



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday February 17, 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

February 17, 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); Jennifer Perkins, Planner; Vicki Austin, Planning Coordinator and Cheryl Burton, Senior Secretary

Denise Lyn, County Attorney, and Michael Sherman, Growth Management Director

Absent: Chuck Dixon, School Board Representative

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 -

Approve minutes of January 6, 2022.

1st Mr. Facemyer

2nd Mr. Stone

VOTE: 7 - 0, Motion Carried.

1. PDC January 6, 2022 Summary Minutes

Review and approve minutes

2. February 17, 2022 PDC Agenda, Map, Directions

February 17, 2022 PDC Agenda, Map, Directions

H. STAFF ANNOUNCEMENTS

Ms. Coutu advised that the applicant for application SV-21-04 would like to request a continuance. Mr. Stillwell, representative for the applicant, requested a continuance.

The Planning and Development Commission finds to **CONTINUE** application number **SV-21-04**.

MOTION:

1st Mr. Bramblett 2nd Mr. Roys

VOTE: 7 - 0, Motion Carried

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

Ms. Lyn 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 for the applications.

J. APPLICATIONS

1. AA-22-02 Emily Zediker

Conduct a public hearing on February 17, 2022, to review and consider AA-22-02, Emily Zediker

ATLAS AMENDMENT

a. AA-22-02 Emily Zediker

REQUEST: This request is to amend the Land Use Atlas Map from GNC (General Commercial District) to CL (Low Intensity Coastal and Lakes District).

LOCATION: Section 11, Township 17 South, Range 17 East; specifically, Lots 20-23, Block B, of Rainbow Estates Unit 1, Plat Book 3, Page 32, (AK 3405342), which address is known as 10243 N. Dunnedin Rd., Dunnellon, FL, and multiple addresses on W. Dunnellon Rd., Dunnellon, FL.

STAFF CONTACT: Jennifer Perkins, Planner, Land Development Division

MOTION: The Planning and Development Commission finds application number **AA-22-02** **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. Barmes

VOTE: 7 - 0, Motion Carried

2. SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith

Conduct a public hearing on February 17, 2022, to review and consider SV-21-04 Law Office of Clark A. Stillwell for Lisa Griffith

PLAT VACATION

- a. **SV-21-04 Clark A. Stillwell, Esq. for Lisa Griffith - CONTINUED**

3. CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee

Conduct a public hearing on February 17, 2022, to review and consider CPA/AA-22-03, Law Office of Clark A. Stillwell for William E. James Trustee

COMPREHENSIVE PLAN AMENDMENT

- a. **CPA/AA-22-03 Clark A. Stillwell, Esq. for William E. James, Trustee**

REQUEST: This request is to amend the Future Land Use Map of the Citrus County Comprehensive Plan from IND (Industrial District) to HDR (High Density Residential District) and to amend the Land Use Atlas Map of the Citrus County Land Development Code from IND (Heavy Industrial District) to HDR (High Density Residential District).

LOCATION: Section 10, Township 19 South, Range 19 East; more specifically, Parcel 11100; which address is 376 N Croft Avenue, Inverness, FL.

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

MOTION: The Planning and Development Commission finds application **CPA/AA-22-03** **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. Roys

VOTE: 7 - 0, Motion Carried

K. ADDITIONAL ITEMS -

Mr. Sherman gave a brief update on the interchange management areas. The County has retained two firms to assist with the Comprehensive Plan amendments and Land Development Code regulations for the three interchange management areas. He explained that later this month an interactive website will be launched for the general public to provide their comments as well as review the work as this process progresses. There will be an open house on February 23 at the Homosassa Library from 5:30 to 7:00 p.m. to discuss the Cardinal project. On March 9, there will be an open house at the Citrus Board of Realtors from 5:30 to 7:00 p.m. to discuss the SR-44 project.

Ms. Coutu noted that there is one application on the March 3 agenda and two applications on the March 17 agenda. One of the applications for March 17 is regarding stormwater and waterfront setbacks.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

The meeting was adjourned at