

**Planning Commission Minutes**  
**October 6<sup>th</sup>, 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) Administration to Oath of Office for Planning Commissioners Deborah MacArthur Anderson and Karen Cunningham.
- 6) Chairman Comments: None.
- 7) Motion to adopt the agenda was made by Commissioner Thompson, seconded by Commissioner Herring. **Motion carried 6-0.**
- 8) Motion to approve minutes of the Planning Commission meeting held August 4<sup>th</sup>, 2022, was made by Commissioner Herring, seconded by Commissioner Thompson. **Motion carried 6-0.**
- 9) Citizen Input: None.
- 10) Public Hearings:

**1. Conduct a Quasi-Judicial Public Hearing for VARIANCE APPLICATION NO. PZ22-0082 brought by Casey & Katherine Damron** – A two-part Variance request of the City of Crystal River Land Development Code (LDC) to construct a swimming pool and raised patio addition by 1.) reducing the minimum waterfront setback pursuant to Section 4.02.02. – Standards for buildings and building placement (setbacks), of the LDC, and 2.) to exceed the maximum impervious surface ratio allowed in zoning district R-W (Residential Waterfront) pursuant to Section 4.02.01. – Standards for lot design, of the LDC.

**Chair** opened the quasi-judicial hearing.

**Conflict of Interest:** None.

**Ex-Parte Communications:** None by Commissioners.

**Staff Presentation:**

Zach Ciciera, Zoning Coordinator, presented staff's findings to the commission, stating that the applicant is requesting the 25-foot waterfront setback in the Residential Waterfront zoning district to be reduced to 8.5-feet, and to exceed the 45 percent maximum impervious surface percentage by 4.6 percent, totaling 49.6 percent. Stated that staff does not support the proposal.

**Applicant Presentation:**

Paolo Mastroserio P.E., stated that the angle of the lot presents difficulty in conforming with the required setback while keeping the pool/patio area square to the home. Also, the stormwater drainage plan is designed to hold double the required volume to offset the impervious area.

Christopher Luetgert, Luetgert Development Corp., stated the pool will be raised with fill added underneath in order to keep out of flood zone. The proposed setback is similar to that of the neighboring lots to the east and west.

**Commissioner Comments:**

Chairman Grannan raised concerns about flooding in the area, stated that exceptions to the code will not help the existing flood issues during each heavy rainfall. The limited amount of buildable area on the lot is brought upon by the owner based on the footprint of the home.

Commissioner Cunningham questioned the proposed size of the pool, mentioned if there may be another alternative to the design to conform with the city's setback requirements.

Commissioner MacArthur-Anderson questioned whether the home's roof pitch conforms to city code in relation to drainage. The applicant confirmed the pitch is at 5:12.

Commissioner Thompson commented that larger swales may be favorable in controlling stormwater runoff.

**Public Comment:**

Randy Martin, Crystal River, asked for future consideration to change the city's waterfront setback requirements to become similar to those of other Florida coastal cities. Stated that the setbacks currently create hardships not brought upon by the owner.

**Commissioner Discussion:**

A motion to **DENY** part one of the two-part variance request PZ22-0082 of the City of Crystal River Land Development Code (LDC) brought by Casey & Katherine Damron, to construct a swimming pool and raised patio addition by 1.) reducing the minimum waterfront setback pursuant to Section 4.02.02. – Standards for buildings and building placement (setbacks), of the LDC, was made by Commissioner Herring, seconded by Commissioner Cunningham. *Motion carried 4-2*, with Commissioners Thompson and Schenavar in opposition.

A motion to **DENY** part two of the two-part variance request PZ22-002 of the City of Crystal River Land Development Code (LDC) brought by Casey & Katherine Damron, to construct a swimming pool and raised patio addition 2.) to exceed the maximum impervious surface ratio allowed in zoning district R-W (Residential Waterfront) pursuant to Section 4.02.01. – Standards for lot design, of the LDC, was made by Commissioner Herring, seconded by Chairman Grannan. **Motion carried 4-2**, with Commissioners Thompson and Schenavar in opposition.

**2. Conduct a Public Hearing for APPLICATION NO. PZ22-0084 brought by the City of Crystal River – Text Amendment to Appendix A – Land Development Code of Crystal River, Florida, Code of Ordinances by adding a new Section 6.04.12 Vehicular cross-access required between adjoining developments**

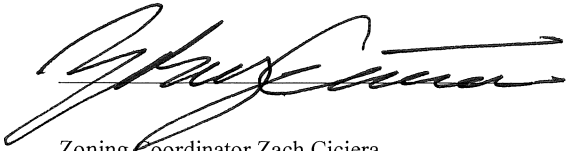
**Staff Presentation:** Jenette Collins, Urban Planner, presented the proposed changes made to the Crystal River Land Development Code regarding cross access between adjoining developments.

**Commissioner Discussion:** A motion was made by Commissioner Thompson to recommend Council approval of Application NO. PZ22-0084 brought by the City of Crystal River – Text Amendment to Appendix A – Land Development Code of Crystal River, Florida, Code of Ordinances by adding a new Section 6.04.12 Vehicular cross-access required between adjoining developments. **Motion carried 6-0.**

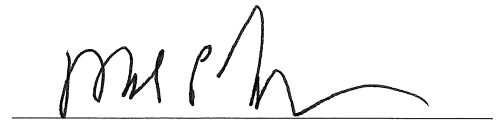
- 11) Unfinished Business: Planning Director Brian Herrmann announced the selection of Stringfellow Planning & Design to lead in the creation of the city’s future form-based code.
- 12) New Business: None.
- 13) Citizen Input: None.
- 14) Staff Comments: None.
- 15) Commissioner’s Comments: None.
- 16) Chairman’s Comments: Chairman Grannan thanked former Commissioners Randy Martin and Doug Smith for their service to the city’s Planning Commission, also welcoming new Commissioners Deborah MacArthur Anderson and Karen Cunningham.
- 17) Motion to adjourn was made by Commissioner Thompson; seconded by Commissioner Herring. **Motion carried 6-0.** Meeting adjourned at 6:39pm.

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

ATTEST:



Zoning Coordinator Zach Cicera



Chairman Dan Grannan