



**CITRUS COUNTY**  
**PLANNING AND DEVELOPMENT COMMISSION**

Thursday June 17, 2021 at 9:00 AM  
Lecanto Government Building  
3600 W. Sovereign Path  
Room 166  
Lecanto, Florida 34461

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

June 17, 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 | Absent  |         |
| Robert Bass        | 2nd Vice Chair | Present |         |
| James Roys         | Member         | Present |         |
| Kurt Stone         | Member         | Present |         |
| Richard Barmes     | Member         | Present |         |
| Stacey Worthington | Member         | Present |         |

**Staff Present:** Joanna Coutu, Director, Land Development Division (LDD); Joe Hochadel, Principal Planner; Susan Wright, Senior Planning Coordinator; Kevin O'Brien, Planning Coordinator; and Cheryl Burton, Senior Secretary

**Also Present:** 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. June 17, 2021, PDC agenda, minutes, and directions

June 17, 2021, PDC agenda, minutes, and directions

**H. STAFF ANNOUNCEMENTS**

The applicant for application AA-21-03 requested that the application be postponed. It was rescheduled for the August 19, 221 PDC meeting.

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

Ms. 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. Messrs. Barmes and Facemyer and Ms. Worthington advised of site visits on applications V-20-11 and CPA/AA-21-06. Mr. Stone advised of a site visit on application CPA/AA-21-06.

## J. APPLICATIONS

### 1. V-20-11 Jennifer and Anthony Ardolino

Conduct a public hearing on June 17, 2021 to review and consider V-20-11 Jennifer and Anthony Ardolino.

#### a. V-20-11 Anthony and Jennifer Ardolino

**REQUEST:** This request is for a variance for the placement of single-family residences having less than the required 50-foot setback from the jurisdictional wetland line (35-foot with a berm or swale). The request is for a 15-foot setback from the jurisdictional wetland line.

**LOCATION:** Section 10, Township 19 South, Range 16 East; specifically, Lots 3 and 4, Block A, of St. Martin's Estuary Retreats Unit 1, PB 4, PG 27, (AK 3270175 and 3270187), which addresses are 1310 and 1312 S. Estuary Dr., Crystal River, FL.

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

**MOTION:** The Planning and Development Commission finds application number V-20-11 - CONSISTENT with the Citrus County Land Development Code and ***IS*** in keeping with the intent of the Policies of the Citrus County Comprehensive Plan and that this Board **APPROVES WITH CONDITIONS** of the application based upon the evidence and testimony presented and the staff report and conclusions regarding this petition with the following conditions:

**MOTION:**

1<sup>st</sup> Mr. Burda 2<sup>nd</sup> Mr. Roys

**VOTE:** 3 - 4, Motion Denied

**Yays:** Burda, Roys and Worthington

**Nays:** Barmes, Bass, Facemyer and Stone

2. CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton

Conduct a public hearing on June 17, 2021 to review and consider CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton.

**CPA/AA-21-06 Joe Cubas for Gerald and Tsuneyo Knapton**

**REQUEST:** This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from LDR (Low Density Residential District) to RVP (Recreational Vehicle Park/Campground District) and to amend the Land Use Atlas Map (LUAM) of the Land Development Code from LDR (Low Density Residential District) to RVP (Recreational Vehicle Park/Campground District) on approximately 60.65 acres.

**LOCATION:** Section 9, Township 18 South, Range 17 East; more specifically, a portion of Parcel 14200; also known as Alternate Key Number 1052742, which address is 9300 W. Tom Mason Dr., Crystal River, Florida.

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

**MOTION:** The Planning and Development Commission find application number **CPA/AA-21-06 INCONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **DENIAL** 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:**

1<sup>st</sup> Ms. Worthington

2<sup>nd</sup>

Mr. Barmes

**VOTE:** 7 - 0, Motion Carried

**K. ADDITIONAL ITEMS -**

Ms. Coutu stated that on June 22, the County Commission would hear the Ordinance Amendment regarding amending the setbacks for measurements to the wall instead of the eaves. The agendas for the meetings for July and August are heavy.

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

**M. ADJOURN**

The meeting was adjourned at