

Planning Commission Agenda
March 03, 2022 - 5:30 p.m.

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



Terry Thompson
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, Billy Gause, Randy Martin, Terry Thompson.

Commissioners absent: Doug Smith.

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

- 3) Moment of Silence was led by Chairman Grannan.
- 4) Pledge of Allegiance was led by Chairman Grannan.
- 5) Chairman Comments – N/A
- 6) **Motion to adopt agenda was made by Commissioner Gause, seconded by Commissioner Martin. Motion carried 5-0.**
- 7) **Motion to approve minutes of the Planning Commission meeting held February 03, 2022, was made by Commissioner Thompson, seconded by Commissioner Gause. Motion carried 5-0.**
- 8) Citizen Input: 3 minutes.
- 9) Public Hearings:
 - a) **Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PZ22-0016 – brought by CRYSTAL BAY RV RESORT LLC – Amendment to renew and modify an expired Planned Unit Development (PUD) Master Plan known as “Crystal Bay RV Resort” (f/k/a Coastal Bay RV Resort) to allow for a recreational vehicle (RV) park on 15.59 acres. Section 22, Township 18 S, Range 17 E; specifically, Parcel ID: 17E18S22 12000 0011 (AK No. 3431298), which address is 8172 W Balloon Lane, Crystal River, FL.**

Chair opened the quasi-judicial hearing

Conflicts of Interest: None.

Ex-Parte Communications: None by Commissioners.

Staff Presentation: Jenette Collins presented to the commission on proposed PUD masterplan for RV Park.

Applicant Presentation: Applicant Jennifer Grissom presented to the commission on proposed PUD masterplan for RV park.

Public Comments:

Coressa Natteal, 1044 NW 1st Ave, Crystal River, addressed concern about increase in traffic flow and flooding.

Dennis Bailey, 8255 West Crystal Street, Crystal River, spoke in favor of the application.

Arthur Natteal, 7655 CR 714, Center Hill, addressed concern about increase in property tax and drug use in neighborhood.

Fredrika Allen, 15 Jib Path Apt 108, Beverly Hills, addressed concern about increase in traffic.

Applicant Rebuttal: Applicant Jennifer Grissom addressed the public's concern to the commission.

Commission Discussion: Commissioners discussed access to the park to be on North Turkey Oak Drive or West Balloon Lane. A motion was made by Commissioner Thompson to recommend Council approval of Application No. PZ22-0016 – Brought by CRYSTAL BAY RV RESORT LLC - Amendment to renew and modify an expired Planned Unit Development (PUD) Master Plan known as “Crystal Bay RV Resort” (f/k/a Coastal Bay RV Resort) to allow for a recreational vehicle (RV) park on 15.59 acres. Section 22, Township 18 S, Range 17 E; specifically, Parcel ID: 17E18S22 12000 0011 (AK No. 3431298), which address is 8172 W Balloon Lane, Crystal River, FL. **Motion denied 3-2 with Commission members Gause and Herring in opposition.**

Discussion ensued regarding a landscape buffer along North Turkey Oak Drive and West Balloon Lane. A new motion was made by Commissioner Thompson to recommend Council approval of Application No. PZ22-0016 – Brought by CRYSTAL BAY RV RESORT LLC. **Motion carried 4-1 with Commission member Herring in opposition.**

- b) **1. Conduct a Public Hearing for APPLICATION NO. PZ22-0017 – brought by GULF COAST RV AND BOAT STORAGE LLC** - Amendment to the Comprehensive Plan's Future Land Use Map (FLUM) from Highway Commercial (HC) to Industrial (IND) on 8.25 acres. Section 27, Township 18S, Range 17E; specifically, a part of Parcel ID 17E18S21 32210 (AK# 1089018), which address is **1075 N Suncoast Boulevard, Crystal River.**
- 2. Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PZ22-0018 – brought by GULF COAST RV AND BOAT STORAGE LLC** - Amendment to the Official Zoning Map from High Intensity Commercial (CH) to Industrial (IND) on 8.25 acres. Section 27, Township 18S, Range 17E; specifically, a part of Parcel ID 17E18S21 32210 (AK# 1089018), which address is **1075 N Suncoast Boulevard, Crystal River.**

Chair opened the quasi-judicial hearing.

Conflicts of Interest: None.

Ex-Parte Communications: None by Commissioners.

Staff Presentation: Urban Planner Jenette Collins presented on both applications simultaneously. Stated the applicant was prompted for suggested proposal because of the lack of storage use in CH zoning district.

Applicant Presentation: Applicant Clayton Sweger informed the commission on proposed rezoning and FLUM change, to redevelop the former RV park to a storage facility

Public Comments:

Linda Carpenter, 8484 W Anna Gail Lane, Crystal River, spoke in opposition of the application.

Mark Queenan, 8458 W Anna Gail Lane, Crystal River, spoke in opposition of the application. Expressed concern about noise pollution.

Kelley Queenan, 8458 W Anna Gail Lane, Crystal River, spoke in opposition of the application. Expressed concern about increased flooding from subject property.

Applicant Rebuttal: Applicant Clayton Sweger addressed flooding concerns, stating that stormwater will runoff west to east based on the slope of the land, including 1.7 acres of stormwater retention.

Commission Discussion:

A motion was made by Commissioner Herring to recommend Council approval of Application **NO. PZ22-0017 – brought by GULF COAST RV AND BOAT STORAGE LLC -** Amendment to the Comprehensive Plan’s Future Land Use Map (FLUM) from Highway Commercial (HC) to Industrial (IND) on 8.25 acres. Section 27, Township 18S, Range 17E; specifically, a part of Parcel ID 17E18S21 32210 (AK# 1089018), which address is **1075 N Suncoast Boulevard, Crystal River. Motion carried 5-0**

A motion was made by Commissioner Thompson to recommend Council approval of Application **NO. PZ22-0018 – brought by GULF COAST RV AND BOAT STORAGE LLC -** Amendment to the Official Zoning Map from High Intensity Commercial (CH) to Industrial (IND) on 8.25 acres. Section 27, Township 18S, Range 17E; specifically, a part of Parcel ID 17E18S21 32210 (AK# 1089018), which address is **1075 N Suncoast Boulevard, Crystal River. Motion carried 5-0.**

c) **1. Conduct a Public Hearing for APPLICATION No. PZ22-0012/PZ22-0013 – brought by the City of Crystal River (Town Square) -** Amendment to the Comprehensive Plan’s Future Land Use Map (FLUM) from Central Business District (CBD) to Public/Semi-Public (P/SP). Section 21 Township 18S, Range 17E; specifically, Parcels 17E18S210170 0050 (AK 3506185), 17E18S210170 0095 (AK 3506213), 17E18S210170 0110 (AK 1077257), 17E18S210170 0045 (AK 2914157), and 17E18S210080 0080 (AK 1075289), comprising approximately 3.33 Acres (MOL), and which address is **559 N Citrus Avenue, Crystal River.**

2. Conduct a Quasi-Judicial Public Hearing for APPLICATION No. PZ22-0012/PZ22-0013 – City of Crystal River (Town Square) - Amendment to the Official Zoning Map from General Commercial (CG) to Public Institutional (PI). Section 21 Township 18S, Range 17E; specifically, Parcels 17E18S210170 0050 (AK 3506185), 17E18S210170 0095 (AK 3506213), 17E18S210170 0045 (AK 2914157), and 17E18S210080 0080 (AK 1075289), comprising approximately 2.84 Acres (MOL), and which address is **559 N Citrus Avenue, Crystal River.**

Chair opened the quasi-judicial hearing.

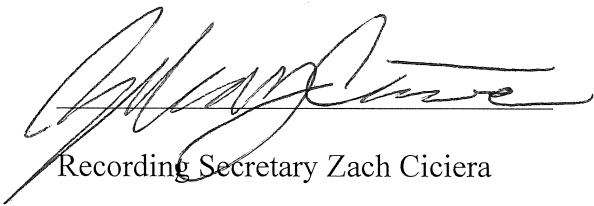
Staff Presentation: Urban Planner Jenette Collins presented both applications simultaneously to the commission regarding a rezoning and FLUM change to Crystal River Town Square from General Commercial (CG) to Public/Institution (PI).

Public Comment: None

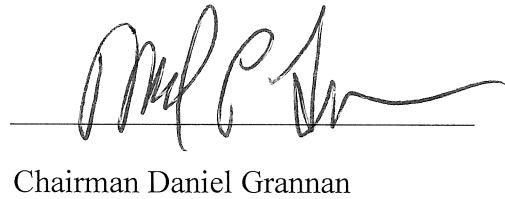
Commission Discussion: A motion was made by Commissioner Gause to recommend Council approval for Application No. PZ22-0012 and PZ22-0013 – brought by the City of Crystal River (Town Square) – **Motion carried 5-0.**

- 10) Unfinished Business: Planning and Community Development Services Director Brian Herrmann addressed the Special Planning Commission Meeting to be held on March 15, 2022, regarding the Civic Masterplan.
- 11) New Business: None.
- 12) Citizen Input: None.
- 13) Staff Comments: None.
- 14) Commissioner's Comments: None.
- 15) Chairman's Comments: None.
- 16) Adjournment: A motion to adjourn was made by Chairman Grannan, seconded by Commissioner Martin. Motion carried 5-0. Meeting adjourned at 7:20pm.

ATTEST:



Recording Secretary Zach Ciciera



Chairman Daniel Grannan