

Planning Commission Minutes
January 4, 2024 - 5:30 p.m.

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



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

- 1) Call to Order at 5:28 PM
- 2) Roll Call

Commissioners Present: Daniel Grannan, Terry Thompson, Richard Laxton, Kimberly Slater, Deborah MacArthur Anderson, Greg Acker Tonia Herring,

Commissioners Absent: Chuck Dixon, Karen Cunningham, Larry Schenavar

Staff Present: Robert Batsel City Attorney, Michael Manning Assistant City Manager, Jenette Collins Growth Management Director, Heather Lacey Associate Planner, Sabrina Utter Deputy Clerk, Carly Hanson Assistant Planning Director.

- 3) Moment of Silence was led by Chairman Grannan
- 4) Pledge of Allegiance was led by Chairman Grannan
- 5) Adoption of Agenda -- Motion to adopt the agenda without the public workshop was made by Commissioner Thompson; seconded by Commissioner Laxton **Motion carried 7-0.**
- 6) Approval of Minutes: **November 2nd, 2023-** Motion to approve the minutes of November 2nd, 2023, was made by Commissioner Anderson seconded by Commissioner Thompson. **Motion carried 7-0.**
- 7) Citizen Input: 3 minutes - None
- 8) Public Workshop:
Draft Community Development Code – Cancelled and moved to next month’s meeting.
- 9) Public Hearings: Clerk Utter swore in individuals wanting to give testimony.

A.)

1. **Conduct a Public Hearing for APPLICATION NO. PCA23-0004 brought by Highlander Development Inc o/b/o Mary Street, LLC** – Small-Scale Comprehensive Plan Amendment to the Future Land Use Map to change 39 acres +/- **from** O/SC, Office/Services Commercial and LDR, Low Density Residential **to** HC, Highway Commercial (3.71 acres), MDR, Medium Density Residential (5.58 acres), and HDR, High Density Residential (29.77 acres), which address is known as 3607 N Citrus Avenue, Crystal River.

Staff Presentation: Jenette Collins, Growth Management Director presented the application to the commission. Mrs. Collins indicated that staff does not have any objections to the proposal.

Commissioner Grannan and Thompson discussed how the future form-based code would affect

the property. Commissioner Grannan and Thompson also discussed the intersection nearest the property.

Applicant Presentation: Jack Fugate 21432 Prestancia Dr, Mokena, IL 60448 spoke to commissioners on the future use of the property. Commissioner Anderson expressed concerns about the formed based code changes.

Public Comment: None

Commissioner Discussion: A motion to recommend City Council approval of **APPLICATION NO. PCA23-0004** brought by Highlander Development Inc. o/b/o Mary Street, LLC was made by Commissioner Thompson, seconded by Commissioner Laxton. *Motion carried 6-1.*

Commissioner Harring opposed the recommendation.

2. **Conduct a Quasi-judicial Public Hearing for APPLICATION NO. PZMA23-0004 brought by Highlander Development Inc o/b/o Mary Street, LLC** – Amendment to the Official Zoning Map to change 39 acres +/- from CG, General Commercial and R-1, Low Density Residential to CH, High Intensity Commercial (3.71 acres), R-2, Medium Density Residential (5.58 acres), and R-3, High Density Residential (29.77 acres), which address is known as 3607 N Citrus Avenue, Crystal River.

Chair opened the (quasi-judicial) hearing.

Conflict of Interest: None.

Ex Parte Communication: None.

Staff Presentation: Completed with first presentation.

Applicant Presentation: Completed with first presentation.

Public Comment: None

Rebuttal: None.

Commissioner Discussion: A motion to recommend City Council approval of **APPLICATION NO. PCA23-0004** brought by Highlander Development Inc. o/b/o Mary Street, LLC was made by Commissioner Thompson, seconded by Commissioner Laxton. *Motion carried 6-1.*

Commissioner Harring opposed the recommendation.

- B.) **Conduct a Public Hearing for APPLICATION NO. PZMA23-0005 brought by THE CITY OF CRYSTAL RIVER** – Text Amendment to Appendix A – Land Development Code of Crystal River, Florida, Code of Ordinances by adding a new Section 2.03.04 *Prohibition on medical marijuana dispensing facilities*. To include standards to prohibit medical marijuana dispensing facilities from establishing or locating within the boundaries of the city. The text amendment is added to Chapter 2 as a sub-section of Section 2.03.00 *Land uses permitted in each zoning district.*, of the LDC. In 2017, section 381.986, Florida Statutes, was amended which provides in

relevant part that “A county or municipality may, by ordinance, ban medical marijuana treatment center dispensing facilities from being located within the boundaries of that county or municipality.”

Staff Presentation: Jenette Collins, Growth Management Director presented the application to the commission. Staff presented a list of existing facilities. Staff recommends approval. Discussion was held regarding the future status of current facilities. Commissioner Thompson asked about pending applications for facilities. Commissioner Grannon asked why the item was being brought to the commission.

Applicant Presentation: None.

Public Comment: Donna Fleck 1211 NE 5th Ave. opposed the application.

Commissioner Discussion: Chairman Grannan questioned the reasoning behind the application and opposed banning due to perception. Commissioner Anderson expressed concerns about current applications pending. Commissioner Acker opposed the application not wanting to lock in current property locations. A motion to recommend City Council approval of APPLICATION NO. PCA23-0005 brought by the City of Crystal River was made by Commissioner Thompson, seconded by Commissioner Herring. Motion failed 3-4. Chairman Grannon, Commissioner Slater, Commissioner Anderson and Commissioner Acker in opposition.

- 10.) Unfinished Business- none
- 11.) New Business – Jenette Collins introduced Carly Hanson as the Assistant Growth Management Director.
- 12.) Citizen Input: 5 minutes- none
- 13.) Staff Comments- none
- 14.) Commissioner’s Comments- Commissioner Thompson requested the land development code workshop be 2 meetings rather than one for further discussion. Mrs. Collins presented the current timeline for adoption with one meeting only. Commissioners asked about the possibilities of doing a combined workshop with City Council. Staff recommends waiting to see if a second workshop is needed at the workshop that is currently scheduled.

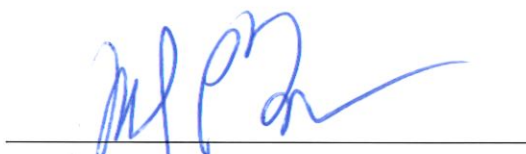
Commissioner Thompson asked about doing a moratorium on rezoning until the new LDC is passed and to not allow applications without plans being presented. Robert Batsel lawyer addressed the question.

- 15.) Chairman's Comments- None
- 16.) Adjournment- Motion to adjourn the meeting was made by Commissioner Grannan; seconded by Commissioner Thompson **Motion Carried 7-0** Adjourned at 6:28 PM.

ATTEST:



Sabrina Utter, Deputy Clerk



Chairman Daniel Grannan