



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday November 18, 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

November 18, 2021 Lecanto Government Building Room 166

The meeting was called to order at 9:00 AM

Attendee Name	Title	Status	Arrived
Michael Facemyer	Chair	Absent	
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	

Staff Present: Joanna Coutu, Director, Land Development Division (LDD); Miranda Anaya, Senior Planner; Susan Wright, Senior Planning Coordinator; Vicki Austin, Planning Coordinator, and Cheryl Burton, Senior Secretary

Present: Denise Lyn, County Attorney

Absent: Michael Facemyer, Chair; 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. November 18, 2021, PDC agenda and map/directions

November 18, 2021, PDC agenda and map/directions

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. AA-21-05 Jackie Terry

Conduct a public hearing on November 18, 2021, to review and consider AA-21-05 Jackie Terry

AA-21-05 Jackie Terry

REQUEST: This request is to modify the Land Development Code (LDC) Atlas designation from Low Density Residential-Mobile Homes Allowed (LDR-MH) to Low Density Residential (LDR).

LOCATION: Section 36, Township 18 South, Range 17 East, more specifically Lots 1 through 8 of an unrecorded subdivision Lot 11 Block E, of Mayfair Garden Acres, Plat Book 2, Page 141, (AK 1111862 and 1957621), with multiple addresses on W. Seagrass Ct., Crystal River, Florida.

STAFF CONTACT: Amber Splitt, Planner, Land Development Division

MOTION: The Planning and Development Commission finds application number **AA-21-05** **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. Bass

VOTE: 7 - 0, Motion Carried

2. CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development

Conduct a public hearing on November 18, 2021, to review and consider CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development

b. CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Pruitt Properties, Inc./Citrus Hills Land Development

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from Low Density Residential (LDR) to General Commercial District (GNC), to amend the Land Development Code Atlas Map from Low Density Residential (LDR) and General Commercial District (GNC) to General Commercial District (GNC) with a Planned Unit Development (PUD) for a skilled nursing facility and assisted living facility with accessory uses.

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, Land Development Division

MOTION: The Planning and Development Commission finds application number **CPA/AA/PUD-21-14 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. Bass

2nd

Mr. Stone

VOTE: 7 - 0, Motion Carried

3. CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership

Conduct a public hearing on November 18, 2021, to review and consider CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership

CPA/AA/PUD-21-15 Steve Luce of EPG Land, LLC for Apollo Beach Investments Limited Partnership

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from Industrial (IND) to Low Density Residential (LDR), to amend the Land Development Code Atlas Map from Heavy Industrial (IND) to Low Density Residential (LDR) with a Planned Unit Development for single-family residential uses.

LOCATION: Sections 25 and 36, Township 17 South, Range 18 East; and Sections 30 and 31, Township 17 South, Range 19 East; more specifically, Parcel 12000 lying in Section 25, and Parcel 11000 lying in Section 36; and Parcel 31000 lying in Sections 30 and 31

(Alternate Key Numbers 2279842, 1935822 and 1458765) in the Citrus Springs/Beverly Hills area.

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

MOTION: The Planning and Development Commission finds application number **CPA/AA/PUD-21-15 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

Mr. Bass

Mr. Bass recommended an addition to Condition #5 for the installation of a 6-foot PVC perimeter fence proposed around the site.

Mr. Dixon commented that the access to the public school site would have to be decided by the School Board due to the security measures that are required. Ms. Coutu stated that Condition #11 does address that issue.

VOTE: 6 - 0, Motion Carried

K. ADDITIONAL ITEMS -

Ms. Coutu advised that there are two applications on the agenda for December 2 and four applications on the agenda for December 16.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

The meeting was adjourned at