



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday August 5, 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

August 05, 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	Present	
Richard Barmes	Member	Present	
Stacey Worthington	Member	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

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. August 5, 2021, PDC agenda, directions and draft minutes

August 5, 2021, PDC agenda, minutes, and directions

H. STAFF ANNOUNCEMENTS

Ms. Coutu advised that the applicants for application CU-21-09 requested a continuance until the September 16 meeting. She asked for a motion for continuance.

The Planning and Development Commission finds to **CONTINUE** application number **CU-21-09** to September 16, 2021.

MOTION:1st Mr. Bass2nd

Ms. Worthington

VOTE: 7 - 0, Motion Carried**I. EX PARTE COMMUNICATION - COUNTY ATTORNEY****J. APPLICATIONS**

1. PUD-21-05 – Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC

Conduct a public hearing on August 5, 2021 to review and consider PUD-21-05 - Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC

a. PUD-21-05 Local Engineering, Inc. for Affordable Secure Storage Backyard, LLC

REQUEST: This request is to modify the Land Development Code (LDC) Atlas by amending an existing Master Plan (Planned Unit Development - PUD) to expand an existing mini-warehouse development, pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

LOCATION: Section 27, Township 18 South, Range 19 East; Lot 24 of Hercala Acres Unit 1, PB 3, PG 81, (AK 1621011), which address is 2405 E. Norvell Bryant Hwy., Hernando, FL.

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

MOTION: The Planning and Development Commission finds application number **PUD-21-05** **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. Bramblett2nd

Mr. Bass

VOTE: 7 - 0, Motion Carried

2. V-21-02 William and Christina MacGarrett

Conduct a public hearing on August 5, 2021 to review and consider V-21-02 William and Christina MacGarrett.

V-21-02 Willard Roy MacGarrett

REQUEST: This request is for a two-part Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a screen room (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) to exceed the maximum Impervious Surface Ratio (ISR), pursuant to Section 2403, Coastal and Lakes Residential District (CLR), as specified in the LDC.

LOCATION: Section 29, Township 19 South, Range 17 East; Lots 21 of Twin River Estates Unrecorded Subdivision (AK 1141478), which address is 4469 W. Cape Cove Loop, Homosassa, FL.

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

MOTION: The Planning and Development Commission finds application number **V-21-02** **INCONSISTENT** with the Citrus County Land Development Code and **IS NOT** in keeping with the intent of the Policies of the Citrus County Comprehensive Plan and 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. Barmes

VOTE: 7 - 0, Motion Carried

3. CPA/AA-21-04 – Ebrahim Mehranipornejad

Conduct a public hearing on August 5, 2021 to review and consider CPA/AA-21-04 - Ebrahim Mehranipornejad

CPA/AA-21-04 Ebrahim Mehranipornejad

REQUEST: This request is to amend the land use from CL (Low Intensity Coastal and Lakes District) to RVP (Recreational Vehicle Park/Campground District) on the Future Land Use Map and from CL-MH (Low Intensity Coastal and Lakes - Mobile Homes allowed District) to RVP (Recreational Vehicle Park/Campground District) on the Land Use Atlas Map.

LOCATION: Section 7, Township 17 South, Range 17 East; more specifically, Alternate Key Number 2474882, which address is 10157 N. Daylily Terrace, Crystal River, Florida.

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

MOTION: The Planning and Development Commission finds application number **CPA/AA-21-04 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:

1st Mr. Bramblett

2nd

Mr. Barmes

VOTE: 7 - 0, Motion Carried

4. PV-21-01 Hulbert Construction for Sandra J. Fleming

Conduct a public hearing on August 5, 2021 to review and consider PV-21-01 Hulbert Construction for Sandra J. Fleming.

a. PV-21-01 Hulbert Construction for Sandra J. Fleming

REQUEST: This request is to vacate the platted drainage and utility easements lying on the east side of Lot 2 and the west side of Lot 3, Block 120, Crystal Manor Unit No. 2.

LOCATION: Section 17, Township 17 South, Range 17 East; Lot 2 and Lot 3, Block 120, Crystal Manor Unit No. 2, as recorded in Plat Book 8, Pages 112 through 134, public records of Citrus County, Florida, which address is 10897 W Acacia Drive, Crystal River, Florida.

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

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

Mr. Roys

VOTE: 7 - 0, Motion Carried

RECESS: 10:24 - 10:30

5. V-20-13 McKenzie Permitting for Cecil and Marjorie Medina

Conduct a public hearing on August 5, 2021 to review and consider V-20-13 McKenzie Permitting for Cecil and Marjorie Medina

V-20-13 McKenzie for Cecil and Marjorie Medina

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the replacement of a single-family dwelling having less than the required 50-foot minimum building 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 31, Township 19 South, Range 17 East; specifically, Lot 20 of Homosassa Isle (AK 1144540), which address is 5463 S. Island Dr., Homosassa, FL.

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

MOTION: The Planning and Development Commission finds to **CONTINUE** application number **V-20-13**.

MOTION:

1st Ms. Worthington

2nd

Mr. Bass

VOTE: 6 - 1, Motion Carried

Nay: Bramblett

6. CPA/AA/PUD-21-09 Robert and Janet Hilger

Conduct a public hearing on August 5, 2021 to review and consider CPA/AA/PUD-21-09 Robert and Janet Hilger

CPA/AA/PUD-21-09 Robert and Janet Hilger

REQUEST: This request is to amend a portion of the land use from GNC, General Commercial District, to HDR, High Density Residential District, on the Future Land Use Map and from GNC, General Commercial District, to GNC and HDR, High Density Residential

District, with a Planned Unit Development (PUD) for condominiums, an outdoor verandah, boat slips, and associated parking on the Land Use Atlas Map.

LOCATION: Section 35, Township 16 South, Range 18 East; more specifically, Lots 591, 592, 625, 626, 627, 677, a portion of Lot 593, a portion of N. Handy Terrace and N. Armstrong Pt., (a street lying between Lots 591 and 589.9), Townsite of Dunnellon, Plat Book 1, Page 23.

STAFF CONTACT: Joe Hochadel, Principal Planner, and Joanna Coutu, AICP, Director, Land Development Division

MOTION: The Planning and Development Commission finds application number CPA/AA/PUD-21-09 - 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. Barmes

VOTE: 5 - 2, Motion Carried

YAYS: Messrs. Facemyer, Bramblett, Barmes, Roys and Ms. Worthington

NAYS: Messrs. Bass and Stone

7. CU-21-09 Nadene and Scott Reynolds

Conduct a public hearing on August 5, 2021 to review and consider CU-21-09 Nadene and Scott Reynolds

K. ADDITIONAL ITEMS -

Ms. Coutu stated that there are five applications on the August 19 agenda and five applications on the September 2 agenda.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

The meeting was adjourned at