



PLANNING AND DEVELOPMENT COMMISSION

**Lecanto Government Building
3600 W. Sovereign Path,
Room #166
Lecanto, FL 34461**

AGENDA

July 3, 2025 - 9:00 AM

**Richard Barmes, Chair
David Bramblett, 1st Vice Chair
Robert Sharra, 2nd Vice Chair
Stuart Bozeman, Member
Jenette Collins, Member**

**Michael Facemyer, Member
Kurt Stone, Member
Timothy Gilbert, Alternate Member
Janis Murphy, Alternate Member
Chuck Dixon, School Board Member**

NOTICE TO THE PUBLIC

To manage growth and foster prosperity by prioritizing the protection of environmental assets, the development and maintenance of infrastructure, and the health, safety, and well-being of its citizens.

Any person who decides to appeal any decision of the Governing Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105, Florida Statutes) Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Citrus County Courthouse, 110 N. Apopka Avenue, Inverness, Florida 34450, (352) 341-6560, at least two days before the meeting.

Planning and Development Commission Meeting - July 3, 2025

A. CALL TO ORDER

A.1. Invocation

A.2. Pledge of Allegiance

A.3. Roll Call

B. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

C. OPEN TO THE PUBLIC -

D. APPROVAL OF MINUTES

D.1. PDC 4-17-25 draft Minutes

Conduct a public hearing on July 3, 2025, to review draft minutes from the April 17, 2025, Planning and Development Commission (PDC) hearing and consider approval. **(Eric Landon, Director, Growth Management)**

D.2. PDC 5-15-25 draft Minutes

Conduct a public hearing on July 3, 2025, to review draft minutes from the May 15, 2025, Planning and Development Commission (PDC) hearing and consider approval. **(Eric Landon, Director, Growth Management)**

E. STAFF ANNOUNCEMENTS

F. EX PARTE COMMUNICATION - COUNTY ATTORNEY

G. APPLICATIONS

G.1. 7-3-25 PDC Agenda, Map & Directions

G.2. AA-2025-00002 Chuck Pigeon for Southern Oaks Property Group, LLC

Conduct a Public Hearing on July 3, 2025, to review and consider AA-2025-00002, Chuck Pigeon for Southern Oaks Property Group LLC (Pine Ridge Reserve) and make a recommendation to the Board of County Commissioners. **(Eric Landon, Director, Growth Management)**

H. ADDITIONAL ITEMS

I. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

J. ADJOURN