

Crystal River Land Development Code

(Ord. No. 05-0-08, §§ 1, 2, 5-17-2005)

10.03.05. - Procedures for action by the city council.

- A. The city council shall consider an application for preliminary subdivision plat approval, final subdivision plat approval, rezoning, an application for rezoning to PUD with a master plan, an application for vested rights determination, or an application for amendment to this LDC at a public hearing.
- B. Notice shall be provided in compliance with the requirements of section 10.02.00.
- C. When required, a quasi-judicial hearing shall be held for consideration of rezoning or rezoning to PUD with a master plan. A quasi-judicial hearing shall be required for consideration of an application for a preliminary subdivision plat.
- D. Approval of rezoning to PUD with a master plan shall include a condition that the standards and criteria set forth on the master plan are binding on all future development of the site.
- E. When an application has been approved or approved with conditions, the city council shall issue a written order for the major development permit with conclusions of applicable law and findings of relevant fact.
- F. The written order shall not be final and enforceable until signed by the city mayor.

(Ord. No. 05-0-08, §§ 1, 2, 5-17-2005)

10.03.06. - Requests for continuation of a public hearing.

- A. An applicant may request, in writing, a continuance of the public hearing regarding a specific application
- B. If the city manager receives the written request for a continuance at least seven (7) days prior to the public hearing at which the application is scheduled to be heard, the applicant's request for a continuance will be automatically granted. An applicant shall be limited to one (1) such automatic continuance.
- C. If the city manager receives the written request for a continuance less than seven (7) days prior to the public hearing at which the application is scheduled to be heard, the applicant is not entitled to an automatic continuance. The decision-making entity will consider the request for a continuance, and shall only grant such request upon a demonstration by the applicant of good cause for a continuance.
- D. If an applicant receives a continuance, the applicant shall reimburse the city for all advertising costs associated with rescheduling the public hearing for the application. The public hearing will not be rescheduled until such payment is received.
- E. If a public hearing is continued, at the scheduled public hearing, to a date and time certain, no additional notice shall be required.

(Ord. No. 05-0-08, §§ 1, 2, 5-17-2005)

10.03.07. - Withdrawal of pending applications.

- A. An applicant may withdraw an application at any time prior to issuance of a development permit. The applicant shall provide written notice of the withdrawal to the city manager.
- B. If the city manager receives an applicant's written notice of withdrawal less than seven (7) days prior to the public hearing at which the application is scheduled to be heard, the applicant shall be precluded from submitting the same or substantially same application for the subject property for a period of six (6) months.
- C. If the city manager receives an applicant's written notice of withdrawal at least seven (7) days prior to the public hearing at which the application is scheduled to be heard, the six (6) month preclusion contained in subsection 10.04.05.B. shall not apply.