



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday October 21, 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

October 21, 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;
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. October 21, 2021, PDC agenda, minutes and map/directions

October 21, 2021, PDC agenda, minutes, and map/directions

H. STAFF ANNOUNCEMENTS

Ms. Coutu advised that application CU-21-11 was withdrawn by the applicant. She also advised that the PDC meetings are now broadcast on the County's YouTube channel.

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC

Conduct a public hearing on October 21, 2021, to review and consider, PUD-21-11 Local Engineering Inc. for Affordable Secure Storage Beverly Hills LLC

PUD-21-11 Local Engineering, Inc. for Affordable Secure Storage Beverly Hills, LLC

REQUEST: This request is to modify the Land Development Code (LDC) Atlas by amending an existing Master Plan (Planned Unit Development - PUD) to include covered RV and boat storage, pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

LOCATION: Section 15, Township 18 South, Range 18 East, unrecorded tracts, further described as Parcel 24340 (Alternate Key Number 2621869); which address is 3330 N. Lecanto Highway (CR-491), Beverly Hills, FL.

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

MOTION: The Planning and Development Commission finds application number **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.

MOTION:

1st Mr. Bramblett

2nd

Ms. Worthington

VOTE: 7 - 0, Motion Carried

2. CU-20-06 Michael Wilburn for Affordable Secure Storage Hernando, LLC

Conduct a public hearing on October 21, 2021, to review and consider, CU-20-06, Michael Wilburn for Affordable Secure Storage Hernando, LLC

CU-20-06 Local Engineering, Inc. for Affordable Secure Storage Hernando, LLC

REQUEST: This request is for a Conditional Use to allow for mini-warehouses and an RV and/or boat parking facility in the General Commercial District, pursuant to Section 2412, General Commercial District, as specified in the LDC.

LOCATION: Section 23, Township 18 South, Range 19 East; more specifically, Lots A2, 6, 19, 20, and 21, of the Virgil Davis unrecorded subdivision, AK 3272917, which addresses are 3532 and 3640 N. Carl G. Rose Hwy., Hernando, Florida.

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

MOTION: The Planning and Development Commission finds application number **CU-20-06** **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 Ms. Worthington2nd

Mr. Roys

VOTE: 7 - 0, Motion Carried

3. PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP

Conduct a public hearing on October 21, 2021, to review and consider PUD-21-12, Terrill LaGree for Gulf to Lake Associates, LLLP.

PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP

REQUEST: This request is for a Planned Unit Development to allow multi-family use of more than four units per acre in the PSO (Professional Services/Office) land use district, pursuant to Section 2409, Professional Services/Office District (PSO), and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

LOCATION: Section 24, Township 18 South, Range 17 East; more specifically, Parcel 22200, Alternate Key Number 2448482, which address is 2095 N Miller Run Terrace, Crystal River.

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

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

Mr. Bass commented that he thinks that the plan is a great idea; however, he could not support the application as submitted as he felt that it was insufficient.

VOTE: 6 - 1, Motion Carried**NAY:** Mr. Bass

4. V-21-13 Kurt Stoner

Conduct a public hearing on October 21, 2021, to review and consider, V-21-13 Kurt Stoner.

V-21-13 Kurt Stoner

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of an accessory structure having less than the required 50-foot setback from the mean high water line, pursuant to Section 3520, Floodplain Protection Standards, as specified in the LDC.

LOCATION: Section 34, Township 18 South, Range 16 East; specifically, Parcel 2B0A0-0400 (formerly Lot 40, of Sunny Isles Estates Unit 2, PB 8, PG 14), AK 1004080, which address is 14241 W. Sanddollar Ln., Crystal River, FL.

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

MOTION: The Planning and Development Commission finds application number **V-21-13** **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 Ms. Worthington

2nd

Mr. Bass

VOTE: 6 - 1, Motion Carried

Nay: Mr. Stone

5. PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.

Conduct a public hearing on October 21, 2021, to review and consider, PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.

PV-21-06 Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management, Inc.

REQUEST/LOCATION: This request is to vacate a 6' platted utility easement lying on Lot 2 in the Taco Gordy Plat, as recorded in Plat Book 19, Pages 129-130, public records of Citrus County, Florida (Section 22, Township 19 South, Range 17 East), lying on S. Suncoast Blvd (US-19) in Homosassa.

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

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

K. ADDITIONAL ITEMS -

Ms. Coutu stated that there are six applications on the November 4 agenda and three applications on the November 18 agenda.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

The meeting was adjourned at