

**Planning Commission Minutes**  
**April 07, 2022 - 5:30 p.m.**

Daniel Grannan – Chair  
Tonia Herring – Vice Chair  
Billy Gause  
Randy Martin  
Doug Smith



Terry Thompson  
Larry Schenavar  
Alternate 1 –  
Alternate 2 –  
Chuck Dixon – School Board\*

1) Call to Order by Chairman Grannan at 5:30pm.

2) Roll Call

**Commissioners present:** Daniel Grannan, Tonia Herring, Larry Schenavar, Terry Thompson.

**Commissioners absent:** Randy Martin, Doug Smith, Billy Gause.

**Staff present:** Planning and Community Development Director Brian Herrmann, Urban Planner Jenette Collins, Zoning Coordinator Zach Ciciera, Robert Batsell.

3) Moment of Silence was led by Chairman Grannan.

4) Pledge of Allegiance was led by Chairman Grannan.

5) Administration to Oath of Office for Planning Commissioner Larry Schenavar (appointed by City Council on March 28, 2022) was sworn in by Robert Batsell.

6) Chairman Comments: None.

7) Motion to adopt the agenda was made by Chairman Grannan; seconded by Commissioner Herring.

**Motion carried 4-0.**

8) Motion to approve minutes of the Planning Commission meeting held March 3, 2022 was made by Commissioner Thompson; seconded by Commissioner Herring. **Motion carried 4-0.**

9) Citizen Input: None.

10) Public Hearings:

- a) **Conduct a Public Hearing for APPLICATION NO. PZ22-0024 brought by MAYA HOTEL LLC** – Amendment to the Official Zoning Map from Residential Waterfront (R-W) to Neighborhood Business Residential (NBR). Section 21, Township 18S, Range 17 E; specifically, Parcel ID: 17E18S210100 000B0 0010 (AK 1075700), comprising 0.28 acre (MOL) and which address is 704 NW 6th Street, Crystal River.

**Staff Presentation:** Urban Planner Jenette Collins presented to the commission, stated zoning district NBR (Neighborhood Business Residential) allows for a single family dwelling unit as well as small neighborhood business (transitional zoning), including a bed and breakfast inn. Mrs. Collins also addressed two letters from the public that were submitted regarding this application.

Robert Batsell stated there is no conflict of interest.

**Commissioner Comments:** Commissioner Herring expressed concern with residential properties in the future applying to rezone to NBR.

Chairman Grannan also expressed concern with the allowed commercial uses associated with NBR zoning.

Commissioner Schenavar questioned the availability of demolishing the existing single-family residence to construct a commercial building under 2,000 square feet.

**Applicant Comments:** Dr. Paresh Desai stated the property will not be converted to a bed and breakfast inn. The building will be converted to an office extension for the adjacent hotel.

**Public Input:** None.

**Commission Discussion:** *A motion was made by Commissioner Thompson to recommend Council approval of Application NO. PZ22-0024 brought by MAYA HOTEL LLC – Amendment to the Official Zoning Map from Residential Waterfront (R-W) to Neighborhood Business Residential (NBR). Section 21, Township 18S, Range 17 E; specifically, Parcel ID: 17E18S210100 000B0 0010 (AK 1075700), comprising 0.28 acre (MOL) and which address is 704 NW 6th Street, Crystal River. Motion carried 3-1 with Chairman Grannan in opposition.*

b) **1. Conduct a Public Hearing for APPLICATION NO. PZ22-0029 brought by Heritage Development Company o/b/o Crystal River LTD Partnership** - Amendment to the Comprehensive Plan's Future Land Use Map (FLUM) from Low Density Residential (LDR) to Medium Density Residential (MDR). Sections 33 and 34, Township 18S, Range 17E; specifically, a part of Parcel 34000 (AK 3521123), comprising approximately 27.61 Acres (MOL) and which address is 8800 W Pure Lane, Crystal River.

**2. Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PZ22-0030 brought by Heritage Development Company o/b/o Crystal River LTD Partnership** - Amendment to the Official Zoning Map from Low Density Residential (R1) to Medium Density Residential (R2). Sections 33 and 34, Township 18S, Range 17E; specifically, a part of Parcel 34000 (AK 3521123), comprising approximately 27.61 Acres (MOL) and which address is 8800 W Pure Lane, Crystal River.

**Chair** opened the quasi-judicial hearing.

**Conflicts of Interest:** None.

**Ex-Parte Communications:** None by Commissioners.

**Staff Presentation:** Planning Director Brian Herrmann presented both applications simultaneously to the commission, stating that although LTD partners supplied a site plan of proposed development, it is not binding, and the application is only for a rezoning and future land use change.

**Commissioner Comments:** Commissioner Thompson questioned which transect zone this could be applicable to.

**Applicant Presentation:** None.

**Public Comment:** Ben Torricelli, 670 N Country Club Drive, expressed concern with increase in traffic in residential neighborhood, as well as increase in stormwater runoff regarding the new maximum ISR% via new development.

**Commission Discussion:** *A motion was made by Commissioner Thompson to recommend Council denial of Application NO. PZ22-0029 brought by Heritage Development Company o/b/o*

*Crystal River LTD Partnership - Amendment to the Comprehensive Plan's Future Land Use Map (FLUM) from Low Density Residential (LDR) to Medium Density Residential (MDR). Sections 33 and 34, Township 18S, Range 17E; specifically, a part of Parcel 34000 (AK 3521123), comprising approximately 27.61. Acres (MOL) and which address is 8800 W Pure Lane, Crystal River. **Motion carried 4-0.***

- c) **Conduct a Public Hearing for APPLICATION No. PZ22-0025 Text Amendment's to the Land Development Code brought by the City of Crystal River** - Three text amendments to 1) redefine Substantial Improvement; 2) update the development standards for Roadside Vending; and 3) modify standards for Marinas and Boat Facilities.

**Staff Presentation:** Planning Director Brian Herrmann presented the LDC text amendment to substantial improvement. Mr. Herrmann stated the proposed amendment to modify standards for Marinas and Boat Facilities will not be discussed during this meeting.

**Commission Discussion:** *A motion was made by Commissioner Thompson to recommend Council approval of Application No. PZ22-0025 Text Amendment's to the Land Development Code brought by the City of Crystal River – redefine Substantial Improvement. **Motion carried 4-0.***

**Staff Presentation:** Planning Director Brian Herrmann presented the LDC text amendment to update development standards for Roadside Vending.

**Commissioner Discussion:** *A motion was made by Commissioner Thompson to recommend Council approval of Application No. PZ22-0025 Text Amendment's to the Land Development Code brought by the City of Crystal River – update the development standards for Roadside Vending. **Motion carried 4-0.***

- d) **Conduct a Public Hearing for APPLICATION No. PZ22-0026 – Text Amendment to Land Development Code brought by the City of Crystal River** - Multiple text amendments to establish Recreational Vehicle Park as an allowable use in the City subject to use and site design standards in an approved Planned Unit Development (PUD) district.

**Staff Presentation:** Urban Planner Jenette Collins presented to the commission.

**Commissioner Discussion:** Commissioner Herring questioned the allowed density per RV park as well as tree protection regarding lot clearing.

*A motion was made by Commissioner Thompson to recommend Council approval of Application No. PZ22-0026 – Text Amendment to Land Development Code brought by the City of Crystal River - Multiple text amendments to establish Recreational Vehicle Park as an allowable use in the City subject to use and site design standards in an approved Planned Unit Development (PUD) district. **Motion carried 4-0.***

11) Unfinished Business: None.

12) New Business: None.

13) Citizen Input: None.

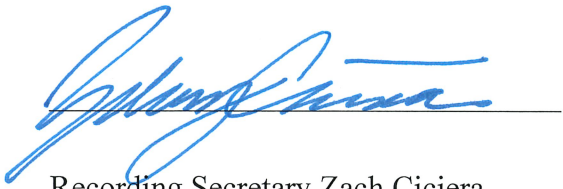
14) Staff Comments: None.

15) Commissioner's Comments: None.

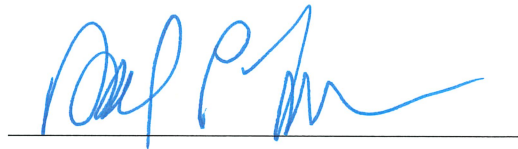
16) Chairman's Comments: None.

17) Adjournment: A motion to adjourn was made by Chairman Grannan, seconded by Commissioner Thompson. Motion carried 4-0. Meeting adjourned at 7:26pm.

ATTEST:



Recording Secretary Zach Ciciera



Chairman Daniel Grannan