

Planning Commission
March 1, 2018
5:30 p.m.

Robert Froehling- Chairman
Keith Raym- Vice Chairman
Doug Smith
Phillip Jannarone
Max Barnes



Charles Kish
Vacant
Charles Botts - Alternate#1
Gregory Acker - Alternate #2

1. Roll Call -

Chairman Froehling called the meeting to order at 5:33 p.m.

Commissioners Present: Chairman Froehling, Commissioner Jannarone, Commissioner Botts, Commissioner Acker

Commissioners Absent: Vice Chairman Raym, Commissioner Smith, Commissioner Kish, Commissioner Barnes

2. Swear In & Welcome new member - Commissioner Greg Acker was welcomed by fellow commissioners and sworn in by City Clerk Fink.

3. Moment of Silence

Chairman Froehling led in a moment of silence.

4. Pledge of Allegiance

Chairman Froehling led in the Pledge of Allegiance.

5. Adoption of Agenda

Motion to adopt the agenda was made by Commissioner Botts; seconded by Commissioner Jannarone. Motion carried 4-0.

6. Approval of Minutes - January 18, 2018

Motion to approve the minutes was made by Chairman Froehling; seconded by Commissioner Jannarone. Motion carried 4-0.

7. Citizen Input

8. Public Hearing - Amend LDC - Chapter 5 - Accessory Structures

ORDINANCE NO. 18-O-01

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE CITY OF CRYSTAL RIVER LAND DEVELOPMENT CODE, CHAPTER 5 - ACCESSORY TEMPORARY, AND SPECIAL USE SITUATIONS, SECTION 5.01.04 ACCESSORY STRUCTURES IN ALL RESIDENTIAL DISTRICTS, BY ADDING SECTION (C) THAT WILL ALLOW FENCES ON VACANT PROPERTY(S) WITH STIPULATIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Background: Ms. Gorman reviewed the memorandum and discussed the purpose of the revision, benefits including visual enhancement and property value protection and conditions associated with fence placement, including removal of the fence if the property is sold.

Chairman Froehling spoke in favor of the proposed ordinance and discussion was held regarding the purpose of the conditions, specifically removal of the fence upon sale. Commissioner Jannarone confirmed he had no objections.

Public Hearing: No one spoke for or against the ordinance recommendation.

Motion to recommend approval of Ordinance of No. 18-O-01 amending the City of Crystal River Land Development Code, Chapter 5- Accessory Temporary, And Special Use Situations, Section 5.01.04 Accessory Structures in all Residential Districts was made by Chairman Froehling; seconded by Commissioner Jannarone.

Commission Discussion: No further Commission discussion as held.

Public Input: There was none.

Motion carried 4-0.

9. Unfinished Business – *Discussion:*

- *CRA Signage Revisions-*

Ms. Gorman discussed the proposal to retain CRA vernacular guidelines, but grant an exception to those commercial entities along U.S. 19, noting recent legislative changes that have created inconsistencies, and the effect of bringing certain existing signage into technical compliance. Discussion was also held regarding installation of community electronic signage at City Hall.

Commission discussion was held regarding the proposed exception, franchise related regulations and electronic signage performance standards.

- *Revisions to Height Ordinance for Appurtenances-*

Chairman Froehling recommended tabling discussion until next meeting to include a greater number of Commissioners in the discussion and Ms. Gorman advised she would be obtaining input from engineering firms that responded to Bid No. 17-RFQ-09 “Architectural and Engineering Services for City Hall Relocation” that would have familiarity with industry standards for appurtenances.

Commissioner Jannarone moved forward with discussion, recalling previous compromises made by the Commission and Council regarding height restrictions and spoke in favor of establishing an eight foot restriction on appurtenances. He also inquired about the status of the Hampton property sale, and Ms. Gorman confirmed that it was in the due diligence phase.

Commission discussion was then held regarding the status of city hall redevelopment plans, and Mr. Froehling recommended further discussion regarding appurtenances be held at the next meeting.

Mr. Jannarone proposed recommending staff to move forward in drafting an ordinance limiting rooftop appurtenances to eight feet and consensus was reached by the Commission.

- *Amending Definitions to include “Market Value”*

Ms. Gorman reviewed the staff memorandum regarding the request to amend LDC definitions to include Fair Market Value for clarification purposes, noting existing language referencing value.

City Attorney Felice also expressed concerns with a lack of specificity in certain sections of the code related to value, noting the absence of the word “cost” and suggesting inclusion of such reference in Section 9.01.06. Further discussion was held regarding proposed code revisions to provide clarity, the recent administrative appeal hearing during which the issue was identified (and subsequent case), and determination of Fair Market Value. City Attorney Felice also suggested amending the proposed definition of the term “Fair Market Value” to further specify “appraised value”, noting appraised value already accounts for depreciation and noting provision of an appraisal is responsibility of applicants. Commission discussion was also held regarding valuations related to flood damage and Commissioners requested further information regarding the upcoming Circuit Court Appeal Hearing for the Latiff case. An opportunity to review a subsequent revision to the proposed ordinance was also requested by Commissioners.

10. New Business - *Election of Officers - Mia Fink, City Clerk- TABLED UNTIL NEXT MEETING*

11. Staff Comments -

12. Commissioner's Comments-

Mr. Jannarone noted a typo on the membership roster and the recent resignation of Commissioner Ebert.

13. Chairman's Comments -

Chairman Froehling thanked Ms. Gorman.

Commissioner Jannarone requested City Attorney Felice to provide further clarification and details regarding the Latiff case. Commission discussion was held during which Ms. Felice advised that a copy of the brief could be provided to Commissioners.

Commissioner Botts also commented on the fluid nature of market values.

14. Adjournment-

Motion to adjourn the meeting at 6:23 p.m. was made by Commissioner Botts; seconded by Commissioner Acker. Motion carried 4-0.

Attest:



ROBERT FROEHLING, CHAIRMAN



MIA FINK, CITY CLERK

