

**Planning Commission Agenda
March 04, 2021 - 5:30 p.m.**

**Robert Froehling- Chair
Daniel Grannan - Vice Chair
Randy Martin
Charles Kish
Scott Ebert**



**Doug Smith
Tonia Herring
Alternate 1 - Terry Thompson
Alternate 2 – Darrell Morris**

- 1) Call to Order
- 2) Roll Call
- 3) Moment of Silence
- 4) Adoption of Agenda
- 5) Election Chairperson and Vice-Chairperson
- 6) Approval of Minutes – **October 1, 2020**
- 7) Citizen Input – 3 minutes
- 8) Public Hearings –
 - a) **APPLICATION NO. PZ21-0003 from Michael R. Martin** for a Variance request of the City of Crystal River Land Development Code (LDC) to allow for a residential accessory structure, specifically a covered boat lift, to exceed the 17-foot maximum height allowed over the mean high water line to the highest point of the structure pursuant to Section 5.01.07 Docks, Boats, Boat Lifts, Boat Covers, and Boathouses, of the LDC, on property located in Section 17, Township 18 S, Range 18 E; specifically, Lots 17 and 18, Block 15 of Woodland Estates Unit 2-A (AK #1061105), which address is 1520 NW 20th Avenue, Crystal River.
 - b) **APPLICATION NO. PZ21-0004 from Brian D. Tambasco Inc. DBA/Advanced Aluminum for Deloris P. Carter Family Trust (Ace Hardware)** for a Variance of the City of Crystal River Land Development Code (LDC) to allow for a pan-roof addition to an existing commercial building having less than the required 15-foot side building setback (adjacent to street NE 5th Street) pursuant to Section 4.02.02 Standards for Buildings and Building Placement (setbacks), of the LDC, on property located in Section 22, Township 18S, Range 17E; specifically, Lots 383 and 384 of Knights Addition to Crystal River (AK #1080649), which address is 999 East State Road 44, Crystal River.
- 9) Unfinished Business – None
- 10) New Business – Annual Review of Planning Commission By-Laws
- 11) Citizen Input – 5 minutes
- 12) Staff Comments –
 - a) Introduce Jenette Collins, AICP, Urban Planner
 - b) Updates to the Comprehensive Plan and Land Development (Zoning) Code
 - c) Update on the proposed Civic Master Plan
- 13) Commissioner’s Comments
- 14) Chairman’s Comments
- 15) Adjournment

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, City Manager's Office, 123 N. W. Highway 19, Crystal River, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.

Planning Commission Minutes
October 1, 2020 - 5:30 p.m.

Robert Froehling- Chair
Daniel Grannan - Vice Chair
Randy Martin
Charles Kish
Scott Ebert



Doug Smith
Tonia Herring
Alternate 1 – Terry
Thompson
Alternate 2 – Vince Morris

- 1) Call to Order- The meeting was called to order at 5:30 by Chair Froehling.
- 2) Roll Call –
Present Commissioners: Vince Morris, Tonia Herring, Charles Kish, Robert Froehling, Daniel Grannan, and Randy Martin.
Absent: Doug Smith, Scott Ebert, and Terry Thompson.
Staff: Planning Director Herrmann, City Attorney Rob Batsel, and Deputy Clerk Lisa Morris.
- 3) Moment of Silence – All present observed a moment of silence.
- 4) Pledge of Allegiance – The Chair led in the recital of the Pledge of Allegiance.
- 5) Adoption of Agenda – Vice Chair Grannan moved to adopt the agenda; Commissioner Kish seconded the motion. Motion carried unanimously 6-0.
- 6) Approval of Minutes – **August 20, 2020; September 3, 2020** – Vice Chair Grannan motioned to approve the minutes from the August 20, 2020 and September 3, 2020; seconded by Commissioner Martin. Motion carried unanimously 6-0.
- 7) Citizen Input – 3 minutes – none.
- 8) Public Hearings – Quasi Judicial
Chair Froehling stated the quasi-judicial proceedings format and requirements.
 - a) Request for Variance – Request Number V20-0087 –
Chair Froehling opened the quasi-judicial hearing and provided guidelines and requirements.
Vice-chair Grannan read the variance by title only.
Conflicts of Interest: None.
Ex-Parte communications: None.
Staff Presentation: Director Herrmann presented the staff report to the Commission. Director Herrmann provided property appraiser information related to the property and presented criterion as to whether the applicants met the criteria for a variance. Director Herrmann presented photos of the area.
The Commissioners provided input related to the issue at hand. Director Herrmann reiterated the concern related to boat dock issues.

Applicant's Presentation: Melissa Westbrook, Clifford Dollar. Presented information related to their variance request before the Commission. Mr. Dollar noted the dock was on the property line.

The Commissioners asked questions. Attorney Batsel provided information related to condominiums. It was noted that the home is actually considered a single-family home and not a condominium.

Expert Witnesses: None.

Public Comment: William Ruiz and Cindy Ruiz, 129 S. Paradise Pt. Rd., who were sworn and are neighbors of the applicant, noted that the home in question was a studio apartment and further presented information as to the impact to them.

Intervening parties: Charles Bryant, who was sworn, 129 S. Paradise Pt. Rd, Apts. 3 and 4, a neighbor in the same apartment building, presented information as an intervening party. Mr. Bryan noted that the applicant knew the at time of purchase there was no dock with the property.

Linda Bailey, 129 S. Paradise Pt. Rd, Apts. 3 and 4, spoke about efforts to accommodate the neighbors; however, the efforts were unsuccessful.

Director Herrmann spoke as to the City's role in solving the problem. City Attorney Batsel provided information on docks and usage, and it was noted that it is really a citizen issue rather than a variance issue.

Jack Everett, 129 S. Paradise Pt. Rd., a neighboring property owner, respectfully requested a decision tonight.

Mr. Bryant noted not permits have been filed with the Corps of Engineers or FDEP.

Applicant Rebuttal: The applicant's provided a rebuttal which noted contact with Sea and Shoreline related to the dredging the canal around the existing docks.

Mr. Bryant noted that he felt bullied by the applicant's and stated feeling very impacted by the variance should the variance be granted.

Vice Chair Grannan moved for a 5-minute recess at 7:11; seconded by Chair Froehling.

Motioned carried 6-0.

Meeting was called to back to order at 7:16 p.m.

The applicant requested the Commission vote on the variance application during the current proceedings.

The Commission rehashed the information presented.

Motion: Commissioner Herring motioned to approve the variance; seconded by Commissioner Martin. Motion failed 2-4.

Roll Call Vote:

Morris: Nay
Herring: Yea
Kish: Nay
Froehling: Nay
Martin: Yea
Grannan: Nay

- 9) Unfinished Business – None
- 10) New Business – **Planning Department Status – Brian Herrmann, Director** - Director Herrmann provided information on events and changes in the Planning Department.
- 11) Citizen Input – 5 minutes- Ms. Bailey thanked the commission for their decision.
- 12) Staff Comments – Director Herrmann spoke about HWY 44 designs.
- 13) Commissioner’s Comments – Commissioner Kish stated that it is City’s responsibility when a dock, has zero setback, or negative setback to work something out before coming to the commission.
- 14) Chairman’s Comments – Thanked the Commission for beating the issue to death.
- 15) Adjournment – Vice Chair Grannan moved to adjourn; Commissioner Herring seconded the motion. Motion carried 6-0.

Attest:

Lisa Morris, Deputy Clerk

CITY OF CRYSTAL RIVER PLANNING COMMISSION



STAFF REPORT

Planning and Development Services Department

MEETING DATE:	March 4, 2021
VARIANCE APPLICATION:	Variance Application # PZ21-0003 for Michael R. Martin 1520 NW 20th Avenue, Crystal River Florida.
VARIANCE REQUESTED:	A Variance request of the City of Crystal River Land Development Code (LDC) to allow for a residential accessory structure, specifically a covered boat lift, to exceed the 17 foot maximum height allowed over the mean high water line to the highest point of the structure pursuant to Section 5.01.07 <u>Docks, Boats, Boat Lifts, Boat Covers, and Boathouses</u> , of the LDC.
SUBJECT PROPERTY:	Section 17, Township 18 S, Range 18 E; specifically, Lots 17 and 18, Block 15 of Woodland Estates Unit 2-A (AK # 1061105), which address is 1520 NW 20 th Avenue, Crystal River. A complete legal description of the property is on file with the Planning and Development Services Department.
ACREAGE:	Approximately 27,684 square feet or 0.64 acres.
LAND USE:	Zoning: RW, Residential Waterfront. Future Land Use: MDR, Medium Density Residential. Outside the CRA District.
FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is in Flood Zone AE with Base Flood Elevation (BFE) of 12 feet, as found on the FIRM Panel Number 12017C0186E. (Effective January 15 th , 2021)
SURROUNDING AREA:	<u>North</u> – zoned RW – single family residence across the street. <u>South</u> – zoned RW – single family residence across the water. <u>East</u> – zoned RW – single family residence across the street. <u>West</u> – zoned RW - canal fronted by multiple single family residences.
PROJECT MANAGER:	Brian Herrmann, <i>CNU-A, LEED AP</i> Director of Planning and Development Services

BACKGROUND INFORMATION:

The applicant has received a permit to build a boat lift / boathouse on the canal that is located behind his residential property within the City of Crystal River. The canal has a width of 111 feet. As a result, the proposed boathouse may extend 25 percent of the width of the waterway or 27 ½ feet into the canal. As shown, the proposed structure will be 68' 5" in length (running parallel to the lot/seawall) and 27 feet in width (extending into the canal).

The City of Crystal River's Land Development Code (LDC) references the City's Comprehensive Plan, stating that residential boat docks and docking and mooring facilities shall be limited to include one boat slip per 100 feet of shoreline, or part thereof. The applicant's lot contains over 300 feet of waterfront frontage; therefore, he is permitted to have three such slips on his property. As such, he has received a building permit to construct a boathouse that will contain all three boat slips under one roof.

ANALYSIS:

The maximum height of a boat davit, boat lift, boat cover, or boathouse in the City of Crystal River may not exceed 17 feet in height above the mean high-water line, measured to the highest point of the structure. The applicant has a boat that cannot fit under a roof that is constructed at this height. As a result, the applicant is seeking a variance in order to extend the roofline or highest point of his boat lift / boathouse by five feet to 22 feet in height.

One of the primary concerns with boat lifts / boathouses that are 17 feet in height or greater is the visual impact upon the neighbors and the waterfront. The applicant's lot is odd shaped. As a result, there are no adjacent neighbors that are impacted by the proposed structure. The only neighbors or neighborhood lots that can see the structure are located across the canal from the applicant. As a result, the applicant feels as though the impact of the additional five feet in height is reduced significantly.

PROPOSED CONDITION:

When staff visited the applicant's property to document the existing conditions of the proposed structure they noticed an older dock and apparent boat lift on the west portion of the site / seawall. Two boats appeared to be occupying the area as well. This would exceed the current standard that states that residential boat docks and docking and mooring facilities shall be limited to include one boat slip per 100 feet of shoreline, or part thereof. Staff suggests that a condition be applied to any variance that is given. It should state that these facilities will be removed so that the new facility can adhere to the existing standards of the LDC.

REQUIRED FINDINGS FOR GRANTING A VARIANCE:

Pursuant to Section 9.02.02 (A) of the Crystal River Land Development Code, in order for an application for a variance *to be approved or approved with conditions, the planning commission shall make a positive finding, based on the evidence submitted, with regard to **each** of the following provisions:*

1. *There is a specific hardship affecting the development of the lot resulting from the strict application of the provisions of the LDC;*

The proposed variance is not the result of a specific hardship that arose because of the strict application of the provisions of the existing standards of the LDC to the lot.

2. *The hardship is not a result of actions of the owner and is not based solely on a desire to reduce development costs;*

The proposed variance to expand the height of the roof of the boat slip/boathouse is the result of the owner's actions; however, there is no indication that "development costs" are a primary factor in the request.

3. *The need for the proposed variance is due to the physical shape, configuration, or topographical condition of the lot in such a manner as to distinguish it from other adjacent or nearby lots or from other lots in the district;*

The proposed variance is not the result of the physical shape, configuration, or topographical condition of the lot, but rather the desired height that the applicant wishes for the proposed boat slip / boathouse to be.

4. ***The proposed variance is necessary to preserve a substantial property right where such property right is generally available to other property owners of adjacent or nearby lots or other lots in the zoning district;***

The proposed variance is not necessary to preserve a substantial property right that is generally available to other property owners of adjacent or nearby lots.

5. ***The grant of the proposed variance does not confer on the applicant any special privilege that is prohibited by this LDC to other lands, buildings, or structures in the same zoning district;***

The proposed variance will confer upon the applicant privileges that are otherwise prohibited by the LDC for other lands, buildings, or structures in the same zoning district. The applicant is requesting a variance to extend the maximum permitted height of their boat davit, boat lift, boat cover, or boathouse from the permitted height of 17 feet above the mean high-water line to 22 feet above the mean high-water line.

6. ***The proposed variance does not substantially increase congestion on surrounding streets, does not increase the danger of fire or other hazard, and is not otherwise detrimental to the health, safety, or general welfare of the public;***

The proposed variance does not substantially increase congestion on surrounding streets, increase the danger of fire or other hazard, and is not otherwise detrimental to the health, safety, or general welfare of the public.

7. ***The development following the proposed variance is compatible with adjacent and nearby development and does not alter the essential character of the district;***

The development following the proposed variance will exceed the standards related to the height of adjacent and nearby development by a maximum of five feet. While this is significant, the applicant does not believe that it will alter the essential character of the district as the visual impact to the neighbors is minimal.

8. ***The variance granted is the minimum variance that results in reasonable use of the land, building, or structure;***

The proposed variance is not necessary in order for the applicant to reasonably use the land, building, or structure; however, it is necessary if the applicant wishes for their specific boat to be housed in the new facility under roof.

9. ***The effect of the proposed variance is consistent with the general intent of the LDC and the specific intent of the relevant standards and criteria; and***

The proposed variance differs from the general intent of the LDC and specific intent of the relevant standards. However, the applicant has stated that the impact upon the community and neighbors will be minimal due to the distance that the neighbor's parcels are located from the proposed boat lift / boathouse. Those neighbors that may be impacted by this variance are those that can see the structure. They are located across the canal from the applicant.

10. ***The effect of the proposed variance is consistent with the comprehensive plan.***

The Comprehensive Plan establishes parameters for Future Land Use in the City. This serves as the genesis for the zoning regulations that are then applied to each district.

The Land Development Codes states that a covered boat slip / boathouse in the City of Crystal River is not permitted to exceed 17 feet in height over the mean high-water line. The applicant is requesting a variance to extend this height by five feet to 22 feet.

SUPPORTING DIAGRAMS ILLUSTRATIONS & TABLES:

Please see staff's PowerPoint presentation.

PLANNING COMMISSION ACTION:

The Planning Commission shall approve, deny, or approve with conditions the application for variance, based upon the findings regarding conditions set forth in subsection 9.02.02.A., or the LDC.

ATTACHMENTS:

1. Variance Application - **PZ21-0003**
2. Notification Letter
3. Site Plan
4. Building Plan



City of Crystal River

123 Northwest Highway 19
Crystal River, Florida 34428
Telephone: (352) 795-4216
Facsimile: (352) 795-6245
www.crystalriverfl.org

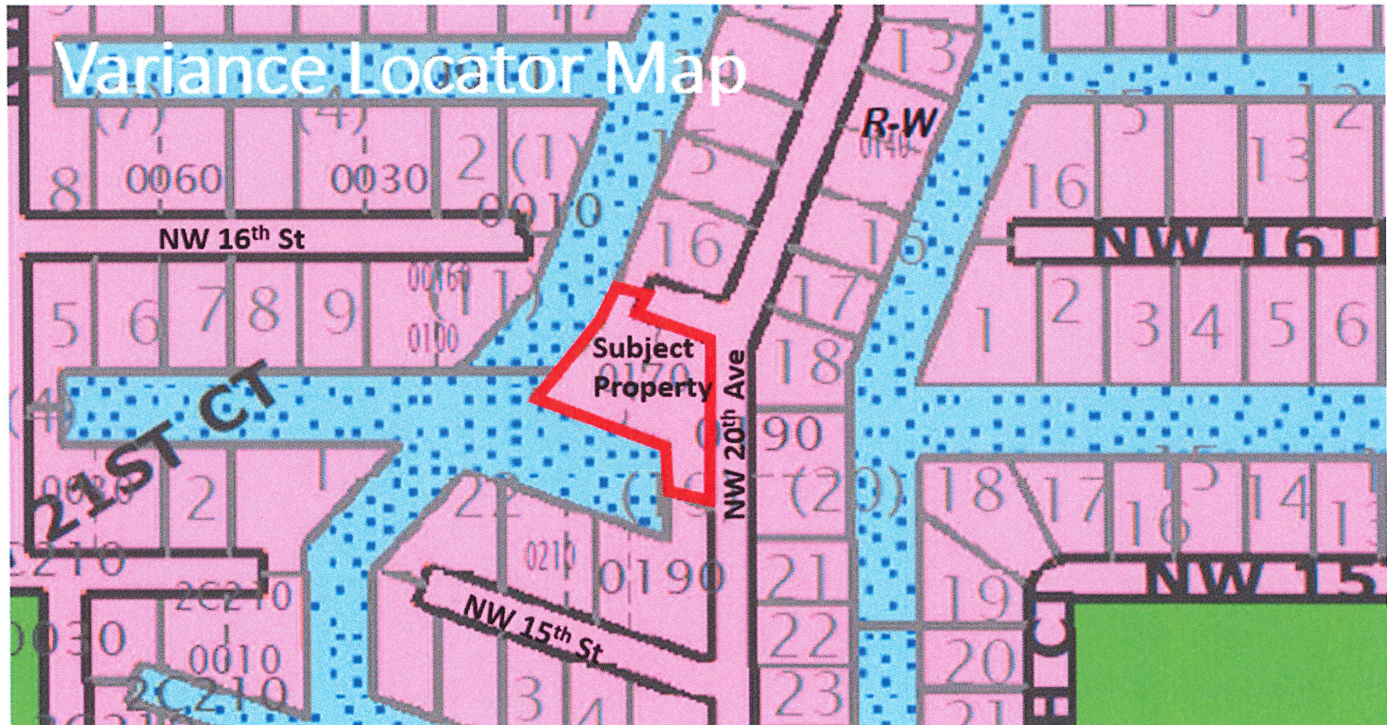
Variance Application No. PZ21-0003

February 15, 2021

NOTICE OF A REQUEST FOR VARIANCE FROM THE CITY OF CRYSTAL RIVER LAND DEVELOPMENT CODE

Dear Property Owner:

Please be advised that Michael R. Martin has made a formal application to the City of Crystal River for a Variance request of the City of Crystal River Land Development Code (LDC) to allow for a residential accessory structure, specifically a covered boat lift, to exceed the 17-foot maximum height allowed over the mean high water line to the highest point of the structure pursuant to Section 5.01.07 Docks, Boats, Boat Lifts, Boat Covers, and Boathouses, of the LDC, on property located in Section 17, Township 18 S, Range 18 E; specifically, Lots 17 and 18, Block 15 of Woodland Estates Unit 2-A (AK #1061105), which address is 1520 NW 20th Avenue, Crystal River. A complete legal description of the property is on file with the Planning and Development Services Department.



You are being sent a notification because you are located within 300 feet of the subject property. Please be advised that a Quasi-Judicial Public Hearing will be held on Thursday, March 4, 2021 at 5:30 p.m. before the City Planning Commission at City Hall, 123 NW Highway 19, Crystal River, FL

34428 if you wish to speak for or against this request for a Variance from the City of Crystal River Land Development Code. The applicant's presence is requested at the public hearing.

This application is available for viewing during normal business hours, 8:30 a.m. to 4:30 p.m. in the Planning and Community Development Department located at 123 NW Highway 19, Crystal River, Florida 34428.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, Florida 34428, (352) 795-4216, at least two (2) days prior to the meeting.

If you have any questions concerning this application, please call (352) 795-4216, Extension 340.

Sincerely,

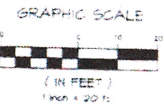
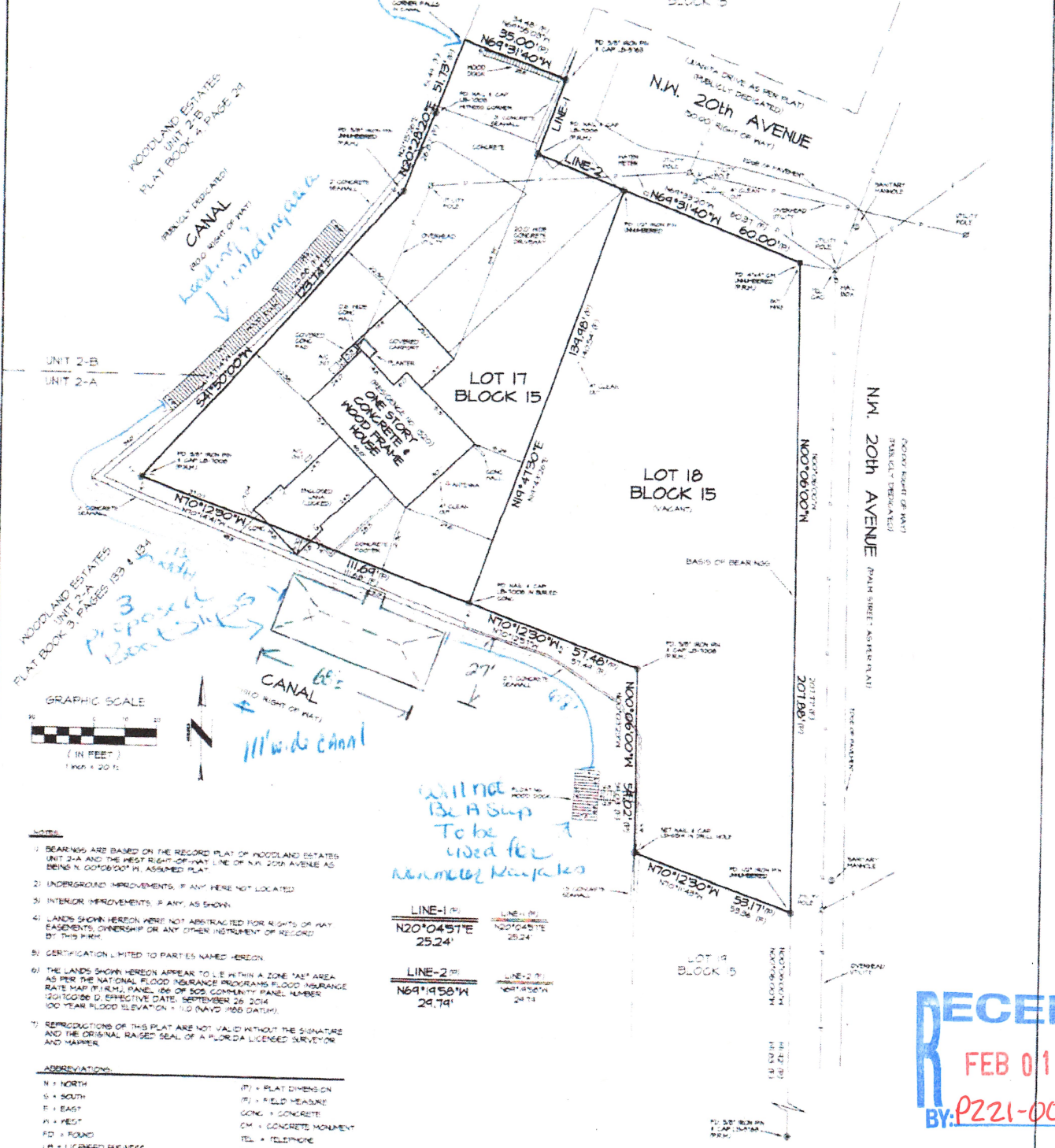


Brian D. Herrmann, CNU-A, LEED AP
Planning and Community Development Director
City of Crystal River
Planning and Community Development Department

Randy Martin Existing dock Proposed

To be Removed

DATE	BY	REV.
01/29/14	VC	1
01/29/14	VC	2
01/29/14	VC	3



- NOTES:**
- 1) BEARINGS ARE BASED ON THE RECORD PLAT OF WOODLAND ESTATES UNIT 2-A AND THE WEST RIGHT-OF-WAY LINE OF N.W. 20th AVENUE AS BEING N. 00°00'00" W. ASSUMED PLAT.
 - 2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
 - 3) INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
 - 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
 - 5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
 - 6) THE LANDS SHOWN HEREON APPEAR TO BE WITHIN A ZONE "A" AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (FIRM), PANEL 106 OF 808 COMMUNITY PANEL NUMBER 100100000 D, EFFECTIVE DATE, SEPTEMBER 26, 2014 (100-YEAR FLOOD ELEVATION = 11.0 (NAVD) (1988 DATUM)).
 - 7) REPRODUCTIONS OF THIS PLAT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ABBREVIATIONS:

N = NORTH	(7) = PLAT DIMENSION
S = SOUTH	(8) = FIELD MEASURE
E = EAST	CONC. = CONCRETE
W = WEST	CM = CONCRETE MONUMENT
RD = ROAD	TEL = TELEPHONE
LB = LICENSED BUSINESS	AVC = AIR CONDITIONER
PRM = PERMANENT REFERENCE MONUMENT	

LINE-1 (1)	LINE-1 (2)
N20°04'51"E	N20°04'51"E
25.24'	25.24'
LINE-2 (1)	LINE-2 (2)
N69°19'58"W	N69°19'58"W
29.74'	29.74'

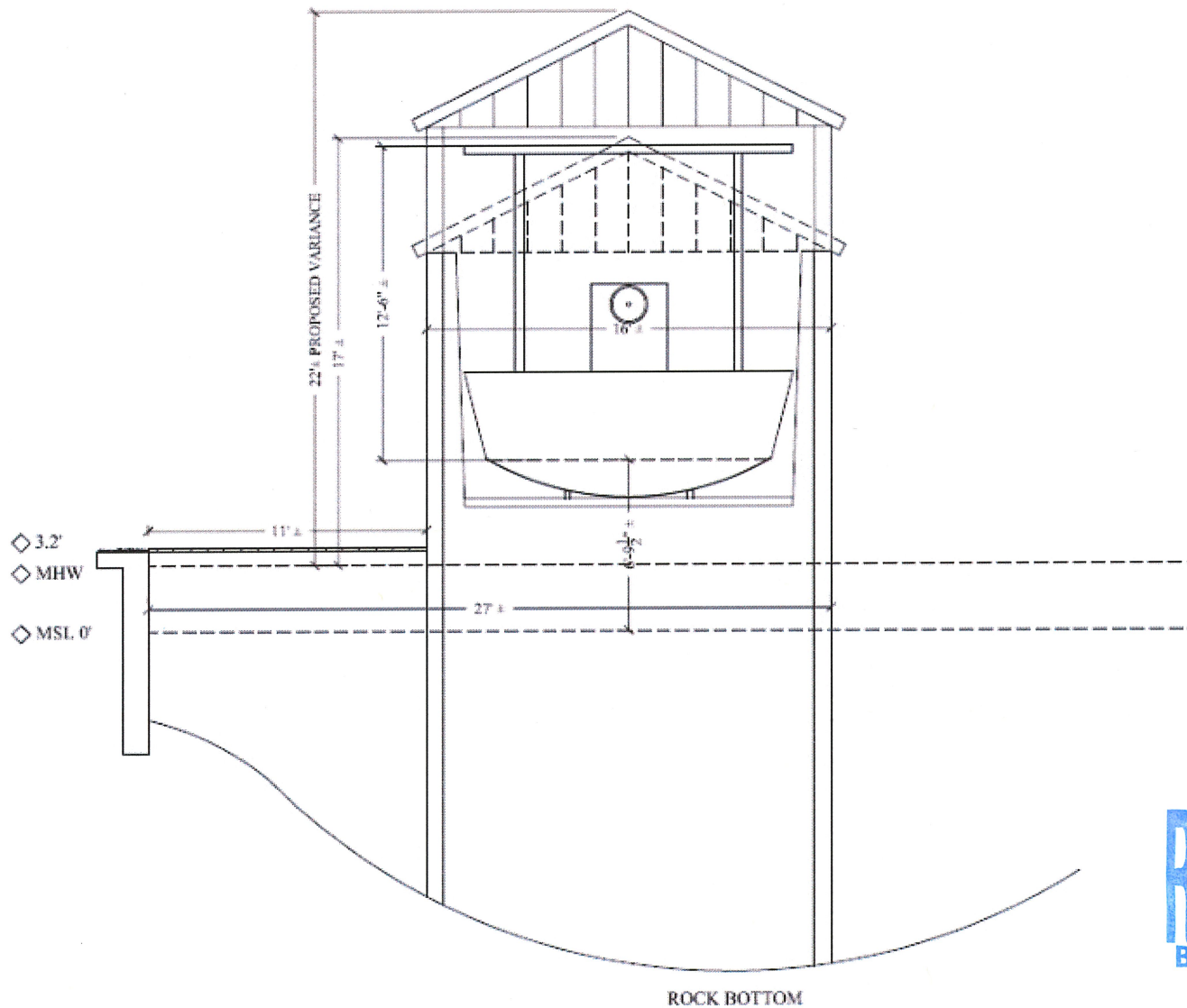
DESCRIPTION:
 LOTS 17 AND 18, BLOCK 15, WOODLAND ESTATES UNIT 2-A ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 133 AND 134, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

CERTIFICATION:
 HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 120, F.S. FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.021, FLORIDA STATUTES.

DOUGLAS C. MADE
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 4642

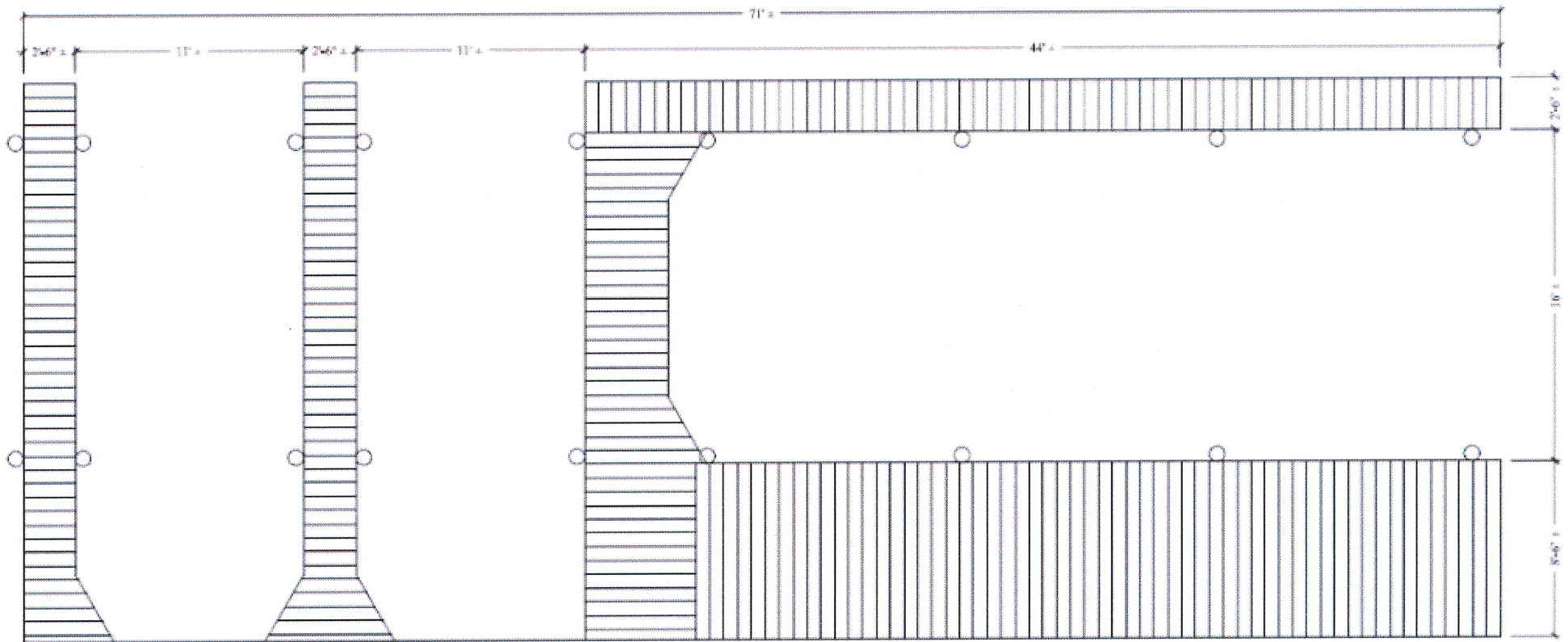
RECEIVED
 FEB 01 2021
 BY: P221-0003

WSI WASTE SURVEYING & MAPPING 18-6534	
BOUNDARY SURVEY certified to MICHAEL R. & VERA A. MARTIN	
DATE OF THIS SURVEY	02/02/14
FIELD BOOK/FACE	58 / 50-56
DATE OF THIS SURVEY	02/02/14
SCALE OF DRAWING	1" = 20'
PLAT NO.	14-1035



RECEIVED
 FEB 15 2021
 BY: P221-0003

NSTRUCTION, INC. 7th Place FL 34785 748-3987	BOAT LIFT DRAWN BY: JC SOLD BY: VERA	PROJECT FOR: MARTIN UNIT-LOT: CRYSTAL RIVER ADDRESS: - PHONE: - CELL: -	DATE: 2/12/21	REVISIONS ORIGINAL ISSUE	MWS ENGINEERING MICHAEL W. SPRINGHEAD P.E., S.L.P., S.M. FLORIDA REG. P.E. NO. 47820 C.A. NO. 20007 12115 S.E. SUNSET HARBOR RD. WOODDALE, FL 32195 (352) 409-2046	ENGINEER'S SEAL CUSTOMER SIGNATUR



RECEIVED
 FEB 15 2021
 P221-0003

& SPA CONSTRUCTION, INC.
 3321 NE 37th Place
 Wildwood, FL 34785
 PH: (352) 748-3987

BOAT LIFT
 DRAWN BY: JC
 SOLD BY: VERA

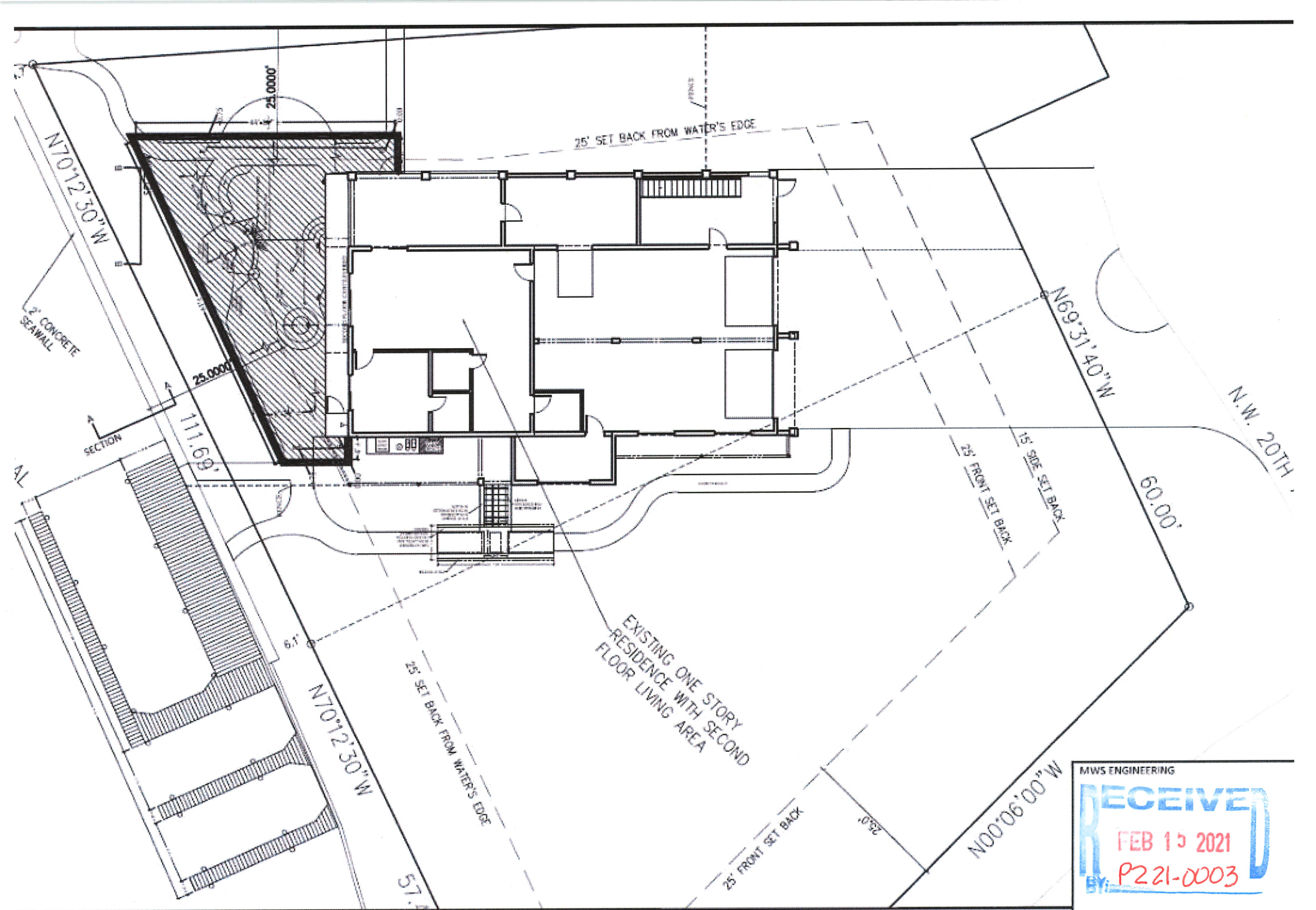
PROJECT FOR: MARTIN
 UNIT-LOT: CRYSTAL RIVER
 ADDRESS: -
 PHONE: - CELL: -

DATE	REVISIONS
2/12/21	ORIGINAL ISSUE

MWS ENGINEERING
 MEMPHIS, TN
 12115 GLENN HARBOR DR
 MEMPHIS, TN 38115
 (901) 408-3048

ENGINEER'S SEAL

CUSTOMER SIGNATURE



MWS ENGINEERING

RECEIVED

FEB 15 2021

BY: P221-0003

MICHAEL W. SPRINGSTEAL, P.E., S.E., P.E.M. FLORIDA REGISTRATION NO. 13521-006-2006 I.C.A. NO. 29517

THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DATE SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST COPIES. THIS PLAN HAS BEEN DESIGNED UNDER THE SUPERVISION

SPA & RUCTION INC.

MAIN: (352) 748-3987
FAX: (352) 748-6695

LICENSES		SITE PLAN
NATHAN J. YODER	CBC 1258573	SOLD BY: VERA
WARREN S. BOWLIN	EC 13007375	DRAWN BY: JC
MICHAEL R. MARTIN	CPC 1458794	SCALE: 1/16" = 1'
PATRICK A. CHADWICK	CFC 1429845	

PROJECT FOR: MARTIN
UNIT/LOT: CRYSTAL RIVER
ADDRESS: 1520 NW 20TH AVE
CONTACT: 352-267-4093

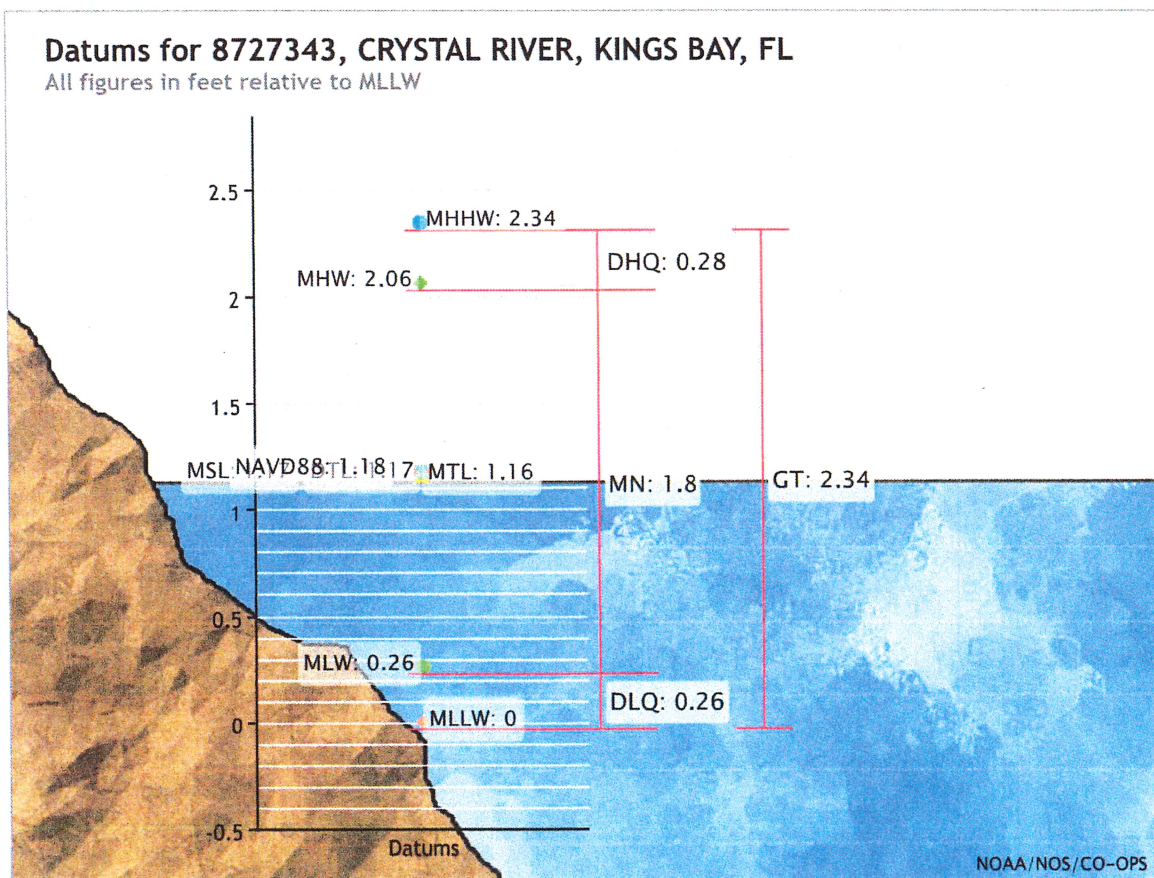
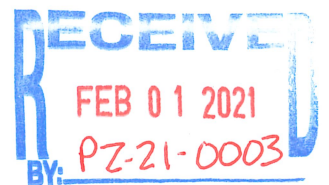
DATE:
12-Feb-21

REVISIONS:
ORIGINAL ISSUE

Datum	Value	Description
HWI (/datum_options.html#HWI)	8.81	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	3.46	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)		Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)		Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)		Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)		Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)	2.75	Highest Astronomical Tide
HAT Date & Time	12/03/1986 09:48	HAT Date and Time
LAT (/datum_options.html#LAT)	-0.47	Lowest Astronomical Tide
LAT Date & Time	12/02/1986 16:30	LAT Date and Time

Tidal Datum Analysis Periods

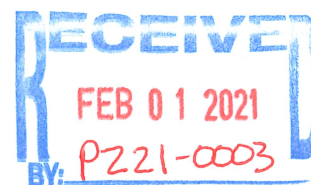
10/01/1978 - 12/31/1978



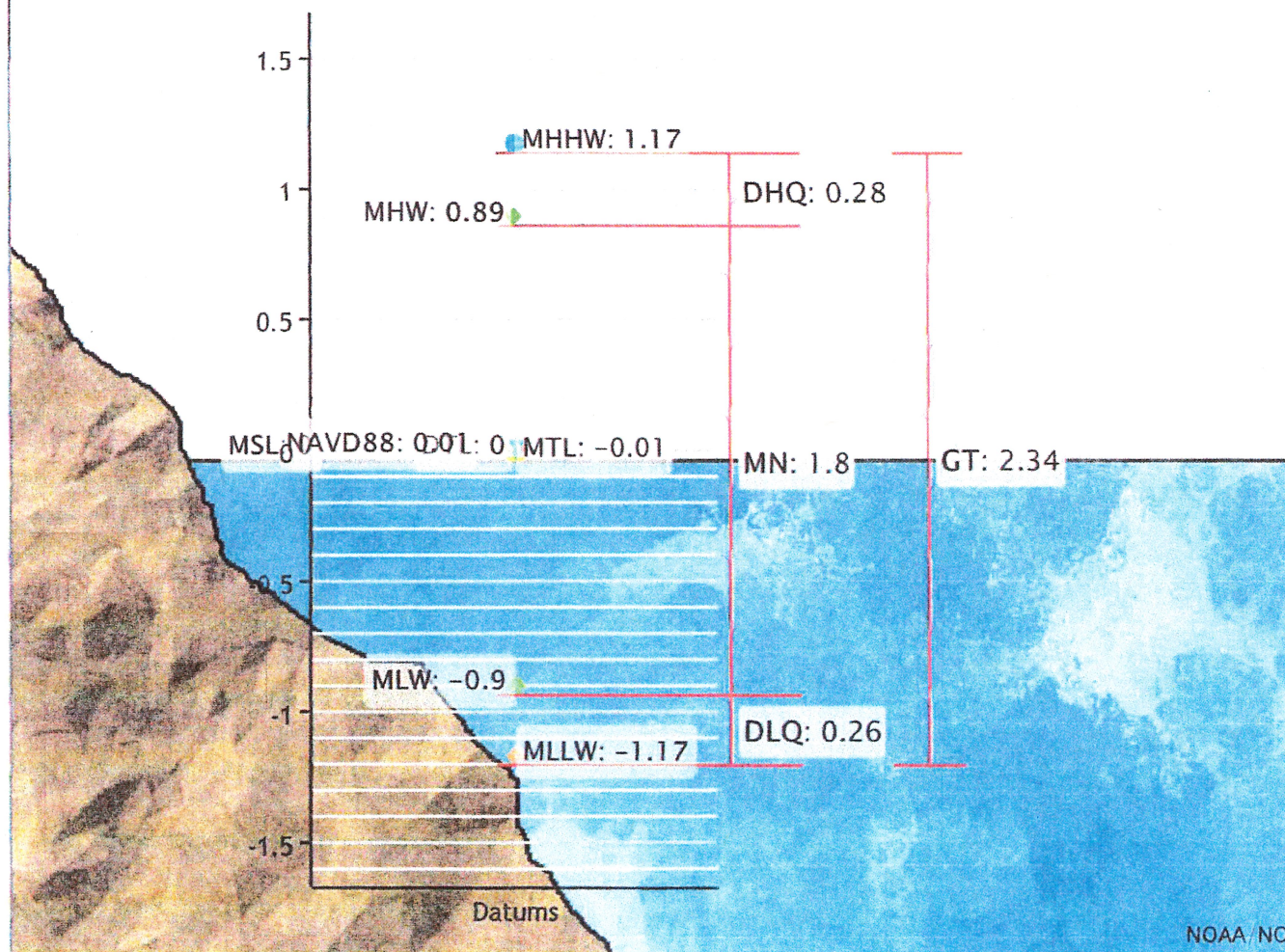
Datum	Value	Description
HAT Date & Time	12/03/1986 09:48	HAT Date and Time
LAT (/datum_options.html#LAT)	-1.64	Lowest Astronomical Tide
LAT Date & Time	12/02/1986 16:30	LAT Date and Time

Tidal Datum Analysis Periods

10/01/1978 - 12/31/1978



Datums for 8727343, CRYSTAL RIVER, KINGS BAY, FL
All figures in feet relative to MSL





VARIANCE APPLICATION

P221-0003

Department of Planning & Community Development
1234 North West Highway 19
Crystal River, FL 34428
352-795-4216 Ext. 306
Fax 352-795-6245

RECEIVED
JAN 22 2021
BY: EC

Office Use Only: Paid <u>1/25/2021</u> Date _____
Residential - \$250 Commercial - \$500

Applicant Information:

Name: Michael Rando & Vera Martin Phone # 352-267-4093
 Street Address: 1520 NW 20th Ave CR CITY ST ZIP
 Email Address: Randym @ TD Pools.com

Property Information:

Alt Key #: 1061105 Parcel Id # 17E18517002A 00150 0170
(AVAILABLE AT THE CITRUS COUNTY PROPERTY APPRAISER'S WEBSITE: www.citruspa.org)

Legal Description: Woodland ESTS Unit 2A PB3 PG133
lots 17 & 18 B1K 15

_____, or attach description on a separate page)
 Subdivision: Woodland Estates Lot: _____ Block: _____
 Current Zoning District: _____
 Flood Zone: _____ Base Flood Elevation: _____
(This information shall be based on the latest Flood Insurance Rate Maps)

The applicant for a variance has the burden of proof of demonstrating that the application for a variance complies with each of the requirements of Section 9.02.02(A).

Variance Request: Please enter a description of request and Land Development Code Sections that pertain to the requested action.
https://library.municode.com/fl/crystal_river/codes/code_of_ordinances?nodid=PTIICOOR APX ALADECO CH9VACORE 9.02.00VA

Height of Roof of boat lift to 20'

[Signature] Signature Owner Agent Date 01-22-2021

Notes:

1. Any variance authorized by the Planning Commission, and not used and acted upon by the applicant, or the applicant's successor in interest, within one (1) year from the date on which the decision of the Planning Commission is reduced to a written order, or if appealed, the date on which the order becomes final, shall be deemed abandoned and be void and of no further force and effect.
2. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
3. A variance shall not be granted which authorizes any use or standard that is expressly prohibited by this LDC.
4. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

Attachments:

1. Deed or other proof of ownership.
2. A site plan, if applicable and explanation to each of the provisions below.

Variance Checklist

In order for an application for a variance to be approved or approved with conditions, the Planning Commission shall make a positive finding, based on the evidence submitted, with regard to each of the following provisions:

Findings	Provisions (Sec. 9.02.02(A))
	<ol style="list-style-type: none">1. There is a specific hardship affecting the development of the lot resulting from the strict application of the provisions of the LDC. <i>(Explain how you will be deprived of reasonable use of the land, building, or structure, equivalent to the use made of lands, buildings or structures in the same neighborhood. Show that you have an unnecessary hardship, more than mere inconvenience or a preference for more lenient standards.)</i>2. The hardship is not a result of actions of the owner and is not based solely on a desire to reduce development costs. <i>(It is not enough to say that the development will cost more in order to comply. You must show the substantial and undue nature of that additional cost as compared to others subject to the same restriction.)</i>3. The need for the proposed variance is due to the physical shape configuration, or topographical condition of the lot in such a manner as to distinguish it from other adjacent or nearby lots or from other lots in the district. <i>(An example would be a pie shaped lot where the lot narrows dramatically towards the front yard and the side yard setback prohibits you from building an addition.)</i>

	4. The proposed variance is necessary to preserve a substantial property right where such property right is generally available to other property owners of adjacent or nearby lots or other lots in the zoning district. <i>(Explain that if the variance is not approved would any development of the proposed property be possible?)</i>
	5. The grant of the proposed variance does not confer on the applicant any special privilege that is prohibited by this LDC to other lands, buildings, or structures in the same zoning district. <i>(Is what you want to do something that other properties in the same zoning district have been allowed to do? If so, how does the ordinance prevent you from doing so?)</i>
	6. The proposed variance does not substantially increase congestion on surrounding streets, does not increase the danger of fire or other hazard, and is not otherwise detrimental to the health, safety, or general welfare of the public. <i>(Will granting the variance harm public safety? (Example: A property owner may prove an unnecessary hardship exists from limitations on on-site drives and parking for a commercial use. The increased traffic and stormwater effects could prove to harm public safety)</i>
	7. The development following the proposed variance is compatible with adjacent and nearby development and does not alter the essential character of the district. <i>(Will the variance cause the character of your neighborhood to change?)</i>
	8. The variance granted is the minimum variance that results in reasonable use of the land, building, or structure. <i>(Have you looked at all other options to do what you want to do and found that the variance you are seeking is for the least amount necessary?)</i>
	9. The effect of the proposed variance is consistent with the general intent of the LDC and the specific intent of the relevant standards and criteria. <i>(Will what you are proposing have any negative effects on your neighbors or any other property or to public property?)</i>
	10. The effect of the proposed variance is consistent with the comprehensive plan. <i>(City staff will assist with this.)</i>

Checklist for Variances in Areas of Flood Hazard

The Planning Commission must consider all technical evaluations regarding development in areas of flood hazard, general criteria for the grant of a variance as set forth in Section 9.02.02, and the following specific criteria

Findings	Criteria (Sec. 9.02.04)
	1. The danger that materials may be swept onto other lands to the injury of others;
	2. The danger to life and property due to flooding or erosion damage;
	3. The susceptibility of the proposed structure and its contents to flood damage and the effect of such damage on the individual owner;
	4. The importance of the services provided by the proposed structure to the public;
	5. The necessity of the structure to a waterfront location, in the case of a functionally water-dependent facility;
	6. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
	7. The relationship of the proposed use to the floodplain management program for that area;
	8. The safety of access to the property in times of flood for ordinary and emergency vehicles;
	9. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site, and;
	10. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, streets, and bridges
	Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

Notes:

- The Planning Commission shall follow all procedures and requirements of Section 9.02.03 in the consideration of applications for a variance in areas of flood hazard.
- Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the building is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

Home Parcel Search ▼

Altkey: 1061105
MARTIN MICHAEL R

Parcel ID: 17E18S17002A 00150 0170
1520 NW 20TH AVE , CRYSTAL RIVER

312 of 639

Return to Search Results
My Tax Year: 2021 ▼

Legal

Citrus County Property Appraiser, Cregg E. Dalton

Land & Agriculture

PC Code 0100 - SINGLE FAMILY

Residential

Bldg Counts Res 1 / MH 0 / Comm 0

Commercial

Nbhd 2155 - WOODLAND ESTATES

Misc Improvements

Tax District 000R - CITY OF CRYSTAL RIVER

Subdivision 001998 - WOODLAND ESTATES UNIT 2A

Short Legal WOODLAND ESTS UNIT 2A PB 3 PG 133 LOTS 17 & 18 BLK 15

Values

Est. Parcel Sqft 27,684

Sketch

Est. Parcel Acres .64

Photos

Map SC-TW-RG 18-18S-17E

Permits

Quick Links

Map

Pictometry

Mailing Address

Name MARTIN MICHAEL R
Mailing Address 30816 AIRWAY RD
LEESBURG FL 34748

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

- Attribute Export
- Mailing List
- Property Record Card
- Original Trim Notice

Go

Links

Search Help

All Owners

Name	Owner Type
MARTIN MICHAEL R	HW - Husband And Wife
MARTIN VERA A	HW - Husband And Wife

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	\$320,310	\$31,531	\$351,841	\$218,525	\$50,000	\$168,525	\$133,316	\$3,290.89	Link
2019	\$309,290	\$32,192	\$341,482	\$213,612	\$50,000	\$163,612	\$127,870	\$3,238.22	Link

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/01/2014	\$245,000	2641/1836	00-WARRANTY DEED	
03/01/2004	\$450,000	1702/1032	00-WARRANTY DEED	
01/01/1998	\$118,000	1225/0701	00-WARRANTY DEED	
03/01/1993	\$100	0984/0063	03-SAME FAMILY/DEED FOL	

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
07/01/2019	PSP19-0004	CONSTRUCT INGRD CONCRETE POOL & SPA	\$32,326	
06/01/2017	PB170113	BOATCOVER, LIFT & PILINGS	\$40,982	
01/01/2017	PB170013	2ND STORY ADDITION & ETC	\$175,000	
06/01/2000	00199	ELECTRIC POLE	\$100	
09/01/1987	4933	GREENHOUSE	\$2,000	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0104-SFR CANAL FRONT	F-FRONT FOOT	315.00	315.0	145				RW
2	0104-SFR CANAL FRONT	F-FRONT FOOT	120.00	120.0	200				RW

Residential

Bldg Number 1
 Class R1 - RESIDENTIAL SINGLE FAMILY
 Year Built 1966
 Total FLA 1,265
 Total Under Roof 1,265

Exterior Wall 24 - CONCRETE BLOCK PAINTED
 Foundation 3 - CONT. FOOTING-AVG.
 HVAC 001 - NONE
 Stories 1
 Floor System 01 - CONC. SLAB
 Roof Frame 00 - NONE

Roof Cover 00 - NONE
 Fuel 4 - NONE
 Bedrooms/Full Baths/Half Baths //
 Addl Fixtures //
 FPL: Stacks/Opening /

RCN
 RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1966	1,265

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SEA WALL REINFORCED CONCRETE-[2-LINEAL]	1966			1	315	
1	3	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	1998	30	7	1	210	
1	4	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	1998	49	5	1	245	
1	5	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	1998	5	20	1	100	
1	6	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	1998	4	26	1	104	
1	8	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2012	5	15	1	75	
1	9	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2012	9	16	1	144	
1	10	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2016	10	22	1	220	
1	11	BLT STRADDLE HOIST-[3-UNIT]	2017			1	1	

Total Misc Value							
-------------------------	--	--	--	--	--	--	--

Data Copyright Citrus County Florida
 Last Updated: 19/Jan/2021
 Powered by iasWorld Public Access. All rights reserved.

Zoning variance application 01/22/2021

Michael R and Vera A Martin

1520 NW 20th Ave Crystal River

Over the past years height of home requirements have gotten higher due to our water tables rising. Requirements now in the city for boat lift are 17' above mean high tide. Mean high tide is currently approx. 1' above sea level which is currently approximately 2' below our sea wall. In the county there is no height restrictions on the boat lift roofs.

To my knowledge as the requirements for the homes have risen over the years, the heights for boat lifts have not risen with them here in Crystal River. Maybe this is something that needs to be addressed so as not to need a variance for other residents.

We would like a variance so that our boat will not go through the roof in the event of our high waters that we typically have seen here in Crystal River. We would like the peak of the roof at 22'. It will not block any view of any neighbors.

Thank you,

Vera Martin



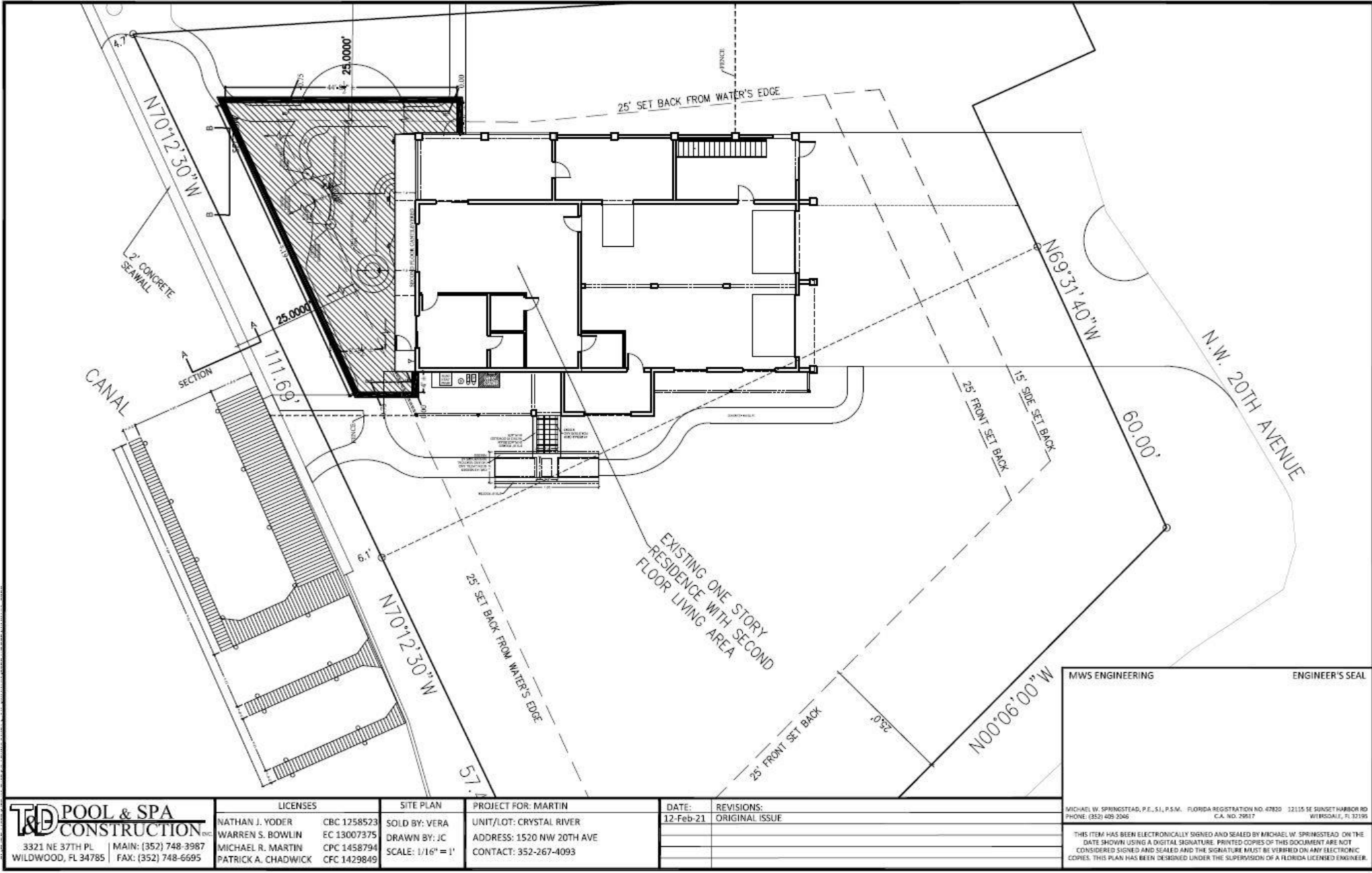
MARTIN - 1520 NW 20th AVE



PZ21-0003 VARIANCE

Michael R. Martin

Variance site plan as presented by Applicant



T&D POOL & SPA CONSTRUCTION INC.
 3321 NE 37TH PL WILDWOOD, FL 34785
 MAIN: (352) 748-3987 FAX: (352) 748-6695

LICENSES
 NATHAN J. YODER CBC 1258523
 WARREN S. BOWLIN EC 13007375
 MICHAEL R. MARTIN CPC 1458794
 PATRICK A. CHADWICK CFC 1429849

SITE PLAN
 SOLD BY: VERA
 DRAWN BY: JC
 SCALE: 1/16" = 1'

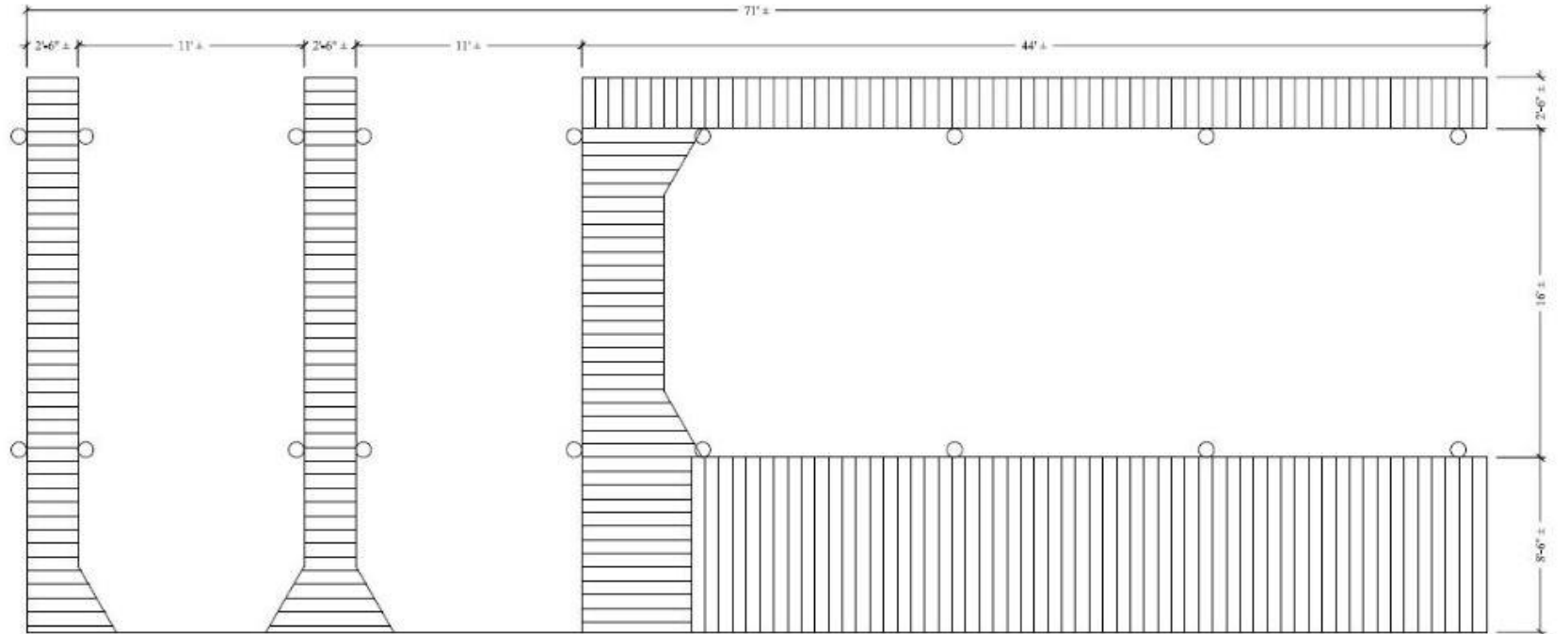
PROJECT FOR: MARTIN
 UNIT/LOT: CRYSTAL RIVER
 ADDRESS: 1520 NW 20TH AVE
 CONTACT: 352-267-4093

DATE: 12-Feb-21
REVISIONS: ORIGINAL ISSUE

ENGINEER'S SEAL
 MICHAEL W. SPRINGSTEAD, P.E., S.I., P.S.M. FLORIDA REGISTRATION NO. 47820 12115 SE SUNSET HARBOR RD WILKESVILLE, FL 32195
 PHONE: (352) 405-2046 C.A. NO. 29817

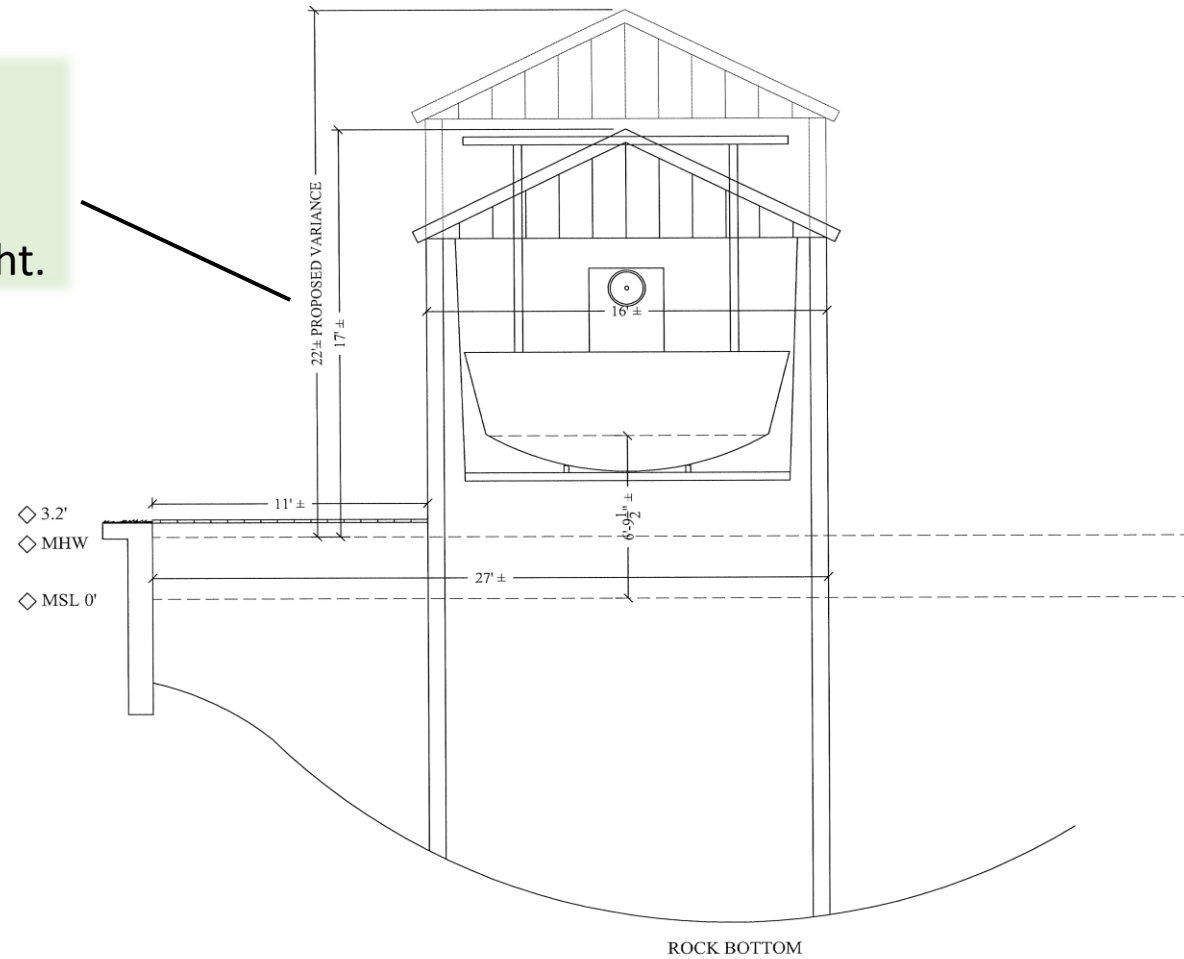
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL W. SPRINGSTEAD ON THE DATE SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THIS PLAN HAS BEEN DESIGNED UNDER THE SUPERVISION OF A FLORIDA LICENSED ENGINEER.

Variance site plan
as presented
by Applicant



T&D POOL & SPA CONSTRUCTION, INC. 3321 NE 37th Place Wildwood, FL 34785 PH: (352) 748-3987	BOAT LIFT DRAWN BY: JC SOLD BY: VERA	PROJECT FOR: MARTIN UNIT-LOT: CRYSTAL RIVER ADDRESS: - PHONE: - CELL: -	DATE: 2/1/21	REVISIONS: ORIGINAL ISSUE	MWS ENGINEERING MICHAEL W. SPRINGFIELD P.E., S.L.P.A.S.M. FLORIDA REG. P.E. NO. 12952 C.A. NO. 30971 12115 SE SUNSET HARBOR RD MIDDLEBURGH, FL 32068 (352) 346-3044	ENGINEER'S SEAL	CUSTOMER SIGNATURE	DATE

- Maximum permitted height = 17 ft.
- Applicant's request for variance = 22 ft. in height.



T&D POOL & SPA CONSTRUCTION, INC. 3321 NE 37th Place Wildwood, FL 34785 PH: (352) 748-3987	BOAT LIFT DRAWN BY: JC SOLD BY: VERA	PROJECT FOR: MARTIN UNIT-LOT: CRYSTAL RIVER ADDRESS: -- PHONE: -- CELL: --	DATE: 2/11/21	REVISIONS: ORIGINAL ISSUE	MWS ENGINEERING MICHAEL W. SPRINGSTEAD P.E., S.L.P., S.M. FLORIDA REG. P.E. NO. 47820 C.A. NO. 29517 12115 S.E. SUNSET HARBOR RD WERSDALE, FL 32195 (352) 409-2046	ENGINEER'S SEAL	CUSTOMER SIGNATURE	DATE



House with Planning
Commission Meeting posting



Current boat on canal – same property but
around the corner from the proposed site



View from raised porch – looking west at canal



View from raised porch – looking south at the proposed dock and boathouse



Nearest adjacent property – owner located across the canal from the southern property line



Proposed dock and boathouse – part of the requested variance – viewed from the east – southern property line



Proposed dock and boathouse – part of the requested variance – view from the west



Proposed dock and boathouse – part of the requested variance – view from the house's balcony (north side)

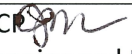
THE END

CITY OF CRYSTAL RIVER PLANNING COMMISSION



STAFF REPORT

Planning and Development Services Department

MEETING DATE:	March 04, 2021
VARIANCE APPLICATION NO. PZ21-0004 – Brian D. Tambasco Inc. DBA/Advanced Aluminum for Deloris P. Carter Family Trust (Ace Hardware)	
VARIANCE REQUESTED:	A Variance request of the City of Crystal River Land Development Code (LDC) to allow for a pan-roof addition to an existing commercial building having less than the required 15-foot side building setback (adjacent to street NE 5 th Street) pursuant to Section 4.02.02 <u>Standards for Buildings and Building Placement (setbacks)</u> , of the LDC.
SUBJECT PROPERTY:	Section 22, Township 18S, Range 17E; specifically, Lots 383 and 384 of Knights Addition to Crystal River (AK #1080649), which address is 999 East State Road 44, Crystal River. A complete legal description of the property is on file with the Planning and Development Services Department.
ACREAGE:	Approximately 26,400 square feet (0.60 acres).
LAND USE:	CH, High Intensity Commercial District on the Zoning Map, outside of the CRA Overlay District . HC, Highway Commercial District on the Future Land Use Map.
FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is in Flood Zone AE with a Base Flood Elevation (BFE) of 11 feet, as found on FIRM Panel Number 12017C0189E. (Effective date: January 15, 2021)
SURROUNDING AREA:	North – R-2, Medium Density Residential (single family residence) South – CH (across SR-44, commercial) East – CH (across NE 10 th Avenue, commercial) West – CH (vacant commercial) The site fronts on SR-44 which is predominantly developed as commercial.
PREPARED BY:	Jenette Collins, AICP  Urban Planner, Planning and Development Services Department

BACKGROUND INFORMATION: The applicant proposes to construct a 19-foot by 32-foot, open pan-roof over an existing concrete slab having a 0-foot building setback from the edge of NE 5th Terrace, a 50-foot, local public right-of-way. The proposed addition having a 10-foot height will be attached to the existing two-story portion of a masonry building which is occupied by the Ace Hardware retail store. This portion of the existing commercial building maintains a valid non-conforming setback, and the proposed addition would extend for an additional 32-feet along the 0-setback line. Although Chapter 9. Variations From Code Standards of the LDC, does not prevent the continued maintenance of existing non-conforming structures, it specifically prohibits the expansion of a structure that increases the extent of non-conforming setback.

ANALYSIS: The applicant is requesting a 0-foot side (street side) setback. The Land Development Code requires a minimum 15-foot side building setback from the street side. The Citrus County Property Appraiser’s record identifies that the original retail store was permitted in 1986, which predates current LDC requirements. The proposed structure will be erected on an existing slab that received a permit in

2016. The LDC does not prohibit the location of a slab at a 0-setback provided it is placed at ground level. The Variance is necessitated due to the proposed pan roof being a raised structure that must meet current setback requirements of the LDC. There will be no change to the existing impervious surface. The applicant indicates that the purpose of the pan roof is to have a covered area for delivery of inventory and storage. Staff recommends that should the Planning Commission determine to approve the variance, then a condition be placed that the pan roof cannot be enclosed.

REQUIRED FINDINGS FOR GRANTING A VARIANCE: Pursuant to Section 9.02.02 of the Crystal River Land Development Code, in order for an application for a variance to be approved or approved with conditions, the planning commission shall make a positive finding, based on the evidence submitted, with regard to each of the following conditions.

1. ***There is a specific hardship affecting the development of the lot resulting from the strict application of the provisions of the LDC;*** The subject property, although it abuts three streets, has an adequate building envelope within the required setbacks to allow for a building addition without the need for a variance.
2. ***The hardship is not a result of actions of the owner and is not based solely on a desire to reduce development costs;*** The variance is made based on the configuration of an existing commercial building that has a non-conforming setback on the subject property and that the proposed pan roof would better serve its purpose at the desired location.
3. ***The need for the proposed variance is due to the physical shape, configuration, or topographical condition of the lot in such a manner as to distinguish it from other adjacent or nearby lots or from other lots in the district;*** The lot abuts streets on three sides of the property, however the request to locate the proposed pan roof at a 0-foot setback stems from historical development of the subject property which predates current LDC standards for setbacks. The existing commercial building was built at a 0-setback to the rear of the property as it abuts a local right-of-way.
4. ***The proposed variance is necessary to preserve a substantial property right where such property right is generally available to other property owners of adjacent or nearby lots or other lots in the zoning district;*** Commercial development of adjacent and nearby lots of similar size has taken place without the need for a variance.
5. ***The grant of the proposed variance does not confer on the applicant any special privilege that is prohibited by this LDC to other lands, buildings, or structures in the same zoning district;*** The addition of the pan roof is an allowed ancillary and accessory use to the existing commercial use that would not be prohibited to other lands, buildings, or structures in the same zoning district.
6. ***The proposed variance does not substantially increase congestion on surrounding streets, does not increase the danger of fire or other hazard, and is not otherwise detrimental to the health, safety, or general welfare of the public;*** The proposed pan roof addition is ancillary to the existing retail commercial use and does not create any additional impacts to the surrounding area that would increase congestion on surrounding streets, increase the danger of fire or other hazards, and is not otherwise found to be detrimental to the health, safety, or general welfare of the public.

- 7. *The development following the proposed variance is compatible with adjacent and nearby development and does not alter the essential character of the district;*** The proposed location of the pan roof is in line with existing commercial development on site having a 0-setback on the street side . The proposed structure will be placed on an existing slab that is already used for storage outside of the existing business. The site is already developed as commercial and the proposed addition will not alter the essential character of the district.
- 8. *The variance granted is the minimum variance that results in reasonable use of the land, building, or structure;*** The proposed pan roof is not necessary for the reasonable use of the property although it will better facilitate the business at the proposed location.
- 9. *The effect of the proposed variance is consistent with the general intent of the LDC and the specific intent of the relevant standards and criteria; and*** Except for the requested Variance, the proposal meets all other standards and general intent of the LDC.
- 10. *The effect of the proposed variance is consistent with the comprehensive plan.*** The proposed Variance is not found to be inconsistent with the specific Goals, Objectives and Policies of the Crystal River Comprehensive Plan provided that compatibility is assured with adjacent uses and that the proposed use is found to be consistent with the Future Land Use Element, Objective 2.1 to provide for reasonable use of the property while protecting, conserving, and maintaining the natural resources and systems identified in the elements of the plan.

PLANNING COMMISSION ACTION: The Planning Commission shall approve, deny, or approve with conditions the application for variance, based upon making positive findings regarding conditions set forth in subsection 9.02.02. A., of the LDC.

ATTACHMENTS:

1. Variance Application – PZ21-0004
2. Notification Letter
3. Site Plan/Application submittal with Backup



City of Crystal River

123 Northwest Highway 19
Crystal River, Florida 34428
Telephone: (352) 795-4216
Facsimile: (352) 795-6245
www.crystalriverfl.org

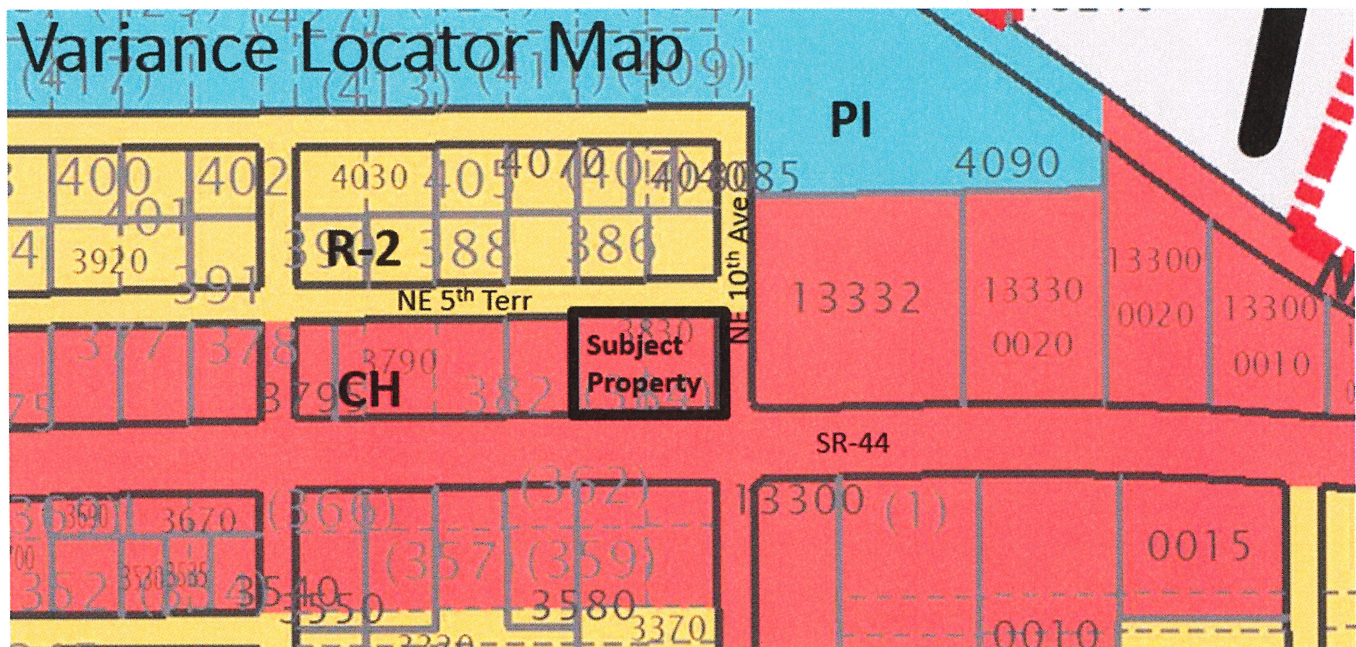
Variance Application No. PZ21-0004

February 15, 2021

NOTICE OF A REQUEST FOR VARIANCE FROM THE CITY OF CRYSTAL RIVER LAND DEVELOPMENT CODE

Dear Property Owner:

Please be advised that Brian D. Tambasco Inc. DBA/Advanced Aluminum for Deloris P. Carter Family Trust (Ace Hardware) has made a formal application to the City of Crystal River for a Variance request of the City of Crystal River Land Development Code (LDC) to allow for a pan-roof addition to an existing commercial building having less than the required 15-foot side building setback (adjacent to street NE 5th Street) pursuant to Section 4.02.02 Standards for Buildings and Building Placement (setbacks), of the LDC, on property located in Section 22, Township 18S, Range 17E; specifically, Lots 383 and 384 of Knights Addition to Crystal River (AK #1080649), which address is 999 East State Road 44, Crystal River. A complete legal description of the property is on file with the Planning and Development Services Department.



You are being sent a notification because you are located within 300 feet of the subject property. Please be advised that a Quasi-Judicial Public Hearing will be held on Thursday, March 4, 2021 at 5:30 p.m. before the City Planning Commission at City Hall, 123 NW Highway 19, Crystal River, FL 34428 if you wish to speak for or against this request for a Variance from the City of Crystal River Land Development Code. The applicant's presence is requested at the public hearing.

This application is available for viewing during normal business hours, 8:30 a.m. to 4:30 p.m. in the Planning and Community Development Department located at 123 NW Highway 19, Crystal River, Florida 34428.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, Florida 34428, (352) 795-4216, at least two (2) days prior to the meeting.

If you have any questions concerning this application, please call (352) 795-4216, Extension 340.

Sincerely,

A handwritten signature in black ink, appearing to read "Jenette Collins". The signature is fluid and cursive, with a large initial "J" and "C".

Jenette Collins, AICP
Urban Planner
City of Crystal River
Planning and Community Development Department

RECEIVED

JAN 20 2021

BY: JBC
PZ-21-0004

LEGAL DESCRIPTION:

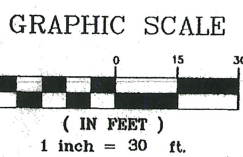
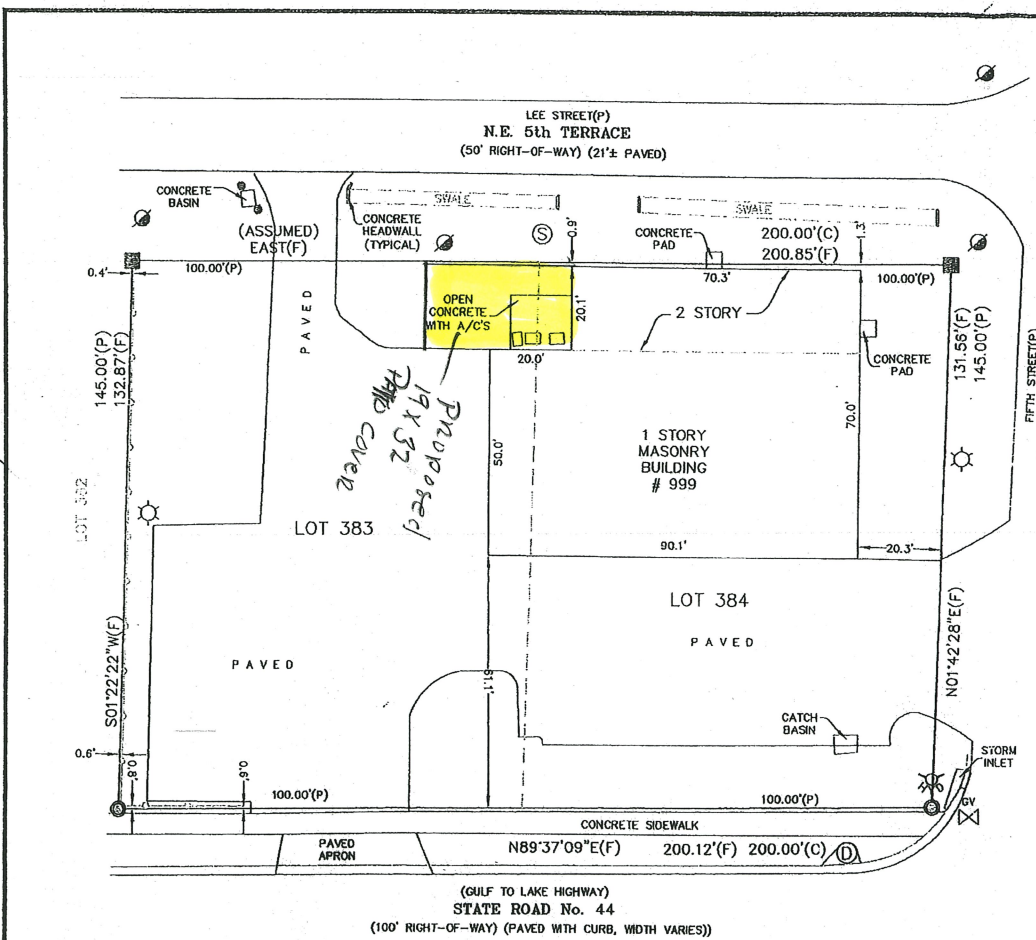
Lots 383 and 384 of KNIGHTS ADDITION TO CRYSTAL RIVER, according to the Plat thereof as recorded in Plat Book 1, page 28, of the Public Records of Citrus County, Florida, being in Section 22, Township 18 South, Range 17 East, less that part of Lot 384 deeded to the State of Florida for State Road 44, recorded in Official Records Book 628, page 1442, Public Records of Citrus County, Florida.

SURVEYORS NOTES:

1. The bearings shown hereon are based on as assumed datum with the South right of way line of N.E. 5th Terrace, shown hereon bearing of East (assumed).
2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
3. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
4. The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone "AE" (8.0'), per Flood Insurance Rate Map number 12017C 0189 D, EFFECTIVE DATE: September 26, 2014.



Wallace L. Higgins 11/9/15

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

CERTIFIED TO:

1. United Southern Bank, ISAOA/ATIMA
2. Roy C. Carter, Sr., Trustee of the Roy C. Carter, Sr. Family Trust, dated July 3, 2000, as to an undivided one half interest; and Deloris R. Carter, Trustee of the Deloris R. Carter Family Trust, dated July 3, 2000, as to an undivided one half interest.
3. Land Title of Citrus County, Inc.
4. First American Title Insurance Company

LEGEND:

- FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) Except as noted.
- FOUND 5/8" IRON ROD & CAP (LB 1108) Except as noted.
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ DRAINAGE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- BOLLARD
- GV GATE VALVE
- ⊙ FIRE HYDRANT
- (C) CALCULATED
- (P) PLAT
- (F) FIELD MEASURED
- (LB) LICENSED BUSINESS

BOUNDARY SURVEY FOR ROY AND DELORIS CARTER

Citrus County, Florida

Project No.: 15406 Field Book: 81/61-62 Date: 11/06/2015
Scale: 1" = 30' Field Date: 11/03/2015 Sheet 1 of 1



GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253



VARIANCE APPLICATION

Dept. of Planning & Community Development
123 NW Highway 19
Crystal River, FL 34428
352-795-4216, ext. 306
Fax: 352-795-6245

Return to: ahullstrung@crystalriverfl.org

Office Use Only: Paid <u>CK# 1004</u>	Date <u>1/20/2021</u>
Residential - \$250	Commercial - \$500

RECEIVED
 JAN 20 2021
 BY: JBC
 P221-0004

Applicant Information:

Name: Deloris P. Carter Family Trust Phone _____
 Street Address: 999 E. State Rd. 44 Crystal River FL 34428
CITY ST ZIP
 Email Address: astoneking@comcast.net / advancedaluminfo@yahoo.com

Site Information:

Site Address: 999 E. State Rd. 44 Crystal River 34428
 Alt Key #: 1080649 Parcel Id # 17E18S220020 3830

(AVAILABLE AT THE CITRUS COUNTY PROPERTY APPRAISER'S WEBSITE: www.citruspa.org.)

Legal Description: LTS 383 and 384 of Knights add to Crystal River
ACC TO PB IRB 28 BEING SEC 22 T18S R17E - LESS THAT PT OF
LT 384 DEEDED TO THE ST OF FL FOR ST RD 44 REC IN OR 628 PG. 1442
or attach description on a separate page

Subdivision: 001111 - Knights Addition to C.R. Lot: 383/384 Block: _____

Current Zoning District: CH

Flood Zone: AE Base Flood Elevation: Multi
 (This information shall be based on the latest Flood Insurance Rate Maps)

The applicant for a variance has the burden of proof of demonstrating that the application for a variance complies with each of the requirements of Section 9.02.02(A).

Variance Request: Please enter a description of request and Land Development Code Sections that pertain to the requested action.
https://library.municode.com/fl/crystal_river/codes/code_of_ordinances?nodeId=PTIICOOR_APXALADE_CO_CH9VACORE_9.02.00VA

Our request is to cover an existing concrete slab that borders property line but it is in line with existing 2-story building. This area is currently being used for storage, inventory, etc. This patio cover will greatly improve & excel the use of this area, as well as, being more organized and visually appealing. We are not changing footprint by installing this cover over existing concrete.

Variance Provisions

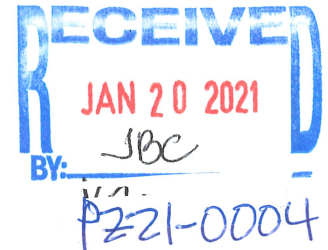
RECEIVED
 JAN 20 2021
 BY: JBC
 PZ21-0004

In order for an application for a variance to be approved or approved with conditions, the Planning Commission shall make a positive finding, based on the evidence submitted, with regard to each of the following provisions. Submit an explanation to each of the provisions below.

Findings	Provisions (Sec. 9.02.02(A))
	<p>1. There is a specific hardship affecting the development of the lot resulting from the strict application of the provisions of the LDC. <i>(Explain how you will be deprived of reasonable use of the land, building, or structure, equivalent to the use made of lands, buildings or structures in the same neighborhood. Show that you have an unnecessary hardship, more than mere inconvenience or a preference for more lenient standards.)</i></p>
	<p>2. The hardship is not a result of actions of the owner and is not based solely on a desire to reduce development costs. <i>(It is not enough to say that the development will cost more in order to comply. You must show the substantial and undue nature of that additional cost as compared to others subject to the same restriction.)</i></p>
	<p>3. The need for the proposed variance is due to the physical shape configuration, or topographical condition of the lot in such a manner as to distinguish it from other adjacent or nearby lots or from other lots in the district. <i>(An example would be a pie shaped lot where the lot narrows dramatically towards the front yard and the side yard setback prohibits you from building an addition.)</i></p>
	<p>4. The proposed variance is necessary to preserve a substantial property right where such property right is generally available to other property owners of adjacent or nearby lots or other lots in the zoning district. <i>(Explain that if the variance is not approved would any development of the proposed property be possible?)</i></p>
	<p>5. The grant of the proposed variance does not confer on the applicant any special privilege that is prohibited by this LDC to other lands, buildings, or structures in the same zoning district. <i>(Is what you want to do something that other properties in the same zoning district have been allowed to do? If so, how does the ordinance prevent you from doing so?)</i></p>
	<p>6. The proposed variance does not substantially increase congestion on surrounding streets, does not increase the danger of fire or other hazard, and is not otherwise detrimental to the health, safety, or general welfare of the public. <i>(Will granting the variance harm public safety? (Example: A property owner may prove an unnecessary hardship exists from limitations on on-site drives and parking for a commercial use. The increased traffic and stormwater effects could prove to harm public safety)</i></p>
	<p>7. The development following the proposed variance is compatible with adjacent and nearby development and does not alter the essential character of the district. <i>(Will the variance cause the character of your neighborhood to change?)</i></p>
	<p>8. The variance granted is the minimum variance that results in reasonable use of the land, building, or structure. <i>(Have you looked at all other options to do what you want to do and found that the variance you are seeking is for the least amount necessary?)</i></p>

Variance Provisions

Ace Hardware



Deloris P. Carter Family Trust – 999 E. State Rd. Crystal River, FL
34428

1. Our hardship is existing 2-story building is built on lot line and developed area was developed with this provision including concrete slab for storage and mechanical areas. By placing patio cover over this area, we are only increasing intended use of this area.
2. Building was built prior to this new ownership and we are not proposing to increase any development of this area, just to enhance its intended use by installing patio cover to ensure more full-time use.
3. Building/slab previously built with intentions of its existing use of storage for commercial building. We are not changing shape, contours, etc of lot and merely installing open patio cover on existing concrete to cover inventory from the elements.
4. The lot is fully developed including this slab that we want to put patio cover above. Views will remain the same.
5. Many neighboring and nearby properties currently have existing structures that do conform to the new adopting LDC. As with this property
6. The proposed patio structure will not affect any surrounding streets, properties, or create any public safety concerns. Area to continue to be used as its existing use.
7. Not redeveloping any area, just adding patio cover to existing concrete.
8. All other options would be to reassess development of lot. The existing concrete slab already been assessed in development of the lot. Therefore, this is the best solution.
9. This patio cover will not affect any neighbors or public property. There is an existing easement and water drainage area of a minimum of 30ft. to NE 5th Terr that allows for general view to perceive that there is a natural setback to existing building.
10. Not inconsistent with the city comprehensive plan.

RECEIVED
PZ 21-0004
JAN 20 2021
JBC

	9. The effect of the proposed variance is consistent with the <u>general intent</u> of the LDC and the specific intent of the relevant standards and criteria. <i>(Will what you are proposing have any negative effects on your neighbors or any other property or to public property?)</i>
	10. The effect of the proposed variance is consistent with the comprehensive plan. <i>(City staff will assist with this.)</i>

Notes:

1. Any variance authorized by the Planning Commission, and not used and acted upon by the applicant, or the applicant's successor in interest, within one (1) year from the date on which the decision of the Planning Commission is reduced to a written order, or if appealed, the date on which the order becomes final, shall be deemed abandoned and be void and of no further force and effect.
2. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
3. A variance shall not be granted which authorizes any use or standard that is expressly prohibited by this LDC.
4. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

Attachments:

1. Deed or other proof of ownership.
2. A site plan, if applicable
2. Elevations if applicable

Bruno A. Torres
 SIGNATURE Owner Agent

1/13/21
 Date

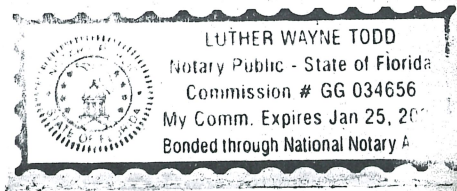
Bruno A. Tambasco
 PRINT NAME

STATE OF FLORIDA

COUNTY OF Citrus

The foregoing instrument was acknowledged (Or Affirmed) before me this 13 day of January, 2021, who is/are personally known to me or has/have produced _____ as identification.

Luther Wayne Todd (SEAL)
 Notary Public



RECEIVED
P221-0004
JAN 20 2021
JBC

	9. The effect of the proposed variance is consistent with the general intent of the LDC and the specific intent of the relevant standards and criteria. (Will what you are proposing have any negative effects on your neighbors or any other property or to public property?)
	10. The effect of the proposed variance is consistent with the comprehensive plan. (City staff will assist with this.)

Notes:

1. Any variance authorized by the Planning Commission, and not used and acted upon by the applicant, or the applicant's successor in interest, within one (1) year from the date on which the decision of the Planning Commission is reduced to a written order, or if appealed, the date on which the order becomes final, shall be deemed abandoned and be void and of no further force and effect.
2. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
3. A variance shall not be granted which authorizes any use or standard that is expressly prohibited by this LDC.
4. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

Attachments:

1. Deed or other proof of ownership.
2. A site plan, if applicable
2. Elevations if applicable

Bella Bullon
 SIGNATURE Owner Agent

01/18/21
 Date

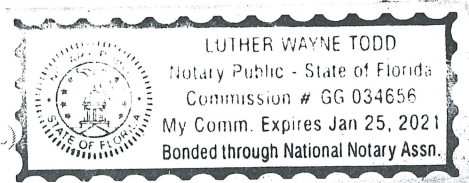
Brittany Britton
 PRINT NAME

STATE OF FLORIDA

COUNTY OF Citrus

The foregoing instrument was acknowledged (Or Affirmed) before me this 13 day of Jan 2021, 2021, who is/are personally known to me or has/have produced B635-078-89-646-0 as identification.

Luther Wayne Todd (SEAL)
 Notary Public



Home

Parcel Search ▾

Altkey: 1080649
CARTER DELORIS P

Summary

Legal

Land & Agriculture

Residential

Commercial

Misc Improvements

Values

Sketch

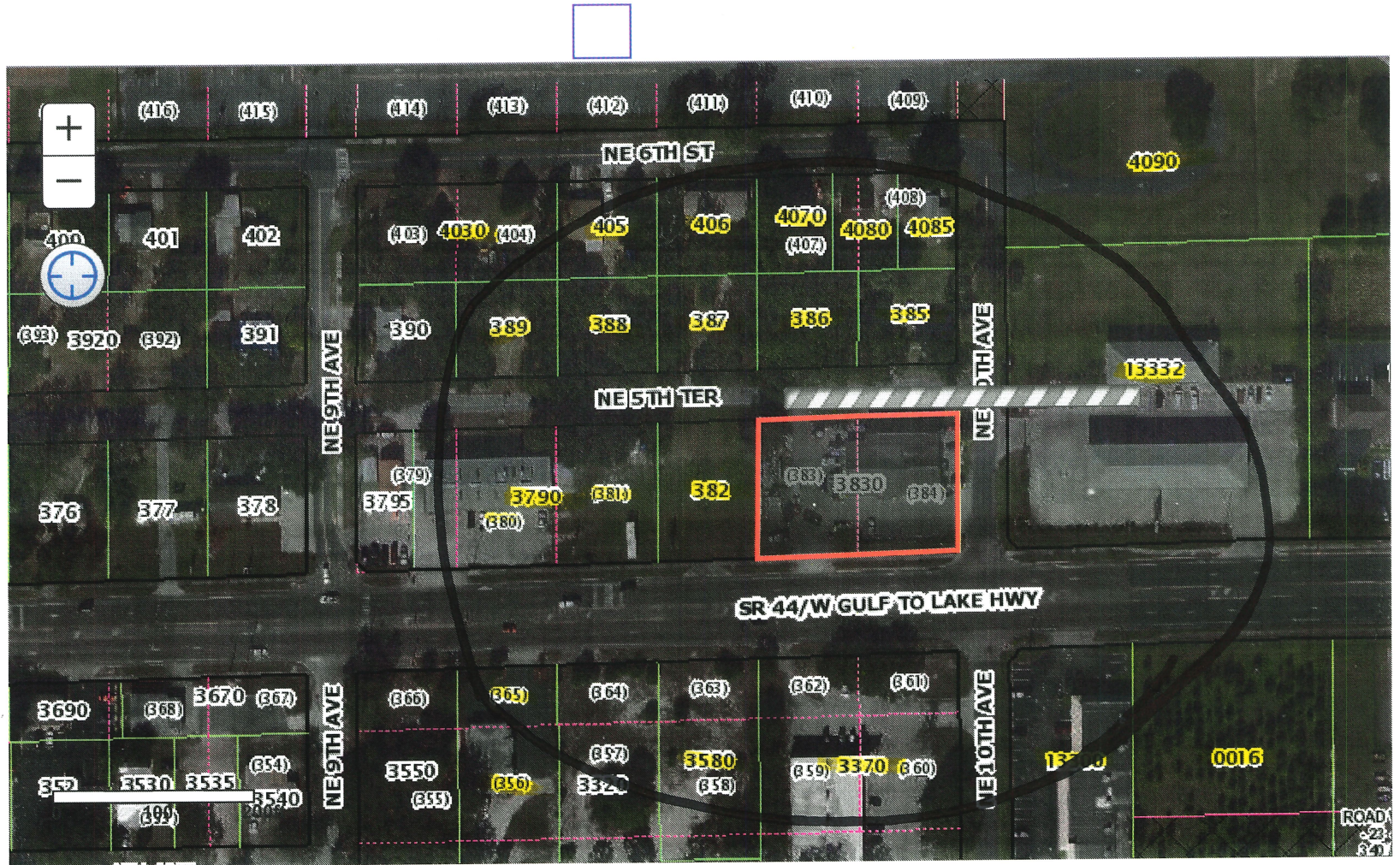
Photos

Permits

Quick Links

Map

Pictometry



RECEIVED
JAN 20 2021
 BY: JBC
 PZ21-0004



ADVANCED ALUMINUM

CBC #1253853
BRIAN D. TAMBASCO, INC

6960 SOUTH STRAIGHT AVENUE
HOMOSASSA FL 34446
PHONE 352-628-7519 / FAX 352-628-7541

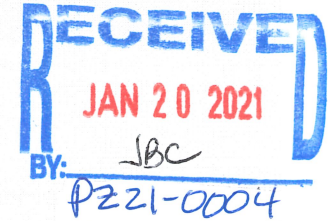
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH 6TH EDITION (2017) FBC & FBCR AND CHAPTER 26-31 OF ASCE 7 (3 SEC. GUEST) WIND VEL. OF VULT:130MPH VASD 101 MPF EXP.--B RISK CAT.-1
INT. PR=+- 0.55 GCPI (PARTIALLY ENCLOSED)
+- 0.18 GCPI (ENCLOSED)+/-0GCPI(OPEN) ALL METAL=ALUMINUM BEAMS & COLUMNS=ALLY 6005-TS ROOFPANS/PANELS=ALLOY 3105-H14/25

THOMAS H. WILLIFORD
ARCHITECT, PA
P.O. BOX 144
LECANTO, FL 34460
PH.352-476-1937
FL LIC. AA26001749

DRAWN BY: Michael Whitaker
DATE:12/7/2020

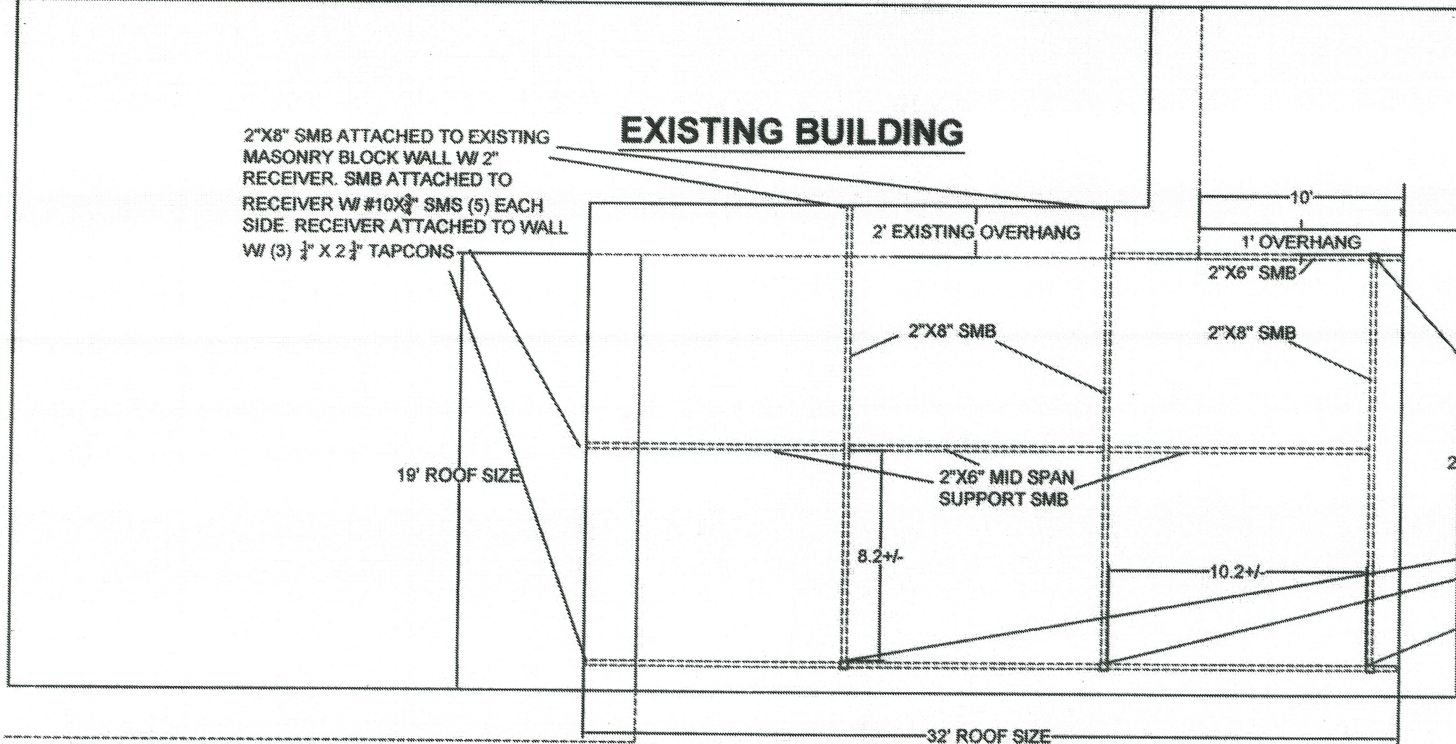
OWNER: ACE HARDWARE (CRYSTAL RIVER)
ADDRESS: 999 E STATE RD 44
CRYSTAL RIVER FL 34429

SCOPE OF WORK: INSTALL 32'X19' RISER PAN ROOF CARPORT ON AN EXISTING CONCRETE SLAB USING SMB GRID WORK FOR NO INTERIOR POSTS



Thomas H Williford

Digitally signed by Thomas H Williford
Date: 2020.12.16 11:30:41 -05'00'



TOP VIEW

SCALE 1"=8'+/-
PAGE 1 OF 3



ADVANCED ALUMINUM

CBC #1253853
BRIAN D. TAMBASCO, INC

6960 SOUTH STRAIGHT AVENUE
HOMOSASSA FL 34446
PHONE 352-628-7519 / FAX 352-628-7541

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH 6TH EDITION (2017) FBC & FBCR AND CHAPTER 26-31 OF ASCE 7 (3 SEC. GUEST) WIND VEL. OF VULT:130MPH VASD 101 MPF EXP.—B RISK CAT.-1
INT. PR=+/- 0.55 GCPI (PARTIALLY ENCLOSED)
+/- 0.18 GCPI (ENCLOSED)+/-0GCPI(OPEN) ALL METAL=ALUMINUM BEAMS &COLUMNS=ALLY 6005-TS
ROOFPANS/PANELS=ALLOY 3105-H14/25

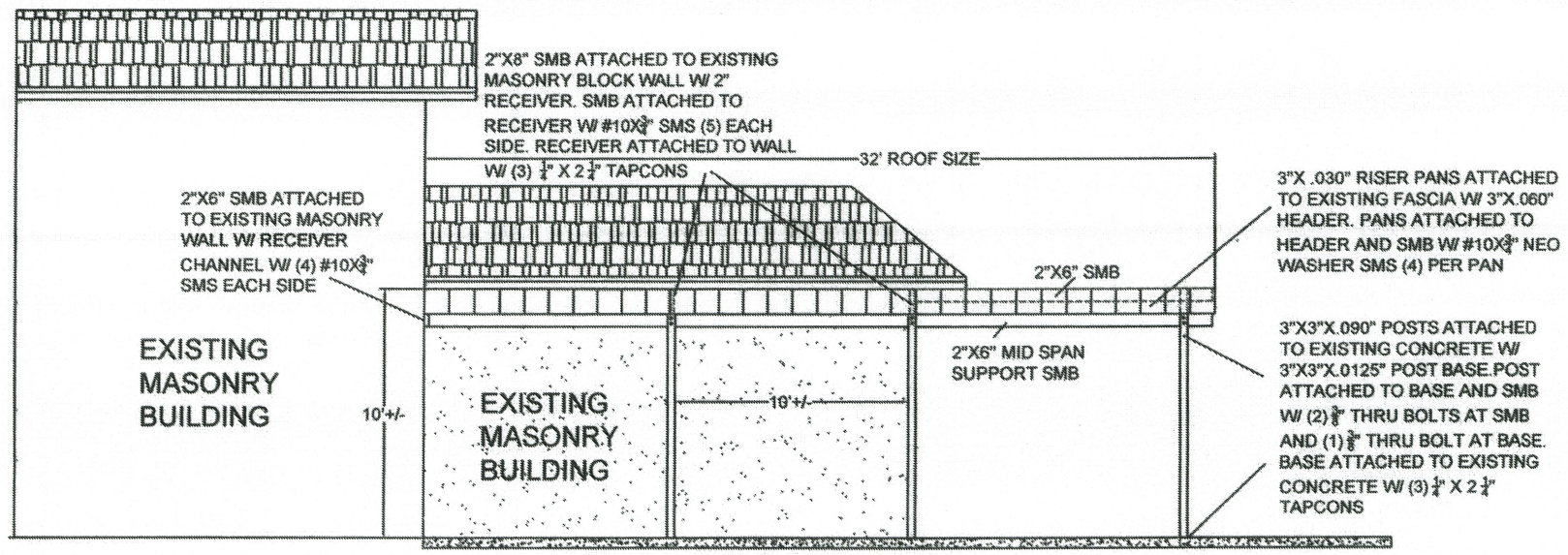
THOMAS H. WILLIFORD
ARCHITECT, PA
P.O. BOX 144
LECANTO, FL 34460
PH.352-476-1937
FL LIC. AA26001749

DRAWN BY: Michael Whitaker
DATE:12/7/2020

RECEIVED
JAN 20 2021
BY: *JBC*
0221-0004

OWNER ADDRESS: ACE HARDWARE (CRYSTAL RIVER)
999 E STATE RD 44
CRYSTAL RIVER FL 34429

SCOPE OF WORK INSTALL 32'X19' RISER PAN ROOF CARPORT ON AN EXISTING CONCRETE SLAB USING SMB GRID WORK FOR NO INTERIOR POSTS



EXISTING CONCRETE SLAB

FRONT VIEW

SCALE 1"=7'-/-
PAGE 2 OF 3



ADVANCED ALUMINUM

CBC #1253853
BRIAN D. TAMBASCO, INC

6960 SOUTH STRAIGHT AVENUE
HOMOSASSA FL 34446
PHONE 352-628-7519 / FAX 352-628-7541

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH 6TH EDITION (2017) FBC & FBCR AND CHAPTER 26-31 OF ASCE 7 (3 SEC. GUEST) WIND VEL. OF VULT:130MPH VASD 101 MPF EXP.—B RISK CAT.-1
INT. PR=+- 0.55 GCPI (PARTIALLY ENCLOSED)
+- 0.18 GCPI (ENCLOSED)+/-0GCPI(OPEN) ALL METAL=ALUMINUM BEAMS &COLUMNS=ALLY 6005-TS ROOFPANS/PANELS=ALLOY 3105-H14/25

THOMAS H. WILLIFORD
ARCHITECT, PA
P.O. BOX 144
LECANTO, FL 34460
PH.352-476-1937
FL LIC. AA26001749

DRAWN BY: MICHAEL WHITAKER
DATE:12/7/2020

OWNER ADDRESS: ACE HARDWARE (CRYSTAL RIVER)
999 E STATE RD 44
CRYSTAL RIVER FL 34429

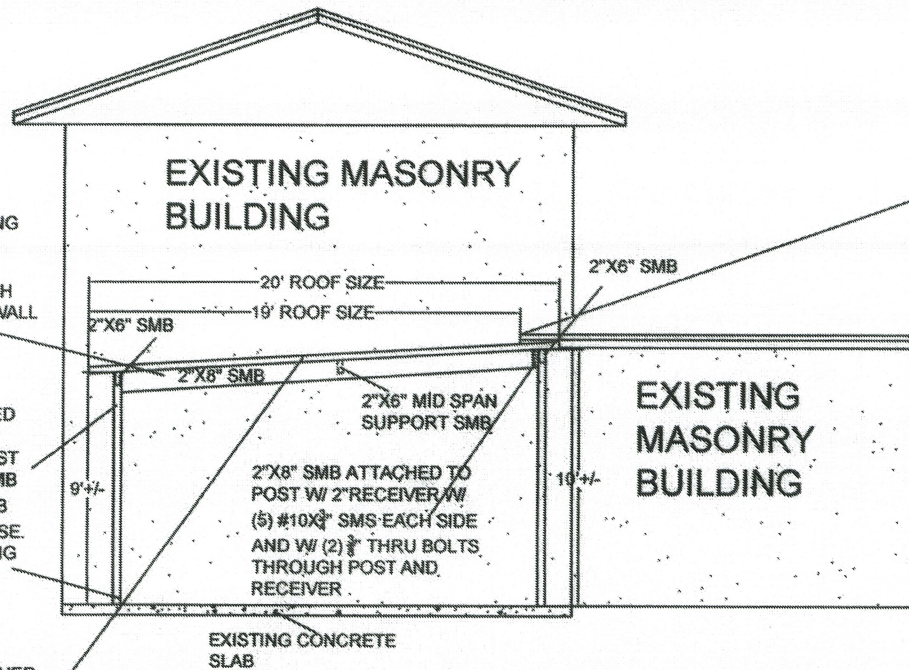
SCOPE OF WORK INSTALL 32'X19' RISER PAN ROOF CARPORT ON AN EXISTING CONCRETE SLAB USING SMB GRID WORK FOR NO INTERIOR POSTS

RECEIVED
JAN 20 2021
BY: JBC
PZ21-0004

2"X8" SMB ATTACHED TO EXISTING MASONRY BLOCK WALL W/ 2" RECEIVER. SMB ATTACHED TO RECEIVER W/ #10X $\frac{3}{4}$ " SMS (5) EACH SIDE. RECEIVER ATTACHED TO WALL W/ (3) $\frac{1}{4}$ " X 2 $\frac{1}{2}$ " TAPCONS

3"X3"X.090" POSTS ATTACHED TO EXISTING CONCRETE W/ 3"X3"X.0125" POST BASE.POST ATTACHED TO BASE AND SMB W/ (2) $\frac{3}{8}$ " THRU BOLTS AT SMB AND (1) $\frac{3}{8}$ " THRU BOLT AT BASE. BASE ATTACHED TO EXISTING CONCRETE W/ (3) $\frac{1}{4}$ " X 2 $\frac{1}{2}$ " TAPCONS

3"X.030" RISER PANS ATTACHED TO EXISTING FASCIA W/ 3"X.060" HEADER. PANS ATTACHED TO HEADER AND SMB W/ #10X $\frac{3}{4}$ " NEO WASHER SMS (4) PER PAN



SIDE VIEW

SCALE 1"=7'-0"
PAGE 3 OF 3

AA ADVANCED ALUMINUM

Brian D. Tambasco, Inc. CBC #1253853

6960 South Straight Avenue
Homosassa, FL 34446
Phone: 352-628-7519/ Fax: 352-628-7541

January 21, 2021

To Whom It May Concern,

I, ROY C. CARTER JR as representative of Deloris P Carter Family Trust authorize Brian D. Tambasco Inc. DBA/Advanced Aluminum to act as agent for the purpose of representing for the Variance Request in the City of Crystal River, FL.

Thank you,

X ROY C. CARTER JR TRUSTEE
PRINT & POSITION

X [Signature]
SIGNATURE

PLEASE NOTORIZE:



Nicole Whitaker
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG228390
Expires 6/13/2022

Nicole Whitaker

RECEIVED
JAN 27 2021
BY: JOC
PZ21-0004

PREPARED BY and RETURN TO:
H. JOHN FELDMAN
BOWEN, SCHROTH, MAZENKO & BROOME, P.A.
600 Jennings Avenue
Eustis, FL 32726

Parcel ID No. 1080649

This document was prepared on information furnished by Grantor. No examination of title was requested by Grantee and no title examination has been made on the subject property.

SPECIAL WARRANTY DEED

THIS WARRANTY DEED is made the 6th day of March, 2019,
BY: DELORIS P. CARTER, DEE ANN WILSON and ROY CADE CARTER, JR., CO-TRUSTEES OF THE ROY C. CARTER, SR. FAMILY TRUST dated July 3, 2000, as amended, whose address is 723 Sunrise Drive, Eustis, FL 32726, ("Grantor"),
TO: DELORIS P. CARTER, DEE ANN WILSON and ROY CADE CARTER, JR., CO-TRUSTEES OF THE DELORIS P. CARTER FAMILY TRUST dated July 3, 2000, as amended, whose address is 723 Sunrise Drive, Eustis, FL 32726, ("Grantee");

{Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.}

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in CITRUS County, Florida, viz:

Grantor's undivided one-half interest in the following:

Lots 383 and 384 of KNIGHTS ADDITION TO CRYSTAL RIVER, according to the Plat thereof as recorded in Plat Book 1, Page(s) 28, of the Public Records of CITRUS County, Florida, being in Section 22, Township 18 South, Range 17 East, less that part of Lot 384 deeded to the State of Florida for State Road 44, recorded in Official Record Book 628, Page 1442, Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations of record and taxes subsequent to December 31, 2018.

Neither the Grantor nor anyone dependent upon said Grantor, resides on the above described property, and the same does not constitute the Grantor's homestead as defined by the constitution or the laws of the State of Florida.

This is a conveyance to a Trustee not pursuant to a sale. Legal description provided by Grantor. Full power and authority is granted to Grantee and the Successor Trustee(s), to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the land or any of it; no person dealing with the Trustee(s) or the Successor Trustee(s) shall be bound to see to the application of any purchase money mortgage or inquire into the validity, expediency or propriety of such sale or disposition.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that, except as noted, that at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed in the Presence of

ROY C. CARTER, SR. FAMILY TRUST dated July 3, 2000, as amended

Kathy Dillinger
Print or Type Name Kathy Dillinger

BY: Deloris P. Carter
DELORES P. CARTER, Co-Trustee

Debra M. Morton
Print or Type Name Debra M. Morton

Kathy Dillinger
Print or Type Name Kathy Dillinger

BY: Dee Ann Wilson
DEE ANN WILSON, Co-Trustee

Debra M. Morton
Print or Type Name Debra M. Morton

Kathy Dillinger
Print or Type Name Kathy Dillinger

BY: Roy Cade Carter, Jr.
ROY CADE CARTER, JR., Co-Trustee

Debra M. Morton
Print or Type Name Debra M. Morton

STATE OF FLORIDA
COUNTY OF LAKE

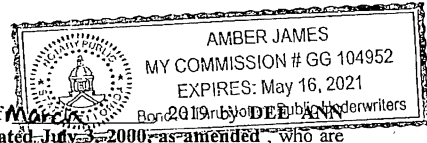
The foregoing instrument was acknowledged before me this 16th day of March, 2019 by **DELORIS P. CARTER, CO-TRUSTEE OF THE ROY C. CARTER, SR. FAMILY TRUST** dated July 3, 2000, as amended, who are personally known to me.

Amber James
Print or Type Name _____
Notary Public
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 16th day of March, 2019 by **DEE ANN WILSON, CO-TRUSTEE OF THE ROY C. CARTER, SR. FAMILY TRUST** dated July 3, 2000, as amended, who are personally known to me.

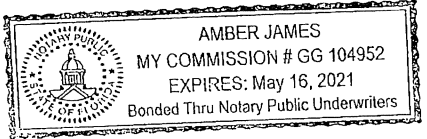
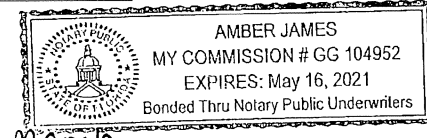
Amber James
Print or Type Name _____
Notary Public
My Commission Expires: _____



STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 16th day of March, 2019 by **ROY CADE CARTER, JR., CO-TRUSTEE OF THE ROY C. CARTER, SR. FAMILY TRUST** dated July 3, 2000, as amended, who are personally known to me.

Amber James
Print or Type Name _____
Notary Public
My Commission Expires: _____

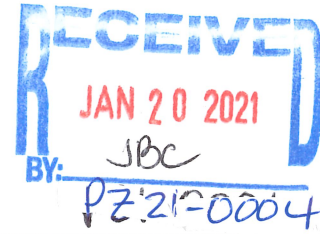


Altkey: 1080649
 CARTER DELORIS P

Parcel ID: 17E18S220020 3830
 999 E STATE ROAD 44 , CRYSTAL RIVER

Citrus County Property Appraiser, Les Cook C.F.A.

PC Code 1100 - STORES
 Bldg Counts Res 0 / MH 0 / Comm 1
 Nbhd 0144 - HWY 44 EAST OF CRYSTAL RIVER TO TURKEY O
 Tax District 000R - CITY OF CRYSTAL RIVER
 Subdivision 001111 - KNIGHTS ADDITION TO CRYSTAL RI
 Short Legal LTS 383 AND 384 OF KNIGHTS ADD TO CRYSTAL RIVE ACC
 TO PB 1PG 28 BEING SEC 22 T18S R17E ---LESS THAT PT
 OF LT 384DEEDED TO THE ST OF FL FOR ST RD 44 REC IN
 OR 628 PG 1442
 Est. Parcel Sqft 27,653
 Est. Parcel Acres .63
 Map SC-TW-RG 22-18S-17E



Mailing Address

Name CARTER DELORIS P
 Mailing Address 723 SUNRISE DR
 EUSTIS FL 32726

All Owners

Name	Owner Type
CARTER DELORIS P	XX - Co-Trustee
WILSON DEE ANN	XX - Co-Trustee
CARTER ROY CADE JR	XX - Co-Trustee
DELORIS P CARTER FAMILY TRUST	UT - Under Trust

DATED JULY 3 2000

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2019	\$126,830	\$243,510	\$370,340	\$370,340	\$0	\$370,340	\$0	\$6,983.17	Link
2018	\$126,830	\$211,050	\$337,880	\$337,880	\$0	\$337,880	\$0	\$6,398.56	Link

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/06/2019	\$100	2966/2468	03-SAME FAMILY/DEED FOL	
11/24/2015	\$405,000	2726/0188	00-WARRANTY DEED	
12/01/2009	\$277,100	2339/0169	01-CORRECTIVE/QC/TD/COT	
08/01/1986	\$100,000	0709/0882	17-17	
06/01/1982	\$100	0599/1576	02-MIN DOC STAMP (\$100)	

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
02/29/2016	PB160013	POUR 9X9 CONCRETE FOUNDATION & INSTALL	\$3,248	

CHLORINE TANK

02/29/2016	PB160012	POUR 12X12 CONCRETE PAD & INSTALL DUMPSTER ENCLOSURE	\$3,400	
01/14/2016	PE160001	LOW VOLTAGE WIRING	\$5,767	
01/02/2016	PM150127	CHANGE OUT (2) 5 TON UNITS & (2) 3 TON UNITS	\$28,700	
12/18/2015	PB150184	INTEROR RENOVATION	\$0	
09/19/2003	MC03-77	CHANGE OUT 2.5 TON AIR HANDLER	\$0	
04/01/2001	200100135	REROOF	\$5,475	
03/01/1994	2164	FENCE	\$300	
12/01/1993	2036	STORERM ADDITION	\$50,000	
08/01/1986	4412	RETAIL/STORE	\$75,000	10/01/1986

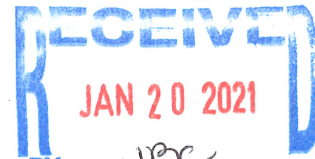
Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1044-COMM HWY 44 S-SQUARE FOOT		27,653.00	200.0	133			\$135,500	CH

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	2	PAVING ASPHALT-[1-SF]	1986			1	11,430	9,480
1	3	CONCRETE PATIO NO FOOTER-[1-SF]	1986	20	90	1	1,800	2,450
1	4	CURB STOPS-[3-UNIT]	1986			12	1	90
1	5	CHAIN LINK FENCE-[1-SF]	1994	4	160	1	640	290

Total Misc Value
12,310



RECEIVED
 JAN 20 2021
 BY: JBC
 PE21-0004



PZ21-0004 VARIANCE

Brain D. Tambasco Inc
DBA/Advanced Aluminum For
Deloris P Carter Family Trust (Ace
Hardware)

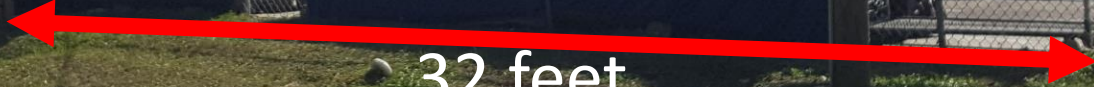
Variance - Aerial



Variance Site Pictures – Store front facing SR-44



Variance Site Pictures – Area of request



32 feet

PROPOSED 32' X 19' pan-roof
location inside fence line.

Looking East along property line



Race Trac
Gas/Store



Looking inside subject area



Looking north and across street of NE 5th Terr





COMPREHENSIVE PLAN

department of economic opportunity
– immediate updates –

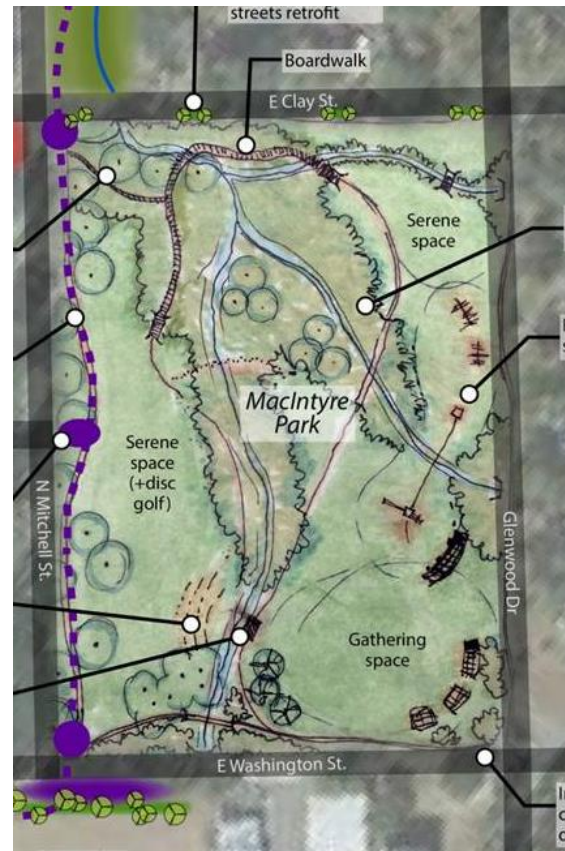
UPDATE TO THE COMPREHENSIVE PLAN

Sections in Need of Immediate Updating to Meet State Requirements:

1. Transportation / Mobility
2. Future Land Use
3. Coastal Management

Comprehensive Planning Is Key To Placemaking

MacIntyre Park Charrette and Vision Plan

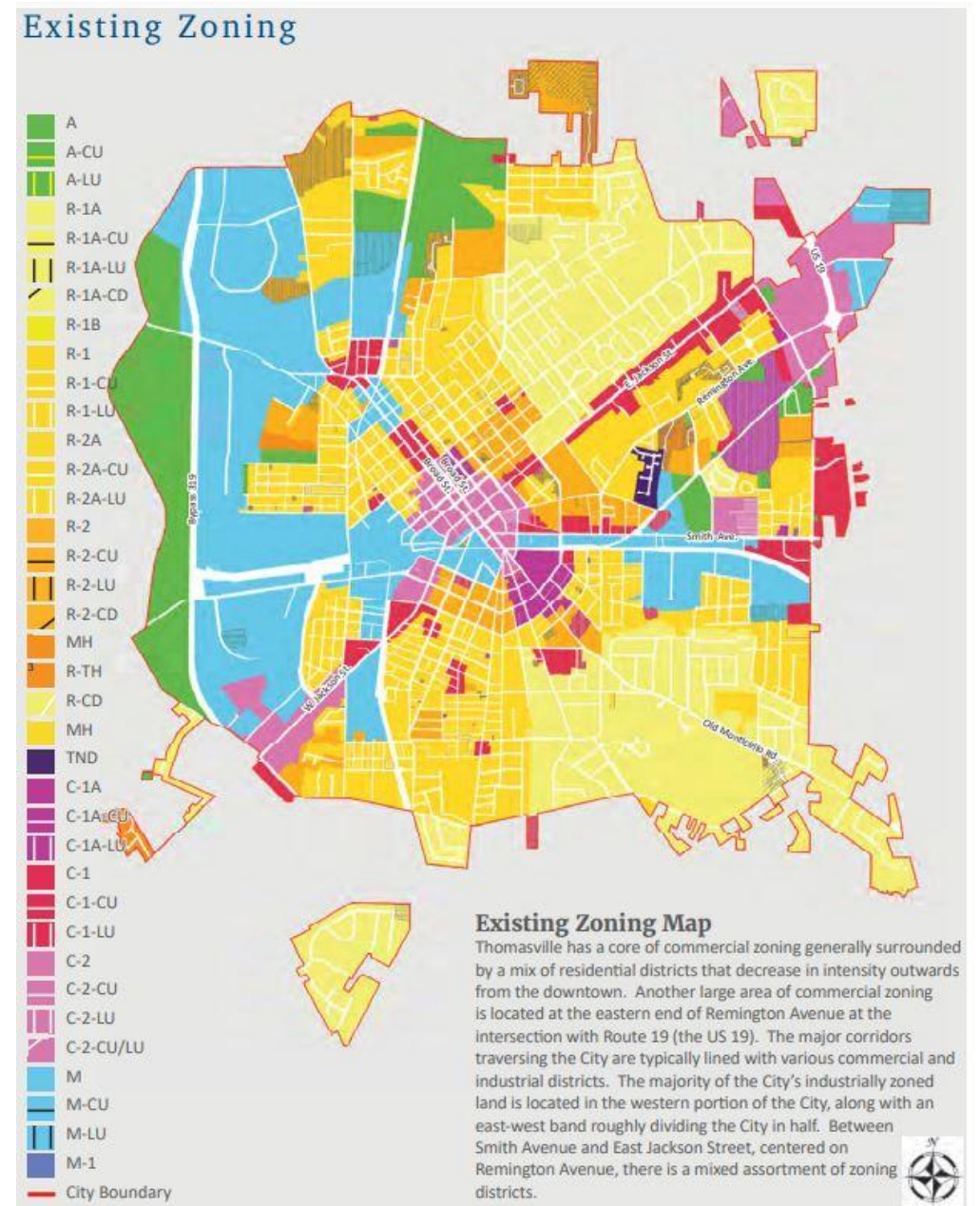
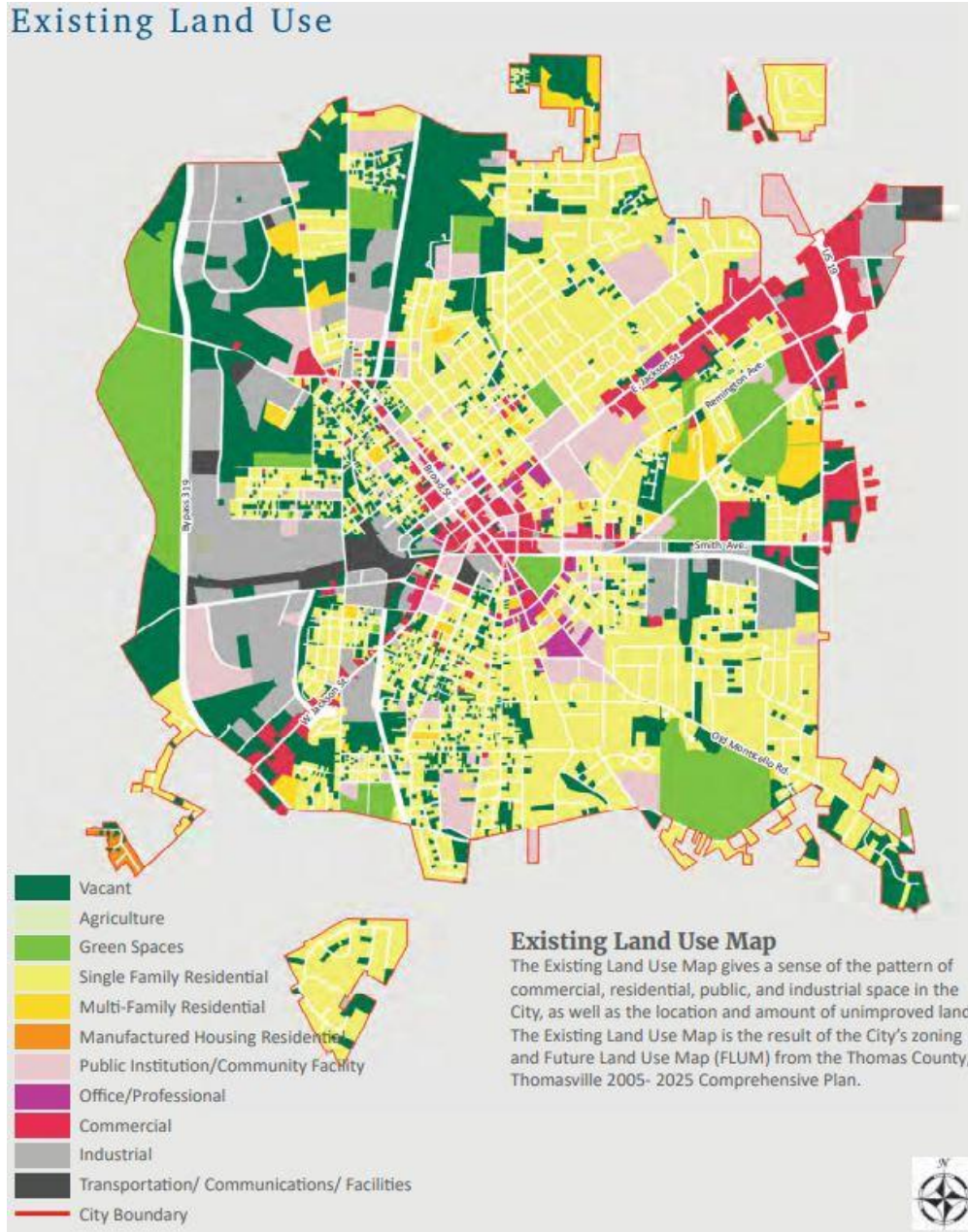


Comprehensive Planning Is Key To Placemaking

Weston Park Charrette and Vision Plan



CIVIC MASTER PLAN



CIVIC MASTER PLAN

The Neighborhood Unit

The building block of every city is the neighborhood. A genuine neighborhood is not the disconnected, single-use development that characterizes sprawl. Complete neighborhoods - unlike the stand-alone apartment complex or the subdivision tract - provide housing, workplaces, shopping, civic functions, and more. Pedestrian-friendly and mixed-use, these communities are designed to be compact, complete, connected, and ultimately more sustainable — although the parameters of an ideal neighborhood vary in terms of size, density, and mix of dwelling types. There are five basic design conventions that provide a common thread linking great neighborhoods. The diagram of a complete neighborhood, at right, will be used to illustrate the five basic principles of a neighborhood.

1. Identifiable Center and Edge

One should be able to tell when one has arrived in the neighborhood and when one has reached its center. A proper center has places where the public feels welcome and encouraged to congregate. Typically, at least one outdoor public environment exists at the center that spatially acts as the most well-defined outdoor room in the neighborhood. While it most often takes the form of a square or plaza, it is also possible to give shape to the neighborhood center with just a special “four corners” intersection of important streets that include shade and other protection from the elements.

The best centers are within walking distance of surrounding residential areas, possess a mix of uses, and include higher-density buildings at a pedestrian scale. Discernible centers are important because they provide some of people’s daily needs and foster social connections.

2. Walkable Size

The overall size of the neighborhood, which typically ranges from 40 to 200 acres, should be suitable for walking. Most people will walk approximately one-quarter mile before turning back or opting to drive or ride a bike. Most neighborhoods built before World War II were approximately one-quarter mile from center to edge.

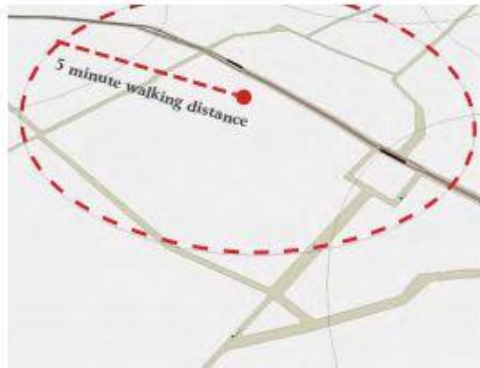
Neighborhoods of many shapes and sizes can satisfy the quarter-mile radius test. Civic spaces requiring a great deal of acreage such as schools with play fields can be situated where they are shared by more than one neighborhood. Larger planned communities can satisfy the quarter mile radius test by establishing several distinct neighborhoods within the community, being sure to place different neighborhood centers one-half mile apart or less.



Diagram of a complete neighborhood



Identifiable center and edge



Walkable neighborhood size

3. Mix of Land Uses and Housing Types with Opportunities for Shopping and Workplaces Close to Home

Great neighborhoods have a fine-grained mix of land uses and housing types. This condition enables residents to dwell, work, socialize, exercise, shop, and find some daily needs and services within walking distance. Variety-rich neighborhoods, in comparison with the single-use, single “pod” developments, have multiple benefits.

Mixing uses is a powerful way to alleviate traffic congestion as it reduces the number of car trips needed throughout the day. A mix of housing is better socially, allowing people with diverse lifestyles and incomes to live in the same neighborhood. Residents have the choice to move elsewhere within their community as their housing needs change over time, while families of modest means are no longer forced into segregated concentrations. In addition, households with varied schedules and interests will activate the neighborhood at different times of day, adding both to the vibrancy and security of a place.

4. Integrated Network of Walkable Streets

A network of streets allows pedestrians, cyclists, and motorists to move safely and comfortably through a neighborhood. The maximum average block perimeter to achieve an integrated network is 1,500 feet with a maximum uninterrupted block face of, ideally, 450 feet, with streets at intervals no greater than 600 feet apart along any one single stretch.

A street network forms blocks that set up logical sites for private development, provides routes for multiple modes of transportation, and provides non-motorized alternatives to those under the driving age as well as for senior citizens. Streets should be designed to be walkable first while also serving cars and emergency vehicles. Slow traffic speeds, coupled with features such as narrow curb-to-curb cross sections, street trees, on-street parking, architecture close to the street edge, and tight radii at the street corners, work together to create highly walkable environments. A connected web of streets then allows for numerous driving patterns and the orderly management of traffic.

5. Special Sites Reserved for Civic Uses

In complete neighborhoods, some of the best real estate is set aside for community purposes. These locations are made significant by the geometry of the town plan. Unique settings such as terminated vistas or locations with greater activity should be reserved for landmark buildings that will act as permanent anchors for community pride. Similarly, special sites should be set aside for parks, greens, squares, plazas, and playgrounds (each of which has its own distinct character). Each neighborhood should have one special gathering place at its center, such as a village green.



Transect provide opportunity for a mix of land uses and housing types



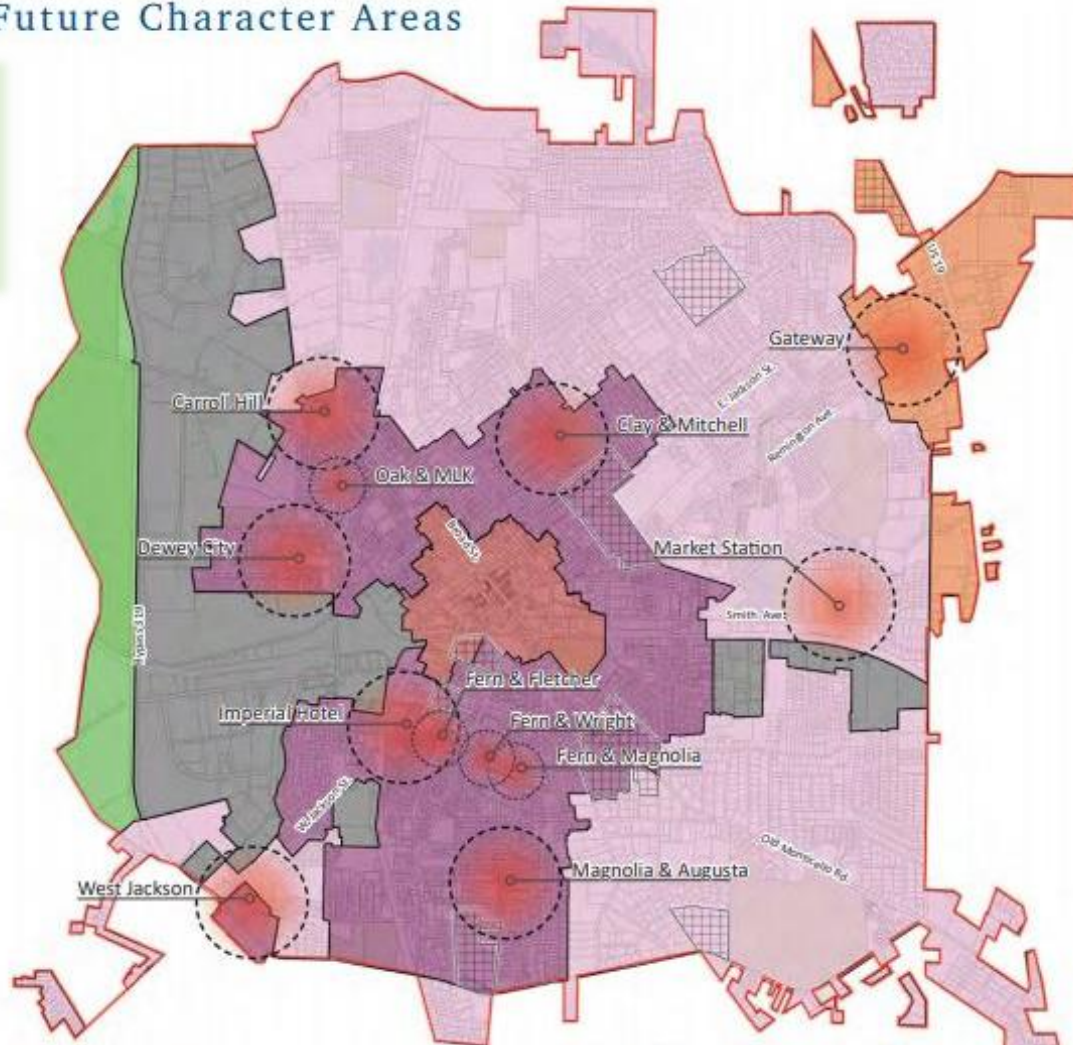
Network of walkable streets



Special sites are reserved for civic purposes

Future Character Areas

CIVIC MASTER PLAN



Future Character Areas

- Downtown
- Traditional Neighborhood
- Suburban Neighborhood
- Highway
- Industrial
- Natural

Overlays

- Campus

Neighborhood

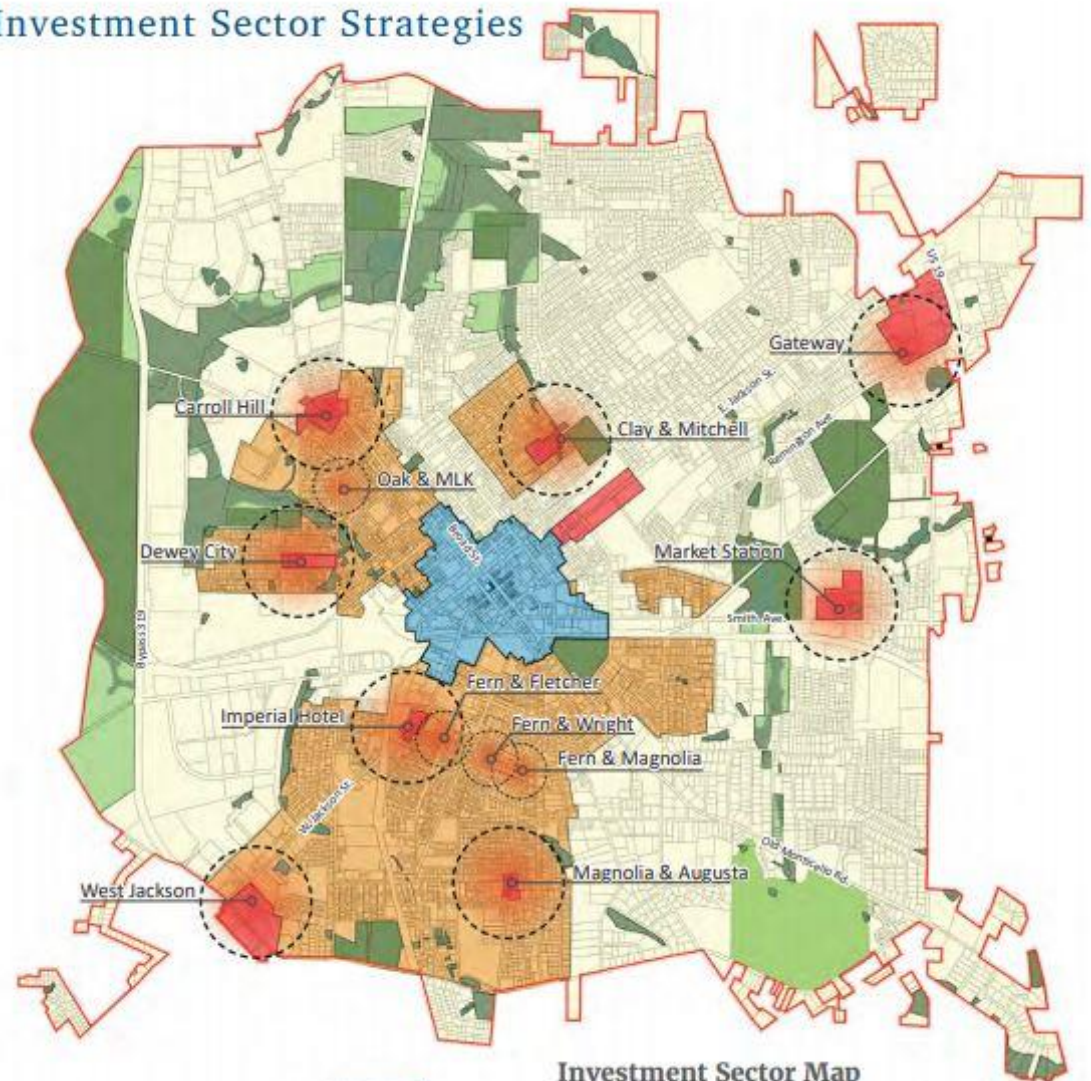
- Center With 1/4 Mile Pedestrian Shed
- Crossroads With 1/8 Mile Pedestrian Shed

Future Character Areas Map

The Future Character Areas Map categorizes the City into six Character Area types, largely based on existing development patterns and logical extensions into the future. The purpose of the Future Character Areas Map is to guide future development to help ensure that it is compatible with existing development and to achieve the City's vision. The Future Character Areas have been defined such that they can be further subdivided into more specific place types and transect. Character Areas are vital to guide street design that is compatible with the City's vision.



Investment Sector Strategies



Investment Sector Map

The Investment Sector Map indicates where development should be encouraged and areas that should be conserved. The sectors define a prioritization of lands for development to maximize the public investment already made on roads, utilities, and services. This map will guide the City in its policies and public investments.



**CIVIC
MASTER
PLAN**



Illustrative plan of downtown Thomasville showing several surface parking lots replaced with structured parking and new buildings.

- ↔ Downtown's best streets are lined with buildings and parks, not parking lots.
- ↔ Other streets in the downtown do not exhibit the same qualities as they are fronted by parking lots
- Street Trees
- New Buildings replace parking along the streetfront
- Parking decks replace some midblock lots to provide enough parking.

**CIVIC
MASTER
PLAN**



**CIVIC
MASTER
PLAN**



**CIVIC
MASTER
PLAN**

Planning “incremental” changes that transition into “long-term” changes – resulting in a new mixed-use **neighborhood center**

Neighborhood Center – New Infill and Retrofit



Existing Conditions

lack of connected sidewalks and street trees

buildings set far back, not creating coherently-shaped street space

auto-oriented uses dominate key corners

low intensity use of land causes City's footprint to spread outward and consume more total area



Small Initial Steps - Tactical Urbanism with Pop-up Commercial



Transforming Tactical Urbanism into Permanent Urbanism Over Time

CIVIC MASTER PLAN

Planning “incremental” changes that transition into “long term” changes – resulting in a new mixed-use **neighborhood center**



Strengthening a Sense of Place



Extending the Walkable Core



Long Term Prospects - Growing More Complete Over Time

**CIVIC
MASTER
PLAN**



Neighborhood Center – New Infill and Retrofit



**CIVIC
MASTER
PLAN**



Neighborhood Crossroads – New Infill and Retrofit



Civic Master Plan that Includes

Place-Based Planning +

Place-Based Economic Development +

Design Professionals on Staff +

Partnerships +

Public Input +

Visioning +

Common Sense Codes +

Easy Implementation =

PLACEMAKING

=

A LOCAL COMMUNITY THAT CAPITALIZES ON ITS ASSETTS, INSPIRATION AND POTENTIAL TO CREATE QUALITY SPACES THAT BETTER PEOPLE'S LIVES AND INCREASE THEIR HAPPINESS!

THE END



LAND DEVELOPMENT CODE

– future updates II –

UPDATES TO THE LDC (part II)

Items to be added, removed, or altered....

- SIGN ORDINANCE – US Supreme Court Issues/ current ordinance is difficult/ remove “special” variance section
- DESIGN OF ACCESSORY BUILDINGS – Upgrade standards/ prevent structures that lessen property values.
- DRIVEWAY DESIGN & DIMENSIONS – Balance spatial needs of vehicles with the safety of pedestrians.
- LANDSCAPE ORDINANCE – Establish appropriate materials (grass, stone, native / non-native plants).
- MOBILE VENDING – Update ordinance to permit items such as coffee, ice cream, snow cones, pretzels, etc. (items that do not compete with downtown restaurants) to be sold within the CRA.
- KAYAK LAUNCHING – Allow this as an accessory use associated with an existing business in the DCWOD or possibly as a special use when not associated with such a business.
- FENCES AND WALLS – Update standards within the City as a whole; adding images and improved standards.
- BOTTLING FACILITIES – Given our springs, adopt standards to address these.
- VARIANCES – Update the standards to address specific uses and the percentage of adjustment to be permitted.
- LIMIT LOT COMBINATIONS – The City’s lots are wider than most cities. The effect of two large lots being combined (in addition to new FEMA standards) will result in large gaps in the streetscape. This disrupts the feel and pattern of the neighborhood.
- ADJUST THE LENGTH OF DOCKS – Ensure that canals remain open and passable.

UPDATES TO THE LDC (part II)

Sign Ordinance

In 2015 the US Supreme Court found that a sign ordinance mustn't violate the 1st Amendment. The Court ruled that this happens when the sign ordinance is:

- **Content Based** – this occurs when the restrictions in the sign code are applied to a given sign based upon the “**communicative content**” of the sign. As a result, the sign is treated differently by a jurisdiction based solely on the “**purpose**” of the sign and not on the:
 - Size, Shape, or Location
 - Building materials, Lighting, Moving parts, or Portability
 - Other “content neutral” restrictions – the appropriate standard for local ordinances, as these restrictions have nothing to do with the sign’s message.
- The Court also recognized that local governments may forbid signs altogether on public property if it is done in “**an evenhanded, content-neutral**” manner.
- In addition, a local government may have a compelling interest to have “**content-based**” sign regulations to protect public safety or similar purposes (Ex. Warning sign marking hazards on private property).

OUR SIGN ORDINANCE HAS SEVERAL “CONTENT BASED” REGULATIONS AND NEEDS TO BE UPDATED / OVERHAULED!

UPDATE TO THE LDC – (part II)

Sign ordinance: No Permit Required

Table 22.4.29: Window Sign Type

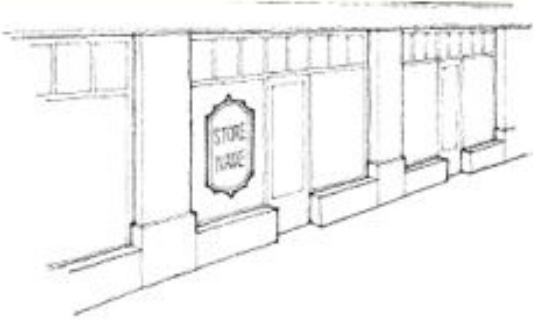
Description	
<p>Window Sign. A sign placed inside or upon a window or door in such a manner as to be viewable from the exterior of the building. Window Signs may be either permanent or temporary and often consist of individual letters or designs.</p>	
Permitted Zones	
All zones excluding any lot in which the primary use is one or two-family residential.	
Standards	
Size	
Signable Area:	
Sign Area	30% max.
Location	
Signs per Building	Unlimited; not to exceed 30% of each bay or door.

Table 22.4.27: Traffic Control and Public Safety Sign Type



Description	
<p>Traffic Control and Public Safety Sign. Signs on public streets and highways conforming to the Uniform Manual of Traffic Control Devices.</p>	
Permitted Zones	
All zones.	

Table 22.4.28: Warning and No Trespassing Sign Type

Description	
<p>Warning and No Trespassing Sign. A sign intended to convey the potential for danger or discourage one from upon entering onto the private property of another.</p>	
Permitted Zones	
All zones.	
Standards	
Size	
Signable Area:	
Sign Area	4 sf. max.

UPDATE TO THE LDC – (part II)

Sign ordinance: No Permit Required

Table 22.4.23: Sidewalk Sign Type

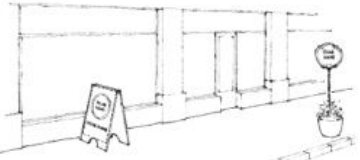
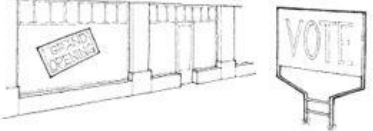
Description		
<p>Sidewalk Signs. Sidewalk Signs provide secondary signage for individual shopfronts or businesses and are typically located on a sidewalk adjacent to the corresponding building or curb</p>		
<p>A-Frame Signs. A sub-type of Sidewalk Sign that provides secondary signage for pedestrians, A-Frame Signs are often used to highlight daily specials or sales at an adjacent business.</p>		
<p>Pedestal Signs. A sub-type of Sidewalk Sign that provides secondary signage for vehicles and pedestrians in a shopfront setting, Pedestal Signs are composed of a base, pedestal, and sign face</p>		
Permitted Zones		
T4-E, T4-O, T4-C, T5-C, T5-H, M, M-1		
Standards		
Size		
	A-Frame Sign	Pedestal Sign
Signable Area:	6 sf. max.	2.25 sf. max.
Width:		
Sign Width.	30" max.	24" max.
Pedestal	N/A	1.5" Diameter max.
Base Width	N/A	24" max.
Height:		
Sign Height.	42" max.	80" max.
Base Height	N/A	24" max.
Distance from the ground to the base of the Signable Area	N/A	48" Max
Materials		
Frame or Base:	Stained or painted wood.	Clay, metal, tin, concrete.
Sign Face:	Wood or slate (chalk) board.	Metal.
Post:	N/A	Metal or wrought iron
¹ Signs shall not be illuminated.		
² Plastic, dry erase boards, or unfinished plywood shall be prohibited materials for Sidewalk Signs.		

Table 22.4.25: Standard Informational Sign Type

Description	
<p>Standard Informational Sign. A temporary sign, often used for short intervals of time, the Standard Informational Sign is permitted on private property within the City and consists of two sub-types:</p> <ul style="list-style-type: none"> • Standard Informational – One & Two-family. • Standard Informational Sign – All Other Uses. 	
Permitted Zones	
All zones.	
Standards	
Standard Informational Sign - One and Two-family	
Size	
Signable Area:	
Sign Area - Individual.	6 sf. max.
Sign Area - Aggregate Per Lot.	16 sf. max.
Sign Height:	3' max.
Materials	
For single and two-family residential properties, Standard Informational Signs shall be mounted on a wooden stake or metal frame with a thickness or diameter not greater than one and one-half (1.5) inches.	
Signs shall contain no reflective elements, flags or projections; and shall not be illuminated.	
Remarks	
During the period of time commencing with opening of qualifying for elections and concluding with the final determination of all contests and issues resolved by that election, an unlimited number of Standard Informational Signs may be erected on single or two-family lots.	
Standard Informational Sign - All Other Uses	
Size	
Signable Area:	
Sign Area - Individual	6 sf. max.
Sign Area - Aggregate Per Lot	16 sf. max.
Location	
For properties with a primary use other than single or two-family, Standard Informational Signs shall be mounted in the windows or on the wall adjacent to the primary entrance.	
Materials	
Signs shall contain no reflective elements, flags or projections; and shall not be illuminated.	
Alternative Sign	
Alternatively, no more than one Standard Informational Sign may be suspended from a wooden mailbox post where both the supporting structure and the cross-arm inserted at a 90 degree angle into the supporting structure are composed of wood measuring 4" x 4" and erected to an overall height not exceeding 5 feet.	

UPDATE TO THE LDC – (part II)

Sign ordinance: Permit Required

Table 22.4.38: Suspended Sign Type

Description	
<p>Projecting Sign. Projecting Signs are small, pedestrian scaled signs that mount perpendicular to a building's façade in a manner that allows for easy reading from both sides. Projecting Signs are often hung from a decorative bracket, outside the reach of pedestrians, using a method that permits them to swing slightly.</p>	
Permitted Zones	
T4-E, T4-O, T4-C, T5-C, T5-H, M, M-1; excluding lots with single family and <u>two family</u> residential uses.	
Standards	
Size	
Signable Area:	
Sign Area.	6 sf. max.
Sign Width	36 sf. max.
Sign Height	36" max.
Sign Thickness	4" max.
Location	
Signs Per Building:	One per façade
Extension <u>From</u> Building:	4.5' max.; not to extend beyond the edge of the façade, frontage, or overhang, on which it is placed.
Clearance Height <u>From</u> Building:	7'6" min.
Upper Story Commercial	May have one projecting sign or one suspended sign located at the <u>first floor</u> entrance, but not both.

Table 22.4.34: Freestanding Sign Type

Description		
<p>Freestanding Signs. Freestanding Signs encompass a variety of sign sub-types that are not attached to a building, but rather attached to, or part of a completely self-supporting structure permanently set in the ground. Often used to mark a business, building, or entrance to a development, sub-types include Monument Signs and Pole Signs.</p>		
<p>Monument Sign. A sub-type of Freestanding Sign that forms a solid structure, the width of which is constant from the ground to the top of the sign, and contains a distinguishable base (foundation) middle, (signable area), and optional top (cap).</p>		
<p>Pole Sign. A sub-type of Freestanding Sign, mounted on one or two poles without any type of secondary supports such that the bottom of the sign is no more than four feet above the ground and there is no visual obstruction other than the vertical support between the ground and the bottom of the sign.</p>		
Permitted Zones		
T4-E, T4-O, T4-C, T5-C, T5-H, M, M-1; Exception: Where a Freestanding Sign is located at the entrance to a predominantly residential community (i.e. single-family, two-family, multi-family) it shall be permitted in all zones. Standards		
Standards		
Size		
Signable Area:		
	Single Tenant	
	Multiple Tenant	
Urban Center.	24 sf. max.	32 sf. max.
Elsewhere in City, Except Hwy 19.	48 sf. max.	80 sf. max.
Highway 19.	60 sf. max.	120 sf. max.
Entrance to Residential Community	24 sf. max.	N/A
Changeable Copy:		
	Manual Copy	Electronic Copy
% of Signable Area.	25% max.	25% max.
Height:		
	Monument Sign	Pole Sign
Urban Center.	7' max.	N/A ¹
Elsewhere in City, Except Hwy 19.	9' max.	width / height of singable area ≥ .67
Highway 19 - Single Tenant.	12' max.	width / height of singable area ≥ .67
Highway 19 - Multiple Tenant.	18' max.	width / height of singable area ≥ .67
Entrance to Residential Community	5' max.	N/A ¹
Distance, Ground to Sign Base		
	Monument Sign	Pole Sign
	12" min. ²	6' max.
¹ The base on a Monument Sign shall occupy a minimum of 100% of the width of the sign face.		
Location		
Signs per thoroughfare frontage:	1 max. ^{2,3,4}	

¹ Only Monument Signs shall be permitted in the Urban Center Area.

² Where permitted, one Landscape Wall Sign Type or one Freestanding Sign Type may be sited per thoroughfare frontage, but not both.

³ Within a multiple tenant development, each individual tenant may not have a Freestanding Sign.

⁴ Where thoroughfare frontage exceeds 500 linear feet one additional Freestanding Sign may be permitted.

UPDATE TO THE LDC – (part II)

Sign ordinance: Permit Required

Table 22.4.30: Awning Sign Type

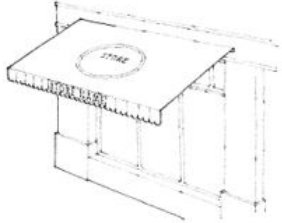
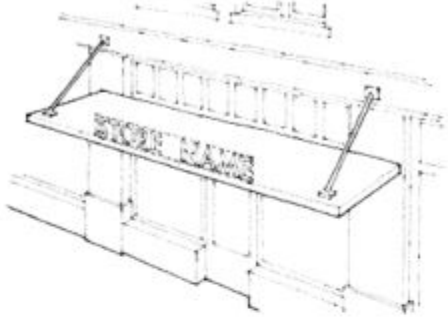
Description	
<p>Awning Signs. An Awning is a traditional storefront fitting that projects in a sloping manner from the façade of a building, shielding window shoppers from both inclement weather and the sun. Such protection may also benefit shop owners through increased energy savings and reduced costs. Signs may be painted, screen printed, or appliquéd directly to the awning.</p>	
Permitted Zones	
T4-E, T4-O, T4-C, T5-C, T5-H, M, M-1; excluding single-family and two-family residential uses.	
Standards	
Size	
Signable Area - Sloping Plane:	
Sign Area.	25% coverage max.
Lettering Height.	18" max.
Signable Area - Valance:	
Sign Area.	75% coverage max.
Height.	8" min.; 16" max.
Lettering Height.	8" max.
Location	
Signs per Awning	
Per Sloping Plane.	One sign max.
Per Valance.	One sign max.
Sidewalk:	
Clearance Height.	8' min.
Setback from Curb.	2' min.
Upper Stories:	Sign copy on upper story awnings not permitted
Materials	
Primary:	Metal or Fabric.
Prohibited:	Vinyl and Plastic.
Miscellaneous	
Open-ended awning are the predominant form in Thomasville and are encouraged.	

Table 22.4.32: Canopy Sign Type

Description	
<p>Canopy Signs. A Canopy is a traditional storefront fitting that projects horizontally from the façade of a building, shielding window shoppers from both inclement weather and the sun. Such protection may also benefit shop owners through increased energy savings and reduced costs. Signs may be painted, screen printed, or appliquéd directly to the awning.</p>	
Permitted Zones	
T4-E, T4-O, T4-C, T5-C, T5-H, M, M-1; excluding lots with single-family and two-family residential uses.	
Standards	
Size	
Signable Area:	
Sign Area	1 sf. per linear foot of shopfront, max.
Letter Height.	16" max
Letter Thickness.	6" max.
Location	
Signs per Canopy:	1 sign max.
Sidewalk:	
Clearance Height.	8' min.
setback from Curb.	2' min.
Upper Stories:	Sign copy on upper story canopies not permitted.
Materials	
Primary:	Metal.
Prohibited:	Vinyl and plastic.

UPDATE TO THE LDC – (part II)

Accessory Buildings



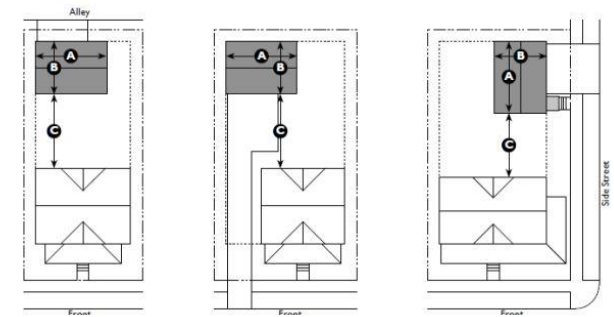
One-and-a-half-story carriage house with external stairway.



One-and-a-half-story carriage house with living area over the garage and an adjacent carport.



One-story carriage house – no garage.



Key

- ROW / Property Line
- Setback Line
- Building
- Frontage



One-and-a-half-story Carriage House with living area over the garage.

UPDATE TO THE LDC – (part II)

Landscaping

Standards in our LDC

1. Turf and sod shall be planted with species normally grown on permanent lawns in Citrus County. Turf areas may be sodded, plugged, sprigged, or seeded, provided that full coverage shall be achieved within one (1) year after planting. Solid sod shall be used in swales or areas subject to erosion.

This standard has been interpreted by staff to mean that grass plantings are not required!
Is this what we want?

Port Royal SC.

- D. **Lawn (turf).** Lawn (turf), not composed of native grasses shall be permitted, but discouraged in favor of native plantings.

Therefore, do we want something like this?

UPDATE TO THE LDC – (part II)

Landscaping - Port Royal SC.

- F. **Ground Stabilization.** Disturbed areas and required landscape planting areas shall be stabilized and maintained with lawn, ground covers, mulches, or other approved materials to prevent soil erosion and allow rainwater infiltration.
- G. **Berms.** To the maximum extent practicable berms shall not be used as an alternative to landscape and / or other means of screening. When no reasonable alternative exists, the administrator may approve the use of a berm.
- H. **Stormwater Integration.** These provisions are intended to encourage low impact stormwater tools (used for the channeling, storage, and filtration of water) to be located and configured as landscaping amenities within a development site, while also contributing to the required civic space set-aside. See Division 5.11 (Stormwater Standards) and Division 2.4 (Civic Space Types).
 - 1. Irrigation, stormwater detention, and stormwater retention ponds shall be integrated landscape features rather than single-purpose flood control and stormwater management devices. They shall be designed as site amenities that:
 - a. Are integrated with other site features, as opposed to being isolated on the periphery;
 - b. Avoid the use of fencing, except where mandated by code;
 - c. Include shrubs, native grasses, groundcovers and trees as a minimum coverage of 50% of the stormwater feature's slopes and a minimum ten foot area from the top of slope to the landward side of the feature. Plants in basin areas prone to submersion shall be hydrophilic. Adjacent areas may be vegetated with turf grass. Paved Basins in urban settings may be hardscaped and shall contain planted shade trees;
 - d. Provide pedestrian access such as pathways and seating, where practicable;
 - e. Maintain gentle slopes of 3:1 or less, and avoid sharp drop-offs to the water line, except for paved basins; and
 - f. Count as a civic space set-aside if the site complies with the requirements of Section 2.4.60 (Ownership of Set-Asides) and Section 2.4.70 (Maintenance of Set-Asides).
- 3. **Rain Gardens and Bioswales.** Rain gardens and bioswales may be installed to infiltrate runoff from parking lots, streets, civic spaces and other impervious surfaces. A rain garden or bioswale shall count as a civic space set-aside if the site complies with the requirements of Section 2.4.60 (Ownership of Set-Asides) and Section 2.4.70 (Maintenance of Set-Asides).
- 4. **Roof Garden / Green Roof.** A roof garden/green roof is a specific type of community garden in which buildings are equipped with roofs of shallow four-inch soils and drought tolerant plants.
 - a. Buildings approved for intensive roof gardens may hold soils deeper than four inches and larger plants and trees.
 - b. A roof garden/green roof shall count as a civic space set-aside if the site is accessible to all occupants of the building and complies with the requirements of Section 2.4.60 (Ownership of Set-Asides) and Section 2.4.70 (Maintenance of Set-Asides).
- 5. **Cisterns.** Cisterns may be used to capture and re-circulate stormwater from buildings, and may count as a civic space set-aside if the site complies with the requirements of Section 2.4.60 (Ownership of Set-Asides) and Section 2.4.70 (Maintenance of Set-Asides).

UPDATE TO THE LDC – (part II)

Fences and Walls

5.01.11. - Fences, hedges, and walls.

- A. All fences shall comply with the Florida Building Code. Wooden posts shall be pressure-treated and shall be resistant to decay, corrosion, and termite infestation.
- B. Fences or hedges may be located in any front, side, and rear yard setback areas.
- C. No fences or hedges shall exceed four (4) feet in height when placed in the front yard.
- D. Each fence or hedge located in the side and rear yard shall not exceed the height of six (6) feet, except as set forth in subsection I. below.
- E. In areas where the property faces two (2) roadways or is located in any other area construed to be a corner lot, no fence shall be located in the vision triangle, as described in section 6.04.04.
- F. All fences shall be placed with the finished side facing the adjoining property or the right-of-way.
- G. Any fence or wall that provides structural support to a building shall be considered part of the building and shall be required to meet the building setback standards.
- H. A fence may tie-in to a building to complete the enclosure of a yard, where such fence does not provide support as set forth in subsection G. above.
- I. No barbed wire or electric fences in any form shall be permitted in any zoning district. However, a security fence in an industrial zoning district may use barbed wire, provided that the fence shall not exceed eight (8) feet in height and the barbed wire on top of the fence shall not exceed an additional one (1) foot. A commercial zoning district may apply for the same type fencing with approval by the city manager.
- J. No fence or hedge shall be constructed or installed in such a manner as to interfere with stormwater management facilities or to impede drainage on the site.
- K. All fences, hedges, and walls shall be continually maintained for safety and appearance, consistent with the requirements of the LDC.
- L. Classification of fences on vacant properties (properties within the CRA district must comply with chapter 4 of the Land Development Code for appearance.)
 - A. On lots with a main structure that has a vacant adjacent lot under the same ownership, the fence must meet all applicable codes. No accessory structure other than a fence may be constructed on an adjacent vacant property. The maximum height in the front cannot exceed four (4) feet from grade, must be a minimum of fifty (50) percent transparent and the fence must be constructed along the entire vacant lot (all sides). Adjacent vacant lot must be maintained at all times.
 - B. Vacant lots (stand-alone): Four (4) foot maximum height measured from grade. Materials must meet fencing criteria for fifty (50) percent transparency. No accessory structure or use other than a fence is allowed on stand-alone vacant properties. The property must be maintained at all times.

UPDATE TO THE LDC – (part II) Fences and Walls

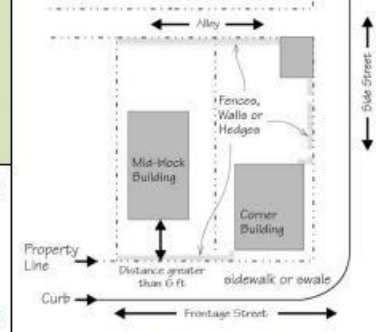
Table 5.5.40.B: Fences and Walls: Changes in Character and Intensity with Zone

	T1 NP	T3 E	T3 SN	T3 N	T4 NC	T4 UC	T5 MS
							
	Privacy Fence	Split Rail Fence	Split Rail Fence	Picket Fence			
							
	Post and Rail Fence	Living Fence	Living Fence with Dog Ear Gate	Lattice Fence			
							
	Living Fence	Dog Ear Picket Fence with Solid Gate	Picket Fence	Hedge Wall with Picket Gate			
							
			Hedge Wall	Wrought Iron Fence with Brick Posts			
							
				Garden Wall			

General Note: Photos on this page are illustrative, not regulatory.

Table 5.5.40.A: Fence and Wall Design

Zone	Typical Fences and Walls (Recommended)	Permitted Height			Permitted and Prohibited Materials (Primary)
		Front Yard ¹	Side and Rear Yard ²	Side and Rear Yard adjacent to a ROW ³	
T1	Fence Types 1. Privacy 2. Split Rail 3. Post and Rail 4. "Living"	Min 42" Max 60"	Max 72"	Min 42" Max 60"	PERMITTED • Treated or rot-resistant wood • Plants and vines • Wrought Iron • Brick • Stone • Concrete Masonry Units with Stucco (C.B.S. – if primary structure is masonry). • Reinforced Concrete with Stucco (if primary structure is masonry). PROHIBITED • Plastic, Sheet Metal, Vinyl Plywood, Junk, and Waste. • Barbed Wire, Concertina Wire, and above ground Electrified Fences not associated with agricultural activities or an approved security plan, (see Section 5.4.40.B.2.e. Security Plan Fences and Walls).
T3	Fence Types 1. Privacy Fence 2. Split Rail Fence 3. Post and Rail Fence 4. "Living" Fence 5. Chain Link Fence 6. Lattice Fence* 7. Picket or Baluster Fence with Corner Posts Wall Types 1. Hedge Wall 2. Hedge Wall with Brick Posts 3. Garden Wall * Or Similar Pattern	Min 36" Max 48"	Max 72"	Min 36" Max 48"	
T4 T5	Fence Types 1. Privacy Fence 2. "Living" Fence 3. Lattice Fence* 4. Picket or Baluster Fence with Corner Posts 5. Wrought Iron Fence 6. Wrought Iron Fence with Brick Posts Wall Types 1. Hedge Wall 2. Hedge Wall with Brick Posts 3. Garden Wall 4. Garden Wall with Wrought Iron Fence * Or Similar Pattern	Min 24" Max 42"	Max 72"	Min 36" Max 42"	



GENERAL REMARKS

- Fences and Walls are strongly encouraged and, if built, should be constructed along all un-built rights-of-ways that abut streets and alleys, as conveyed in the above diagram and this Table.
- Fences and Walls shall be a minimum of 25% opaque.
- The more "finished" side of a fence or wall shall face the perimeter of the lot.
- The name assigned to each fence or wall type is based on common industry terminology.
- Differing fence and wall types may be integrated so long as they comply with this Section (e.g. fence in front of a hedge or fence on top of a wall).

Fences

- Fence Types may be finished in various "styles" (e.g. "Gothic" or "Dog Ear" Picket Fence).
- Chain Link shall not be permitted in the Front Yard, or Side and Rear Yard adjacent to a ROW.
- Split Rail and Post and Rail fences may use "hog wire" fill.
- A "Living Fence" consists of wood posts with "hog wire" infill and a board rail on top.
- Wood pickets or balusters shall be rectangular or round. Spacing shall not exceed 1 1/2 inches.
- Hedge Walls shall be a minimum of 8" thick.
- Vertical posts on Wrought Iron fences shall be a minimum of 5/8" thick and spaced between 4 and 6 inches.

Walls

- Reserved.

Notes:

- Area in front of the primary structure.
- Side and Rear Yard (behind the front plane of the primary structure).
- Side and Rear Yard (behind the front plane of the primary structure) that abuts a side street Right of Way.

Common Sense Codes

The Makers – South Life



Common Sense Codes

The Makers - Everfan



Common Sense Codes

The Makers – Grassroots Coffee



Placemaking - Common Sense Codes

Makers Need Space, Upper Story or CRA Vacancy



Common Sense Codes

Main Street Manufacturing



Manufacture



Wholesale



Retail

Common Sense Codes

International Existing Building Code



THE END

**CITY OF CRYSTAL RIVER
PLANNING COMMISSION
BY-LAWS**

**Article I
Name**

1. The name of the organization as prescribed by City Council shall be "Planning Commission". It may also be referred to as "City Planning Commission" or "Commission". (LDC 8.02.01)
2. The office of the Commission shall be at the City of Crystal River City Hall. All official documents, records, minutes, maps, etc. shall be filed or recorded in the office of the City Clerk. (LDC 8.01.08)

**Article II
Object**

1. The objectives and purposes of the City of Crystal River Planning Commission are those set forth in Florida Statutes, Sections 163.3174 and those powers and duties delegated to the Planning Commission in the aforementioned statutes and by the City of Crystal River Land Development Code (LDC).
2. The Planning Commission shall be responsible for, but not limited to the following items:
 - (A) Serve as the Local Planning Agency pursuant to Florida Statutes 163.3174.
 - (B) To hear, consider, and make recommendations to the City Council regarding applications to amend the Official Zoning Map, amend the text of the LDC, create a subdivision and amend the Official Zoning Map to PUD together with a PUD master plan.
 - (C) To conduct public hearings and render decisions in compliance with the requirements of the LDC.
 - (D) Any other matter, within the jurisdiction of the Commission, authorized by the City of Crystal River Land Development Code (LDC) and the City Council.

Article III
Members

1. Membership in terms of office shall be as specified in the ordinance establishing the Commission and is shall be comprised of seven (7) regular members, plus one nonvoting member appointed from the Citrus County School Board (LDC 8.02.02).
2. All voting Commission members shall take the "Oath of Office" at the meeting immediately following their appointment. (Exhibit I)

Article IV
Alternate Members to the Planning Commission

1. Pursuant to Ordinance 06-0-16, there shall be two (2) alternate members of the Crystal River Planning Commission appointed by the City Council.
2. Alternates shall attend all regular meetings of the Planning Commission.
3. Alternates will be non-voting members unless they are acting in place of a regular member who is absent or disqualified.
4. Alternates may participate in discussion of any agenda item.
5. There shall be identified a First Alternate and a Second Alternate. After the initial identification, the positions shall rotate monthly.
6. In the event of two (2) regular members being either absent or disqualified, both alternates shall be seated in the regular members' positions. When seated in place of a regular member, an alternate shall have all of the responsibilities and the authority of a regular member. This includes participation in all discussions, the ability to make motions, and the ability to vote.

Article V Officers

1. At the first regular meeting in the month of October each year (Organization Meeting) the Commission shall elect, from its members, a Chairperson and a Vice Chairperson. The Vice Chairperson shall act as Chairperson of the Commission during the absence or disability of the Chairperson.
2. The Chairperson shall preside at all meetings and hearings of the Commission and shall have the duties normally inferred by parliamentary practice. The Chairperson shall have the authority to appoint committees and generally perform other duties as may be prescribed in these by-laws. The Chairperson shall have the privilege of discussing all matters before the Commission, make motions and shall vote therein. (LDC 8.01.0S)(LDC 8.02.03 (d))
3. Upon request, ~~t~~The Chairperson ~~shall~~may make reports of the Commissions business to the City Council on a regular basis.
4. The Planning and Development Director shall act as the administrative office of the Commission, and shall make provision for a secretary at regular and special meetings.
5. A temporary Chairperson shall be elected by its members in attendance, at any meeting, in the case that both the Chairperson and the Vice Chairperson are absent.
6. Vacancies in any elected office shall be filled by regular election procedures as herein specified with the terms to run until the next annual organizational meeting. Resignations from the Commission shall be in writing and transmitted to the Chairperson who will then forward same to the City Council of Crystal River.

Article VI Meetings

1. Regular meetings shall be held the first Thursday of each month at 5:30 p.m. in the City Hall Council Chambers located at 123 NW Highway 19, Crystal River, Florida. In the event of conflict with

holidays the majority of members may change the date of any scheduled meeting. In the event of a declared emergency the Chairperson or the Planning and Development Director may cancel any scheduled meeting. Special meetings may be called by the Chairperson when such meetings are deemed necessary. Members shall be notified three (3) days prior to a special meeting and shall be notified as to the time and place of such meeting. Meetings shall have a three (3) hour time limit that may be extended by majority vote of the Commissioners present.

2. The majority of members of the Commission, five (5) shall constitute a quorum. The number of votes to transact business shall be a majority of the members present at any meeting unless otherwise provided by law. (LDC 8.0~~2~~1.07)
3. All meetings of the Commission shall be conducted in strict compliance with the Florida Sunshine Law.
4. The agenda may contain, but not limited to the following items:
 - (A) A cover page containing "Notice to the Public" and "General Meeting Procedures".
 1. CALL TO ORDER
 2. ROLL CALL
 3. MOMENT OF SILENCE
 4. PLEDGE OF ALLEGIANCE
 5. ADOPTION OF AGENDA
 6. APPROVAL OF MINUTES
 7. PUBLIC HEARINGS
 8. UNFINISHED BUSINESS
 9. NEW BUSINESS
 - 10.CITIZEN INPUT
 - 11.COMMUNICAITONS
 - 12.COMMITTEE REPORTS
 - 13.STAFF COMMENTS
 - 14.COMMISSIONER'S COMMENTS
 - 15.CHAIRMAN'S COMMENTS
 - 16.ADJOURNMENT

5. A workshop meeting may be called by majority vote of the Commission.
6. Members of the Commission are to notify the Planning and Development Director or designee at least forty-eight (48) hours prior to a meeting that they will not be able to attend.
7. Any member of the Commission who may benefit financially from any matter before this Commission SHALL excuse himself/herself from the voting procedure for this matter in the manner required by Florida Statutes 112.3143.
8. No member may abstain from voting unless he/she has a voting conflict as noted herein.
9. When a tie vote occurs on any matter before the Commission, that vote is construed as a denial without prejudice.
10. The Chairperson shall prescribe the method of conduct of the hearing. All comments shall be directed to the Chair only after being properly recognized by the Chairperson. All persons recognized shall approach the podium in order to facilitate proper recording of their comments. Each person shall state his/her name and address clearly for the record.
11. All decisions of the Commission shall be made at a public meeting by a motion made and a second, called for by the Chairperson. A roll call vote may be taken by the secretary.

Article VII
Parliamentary Authority

1. All meetings ~~may~~shall be conducted in accordance with parliamentary procedure as set forth and explained in the latest Revised Edition of Robert's Rules of Order, which shall serve as the official rules of procedure. (LDC 8.01.05)

**Article VIII
Amendments**

1. These by-laws shall be suspended only by a unanimous vote of the entire seven members of the Commission, however, no by-law which is required to comply with federal, state, local law, or City Council Resolution may be so suspended.

2. A proposal to amend the by-laws shall be made at a regular or special meeting of the Commission and shall require a super majority affirmative vote at the next regular or special meeting of the Commission.

3. The Commission shall review the by-laws annually at the first regular meeting after the organizational meeting held in October.

Severability

1. If any section, clause, provision or portion of these by-laws shall be held invalid or unconstitutional by a court of competent jurisdiction, such decisions shall not affect the validity or constitutionality of any other section, clause, provision or portion of these by-laws.

Certificate of Adoption

1. The forgoing by-laws of the Planning Commission of the City of Crystal River, Florida, are hereby adopted by the affirmative vote of the Commission on this ____ day of _____, 2021.

By: _____
 -- , **Chairperson**

Attest: _____
 __ -- , **Recording Clerk**