

Planning Commission Minutes
November 3rd, 2022 - 5:30 p.m.

Daniel Grannan – Chair
Tonia Herring – Vice Chair
Billy Gause
Deborah MacArthur Anderson
Karen Cunningham



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: Dan Grannan, Tonia Herring, Terry Thompson, Larry Schenavar, Deborah MacArthur Anderson, Karen Cunningham.

Commissioners Absent: Billy Gause.

Staff Present: Planning 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: None.
- 6) Motion to adopt the agenda was made by Commissioner Thompson, seconded by Commissioner Schenavar.
Motion carried 6-0.
- 7) Motion to approve minutes of the Planning Commission meeting held October 6th, 2022, was made by Commissioner Thompson, seconded by Commissioner Schenavar. **Motion carried 6-0.**
- 8) Citizen Input: None
- 9) Public Hearings:

1. Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PZ22-0089 brought by

EASTROB, LLC - An Amendment to the Official Zoning Map of the City of Crystal River, Florida, to change the zoning on 14.04 acres +/- from Commercial Waterfront (CW) to Planned Unit Development (PUD), and to establish a Master Plan of Development known as Eastrob, LLC RV Resort” for a planned recreational vehicle (“RV”) park.

Chairman Grannan announced **APPLICATION NO. PZ22-0089 brought by EASTROB, LLC**, will be continued to the January 5th, 2023 Planning Commission meeting.

2. Conduct a Public Hearing for APPLICATION NO. PZ22-0092 brought by Sarah and Jason Arena –

A Text Amendment to the Crystal River Land Development Code – 1.) Add new supplemental use to Section 2.03.02 – Table of Permitted uses in the CG District; and 2.) Add Miniature Golf supplemental standards as new Section 5.05.18.

Staff Presentation:

Planning Director Brian Herrmann presented the proposed text amendment to the commission. He stated that the proposed supplemental use (Miniature Golf) will only be permitted in zoning district CG, outside of the CRA overlay district.

Applicant Presentation:

Sarah & Jason Arena, Lecanto, stated they plan to redevelop the parcel located at 1076 N Citrus Avenue into a miniature golf course. Mrs. Arena mentioned they will be happy to meet any and all requirements set forth by the city during the permitting process, including parking and site development.

Commissioner Comments:

Commissioner Herring raised concern regarding land clearing and tree preservation, if the use is allowed. She stated all heritage trees on applicable lots must be identified and protected prior to site development.

Commissioner Thompson questioned if the applicant would be able to provide the required parking within their parcel if the proposed use becomes permitted. The applicant stated they would do so.

Public Comment:

Rhonda Distel, Crystal River, raised concern regarding the applicant's proposed site barring the use is allowed. She stated that the existing local road NW 10th Street would not be able to support the increase in traffic flow during peak hours. Planning Director Brian Herrmann responded by stating that the applicant would be required to create one parking space per hole, as a miniature golf course, plus one parking space per 300 square feet of structure.

Commissioner Discussion:

A motion to recommend City Council **approval** of *APPLICATION NO. PZ22-0092 brought by Sarah and Jason Arena*, was made by Commissioner Thompson, seconded by Commissioner Cunningham. **Motion carried 6-0.**

3. **Conduct a Public Hearing for APPLICATION NO. PZ22-0091 brought by Ensing Properties, LLC and James M. Byers** – A Text Amendment to the Crystal River Land Development Code – 1.) Add new supplemental use to Table 2.03.02. Permitted Uses: Retails and Restaurants in CW and CG Districts and; 2.) Add supplemental use standards as new Section 5.05.19. Mobile Food Court.

Staff Presentation:

Planning Director Brian Herrmann presented the proposed text amendment to the commission. He stated that, if approved, any proposed food truck court must adhere to strict supplemental standards. Also, food truck court applications must be heard before the Planning Commission and City Council for final approval.

Applicant Presentation: None.

Commissioner Comments:

Commissioner Herring raised concern about the walkability of the downtown district. She stated that the lack of existing sidewalks makes walkability difficult for pedestrians, including handicap accessibility.

Commissioner Thompson questioned how restrictive the parking standards are within this provision. Planning Director Brian Herrmann responded to Commissioner Thompson, stating that the parking standards set forth in this provision have minimal standards/requirements.

Commissioner Schenavar questioned if it was possible for a food truck court application to be approved without City Council Approval. Planning Director Brian Herrmann stated no, all applications will be heard by the Planning Commission and City Council.

Public Comment:

Dave Perry, Crystal River, stated the differences between a Class I and Class II mobile vendor pursuant to the city's Land Development Code. He reiterated that Class I mobile vendors (push carts) are the only mobile vending unit permitted within the CRA district, and that this application will not alter this provision.

Bill Hudson, Crystal River, raised concern regarding an increase in traffic flow with limited existing parking.

Commissioner Discussion:

A motion to recommend City Council **approval** of *APPLICATION NO. PZ22-0091 brought by Ensing Properties, LLC and James M. Byers*, was made by Commissioner Herring, seconded by Commissioner Schenavar. **Motion carried 6-0.**

- 4. Conduct a Quasi-Judicial Public Hearing for SUPPLEMENTAL USE APPLICATION NO. PZSU22-0001 brought by Ensing Properties, LLC and James M. Byers** – A supplemental use application to establish a mobile food court on the parcel located at 406 NE 1st Avenue, Crystal River, Florida, in compliance with the standards set forth in (pending text amendment to establish) Section 5.05.19 Mobile Food Court, of the Crystal River Land Development Code.

Chair opened the quasi-judicial hearing.

Conflict of Interest: None.

Ex-Parte Communications: None by Commissioners.

Staff Presentation:

Planning Director Brian Herrmann presented the supplemental use application for a food truck court to the commission. He stated the applicant has met all supplemental standards applicable to this application set forth by the city's Land Development Code, aside from the required 5-foot setback. Mr. Herrmann mentioned the applicant is proposing a 2-foot setback based on the submitted site plan, however, the applicant is willing to conform if stated by the commission.

Commissioner Comments:

Commissioner Thompson questioned whether the mobile vending units would be temporary in an event of a storm or similar. He also questioned if each mobile vending unit would require city water and sewer.

Commissioner Cunningham questioned if approved mobile vending units within the proposed site would require similar city licensing compared to brick and mortar restaurants.

Applicant Presentation:

Chris Ensing & James Byers, Citrus Springs, presented their proposed food truck court to the commission. Mr. Ensing stated that each mobile vending unit will be utilizing city water but not city sewer. Also Mr. Ensing mentioned that based on the city's history of flooding, the mobile vending units will be able to be moved off the property in the event of a storm. The current proposal provides no on-site parking spaces.

Public Comment: None.

Intervening Parties: None.

Commissioner Discussion:

A motion to recommend City Council **approval** of *SUPPLEMENTAL USE APPLICATION NO. PZSU22-0001 brought by Ensing Properties, LLC and James M. Byers*, barring all conditions required by city staff are met, was made by Commissioner Thompson, seconded by Chairman Grannan. **Motion carried 6-0.**

5. a.) **Conduct a Public Hearing for APPLICATION NO. PZ22-0087 brought by Mary Street, LLC** – Small-Scale Comprehensive Plan Amendment to change 39.17 acres +/- from Citrus County's Professional

Services/Office (PSO) and Low Density Residential (LDR) to the City's Office/Services Commercial (O/SC) and Low Density Residential (LDR) on the Future Land Use Map.

b.) Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PZ22-0088 brought by Mary Street, LLC – Amendment to the Official Zoning Map to change 39.17 acres +/- from Citrus County's Professional Services/Office (PSO) and Low Density Residential (LDR) to the City's General Commercial (CG) and Low Density Residential (R-1).

Chair opened the quasi-judicial hearing.

Conflict of Interest: Commissioner Cunningham recused herself and filed form 8B.

Ex-Parte Communications: None by Commissioners.

Staff Presentation:

Jenette Collins, Urban Planner, presented the rezoning application and comprehensive plan amendment application to the commission. Mrs. Collins stated the proposed zoning and land use districts are similar to the existing zoning under Citrus County jurisdiction.

Commissioner Comments:

Commissioner Herring questioned if the proposed zoning and land use districts will increase density. Urban Planner Jenette Collins responded stating the density will not increase.

Public Comment: None.

Commissioner Discussion:

A motion to recommend City Council **denial** of *APPLICATION NO. PZ22-0087 brought by Mary Street, LLC*, was made by Commissioner Herring, not seconded. **Motion died for lack of a second.**

A motion to recommend City Council **approval** of *APPLICATION NO. PZ22-0087 brought by Mary Street, LLC*, was made by Commissioner Thompson, seconded by Commissioner Schenavar. **Motion carried 4-1 with Commissioner Herring in opposition.**

A motion to recommend City Council **approval** of *APPLICATION NO. PZ22-0088 brought by Mary Street, LLC* was made by Commissioner Thompson, seconded by Chairman Grannan. **Motion carried 4-1 with Commissioner Herring in opposition.**

6. a.) Conduct a Public Hearing for APPLICATION NO. PZ22-0093 brought by the City of Crystal River – Large-Scale Amendment to change 47.02 acres (MOL) from Citrus County, Conservation (CON), Low Intensity Coastal and Lakes (CL) to City of Crystal River, Conservation (CON) on the Future Land Use Map; and the re-adoption of the Future Land Use Map to include the annexed area of 339.55 acres (MOL) comprising a portion of Kings Bay (headwaters of the Crystal River) together with certain upland islands.

b.) Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PZ22-0094 brought by the City of Crystal River – Amendment to change 47.02 acres (MOL) on the Official Zoning Map from Citrus County, Low Intensity Coastal and Lakes (CL), and Low Intensity Coastal and Lakes (CL-MH) (Manufactured Home Allowed) to City of Crystal River, Conservation (CON).

Chair opened the quasi-judicial hearing.

Conflict of Interest: None.

Ex-Parte Communications: None by Commissioners.

Staff Presentation:

Jenette Collins, Urban Planner, presented the rezoning application and comprehensive plan amendment application to the Commission. Mrs. Collins stated the applications are in association with the annexation that was approved by City Council on August 8th, 2022.

Commissioner Comments:

Commissioner Herring questioned the permitted uses within the proposed zoning and land use districts. Mrs. Collins stated the permitted uses within the Conservation district are limited with low density.

Public Comment: None.

Commissioner Discussion:

A motion to recommend City Council **approval** of *APPLICATION NO. PZ22-0093 brought by the City of Crystal River*, was made by Commissioner Thompson, seconded by Chairman Grannan. **Motion carried 6-0.**

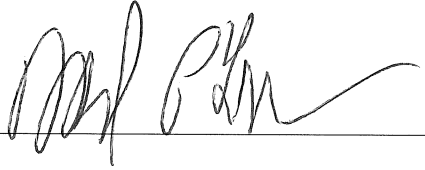
A motion to recommend City Council **approval** of *APPLICATION NO. PZ22-0094 brought by the City of Crystal River*, was made by Commissioner Thompson, seconded by Commissioner Herring. **Motion carried 6-0.**

- 10) Unfinished Business: None.
- 11) New Business: None.
- 12) Citizen Input: None.
- 13) Staff Comments: None.
- 14) Commissioner's Comments: None.
- 15) Chairman's Comments: A motion to recommend City Council to remove Planning Commissioner Billy Gause from the City of Crystal River's Planning Commission was made by Chairman Grannan, seconded by Commissioner Herring. **Motion carried 6-0.**
- 16) Motion to adjourn was made by Commissioner Thompson, seconded by Chairman Grannan. **Motion carried 6-0.** Meeting adjourned at 7:41pm.

*Appointed by School Board pursuant to §163.3174, Florida Statutes.

ATTEST:

Zoning Coordinator Zach Ciciera



Chairman Dan Grannan