc: Randy S. Smith <rsmith@bohlereng.com>; Chris Capellini <ccapellini@bohlereng.com>
Subject: Lecanto Site Plan

EXTERNAL: Use caution with attachments and links.

Hey Greg,

Thanks for taking my call this morning. After connecting with Citrus County the concept plan you created will work for the Conditional Use Approval since the adjacent property is already storage but with the criteria they provided.

In addition, I need to know the impervious vs pervious ratio.

Can you get this to me, sorry for the fire drill.

Thanks,

Antonino Poma
 T +1 407 982 8615

RECEIVED

JUN 23 2022

CU 22-11

Land Development Division

Attachment: Applicant Submittal and Site Plan (20669 : CU-22-11 Antonino Poma for AI Ryan)

CITRUS COUNTY, FLORIDA
ZONING BOARD OF ADJUSTMENT
APPLICATION

Application # SE-82-10
Application Receipt # 9632
Postage Receipt # _____

DATE January 26, 19 82

Name of Owner Gene Davis

Address of Owner P.O. Box 26 City Inverness State FL Zip Code 32650

Name of Applicant Same _____

Mailing Address _____ City _____ State _____ Zip Code _____

Phone Number: Home 344-2000 Business 726-0700

Application for: Variance XXXX Special Exception Appeal (Reversal of Decision)

Location of Property: Section 28 Township 18 S Range 18 E

Name of Subdivision Crystal River Country Estates, PB 7 PG 152

Block _____ Lot(s) No. 107 Legal Description _____

Zone Classification C-1 General Commercial

Applicant request(s): a special exception for a planned unit development for mini-warehouses
and a retail sales building.

Directions to Property: on right
491 North to 2nd lot/past Clover Leaf Lawn Mower Service. (lots are
100 feet wide each.)

The applicant shall submit as part of this application, where applicable:

1. Accurate maps, drawings and plans, and
2. Such other information as may be necessary to adequately indicate the nature and scope of the proposal.

The applicant states that he is: XXXX Owner of property
____ Agent of owner
____ Attorney for the owner
____ Other (specify) _____

I understand that Zoning 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 between the date of the application and the date of the hearing thereon at any time between the hours of 8 A.M. and 5 P.M. for the purpose of gathering any information germane to this application.

A fee in the amount of twenty-five (\$25.00) and payment of all postage for the mailing of the notification letters as prescribed in Section 7103 (B) must accompany any application for a variance or a special exception, together with written directions sufficient to locate the property. If the applicant is not the owner of the property under application, the Board of Adjustment will not hear such application without written authorization from the owner for the applicant to make application for said property. No application will be advertised for public hearing until all maps, exhibits, etc. have been submitted for that application.

I hereby certify that the information contained in this application is true, to the best of my knowledge and belief:

Signature _____

P.O. Drawer # 111, CAIRO, FLORIDA 33611
TELEPHONE (904) 746-4223



HAS BEEN approved.

JAW: CTH

CITRUS COUNTY, FLORIDA
 ZONING BOARD OF ADJUSTMENT
 P.O. Drawer N, Lecanto, FL 32661
 February 12, 1982

APPLICANT

APPLICATION SE-82-10
 APPLICANT Gene Davis

We hereby notify you that the date of your public hearing, request for
 special exception/~~xxxxxxx~~ _____
 is on February 19, 1982 Time 9:00 A.M.
 at the Board of County Commissioners Hearing Room, New Citrus County
 Courthouse, 110 North Apopka Avenue, Inverness, Florida.
 YOUR PRESENCE IS REQUESTED AT THIS PUBLIC HEARING.
 Yours very truly,

John A. Wishart, Director
 Planning and Zoning Department

"If any person decides to appeal any decision made by the Board 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."

JAW:lbt

Attachment: Applicant Submittal and Site Plan (20669 : CU-22-11 Antonino Poma for Al Ryan)

AFFIDAVIT

COUNTY OF CITRUS)
STATE OF FLORIDA)

Before me, the undersigned authority, personally appeared
Brett Trotter who being first duly sworn, deposes and
states under oath the following:

I certify that on February 12, 1982, I mailed notices
of a pending public hearing on application # SE-82-10,
requesting a Special Exception, in Section 28, Township
18 S, Range 18 E; and that said mailed notices do comply
with the provisions of Section 163.170, Florida Statutes.

Brett Trotter

Sworn to and subscribed to me this 12th day of February,
19 82 .

Carol L. Menis
NOTARY PUBLIC

Notary Public, State of Florida at Large
My Commission Expires Oct. 24, 1992

Attachment: Applicant Submittal and Site Plan (20669 : CU-22-11 Antonino Poma for Al Ryan)

CITRUS COUNTY, FLORIDA
 ZONING BOARD OF ADJUSTMENT
 P. O. Drawer N, Lecanto, FL 32661

ARBITER

NOTIFICATION

DATE: February 12, 1982

APPLICATION # SE-92-10
 APPLICANT Gene Davis

Dear Sir/Madam:
 This is to advise you that a request for a Special Exception has been received, processed, and forwarded to the Citrus County Zoning Board of Adjustment for its action. The request is for property located as follows:

Subdivision Crystal River Country Estates, Block ,
 Lot 107, Section 28, Township 18 S,
 Range 18 E. Zone C-1 General Commercial. Said
 applicant is requesting a special exception for a planned unit develop-
ment for mini-warehouses and a retail sales building.

The Citrus County property tax records show that you own property adjacent to the property under application. Since this request, if approved, may affect your property, you are hereby notified that a public hearing on this request will be held by the Citrus County Zoning Board of Adjustment at the New Citrus County Courthouse in the Board of County Commissioners Hearing Room in Inverness, Florida, on February 19, 19 82, at 9:00 A.M. /XXX

All interested parties may appear and be heard. If you find you will be unable to attend, you may state your position in writing and forward it to the Zoning Board of Adjustment at the above address.

Dated in Lecanto, Florida, this the 12th day of February, 19 82,

John A. Wishart
 John A. Wishart, Director
 Department of Development

"If any person decides to appeal any decision made by the Board 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."

JAW:gam

Attachment: Applicant Submittal and Site Plan (20669 : CU-22-11 Antonino Poma for Al Ryan)

CITRUS COUNTY PLANNING COMMISSION

RECOMMENDATIONSAPPLICATION NUMBERDATE HEARDDENIED OR APPROVED

Z-82-10

2/4/82

Mr. LeGrone moved to recommen this application to the ZBA for approval with suggested stipulations that the plans meet satisfactory approval and specifications of the Citrus County Fire Prevention Bureau and the Building Official. Mrs. Smith seconde the motion and it carried unanimously.

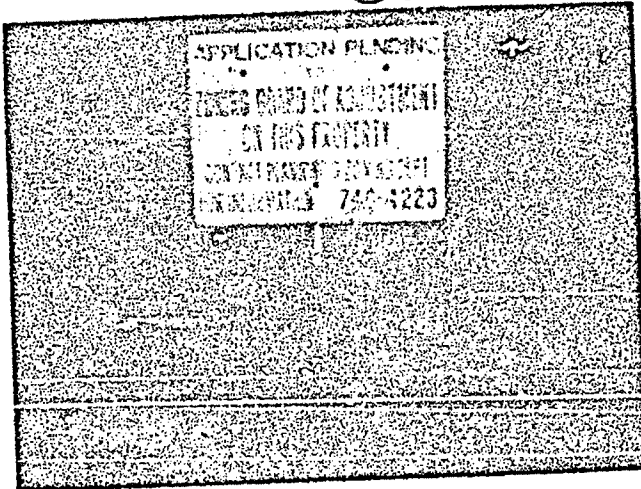
Attachment: Applicant Submittal and Site Plan (20669 : CU-22-11 Antonino Poma for Al Ryan)

I certify that on this date February 5, 1982 I posted
 on the property for the following application: # SE - 82-10

By: Lene Davis

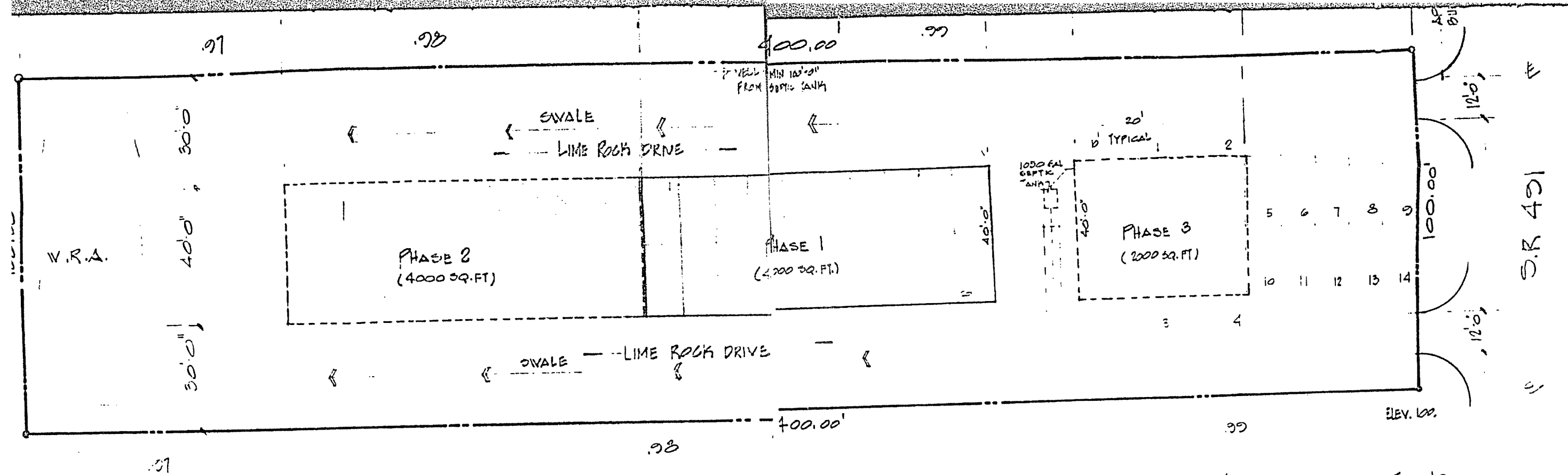
Paula Gilbert
 Zoning Technician

SE - 82-10



SE - 82 - 10

2/5/82



SITE PLAN 1"=20'0"

LEGAL DESCRIPTION:

LOT 107
CRYSTAL RIVER COUNTRY ESTATE
CITRUS COUNTY, FLORIDA, AS
RECORDED IN P.B. 7 PAGE 147-154

PROPOSED SITE PLAN

FOR:

THE DAVIS AGENCY INC.
INVERNESS, FLORIDA

DATE: 1-25-82

SCALE 1"=20'0"

BY:

VICINITY MAP

SITE

1779 N LECANTO HWY

N. LECANTO HWY

10' TYPE A LANDSCAPE BUFFER

30' TYPE C LANDSCAPE BUFFER

5' SODDED STRIP LANDSCAPE BUFFER

Drive Isle

Detention

Gated entrance. Specific location TBD

Parcel Boundary (Typ)

10' 20' 30' 40'

1" = 40'

SITE DATA TABLE

JURISDICTION	CITRUS COUNTY
SITE AREA	0.84 ACRES
CURRENT ZONING	RM-C
REAR SETBACK	20' LANDSCAPE BUFFER
PARKING PROVIDED TOTAL	45

NOTES:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A PRELIMINARY LAYOUT OF THE PROPOSED DEVELOPMENT. THE LAYOUT IS SUBJECT TO THE REVIEW OF THE CITY ENGINEER, THE REVIEW OF THE ZONING AND LAND DEVELOPMENT DEPARTMENT, AND THE REVIEW OF THE PLANNING DEPARTMENT. THE CITY ENGINEER'S REVIEW OF THE LAYOUT IS NOT A GUARANTEE OF THE LAYOUT'S ACCURACY. THE CITY ENGINEER'S REVIEW OF THE LAYOUT IS NOT A GUARANTEE OF THE LAYOUT'S ACCURACY. THE CITY ENGINEER'S REVIEW OF THE LAYOUT IS NOT A GUARANTEE OF THE LAYOUT'S ACCURACY.
2. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PURPOSES ONLY. IT IS NOT TO BE USED FOR UTILITY OR AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE FOR INFORMATION ONLY. THE CITY ENGINEER'S REVIEW OF THE LAYOUT IS NOT A GUARANTEE OF THE LAYOUT'S ACCURACY. THE CITY ENGINEER'S REVIEW OF THE LAYOUT IS NOT A GUARANTEE OF THE LAYOUT'S ACCURACY. THE CITY ENGINEER'S REVIEW OF THE LAYOUT IS NOT A GUARANTEE OF THE LAYOUT'S ACCURACY.

RECEIVED

CONCEPT PLAN 'A'

1779 N LECANTO HWY

LECANTO, FL 34461

CITRUS COUNTY

BOHLER

3820 NORTHDALE BLVD., SUITE 300B

TAMPA, FLORIDA 33624

Phone: (813) 615-4100

Fax: (813) 615-4101

FLORIDA ENGINEERING CERT. NO. 20720



Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS

DIVISION OF ENGINEERING

3600 W. Sovereign Path, Suite 241

Lecanto, Florida 34461

Telephone: (352) 527-5446 Fax: (352) 527-5482

Citrus Springs/Dunnellon/Inglis/Yankeetown area - Toll Free (352) 489-2120

TTY Telephone: (352) 527-0825 or (352) 527-5312

TO: Planning and Development Commission

THRU: Walt Eastmond, Interim Director, Engineering Division *WE*

FROM: Cynthia L. Jones, Engineer I, Engineering Division *CLJ*

DATE: July 29, 2022

SUBJECT: Antonino Poma – CU-22-11

The Engineering Division has reviewed the application and has the following comments:

N. Lecanto Hwy. is a minor arterial roadway and new developments along this roadway are required to provide cross access connections to adjacent properties in accordance with Section 7110.D, of the LDC. This cross access connection is generally installed as interconnected parking lots between developments.

Section 7110.D states the following:

- D. Projects proposed on principal and minor arterials and major collectors (see Functional Classification Map) shall include frontage or service roads, and shall take access from the frontage road rather than the arterial or major collector where frontage or service roads do not exist. This requirement can be met through cross access. Where natural features cause this requirement to be physically infeasible, alternate designs may be approved.

Cross Access may be accomplished through interconnecting of parking lots that abut the arterial or major collector. The Cross Access connection shall consist of a paved 20 foot wide connection to both neighboring properties. The connection shall be constructed to the property line. The cross access connection shall begin after the throat distance for the driveway.

Based on the submitted site plan, the applicant is not proposing to provide cross access as required in Section 7110.D.

Attachment: Engineering Division comments (20669 : CU-22-11 Antonino Poma for Al Ryan)

Citrus County has Goals, Objectives and Policy's in the Comprehensive Plan and enabling regulations in the LDC requiring cross access, that have a direct effect on public safety and Citrus County's ability to obtain FDOT grants to fund infrastructure. Citrus County is a member of the Hernando-Citrus Metropolitan Planning Organization (MPO), and competes with other municipalities (Hernando County, City of Brooksville, City of Crystal River, and City of Inverness) for funding of roadway, sidewalk, and trail projects. The fact that Citrus County has requirements for cross access in our regulations and requires the implementation of Access Management improvements as part of site development helps mitigate traffic safety issues, reduces conflict points and increases our ranking and ability to obtain funding. For the CR-491 roadway project alone, Citrus County obtained a \$ 9.8 million dollar grant for CR-491 Phase 1 from W Laurel St to Audubon Park Path, and a \$ 13.3 million dollar grant for CR-491 Phase 2 from Audubon Park Path to Parkville St, for a total of \$ 23.1 million dollars in funding grants from the FDOT for CR-491 alone. If the requirement to provide cross access is allowed to be waived, motorist safety is diminished, and future state/federal funding could be in jeopardy.

Engineering Division does not support the request to develop the project without the requirement to provide cross access as required in 7110.D.

In addition to the above, the property contains a 50-ft wide Murphy Easement reservation to Citrus County for the future construction of roadway and roadway appurtenances. The Engineering Division has discussed with the applicant the possibility of a license/agreement for development of a portion of the site improvements within the Murphy Easement reservation. The license/agreement would be between the applicant and the BCC and would include a site plan for development utilizing a portion of the Murphy Easement reservation and a cure site plan for development without utilizing the Murphy Easement reservation should County use of that area, in the County's sole opinion, be deemed necessary. The Engineering Division has not heard from the applicant if they would like to take advantage of this option.

Engineering recommends approval with three conditions:

1. In accordance with Section 7110.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 lines. The access must meet the throat distance requirements of Section 7140.C, of the LDC and be located outside of any fenced in areas for the development.
2. In accordance with the transfer to Citrus County of road reservation (Murphy Easement) as recorded in OR Book 2256, page 2309, no improvements other than roadway or roadway appurtenances may be constructed within the Murphy Easement reservation unless a license/agreement between the applicant and the BCC is approved.
3. A replat will be required since the drainage for the development site is proposed on an adjacent parcel.

CLJ/clj

Attachment: Engineering Division comments (20669 : CU-22-11 Antonino Poma for Al Ryan)

Amber A. Splitt

From: Cynthia L. Jones
Sent: Monday, August 1, 2022 12:01 PM
To: Amber A. Splitt
Subject: RE: cu-22-11
Attachments: CU-22-11 ENG Memo.pdf

Amber,

I have attached the final memo from Engineering.

We slightly revised our proposed condition relating to the road reservation. Here is the revised text:

In accordance with the transfer to Citrus County of road reservation (Murphy Easement) as recorded in OR Book 2256, page 2309, no improvements other than roadway or roadway appurtenances may be constructed within the Murphy Easement reservation unless a license/agreement between the applicant and the BCC is approved.

I looked over the final staff report, I have no further comment. Great Job!!! Thanks.

Sincerely,

Cynthia L. Jones, E.I.
 Engineer I
 Engineering Division
 Department of Public Works
 Citrus County Board of County Commissioners
 3600 W. Sovereign Path, Suite 241
 Lecanto, FL 34461

Ph: (352) 527-5247

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Amber A. Splitt <Amber.Splitt@citrusbocc.com>
Sent: Monday, August 1, 2022 8:21 AM
To: Cynthia L. Jones <cynthia.jones@citrusbocc.com>
Subject: RE: cu-22-11

Good morning Cindy,

Attachment: Engineering Division comments (20669 : CU-22-11 Antonino Poma for Al Ryan)

I had Joanna review all this information again and she asked if you wanted this information as a condition? I'll submit the packet today so just wanted to polish this last bit up.

Thank you,

Amber Splitt

Planner

Citrus County Land Development Division

(352) 527-7686

Amber.Splitt@citrusbocc.com

From: Cynthia L. Jones <cynthia.jones@citrusbocc.com>

Sent: Friday, July 29, 2022 4:50 PM

To: Amber A. Splitt <Amber.Splitt@citrusbocc.com>

Subject: RE: cu-22-11

Here is some text regarding the road reservation easement. I have not had a chance to have Walt QC this yet.

The Engineering Division is preparing construction plans for the widening CR-491 and is working with adjacent land owners regarding right of way acquisition for the road widening. Engineering Division has discussed with the applicant the possibility of a license for the development of this site. The license would be between the applicant and the BCC and would include a site plan for the development pre-road widening and a cure site plan for development post road widening. The Engineering Division has not heard from the applicant if they would like to take advantage of this option.

Cindy

From: Amber A. Splitt <Amber.Splitt@citrusbocc.com>

Sent: Friday, July 29, 2022 11:30 AM

To: Cynthia L. Jones <cynthia.jones@citrusbocc.com>

Subject: cu-22-11

I made revisions if you wanted to review. Let me know if you need anything changed.

Thank you,

Amber Splitt

Planner

Citrus County Land Development Division

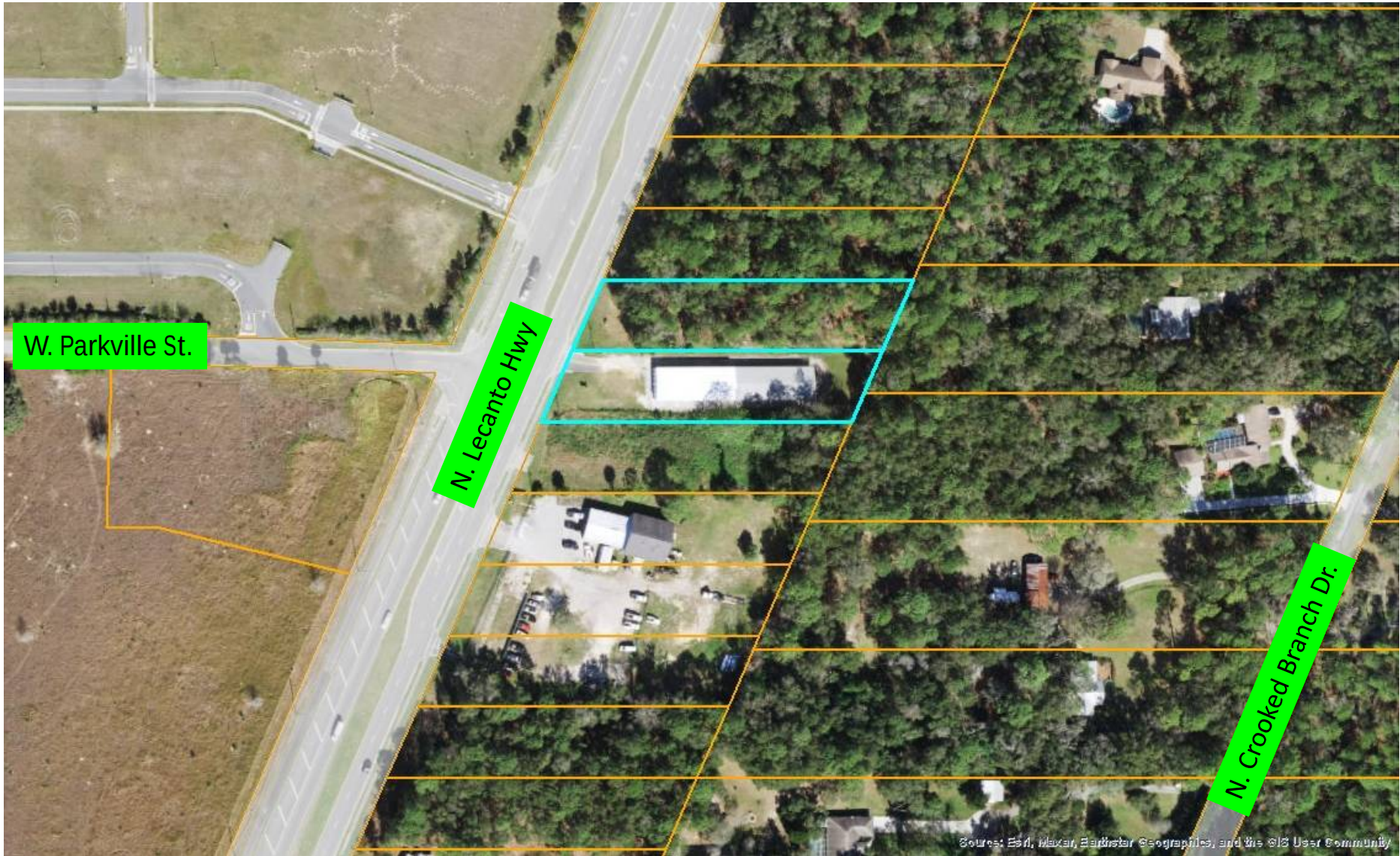
(352) 527-7686

Amber.Splitt@citrusbocc.com

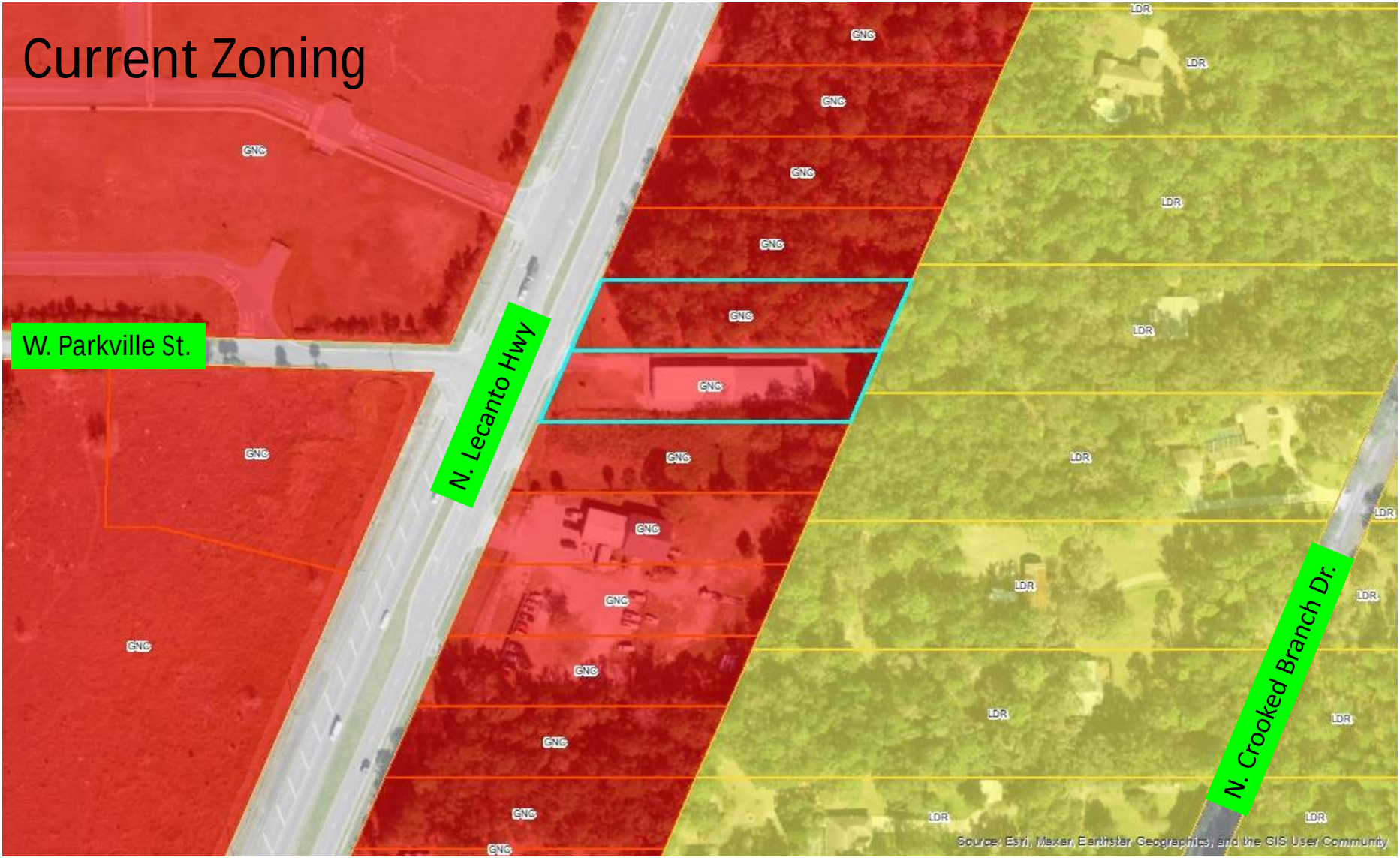
Attachment: Engineering Division comments (20669 : CU-22-11 Antonino Poma for Al Ryan)

CU-22-11

Antonino Poma for Al Ryan, Golden West Properties, LLC



Current Zoning





Attachment: CU-22-11 Planner Presentation (20669 : CU-22-11 Antonino Poma for Al Ryan)

Culver's



Walmart





Attachment: CU-22-11 Planner Presentation (20669 : CU-22-11 Antonino Poma for Al Ryan)

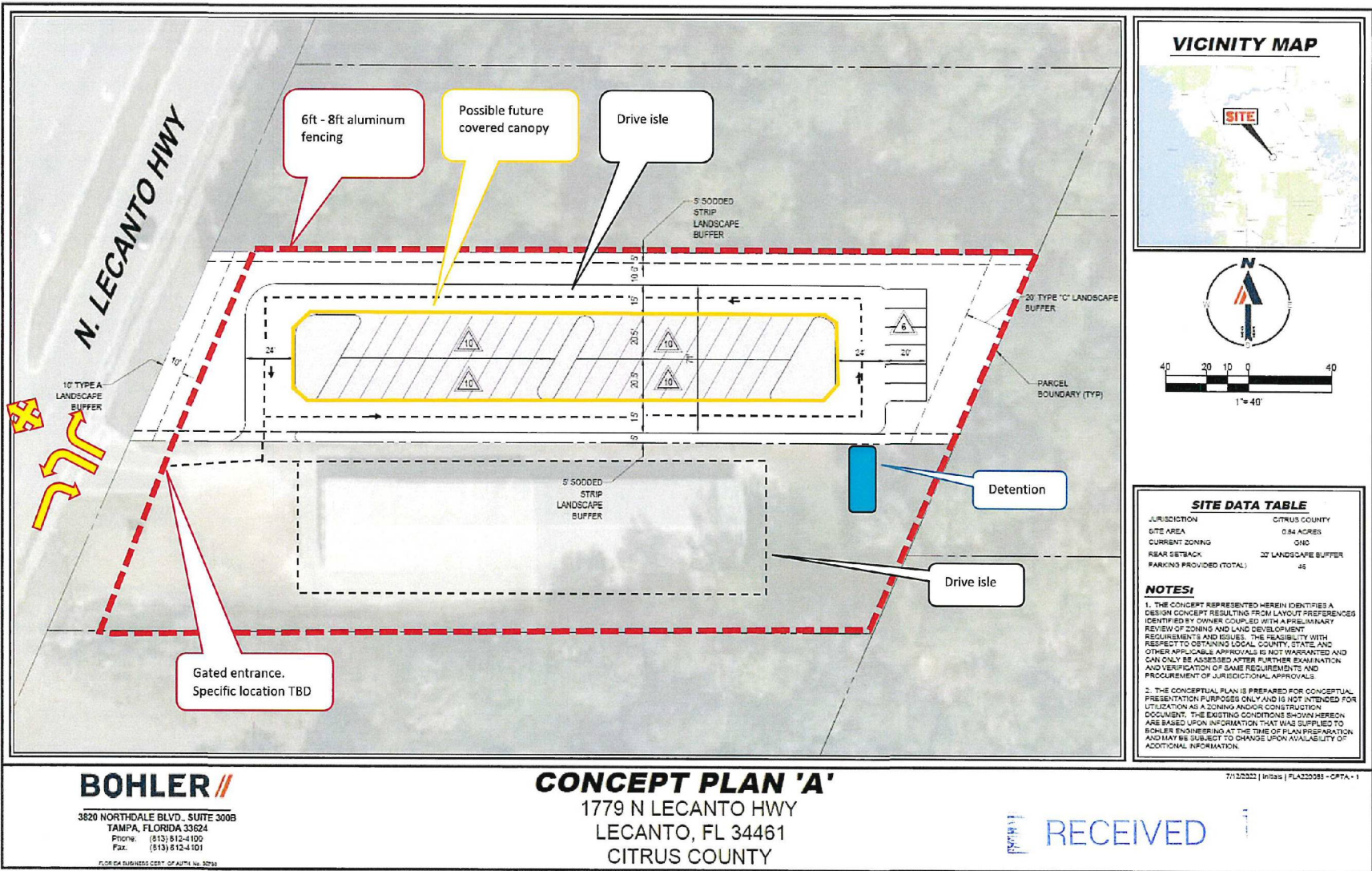


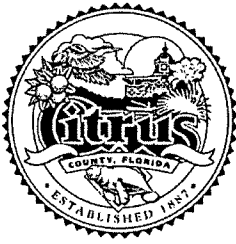
Attachment: CU-22-11 Planner Presentation (20669 : CU-22-11 Antonino Poma for Al Ryan)



Attachment: CU-22-11 Planner Presentation (20669 : CU-22-11 Antonino Poma for Al Ryan)







PM2-22-85

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

CONDITIONAL USE APPLICATION NO. CU-22-11 Antonino Poma for Al Ryan

DATE: August 1, 2022

PREPARED BY: Amber Splitt, Planner; Land Development Division *AS*
Jennifer Perkins, Planner; Land Development Division *JP*

CONDITIONAL USE REQUESTED	This request is for a Conditional Use from the Citrus County Land Development Code (LDC) to amend an existing Special Exception (SE-82-10) to expand an existing mini warehouse site for RV/boat storage, pursuant to Section 2412, <u>General Commercial District</u> , as specified in the LDC.
SUBJECT PROPERTY	Section 28, Township 18 South, Range 18 East; specifically, Lots 106 and 107, of Crystal River Country Estates, Plat Book 7, Page 147, (AK 1490324 and 1490316), which address is known as 1755 N. Lecanto Highway and 1779 N. Lecanto Highway, Lecanto, FL. A complete legal description is on file with the Land Development Division.
ACREAGE	Approximately 73,180 square feet (1.68 acres)
LAND USE/ZONING	GNC, General Commercial District on the Future Land Use Map; GNC, General Commercial District on the LDC Atlas
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property is located in Zone X, as found on Community Panel Number 12017C0 213D.
SURROUNDING LDC ATLAS DESIGNATIONS	North – GNC, General Commercial District South – GNC, General Commercial District East – LDR, Low Density Residential West – GNC, General Commercial District
SURROUNDING FLUM DESIGNATIONS	North – GNC, General Commercial District South – GNC, General Commercial District East – LDR, Low Density Residential West – GNC, General Commercial District

Attachment: Staff Report and Locator Map (20669 : CU-22-11 Antonino Poma for Al Ryan)

SURROUNDING EXISTING LAND USE	North – Vacant Commercial South – Vacant Commercial East – Single-family Dwellings West – N. Lecanto Hwy., Shopping Center, Restaurants The subject property is commercial, and the surrounding areas are residential and commercial.
SOIL INFORMATION	According to the <i>Soil Survey of Citrus County</i> (1988), the soil type in the area consists of Arredondo fine sand, 0 to 5 percent slopes. Limitations to building site development are slight.

BACKGROUND AND ANALYSIS

The subject property consists of two lots in Crystal River Country Estates, which was platted in 1971. The lots total approximately 1.68 acres and take access from N. Lecanto Hwy., a minor arterial right-of-way. The west portion of the property contains a 50-foot-wide Murphy easement that runs parallel to N. Lecanto Hwy. for future right-of-way expansion.

The applicant is requesting to amend an existing special exception (SE-82-10) for the expansion of a mini warehouse site (Lot 107) for RV/boat storage on Lot 106. The expansion site currently consists of trees and shrubs and will gain access from 1755 N. Lecanto Hwy., which is the current operating business of 491 Mini Storage. The expansion site will consist of 46 parking spaces for boat/RV storage and both the existing and expansion site will be fenced with a gated entrance. The site plan proposes a drainage retention area on the western side of the existing site. The applicant is also proposing a future canopy for RV/boat parking. Future development of the canopy will have to meet LDC design standards at the time of permitting, and a deviation has not been requested for façade.

The existing Special Exception (SE-82-10) predates the current LDC. The existing business is a 44-unit mini warehouse facility and is not currently fenced. The main entrance is not gated but is proposed to be gated with the expansion of the site. This access point and gate would provide access to the expansion site.

The General Commercial District may allow for RV/boat parking with a Conditional Use. A Conditional Use expresses an ability for a use to be compatible with the land and the surrounding areas with conditions. The general area is a mixture of residential and commercial. Although residential districts are adjacent, the site is also near various commercial developments. With the proposed conditions in this staff report, the use of the site will meet the intent of the Comprehensive Plan and Land Development Code.

Consistency with the Land Development Code (LDC) – Staff reviewed this application under the standards of Section 2412, General Commercial District, Section 3745, Design Standards for Small Nonresidential Development Projects, and Section 7110, Access Management, as specified in the LDC.

Landscaping/Buffers: According to LDC Section 3745, the expansion of a site greater than 0.5 acres must meet the standards of the section. The site plan depicts a 20-foot Type 'C' buffer along the west property line which abuts residential, a 5-foot sodded strip abutting commercially zoned

properties to the north and south, and a 10-foot Type 'A' buffer to the west which abuts N. Lecanto Hwy. which appears to be within an easement. The applicant is aware that buffers are required to be outside of all easements so this buffer will need to be relocated.

Impervious Surface Ratio: The applicant is proposing to pave the proposed drive aisles and parking spaces. Per Section 2412 of the LDC, the maximum Impervious Surface Ratio (ISR) for GNC is 70%. An email submitted with the application indicates an ISR of 63%.

Parking Standards: Because there is no office on site, and no new offices are proposed, automobile parking spaces are not required.

Loading zones: The LDC requires loading zones for all commercial and industrial development. Upon a site visit by staff, there do not appear to be any loading zones on site. Loading zones will need to be provided per LDC, unless otherwise demonstrated.

Lighting/Signage: Lighting and signage information have not been provided and will be required to meet LDC standards at the time of permitting.

Setbacks: The minimum right-of-way setback is 100 feet from the centerline of a minor arterial roadway. However, there is a 50-foot-wide right-of-way expansion easement that abuts N. Lecanto Hwy. and is not depicted on the site plan. The RV/boat parking will need to meet this setback and improvements cannot be located within the easement.

Environmental/Tree Preservation: As part of the site development plan process, the applicant will need to submit a Tree Preservation Plan at the time of permitting.

Cross Access: Cross access is required for all projects proposed on principal and minor arterials and major collectors. The applicant is requesting to waive the cross access and has not depicted this on the site plan. Engineering has prepared a memo and does not support this.

- Deviation- cross access to adjacent commercial lands.

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

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

Staff Comment: *The subject property has a GNC designation. RV/boat parking and mini warehouses are allowable uses in this district with a conditional use. The site is surrounded by GNC properties but does have some residential lots to the east. This should not affect the residential area if the applicant adheres to LDC requirements and proposed conditions.*

Objective 17.2 In order to promote the efficient use of resources and discourage scattered development and sprawl, the County shall encourage development in Planned Service Areas (PSA).

Staff Comment: The subject property is located in the Planned Service Area.

Policy 10.B.3.12 Frontage roads, access roads, and/or other alternative access systems, along arterial and major collector roadways, shall be required in accordance with Ch. 7 of the Land Development Code. Interconnection of parking lots along a road frontage shall be encouraged. New points of ingress and/or egress shall be limited to these access systems to minimize direct access to the congested roadways.

Staff Comment: The submitted site plan does not propose cross access and is in violation of the policy.

SUMMARY OF AGENCY COMMENTS:

Engineering Division recommends approval with three conditions. In addition, they have provided an informational memo (copy attached) regarding ongoing discussions concerning future right-of-way widening.

1. In accordance with Section 7110.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 lines. The access must meet the throat distance requirements of Section 7140.C. of the LDC and be located outside of any fenced in areas for the development.
2. In accordance with the transfer of road reservation as recorded in OR Book 2256, Page 2309, no improvements other than roadway improvements may be made within the roadway reservation area.
3. A replat will be required since the drainage for the development site is proposed on an adjacent parcel.

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

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 of this code. The existing and*

proposed uses and structures are consistent with LDC and Comprehensive Plan standards for the GNC District with a Conditional Use if cross access is provided. LDC standards for Small Nonresidential Development will need to be met at the time of permitting, unless otherwise outlined in the conditions.

2. ***The proposed uses and structures would not be incompatible with the uses, structures, and activities on adjacent and nearby lands.*** While there are residential properties to the east of the site, there are commercial developments to the west, and vacant commercial property to the south and north. This expansion would be compatible with the existing property and nearby commercial developments.
3. ***The proposed uses and structures would not violate the 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 existing and proposed site will meet LDC standards if cross access is provided.
 - 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 N. Lecanto Hwy, a minor arterial roadway. Both lots will take access from the existing driveway on Lot 107 and cross access is required.
 - c. ***The use or structure would not create a fire hazard.*** The application as proposed would not create a fire hazard if 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.*** Continued use of the mini warehouse and the proposed use of boat/RV parking is not anticipated to create noise, odor, glare, vibration, or other similar characteristics 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 this code.*** 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 proposed use is not anticipated to jeopardize adequacy of public services. Currently the site utilizes Citrus County water services and an on-site septic system.

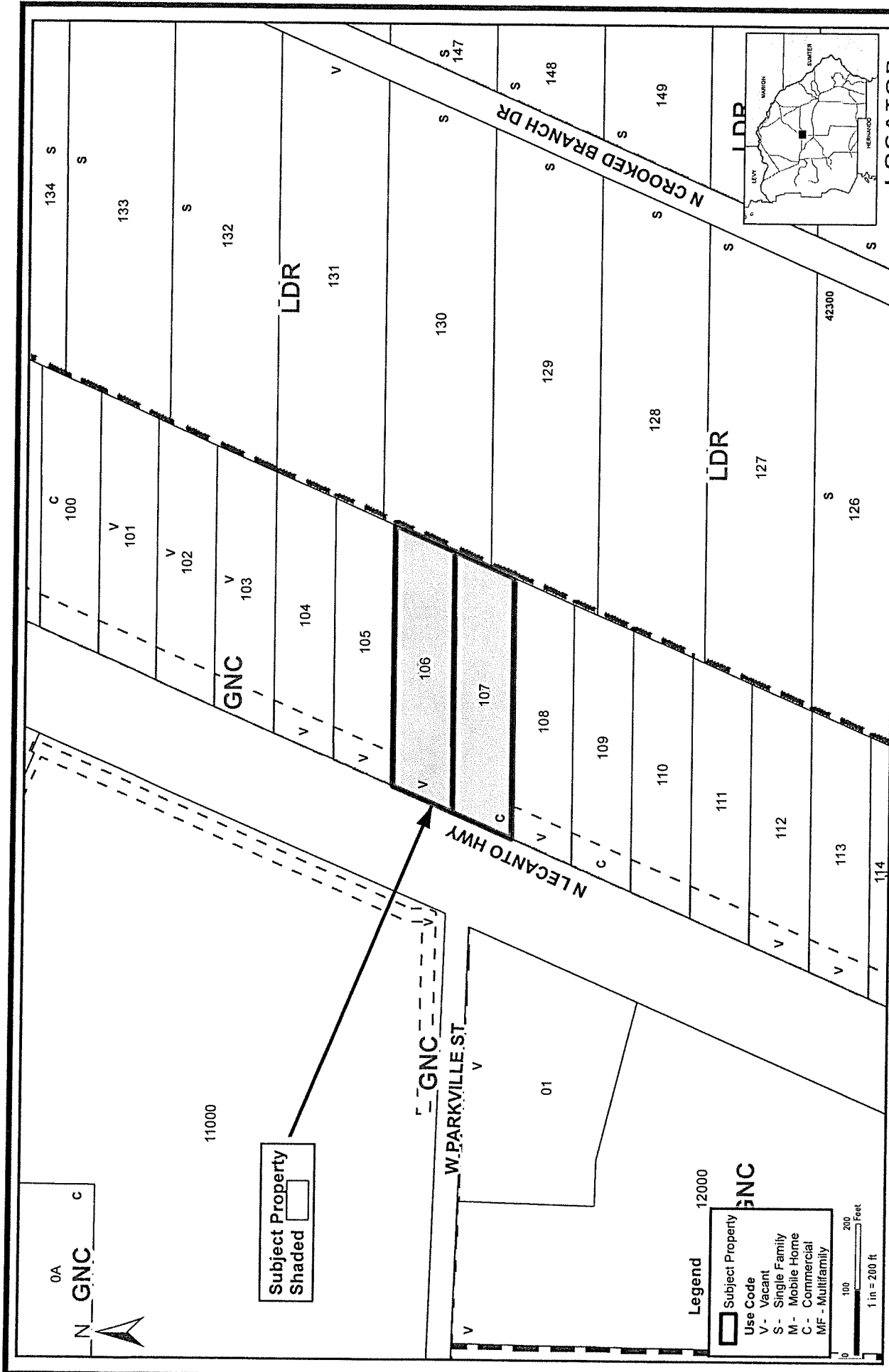
- 4. Termination and/or expiration of Conditional Uses – The PDC may specify a term for the duration of a Conditional Use. A Conditional Use will terminate if no development activity under the Conditional Use is commenced within three years of the date of approval, or if the approved use ceases for period 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:

1. This conditional use is to allow for the expansion of a mini-warehouse site for RV/boat parking as per the site plan date-stamped February 2, 1982, unless modified by these conditions.
2. The 10-foot Type 'A' landscape buffer that abuts N. Lecanto Hwy. must be placed outside of the 50-foot right-of-way expansion easement.
3. Stormwater management must meet the requirement of LDC Section 6300, Nonresidential Design Criteria.
4. In accordance with Section 7110.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 lines. The access must meet the throat distance requirements of Section 7140.C., of the LDC and be located outside of any fenced in areas of the development.
5. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping™* and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.
6. In accordance with the transfer of road reservation as recorded in OR Book 2256, Page 2309, no improvements other than roadway improvements may be made within the roadway reservation area.
7. A replat will be required since the drainage for the development site is proposed on an adjacent parcel.
8. Site must meet the requirements of Section 3745, Design Standards for Small Nonresidential Development Projects.
9. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

AS/JP/cb

Attachment: Staff Report and Locator Map (20669 : CU-22-11 Antonino Poma for Al Ryan)



Geographic Information Systems

Cynthia P. Steinhorn
Director

Prepared By: Susan O'Connell

Date: July 11, 2022

Source: Enterprise Geodatabase

Map Number: CU-22-11



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Application #: CU-22-11

Applicant: Poma for AI Ryan

Proposal: Amend SE-82-10 to allow boat/RV storage

Location: 1755 & 1779 N Lecanto Hwy., Lecanto

LDC Atlas: General Commercial (GNC)

S-T-R - 28-18-18 NE

Planner Initials: _____ Date: _____