



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday May 5, 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

May 05, 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	Absent	
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); Elizabeth Hoover, Planning Coordinator; Vicki Austin, Planning Coordinator and Cheryl Burton, Senior Secretary

Also Present: Michael Sherman, Growth Management Director

Absent: James Roys, 2nd Vice Chair; Chuck Dixon, School Board Representative, and 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 -

1. May 5, 2022 Agenda, Directions, Map

H. STAFF ANNOUNCEMENTS

Ms. Coutu advised that the applicant for application V-22-06 requested a continuance.

The Planning and Development Commission finds to **CONTINUE** application number **V-22-06**.

MOTION: 1st Mr. Bramblett

2nd

Mr. Facemyer

VOTE: 7 - 0, Motion Carried

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. V-22-06 Robert Londeree

Conduct a Public Hearing on May 5th, 2022 to review and consider V-22-06, Robert Londeree

a. V-22-06 Robert Londeree - CONTINUED

2. CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, LLC

Conduct a Public Hearing on the following application on May 5th, 2022, to review and consider application CPA/AA/PUD-22-07, Chuck Pigeon for CR 486, LLC.

CPA/AA/PUD-22-07 Chuck Pigeon for CR 486, 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) and Professional Services/Office District (PSO) 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) with a Planned Unit Development for multi-family or assisted living facility uses and Professional Services/ Office District (PSO) with a Planned Unit Development for PSO allowable uses to General Commercial District (GNC) with a Planned Unit Development for a rehabilitation hospital.

LOCATION: Section 21, Township 18 South, Range 18 East, more specifically, a portion of Parcel 10000 (Alternate Key Number 3469733), which address is 3499 W. Norvell Bryant Highway, Lecanto, Florida.

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

MOTION: The Planning and Development Commission finds application number **CPA/AA/PUD-22-07 CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL WITH AMENDED 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.

1. The Planned Unit Development (PUD) shall allow for up to 48,000 SF for a rehabilitation hospital (45,000 current proposed building and 3,000 future expansion), as outlined on the Master Plan date-stamped received March 22, 2022, 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 W. Norvell Bryant Highway (CR-486) as outlined on the Master Plan and will need to meet access management standards as outlined in the LDC.

3. The site must meet the requirements of LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, unless otherwise authorized by these conditions. This must be demonstrated at the time of permitting.

4. Buffers shall be provided as outlined on the Master Plan, with the option of a 15' Type D buffer (without a wall) or a 25' Type C buffer along CR-486, and no buffer/5' sodded strip

between the proposed use and the existing YMCA. No Type "C" buffer is required between the drainage retention area and internal access drive(s).

5. Foundation landscaping shall be provided along at least 50% of the building frontage facing CR-486, as well as any proposed right-of-way, as outlined in the LDC.

6. At the time of permitting, the applicant will need to obtain an approved parking study as outlined in the LDC to demonstrate compliance with parking space requirements.

7. Parking lot landscaping must meet the standards outlined in LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, to be demonstrated at the time of permitting, with at least 350 SF landscaped islands instead of 400 SF per 10 parking spaces.

8. The application site is not currently recognized as a parcel of record. If this is desired, a plat and/or plat exception (i.e., Minor Subdivision) will need to be obtained.

9. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

10. 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 Ms. Worthington

2nd Mr. Facemyer

VOTE: 7 - 0, Motion Carried

3. CPA-22-01 Revisions Regarding Open Space

Conduct a Public Hearing on the following application on May 5th, 2022, to review and consider the CPA-22-01, Open Space

CPA-22-01 Land Development Division - Revision to Multiple Policies in the Comprehensive Plan regarding Open Space

REQUEST: This request is to amend several policies within the Future Land Use Element (Chapter Ten) as well as related policies in the Recreation and Open Space Element (Chapter Two) and the Conservation Element (Chapter Three) including corresponding Goals, Objectives and/or Policies.

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

MOTION: The Planning and Development Commission finds application number **CPA-22-01** **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. Barmes

VOTE: 5 - 2, Motion Carried

YAYS: Messrs. Bass, Barmes, Bramblett, Facemyer and Ms. Worthington

NAYS: Mr. Stone and Ms. Scragg

K. ADDITIONAL ITEMS -

Ms. Coutu noted that there are six applications on the May 19 agenda.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

A. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS:

Mr. Bramblett commented that the City of Inverness and the City of Crystal River require irrigation for landscape buffers. He suggested that the County should require watering of landscape buffers. Ms. Coutu advised that the Land Development Code requires maintenance of the buffers in small box and large box development standards. Ms. Coutu stated that she would contact both of the cities and review the language in the respective Codes and return her findings at a future meeting.

M. ADJOURN

The meeting was adjourned at