

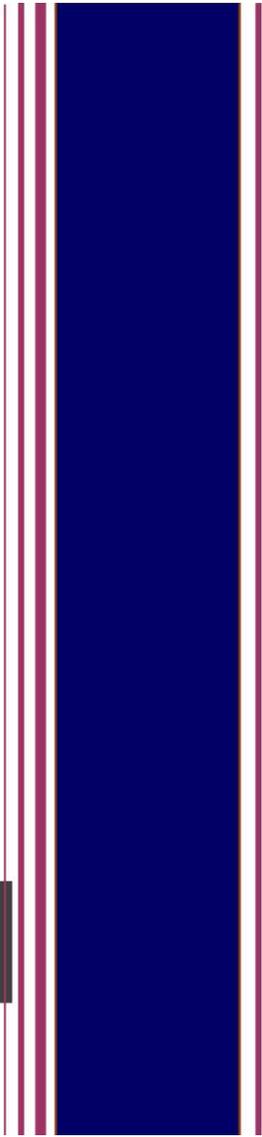
Guerra Development Corp.

The Confluence Planned Unit Development

Citrus County Planning and Development Commission - August 5, 2021

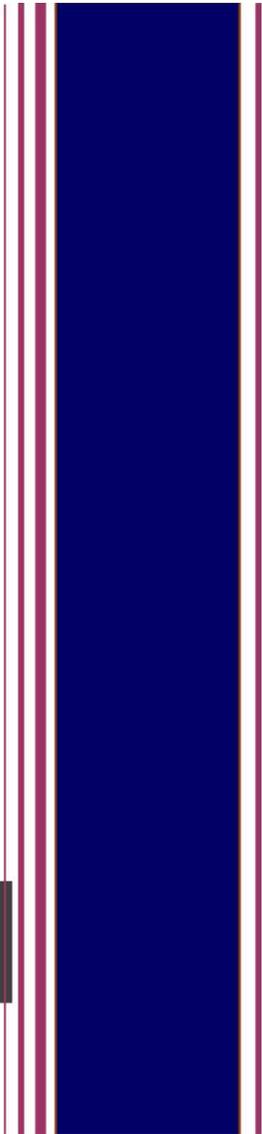


Existing Conditions – View from N Water Way



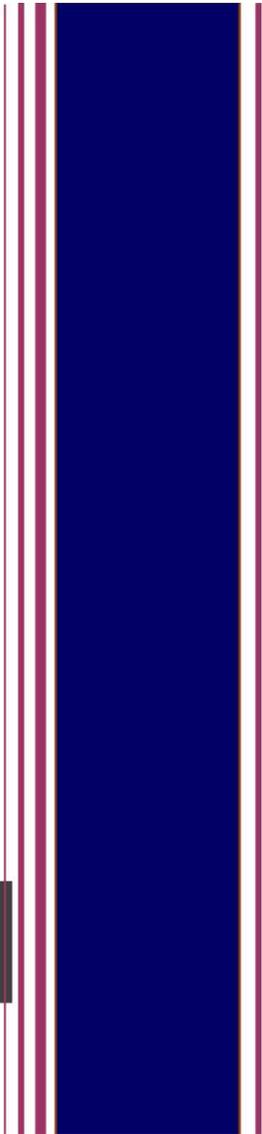


Existing Conditions – View from US 41



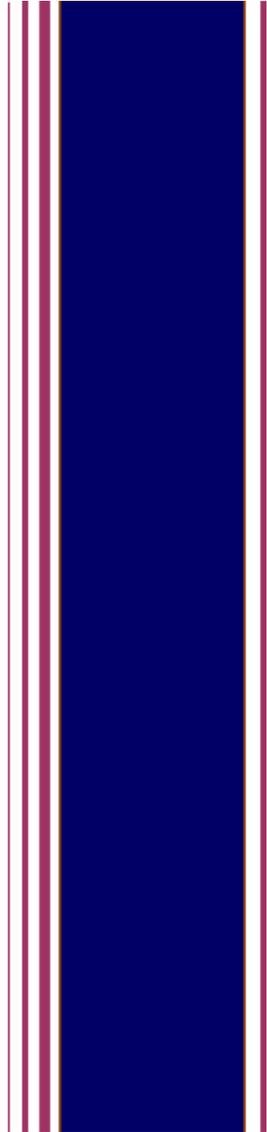


Existing Conditions – View from River





Existing Conditions – Structure

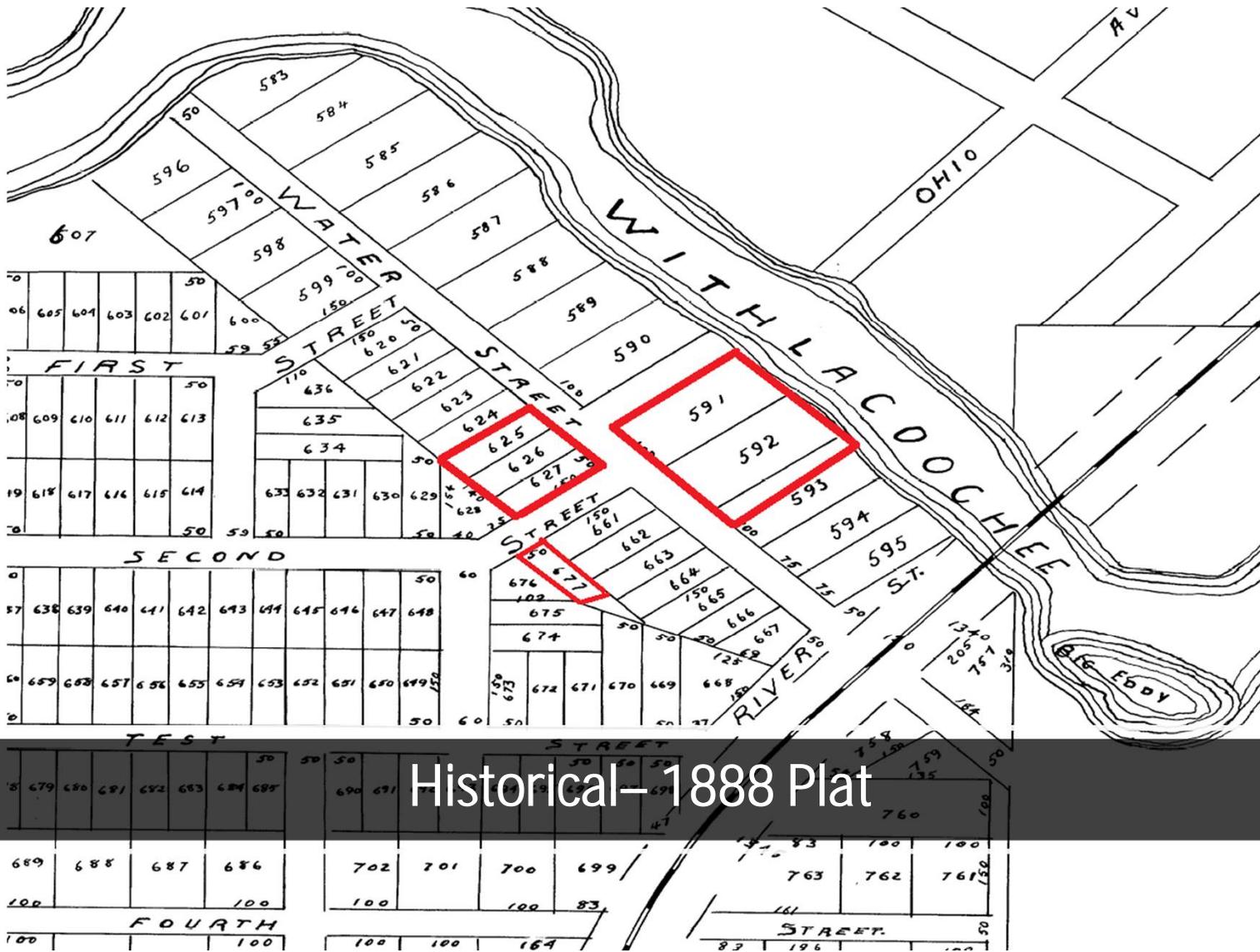




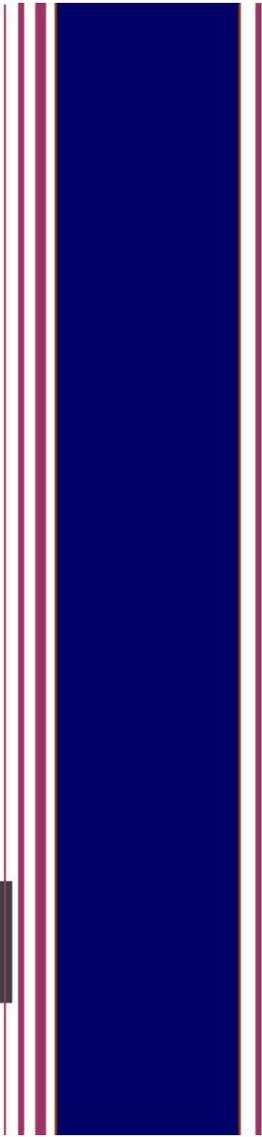
Existing Conditions – Neighborhood

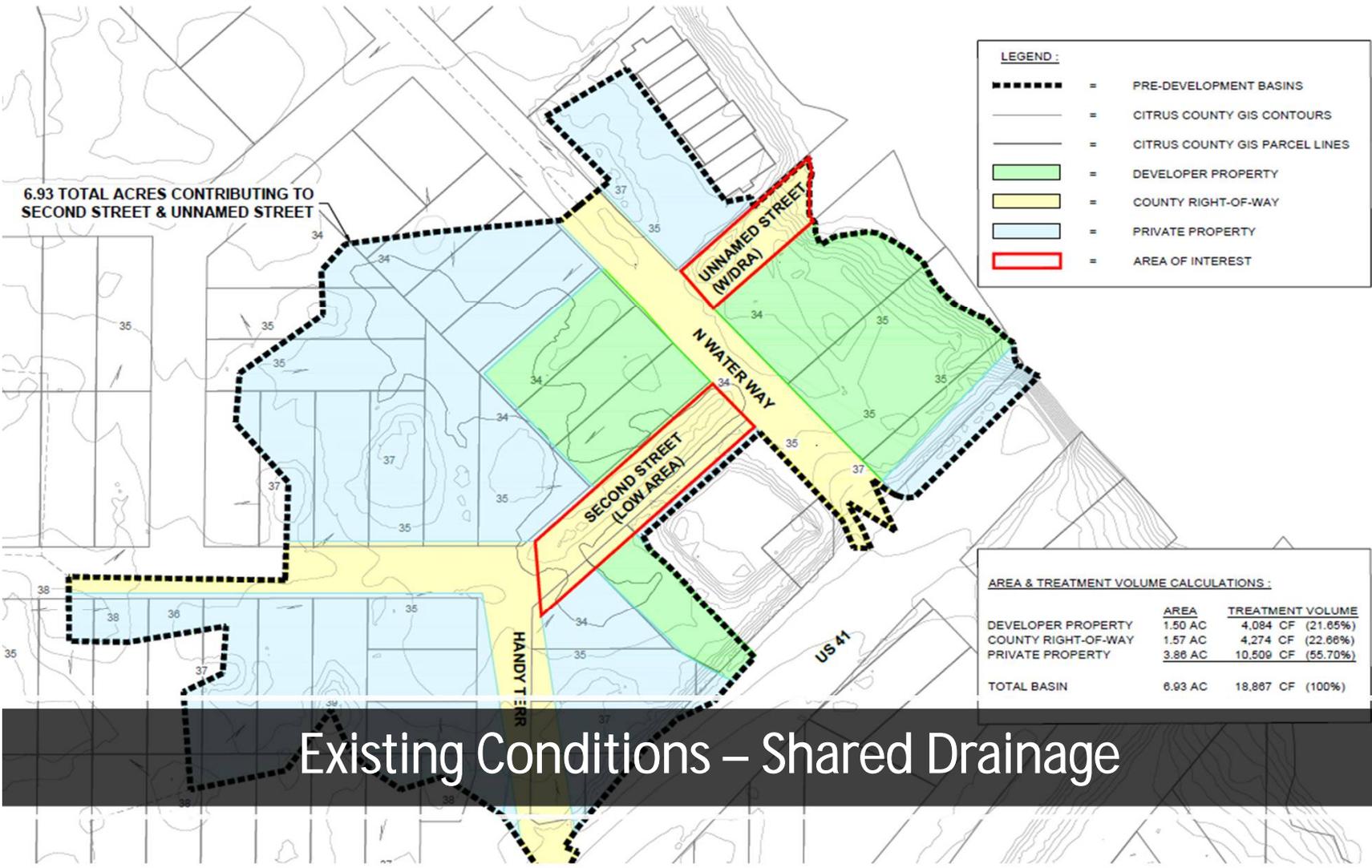


Existing Conditions – Drainage



Historical - 1888 Plat





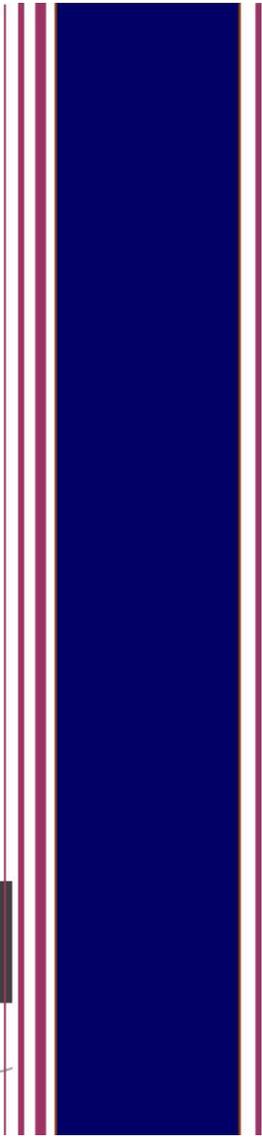
LEGEND :

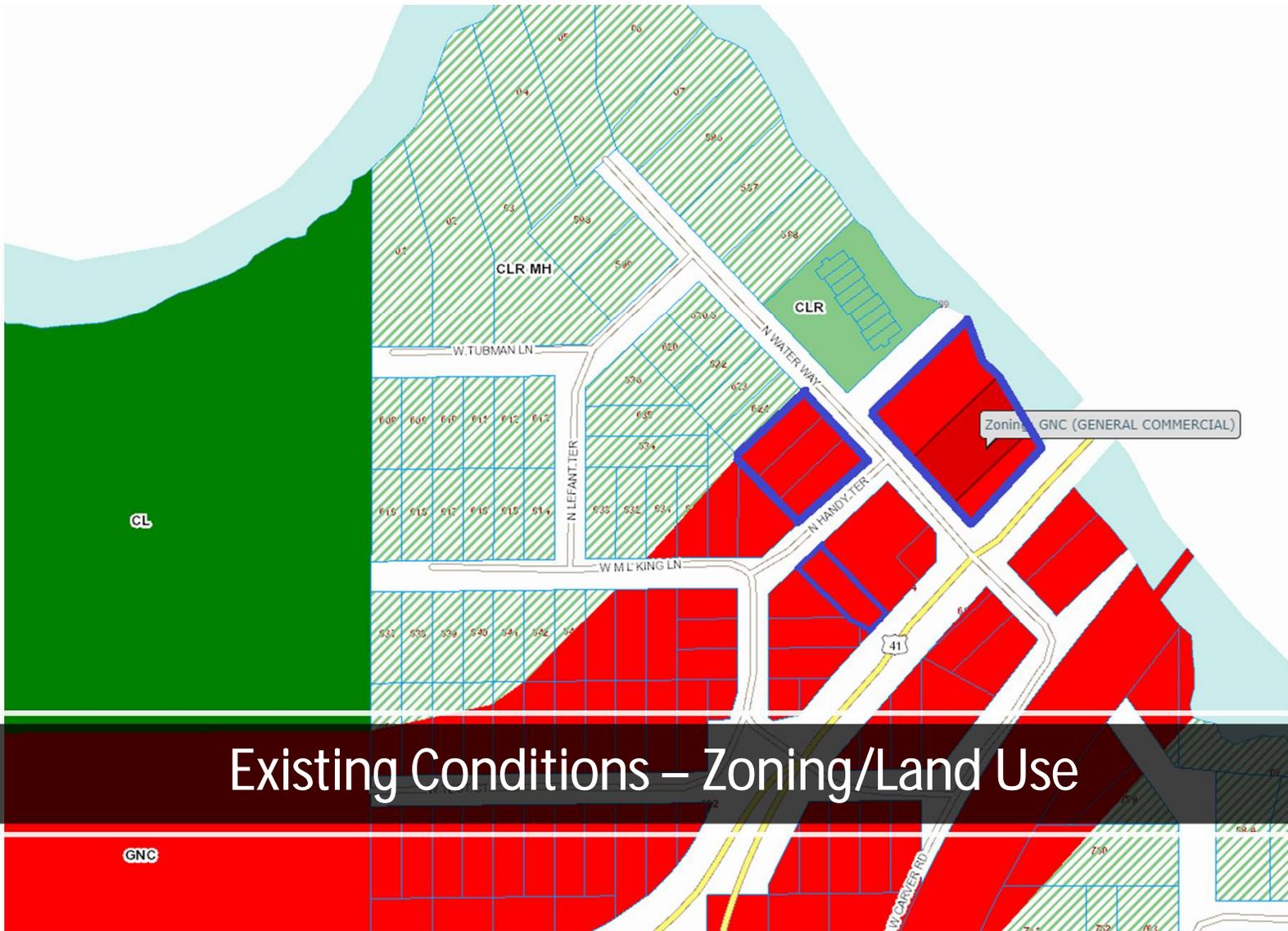
- = PRE-DEVELOPMENT BASINS
- = CITRUS COUNTY GIS CONTOURS
- = CITRUS COUNTY GIS PARCEL LINES
- = DEVELOPER PROPERTY
- = COUNTY RIGHT-OF-WAY
- = PRIVATE PROPERTY
- = AREA OF INTEREST

AREA & TREATMENT VOLUME CALCULATIONS :

	AREA	TREATMENT VOLUME
DEVELOPER PROPERTY	1.50 AC	4,084 CF (21.65%)
COUNTY RIGHT-OF-WAY	1.57 AC	4,274 CF (22.68%)
PRIVATE PROPERTY	3.86 AC	10,509 CF (55.70%)
TOTAL BASIN	6.93 AC	18,867 CF (100%)

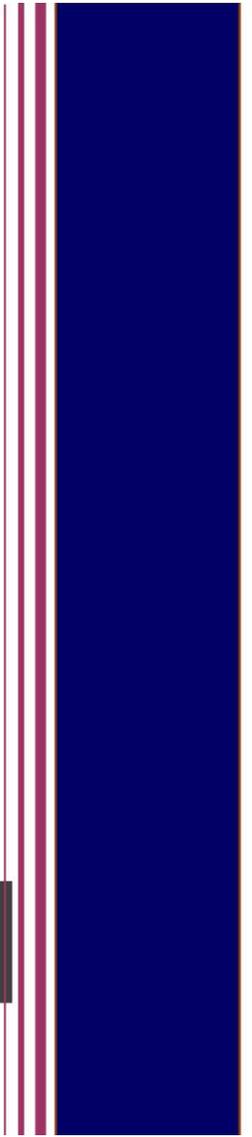
Existing Conditions – Shared Drainage





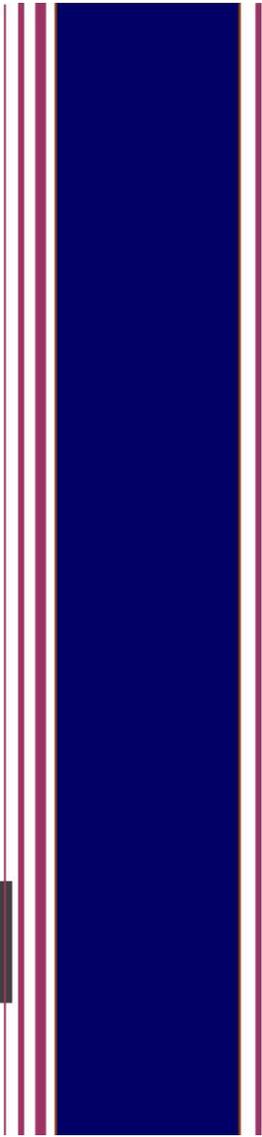
Existing Conditions – Zoning/Land Use

GNC



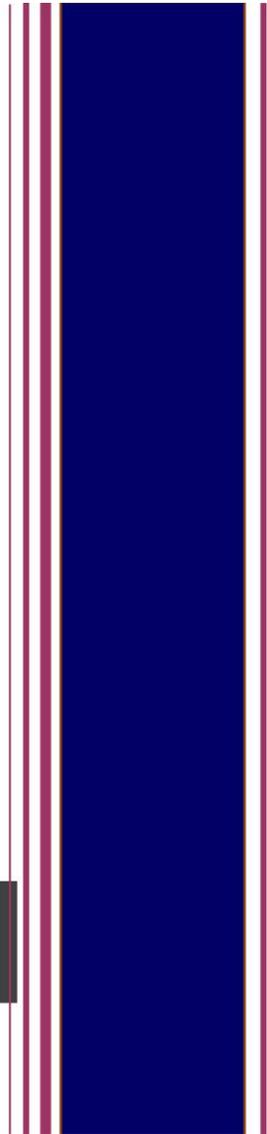


Proposed Conditions – Front





Proposed Conditions – Rear





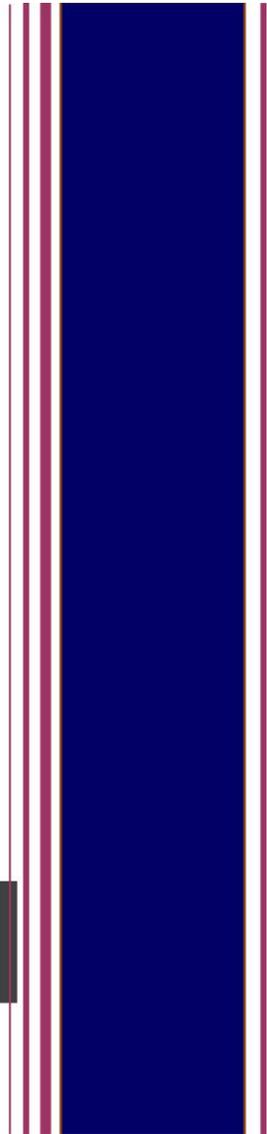
the
CONFLUENCE

DAVID P. KING JR.
ARCHITECT

352-873-3737
info@dpkarchitect.net

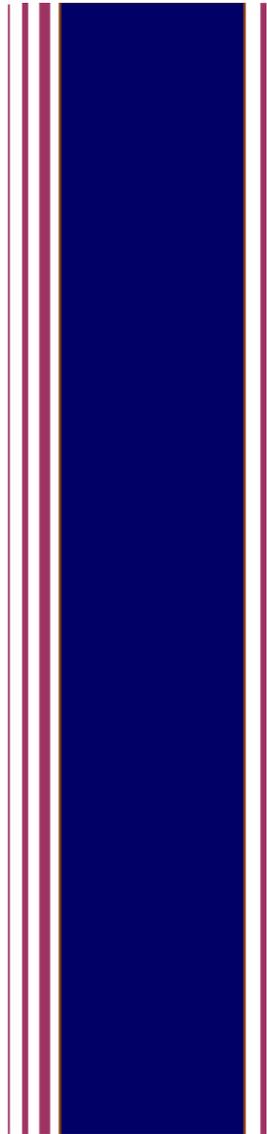
STATE OF FLORIDA 12,999 STATE OF GEORGIA 5044

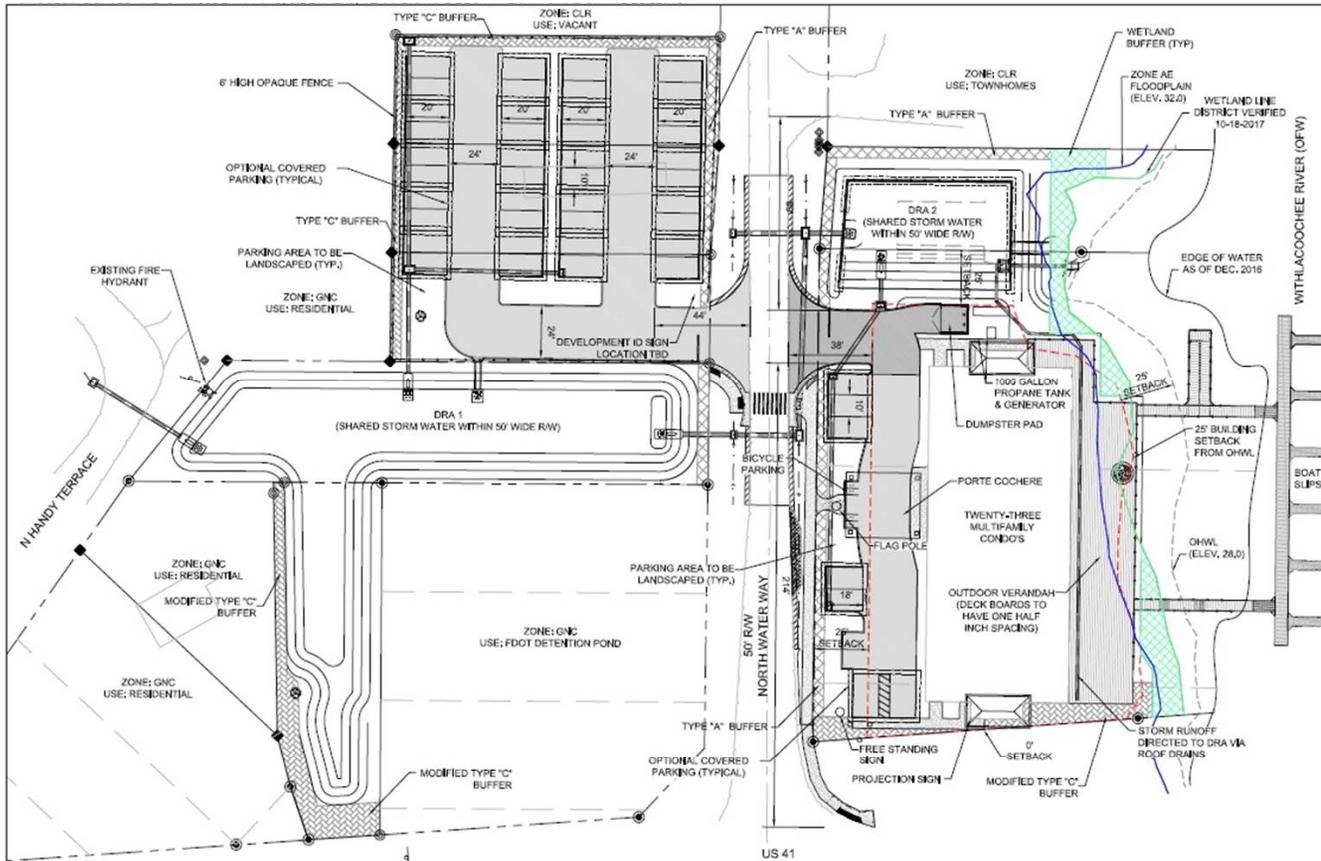
Proposed Conditions – US 41





Existing vs Proposed





Proposed Conditions – PUD Concept Plan



Proposed Conditions – Wetland Area

Code References

Citrus County Land Development Code

Chapter Six- Stormwater Management Section 6005 Objectives B. Review of Permits

“The Land Development Division reviews stormwater management applications to ensure they meet County criteria related to stormwater management and to ensure other properties are not impacted by flooding as a direct result of development. The types of applications reviewed relate to subdivisions, commercial sites, public infrastructure, residential lot development, and any land alterations. SWFWMD and FDEP, regulate wetland protection, allowed impacts on water bodies, and environmental concerns, on the local level, for the County.”

2020 Florida Statues

(22) “Road” means a way open to travel by the public, including, but not limited to, a street, highway, or alley. The term includes associated sidewalks, the roadbed, the right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts necessary for the maintenance of travel and all ferries used in connection therewith.

