



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday August 19, 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 19, 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;
Kevin O'Brien, 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 19, 2021, PDC agenda & directions

August 19, 2021, PDC agenda and directions

H. STAFF ANNOUNCEMENTS

Ms. Coutu advised that application V-21-10 was withdrawn. She also welcomed Amber Splitt as the newest member to join the Land Development Division as a Planner.

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. PUD-21-06 –Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC

Conduct a public hearing on August 19, 2021 to review and consider PUD-21-06 -Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC

a. **PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II, LLC (Beverly Hills Development of Regional Impact)**

REQUEST: This request is to modify the Beverly Hills Development of Regional Impact (DRI) Master Plan to 1) change the land use designation on approximately 14.2 acres from LCC (Life Care Center) to BCO5 (Business Commercial/Office); 2) change the land use designation on approximately 28.5 acres from LCC (Life Care Center) to MF4 (Multi-Family); and allow Life Care Center uses in the multi-family areas of MF1, MF2, MF3, and MF4. This request is made pursuant to Section 4300, Planned Unit Developments (PUD), of the Citrus County Land Development Code and Florida Statute 380.06, Developments of Regional Impact, and will amend Resolution 2008-060 and subsequent Resolutions.

LOCATION: Section 11, Township 18 South, Range 18 East; more specifically, a portion of Parcel 11000 (AK #3477742); and the remainder of the Beverly Hills DRI lying in Sections 1, 2, 11, 12, 13, 14, 15, and 22, Township 18 South, Range 18 East, and Sections 6 and 7, Township 18 South, Range 19 East.

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

MOTION: The Planning and Development Commission finds application number **PUD-21-06 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.

Proposed Conditions:

1. The area designated as LCC along CR-491 in the Beverly Hills DRI will be changed from LCC use to BCO5 (14.2 acres) and MF4 (28.5 acres) uses, as further outlined in this application. The overall approval units for all MF uses through the DRI remain unchanged , with a total of up to 1,415 dwelling units.
2. The conceptual placement of the 24' wide frontage road shall continue in the Beverly Hills DRI Master Plan in the BCO5 area and is not modified by this application.
3. The LCC use, as outlined in the DRI, is an authorized use within the MF-designated areas of the Beverly Hills DRI Master Plan, for a total of up to 400 units.
4. All other existing conditions of approval of the DRI are affirmed and remain in effect.

MOTION:

1st Ms. Worthington

2nd

Mr. Bass

VOTE: 7 - 0, Motion Carried

RECESS: 9:32 - 9:42

2. PV-21-03 McKenzie Permitting fro Growland LLC

Conduct a public hearing on August 19, 2021, to review and consider PV-21-03, McKenzie Permitting for Growland LLC, to make a recommendation to the Board of County Commissioners.

a. PV-21-03 McKenzie Permitting for Grow Land, LLC

REQUEST: This request is to vacate the platted utility easements lying on north side of Lots 61-68 and on the south side of Lots 13-20, Block 11, Inverness Highlands Unit No. 1, as recorded in Plat Book 2, Pages 93-96, public records of Citrus County, Florida (Section 11, Township 19 South, Range 19 East), which addresses are 3129 and 3131 E. Gulf to Lake Hwy. and 3148 and 3172 E. Thomas Street, Inverness, Florida.

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

MOTION: The Planning and Development Commission finds application number **PV-21-03** **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. Bramblett

2nd

Mr. Bass

VOTE: 7 - 0, Motion Carried

3. CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.

Conduct a public hearing on August 19, 2021 to review and consider CPA/AA/PUD-21-08 Dr. Michael Wilburn for Philip Bomhoff, Jr.

a. CPA/AA/PUD-21-08 Michael Wilburn for Philip Bomhoff, Jr.

REQUEST: This request is to amend the land use designation on the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from AGR (Agriculture District) to GNC (General Commercial District) and to amend the land use designation of the Land Development Code Atlas Map from AGRMH (Agriculture District with mobile homes allowed) to NEC/PUD (Neighborhood Commercial District with a Planned Unit Development) and to amend an existing Planned Unit Development for a winery, restaurant, wedding/event venue, marketplace, and related uses.

LOCATION: Section 18, Township 20 South, Range 19 East; more specifically, a portion of Parcel 34000; which address is known as 8121 and 8123 S. Lecanto Highway, Lecanto, FL.

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

Ms. Worthington stated that she had a conflict of interest on this application.

MOTION: The Planning and Development Commission finds application number **CPA/AA/PUD-21-08 - 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.

Mr. Bramblett also noted that he does not include in the Motion the deviation for any of the parking or the deviation for the façade. (Proposed conditions #4 and #6)

MOTION:

1st Mr. Bramblett2nd

Mr. Barmes

Mr. Bass commented that he was concerned about the façade deviation.

Mr. Bramblett stated that he is supportive of the signage deviation for directional purposes.

VOTE: 3 - 3, Motion Failed

YAYS: Messrs. Barmes, Bramblett and Bass

NAYS: Messrs. Facemyer, Roys and Stone

Note: Commissioner Worthington abstained from voting on this application due to a conflict of interest.

4. V-21-11 Albert and Torrie Jasuwan

Conduct a public hearing on August 19, 2021 to review and consider V-21-11, Albert and Torrie Jasuwan.

a. **V-21-11 Albert and Torrie Jasuwan**

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family residence having less than the required 50-foot setback from the mean high water line and jurisdictional wetland 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 10, Block A, of Otter Slide subdivision, PB 7, PG 91, (AK 1144906), which address is 5644 S. Sea Otter Path, Homosassa, FL.

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

MOTION: The Planning and Development Commission finds to **CONTINUE** application number **V-21-11**.

MOTION:

1st Mr. Bramblett2nd

Mr. Roys

VOTE: 6 - 1, Motion Carried

Nay: Mr. Facemyer

K. ADDITIONAL ITEMS -

The agenda for September 2 has five applications and the agenda for September 16 has four applications

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

The meeting was adjourned at