



ADDITIONAL INFORMATION
ITEM B.3. DATE 8/7/2023

B.3.

AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director
SUBJECT:	PLT-22-31 Tidal Wave - Lecanto
AGENDA DATE:	August 8, 2023
<u>BRIEF OVERVIEW:</u> This is a substantially similar plat application (PLT-22-31 aka RPLT202300010) to create two non-residential lots on the west side of CR-491 south of W Parkville Street. The application has been reviewed by County and State Environmental Health staff and recommended for approval. The BOCC continued this application on 7/11/23 to allow for additional information. Proposed Lot 2 has a pending building permit for a car wash. A portion of proposed Lot 3 has a pending Conditional Use application for a 3-story mini-warehouse (CU2023-00001). That application is scheduled to be discussed by the Planning and Development Commission on 8/17/23 and, if approved, will need to prepare another plat to recognize only that portion of proposed Lot 3.	
<u>STRATEGIC PLANNING ELEMENT:</u>	
<u>BUDGET IMPACT/FUNDING SOURCE:</u> N/A - recording fee is applicant responsibility	
<u>RECOMMENDED ACTION:</u> a. Consider PLT-22-31 (aka RPLT202300010), Tidal Wave- Lecanto Subdivision. b. If approved, direct the Chairman and Clerk to execute the plat, and the Clerk to record the plat in the public records of Citrus County, Florida (Eric Landon, Growth Management Director, Joanna Coutu, Planning and Development Division Director)	
<u>ATTACHMENTS:</u> 1. mylar scan 2. locator map 3. locator map with sites	



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Project:

LECANTO, FL
 COUNTY ROAD 491
 EXHIBIT SHOWING
 PROPOSED
 MASTERPLAN

PROPOSED

EXHIBIT 001