



**CITRUS COUNTY**  
**PLANNING AND DEVELOPMENT REVIEW BOARD**

**THURSDAY September 4, 2008, at 9:00 AM**  
**Lecanto Government Building**  
**3600 West Sovereign Path**  
**Room 166**  
**Lecanto, Florida 34461**

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**JOHN JAMES BARD, CHAIR**  
**MILES BLODGETT, 1ST VICE CHAIR**  
**RAYMOND HUGHES, 2<sup>ND</sup> VICE CHAIR**  
**WILLIAM GARVIN**  
**ZANA ENNIS (ALTERNATE)**

**WALTER PRUSS**  
**DWIGHT HOOPER**  
**JAMES KELLNER**  
**CHUCK DIXON (SCHOOL BD)**  
**DAVID LANGER (ALTERNATE)**

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- A. CALL TO ORDER**
- B. INVOCATION**
- C. PLEDGE OF ALLEGIANCE**
- D. APPROVAL OF MINUTES – August 21, 2008**
- E. APPLICATIONS**

**VARIANCES (V) – LAND DEVELOPMENT CODE**

**1. V-08-13 Edward W. and Kay P. Netscher**

**REQUEST:** A two-part variance request to allow for the continued placement of a storage shed having (1) less than the required waterfront setback from the mean high water line, pursuant to Section 4120. Surface Water Quality Protection, of the LDC; and (2) less than the required building separation, pursuant to Section 4245. Building Setback Requirements, of the LDC.

**LOCATION:** Section 26, Township 20 South, Range 17 East; more specifically, lot 13 Chassahowitzka Village Unit 3, unrecorded subdivision; which address is known as 8566 W. Peacock Court, Homosassa, Florida.

STAFF CONTACT: Rick Parker, Planner

**2. V-08-14 Ron Whitehead for DRD Enterprises Inc. of Davie**

**REQUEST:** This request is for a Three-Part Variance from the Citrus County Land Development Code (LDC) to allow for construction of a shed incidental to the single-family residence, having: (1) Less than the required 50-foot minimum building setback from the water body, and pursuant to 4120. Surface Water Quality Protection, of the LDC; and 2) less than the required 50-foot minimum building setback from a wetland boundary, pursuant to Section 4153. Standard for Protection, of the LDC and (3) less than the required 50-foot minimum building setback from the center line of a local street (minimum 25 feet from the property line) pursuant to Section 4245. Building Setback Requirements of the LDC.

**LOCATION:** Section 33 Township 18 South, 20 Range East; more specifically, Lots 11B, known as parcel 23000-0085 & 11A; known as parcel 23000-0090, an Unrecorded Subdivision which address is known as 7570 & 7575 E. Ringer St., Inverness FL.

STAFF CONTACT: Laura A. Marley, Planner

**PUBLIC WORKSHOP - ORDINANCE AMENDMENTS (OA) – LAND DEVELOPMENT CODE**

**OA-08-05 Department of Development Services/Transportation Management**

**REQUEST:** This amendment of the Land Development Code (Ordinance No. 90-14), includes the following proposed changes, additions, and deletions: Amending standards for Properties Affected by Eminent Domain Procedures and providing detailed standards for Transportation Corridor Management.

STAFF CONTACT: Gary Maidhof, Director, Development Services  
Cynthia L. Jones, E.I., Transportation Planner

**F. ADDITIONAL ITEMS**

## **G. ADJOURN**

If any person decides to appeal any decision made by the board with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings and, for such purpose, he or she may need to insure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, (352) 341-6560, at least two days before the meeting. If you are hearing or speech impaired, use the TDD telephone (352) 341-6580.