



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday July 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

July 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	Present	
Kurt Stone	Member	Absent	
Richard Barmes	Member	Present	
Stacey Worthington	Member	Present	

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 15, 2021, PDC agenda, minutes, and directions

July 15, 2021, PDC agenda, minutes, and directions

Approve minutes of May 20, 2021.

1st Mr. Bass

2nd Mr. Bramblett

VOTE: 7 - 0, Motion Carried

H. STAFF ANNOUNCEMENTS

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 advised of site visits on applications AA-21-02, V-21-07, CU-21-08, V-21-08, PUD-21-04, V-21-09 and CU-21-05. Mr. Bass advised of a site visit on application PUD-21-04.

J. APPLICATIONS

1. AA-21-02 Hope Smith

Conduct a public hearing on July 15, 2021 to review and consider AA-21-02 for Hope Smith.

REQUEST: This request is to amend the Land Development Code (LDC) Atlas Map and the Master Plan of Sugarmill Woods Cypress Village from PDR (Planned Development Residential - multi-family designation) to PDR (Planned Development Residential - single-family designation).

LOCATION: Section 18, Township 20 South, Range 18 East; more specifically, Lot 14, Block B-J, of the Sugarmill Woods Cypress Village subdivision, Plat Book 9, Page 86; also known as Alternate Key Number 1528658, which address is known as 26 Beech Ct., Homosassa, FL.

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

MOTION: The Planning and Development Commission finds application number **AA-21-02** **CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL WITH CONDITIONS** 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

Mr. Bass

VOTE: 7 - 0, Motion Carried

2. V-21-07 Julia Finkbeiner

Conduct a public hearing on July 15, 2021, to review and consider V-21-07 for Julia Finkbeiner.

a. **V-21-07 Julia Finkbeiner**

REQUEST: This request is for a two-part Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling (1) having less than the required 50-foot setback from the mean high water line (35-foot with a berm or swale), pursuant to Section 3510, Surface Water Protection Standards; and (2) having less than the required 50-foot minimum building 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 29, Township 19 South, Range 17 East; specifically, Lots 22 and 23 of Blue Spring Park Unrecorded Subdivision (AK 2526980), which address is 10151 Blue Springs Ct., Homosassa, FL.

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

MOTION: The Planning and Development Commission finds to **CONTINUE** application number **V-21-07**.

MOTION:

1st Mr. Bass

2nd

Ms. Worthington

VOTE: 7 - 0, Motion Carried

3. CU-21-08 – Daniel White

Conduct a public hearing on July 15, 2021 to review and consider CU-21-08, Daniel White

b. CU-21-08 Daniel White

REQUEST: This request is for a Conditional Use to allow for a small retail shop in the MDR District, pursuant to Section 2402, Medium Density Residential District (MDR), as specified in the LDC.

LOCATION: Section 02, Township 19 South, Range 19 East; more specifically, Inverness Highlands Unit 2, PB 2 PG 97 Lots 42 - 49, Blk 33, which address is 517 N. Croft Avenue, Inverness, FL.

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

MOTION: The Planning and Development Commission finds application number **CU-21-08 INCONSISTENT** with the Citrus County Comprehensive Plan and the Citrus County Land Development Code for the following reason(s):

. The proposed Conditional Use will adversely affect the public interest.

. The proposed development, even with conditions and safeguards attached, would be generally incompatible with adjacent properties and other property in the district.

and that, based upon the foregoing, the PDC is not empowered to grant the Conditional use and, therefore, that this Board ***DENIES*** the application based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bramblett

2nd

Mr. Bass

VOTE: 5- 2, Motion Carried

Yays: Messrs. Facemyer, Bramblett, Bass, Barmes and Burda

Nays: Ms. Worthington and Mr. Roys

4. V-21-08 David Smith, Esq. for Real Sub, LLC

Conduct a public hearing on July 15, 2021, to review and consider V-21-08, David Smith, Esq. for Real Sub, LLC

c. V-21-08 David M. Smith for Real Sub, LLC

REQUEST: This request is for a variance from the Citrus County Land Development Code (LDC) to allow for a liquor store with sales and storage of alcoholic beverages having less than the required 500-foot radius to a House of Worship, pursuant to Section 3760, Alcoholic Beverages, as specified in the LDC.

LOCATION: Section 25, Township 18 South, Range 17 East; Tract A of LR-00-32, BK 1390, PG 2112-2114, (AK 3119345), which address is 6774 W. Gulf to Lake Hwy., Crystal River, FL.

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

MOTION: The Planning and Development Commission finds application number **V-21-08 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 CONDITION** of the application based upon the evidence and testimony

presented and the staff report and conclusions regarding this petition with the following conditions.

MOTION:

1st Ms. Worthington

2nd

Mr. Burda

VOTE: 7 - 0, Motion Carried

5. PUD-21-04 – Brentwood Farms, LLC

Conduct a public hearing on July 15, 2021 to review and consider PUD-21-04 - Brentwood Farms, LLC

a. **PUD-21-04 Brentwood Farms, LLC**

REQUEST: This request is to modify the Land Development Code Atlas and the Master Plan (Planned Unit Development-PUD) of Brentwood Farms for multiple conditions including a new entrance road, plat-wide stormwater calculations, and spec home construction prior to platting. This request is made pursuant to Section 4300, Planned Unit Developments (PUD) of the Citrus County Land Development Code.

LOCATION: Portions of Sections 22 and 23, Township 18 South, Range 18 East; more specifically Brentwood Farms development.

STAFF CONTACT: Joanna Coutu, AICP, Director, Land Development Division

MOTION: The Planning and Development Commission finds application number **PUD-21-04 - CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL WITH CONDITIONS** (not approving the allowance for 40 spec homes) 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. Bramblett

2nd

Ms. Worthington

VOTE: 6 - 1, Motion Carried

Nay: Facemyer

6. V-21-09 Russell Hoffman

Conduct a public hearing on July 15, 2021, to review and consider V-21-09 for Russell Hoffman.

LOCATION: Section 30, Township 19 South, Range 17 East; specifically, Lot 37 BLK 34 of Riverhaven Village (AK 1938996), which address is 11615 W. Riverhaven Dr. Homosassa, FL.

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

MOTION: The Planning and Development Commission finds to **CONTINUE** application number **V-21-09.**

MOTION:

1st Mr. Bass

2nd

Ms. Worthington

VOTE: 5 - 2, Motion Carried

Yays: Messrs. Facemyer, Bass, Roy and Burda and Ms. Worthington

Nays: Messrs. Bramblett and Barmes

7. CU-21-05 Brenda McKenzie for Perrone et al

Conduct a public hearing on July 15, 2021 to review and consider CU-21-05, Brenda McKenzie for Perrone, et al

REQUEST: This request is for a Conditional Use to allow for mini-warehouses in the GNC District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

LOCATION: Section 5, Township 19 South, Range 18 East; more specifically, Lots 17, 18, 19, 20, 21, of James A. Gaynor unrecorded subdivision; also known as Alternate Key Number 2907487, which addresses are 4173, 4157, 4135, 4107 and 4165 W. Gulf to Lake Hwy., Inverness, Florida. A complete legal description of the property is on file with the Land Development Division.

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

MOTION: The Planning and Development Commission finds application number **CU-21-05 - CONSISTENT** with the Citrus County Comprehensive Plan and the Citrus County Land Development Code and that Board **APPROVES WITH AMENDED 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: 6 - 1, Motion Carried

Nay: Barmes

8. OA-21-04 Land Development Division – Multiple Sections Amendments to Land Development Code

Conduct a public hearing on July 15, 2021 to review and consider OA-21-04 Land Development Division - Multiple Sections Amendments to Land Development Code.

- a. **OA-21-04 Land Development Division - Multiple Sections - Amendments to Land Development Code**

REQUEST: This request is to amend Ordinance No. 2012-06 of the Citrus County Land Development Code by amending Section 1500, Definitions (Setbacks); Section 1701, Planning and Development Commission; Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts; Section 3101, Residential Accessory Structures; Section 7320, Protection and Use of Rights-of-Way; Section 11005, Lot Reconfiguration; Section 11010, Minor Subdivision; Section 11015, Large Lot Rural Subdivision, and multiple Sections throughout the Land Development Code to correct references to the Growth Management Department.

STAFF CONTACT: Michael Sherman, AICP, Director, Department of Growth Management

MOTION: The Planning and Development Commission finds application number **OA-21-04 - CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL WITH CONDITIONS** 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. Bramblett

2nd

Mr. Bass

VOTE: 6 - 1, Motion Carried; with removal of the proposed change to Section 5550 (Required Buffer Type)

Nay: Worthington

K. ADDITIONAL ITEMS -

Ms. Coutu stated that both agenda for August have seven applications. The September 2 agenda has five applications. Development has accelerated in Citrus County.

Ms. Lyn reminded the Board that when a Conditional Use application is before them, all of the underlying criteria for that land use category are malleable because there are different criteria that apply to a Conditional Use. There is a section in the Land Development Code that specifically states the criteria for Conditional Uses.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

The meeting was adjourned at