

**Planning Commission Agenda**  
**SEPTEMBER 2, 2021 - 5:30 p.m.**

**Robert Froehling- Chair**  
**Daniel Grannan - Vice Chair**  
**Randy Martin**  
**Charles Kish**  
**Scott Ebert**



**Doug Smith**  
**Tonia Herring**  
**Alternate 1 - Terry Thompson**  
**Alternate 2 – Vince Morris**

- 1) Call to Order
- 2) Roll Call
- 3) Moment of Silence
- 4) Pledge of Allegiance
- 5) Adoption of Agenda
- 6) Approval of Minutes: **August 5, 2021**
- 7) Citizen Input: 3 minutes
- 8) Public Hearings:

**Public Hearing**

- a) **APPLICATION NO. PZ21-0087, brought by CRYSTAL MOTOR CAR COMPANY, INC.** PROVIDING FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, RECLASSIFYING 8.83 ACRES (MOL) OF PROPERTY OWNED BY CRYSTAL MOTOR CAR COMPANY, INC, ALSO IDENTIFIED AS PARCEL ID 17E18S27 43240 (AK# 3464182) IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM (SPLIT FUTURE LAND USE ) HIGHWAY COMMERCIAL (HC) AND HIGH DENSITY RESIDENTIAL (HDR), TO HIGHWAY COMMERCIAL (HC) LAND USE. (This application is associated with the next Item 8b.)

**Quasi-Judicial Public Hearing**

- b) **APPLICATION NO. PZ21-0088, brought by CRYSTAL MOTOR CAR COMPANY, INC.** BY REZONING 8.83 ACRES (MOL) OF PROPERTY OWNED BY CRYSTAL MOTOR CAR COMPANY, INC, ALSO IDENTIFIED AS PARCEL ID 17E18S27 43240 (AK# 3464182) IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM (SPLIT ZONING) HIGH INTENSITY COMMERCIAL (CH) AND HIGH DENSITY RESIDENTIAL (R-3), TO HIGH INTENSITY COMMERCIAL (CH) ZONING. This application is contingent on the previous Item 8a.)
- c) **APPLICATION NO. V21-0007, FILE NO. PZ21-0086, from M. JORIANE HORNING FOR WEALTH TRUST SERVICES, INC.** FOR A THREE-PART VARIANCE REQUEST OF THE CITY OF CRYSTAL RIVER LAND DEVELOPMENT CODE (LDC) FOR A SINGLE-FAMILY RESIDENCE TO ALLOW FOR 1) A FENCE EXCEEDING THE MAXIMUM HEIGHT REQUIREMENT OF FOUR FEET WHEN PLACED IN THE FRONT YARD PURSUANT TO SECTION 5.01.11 FENCES, HEDGES, AND WALLS; 2) THE PLACEMENT OF A FENCE WITHIN THE REQUIRED 25-FOOT CLEAR VISIBILITY TRIANGLE PURSUANT TO SECTION 6.04.04 VISIBILITY AT INTERSECTIONS; AND 3) A RESIDENTIAL DRIVEWAY

**NOTICE TO PUBLIC**

**Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of the proceeding is made , which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105, Florida Statutes)**

**Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, City Manager's Office, 123 N. W. Highway 19, Crystal River, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.**

EXCEEDING THE MAXIMUM WIDTH REQUIREMENTS OF TEN FEET AT THE LOT LINE THAT MAY INCREASE TO A MAXIMUM TWENTY FEET PURSUANT TO SECTION 6.04.02 ACCESS AND DRIVEWAY DESIGN REQUIREMENTS, OF THE LDC. ON PROPERTY LOCATED IN SECTION 21, TOWNSHIP 18S, RANGE 17E; SPECIFICALLY, LOT 34 OF SPRINGDALE ADDITION TO SPRINGS O'PARADISE (PARCEL ID: 17E18S21 0180 0340 AK#1077583) WHICH ADDRESS IS 222 SE KINGS BAY DRIVE, CRYSTAL RIVER.

- d) **APPLICATION NO. PZ21-0085, BROUGHT BY THE CITY OF CRYSTAL RIVER, FLORIDA** AMENDING ORDINANCE NUMBER 05-O-09, APPENDIX A – LAND DEVELOPMENT CODE OF THE CRYSTAL RIVER, FLORIDA, CODE OF ORDINANCES, AS AMENDED; ESTABLISHING STANDARDS FOR CRAFT BREWERY, WINERY, OR DISTILLERY USE BY AMENDING SECTION 2.03.00 LAND USES PERMITTED IN EACH ZONING DISTRICT, TABLE 2.03.02 PERMITTED USES; BY ADDING SECTION 5.05.17. CRAFT BREWERIES, WINERIES, AND DISTILLERIES.

9) Public Workshop:

- a) **APPLICATION NO. PZ21-0089. BROUGHT BY THE CITY OF CRYSTAL RIVER, FLORIDA** AMENDING ORDINANCE NUMBER 05-O-09, APPENDIX A – LAND DEVELOPMENT CODE OF THE CRYSTAL RIVER, FLORIDA, CODE OF ORDINANCES, AS AMENDED; ADDING SECTION 4.03.04 LIGHTING, BY ESTABLISHING STANDARDS FOR ALL LAND USES; AMENDING SECTION 4.07.09 USES, BY REVISING STANDARDS FOR ACCESSORY DWELLING UNITS IN THE CRA OVERLAY DISTRICT; AMENDING SECTION 4.07.10 ADMINISTRATION, BY REVISING REVIEW PROCESSES FOR THE CRA OVERLAY DISTRICT; AMENDING SECTION 5.01.05 ACCESSORY DWELLINGS IN RW, R1, NBR, ZONING DISTRICTS, BY ADDING R2, R3, CW, CG, IND, CON AND PI ZONING DISTRICTS, AND REVISING STANDARDS; DELETING SECTION 5.01.06 ACCESSORY DWELLINGS IN IND, CON, AND PI ZONING DISTRICTS; AMENDING SECTION 5.01.11 FENCES, HEDGES, AND WALLS, BY REVISING STANDARDS; DELETING SECTION 5.01.16 ACCESSORY DWELLINGS CG ZONING DISTRICTS; AMENDING SECTION 6.04.02 ACCESS AND DRIVEWAY DESIGN STANDARDS; AMENDING SECTION 6.04.07 STANDARDS FOR PARKING AND PARKING LOTS, TABLE 6.04.07(A) PARKING SPACE REQUIREMENTS; AMENDING SECTION 8.02.02 MEMBERSHIP AND TERMS, BY REVISING PLANNING COMMISSION TERMS; AMENDING SECTION 9.03.01 AUTHORITY AND LIMITATIONS, BY REVISING STANDARDS FOR ADMINISTRATIVE WAIVERS; AMENDING SECTION 10.00.06 COMBINING LOTS, BY REVISING STANDARDS; AMENDING SECTION 10.02.01 GENERALLY, BY REVISING NOTICING REQUIREMENTS; AMENDING SECTION 10.02.03 MAILED NOTICE REQUIREMENTS.

10) Unfinished Business: None

11) New Business: None

12) Citizen Input: 5 minutes

13) Staff Comments

14) Commissioner's Comments

15) Chairman's Comments:

16) Adjournment:

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**PLANNING COMMISSION MINUTES**  
**AUGUST 5, 2021 - 5:30 p.m.**

**Robert Froehling- Chair**  
**Daniel Grannan - Vice Chair**  
**Randy Martin**  
**Charles Kish**  
**Scott Ebert**



**Doug Smith**  
**Tonia Herring**  
**Alternate 1 - Terry Thompson**  
**Alternate 2 – Vince Morris**

- 1) Call to Order: Chair Froehling called the meeting to order at 5:30 p.m.
- 2) Roll Call:  
**Present:** Chair Froehling; Vice Chair Grannan; Commissioner Martin; Commissioner Kish; Commissioner Ebert; Commissioner Smith; Commissioner Herring; Commissioner Thompson.  
**Absent:** Commissioner Morris  
**Staff:** Brian Herrmann, Director; Jenette Collins, Urban Planner; Robert Batsell, City Attorney; Jeanette Rehberg, Zoning Administrator.
- 3) Moment of Silence: Chair called for a Moment of Silence.
- 4) Pledge of Allegiance: Chair led in the Pledge of Allegiance.
- 5) Adoption of Agenda: Motion to Adopt the Agenda by Vice Chair Froehling  
Second: Commissioner Smith                      Vote: Motion to Adopt the Agenda passed by unanimous vote.
- 6) Approval of Minutes: **July 1, 2021**  
Motion to approve the Minutes by Vice Chair Grannan  
Second: Commissioner Herring                      Vote to approve the Minutes passed by unanimous vote.
- 7) Citizen Input: 3 minutes: None
- 8) Public Hearings: Opened by Vice-Chair Grannan; applications a) and b) were presented jointly, voted on separately. The applicant was not physically present but attended the meeting via Zoom call.

***Public Hearing***

**a) APPLICATION NO. PZ20-0110, from HERITAGE DEVELOPMENT COMPANY FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, RECLASSIFYING 32 ACRES (MOL) OF PROPERTY ADDRESSED AS 8800 W PURE LN, CRYSTAL RIVER, OWNED BY CRYSTAL RIVER LTD PARTNERSHIP, ALSO IDENTIFIED AS A PART OF PARCEL ID 17E18S34 34000 (AK 3521123) IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER, FROM HIGHWAY COMMERCIAL (HC) AND LOW DENSITY RESIDENTIAL (LDR) TO HIGH DENSITY RESIDENTIAL (HDR).**

***Quasi-Judicial***

**b) APPLICATION NO. PZ20-0108, from HERITAGE DEVELOPMENT COMPANY AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA, REZONING 32 ACRES (MOL) OF PROPERTY ADDRESSED AS 8800 W PURE LN, CRYSTAL RIVER, OWNED BY CRYSTAL RIVER LTD PARTNERSHIP, ALSO IDENTIFIED AS A PART OF PARCEL ID 17E18S34 34000 (AK 3521123) IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER, FROM HIGH INTENSITY COMMERCIAL (CH) AND LOW DENSITY RESIDENTIAL (R-1) TO HIGH DENSITY RESIDENTIAL (R-3).**

**Staff Presentation by:** Chair called on the city to present the application. Brian Herrmann presented the application via PowerPoint. Application “a” is a Small-Scale Amendment to the Future Land Use Map. Application “b” is an Amendment to the City’s Zoning Map.

**Commissioner’s Discussion:**

- Discussed letters submitted in regarding the applications.
  - Commissioner Ebert inquired whether this was a hearing or a workshop and were the proper notifications performed by the city.
    - Mr. Herrmann informed them it is a Hearing and that the neighbor notification letters were sent out in accordance with the City Code.
    - The City Attorney informed the Commissioner’s that they are an advisory board, and their recommendation is to the City Council.
  - Commissioner Ebert also inquired as to why the Board did not decide whether to hear these applications as a public hearing or a workshop.
    - City Attorney and Chair Froehling responded.
  - Chair inquired whether City Council can overrule the Planning Commission’s recommendation.
    - City Attorney states that yes, they can.
  - Commissioners inquired about the dwelling units per acre, intended use of the property, ingress/egress from Highway 19 for the development.
- Chair, City Attorney and Mr. Herrmann responded outlining the processes for determining the recommendation to City Council.

**Applicant’s Presentation:** Rob Benjamin, Heritage Development and Mike Timko, Engineer presented a PowerPoint summarizing their applications to develop a Mixed-Use development consisting of multi-family homes and commercial businesses.

**Commissioner’s Discussion:**

- How often do the applicants visit Crystal River?
  - Mr. Timko stated he was here in June and comes for regular visits.
- Would the site plan, development plan (architecture, etc.) come back before the Planning Commission?
  - Mr. Herrmann stated that a variance, if needed, would come back before them, the site plan, construction plans not necessarily would.

**Public Comment:**

- Opposed
  - Russell Lewandowski, 741 N. Country Club Drive
  - Linda Johnson, 819 N. Country Club Drive
  - Ben Torricelli, 670 Country Club Drive
  - Jim Fike, 9315 W. Turnberry Loop
  - Jackie Brooks, 665 N. Country Club Drive
  - Bob Riley, 9240 W. Turnberry Loop
  - Jeff Patton, 610 N. Country Club Drive

- Neutral
  - Janice Jorstad, 701 N. Country Club Drive, Concerned regarding water issues.
- In Favor
  - None

**City Attorney** read a letter into the record at the request of Jackie Brooks, author.

**Applicant’s Rebuttal:** Heritage Development will follow all guidelines and agencies rules; they have avoided most of the wetlands on the property.

**Commissioner’s Response:** None

**Chair:** Asked Commissioners if they had any questions, there were no questions. Chair Closed the public hearings.

**Audience Interruption:** Jackie Brooks spoke out, the applicant interrupted, and the Chair asked Ms. Brooks to take a seat.

**Commissioner’s Discussion:** Commissioner’s discussed the issues surrounding the applications.

**Motion:** Commissioner Herring made a motion to recommend to City Council denial of application number PZ20-0110 to the City Council.

**Second:** Chair Froehling

**Vote:** To recommend denial of application number PZ20-0110 to City Council, passed 7-0.

**Motion:** Commissioner Herring made a motion to recommend to City Council denial of application number PZ20-0108 to the City Council.

**Second:** Chair Froehling

**Vote:** To recommend denial of application number PZ20-0108 to City Council, passed 7-0.

**7:23 pm: Chair declared a 5 minute recess.**

**7:35 pm: Chair called the meeting to order.**

- c) **APPLICATION NO. PZ21-0084, brought by THE CITY OF CRYSTAL RIVER, FLORIDA AMENDING ORDINANCE 05-O-09, APPENDIX A – LAND DEVELOPMENT CODE OF THE CRYSTAL RIVER, FLORIDA, CODE OF ORDINANCES, AS AMENDED; REVISING STANDARDS FOR ROADSIDE VENDING BY AMENDING SECTION 1.07.00 ACRONYMS AND DEFINITIONS; BY AMENDING SECTION 2.03.03 ACCESSORY STRUCTURES IN EACH ZONING DISTRICT; BY AMENDING SECTION 4.02.07 DESIGN STANDARDS FOR ROADSIDE VENDING.**

**Vice Chair opened the Quasi-Judicial Hearing and read the application by title only.**

**Staff Presentation:** Chair called on Mr. Herrmann to present for the city; Mr. Herrmann presented a PowerPoint outlining the City’s application. Mainstreet was involved with the discussion of possible changes to the Roadside Vendor Ordinance and are updating to comply with Florida State Statutes.

**Commissioner’s Questions:** Commissioners interjected Mr. Herrmann’s presentation with questions regarding:

- Allowable locations
- Unattended time frame of roadside vendor

- Allowable hours
- Parking spaces used in a private commercial parking lot.

**Staff Presentation continues:** Mr. Herrmann picked-up with the changes to the allowed signage and type of products allowed to be sold.

**Commissioner's Comments:**

- Allowed in City parking lots or strictly private property
- How will trash be disposed of
- Length of permit

**Mr. Herrmann** responded to the Commissioner's concerns.

**Public Comment:**

- **Opposed:**
  - Russell Lewandowski, 741 N. Country Club Drive
- **Approve:**
  - Bob Riley, 9240 W. Turnberry Loop

**Motion:** Vice Chair Grannan made a motion to recommend to City Council approval of application number PZ20-0084 to the City Council with the condition that a standard for trash disposal be added.

**Second:** Commissioner Herring

**Vote:** To recommend approval of application number PZ20-0084 to City Council with recommended condition, passed 7-0.

9) Unfinished Business: None

10) New Business: None

11) Citizen Input: 5 minutes - None

12) Staff Comments - None

13) Commissioner's Comments - None

14) Chairman's Comments: Would like to say it was difficult to get through Items 8a and b and the Commission did a really good job and Crystal River needs to be a good neighbor.

15) Adjournment:

**Motion:** Vice-Chair Grannan put forward a motion to adjourn at

**Second:** Commissioner Kish

**Vote:** Unanimous to adjourn at 8:04 p.m.