



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday April 15, 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)

A. CALL TO ORDER

April 15, 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, Miranda Anaya, Amy Bidwell, Amy Pace, and Cheryl BurtonDenise 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. April 15, 2021 PDC Agenda and Directions

H. STAFF ANNOUNCEMENTS

Mr. Sherman stated that the Comprehensive Plan Amendment for the Cardinal Interchange area was approved by the Board of County Commissioners earlier in the week with minor revisions. The minimum acreage of the development sites in the EDTA area was reduced from ten acres to eight acres. The minimum acreage of the development sites in the Mixed-Use area was reduced from 20 acres to 18 acres.

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. CU-21-02 AVID Group for Storeright (Leanto I), LLC

Conduct a public hearing on April 15, 2021 and consider CU-21-02 AVID group for Storeright (Lecanto I), LLC.

a. **CU-21-02 AVID Group for Storeright (Lecanto I), LLC**

REQUEST: This request is for a conditional use to allow RV and/or boat trailer parking in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

LOCATION: Section 9, Township 19 South, Range 20 East; more specifically, Parcel 11200, of an unrecorded tract, also known as Alternate Key Number 1505887, which addresses are 1209 and 1227 S. Lecanto Hwy, Lecanto, Florida.

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

MOTION: The Planning and Development Commission finds application number **CU-21-02** **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 Ms. Worthington

Mr. Bass requested clarification to #3 of the proposed conditions.

Mr. Hochadel read the amendment to the proposed condition #3.

3. The cross-access to the north must be placed at the time of permitting and must be open and clear when the RV/boat parking facility use redevelops or changes use

VOTE: 7 - 0, Motion Carried

2. CU-21-03 Jon Groves for Victory Baptist Church

Conduct a public hearing on April 15, 2021 to consider CU-21-03 Jon Groves for Victory Baptist Church.

CU-21-03 Jon Groves for Victory Baptist Church

REQUEST: This request is for a conditional use to allow for an accessory structure to an existing House of Worship, pursuant to Section 2403, Coastal and Lake Residential District, as specified the LDC.

LOCATION: Section 6, Township 19 South, Range 20 East; more specifically, Lot 16 of the Sportsmens Acres Subdivision, Plat Book 2, Page 90, also known as Alternate Key Number 1728975, which address is 5040 E. Shady Acres Dr., Inverness, Florida.

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

MOTION: The Planning and Development Commission finds application number **CU-21-03** **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

3. CPA-21-05 – Evaluation and Appraisal Report (EAR) Amendments Chapter 3 and Chapter 4

Conduct a public hearing on April 15, 2021 to consider CPA-21-05- Evaluation and Appraisal Report (EAR) Amendments Chapter 3 and Chapter 4.

a. **CPA-21-05 Evaluation and Appraisal Report (EAR) Amendments**

In accordance with the requirements of Florida Statutes, Citrus County must review the Comprehensive Plan at least every seven years and determine if the need exists to amend the Comprehensive Plan to reflect changes in State requirements. The Comprehensive Plan was evaluated in 2020 and was determined that amendments were necessary to reflect changes in State requirements.

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

MOTION: The Planning and Development Commission finds application number **CPA-21-05** **CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this 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. Stone

2nd

Mr. Barmes

VOTE: 7 - 0, Motion Carried

K. **ADDITIONAL ITEMS -**

L. **PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS**

M. **ADJOURN**

The meeting was adjourned at