

**Planning Commission Agenda**  
**AUGUST 5, 2021 - 5:30 p.m.**

**Robert Froehling- Chair**  
**Daniel Grannan - Vice Chair**  
**Randy Martin**  
**Charles Kish**  
**Scott Ebert**



**Doug Smith**  
**Tonia Herring**  
**Alternate 1 - Terry Thompson**  
**Alternate 2 – Vince Morris**

- 1) Call to Order
- 2) Roll Call
- 3) Moment of Silence
- 4) Pledge of Allegiance
- 5) Adoption of Agenda
- 6) Approval of Minutes: **July 1, 2021**
- 7) Citizen Input: 3 minutes
- 8) Public Hearings:

***Public Hearing***

- a) **APPLICATION NO. PZ20-0110, from HERITAGE DEVELOPMENT COMPANY** FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, RECLASSIFYING 32 ACRES (MOL) OF PROPERTY ADDRESSED AS 8800 W PURE LN, CRYSTAL RIVER, OWNED BY CRYSTAL RIVER LTD PARTNERSHIP, ALSO IDENTIFIED AS A PART OF PARCEL ID 17E18S34 34000 (AK 3521123) IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER, FROM HIGHWAY COMMERCIAL (HC) AND LOW DENSITY RESIDENTIAL (LDR) TO HIGH DENSITY RESIDENTIAL (HDR).

***Quasi-Judicial***

- b) **APPLICATION NO. PZ20-0108, from HERITAGE DEVELOPMENT COMPANY** AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA, REZONING 32 ACRES (MOL) OF PROPERTY ADDRESSED AS 8800 W PURE LN, CRYSTAL RIVER, OWNED BY CRYSTAL RIVER LTD PARTNERSHIP, ALSO IDENTIFIED AS A PART OF PARCEL ID 17E18S34 34000 (AK 3521123) IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER, FROM HIGH INTENSITY COMMERCIAL (CH) AND LOW DENSITY RESIDENTIAL (R-1) TO HIGH DENSITY RESIDENTIAL (R-3).

**NOTICE TO PUBLIC**

Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105, Florida Statutes)

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.

c) **APPLICATION NO. PZ21-0084, brought by THE CITY OF CRYSTAL RIVER, FLORIDA** AMENDING ORDINANCE 05-O-09, APPENDIX A – LAND DEVELOPMENT CODE OF THE CRYSTAL RIVER, FLORIDA, CODE OF ORDINANCES, AS AMENDED; REVISING STANDARDS FOR ROADSIDE VENDING BY AMENDING SECTION 1.07.00 ACRONYMS AND DEFINITIONS; BY AMENDING SECTION 2.03.03 ACCESSORY STRUCTURES IN EACH ZONING DISTRICT; BY AMENDING SECTION 4.02.07 DESIGN STANDARDS FOR ROADSIDE VENDING.

9) Unfinished Business: None

10) New Business: None

11) Citizen Input: 5 minutes

12) Staff Comments

13) Commissioner's Comments

14) Chairman's Comments:

15) Adjournment:

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