



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday July 1, 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

July 01, 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; Miranda Anaya, Senior Planner; Amy Bidwell, Senior Planner; Susan Wright, Senior Planning Coordinator; and Cheryl Burton, Senior Secretary

Also Present: 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. July 1, 2021, PDC agenda, minutes, and directions

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H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

Ms.Coutu 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. Scragg advised of site visits on all of the applications.

J. APPLICATIONS

1. AA-21-04 – Monkey Island Holdings, LLC

Conduct a public hearing on July 1, 2021 to review and consider for recommendation to the Board of County Commissioners for AA-21-04 - Monkey Island Holdings, LLC.

a. AA-21-04 Monkey Island Holdings, LLC

REQUEST: This request is to amend the Land Use Atlas Map (LUAM) of the Land Development Code from GNC (General Commercial District with an expired Planned Unit Development (PUD)) to GNC (General Commercial District).

LOCATION: Sections 31 and 32, Township 19 South, Range 17 East; more specifically, Lots 1 through 14 of Block 20; and Lots 3 through 6 of Block 21; lying westerly of a north-south canal; together with all vacated roads and alleys therein; in the Town of Homosassa Plat, Plat Book 1, Page 6 (AK 3205572 and 3205569), which address is 5297 and 5299 S. Cherokee Way, Homosassa, Florida.

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

MOTION: The Planning and Development Commission finds application number **AA-21-04** **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 Ms. Worthington

2nd

Ms. Scragg

VOTE: 7 - 0, Motion Carried

2. CU-21-07 Michael Wilburn for GKG Storage

Conduct a public hearing on July 1, 2021 to consider CU-21-07 Michael Wilburn for GKG Storage

CU-21-07 Michael Wilburn for GKG Storage

REQUEST: This request is for a conditional use to allow for an expansion of a mini warehouse use in the General Commercial District (GNC) pursuant to Section 2412, General Commercial District (GNC), of the Citrus County Land Development Code.

LOCATION: Section 24, Township 20 South, Range 17 East; specifically, Lots 2 - 5 Block D of U.S. 19 3rd Addition Subdivision (AK 3520815), which address is 8787 S. Suncoast Blvd, Homosassa, Florida.

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

MOTION: The Planning and Development Commission finds application number **CU-21-07** **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 Ms. Worthington

2nd

Mr. Bass

VOTE: 7 - 0, Motion Carried

3. V-21-05 Florida Land Trust

Conduct a public hearing on July 1, 2021 to review and consider V-21-05 Florida Land Trust.

V-21-05 Florida Land Trust

REQUEST: This request is for a variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot minimum building setback from a jurisdictional wetland (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

LOCATION: Section 11, Township 19 South, Range 20 East; specifically, Lot 13 Blk B of Alameda Ests PB 12 PG 25 (AK 2286075), which address is 9348 E. Mistwood Dr., Floral City, Florida.

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

MOTION: The Planning and Development Commission finds to ***CONTINUE*** application number **V-21-05**.

MOTION:

1st Ms. Worthington

2nd

Mr. Roys

VOTE: 7 - 0, Motion Carried

4. V-21-06 Florida Land Trust

Conduct a public hearing on July 1, 2021 to review and consider V-21-06 Florida Land Trust.

V-21-06 Florida Land Trust

REQUEST: This request is for a variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot minimum building setback from a jurisdictional wetland (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

LOCATION: Section 11, Township 19 South, Range 20 East; specifically, Lot 14 Blk B of Alameda Ests PB 12 PG 25 (AK 2286083), which address is 9350 E. Mistwood Dr., Floral City, Florida.

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

MOTION: The Planning and Development Commission finds to ***CONTINUE*** application number **V-21-06**.

MOTION:

1st Mr. Bass

2nd

Mr. Roys

VOTE: 7 -0, Motion Carried

5. V-21-04 Robert and Karin Robison

Conduct a public hearing on July 1, 2021 to review and consider V-21-04 Robert and Karin Robison.

. **V-21-04 Robert and Karin Robison**

REQUEST: This request is for a variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot setback from the centerline of a right of way, pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC.

LOCATION: Section 8, Township 20 South, Range 17 East; specifically, Lot 5 of Homosassa Retreats Unrecorded Subdivision (AK 1179351); which address is 6765 S. Beagle Dr., Homosassa, Florida.

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

MOTION: The Planning and Development Commission finds application number **V-21-04 - 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.

1. The single-family dwelling with a covered patio shall maintain a 32-foot setback from the centerline of S. Beagle Drive as outlined on the site plan received by the Land Development Division date-stamped April 27, 2021.
2. A berm/swale system must be installed and maintained as outlined in the LDC or another stormwater system as approved by the Engineering Division.
3. An as-built survey demonstrating compliance with these conditions must be submitted to and approved by the Land Development Division within 30 calendar days.

MOTION:1st Mr. Barmes2nd

Ms. Worthington

VOTE: 7 - 0, Motion Carried

6. V-21-01 James Adams

Conduct a public hearing on July 1, 2021 to review and consider V-21-01 James Adams

V-21-01 James Adams

REQUEST: This request is for a variance from the Citrus County Land Development Code (LDC) for the placement of a screen porch addition having less than the required 50-foot setback from the mean high water line (35-foot with a berm or swale), pursuant to Section 3501, Surface Water Protection Standards, as specified in the LDC.

LOCATION: Section 7, Township 20 South, Range 17 East; specifically, Lots 37 and 38, Block A, of Restview Retreats Unit 1, PB 4 PG 25 (AK 2895918), which address is 12386 W. Standish Dr., Homosassa, Florida.

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

MOTION: The Planning and Development Commission finds application number **V-21-01 - 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.

1. The screen porch must maintain a 32-foot setback from the Mean High Water Line as outlined on the site plan received by the Land Development Division date-stamped April 14, 2021.
2. A berm, swale, or other engineered stormwater system approved by the Engineering Division must be installed and maintained.
3. Erosion control measures shall be installed to protect waterbodies, wetlands and/or adjacent properties before starting land disturbance activities, as per Citrus County Code Section 42-172(c).
4. An as-built survey demonstrating compliance with these conditions must be submitted to and approved by the Land Development Division within 30 calendar days of establishing the screen porch.

MOTION:

1st Ms. Scragg

2nd

Mr. Roys

VOTE: 4 - 3, Motion Carried

YAYS: Roys, Stone, Worthington and Scragg

NAYS: Facemyer, Bass and Barmes

K. ADDITIONAL ITEMS -

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

Mr. Facemyer reminded Board members that there is suggested language in the Board members' binders for motions. Ms. Worthington inquired if the site plans in the packets could be more legible. Ms. Coutu stated that staff attempts to make the site plans more definitive by adding colors and shading and those copies are in the PowerPoint presentation in the staff's presentation in the packet. Mr. Dixon requested on applications that would affect schools if an addition of land use compatibility of the current use and the proposed use could be added and in particular traffic impacts. Ms. Coutu stated that traffic concurrency is not part of the review process for the Board.

M. ADJOURN

The meeting was adjourned at