

Planning Commission Minutes
May 4th, 2023 - 5:30 p.m.

Daniel Grannan – Chair
Tonia Herring – Vice Chair
Richard Laxton
Deborah MacArthur Anderson
Karen Cunningham



Terry Thompson
Larry Schenavar
Alternate 1 – Gregory Acker
Alternate 2 – Kimberly Salter
Chuck Dixon – School Board*

- 1) Call to Order
- 2) Roll Call

Commissioners Present: Deborah MacArthur Anderson, Dan Grannan, Terry Thompson, Kim Salter, Karen Cunningham, Tonia Herring, Greg Acker.

Commissioners Absent: Rick Laxton, Larry Schenavar.

Staff Present: Brian Herrmann, Jenette Collins, Zach Ciciera.

- 3) Moment of Silence was led by Chairman Grannan.
- 4) Pledge of Allegiance was led by Chairman Grannan.
- 5) Motion to adopt the agenda was made by Chairman Grannan, seconded by Commissioner Herring. **Motion carried 7-0.**
- 6) Motion to approve minutes of the Planning Commission meeting held May 4th, 2023, was made by Commissioner Thompson, seconded by Chairman Grannan. **Motion carried 7-0.**
- 7) Citizen Input: None.
- 8) Public Hearings:

A.) i. Conduct a Public Hearing for APPLICATION NO. PCA23-0002 brought by the JGIPE

AUTOBODY LLC – Small-Scale Amendment of the Comprehensive Plan’s Future Land Use Map (FLUM) to change the subject property from Medium Density Residential (MDR) to Highway Commercial (HC). – 837 NE 5th Terrace, Crystal River, FL.

ii. Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PUD23-0001 brought by JGIPE AUTOBODY LLC – Amendment to the Official Zoning Map to change the subject property from Medium Density Residential (R-2) to Planned Unit Development (PUD), having a master plan of development to allow a parking lot that is ancillary to Special-T Auto. – 837 NE 5th Terrace, Crystal River, FL.

Chair opened the quasi-judicial meeting.

Conflict of Interest: None.

Ex Parte Communication: None.

Staff Presentation:

Jenette Collins, Urban Planner, presented the application to the commission on behalf of city staff. Ms. Collins stated staff recommends City Council denial based on inconsistencies with the existing neighborhood.

Commissioner Questions:

Commissioner Thompson questioned the 14 parking spots proposed on the site plan. He stated the existing site has more than 14 cars parked on the lot and questioned what the consequences will be if the applicant exceeds the 14-car allowance. Jenette Collins deferred the question to the applicant. Ms. Blumenauer stated the applicant will comply with the adopted plan and any non-compliance would result in code enforcement by the city.

Applicant Presentation:

Nicole Blumenauer, Land Use Attorney, presented to the commission on behalf of the applicant. Ms. Blumenauer stated the proposal will comply with all city codes. The decision of this application is critical to whether the applicant will be able stay in business within the city.

Commissioner Questions:

Commissioner Herring questioned the required 4-foot-tall hedge stating it would look out of place based on the existing neighborhood. Ms. Blumenauer responded stating that the applicant is willing to work with City Staff to come to a solution regarding the required buffer.

Public Comment:

Clifford Smith, 838 NE 6th Street, Crystal River, stated his property is located adjacent to the subject property. Mr. Smith stated the subject property is unorganized and packed with vehicles. Mr. Smith stated he is against the proposal.

Willie Joyner, 886 NE 6th Street, Crystal River, stated he owned the subject property in 2001. Mr. Joyner stated he was forced to remove his trailer which he had parked on the property by the City's code enforcement, which he complied. Mr. Joyner stated he is against the proposal because the existing neighborhood should be maintained as a residential area.

Applicant Rebuttal:

Nicole Blumenauer stated the required buffer in the proposal will not only solve the current issues with neighboring landowners but will also become consistent with the surrounding land. Ms. Blumenauer states

the owner has grown his business and depends on this lot to be able to continue to operate. They will work with the city to obtain compliance with any requirements.

Commissioner Questions:

Commissioner Thompson stated the subject property is within a residential neighborhood within Knights Addition to Crystal River Subdivision and that he does not support the application.

Commissioner Discussion:

A motion to recommend City Council denial of APPLICATION NO. PCA23-0002 brought by the JJGIPE AUTOBODY LLC, was made by Commissioner Thompson, seconded by Commissioner Acker. **Motion carried unanimously 7-0.**

A motion to recommend City Council denial APPLICATION NO. PUD23-0001 brought by JJGIPE AUTOBODY LLC, was made by Commissioner Thompson, seconded by Chairman Grannan. **Motion carried unanimously 7-0.**

- B.) i. Conduct a Public Hearing for APPLICATION NO. PZT23-0003 brought by the City of Crystal River – Text Amendment to the Land Development Code – Establishing a Means for Revising an Existing Special Use Permit for a Mobile Outdoor Commercial Kitchen.**

Staff Presentation:

Brian Herrmann, Planning Director, presented the application to the commission on behalf of city staff.

Public Comment:

Paresh Desai, Crystal River, stated the construction of the new restaurant is a creative way to comply with FEMA requirements by using a mobile kitchen.

Chris Kohfmehl, Crystal River, stated the restaurant has all the amenities of a primary use restaurant except the kitchen is mobile and able to be removed from the site at the time of a flood.

Commissioner Questions:

Commissioner Anderson questioned if the original scope of work is changing. Mr. Herrmann stated the scope of work is not changing.

Commissioner Acker stated if a permanent commercial kitchen were to get flooded, the damage costs would be so high it could put them out of business.

Commissioner Discussion:

A motion to recommend City Council approval of APPLICATION NO. PZT23-0003 brought by the City of Crystal River, was made by Commissioner Thompson, seconded by Commissioner Cunningham.

Motion carried unanimously 7-0.

C.) i. Conduct a Public Hearing for APPLICATION NO. PZT23-0001 brought by the City of Crystal River – Text amendment to the Bed & Breakfast use in the Land Development Code.

Staff Presentation:

Brian Herrmann, Planning Director, presented the application to the commission on behalf of city staff. Mr. Herrmann stated the existing supplemental standards will now apply to zoning districts CH, CG, CW, and NBR while removing the use from zoning districts R-2, and R-3.

Commissioner Questions:

Commissioner Cunningham stated bed and breakfast inns would make sense within R-2 and R-3 with supplemental standards as these districts allow for multifamily uses.

Public Comment: None.

Commissioner Discussion:

A motion to recommend City Council approval of APPLICATION NO. PZT23-0003 brought by the City of Crystal River, with conditions to allow the use with supplemental standards in R-2 and R-3 zoning districts, was made by Commissioner Thompson, seconded by Commissioner Cunningham. **Motion carried unanimously 7-0.**

D.) i. Conduct a Public Hearing for APPLICATION NO. PZT23-0002 brought by the City of Crystal River – Text amendment to add “Kayak, Canoe, or Paddleboard Rental with Launch” to the Land Development Code.

Staff Presentation:

Brian Herrmann, Planning Director, presented the application to the commission on behalf of city staff.

Commissioner Questions:

Commissioner Thompson questioned if the proposed language will address all human-powered watercraft devices. He stated the language should be changed to cover this.

Chairman Grannan agreed with Commissioner Thompson, stating that if the application is approved, a condition shall be made to cover all human-powered watercraft devices.

Public Comment: None.

Commissioner Discussion:

A motion to recommend City Council approval of APPLICATION NO. PZT23-0002 brought by the City of Crystal River, with a condition to change “kayak, canoe, or paddleboard rental with launch” to “all human-powered watercraft devices with launch” within table 2.03.02. of the City’s Land Development Code, was made by Chairman Grannan, seconded by Commissioner Thompson. *Motion carried unanimously 7-0.*

9) Unfinished Business: None.

10) New Business: None.

11) Citizen Input: None.

12) Staff Comments: None.

13) Commissioner’s Comments: None.

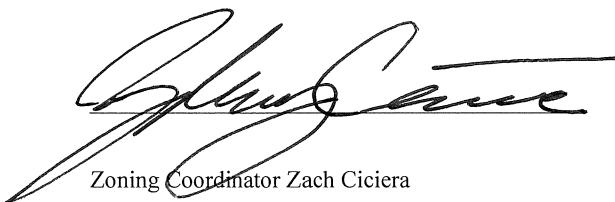
14) Chairman’s Comments: None.

15) Motion to adjourn was made by Commissioner Thompson, seconded by Chairman Grannan. *Motion carried 7-0.*

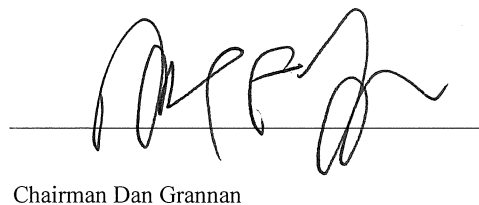
Meeting adjourned at 7:19pm.

*Appointed by School Board pursuant to §163.3174, Florida Statutes.

ATTEST:



Zoning Coordinator Zach Ciciera



Chairman Dan Grannan