



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday March 3, 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

March 03, 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

Absent: Denise Lyn, County Attorney

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 -

H. STAFF ANNOUNCEMENTS

Mr. Sherman advised that the website for the Interchange Management Areas for Cardinal and SR-44 are active. The website provides information regarding these areas along with sections to provide comments.

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 that they had a site visit for the application.

J. APPLICATIONS

1. V-22-05 Blue Stone Real Estate for Matthew Winger

Conduct a public hearing on March 3, 2022, to review and consider V-22-05 Blue Stone Real Estate for Matthew Winger

a. V-22-05 Blue Stone Real Estate & Construction for Matthew Winger

REQUEST: This request is for a variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot setback from the centerline of a right-of-way, pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Uses, as specified in the LDC.

LOCATION: Section 12, Township 17 South, Range 18 East; specifically, Lot 10 of the Quiet Waters Unrecorded Subdivision (AK 2253177), which address is 10985 N. Perkins Path, Dunnellon, FL.

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

MOTION: The Planning and Development Commission finds application **V-22-05** **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.

MOTION:

1st Ms. Worthington

2nd

Mr. Bramblett

VOTE: 7 - 0, Motion Carried

K. ADDITIONAL ITEMS -

Ms. Coutu noted that there are two applications on the March 17 agenda. The Ordinance Amendment application is regarding stormwater and waterfront setbacks

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

The meeting was adjourned at