



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday September 2, 2021 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

Robert Bass, Chair
Stacey Worthington, 1st Vice Chair
James Roys, 2nd Vice Chair
Richard Barmes, Member
Kurt Stone, Member

Michael Facemyer, Member
David Bramblett, Member
Carole Scragg, Alternate Member
William Burda, Alternate Member

A. CALL TO ORDER

September 02, 2021 Lecanto Government Building Room 166

The meeting was called to order at 9:00 AM

Attendee Name	Title	Status	Arrived
Robert Bass	Chair	Present	
Stacey Worthington	1st Vice Chair	Present	
James Roys	2nd Vice Chair	Present	
Richard Barmes	Member	Present	
Kurt Stone	Member	Present	
Michael Facemyer	Member	Present	
David Bramblett	Member	Present	
Carole Scragg	Alternate Member	Present	
William Burda	Alternate 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 -

MOTION: Approve minutes of June 17, 2021 and July 1, 2021.

1st Mr. Bass

2nd Ms. Worthington

VOTE: 7 - 0, Motion Carried.

1. September 2, 2021, PDC agenda, draft minutes, & map/directions

September 2, 2021, PDC agenda, draft minutes, and map/directions

H. STAFF ANNOUNCEMENTS

A. STAFF ANNOUNCEMENTS:

Ms. Coutu stated that the Growth Management Director, the Principal Planner and the Senior Planner were attending a Planning Conference this week.

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. SV-21-02 Gerald Zahringer / Acme Storage LLC

Conduct a public hearing on September 2, 2021, to review and consider SV-21-02 Gerald Zahringer / Acme Storage LLC

SV-21-02 Gerald Zahringer

REQUEST/LOCATION: This request is to vacate that portion of W. International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County, Florida (Sections 13 and 24, Township 20 South, Range 17 East), in Homosassa, FL.

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

Ms. Coutu stated that the applicant was not able to attend the meeting.

MOTION: The Planning and Development Commission finds application number **SV-21-02 - 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: 6 - 1, Motion Carried

Nay: Commissioner Stone

2. V-21-03 McKenzie Permitting for Susan Waddington

Conduct a public hearing on September 2, 2021, to review and consider V-21-03, McKenzie Permitting for Susan Waddington.

a. V-21-03 McKenzie Permitting for Susan Waddington

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the expansion of a single-family dwelling with a screened room having less than the required 50-foot minimum building waterfront setback in a Coastal A Zone, pursuant to Section 3520, Floodplain Protection Standards, as specified in the LDC.

LOCATION: Section 30, Township 18 South, Range 17 East; specifically, Dixie Shores Unit 1, Lot 141 (AK 1097550), which address is 11982 W. Bayshore Dr., Crystal River.

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

MOTION: The Planning and Development Commission finds application number **V-21-03-*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. Bass

2nd Mr. Barmes

VOTE: 7 - 0, Motion Carried

3. CU-21-10 Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development

Conduct a public hearing on September 2, 2021, to review and consider CU-21-10, Clark A. Stillwell for Pruitt Properties Inc. / Citrus Hills Land Development.

CU-21-10 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development

REQUEST: This request is for a Conditional Use to allow for a skilled nursing facility and assisted living facility with accessory uses in the Low Density Residential District, pursuant to Section 2405, Low Density Residential District, as specified in the LDC.

LOCATION: Section 24, Township 18 South, Range 18 East; more specifically, Lot 1, Block 4A000, of an unrecorded tract; also known as Alternate Key Number 3229868, which address is 555 W. Norvell Bryant Hwy., Hernando, Florida.

STAFF CONTACT: Miranda Anaya, Senior Planner, and Joe Hochadel, Principal Planner, Land Development Division

MOTION: The Planning and Development Commission finds application number **CU-21-10 -*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 Mr. Bramblett

2nd

Mr. Stone

Mr. Bass commented that the applicant should install an oil/water separator prior to the DRA as there are concerns about the possibility of wells in the area being contaminated. Mr. Bramblett stated that he did not want that language added as a condition to the motion as it is not in the LDC. Discussions among the commissioners ensued regarding the wall with or without breaks. Ms. Lyn commented that if the construction of a wall is one of the proposed conditions, an engineer would be required to design the wall, so the integrity of the wall was maintained.

Proposed Conditions:

1. This Conditional Use is to allow for a Skilled Nursing Facility and Assisted Living Facility in the LDR land use district as proposed on the site plan submitted with this application date-stamped June 7, 2021. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outline in these conditions.
2. At the time of permitting, the applicant must demonstrate compliance with LDC Section 3170 including 200 square feet of living area per resident.
3. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3740, Design Standards for Large Non-Residential Development Projects, including a wall at least eight feet in height along the residential lot line built to best management practices.
4. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
5. Cross access to the east will be provided at time of development of the commercial frontage.
6. The site must meet the access and stormwater requirements of Chapter 6 and Chapter 7 of the LDC.

VOTE: 7 - 0, Motion Carried

RECESS: 10:48 - 10:54

4. PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer

Conduct a public hearing on September 2, 2021, to review and consider PV-21-04, Clark A. Stillwell for Kevin and Angela Shaffer.

PV-21-04 Clark A. Stillwell, Esq. for Kevin and Angela Shaffer

REQUEST/LOCATION: This request is to vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 3, as recorded in Plat Book 8, Pages 112-134, public records of Citrus County, Florida (Section 24, Township 16 South, Range 17 East), which addresses are 8700 and 8688 N. Barberry Way, Crystal River, Florida.

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

MOTION: The Planning and Development Commission finds application number **PV-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 Mr. Bramblett2nd

Mr. Roys

VOTE: 7 - 0, Motion Carried

5. V-20-10 Law Office of Clark A. Stillwell for Maurice and Christina Ryman

Conduct a public hearing on September 2, 2021, to review and consider V-20-10, Law Office of Clark A. Stillwell for Maurice and Christina Ryman.

V-20-10 Clark A. Stillwell, Esq. Maurice and Christina Ryman

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) to allow for the construction of a pool and pool deck having less than the required 50-foot minimum building setback from the Mean High Water Line and the 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 25, Township 19S, Range 16E; Lot 12 of Riverhaven Village, PB 9, Pg 31, (AK 1012261), which address is 12070 W. Broad Jump Ct., Homosassa, FL.

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

MOTION: The Planning and Development Commission finds application number **V-20-10 - 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. Bass2nd

Mr. Bramblett

VOTE: 6 - 1, Motion Carried

Nay: Commissioner Worthington

K. ADDITIONAL ITEMS -

Ms. Coutu stated that there are four applications on the agenda for September 16 and four applications on the agenda for October 7.

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

The meeting was adjourned at