



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday February 18, 2021 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

Michael Facemyer, Chair David Bramblett, 1ST Vice Chair Robert Bass, 2ND Vice Chair Richard Barmes Stacey Worthington	James Roys Kurt Stone William Burda (Alternate) Carole Scragg (Alternate) Chuck Dixon (School Board)
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A. CALL TO ORDER

February 18, 2021 Lecanto Government Building Room 166

The meeting was called to order at 9:00 AM

Attendee Name	Title	Status	Arrived
Michael Facemyer	Chair	Present	
David Bramblett	1st Vice Chair	Present	
Robert Bass	2nd Vice Chair	Present	
James Roys	Member	Present	
Kurt Stone	Member	Present	
Richard Barmes	Member	Present	
Stacey Worthington	Member	Present	

JJoe Hochadel, Principal Planner; Amy Bidwell, Senior Planner; Amy Pace, Senior Planning Coordinator; and Cheryl Burton, Senior Secretary

Denise Lyn, County Attorney; and Michael Sherman, Growth Management Director

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC – Receive comments from the public

G. APPROVE MINUTES -

1. February 18, 2021 PDC Agenda,, Minutes, Directions

Approve minutes of December 3, 2020, December 17, 2020 and January 7, 2021.

1st Mr. Bramblett

2nd Mr. Barmes

Mr. Bass advised of a revision to the December 3, 2020 minutes. The suggested revision was on page 8 changing the word “minimal” to “minimum”.

H. STAFF ANNOUNCEMENTS

Mr. Sherman stated that the application process for the Land Development Division Director has been reopened. The Cardinal amendments have been submitted to the State and there have

been some comments received from Florida Department of Transportation and Florida Fish and Wildlife Commission. On February 23, the County Commission will have a public hearing with regard to revisions to the impact fees.

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. CU-20-10 Clark A. Stillwell for VBRL Land Holdings.

Conduct a public hearing on February 18, 2021 to review and consider CU-20-10 Clark A. Stillwell for VBRL Land Holdings.

a. CU-20-10 Clark A. Stillwell, Esq. for VBRL Land Holdings

REQUEST: This request is for a Conditional Use to allow for light manufacturing in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

LOCATION: Section 34, Township 19 South, Range 20 East; more specifically, Parcel 34300, of an unrecorded tract; also known as Alternate Key Number 1843910, which address is 4986 S. Florida Ave., Inverness, Florida.

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

MOTION: The Planning and Development Commission finds application number **CU-20-10 CONSISTENT** with the Citrus County Comprehensive Plan and the Citrus County Land Development Code and that Board **APPROVES WITH CONDITIONS** the application based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition. It has been determined that **APPROVING** the proposed Conditional Use will not adversely affect the public interest; that there is compliance with special rules governing individual conditional uses of the type involved; that the proposed development, with conditions and safeguards attached, would be generally compatible with adjacent properties and other property in the district; and that the PDC is empowered under the section of the LDC described in the application to grant this Conditional Use.

MOTION:

1st Mr. Bramblett 2nd Mr. Bass

VOTE: 7 - 0, Motion Carried

2. AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.

Conduct a public hearing on February 18, 2021 to review and consider AA-20-04 Brenda McKenzie for Cow Pies and Bar Flies, Inc.

AA-20-04 McKenzie Permitting for Cow Pies and Bar Flies, Inc.

REQUEST: This request is to amend the Land Development Code (LDC) Atlas Map from CLRMH (Coastal Lakes and Residential District, mobile homes allowed) to GNC (General Commercial District).

LOCATION: Section 11, Township 17 South, Range 17 East; more specifically, a portion of Parcel 33310 and Lot 9.1, of an unrecorded tract; also known as Alternate Key Numbers

2447362 and 3104817, which address is known as 10131 N. Citrus Ave., Crystal River, FL. A complete legal description of the property is on file with the Land Development Division.

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

MOTION: The Planning and Development Commission finds application number **AA-20-04** **CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL WITH THE CONDITION** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st

Mr. Bramblett

2nd

Ms. Worthington

VOTE: 7 - 0, Motion Carried

3. V-21-01 James Adams

Conduct a public hearing on February 18, 2021 to review and consider V-21-01 James Adams.

AA-20-04 McKenzie Permitting for Cow Pies and Bar Flies, Inc.

REQUEST: This request is to amend the Land Development Code (LDC) Atlas Map from CLRMH (Coastal Lakes and Residential District, mobile homes allowed) to GNC (General Commercial District).

LOCATION: Section 11, Township 17 South, Range 17 East; more specifically, a portion of Parcel 33310 and Lot 9.1, of an unrecorded tract; also known as Alternate Key Numbers 2447362 and 3104817, which address is known as 10131 N. Citrus Ave., Crystal River, FL. A complete legal description of the property is on file with the Land Development Division.

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

MOTION: The Planning and Development Commission finds application number **AA-20-04** **CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL WITH THE CONDITION** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bramblett 2nd Ms. Worthington

VOTE: 7 - 0, Motion Carried

4. V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert

Conduct a public hearing on February 18, 2021 to review and consider V-20-14 Lisa Wilson - The Permit Tech for Scott Siewert.

AA-20-04 McKenzie Permitting for Cow Pies and Bar Flies, Inc.

REQUEST: This request is to amend the Land Development Code (LDC) Atlas Map from CLRMH (Coastal Lakes and Residential District, mobile homes allowed) to GNC (General Commercial District).

LOCATION: Section 11, Township 17 South, Range 17 East; more specifically, a portion of Parcel 33310 and Lot 9.1, of an unrecorded tract; also known as Alternate Key Numbers 2447362 and 3104817, which address is known as 10131 N. Citrus Ave., Crystal River, FL. A complete legal description of the property is on file with the Land Development Division.

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

MOTION: The Planning and Development Commission finds application number **AA-20-04** **CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL WITH THE CONDITION** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bramblett 2nd Ms. Worthington

VOTE: 7 - 0, Motion Carried

K. ADDITIONAL ITEMS -

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

The meeting was adjourned at