

**Planning Commission Minutes  
October 5, 2023 - 5:30 p.m.**

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



**Terry Thompson  
Larry Schenavar  
Alternate 1 – Gregory Acker  
Alternate 2 – Kimberly Salter  
Chuck Dixon – School Board\***

- 1) Call to Order
- 2) Roll Call

**Commissioners Present: Daniel Grannan, Tonya Herring, Terry Thompson, Karen Cunningham, Larry Schenavar, Richard Laxton**

**Commissioners Absent: Deborah MacArthur Anderson, Kimberly Salter, Chuck Dixon, Gregory Acker**

**Staff Present:** James Hartley City Attorney, Michael Manning Assistant City Manager, Jenette Collins Growth Management Director, Heather Lacey Associate Planner

- 3) Moment of Silence was led by Chairman Grannan
- 4) Pledge of Allegiance was led by Chairman Grannan
- 5) Motion to adopt the agenda was made by Commissioner Grannan, seconded by Commissioner Thompson. **Motion carried 6-0 .**
- 6) Motion to approve the minutes of June 1<sup>st</sup>, 2023, was made by Commissioner Thompson, seconded by Commissioner Herring. **Motion carried 6-0.**
- 7) Citizen Input: None.
- 8) Public Hearings:
  - a) **Conduct a public hearing for APPLICATION NO. PUD23-0002 – CLARK A. STILLWELL, ESQ. ON BEHALF OF CR19 HOLDINGS LLC** – Consideration of an amendment of the Official Zoning Map by changing the zoning on 67.43 acres from High Intensity Commercial (CH) to Planned Unit Development (PUD) establishing a Master Plan of Development to allow for multi-family use and commercial use; and by modifying the Crystal River Mall Development of Regional Impact (DRI), which address is generally known as 1801 NW US Highway 19, Crystal River, Florida. A complete legal description is on file in the Planning and Community Development Department.

**Chair** opened the (quasi-judicial) meeting.

**Conflict of Interest:** None.

**Ex Parte Communication:** None.

**Staff Presentation:** Jenette Collins, Growth Management Director, presented the application to the commission. This is a request to amend the Official Zoning Map of the City of Crystal River by rezoning 67.43 acres from CH, High Intensity Commercial to PUD, Planned Unit Development, and by establishing a new Master Plan of Development for the subject property that is part of the Crystal River Mall DRI, effectively amending the former master plan of development.

**Applicant Presentation:**

**Clark Stillwell 320 S highway 19.** Discussed DRI's in Citrus County. The traffic report indicates diminishment in traffic. Proposed that golf carts will be used to access the commercial district opposed to adding vehicle traffic on US 19. Applicant advised FDOT would not approve multiple lights along the frontage of this project. The applicant was concerned that additional public traffic would use the crossroad through the residential community. Applicant suggested deferring decision on cross through until site approval. Applicant advised that this project will be a reduction to traffic on road by 65%

**Spencer Bartram Owner Developer:** Proposed max utilization with fewer units. Affordable (nonsubsidized) housing project fits HUD criteria of affordable housing. Addressed cross access. Advised town homes would not be gated but apartments would be gated. Tonya Herring asked about sidewalks on Crystal Street. Applicant advised not opposed to working with sidewalks. Proposed multiple public and private sidewalks. Proposed on US 19 side multimodal path.

**Commissioner questions:**

**Commissioner Herring** asked about the drainage. Mr. Stillwell responded all structures will meet flood elevations.

**Commissioner Thompson** advised the planning commission would like to see the public cross access included.

**Commissioner Cunningham** suggested a gate on the cross access for residents only.

**Chairman Grannan** questioned if the lack of a cross access would exclude this development from the rest of the town and cause additional traffic trips on US 19.

**Public Comment:** None.

**Rebuttal:** None.

**Commissioner Discussion:** A motion to recommend City Council approve APPLICATION NO. PUD23-0002 brought by SPENCER BARTRAM, was made by Commissioner Thompson made motion for approval with amended conditions as recommended by staff that an internal vehicular cross-access shall be provided (as

was in the original DRI) to allow connection from N Turkey Oak Drive to the interior commercial component of the project, seconded by Commissioner Schenevar. **Motion carried 6-0.**

- 9) Unfinished Business: None
- 10) New Business: None
- 11) Citizen Input: None
- 12) Staff Comments: Jenette advised new name for Growth Management Department; Advised 2024 Planning Commission meeting dates approved by City Council. November agenda will include the organizational meeting, three planning commission members coming to term and qualify for re appointment. November meeting will have three applications. One rezoning and two variances. Mr. Grannan asked for attorney presentation Sunshine Law and Quasi-judicial proceedings.
- 13) Commissioner's Comments: None
- 14) Chairman's Comments: None
- 15) Motion to adjourn was made by Commissioner Thompson, seconded by Commissioner Grannon. **Motion carried 6-0** . Meeting adjourned at 6:32 pm

ATTEST:



Recording Secretary Heather Lacey



Chairman Dan Grannan