



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday March 4, 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

March 04, 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	Absent	
Kurt Stone	Member	Present	
Richard Barmes	Member	Present	
Stacey Worthington	Member	Present	

: Joe Hochadel, Principal Planner; Amy Bidwell, Senior Planner; Miranda Anaya, Senior Planner; Susan Wright, Planning Coordinator; and Cheryl Burton, Senior Secretary

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

Absent: Chuck Dixon

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. March 4, 2021 PDC Agenda,, Minutes, Directions

1st Ms. Worthington

2nd Mr. Bramblett

VOTE: 7 - 0, Motion Carried.

H. STAFF ANNOUNCEMENTS

Mr. Sherman stated that the Department had received comments from all of the State agencies with regard to the Cardinal Street Comprehensive Plan amendment. The Evaluation and Appraisal Report (EAR) based amendments are being completed by the Planners and he will be

reviewing those and placing that on the agenda soon. The proposed Impact Fee Ordinance will be heard by the Board of County Commissioners on March 23.

I. **EX PARTE COMMUNICATION - COUNTY ATTORNEY**

Denise Lyn polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. All PDC members stated they had no ex parte communications. Mr. Barmes advised that he had site visits on all of the applications. Mr. Facemyer advised that he had site visits on applications CU-21-01 and V-20-10.

J. **APPLICATIONS**

1. PV-20-04 Guy Newman

Conduct a public hearing on March 4, 2021 to review and consider PV-20-04 Guy Newman, to make a recommendation to the Board of County Commissioners.

a. **PV-20-04 Guy Newman**

REQUEST: This request is to vacate a portion of the platted drainage and utility easements between Lots 14 and 15, Block 1340, Unit 20 of Citrus Springs.

LOCATION: Section 1, Township 17 South, Range 18 East; more specifically, Lots 14 and 15, Block 1340, Citrus Springs Unit 20, as recorded in Plat Book 7, Pages 52 through 66, public records of Citrus County, Florida, which addresses are 11564 and 11560 N. Kenlake Cir., Citrus Springs, Florida.

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

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

MOTION:

1st Mr. Bramblett 2nd Ms. Worthington

VOTE: 7 - 0, Motion Carried

2. CU-21-01 – Jim Penna for James Housh

Conduct a public hearing on March 4, 2021 to review and consider CU-21-01 - Jim Penna for James Housh.

CU-21-01 Jim Penna for James Housh

REQUEST: This request is for a Conditional Use to allow for a halfway house, pursuant to Section 2402, Rural Residential District (RUR), as specified in the LDC.

LOCATION: Section 11, Township 18 South, Range 17 East; more specifically, Parcel 44100, unrecorded tract; Alternate Key 1054087, described in OR BK 221 PG 542 & OR BK 2063 PG 27, which address is 4881 N. Arid Pt., Crystal River, FL.

STAFF CONTACT: Amy Bidwell, Senior Planner, Land Development Division

MOTION: The Planning and Development Commission finds application number **CU-21-01 INCONSISTENT** with the Citrus County Comprehensive Plan and the Citrus County Land Development Code for the following reasons:

. The proposed Conditional Use will adversely affect the public interest.

. The proposed development, even with conditions and safeguards attached, would be generally incompatible with adjacent properties and other property in the district.

and that, based upon the foregoing, the PDC is not empowered to grant the Conditional use and, therefore, that this Board ***DENIES*** the application based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Stone 2nd Mr. Bass

VOTE: 6 - 1, Motion Carried

YAYS: Bramblett, Bass, Barmes, Stone, Worthington and Scragg

NAYS: Facemyer

3. V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman

Conduct a public hearing on March 4, 2021 to review and consider V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman.

V-20-10 Maurice and Christina Ryman

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a pool and pool deck having less than the required 50-

foot minimum building setback from the Mean High Water Line and the Jurisdictional Wetland Line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

LOCATION: Section 25, Township 19 South, Range 16 East; Lot 12 of Riverhaven Village, PB 9, Pg 31, (AK 1012261), which address is 12070 W. Broad Jump Ct., Homosassa, FL.

STAFF CONTACT: Miranda Anaya, Senior Planner, Land Development Division

MOTION: The Planning and Development Commission finds to **CONTINUE** application **V-20-10**.

MOTION:

1st Mr. Bramblett 2nd Ms. Worthington

VOTE: 7 - 0, Motion Carried

K. ADDITIONAL ITEMS -

There will not be a meeting on March 18, 2021

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

Mr. Facemyer inquired as to the progress of scheduling a training session for the Board members. Ms. Lyn stated that a training session would be scheduled soon.

M. ADJOURN

The meeting was adjourned at