

Planning Commission Minutes
June 2nd, 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 Vice Chair Tonia Herring at 5:30pm.
- 2) Roll Call

Commissioners Present: Tonia Herring, Doug Smith, Randy Martin, Billy Gause, Terry Thompson.

Commissioners Absent: Daniel Grannan, Larry Schenavar.

Staff Present: Planning Director Brian Herrmann, Urban Planner Jenette Collins, Zoning Coordinator Zach Ciciera.

Staff Absent: Robert Batsel.

- 3) Moment of Silence was led by Vice Chair Herring.
- 4) Pledge of Allegiance was led by Vice Chair Herring.
- 5) Chairman Comments: None.
- 6) Motion to adopt agenda was made by Commissioner Thompson, seconded by Commissioner Gause. **Motion carried 5-0.**
- 7) Motion to approve minutes of the Planning Commission meeting held March 15, 2022 was made by Commissioner Thompson, seconded by Commissioner Gause. **Motion carried 5-0.**
Motion to approve minutes of the Planning Commission meeting held April 7, 2022 was made by Commissioner Thompson, seconded by Commissioner Gause. **Motion carried 5-0.**
- 8) Citizen Input: None.
- 9) Public Hearings:

- a) **1. Conduct a Public Hearing for APPLICATION NO. PZ22-0045 brought by PORT PARADISE HOTEL LLC** – Amendment to change 4.0 Acres MOL from CW – Waterfront Commercial to MDR – Medium Density Residential on the FLUM. Section 28 Township 18S, Range 17 E; specifically, a part of Parcel ID 17E18S28 0070 000C0 0010 (Alt Key 3205793) which address is known as 1508 SE Kings Bay Drive, Crystal River, FL.
- 2. Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PZ22-0044 brought by PORT PARADISE HOTEL LLC** – Amendment to the PUD Master Plan (6.96 Acres MOL) for Port Paradise Hotel by modifying the conditions of approval, and to change an allowed use from Hotel-Villas to Condominium Units. Section 28 Township 18S, Range 17 E; specifically, Parcel ID 17E18S28 0070 000C0 0010 (Alt Key 3205793) and 17E18S28 13330 (Alt Key 1090695) which address is known as 1508 SE Kings Bay Drive, Crystal River, FL.

Chair opened the quasi-judicial hearing.

Conflicts of Interest: None.

Ex-Parte Communications: None by Commissioners.

Staff Presentation: Urban Planner Jenette Collins presented both applications simultaneously to the Commission, proposing to replace the previously approved 35 unit “hotel villas” use with a 32 unit “condominium” use.

Commissioner Comments: Vice Chair Herring questioned why a developer’s agreement is not needed.

Commissioners Thompson and Smith questioned the PUD use.

Applicant Presentation: Clark Stillwell, 320 S Highway 41 Inverness Florida, presented the small-scale map amendment to change the existing “villas” use to a “condominium” use. Mr. Stillwell defined a villa as a larger hotel room designed for an extended stay. Changing to a condominium use will keep similar utility however create a drastic decrease in traffic.

Public Comment: None.

Commission Discussion:

*1. A motion was made by Commissioner Gause to recommend Council approval of Application NO. **PZ22-0045** brought by PORT PARADISE HOTEL LLC – Amendment to change 4.0 Acres MOL from CW – Waterfront Commercial to MDR – Medium Density Residential on the FLUM. Section 28 Township 18S, Range 17 E; specifically, a part of Parcel ID 17E18S28 0070 000C0 0010 (Alt Key 3205793) which address is known as 1508 SE Kings Bay Drive, Crystal River, FL. **Motion carried 5-0.***

*2. A motion was made by Commissioner Gause to recommend Council approval of Application NO. **PZ22-0044** brought by PORT PARADISE HOTEL LLC – Amendment to the PUD Master Plan (6.96 Acres MOL) for Port Paradise Hotel by modifying the conditions of approval, and to change an allowed use from Hotel-Villas to Condominium Units. Section 28 Township 18S, Range 17 E; specifically, Parcel ID 17E18S28 0070 000C0 0010 (Alt Key 3205793) and 17E18S28 13330 (Alt Key 1090695) which address is known as 1508 SE Kings Bay Drive, Crystal River, FL. **Motion carried 5-0.***

10) Unfinished Business: None.

11) New Business: None.

12) Citizen Input: None.

Commissioner Thompson left at 5:55pm.

13) Staff Comments

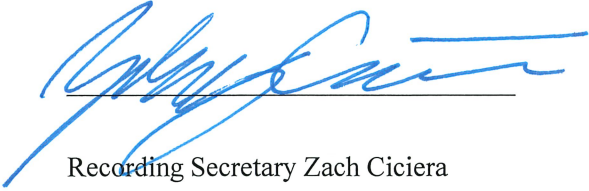
a) Planning Director Brian Herrmann presented the progress of the draft sign ordinance in preparation to be brought before the Planning Commission and City Council.

14) Commissioner’s Comments: None.

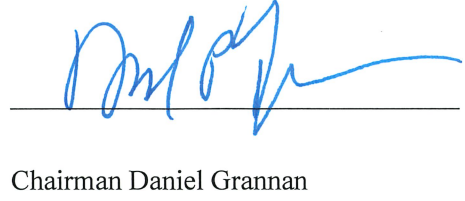
15) Chairman’s Comments: None.

16) Adjournment: A motion to adjourn was made by Commissioner Martin, seconded by Commissioner Gause. Motion carried 4-0. Meeting adjourned at 6:35pm.

ATTEST:



Recording Secretary Zach Cicera



Chairman Daniel Grannan