

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.