

CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday, March 4, 2021 at 9:00 AM
Lecanto Government Building
3600 West Sovereign Path
Room 166
Lecanto, Florida 34461

MICHAEL FACEMYER, CHAIR
DAVID BRAMBLETT, 1ST VICE CHAIR
ROBERT BASS, 2ND VICE CHAIR
RICHARD BARMES
JAMES ROYS

KURT STONE
STACEY WORTHINGTON
WILLIAM BURDA (Alternate)
CAROLE SCRAGG (Alternate)
CHUCK DIXON (School Board)

- A. CALL TO ORDER
- 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 – Approval of available minutes
- H. STAFF ANNOUNCEMENTS
- I. EX PARTE COMMUNICATION: County Attorney
- J. APPLICATIONS

1. **PLAT VACATION**

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. A complete legal description of the property is on file with the Land Development Division.

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

2. LAND USE APPLICATION

a. CU-21-01 Jim Pena 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. A complete legal description of the property is on file with the Land Development Division.

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

b. 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 19S, Range 16E; 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, Planner I, Land Development Division

K. ADDITIONAL ITEMS

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

If any person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two

days before the meeting. If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service.

Si necesita un traductor de español por favor haga arreglos con el Condado dentro de dos días de la notificación de la publicación (352-527-5370).

**PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
January 21, 2021**

Members Present: Joel Brender, Chair; Michael Facemyer, 1st Vice Chair; David Bramblett, 2nd Vice Chair; Robert Bass, James Brooks, James Roys and School Board Representative, Chuck Dixon

Staff Present: Joe Hochadel, Principal Planner; Miranda Anaya, Planner I; Amy Pace, Senior Planning Coordinator, and Cheryl Burton, Senior Secretary

Also Present: Denise Lyn, County Attorney, and Michael Sherman, Growth Management Director

Absent: Kurt Stone

A. CALL TO ORDER

Joel Brender, Chair, called the meeting to order at 9:00 a.m.

B. INVOCATION

The Invocation was given by Michael Facemyer, 1st Vice Chair.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Joel Brender, Chair.

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC

G. APPROVE MINUTES

MOTION: Approve Minutes of November 19, 2020.

1st Mr. Bramblett 2nd Mr. Brooks

Mr. Bass stated that the date listed on page 3 of the Minutes should be edited to reflect the correct year of 2040 for the extension of the Development Agreement (DA-20-02).

Planning and Development Commission

January 21, 2021

Approve Minutes of November 19, 2020, as corrected.

VOTE: 6 - 0, Motion Carried.

H. STAFF ANNOUNCEMENTS:

Mr. Sherman advised that the Board directed staff to transmit the Cardinal Future Land Use Map Category to the Department of Economic Opportunity. On February 9, the County Commission has a workshop scheduled to discuss strategic planning and comprehensive planning. There is an item on the County Commission's agenda on February 9 to discuss changes to the Land Development Code. The Land Development Division Director position is still vacant. There are two new regular members that were appointed to the PDC; Stacey Worthington and Richard Barmes. There are also two alternate members that were appointed to the PDC, William Burda and Carol Scragg.

Ms. Anaya stated that application V-20-10 (Clark Stillwell, Esq. for Ryman) has been continued. It will be heard on March 4, 2021.

EX PARTE COMMUNICATIONS:

Denise Lyn polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. All PDC members said they had no ex parte communications.

I. APPLICATIONS

1. COMPREHENSIVE PLAN AMENDMENT/ATLAS AMENDMENT

a. CPA/AA-21-02 John and Cynthia Zanki

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from CL (Low Intensity Coastal and Lakes District) to CLC (Coastal and Lakes Commercial District) and to amend the Land Use Atlas Map (LUAM) of the Land Development Code from CL (Low Intensity Coastal and Lakes District) to CLC (Coastal and Lakes Commercial District).

LOCATION: Section 29, Township 19 South, Range 17 East; more specifically, Parcel B of an unrecorded subdivision; also known as Alternate Key Number 2279966, which address is 10137 W. Fishbowl Dr., Homosassa, FL. A complete legal description of the property is on file with the Land Development Division.

STAFF CONTACT: Joe Hochadel, Principal Planner, and Miranda Anaya, Planner I, Land Development Division

Planning and Development Commission

January 21, 2021

INTRODUCTION: Ms. Pace's overview included an aerial view of the subject property, photos of the subject property and surrounding area and a boundary survey.

APPLICANT: John Zanki stated that he has owned this property for approximately 20 years and has been operating a bed and breakfast there for a long time. The business has suffered due to the pandemic and he would like to also use the subject property as an open-air café to serve coffees and sandwiches onsite to the general public. The property currently has an upgraded kitchen and upgraded wiring. He would like to place eight to nine café tables in the English garden which is on the left side of the property facing the river.

QUESTIONS FROM STAFF: None.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bramblett asked the applicant to confirm that the entire parcel was 2.62 acres. Mr. Zanki stated yes. Mr. Bramblett stated that the staff report states the request is to redesignate a portion of the subject property from Low Intensity Coastal and Lakes District to Coastal and Lakes Commercial District. Mr. Zanki stated that his request was to redesignate the entire parcel. Mr. Bramblett inquired if Mr. Hochadel had advised of the Planned Unit Development portion of this particular application that is lacking in this request. Mr. Zanki stated yes. Mr. Bramblett advised Mr. Zanki that he would not be able to support the application as it was submitted due to there not being any safeguards as to how the property would be developed with the redesignation to CLC.

Mr. Brender stated that he agreed with the comments provided by Mr. Bramblett about the safeguards about what would be developed if the designation was changed.

Mr. Bass inquired if the current septic system would be capable for the increased use. Mr. Zanki stated that the septic system would have to be expanded. Mr. Bass also inquired about the gated access to the subject property. Mr. Zanki advised that the gate would be open during business hours. Mr. Bass asked if there was sufficient area to provide parking for the increased use on the subject property. Mr. Zanki stated yes.

Mr. Brooks stated that he agreed with the comments presented by Messrs. Bramblett and Brender.

Planning and Development Commission

January 21, 2021

STAFF: The applicant requested to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from CL (Low Intensity Coastal and Lakes District) to CLC (Coastal and Lakes Commercial District) and to amend the Land Use Atlas Map (LUAM) of the Land Development Code from CL (Low Intensity Coastal and Lakes District) to CLC (Coastal and Lakes Commercial District). Ms. Anaya's presentation included an aerial view of the subject property, a map showing the land use designations for the surrounding properties, photos of the subject property and surrounding area and a boundary survey as submitted by the applicant. The subject property is approximately 2.6 acres and currently operating as a bed and breakfast known as Blue Moon Bed and Breakfast and that was approved by a Conditional Use in 2002.

Ms. Anaya stated there were two corrections to be made to the staff report that was submitted. The property will utilize commercial solid waste collection by WastePro. The engineer for the applicant is Bruce Keene, not Local Engineering. Ms. Anaya also clarified that the request is to redesignate the entire property from CL to CLC, not a portion of the property.

COMMISSION QUESTIONS:

Mr. Brender inquired of staff if she had discussed the Planned Unit Development process with the applicant. She advised that she had discussed the options with Mr. Zanki after he submitted the application.

PROPONENT: None.

OPPONENT: None.

COMMISSION COMMENTS:

Mr. Brooks inquired if the applicant understood the implications if the Board denied the application versus if the applicant requested a continuance.

Chairman Brender explained the details of there being a period of time before the applicant could reapply if the Board denied the application versus if he decided to request a continuance from the Board.

MOTION: The Planning and Development Commission finds to **CONTINUE** application ***CPA/AA-21-02***.

MOTION:

1st Mr. Bramblett 2nd Mr. Brooks

VOTE: 6 - 0, Motion Carried

Planning and Development Commission

January 21, 2021

K. ADDITIONAL ITEMS: None.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS:

Mr. Facemyer thanked Messrs. Brender and Brooks for their time and dedicated service to the Board as well as the alternates, Messrs. Harrelson and Borgeson.

Chairman Brender expressed his gratitude for the support that he received and the privilege it has been to serve on the Board.

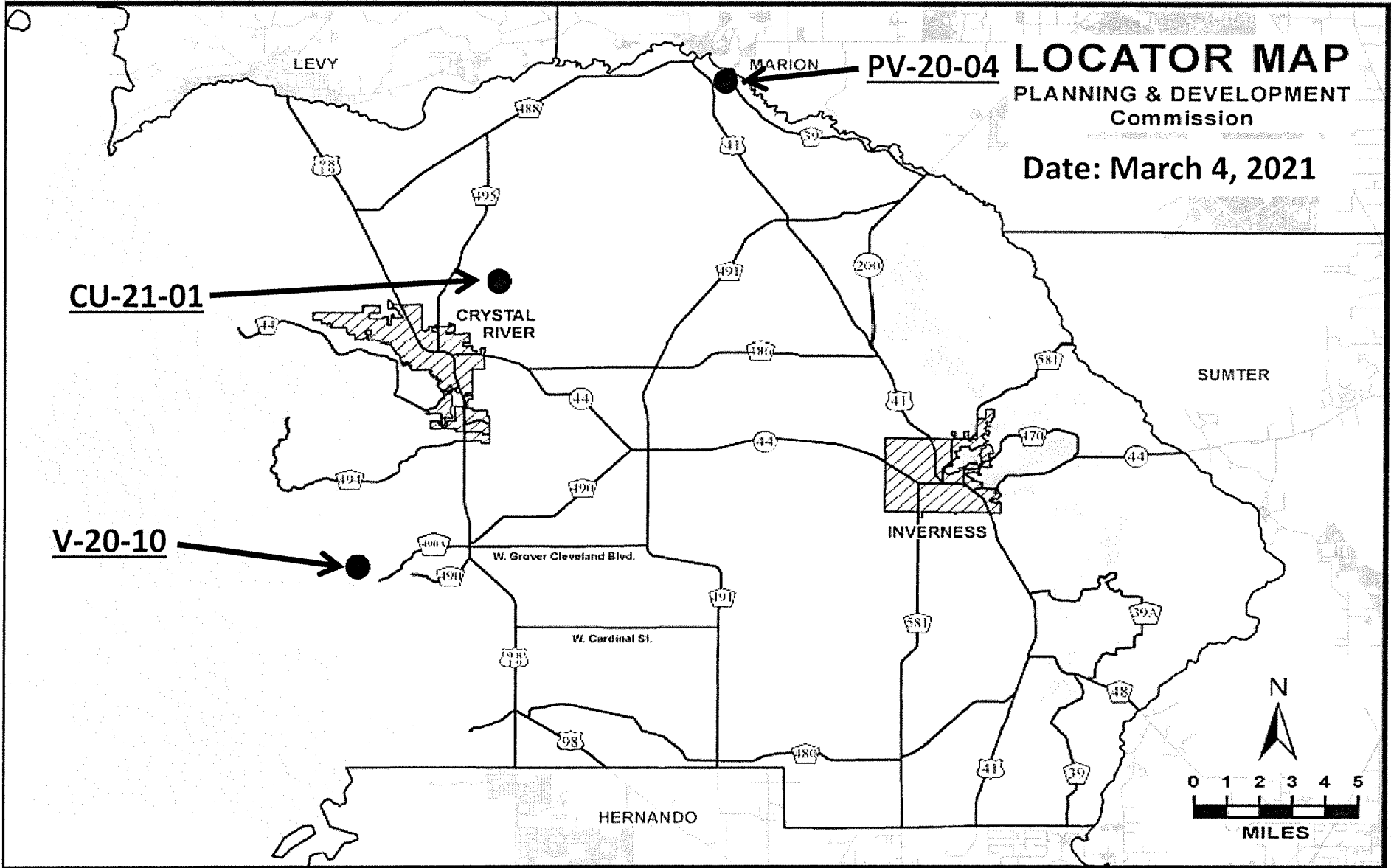
Mr. Brooks conveyed his thanks for being allowed to serve the citizens of Citrus County through sitting on the Board for eight years.

M. ADJOURN

The Planning and Development Commission adjourned at 9:49 a.m.

Respectfully submitted,

Cheryl Burton, Recording Secretary



Planning and Development Commission

Directions for meeting on March 4, 2021

PV-20-04 - From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **11.57 miles** and turn left onto N. FL Ave. Go **5.20 miles** and turn right onto W. Withlacoochee Trl. Go **0.62 miles** and turn left onto N. Landover Ter. Go **0.07 miles** and take the first left onto N. Kenlake Cir. Go **0.14 miles** and the site is on the right at **11560 N. Kenlake Cir.** Dunnellon.

CU-21-01- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **2.0 miles** and turn left onto W. Gulf to Lake Hwy. Go **6.31 miles** and turn right onto N. Turkey Oak Dr. Go **0.67 miles** and turn right onto N. Holiday Dr. Go **0.25 miles** and turn left onto N. Holiday Dr. Go **1.13 miles** and turn slightly right onto N. Stokes Way. Go **0.15 miles** take the first right onto N. Elm Dr. Go **0.52 miles** and turn right onto W. Gum St. Go **0.12 miles** and turn left onto N. Arid Pt. Go **0.13 miles** and the site is at the end of the road at **4881 N. Arid Pt.** Crystal River.

V-20-10- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W. Grover Cleveland Blvd. Go **5.39 miles** and continue straight across US-19 onto W. Halls River Rd. Go **3.14 miles** and turn slightly right left onto W. Riverhaven Dr. Go **0.76 miles** and turn right onto S. Prices Pt. Go **0.17 miles** and take the first right onto W. Broadjump Ct. Go **0.04 miles** and the site is on the left at **12070 W. Broadjump Ct.** Homosassa.