

**Planning Commission Minutes**  
**JUNE 3, 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: Meeting called to order at 5:34 pm by Vice-Chair Grannan who will Chair the meeting.
- 2) Roll Call:
  - Present:
    - i) Commissioners: Chair Froehling, Vice-Chair Grannan, Commissioner Martin, Commissioner Kish, Commissioner Ebert, Commissioner Smith, Alternate Thompson
    - ii) Staff: Assistant City Manager Jack Dumas, Director Brian Herrmann, Urban Planner Jenette Collins, Zoning Administrator Jeanette Rehberg
  - Excused Absent:
    - i) Commissioner Herring, Alternate Morris
- 3) Moment of Silence: A moment of silence was observed.
- 4) Pledge of Allegiance: Led by Vice-Chair Grannan.
- 5) Adoption of Agenda:

Motion to Adopt the Agenda by Commissioner Smith  
Second: Chair Froehling  
Vote: Unanimous to adopt the Agenda
- 6) Approval of Minutes: **May 6, 2021**

Motion to approve the May 6 , 2021 minutes: Commissioner Thompson.  
Second: Commissioner Martin  
Vote: Unanimous to approve the May 6, 2021 minutes
- 7) Citizen Input: 3 minutes  
City Attorney informed the public that if they are speaking regarding the Public Hearings to save their comments until the hearing. This is general input for items not specifically on the agenda.
  - (1) Jackie Brooks, 665 N. Country Club Drive, Spoke regarding a conversation with the City Manager about her opposition to Application No. PZ21-0041 and Application No. PZ21-0042.
- 8) Public Hearings: Quasi-Judicial – Opened by Vice-Chair Grannan; applications a and b were presented jointly, voted on separately. Chair requested the Board Secretary swear in witness; Board Secretary swore in the witnesses. Chair read into the record the quasi-judicial proceedings format and requirements.
  - a) **PROJECT NO. JPMC-0001, APPLICATION NO. PZ21-0042, from CRYSTAL RIVER PLANTATION CORPORATION, A FLORIDA CORPORATION** to amend the Crystal River Florida Zoning Map by reclassifying 7.21 acres (MOL) of property from Planned Unit Development (PUD) and High Intensity Commercial (CH) to Planned Unit Development (PUD) zoning, located at 9453 W Plantation Lane, Crystal River, also identified as Section 33, Township 18 S, Range 17 E; Specifically, Parcel 41300 (AK #2333537), Parcel 42000 0060 (AK #3522576), Part Of Parcel 14000 0050 (AK#3522575), and Part Of Parcel 22000 0010 (AK#3522573) in the records of the Citrus County Property Appraiser.
  - b) **PROJECT NO. JPMC-0001, APPLICATION NO. PZ21-0041, from CRYSTAL RIVER PLANTATION CORPORATION, A FLORIDA CORPORATION** to renew and modify the Master Plan adopted by Ordinance Number 18-O-07 of the City of Crystal River by modifying the PUD known as "Plantation Outpost Club

and Resort” located at 9453 W Plantation Lane, Crystal River; also identified as Section 33, Township 18 S, Range 17 E; Specifically, Parcel 41300 (AK #2333537), Parcel 42000 0060 (AK #3522576), Part Of Parcel 14000 0050 (AK#3522575), and Part Of Parcel 22000 0010 (AK#3522573) in the records of the Citrus County Property Appraiser, by including 7.21 acres (MOL) to the existing PUD, subsequently establishing a Master Plan of Development for a planned RV Park.

**Vice-Chairman opened Quasi-Judicial Hearing:**

**Conflicts of Interest:** None

**Ex-Parte Communications:** None

**Staff Presentation:** Chair called on the city to present the applications. The first part of the application (PZ21-0042) is an amendment to the City’s Zoning Map and Part two (PZ21-0041) is an application to Modify the existing PUD.

- Presented by Jenette Collins, Urban Planner, who requested that today’s addendum report and all information presented at the May 6, 2021 Workshop be made a part of the record for today’s hearing (Exhibit “A”); additionally, correspondence from City Manager Ken Frink was emailed to the Planning Commissioners after the Commissioners packets were sent and is hereby entered into the record as (“Exhibit “B”) and read into the record.
- Ms. Collins then presented a PowerPoint, (Exhibit “C”) of the staff report.
- Ms. Collins read into the record new city conditions for these applications.

**Commissioner’s Discussion:** Commissioners requested clarification regarding:

- The PUD conditions, shade pavilions, emergency evacuation procedures and timelines, dredge and fills operations, traffic conditions and turning lanes. Both Ms. Collins and the City Attorney responded.
- Chair Froehling asked if the Commission can pass one application and not the other. City Attorney responded.
- Discussion of whether the PUD Master Plan was expired or not; City Attorney determination is that the Plan is expired. Commissioners discussed how the expiration affects the applications.

**Applicant Presentation:** Presented by Daniel Baker, P.E. licensed engineer in the State of Florida.

- Mr. Baker presented an amended Power Point (Exhibit “D”).
- Mr. Baker responded to earlier comments regarding expiration of PUD Master Plan, their position is that the PUD Master Plan is valid.
- Mr. Baker’s presentation was interrupted by an audience member regarding the floodproofing of the park models and storage areas.

**Commissioner’s Comments:**

- Commissioner Kish and Chair Froehling disagreed with the Mr. Baker regarding the canoe launches, park models, and storage areas being part of the previous application in 2018. Commissioner Ebert agreed that the PUD Master Plan was expired and stated the applicant could not refer to that approval.
- City Attorney briefed Commissioner Ebert and the Planning Commission on the status of the applicant’s requests.
- Discussion ensued regarding the water plans for the site and how the applicants do not intend to dredge the waters.
- Discussion regarding the potential impacts to Manatees and Kings Bay.
- Questions asked regarding the impacts to the neighboring properties.
- Queries regarding traffic impacts and controls.

**Public Comment:**

**Opposed:**

- 1) Mary Schumberger, 720 N. Dove Point

At this point the Chair requested that the letter of June 1, 2021, from Brenda Johnson, 202 N. Country Club Drive, be read into the record.

- 2) Liz Hobba, 6058 W. Douneray Loop
- 3) Jeff Patton, 610 Country Club Drive
- 4) Judith McGonigle, 635 N. Afterglow Circle
- 5) Joyce Timmerman, 414 N. Michaelmas Terrace
- 6) Jim Fike, 9315 W. Turnberry Loop.
- 7) Ben Torricelli, 670 Country Club Drive.
- 8) Jackie Brooks, 665 N. Country Club Drive.

**In Favor:**

None

**Applicant Rebuttal:** None

**Staff Comments:** None

**Commissioner's Comments:**

- Chair asked the applicant whether the park models are required to comply with the Florida Building Code application and wind load zone.
- Audience member and Commissioner Thompson inquired whether these lots are for sale? Applicant responded in the affirmative.
- Inquiry by Commissioner Thompson regarding the "summer kitchens", etc.
- Inquiries regarding water/wastewater and a master meter or individual meters.
- Status of Southwest Florida Water Management District approvals/applications.

**Intervening Parties:** None

**Commission Comments:**

- Chair inquired of Commission Members if they needed any additional information to make their decision. Discussion followed.

**Motion** to recommend denial of application number PZ21-0042 to the City Council by Commissioner Thompson.

**Second:** Commissioner Ebert

Vote: Unanimous to approve the motion.

**Motion** to recommend denial of application number PZ21-0042 to the City Council by Commissioner Thompson

**Second:** Chair Froehling

Vote: Unanimous to approve the motion.

**Chair Comments:** Spoke to reasons for vote and living together peacefully in the same community.

**8:17 pm: Chair declared a 5 minute recess.**

**8:25 pm: Chair called the meeting to order.**

c) **PROJECT NO. JCPTA-0001, APPLICATION NO. PZ21-0066, City of Crystal River Planning and Development Services Department, Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendments.**

Ordinance No. 21-O-06 – An Amendment to the Crystal River Comprehensive Plan by providing revision to the Transportation Element and retitling is as the Multi-Modal Transportation Element; providing revision to the Future Land Use Element; and providing revision to the Coastal Management Element pursuant to Chapter 163, Florida Statutes.

**Vice-Chairman opened Quasi-Judicial Hearing:**

**Conflicts of Interest:** None

**Ex-Parte Communications:** None

**Chair called on the city to present the applications.**

**Staff Presentation:** Presented by Jenette Collins, Urban Planner:

- Application is in support of the required Comprehensive Plan Review, known as an Evaluation and Appraisal Report (EAR).
- Covers three Elements that must be updated:
  - Transportation
  - Future Land Use
  - Coastal Management
- City cannot move forward with any Comprehensive Plan Amendments until we file this EAR Ordinance.
- The Transportation Element changes to a Multi-Modal Transportation Element.
- Coastal Management now reflects the entire city to provide a balance between protecting our coastal resources and development and re-development principals to reduce flood risks.

**Commission Comments:**

- Ms. Collins read into the record changes to the element since the agenda was posted.
- Commissioner Ebert inquired about the change to the classification in the Multi-Modal Transportation Element and the pedestrian Level of Service (LOS).
- Commissioner Kish inquired about the Mobile Home Parks portion of the EAR.

**Motion** to recommend approval of application number PZ21-0066 to the City Council by Commissioner Thompson.

**Second:** Vice-Chair Grannan

**Vote:** Unanimous to approve the motion.

9) Unfinished Business: None

10) New Business: Update on Charrettes for Master Plan – Dover, Kohl and Partners

- Presented by Director Herrmann

11) Citizen Input: None

12) Staff Comments: None

13) Commissioner's Comments:

- Chair Froehling commented how proud he was of Vice-Chair Grannan and how well he ran the meeting.

14) Chairman's Comments: None


15) Adjournment:

Motion to adjourn by Commissioner Thompson.

**Second:** Commissioner Kish

**Vote:** Unanimous to adjourn at 8:53 p.m.

Attest:

  
\_\_\_\_\_  
Jeanette Rehberg, Zoning Administrator

Attest:

  
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Robert Foehling, Chairperson