



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday September 16, 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 16, 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	Absent	
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	

Staff Present: Joanna Coutu, Director, Land Development Division (LDD); Joe Hochadel, Principal Planner; Susan Wright, Senior Planning Coordinator; and Cheryl Burton, Senior Secretary

Also Present: Michael Sherman, Growth Management Director

Absent: Stacey Worthington and County Attorney, Denise Lyn

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 -

A. APPROVE MINUTES:

MOTION: Approve minutes of July 15, 2021.

1st Mr. Bass2nd Ms. Scragg

VOTE: 7 - 0, Motion Carried.

1. September 16, 2021, PDC agenda, minutes, map/directions, and 2022 PDC meeting schedule

September 16, 2021, PDC agenda, minutes, map/directions, and proposed 2022 PDC meeting schedule.

H. STAFF ANNOUNCEMENTS

Ms. Coutu advised that Ms. Bidwell was not present at the meeting and that Mr. Hochadel would be presenting application V-21-12.

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. V-21-12 Clark Stillwell for Miles and Colette Hall

Conduct a public hearing on September 16, 2021, to review and consider V-21-12, Clark Stillwell for Miles and Colette Hall.

V-21-12 Clark A. Stillwell, Esq. for Miles and Colette Hall

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

LOCATION: Section 24, Township 18 South, Range 16 East; an unrecorded tract (AK 1003067), which address is 12395 W. Fort Island Trail, Crystal River, FL.

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

MOTION: The Planning and Development Commission finds application number **V-21-12** **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.

Proposed Conditions:

1. The pool and pool deck must maintain a 25-foot setback from the jurisdictional wetland line as outlined on the site plan received by the Land Development Division date-stamped July 1, 2021.
2. An appropriate stormwater management system acceptable to the County Engineering Division and guttering directing stormwater runoff is required to be installed at the time of permitting.
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. A tie-in survey demonstrating the maintenance of the required minimum 25-foot setback to the jurisdictional wetland line must be submitted to and approved by the Land Development Division within 30 calendar days of establishing the pool.

5. A biennial engineering report verifying that the stormwater management system is functioning as intended must be submitted to the Land Development Division and recorded with the Clerk of the Court.

MOTION:

1st Mr. Bramblett

2nd

Mr. Roys

VOTE: 5 - 2, Motion Carried

Yays: Commissioners Facemyer, Bramblett, Barmes, Roys, and Scragg

Nays: Commissioners Bass and Stone

2. CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al

Conduct a public hearing on September 16, 2021, to review and consider CPA/AA/PUD-21-11, Clark A. Stillwell, Esq. for Damron Family Trust, et al.

CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from LDR, Low Density Residential District, to GNC, General Commercial District and IND, Heavy Industrial District, and to amend the Land Use Atlas Map from PSO, Professional Services/Office District, and LDRMH, Low Density Residential District, mobile homes allowed, to GNC, General Commercial District, and IND, Heavy Industrial District with a Planned Unit Development (PUD) for open storage for auto salvage.

LOCATION: Section 29, Township 18 South, Range 18 East; more specifically, Parcel B of LR-96-17 and Parcel 14000-0020 of an unrecorded subdivision (AK 3440248 and 1492670), which addresses are known as 4386 and 4374 W. Norvell Bryant Hwy., Crystal River, FL.

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

MOTION: The Planning and Development Commission finds application number **CPA/AA/PUD-21-11 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 Planned Unit Development (PUD) shall allow for outdoor storage associated with auto salvage in the IND land use district as outlined on the Master Plan date-stamped received July 26, 2021, by the Land Development Division. Any new construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.
2. A 20-foot wide Type "C" landscape buffer is required along the north property line, abutting nonresidential land use districts and a Type "D" buffer with an eight-foot wall is required along the north, east, and south property lines where abutting residential land use districts as outlined on the Master Plan.
3. The outdoor storage associated with auto salvage must maintain a minimum 51-foot setback to the adjacent residential lots to the south and a minimum 192-foot setback to the adjacent residential lots to the east as outlined on the Master Plan. If the property is subdivided, the outdoor storage associated with auto salvage must maintain a minimum 65-

foot setback to the adjacent nonresidential property to the north as outlined on the Master Plan.

4. A Tree Preservation Plan must be submitted and approved at the time of permitting.

5. A biological survey must be submitted at the time of permitting.

6. Landscaping and design maintenance shall follow the principles of *Florida Friendly Landscaping™* and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.

7. The applicant will need to meet the requirements of Chapter 6, Stormwater Management, and Chapter 7, Transportation System Standards, at the time of permitting.

8. In accordance with Chapter 42, Environment, Article VI NPDES Stormwater Illicit Connection or Illicit Discharge Regulations the following is required:

- If dewatering practices occur, all testing/monitoring requirements by the governing agency needs to be reported to Citrus County as well, including types of testing and frequency of testing.
- The projects stormwater management system must be designed to prevent adverse impacts to the existing stormwater system (pipes and inlets) draining into the adjacent drainage retention area.

9. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

10. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

MOTION:

1st Mr. Bramblett

2nd Mr. Barmes

VOTE: 7 - 0, Motion Carried

RECESS: 11:24 - 11:33

3. CU-21-09 Nadene and Scott Reynolds

Conduct a public hearing on September 16, 2021 to review and consider CU-21-09, Nadene and Scott Reynolds

CU-21-09 Nadene and Scott Reynolds

REQUEST: This request is for a Conditional Use to allow for the raising of animals for non-commercial purposes in the Low Intensity Coastal and Lakes District that exceeds the maximum number of animals per acre, pursuant to Section 3730, Animals, as specified in the LDC.

LOCATION: Section 5, Township 19 South, Range 20 East; more specifically, Parcel 23000 (AK 1726026), which address is 6535 E Turner Camp Road, Inverness, Florida.

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

MOTION: The Planning and Development Commission finds application number **CU-21-09** **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.

Proposed Conditions:

1. This conditional use is to allow for the following number of animals, as outlined on the site plan date-stamped received May 6, 2021, by the Land Development Division
 - Up to 25 Nigerian Dwarf goats
 - Up to 4 Kune Kune pigs
 - Up to 24 hens
2. As required in the LDC, any barn, stable, pen, sty, or other similarly utilized building or structure shall be located not less than 50 feet from any property line. This provision shall not be construed to apply to a perimeter fence.
3. Any portion of the property on which animals are kept shall be completely enclosed with a fence sufficient in area, size, and type to contain the number of animals on the property.
4. The raising of animals on the site shall be done under the guidelines of Best Management Practices as established by the University of Florida and the Natural Resources Conservation Service. Methods of waste management, pest control, and odor abatement must be demonstrated.

MOTION:

1st Ms. Scragg

2nd

Mr. Bramblett

VOTE: 7 - 0, Motion Carried

4. CPA-21-12 Private Property Rights Element (Chapter Seven)

Conduct a public hearing on September 16, 2021, to review and consider CPA-21-12 - Private Property Rights Element of the Comprehensive Plan.

CPA-21-12 Land Development Division - Private Property Rights Element (Chapter Seven)

REQUEST: This request is to create a new Private Property Rights Element (Chapter Seven) including corresponding Goals, Objectives and/or Policies.

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

MOTION: The Planning and Development Commission finds application number **CPA-21-12** **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

K. ADDITIONAL ITEMS -

A. ADDITIONAL ITEMS:

1. Approve PDC meeting dates for 2022

1st Mr. Facemyer

2nd

Mr. Bramblett

VOTE: 7 - 0, Approved

2. Ms. Coutu noted that none of the PDC members' terms were expiring and that the BOCC voted at the last meeting to remove the term limits for Planning Boards. She gave a brief overview of the number of applications on the next two PDC meeting agendas.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

The meeting was adjourned at