



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday January 6, 2022 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

January 06, 2022 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	

Joanna Coutu, Director, Land Development Division (LDD); Joe Hochadel, Principal Planner;
Vicki Austin, Planning Coordinator; and Cheryl Burton, Senior Secretary
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. January 6, 2022, PDC agenda and map/directions

January 6, 2022, PDC agenda and map/directions

Approve minutes of November 18, 2021.

1st Mr. Bass

2nd Mr. Bramblett

VOTE: 7 - 0, Motion Carried.

H. STAFF ANNOUNCEMENTS**A. STAFF ANNOUNCEMENTS:**

Mr. Sherman commented that there have been discussions at the Board of County Commissioners' level with regard to revising stormwater management criteria for waterfront residential properties as well as the setbacks. He briefly discussed that the consultants have been selected for the proposed revisions to the Comprehensive Plan and the Land Development Code for the Interchange Management Areas.

Ms. Coutu stated that there were no term expirations for the PDC Board members or the alternates. The reorganization meeting will be held on February 3.

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

Ms. Coutu polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. All PDC members stated they had no ex parte communications. Messrs. Barmes and Facemyer advised of site visits on both applications

J. APPLICATIONS**1. CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC**

Conduct a public hearing on January 6, 2022, to review and consider, CPA/AA-21-03 - Clark A. Stillwell for Grow-Land, LLC.

CPA/AA-21-03 Clark A. Stillwell, Esq. for Grow-Land, LLC

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from Medium Density Residential District (MDR) to General Commercial District (GNC) and to amend the Land Use Atlas Map (LUAM) of the Citrus County Land Development Code from Medium Density Residential District (MDR) to General Commercial District (GNC).

LOCATION: Sections 2, Township 19 South, Range 18 East, more specifically, a portion of Parcels 1A380 and 1A370, the Mayfield Acres unrecorded subdivision; also known as Alternate Key Number 3462992, which addresses are 709 S. School Ave., and 1427 W. Gulf to Lake Hwy., Lecanto, Florida.

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

MOTION: The Planning and Development Commission finds application number **CPA/AA-21-03 INCONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **DENIAL** 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. Barmes

VOTE: 4 - 3, Motion Carried

Yays: Commissioners Bramblett, Bass, Barmes and Stone

Nays: Commissioners Facemyer, Roys and Worthington

2. CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC

Conduct a public hearing on January 6, 2022, to review and consider, CPA/AA/PUD-21-16, Clark A. Stillwell for Affordable Secure Storage Citrus Hills, LLC.

CPA/AA/PUD-21-16 Clark A. Stillwell, Esq. for Affordable Secure Storage Citrus Hills, LLC

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from Low Density Residential District (LDR) to General Commercial District (GNC) and to amend the Land Use Atlas Map (LUAM) of the Citrus County Land Development Code from General Commercial District (GNC) and Low Density Residential District with mobile homes allowed (LDRMH) to General Commercial District (GNC/PUD) with a Planned Unit Development for mini-warehouse and open storage.

LOCATION: Section 27, Township 18 South, Range 19 East; more specifically, Hercala Acres Unit No. 1, Lot 7 and a portion of Lot 6 (Alternate Key Number 3213842), which addresses are 2417 and 2353 N. Page Avenue, Hernando, Florida.

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

MOTION: The Planning and Development Commission finds application number **CPA/AA/PUD-21-16 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 the development of mini-warehouse use (up to 96,000 square feet) and RV/boat storage, as outlined on the Master Plan date-stamped received September 17, 2021, by the Land Development Division unless otherwise specified in these conditions. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code (LDC), or as specifically outlined within these conditions or the Final Development Plan.
2. Access to the site shall be from N. Page Avenue as outlined in the Master Plan.
3. The project shall maintain a 15-foot wide Type "C" buffer along the east and west property boundaries as outlined in the LDC, and a minimum 20-foot Type "C" buffer along the south property boundary and a minimum 25-foot Type "C" buffer on the north side along CR-486. All buffers shall incorporate existing natural vegetation as much as possible.
4. All site lighting shall meet the requirements of LDC and be positioned and shielded so as not to illuminate adjacent properties.
5. The driveway access must meet the throat distance requirements of Section 7140.C of the LDC, unless authorized by the County Engineer.
6. Hours of operation of the site shall be limited to 6:00 a.m. to 10:00 p.m.
7. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply, including façade, parking, impervious surface and other development standards.
8. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within section 4304 of the LDC.

MOTION:1st Mr. Bramblett2nd Ms. Worthington**VOTE:** 7 - 0, Motion Carried**K. ADDITIONAL ITEMS -**

Ms. Coutu noted that there are four applications on the January 20 agenda and one application on the February 3 agenda.

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

The meeting was adjourned at