



Planning Commission Agenda
March 7, 2019
5:30 p.m.

Robert Froehling- Chairman
Keith Raym- Vice Chairman
Doug Smith
Max Barnes
Charles Botts - Alternate #1



Greg Acker
Charles Kish
Phillip Jannarone
Randy Martin-Alternate #2

1. Roll Call
2. Swear In & Welcome New Member: - *None*
3. Moment of Silence
4. Pledge of Allegiance
5. Adoption of Agenda
6. Approval of Minutes –
 - December 6, 2018 Minutes*
 - January 3, 2019 Minutes*
 - *January 17, 2019 Workshop Minutes*
7. Citizen Input
8. Public Hearings – **Quasi-Judicial**
 - 8a) Small Scale Amendment to the Future Land Use Map and Re-zoning request. Applicant: Tull Holdings, LLC.
 - i. **ORDINANCE 19-O-02** - 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 .28 ACRES (MOL) OF PROPERTY OWNED BY TULL HOLDINGS, LLC ALSO IDENTIFIED AS PARCEL ID 17E18S210070 00170 0010 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM CENTRAL BUSINESS DISTRICT (CBD) LAND USE TO MEDIUM DENSITY RESIDENTIAL (R-2) LAND USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
 - ii. **ORDINANCE 19-O-03** - AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA REZONING .28 ACRES (MOL) OF PROPERTY OWNED BY TULL HOLDINGS, LLC ALSO IDENTIFIED AS PARCEL ID 17E18S210070 00170 0010 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM GENERAL COMMERCIAL (CG)

ZONING TO MEDIUM DENSITY RESIDENTIAL (R-2) ZONING AS DESCRIBED IN SECTION 3; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

8b) Small Scale Amendment to the Future Land use Map and Re-zoning request. Applicant: Gail Stearns, Trustee

- i. **ORDINANCE 19-O-04** - 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 .39 ACRES (MOL) OF PROPERTY OWNED BY GAIL STEARNS, TRUSTEE ALSO IDENTIFIED AS PARCEL ID 17E18S210140 0390 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM OFFICE/SERVICE COMMERCIAL (O/SC) LAND USE TO MEDIUM DENSITY RESIDENTIAL (MDR) LAND USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
- ii. **ORDINANCE 19-O-05** - AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA REZONING .39 ACRES (MOL) OF PROPERTY OWNED BY GAIL STEARNS, TRUSTEE ALSO IDENTIFIED AS PARCEL ID 17E18S210140 0390 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM GENERAL COMMERCIAL (CG) ZONING TO MEDIUM DENSITY RESIDENTIAL (R-2) ZONING AS DESCRIBED IN SECTION 3; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

8c) Small Scale Amendment to the Future Land Use Map and Re-Zoning request. Applicant: Rhoda L. McMullen Trust.

- i. **ORDINANCE 19-O-06** - 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 1.09 ACRES (MOL) OF PROPERTY OWNED BY RHODA L. McMULLEN TRUST ALSO IDENTIFIED AS PARCEL ID 17E18S22 33300 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM OFFICE/SERVICE COMMERCIAL (O/SC) LAND USE TO HIGHWAY COMMERCIAL (HC) LAND USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
- ii. **ORDINANCE 19-O-07** - AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA REZONING 1.09 ACRES (MOL) OF PROPERTY OWNED BY RHODA L. McMULLEN TRUST ALSO IDENTIFIED AS PARCEL ID 17E18S22 33300 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM GENERAL COMMERCIAL (CG) ZONING TO HIGH INTENSITY COMMERCIAL (CH) ZONING AS DESCRIBED IN SECTION 3; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

9. New Business –

10. Unfinished Business –

- a. *Request to amend Appendix A, Chapter 9, Section 9.02.02 - Required findings for a grant of a variance. See Variance Report 2016 – Current.*
- b. *Discussion of setback requirements, Land Development Code, Chapter 4, Section 4.02.02, specifically Waterfront setbacks.*
- c. *Request to amend the Land Development Code, Appendix A, Chapter 5. - Accessory, Temporary, And Special Use Situations*

11. Staff Comments

12. Commissioner’s Comments

13. Chairman’s Comments

14. 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.

