

Planning Commission
July 11, 2019
5:30 p.m.

Robert Froehling- Chairman
Keith Raym- Vice Chairman
Doug Smith
Max Barnes
Charles Botts



Charles Kish
Michael Martin
Scott Ebert – Alternate 1
Vacant – Alternate 2

- 1) Call to Order
- 2) Swear-In Daniel Grannan
- 3) Roll Call
- 4) Invocation
- 5) Pledge of Allegiance
- 6) Adoption of Agenda
- 7) Approval of Minutes – **June 6, 2019**
- 8) Citizen Input – 3 minutes
- 9) Public Hearings –

a) *Development Agreement between Hampton Family Florida Investment Trust, LLC and the City of Crystal of Crystal River – 300 S Highway 19, Crystal River, Florida*

A DEVELOPMENT AGREEMENT TO SECURE SEPARATE RIPARIAN RIGHTS AND SHARED RIPARIAN RIGHTS UPON COMPLETION OF THE PROPOSED “RIVERWALK” PROJECT IN ACCORDANCE WITH ADOPTED CITY ORDINANCE NO. 16-O-05; A CITY CONSTRUCTED RECREATIONAL CORRIDOR TO PROVIDE ACCESS TO THE CITY’S WATERFRONT. NO POPULATION DENSITY IS REQUIRED AND THERE ARE NO BUILDING HEIGHTS FOR THIS PROJECT.

b) *Request for Variance – V19-0011 – Darrell and Kimberly Chandler – 1851 NW 17th Street, Crystal River, Florida*

VARIANCE TO THE CITY LAND DEVELOPMENT CODE, CHAPTER 6.04.02(F)(1) TO ALLOW THE WIDTH OF THE DRIVEWAY TO EXCEED 20 FEET, MORE SPECIFICALLY TO ALLOW A WIDTH OF 22 FEET FOR PROPERTY LOCATED AT 1851 NW 17TH STREET, CRYSTAL RIVER, FLORIDA.

c) *Request for Variance – V19-012 – Hurley and Jodi Campbell, Jr. – 913 SW Kings Bay Drive, Crystal River, Florida*

VARIANCE TO THE CITY LAND DEVELOPMENT CODE, CHAPTER 5.01.02, TABLE 5.01.02(I). MINIMUM SETBACKS FOR ACCESSORY STRUCTURES AND CHAPTER 5.01.02, SECTION 5.01.04(B)(1) ACCESSORY STRUCTURES IN ALL RESIDENTIAL DISTRICTS TO ALLOW A VARIANCE TO THE SIDE SETBACK FROM 5 FEET TO 1 FOOT AND TO ALLOW A VARIANCE TO THE REQUIRED SEVEN FOOT SEPARATION BETWEEN PRINCIPAL STRUCTURES AND

ACCESSORY STRUCTURES TO 3.31 FEET ALLOWING THE CONSTRUCTION OF A CARPORT FOR PROPERTY LOCATED AT 913 SW KINGS BAY DRIVE, CRYSTAL RIVER, FLORIDA.

d) Request for Text Amendment amending the City of Crystal River Code of Ordinances, Appendix A – Land Development Code

ORDINANCE 19-O-13 - AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE CITY OF CRYSTAL RIVER CODE OF ORDINANCES, APPENDIX A – LAND DEVELOPMENT CODE – SUBSECTION 4.02.02.A STANDARDS FOR SETBACKS, ESTABLISHING STANDARDS FOR ACCESSORY STRUCTURES THAT ENCROACH UPON THE BUILDING SETBACK; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- 10) New Business – **Woodland Estates NW 19th Street Sidewalk Project**
- 11) Unfinished Business - None
- 12) Citizen Input – 5 minutes
- 13) Staff Comments
- 14) Commissioner’s Comments
- 15) Chairman’s Comments
- 16) Adjournment

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, City Manager's Office, 123 N. W. Highway 19, Crystal River, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.