

Planning Commission
June 6, 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) Roll Call
- 3) Invocation
- 4) Pledge of Allegiance
- 5) Swear-In New Member – Scott Ebert
- 6) Adoption of Agenda
- 7) Approval of Minutes – *April 4, 2019*
- 8) Citizen Input – 3 minutes
- 9) Public Hearings –



- a) ***Request for Variance – V19-0008 – Legacy PIII Crystal River Village, LLC – 1601 SE 8th Avenue, Crystal River, Florida***

A VARIANCE TO THE CITY OF CRYSTAL RIVER LAND DEVELOPMENT CODE, CHAPTER 5, ACCESSORY, TEMPORARY, AND SPECIAL USE SITUATIONS, SECTION 5.01.11(C) - FENCES, HEDGES, AND WALLS TO ALLOW ERECTION OF A FENCE IN EXCESS OF 4 FEET HIGH, MORE SPECIFICALLY A 6 FOOT HIGH PRIVACY FENCE.

- b) ***Request for Small Scale Comprehensive Land Amendment – PZ19-0029 - Timberland General Partnership, 1150 N. Midiron Point, Crystal River, Florida***

ORDINANCE 19-O-10 - AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, PROVIDING FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, RECLASSIFYING 2.80 ACRES (MOL) OF PROPERTY OWNED BY TIMBERLAND GENERAL PARTNERSHIP ALSO IDENTIFIED AS PARCEL ID 17E18S28 23410 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM CITRUS COUNTY LAND USE DESIGNATION LOW INTENSITY COASTAL LAKES (CL) TO CITY OF CRYSTAL RIVER LAND USE DESIGNATION LOW DENSITY RESIDENTIAL (LDR); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- c) ***Request for Re-Zoning – PZ19-0030 – Timberland General Partnership, 1150 N. Midiron Point, Crystal River, Florida***

ORDINANCE 19-O-11 - AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA

REZONING 2.80 ACRES (MOL) OF PROPERTY OWNED BY TIMBERLAND GENERAL PARTNERSHIP ALSO IDENTIFIED AS PARCEL ID 17E18S28 23410 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM CITRUS COUNTY ZONING DESIGNATION OF COASTAL LAKES RESIDENTIAL (CLR) TO CITY OF CRYSTAL RIVER ZONING DESIGNATION RESIDENTIAL WATERFRONT (R-W) AS DESCRIBED IN SECTION 3; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

d) Request for Variance – V19-0010 – Jon and Bobbie Jorgensen – 1018 SE Paradise Avenue, Crystal River, Florida

A VARIANCE TO THE CITY OF CRYSTAL RIVER LAND DEVELOPMENT CODE, CHAPTER 4, TABLE 4.02.02.C. STANDARDS FOR BUILDING HEIGHTS AND SETBACKS TO REDUCE THE REQUIRED WATERFRONT YARD SETBACK FROM 25' TO 22' 8" TO ACCOMMODATE THE CONSTRUCTION OF A SCREEN ENCLOSURE TO THE BACK OF EXISTING LANAI.

e) Request for Small Scale Comprehensive Land Amendment – H & R Investors – *Withdrawn*

f) Request for Re-Zoning – H & R Investors - *Withdrawn*

10) New Business – None

11) Unfinished Business

a) Discussion of setback requirements, Land Development Code, Chapter 4, Section 4.02.02, specifically Waterfront setbacks.

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.

