

**Planning Commission  
Minutes  
September 3, 2015  
6:30 p.m.**



*Robert Froehling, Chairman  
Robert Mercer, Vice Chairman  
Doug Smith  
Keith Raym, Alternate Seat 1  
Phillip Jannarone, Alternate Seat 2*

*George Dluhy  
William "Dude" Phelan  
Charles Kish  
Dee Atkins*

**1. Roll Call**

Chairman Froehling called the meeting to order at 6:30 p.m.

*Commissioners Present:* Chairman Froehling, Vice Chairman Mercer, Commissioner Smith, Commissioner Raym, Commissioner Jannarone, Commissioner Dluhy, Commissioner Phelan, Commissioner Atkins

*Commissioners Absent:* Commissioner Kish

*Staff Present:* Planning Director Jackie Gorman, City Attorney Carrie Felice, City Clerk Mia Fink

**2. Moment of Silence**

Chairman Froehling held a moment of silence.

**3. Pledge of Allegiance**

Chairman Froehling led in the Pledge of Allegiance.

**4. Adoption of Agenda**

Motion to adopt the Agenda was made by Commissioner Smith, seconded by Chairman Froehling. Motion carried unanimously.

**5. Approval of Minutes - July 2, 2015**

Motion to approve the minutes of the meeting held July 2, 2015 was made by Commissioner Atkins; seconded by Chairman Froehling. Motion carried unanimously.

6. Citizen Input

7. Public Hearing

**A. Proposed Comprehensive Plan Amendment - Bald Eagle Properties I, LLC**

**AN ORDINANCE OF THE CITY OF CRYSTAL RIVER PROVIDING FOR A LARGE SCALE MAP AMENDMENT TO THE CITY OF CRYSTAL RIVER COMPREHENSIVE PLAN; BY RECLASSIFYING 14.04 ACRES (EAST BALD EAGLE PROPERTIES) FROM COASTAL LAKES RESIDENTIAL (COUNTY) TO WATERFRONT COMMERCIAL (CITY); PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chairman Froehling read into the record the following instructions to the Commission:

*If any individual plans to speak or offer testimony during any of the public hearings listed on the agenda, which are quasi-judicial in nature, please rise and be sworn in by the Clerk.*

Ms. Gorman was sworn in by the City Clerk.

Chairman Froehling continued with the quasi-judicial procedure:

*Please note that only competent, substantial, fact-based testimony or evidence will be considered by the Commission in deciding the quasi-judicial matters listed on today's agenda. Pure speculation or mere opinion, not based on competent facts, cannot be legally considered by the Commission in weighing the appropriateness of the quasi-judicial application. Lay testimony with fact-based support (e.g. minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. If you intend to speak or offer testimony on a public hearing agenda item that is "quasi-judicial", please keep this in mind. Finally, when you approach the podium to speak on a quasi-judicial matter please state your name, complete physical and mailing address, and whether or not you have been sworn in.*

*Conflict of Interest Disclosure:* All Commissioners responded there were none.

*Ex Parte Communications:* All Commissioners responded that there were no communications, written or verbal, related to this item.

*Expert Witnesses:* There were none

*Testimony:*

Carrie Felice, City Attorney- Hogan Law Firm- 20 S. Broad Street, Brooksville, FL 34601- Advised that the Planning Commission's regarding their role in making recommendations to Council.

Jackie Gorman, Planning Services Director- 123 NW Hwy. 19, Crystal River, FL 34429- Provided a brief overview of the item pertaining to Case # CPA15-001, information regarding the owner's plan for property utilization and addressed questions from the Commission.

Commissioner's discussion followed.

**Motion to approve Ordinance No. 15-O-12 Amending the City of Crystal River Comprehensive Plan reclassifying 14.04 acres (East Bald Eagle Properties) from Coastal Lakes Residential (County) to Waterfront Commercial (City) on First Reading was made by Chairman Froehling; seconded by Vice Chairman Mercer.**

**Motion carried 7-1 with Commissioner Smith in opposition.**

## 8. Unfinished Business -

### ***A. Dock Ordinance Update-***

Ms. Gorman provided the Commissioners with a status update regarding the City dock ordinance discussed during the previous meeting and responded to questions from the Commission. Commission discussion followed.

Further discussion was held regarding recent code revisions associated with the National Flood Insurance Program.

### ***B. Member Appointments***

Ms. Gorman provided explanation of the purpose of the item. Commissioners Jannarone briefly commented. Commissioner Dluhy and Commissioner Phelan notified the Board of their intentions to resign from the Board. Staff was directed to publish an advertisement soliciting applications to fill vacancies on the various city resident advisory boards.

## 9. New Business

Ms. Gorman provided a status update regarding new businesses opening in the City.

## 10. Staff Comments

## 11. Commissioner's Comments

Commissioners commented on the previously announced member resignations.

Vice Chairman Mercer discussed the recent Schatts Island purchase by the Conservation Fund, potential conveyance of the property to USFWS and related issues.

10. Chairman's Comments

11. Adjournment

Meeting was adjourned at 7:57 p.m.



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MIA FINK, CITY CLERK



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ROBERT FROEHLING, CHAIR