Agenda

Crystal River City Council Meeting
Regular Meeting Agenda
Monday, November 10, 2025 at 5:30 PM
Citrus County Welcome Center

Joe Meek, Mayor
Robert Holmes, Vice Mayor/Council Seat #5
Gabrielle Satchell, Council Seat #1
Cindi Frink, Council Seat #2
Chris Ensing, Council Seat #3

Audra Curts-Whann, City Manager
Rob Batsel, City Attorney
Mia Fink, City Clerk

NOTICE TO PUBLIC

Any person who decides to appeal any decision of the Governing Body 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, Florida, 34428 (352) 795-4216, at least two (2) days before the meeting.

GENERAL MEETING PROCEDURES

1. In consideration of others, we ask that you follow a few basic rules:

   A. Please turn cell phones off, or place on vibrate. If you must make a call, please step out into the hallway.

   B. If you must speak to someone in the audience, please speak softly or go out into the hallway.

   C. Personal comments/remarks, directed to Council or the public, are not allowed and are considered out of order.

2. Public Comment:

   A. The general public will be allowed three (3) minutes to speak during the Public Input section at the beginning of the meeting and five (5) minutes to speak during the Public Input section at the end of the meeting.

1. CALL TO ORDER
A. Roll Call
B. Invocation
C. Pledge of Allegiance
D. Recognition of Elected Officials in Attendance

2. ADOPTION OF AGENDA

3. PRESENTATIONS

A. Epilepsy Awareness Month Proclamation

B. 60th Anniversary of the Crystal River Archaeological State Park Proclamation

C. CCSO Quarterly Report

4. UNFINISHED BUSINESS

5. PUBLIC INPUT

(Three Minute Time Limit)

6. APPROVAL OF CONSENT AGENDA

A. Motion to approve minutes of the City Council meeting held October 27, 2025

B. Monthly Departmental Report Summary for the Month of October

C. Motion to authorize the Mayor to execute a letter of support for the Citrus County BOCC Legislative Priorities.

D. Motion to approve Resolution #26-R-02 to approve an allocation of funding from various funds totaling $8,735,572.42 for the FY25 Rollforward funding for FY2026.

7. PUBLIC HEARING

A. Consideration of an unlisted dissimilar use application to allow for indoor and outdoor storage and parking facility to be located at 4264 North Tallahassee Road, specifically parcel 17E18S08 33100 as identified in the records of the Citrus County Property Appraiser. QUASI-JUDICIAL.

B. Consideration of Ordinance 25-O-10 (Application PA25-0001) for the voluntary contraction (de-annexation) of a 17.22-acre parcel addressed as 4264 North Tallahassee Road, as petitioned by Christine Johnson. This item was continued on August 11, 2025, during Second Reading for Public Hearing to November 10, 2025.

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, FOR THE VOLUNTARY CONTRACTION (DE-ANNEXATION) OF THE CITY BOUNDARY BY DE-ANNEXING 17.22 ACRES MOL OF REAL PROPERTY ADDRESSED AS 4264 NORTH TALLAHASSEE ROAD, CRYSTAL RIVER, FLORIDA, MORE PARTICULARLY AND LEGALLY DESCRIBED IN EXHIBIT A, ATTACHED HERETO AND FULLY INCORPORATED HEREIN BY THIS REFERENCE; PROVIDING FOR THE AMENDMENT OF CITY BOUNDARIES TO CONTRACT THE SUBJECT PROPERTY FROM THE CITY BOUNDARIES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

8. INTRODUCTION AND FIRST READING OF ORDINANCES

A. Introduction of Ordinance 25-O-15 (Application No. PCA25-0003) for an amendment of the Future Land Use Map for 9.20 acres addressed as 41 NE Crystal Street and 109 NE Crystal Street, owned by the City of Crystal River, on First Reading, and set the public hearing for December 8, 2025, at 5:30 p.m. This item is associated with the next item.

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 BY RECLASSIFYING PROPERTIES (9.20 ACRES MOL) LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST AND SECTION 16, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL IDS 17E18S210010 0480 (ALT KEY: 1069432) AND 17E18S21 80000 (ALT KEY: 1069173) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY THE CITY OF CRYSTAL RIVER FROM URBAN CENTER AND URBAN NEIGHBORHOOD TO THE CIVIC LAND USE CATEGORY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

B. Introduction of Ordinance 25-O-16 (Application No. PZM25-0003) for an amendment of the Official Zoning Map for 9.20 acres addressed as 41 NE Crystal Street and 109 NE Crystal Street, owned by the City of Crystal River, on First Reading, and set the public hearing for December 8, 2025, at 5:30 p.m. This item is associated with the previous item.
AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER BY REZONING PROPERTIES (9.20 ACRES MOL) LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, AND SECTION 16, TOWNSHIP 18 SOUTH, AND RANGE 17 EAST, SPECIFICALLY PARCEL IDS 17E18S210010 0480 (ALT KEY: 1069432) AND 17E18S21 80000 (ALT KEY: 1069173) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY THE CITY OF CRYSTAL RIVER FROM URBAN CENTER 1, URBAN CENTER 2, URBAN NEIGHBORHOOD 1, AND URBAN NEIGHBORHOOD 2 TO THE CIVIC ZONE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

9. CITY ATTORNEY

10. CITY MANAGER

A. Speed Detection Systems- School Zones

B. Discussion of a concept of a Crystal River Mobile Sound Stage and Concert Series

C. Motion to accept a FloridaCommerce FY 2025-2026 Community Planning Technical Assistance (CPTA) Grant Program Funding Award in the amount of $75,000 and authorize the Mayor to execute the funding agreement and related documents after legal review.

D. Update on Hazard Mitigation Grant Program (HMGP) Funding for Home Elevations.

E. Motion to approve Florida Highway Administration (FHWA) Cooperative Agreement for the Florida Lands Access (FLAP) Crystal River Bypass Project (Preliminary Engineering) in the amount of $195,000.00 and authorize the Mayor to execute the agreement and related

documents

11. CITY COUNCIL

A. Device Options for Council Members

12. COUNCIL MEMBER AND COMMITTEE REPORTS

A. Mayor Meek
B. Vice Mayor Holmes
C. Council member Satchell
D. Council member Frink
E. Council member Ensing

13. PUBLIC INPUT

(Five Minute Time Limit)

14. ADJOURNMENT

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 3.A.**

Requested Motion: Epilepsy Awareness Month Proclamation

ATTACHMENTS:
Description
Epilepsy Awareness Month ProclamationÂ

PROCLAMATION

WHEREAS, epilepsy is a brain disorder characterized by recurrent and unprovoked seizures that can affect anyone, at any age, any time; and

WHEREAS, epilepsy is a spectrum disease comprised of many diagnoses, experiences and includes a wide range of seizure types, comorbidities, control, severity, and outcomes varying from person to-person; and

WHEREAS, epilepsy is the fourth most common neurological disorder; approximately 3.4 million people in the United States live with active epilepsy; and

WHEREAS, people with epilepsy need access to affordable, comprehensive, physician-directed and person centered healthcare; and

WHEREAS, 426,000 Floridians live with epilepsy, including 88,000 children in Florida, and greater education and improved access to care is needed in schools, which can be accomplished by passing a Seizure Safe Schools legislation nationwide; and

WHEREAS, while protections exist in the Americans with Disabilities Act and related civil rights laws, people with epilepsy still encounter discrimination in areas including employment, education, and housing; and

WHEREAS, Epilepsy Awareness Month is a nationwide effort in November of the Epilepsy Foundation and Epilepsy Alliance Florida to raise awareness about and changes the conversation around epilepsy, seizures, and side effects, as well as to improve and save lives through care, advocacy, research and new therapies, and public health and education;

NOW, THEREFORE, I, Joe Meek Mayor of the City of Crystal River, do hereby proclaim November 2025 as

EPILEPSY AWARENESS MONTH

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Crystal River to be affixed this 10th day of November 2025.

Attest:

Mayor Joe Meek

Mia Fink, City Clerk

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 3.B.**

Requested Motion: 60th Anniversary of the Crystal River Archaeological State Park Proclamation

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ATTACHMENTS:
Description
Proclamation

PROCLAMATION

WHEREAS, Crystal River Archaeological State Park opened in November 1965, and is part of the Crystal River Preserve State Parks was designated as a National Historical Landmark in 1990.

WHEREAS, this pre-Columbian site has burial mounds, temple mounds, a plaza area and midden mounds and is one of the longest continuously occupied sites in Florida. For 1,600 years, the area served as an imposing center for Native Americans. It is also now the site of a museum that seeks to interpret that history.

WHEREAS, Native Americans during its long period of occupation, travelled long distances to bury their dead, to engage in trading activities and hold celebrations. An estimated 7,500 people may have visited the complex annually.

WHEREAS, primarily an archaeological site, the park is located on the edge of an expansive coastal marsh where anglers cast lines along its banks for saltwater and freshwater fish.

WHEREAS, as part of the Great Florida Birding Trail, the park offers birdwatchers the chance to observe a wide variety of species while walking its trails.

WHEREAS, the Crystal River State Archaeological Park has been part of the local community for six decades providing residents and tourists opportunities to learn, reflect and recreate.

WHEREAS, a celebration marking the 60th Anniversary of the Crystal River Archaeological State Park (formerly known as Crystal River Historic Memorial), is planned for November 15, 2025.

NOW, THEREFORE, I, Joe Meek, Mayor of the City of Crystal River, do hereby proclaim **November 15, 2025** as

The 60th Anniversary of the Crystal River Archaeological State Park.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Crystal River to be affixed this 10th day of November 2025.

Attest:

Mia Fink, City Clerk

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Mayor Joe Meek

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 3.C.**

Requested Motion: CCSO Quarterly Report

ATTACHMENTS:
Description
Q3 City of CR Presentation.pptx

CITRUS COUNTY SHERIFF'S OFFICE

QUARTERLY CRIME REPORT: JULY 1-SEPTEMBER 30

PRESENTED BY: LIEUTENANT ED BLAIR

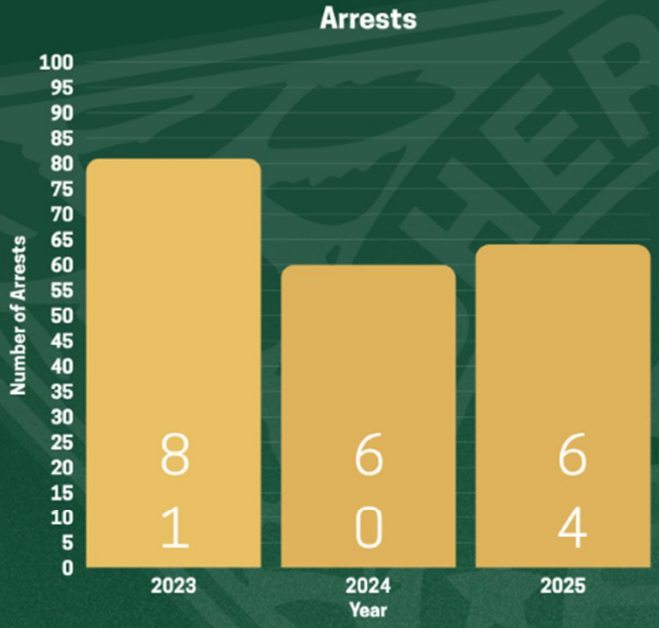
MONDAY, NOVEMBER 10, 2025

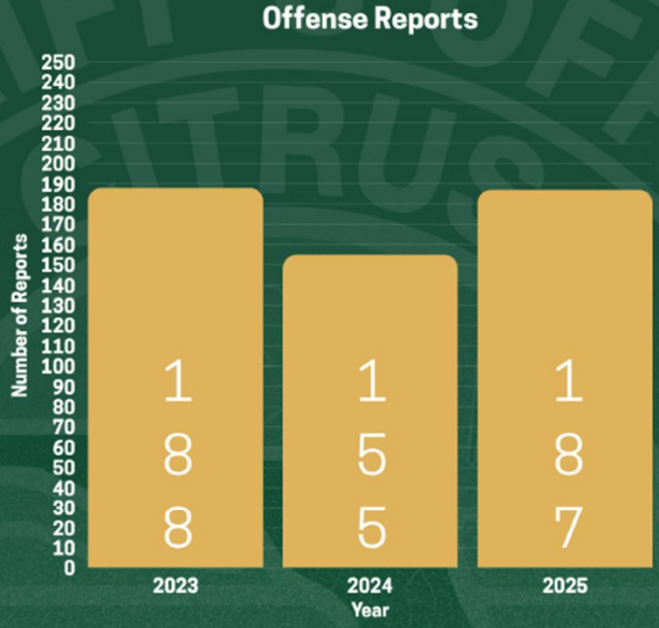
CITRUS COUNTY SHERIFF

INTEGRITY ★ ACCOUNTABILITY ★ SERVICE

CITY OF CRYSTAL RIVER - 3RD QUARTER

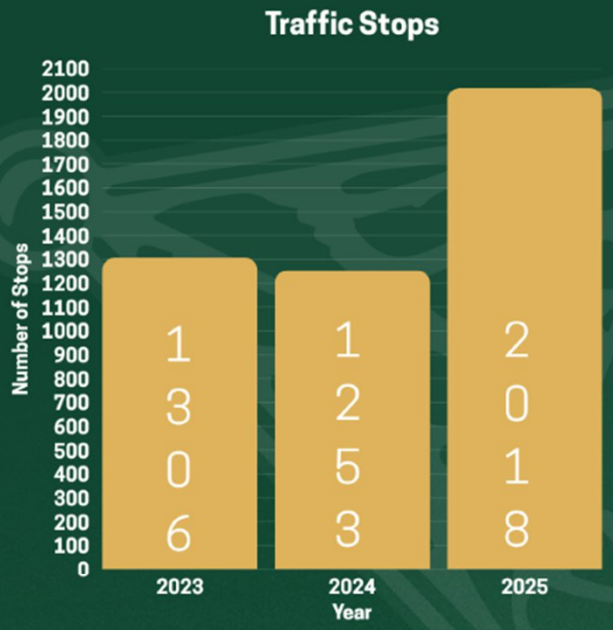






EMERGENCY 9-1-1 NON-EMERGENCY 352-249-2790

CITY OF CRYSTAL RIVER - 3RD QUARTER
TRAFFIC ENFORCEMENT





EMERGENCY 9-1-1 NON-EMERGENCY 352-249-2790

CITY OF CRYSTAL RIVER - 3RD QUARTER
TRAFFIC ENFORCEMENT

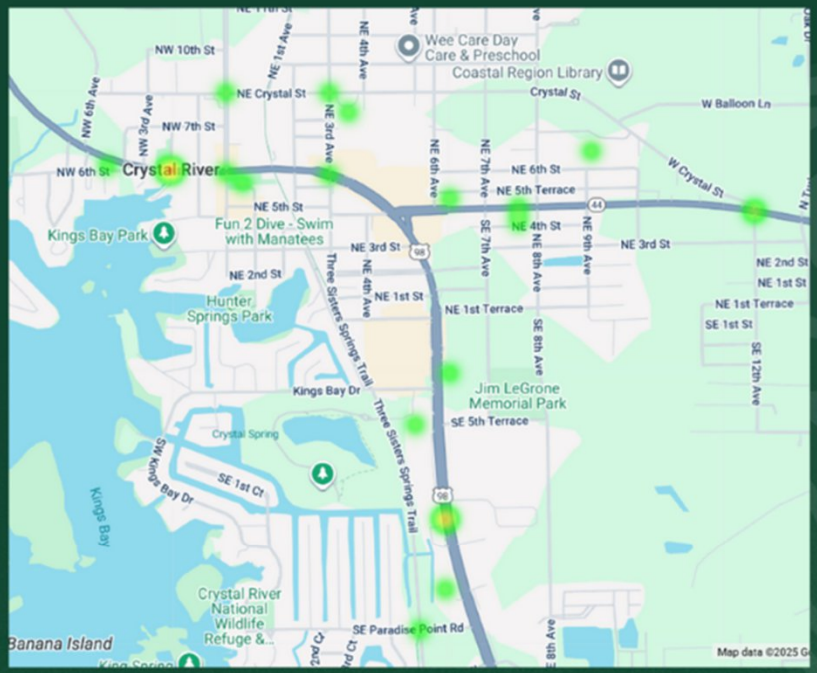
TOTAL ACCIDENTS BY QUARTER: 57(2023), 40 (2024), AND 28* (2025).

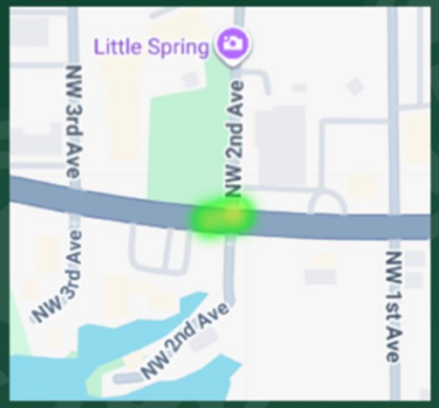
*Down 30% from previous year

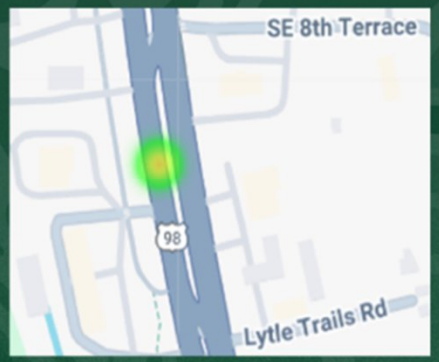
	2023	2024	2025
MINOR	8	5	1
MAJOR	1	3	6
FATALITIES	0	0	0



CITY OF CRYSTAL RIVER - 3RD QUARTER
HIGHEST CONCENTRATION *Traffic Accidents*



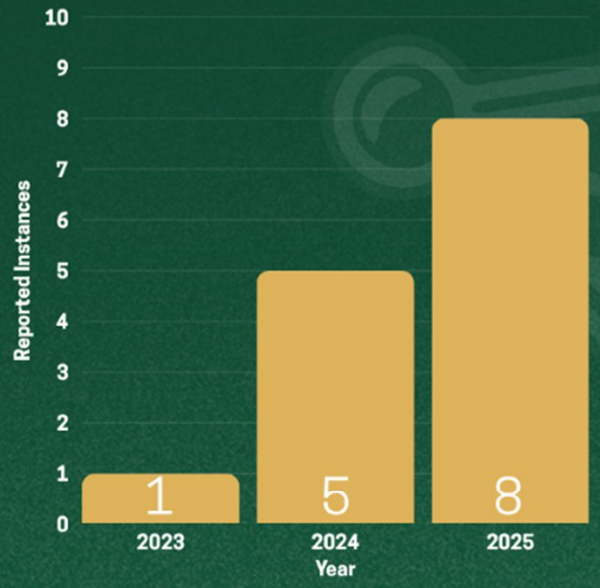


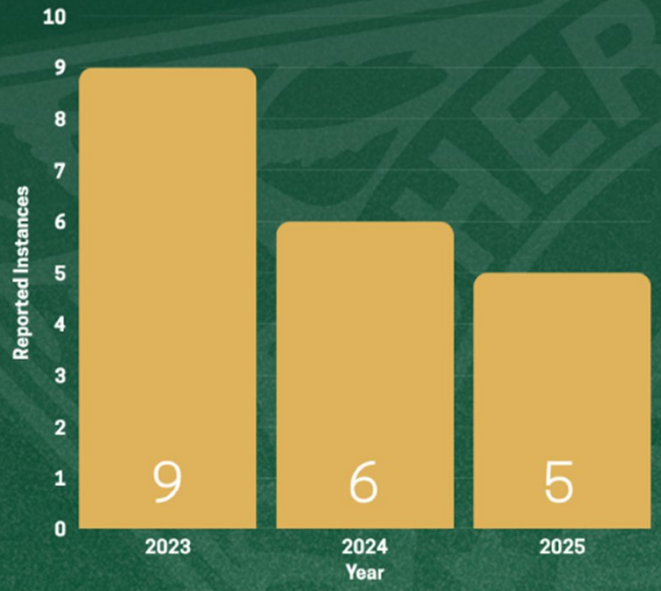


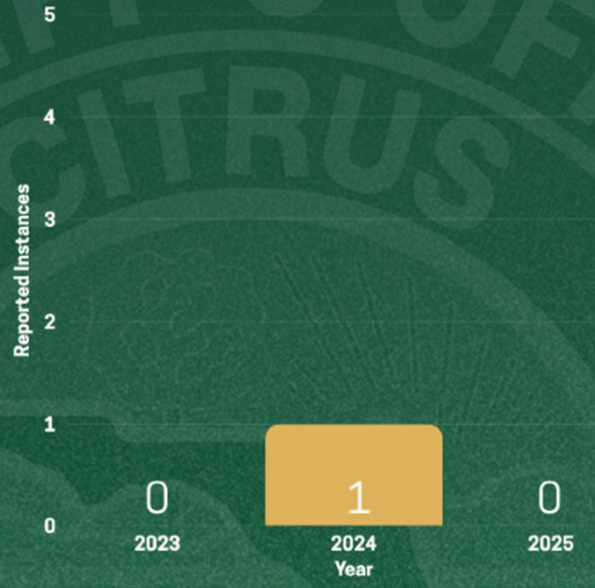
- NW SECOND AVE & HWY 19
- 1000 BLOCK, HWY 19
  (RACETRAC, TD BANK)

EMERGENCY 9-1-1 NON-EMERGENCY 352-249-2790

CITY OF CRYSTAL RIVER - 3RD QUARTER
THEFT

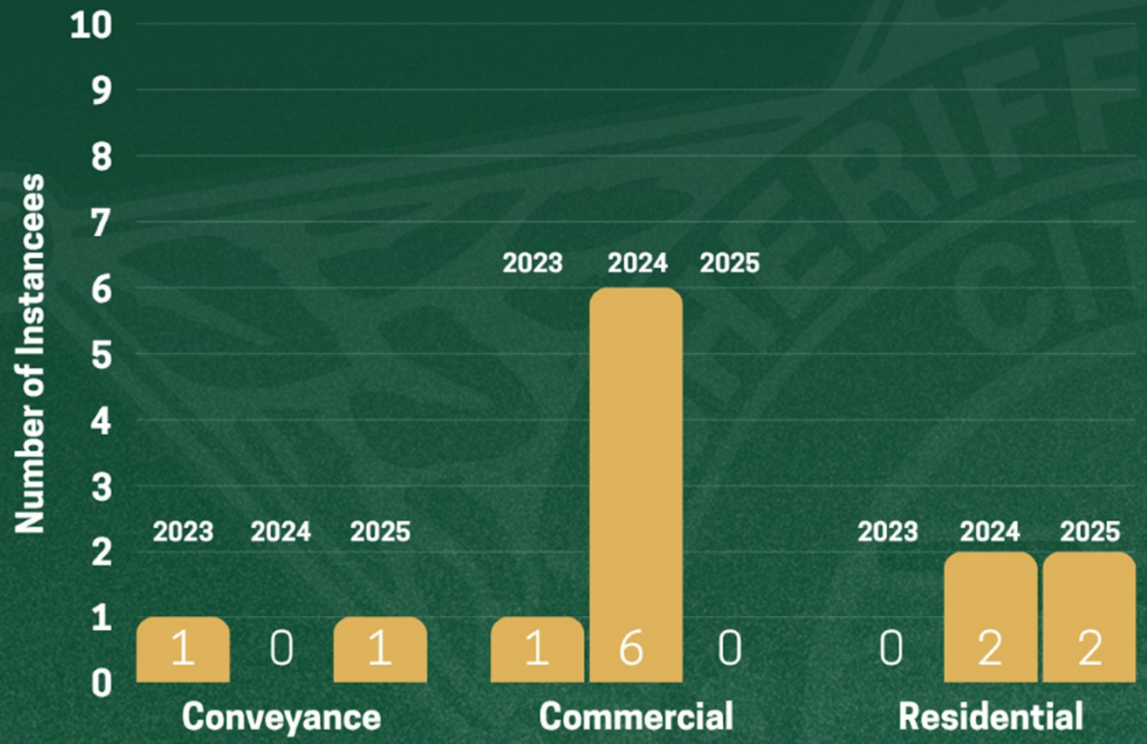






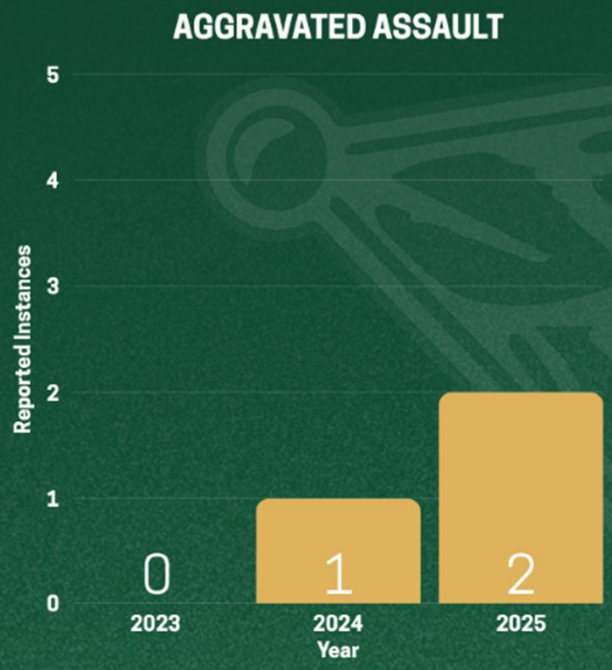
EMERGENCY 9-1-1 NON-EMERGENCY 352-249-2790

CITY OF CRYSTAL RIVER - 3RD QUARTER
BURGLARIES



EMERGENCY 9-1-1 NON-EMERGENCY 352-249-2790

CITY OF CRYSTAL RIVER - 2ND QUARTER
VIOLENT CRIME



ZERO HOMICIDES BY QUARTER OVER THE PAST THREE YEARS.

EMERGENCY 9-1-1 NON-EMERGENCY 352-249-2790

CITY OF CRYSTAL RIVER - 3RD QUARTER
MARINE UNIT

CITATIONS & WARNINGS: 382 (2023), 345 (2024), AND 385(2025).



CITY OF CRYSTAL RIVER - 3RD QUARTER
SCALLOPING SEASON STATS

JULY 1ST - 11TH CROs SPENT 176 HOURS ON THE WATER, ISSUING 122 WARNINGS & CITATIONS.

*MARINE UNIT COMBINED FOR 230 HOURS ON THE GULF AND ISSUED 167 WARNINGS & CITATIONS.

*FWC ISSUED 434 CITATIONS AND WARNINGS

*2 REPORTED BOAT CRASHES



COMMUNITY RESOURCE DEPUTY *Highlights*

CRO DEPUTY PENDLETON LOCATED A STOLEN BOAT MOTOR ATTACHED TO A VESSEL IN KINGS BAY OPERATED BY JOSHUA HEAD. THE MOTOR HAD BEEN DISGUISED WITH SPRAY PAINT AND WAS DETERMINED TO HAVE BEEN PART OF AN ONGOING THEFT INVESTIGATION.



JOSHUA HEAD

GRAND THEFT ($750 OR MORE, BUT LESS THAN $5000)

NOTABLE CASE: *Crystal River*

DATE: THURSDAY, JULY 10

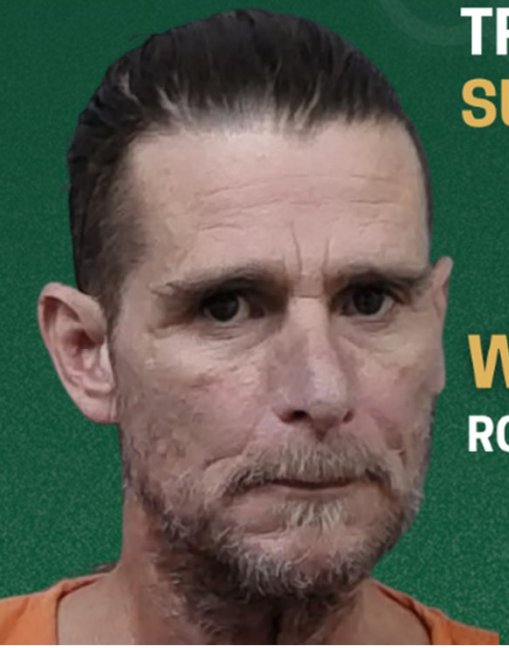
CASE TYPE: BANK ROBBERY

DETAILS:

DEPUTIES ARRIVED ON SCENE IN LESS THAN 3 MINUTES

MORE THAN 25 UNITS RESPONDED, INCLUDING:
PATROL, AVIATION, DRONE OPERATORS, K9 HANDLERS, TRAFFIC UNITS, CROS, AND DETECTIVES.

SUBJECT IDENTIFIED AND ARRESTED WITHIN 6 HOURS



WILLIAM BURTON

ROBBERY WITH FIREARM



CITY ZONE DEPUTY *Highlights*

ONGOING VANADALISM INVESTIGATION ON KINGS BAY BRIDGE AND THREE SISTERS SPRINGS TRAIL RESULTED IN THE ARREST OF JACK HUEGEL.



JACK HUEGEL

CRIMINAL MISCHIEF (OVER $200, LESS THAN $1000)

COMMUNITY EVENTS

FIRST FRIDAY EVENTS

FIRE DEPARTMENT PINNING CEREMONY

COPELAND COMMUNITY:
MEETINGS

CRYSTAL RIVER HIGH SCHOOL
HOMECOMING PARADE



COMMUNITY RESOURCE DEPUTY *Highlights*

MARINE UNIT AND CROS ASSISTED COMMUNITY PARTNERS WREC, CITY PUBLIC WORKS, CRFD, AND SEAS AND SHORELINES TO REMOVE 7.91 TONS OF DEBRIS FROM CRYSTAL RIVER BAY.

**DONE IN SUPPORT OF SAVE OUR WATERS WEEK.*





QUESTIONS?

CITRUS COUNTY SHERIFF

INTEGRITY ★ ACCOUNTABILITY ★ SERVICE

MAIN OPERATIONS BUILDING

1 Martin Luther King Jr. Ave
Inverness, FL 34450

EMERGENCY OPERATIONS CENTER

3549 Saunders Way
Lecanto, FL 34461

BEVERLY HILLS SUBSTATION

4093 N Lecanto Hwy
Beverly Hills, FL 34465

EMERGENCY 9-1-1 NON-EMERGENCY 352-249-2790

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 6.A.**

Requested Motion: Motion to approve minutes of the City Council meeting held October 27, 2025

ATTACHMENTS:
Description
10.27.25 Council Meeting Minutes.docx

Minutes

Crystal River City Council Meeting
Regular Meeting Agenda
Monday, October 27, 2025 at 5:30 PM
Citrus County Welcome Center

1. CALL TO ORDER

Mayor Meek called the meeting to order at 5:30 p.m.

Council members present: Mayor Meek, Vice Mayor Robert Holmes, Council member Chris Ensing, Council member Cindi Frink, Council member Gabrielle Satchell

Staff present: City Manager Audra Curts-Whann, City Attorney Rob Batsel, Assistant City Manager/Public Works Director Troy Slattery, Parks and Recreation Director Leslie Bollin, Visitors Services Director Andrea Hullstrung, Human Resources Director Mary Helprin, Finance Director Michelle Russell-Maynard, Assistant Finance Director Cindy Marihugh, Growth Management Director Carly Hanson, Fire Chief Frank Melillo, City Clerk Mia Fink, Deputy City Clerk Sabrinna Utter

Vice Mayor Holmes led the invocation and Mayor Meek led the Pledge of Allegiance.

2. ADOPTION OF AGENDA

Council member Satchell requested the agenda be amended to place item 5 "Public Input" prior to item 4A "City Manager Discussion"

Motion to adopt the agenda, as amended, was made by Council member Satchell; seconded by Council member Holmes. Motion carried 5-0.

3. PRESENTATIONS

5. PUBLIC INPUT

Rick Rogers- Spoke regarding item 4A and related evaluation process.

Mindi Hastings- Spoke regarding item 4A, selection and hiring process, potential termination and result.

Virginia Owen- Commended City Manager Curts, noting accomplishments.

Pete Vega- Discussed ongoing code enforcement case (Kings Bay Duplex, LLC), and request for meeting with City Council.

Terry Coburn- Kings Bay Duplex- Discussed previously mentioned code enforcement case, related evidence presented and discomfort with code enforcement surveillance.

Curtiss Bryant- Spoke regarding item 4A and related process issues, recommending future personnel development specific to the City Manager position.

Lance Ives- Brannen Bank- Spoke regarding item 11A, noting provision of banking services to City since 2019.

Ellen McNally-Florida Native Plant Society- Spoke in favor of item 7A.

Paula Wheeler- Spoke regarding item 4A, commending City Manager Curts.

Gail Kostelnick- Spoke regarding item 4A and related staffing and process issues, performance of current City Manager, charter provisions and funding concerns.

Charlie Kish- Spoke regarding item 4A and related evaluations, commending City Manager Curts.

Scott Davis- Spoke regarding item 4A and concerns with evaluation process.

John Morrison- Spoke regarding item 4A, City Manager authority and issues with staff presence at Council meetings.

Josh Johnson- Sea Coast Bank- Spoke regarding item 11A.

Maxine Connor- Sierra Club- Spoke in favor of item 7A.

Mayor Meek and City Attorney Batsel addressed Mr. Vega, confirming the scheduling of a meeting once litigation finalized. Mayor Meek also confirmed upcoming discussion on banking services.

4. UNFINISHED BUSINESS

A. City Manager Discussion

City Manager Curts distributed to Council "City Manager Responses to Certain Evaluations and Anonymous Emails" after the agenda deadline ***(ATTACHED UNDER ITEM 4A OF ORIGINAL AGENDA PACKET)***.

Mayor Meek introduced the item, noting public nature of personnel issues in local government, and providing background information. Council member Ensing noted initial inquiry made regarding City Manager evaluation process. Mayor Meek continued discussion, noting previous Council direction for the Mayor and City Attorney to meet with City Manager for evaluation review, related discussion and conclusion on results.

Noting City Manager Curts' presence at the meeting, he opened up the item for discussion, and she spoke on recent meeting with Mayor and City Attorney, dedication to position, and requested consideration prior to final decision regarding employment status.

Mayor Meek discussed meeting with City Manager and City Attorney, importance of collaboration among Council and City Manager, current state of situation and recommended termination. Council discussion was held regarding evaluation process and public comment heard prior to the item. Council member Frink discussed issues included in her written evaluation.

Council discussion was held regarding the item, related issues, City Manager evaluations and evaluation process.

Motion to retain City Manager Curts with probationary period was made by Council member Satchell; seconded by Council member Holmes.

Further discussion was held regarding evaluation contents, evaluation process and potential re-evaluation process, to be determined at a future Council meeting.

Motion was amended by Council member Satchell and seconded by Vice Mayor Holmes as follows:

Motion to keep as City Manager Audra Curts and for Council to come together and find a reevaluation process and to re-evaluate her and bring concerns to her and allow her to go forward with her understanding that and respecting our wishes for a 6-month probationary period.

Motion carried 4-1 with Council member Frink in opposition.

City Attorney Batsel confirmed lack of a defined plan for how Council members carry out their charter obligation to appoint and manage direct employees. He also provided background information regarding the development and distribution of the forms, noting challenges related to Sunshine Laws, organizational structure, etc.

Mayor Meek confirmed further Council discussion prior to moving forward with any future process.

6. APPROVAL OF CONSENT AGENDA

Vice Mayor Holmes requested item 6C be pulled from the consent agenda for individual discussion and vote.

A. Motion to approve minutes of the City Council meeting held October 13, 2025

B. Monthly Departmental Report Summary for the Month of September

D. Motion to authorize the Mayor to execute a letter of support for the City of Inverness Legislative Priorities

E. Motion to approve two Atkins Realis Task Order Amendments, no-cost time extensions

F. Motion to approve a special event permit and road closure request for the 2025 Crystal River Christmas Parade

G. Motion to approve a road closure request for the 2025 Christmas Tree Lighting Festival

Motion to approve the consent agenda was made by Vice Mayor Holmes; seconded by Council member Ensing. Motion carried 5-0.

C. Motion to adopt Resolution No. 26-R-01 and approve additional funding in the amount of $8,964 for Kimley Horn IPO No. 2 as a part of IPO No. 24 executed on November 13, 2023, to assess expansion areas for the Crystal River Community Redevelopment Area as well as update the CRA Redevelopment Plan for a total project amount of $63,964.

Council member Holmes requested the item be brought back with an update. City Manager Curts presented the item and provided clarification regarding language in motion.

Motion to adopt Resolution No. 26-R-01 and approve additional funding in the amount of $8,964 for Kimley Horn IPO No. 2 as a part of IPO No. 24 executed on November 13, 2023, to assess expansion areas for the Crystal River Community Redevelopment Area as well as update the CRA Redevelopment Plan for a total project amount of $63,964 was made by Vice Mayor Holmes; seconded by Council member Ensing. Motion carried 5-0.

7. PUBLIC HEARING

A. Consideration of Ordinance No. 25-O-14 amending Chapter 19 of the City of Crystal River Code of Ordinances, entitled "Hazardous Material"; amending Article III. entitled "Florida-Friendly Use of

Fertilizer on Urban Landscapes" to further regulate the use of fertilizers near waterways and during various months of the year, and hold a public hearing on October 27, 2025, at 5:30 p.m.

City Clerk Fink read the ordinance by title only.

Staff Presentation: Growth Management Director Carly Hanson presented and addressed questions regarding food truck inspections.

Public Hearing:

Gail Kostelnick- Expressed concerns regarding enforcement.

Maxine Conor- Spoke in favor of the item and explained regulatory aspects.

Devaughan Covello- Sierra Club- Adventure Coast Chapter- Spoke in favor of the item.

Motion to adopt Ordinance No. 25-O-14 amending Chapter 19 of the City of Crystal River Code of Ordinances, entitled "Hazardous Material"; amending Article III. entitled "Florida-Friendly Use of Fertilizer on Urban Landscapes" to further regulate the use of fertilizers near waterways and during various months of the year was made by Council member Frink; seconded by Council member Satchell. Motion carried 5-0.

8. INTRODUCTION AND FIRST READING OF ORDINANCES

9. CITY ATTORNEY

A. Riverwalk Update

City Attorney Batsel provided an update regarding the project, noting riparian easement finalization and status of procurement documents. He also provided a status update regarding the riparian easement agreement negotiations.

B. 579 US Highway 19 Update

City Attorney Batsel confirmed payment made and demolition underway.

City Attorney Batsel also provided an update regarding the McDaniels case and school zone speed cameras and related enforcement.

10. CITY MANAGER

A. Discussion and consensus regarding the 2026 Legislative Agenda

City Manager Curts presented the item.

Motion to approve the 2026 Legislative Agenda as presented was made by Vice Mayor Holmes; seconded by Council member Frink. Motion carried 5-0.

B. Motion to approve "Interlocal Agreement Between Citrus County and the City of Crystal River-Citrus/Crystal River Automatic and Mutual-Aid Response Plan"

City Manager Curts presented the item.

Motion to approve "Interlocal Agreement Between Citrus County and the City of Crystal River-Citrus/Crystal River Automatic and Mutual-Aid Response Plan" was made by Council member Ensing; seconded by Council member Satchell. Motion carried 5-0.

C. Motion to approve the "State Lobbying Services Agreement" with The Southern Group in the amount of $50,000.00

City Manager Curts presented the item.

Motion to approve the "State Lobbying Services Agreement" with The Southern Group in the amount of $50,000.00 was made by Council member Frink; seconded by Vice Mayor Holmes. Motion carried 5-0.

D. Motion to authorize staff to issue a Notice of Award to Daly & Zilch, in accordance with ITB No. 25-B-05 "Stormwater Drainage Clearing Areas"

City Manager Curts presented the item.

Motion to authorize staff to issue a Notice of Award to Daly & Zilch, in accordance with ITB No. 25-B-05 "Stormwater Drainage Clearing Areas" was made by Vice Mayor Holmes; seconded by Council member Satchell. Motion carried 5-0.

City Manager Curts also informed Council of a request received from Florida Division of Emergency Management for use of old City Hall by the Army to conduct decontamination exercises. *Consensus was reached to allow FDEM use of city hall; no opposition to City Manager's intent to allow exercises & direction to staff to notify FDEM they can proceed.*

11. CITY COUNCIL

A. Decision regarding banking services (conducted prior to Section 10 "City Manager")

City Manager Curts presented the item, with City Attorney Batsel confirming staff needed direction regarding options provided. Council discussion was held regarding options provided to Council (Brannen Bank being the favorable option). *Staff was directed to bring back a cooperative purchasing agreement for approval.*

12. COUNCIL MEMBER AND COMMITTEE REPORTS

A. Mayor Meek expressed hope for future Council unification.

B. Vice Mayor Holmes

C. Council member Satchell confirmed upcoming grand opening of the Coastal Region Library.

D. Council member Frink

E. Council member Ensing commended efforts to repair lighting in downtown.

13. PUBLIC INPUT
(Five Minute Time Limit)

Curtiss Bryant- Discussed item 4A, policies and procedures related to complaints, and public records law. He then made a public records request for Council member Frink's texts messages sent or received during the meeting.

Gail Kostelnick- Discussed training opportunities for newly elected Council members.

Laura Lou Fitzpatrick- Spoke regarding items 4A and 11A.

14. ADJOURNMENT

Mayor Meek adjourned the meeting at 8:05 p.m.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 6.B.**

Requested Motion: Monthly Departmental Report Summary for the Month of October

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ATTACHMENTS:
Description
2025 Summary Report- October.docx

Departmental Monthly Report Summary
September 2025

THE CITY CLERK'S OFFICE

During the month of September, the office clerked 2 public meetings, coordinating the agenda and drafting 15 agenda items. The Clerk's office also facilitated 17 public records requests and performed 24 notarizations on various legal documents. Recording items included 1 Code Enforcement Order, 10 utility liens, and 8 lien releases. Ongoing responsibilities include contract management/facilitation for DPW, grant coordination/reporting, audio/visual equipment operations/coordination, budget-related obligations, scheduling for City Manager, Riverwalk permitting and easement coordination/processing, records management duties including facilitation of public records requests, ordinance and resolution drafting, with instructions for administration/implementation, procedural information, etc. Continued this month was soliciting donors for a city sound stage and planning of a community clean day.

PARKS AND RECREATION DEPARTMENT

PARKS AND RECREATION

This is an exciting month for our department, as we transition into the Parks and Recreation Department. This transition brings in Community Engagement, Park Rangers, and Three Sisters Springs. In October the department hosted the return of the Scarecrow Fest following the cancelation in 2024 as well as First Friday. Outside events included the return of Art on the Avenue, Blocktoberfest, and Calvary Harvest Night in Town Square. We were also able to finalize the lease with Crystal River Main Street at the previous Coastal Heritage Museum space. Upcoming events include: First Friday, Stone Crab Jam, Untapped, Christmas Tree Lighting Festival and the Christmas Parade.

This month the RFP's for the paddle craft vendors at Kings Bay Park were released and due in by October 31st. Upcoming projects for the department include updating park closure times and ordinances, moving our unpaid citations back to Citrus County Clerk of Courts, Kings Bay Park redesign, and finalizing the concessionaires for paddle craft vendors.

PARK RANGERS

Citations Written……171

Pump Boat Report October 1st to October 22nd
Boats Pumped……49
Gallons Pumped……2740

Incident Reports
Incident Reports Writt ……7
CCSO, Fire, or EMS notified……..0

Three Park Rangers completed Verbal De Escalation training through the Florida Department of Law Enforcement.

* Further details are listed in the full departmental reports.

THREE SISTERS SPRINGS

Three Sisters Springs had a total of 2,072 visitors for the month of October. Fiscal year 25' October, had a total of 1,112 visitors. Visitor counts were up 86.3% from the previous year with an average of 67 people per day. October had #152 online admission tickets purchased totaling $1,641.00 in revenue. Gross revenue for the month totaled $21,666.50. Commission paid to USFWS totaled $6,593.98.

This month on Social Media:

Facebook:

- Facebook Viewers: 61,255
- Facebook Views: 106,447
- Facebook Content Interactions: 1,459
- Facebook Follows: 295
- Facebook Visits: 4,592

Instagram:

- Instagram Reach: 2,101
- Instagram Views: 16,862
- Instagram Content Interactions: 210
- Instagram Follows: 164
- Instagram Visits: 371

HR/RISK MANAGEMENT

Open Positions

Maintenance I/Groundskeeper
Fire/EMT - PT
Seasonal Trolley Driver – PT

New Hires

Amy Cox – Associate Planner

Seasonal Visitor Experience Specialist:
 Lisa Moreland
 Emily Sharp
 Faith Yount
 Anabelle Madrid-Bible
 Kim McGinnis

Year Round Visitor Experience Specialist:
 Phallen Kunselman
 Ava Gustafson

James Arlotta - Firefighter/EMT Full Time

Voluntary Resignation

Greg Tavarez – Maintenance I/Groundskeeper 10/25/2025
Tim Fox – Firefighter/EMT – PT 10/10/2025
Thomas Amato – Firefighter/EMT – PT 10/13/2025

* Further details are listed in the full departmental reports.

Promotion
Craig Davide – Fire Inspector
Leslie Bollin – Director of Park and Recreation

Employee Headcount
Full Time City & Fire – 42
Part Time City – 23
Fire Fighter Volunteer – 11
Fire Fighter/EMT Part Time – 10
EMT Volunteer - 1

PUBLIC WORKS DEPARTMENT

Roads and Streets

- Storm ditches, cleaning in progress, City Wide.
- Cleaned out storm drainpipes City wide.
- Installed 4 fishing rod holders at Copeland Park fishing bridge
- Repaired potholes City Wide.
- Cut Down leaning trees on Crystal ST in Between NE 7th Ave and NE MLK Ave
- Closed North Side of Citrus Ave for Scarecrow Festival went very well.
- Cleaned up Kings Bay Park for Stone Crab Jam in preparation for the event.
- Repaired all the Decorative City lights on south side of Citrus Ave
- Repaired all the Decorative City lights on NW 3rd ST into Kings Bay Park.
- Weekend Clean up !0/25/2025 worked on NW 1st Ave and NE 3rd ST, NW 19th ST, NW & SE MLK Ave.
- Worked on Cross town trail lights from NE 11th ST to US 19.

Capital Projects

- Paradise Point lift station manifold project. 32 in progress of being rebuilt due to hurricane damage. (project 95 percent complete) scheduled to be completed by mid Sept.
- Indian Waters –.67 connected 1 in progress 9 not connected. These numbers include vacant lots that may be constructed if construction begins this year.
- Kings Bay Park Improvements – In engineering and design phase. Currently in the permitting phase.
- Paradise Point Drainage Project – In engineering and design phase.
- 25-B-05 Stormwater Drainage Clearing Areas out for bid. Bid closing date 09-10-25 Daly & Zilch has won this bid.
- 25-RFP-05 Depression restoration bid has been awarded to SMG and work has begun NE 8th Avenue and 10th Ave are completed. Legrone Park and Copeland Park are in the last stages of being completed.
- Riverwalk phase 1 bid package has been closed on 10/15/25 by A.D Morgan in review now for contractors to be chosen and awarded.
- 25-B-07 D.A.V Building Remediation Project for Bid closes 11/13/25.
- 25-B-08 Train Depot Building Remediation Project for Bid closes 11/13/25.

Utilities & US WATER

- Performed monthly lift station preventative maintenance

  - Weekly visit to all lift stations
  - New motor starter installed at LS # 3
  - New batteries installed in OmniSite lift station monitors at LS W9 and LS W10
  - Pulled pumps to de-rag and cleaned wells at lift stations #19, #12, #23, #28, #35
  - Installed new motor starters, voltage monitor, and relay bases at LS W3
  - Replaced main disconnect circuit breaker at LS W7

- New E-ONE sewage pump installed at 3891 N Eagle Pt.
- Repaired sanitary sewer line at ROW at 704 Ne 2nd Ave.
- Repaired vac system sewer backup at 595 N Afterglow Cir.
- Replaced exterior security lights at vac-station 1
- Changed oils in all pumps at Vac station 1 & 2
- Repaired damaged backflow device at 611 NE 5th Terr,
- Replaced inoperable backflow at 1200 NE 5th St.
- New water service installed at 1521 NW Hwy 19
- Used ground penetrating radar to identify water and sewer road bores at Turkey Oak and Hwy 19
- Repaired water leaks at:
  - 9150 W Harbor Isle Ct.
  - 3800 N Hiawatha Terr.
  - 2050 NW 17th St.
  - 3870 N Nokomis Pt.
  - 1015 NE 6th Ave
  - 2010 NW 13th St.
  - 828 SE 1st Ct.
  - 424 NE 2nd St.
  - 801 SE 1st Ct.
- Completed Work Orders:
  - 234
- Underground Utility Locates Performed:
  - 116
- Annual PM performed by RingPower on all City generators

PLANNING, COMMUNITY SERVICES, & DEVELOPMENT SERVICES

NEW PENDING PUBLIC HEARING(S):

a. **Fence Variance Application – PV25-0006 - 805 NE 3rd Street** – This application will be heard by the Planning Commission on December 4, 2025, at 5:30p.

POTENTIAL PROJECT(S) / PERMIT(S) UNDER REVIEW/INVESTMENT:

1. **Home2Suites (Hilton)** – **PB24-0172– 1150 NE 5th Street** – A new four-story, 75-room hotel located on the corner of State Road 44 and NE 12th Ave. The developer proposes to develop the parcel with a hotel and a future restaurant as part of a second phase that would front SR 44. This permit is ready to issue.

2. **Crystal River Mall Redevelopment**
    1. **Crystal River Townhomes – PZ24-0057 – 1801 NW Hwy 19** – Application for Civil Site Plan for seven 8-unit buildings for 56 townhouses with clubhouse and dog park. This permit has been issued.
3. **Restaurant (at Port Hotel and Marina) – PB24-0010 - 1508 SE Kings Bay Drive** - Proposed 22,690 sf restaurant. The permit was issued on 11-13-2024, and construction has commenced.
4. **Hotel (at Port Hotel and Marina) – PB24-0011 – 1508 SE Kings Bay Drive** – Proposed 85,500 sf (85-room) hotel. This permit has been issued, and construction has commenced.
5. **Jimmy's Fish Camp Seafood Restaurant – PB23-0019 – 300 S Hwy 19** – A new restaurant (16,781 sf) and outdoor deck (1,707 sf). The Building Permit has been approved and is ready to be issued. The Developer will use a private provider for building plan review and inspections.
6. **Microtel – PZ24-0041 –1030 NE 5th Street** – A preliminary review of a civil site plan was requested for a new 103-room hotel (10,160 sq. ft.) This application is currently under review.
7. **Magnolia Creek – New Commercial Center – PZ24-0048 – 605 NW US Hwy 19** – A Site Development Permit for a new commercial center with two buildings totaling over 107,000 square feet. This permit has been issued.
8. **Crab Plant Deck and Pavilion – PB25-0059 – 201 NW 5th Street** – A Building Permit for a 2-story deck and a covered pavilion at the Crab Plant Restaurant. This permit has been issued.
9. **Amanda Z Art Studio – PB25-0171 – 215 NE 3rd Street** – A Building Permit for an elevated art studio. This permit has been issued.
10. **Crystal Creek Townhomes – PZ25-0004 – SE Dr. Martin Luther King Jr. Avenue** – An application for Site Plan for an 82-unit Townhome Development. This project is currently under review.
11. **Fountains at Hidden Lakes – Phase II – PZ25-0023 and PB25-0556 – 10456 W Ashburn Ln** – Phase II of the Fountains at Hidden Lakes was submitted for the construction of 67 The Developer is using a private provider for building plan review and inspections. The site permit has been issued, and the Building Permit is currently under review.
12. **Take 5 Oil – PZ25-0020 – 563 NE 5th Street –** An application for Site Plan for the construction of a Take 5 Oil. This permit has been issued.

BUSINESS TAX RECEIPTS:

We are now within the Business Tax Receipt renewal season for 2026. Of the 758 businesses emailed renewal notices, we have currently processed 419 business renewals, or 55%.

* Further details are listed in the full departmental reports.

BUILDING DEPARTMENT:

PERMITS ISSUED:

Zoning	1
Res - Mechanical	1
Res - Roof	2
Com - Electrical	2
Res - Electrical	5
Res - Window/Door	6
Res - Alteration/Repair	4
Com - Alteration/Repair	1
Res - Pool	3
Com - Fence	1
Res - Seawall	1
Res - Demolition	2
Com - Sign	1
Res - Plumbing	2
Res - Minor Flood Repair	7
Com - Roof	2
Res - New Construction	1
Com - Window/Door	1
Building	3
Com - Seawall	1
Com - Addition	1
Res - Dock/Boat Launch	1
Total Permits	**49**
Total Fees	**$36,365.00**
Total Construction Value	**$ 1,520,227.73**

INSPECTIONS:

Building	170
Fire	10
Code & Zoning	1
Total Inspections	**181**

CODE ENFORCEMENT:

New/Open Cases	17 new/388 open (including FEMA NFIP notices)
Closed Cases	97
Code Hearings	1
Total Cases	**486**

* Further details are listed in the full departmental reports.

FIRE DEPARTMENT

Fire Department Activities: During the month of October, the Fire Department received 102 calls for service. An average of 2.6 personnel per call and had an average response time was not recorded at this time. The average time on scene was also still being calculated. CRFD attended First Friday, CRHS home football games as EMTs, and community engagement at Starbucks. CRFD attended scarecrow fest and provided EMS and fire protection. CRFD completed Marine unit training. Fire Cadet meetings have continued at the fire station. The department also attended national night our in the City of Inverness. There were 46 EMS calls and 56 calls for fire incidents and crashes. Firefighter Caid Pease was awarded the firefighter of the year award by the VFW and firefighter Steve Cenko was promoted to District Captain.

FINANCE DEPARTMENT

October 2025 books have not been closed as of the due date for monthly reports. The month is not complete; departments are still submitting their October invoices to Finance for processing. The books are normally not closed until around the fifteenth to twentieth of the following month

* Further details are listed in the full departmental reports.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 6.C.**

Requested Motion: Motion to authorize the Mayor to execute a letter of support for the Citrus County BOCC Legislative Priorities.

Staff Recommendation:
Approve and authorize the Mayor to execute a letter of support for the Citrus County BOCC Legislative Priorities.

ATTACHMENTS:
Description
Letter of support of Citrus County Legislative Priorities.docx
Citrus County BOCC Legislative Priorities Packet 2026.pdf

123 NW Highway 19
Crystal River, FL 34428
352-795-4216 P
352-795-6245 F
www.crystalriverfl.org

11/10/2025

The Honorable Jeffery "J.J." Grow
402 South Monroe Street
Tallahassee, FL 32399-1300 Florida

Senate District 11 Vacant Seat
404 South Monroe Street
Tallahassee, FL 32399-1100

Re: Legislative Appropriations 2026

Dear Representative Grow and forthcoming District 11 Senator:

On behalf of the City Council of the City of Crystal River, I am pleased to convey our full support for the Citrus County Board of County Commissioners' 2026 Legislative Priorities, as approved on October 21, 2025. These priorities represent a comprehensive and forward-looking approach to addressing the shared challenges and opportunities facing our communities.

The County's legislative priorities reflect a commitment to public safety, environmental protection, transportation, housing, and quality of life; these issues affect every municipality and resident in Citrus County. Collectively, these initiatives strengthen the foundation for sustainable growth, fiscal responsibility, and long-term resilience throughout the region.

Our City recognizes the importance of collaboration between state and local governments to ensure that critical infrastructure projects, essential services, and environmental stewardship efforts continue to advance. We respectfully urge the Florida Legislature to give strong consideration and support to Citrus County's appropriations requests, policy proposals, and special considerations for the 2026 Legislative Session.

The City Council extends its appreciation to our legislative delegation for their continued partnership and advocacy on behalf of Citrus County and the Nature Coast. Together, we can ensure that our region remains a vibrant, safe, and thriving place to live, work, and visit.

Sincerely,

Joe Meek
Mayor
City of Crystal River

CITRUS COUNTY

LEGISLATIVE PRIORITIES

2026 SESSION

Ensuring our voice is heard.

Approved October 21, 2025



L-R: 2nd Vice Chair Janet Barek, Commissioner Holly Davis, Chairman Rebecca Bays, Commissioner Jeff Kinnard, and 1st Vice Chair Diana Finegan.

Citrus County, located on Florida's Nature Coast, is home to more than 160,000 residents and some of the state's most unique natural resources, including world-class springs, rivers, and the largest population of West Indian manatees in the United States. Our location along U.S. 19 and the Suncoast Parkway provides direct access to Tampa Bay, Orlando, and Gainesville, while allowing us to preserve the charm and character of a smaller community.

The Board of County Commissioners is focused on building for the future through smart infrastructure investments, protecting our environment, and creating new opportunities for businesses and families. From expanding utilities and transportation corridors to supporting economic development at our industrial and airport business parks, we are positioning Citrus County as a place where Floridians can live, work, and thrive.

Ensuring our voice is heard.

Citrus County stands at the forefront of Florida's next phase of economic development—an increasingly significant region on the Nature Coast that presents exceptional opportunities for strategic investment. With a steadily increasing population, substantial commercial expansion, and unparalleled natural resources, Citrus County is not merely participating in Florida's growth; it is actively shaping it. Historically renowned for its environmental assets and small-town quality of life, the county has evolved into a dynamic center of opportunity, characterized by thoughtful infrastructure development, a flourishing tourism sector, and a diversified economic base. Its appeal lies in the unique integration of preserved natural landscapes, modern amenities, and a community deeply committed to sustainable, forward-looking progress.

Tourism remains a foundational pillar of the local economy. Premier destinations such as Crystal River and Homosassa attract over a million visitors annually, offering unique experiences unparalleled elsewhere in the nation—including the rare opportunity to observe and swim with the endangered West Indian manatee in its natural habitat. Additionally, the county offers world-class outdoor recreation opportunities, including spring-fed rivers, nationally recognized trails, and culturally significant heritage sites that underscore its rich history. Beyond tourism, the county's economic momentum has been notably enhanced by the recent extension of the Suncoast Parkway (State Road 589), which provides direct, high-speed connectivity to the Tampa Bay metropolitan area and Central Florida. This critical infrastructure improvement has unlocked significant potential for industrial and commercial development, with designated enterprise zones and ready-to-develop sites attracting interest from manufacturing, logistics, and distribution sectors.

The county's leadership has been deliberate in managing this growth—investing in utility modernization, expanding broadband access, upgrading infrastructure, and fostering collaboration with educational institutions to develop a skilled and adaptable workforce. Equally paramount is Citrus County's steadfast commitment to environmental conservation. As development progresses, local policies continue to prioritize the preservation of sensitive ecosystems, springsheds, and wildlife habitats, ensuring that economic advancement is achieved without compromising the region's natural heritage. Through comprehensive land preservation efforts, rigorous environmental standards, and active community engagement, Citrus County exemplifies the harmonious balance between growth and stewardship.

In alignment with its motto, "Where Nature and Community Thrive," Citrus County is also distinguished as a region where business prospers. The county provides a competitive and business-friendly environment that encourages innovation, attracts investment, and supports sustainable economic development. As Florida continues to experience robust growth, Citrus County represents one of the state's most strategic opportunities—a locale where environmental integrity coexists with economic vitality, and where prudent investment can yield enduring benefits. For stakeholders seeking to promote impactful growth and secure Florida's long-term prosperity, Citrus County offers a compelling and well-founded proposition.

Community-Centered Governance

- Support policies that improve quality of life, safety, and well-being for all Citrus County residents.

Fiscal Responsibility and Transparency

- Promote efficient use of public funds, transparency, and accountability in government spending.

Sustainable Growth and Development

- Encourage balanced growth that preserves natural resources and community character.

Infrastructure and Public Services

- Prioritize investment in transportation, water, public safety, and broadband to meet current and future needs.

Collaborative Partnerships

- Build strong relationships with state, federal, regional partners, and community groups to maximize resources.

Protection of Local Authority

- Defend local decision-making authority and oppose unfunded mandates.

Economic Opportunity and Workforce Development

- Attract diverse industries, support small businesses, and foster workforce training aligned with local needs.

Health and Human Services Support

- Ensure access to quality healthcare, mental health, and social services for vulnerable populations.

Environmental Conservation and Resilience

- Protect natural environments and promote resilience against natural disasters.

Citrus County, Florida

Appropriations Requests, Policy Proposals, & Other Requests

Section 1: *Appropriations Requests*

1. Floral City Septic-to-Sewer Expansion - *$6,227,894*
2. Halls River Road Multi-Use Path - *$2,500,000*
3. Judicial and Government Space Expansion - *$5,000,000*
4. Regional Public Safety Training Center - *$1,500,000*
5. Septic-to-Sewer Incentive Program - *$925,000*

Section 2: *Policy Proposals*

1. Anonymous Code Enforcement Complaints
2. Authorizing Body-Worn Cameras for Code Enforcement
3. Electric Vehicle Registration Fees
4. FRS Special Risk Classification for Code Officers
5. Records Exemptions for Local Government Officials
6. Transportation Concurrency

Section 3: *Requests for Special Consideration*

1. Chassahowitzka River Campground
2. CR-491 Roadway Widening Project
3. Housing Stability for Homeless Schoolchildren Grant
4. Invasive Plant Management Section
5. Local Government Cybersecurity Grant Program
6. Nitrogen-Reducing Septic Systems
7. Sadowski Housing Trust Fund
8. Small County Outreach Program (SCOP)
9. Water Quality Improvement Grant Program
10. Withlacoochee River Restoration & Protection

SECTION ONE

APPROPRIATIONS REQUESTS

APPROPRIATIONS REQUEST:

FLORAL CITY SEPTIC-TO-SEWER EXPANSION

ISSUE SUMMARY

The proposed expansion of septic-to-sewer infrastructure in Floral City represents a critical environmental and public infrastructure priority for Citrus County. This initiative directly supports nutrient reduction goals outlined in the Homosassa/Chassahowitzka Basin Management Action Plan (BMAP) and will significantly benefit the Homosassa River, an Outstanding Florida Waterway and home to a First-Magnitude Spring.

The project's primary objective is to reduce nutrient loading into the Homosassa Springshed by redirecting wastewater flows from multiple aging and noncompliant wastewater treatment plants to the City of Inverness Wastewater Treatment Plant (WWTP). The Inverness facility produces public access reclaimed water and operates in full compliance with BMAP requirements, thereby ensuring a higher standard of wastewater treatment.

Key components of the project include the interconnection of five existing package plants—Singing Forest Mobile Home Park, Stoneridge Landing MHP, Moonrise Resort MHP, Ensigns Oasis MHP, and Aunt Vera's Antiques—into the centralized sewer system. Additionally, it encompasses a major septic-to-sewer conversion effort for residential properties located north of E. Orange Ave., extending to Floral City Elementary School (FCE).

This segment of the project will enable sewer connections for up to 320 additional homes.

The success of this initiative is contingent upon approval of the County's Springs Grant request for FY 25–26, which seeks $4,000,000 in funding to support the construction of a main transmission line—the FCE Wastewater Interconnection—that will serve as the backbone of the overall sewer expansion.

In addition to the environmental benefits, this project will result in increased reclaimed water availability from the Inverness WWTP and supports broader regional water reuse goals. Furthermore, the absence of centralized wastewater infrastructure has historically limited economic development opportunities in the Floral City area. By expanding sewer capacity, this project is expected to encourage commercial and residential growth, thereby enhancing the economic vitality of the community.

COMMITTED LOCAL FUNDING

None Identified

REQUEST: The Citrus County Board of County Commissioners requests $6,227,894 to expand septic-to-sewer infrastructure in the Floral City area, advancing environmental protection, public health, and economic development through the reduction of nutrient loading to the Homosassa Springshed.

APPROPRIATIONS REQUEST:

HALLS RIVER MULTI-USE PATH

ISSUE SUMMARY

The Halls River Road Multi-Use Path (MUP) project proposes the construction of a paved asphalt path, varying in width from 6 to 12 feet, to run parallel to Halls River Road. The proposed facility will extend approximately 3.2 miles, beginning at South Riverview Circle and terminating at U.S. Highway 19.

The project corridor follows a two-lane roadway with flush shoulders and is situated within an existing right-of-way that ranges from 100 to 120 feet in width. The alignment is subject to several environmental and right-of-way constraints, which are being carefully considered as part of the project development process.

The Florida Department of Transportation (FDOT) is currently responsible for the design and permitting phases of the project. Contingent upon the availability of funding, FDOT will also oversee and manage the construction phase. Construction is tentatively scheduled to commence in December 2027, with a projected duration of approximately one year.

This multi-use path is intended to provide a safe, accessible, and dedicated facility for pedestrians and bicyclists, thereby enhancing multimodal connectivity within the region.

It will serve as a critical linkage between multiple residential communities and key local destinations, including restaurants, retail centers, and commercial establishments located along the corridor.

Importantly, the Halls River Road MUP will connect to the recently constructed multi-use path along U.S. 19, a major regional transportation facility that traverses nearly the entire length of Citrus County.

The project is expected to deliver substantial benefits to the County's approximately 160,000 residents—as well as its visitors and tourists—by promoting active transportation options, improving roadway safety, and fostering economic development through improved access to local businesses.

COMMITTED LOCAL FUNDING

$1,210,000

APPROVED STATE FUNDING

$5,200,000

REQUEST: The Citrus County Board of County Commissioners requests an appropriation of $2,500,000 to support the construction of the Halls River Road Multi-Use Path (MUP), a critical infrastructure project designed to enhance pedestrian and bicyclist safety, improve multimodal connectivity, and support economic growth within the County.

APPROPRIATIONS REQUEST:

JUDICIAL & GOVERNMENT SPACE EXPANSION

ISSUE SUMMARY

Citrus County respectfully seeks support from the Florida Legislature to address critical facility and infrastructure needs within the downtown Inverness government complex, with a specific emphasis on judicial space planning. The current Citrus County Courthouse and adjacent government buildings are operating at or near full capacity. As the County continues to grow, the demand for judicial services is projected to increase significantly, further straining existing space and operational capabilities.

In addition to space limitations, the current configuration presents challenges related to secure access, which is essential for the safe and efficient operation of court functions. As court operations expand, ensuring appropriate separation of judicial staff, inmates, and the public will become increasingly difficult within the existing footprint. The County's long-range facility planning efforts seek to mitigate these concerns by acquiring key parcels of land surrounding the courthouse, including Park Place, the Little Italy Italian Restaurant, a vacant lot off Martin Luther King Jr. Boulevard, and potentially other properties owned by the City of Inverness.

These acquisitions will provide the necessary land base to support the phased development of additional judicial and governmental facilities. They will also allow the County to initiate design work on a structured parking garage that will be essential to support expanded operations and must precede any vertical construction. This investment will ensure the continued delivery of safe, secure, and efficient public services, while also contributing to the long-term redevelopment and vitality of downtown Inverness.

CITRUS COUNTY INVESTMENT

$8,163,220*

**Judicial expansion funds allocated to date by BOCC.*

REQUEST: Citrus County requests a state appropriation of $5,000,000 to support the acquisition of strategically located properties and the preliminary design of infrastructure necessary to expand judicial and governmental facilities in downtown Inverness.

APPROPRIATIONS REQUEST:

REGIONAL PUBLIC SAFETY TRAINING CENTER

ISSUE SUMMARY

The current Citrus County Fire Rescue training facility is aging, functionally limited, and increasingly incompatible with the evolving demands of modern public safety training. Its location—soon to be surrounded by expanding residential and commercial development—poses additional challenges, particularly for conducting high-risk, high-intensity training exercises essential to maintaining readiness. These constraints underscore the urgent need for a new, purpose-built Regional Public Safety Training Center that can adequately support the multifaceted training requirements of fire, law enforcement, and emergency services personnel.

A new regional training center would serve as a centralized hub for advanced, multi-disciplinary training across all public safety sectors. This facility would not only support Citrus County's fire and law enforcement agencies but also provide a valuable resource for surrounding counties, including Sumter, Hernando, Levy, and Marion. By fostering regional collaboration, the center would promote joint training exercises, enhance interoperability among agencies, and strengthen emergency response capabilities across jurisdictions.

The proposed site could accommodate co-located facilities such as a firearms range and driver training course to meet the long-term operational needs of the Citrus County Sheriff's Office and reduce reliance on out-of-county resources.

Additionally, the facility presents a valuable opportunity for partnership with the Citrus County School Board in support of public safety career pathways and technical education. Incorporating a conference center and classroom complex would further enhance the center's utility, with the added benefit of serving as a resiliency and emergency shelter during large-scale incidents or disasters.

This initiative aligns with Citrus County's strategic goals of enhancing public safety, strengthening regional partner-ships, and investing in resilient, future-ready infrastructure. It also reflects the County's broader commitment to workforce development, professional excellence, and community prepared-ness. A modern facility will ensure that emergency personnel across the region receive high-quality, consistent training—equipping them to respond effectively to increasingly complex emergencies and protect the safety and well-being of the communities they serve.

COMMITTED LOCAL FUNDING

$250,000

- *Fire Impact Fees*

$250,000

- *Citrus County School Board*

REQUEST: The Citrus County Board of County Commissioners requests an appropriation of $1,500,000 for the planning and design of a Regional Public Safety Training Facility. This facility will enhance collaboration among local and regional public safety agencies by providing a centralized location for advanced, multidisciplinary training opportunities.

APPROPRIATIONS REQUEST:

SEPTIC-TO-SEWER INCENTIVE PROGRAM

ISSUE SUMMARY

Citrus County has previously partnered with the Florida Department of Environmental Protection (FDEP) to implement a reimbursement program providing up to $4,000 per homeowner to offset the costs associated with connecting to central sewer infrastructure. These reimbursements covered plumbing connection costs and utility connection fees for residents within designated septic-to-sewer project areas. On May 24, 2021, the County was awarded Grant LPF 0902 in the amount of $703,000 to reduce the financial burden on homeowners participating in these essential water quality improvement initiatives.

However, under current FDEP policy, grant funding is limited to costs directly related to septic tank abandonment and physical sewer connection. The exclusion of utility impact fees from eligible expenses has resulted in significantly higher out-of-pocket costs for property owners, particularly those in rural and economically vulnerable areas. As a publicly funded utility, Citrus County is unable to waive impact fees due to financial obligations and bond rating considerations, which further compounds the financial challenge for affected homeowners.

To address this gap, Citrus County proposes that funding be allocated specifically for the payment of sewer connection and capacity fees for existing developed residential properties impacted by ongoing and future septic-to-sewer conversion projects. Based on the current scope of active projects, an initial appropriation of $925,000 would provide critical support to residents transitioning to central sewer service in the near term. Citrus County anticipates submitting additional appropriation requests in future fiscal years, consistent with project-specific demands and the pace of residential conversions.

Restoring financial assistance for impact fee costs will promote greater participation in septic-to-sewer programs, reduce nutrient loading to impaired waterbodies, and help ensure that the burden of environmental stewardship is equitably shared among all residents.

COMMITTED LOCAL FUNDING

None Identified

REQUEST: The Citrus County Board of County Commissioners requests an appropriation of $925,000 to fund sewer connection and capacity fees for existing residential properties impacted by ongoing septic-to-sewer conversion projects, thereby alleviating financial burdens on homeowners and advancing the County's water quality improvement objectives.

SECTION TWO

POLICY PROPOSALS

ISSUE SUMMARY

Code enforcement proceedings are typically initiated following the receipt of a complaint or tip from the public—either submitted via telephone, online platforms, or based on direct observation by a code enforcement officer in the course of routine duties. Given that code enforcement is inherently a local government function, the methods for receiving and processing complaints have historically varied across jurisdictions. In many communities, anonymous complaints were permitted and served as a means for residents to report potential violations without fear of retaliation. In others, complainants were required to disclose their identity as part of the submission process.

However, with the enactment of Section 162.06(1)(b), Florida Statutes, during the 2021 Legislative Session through CS/SB 60, individuals submitting a code violation complaint must now provide their full name and address before a local government may initiate enforcement proceedings. The legislative analysis accompanying the bill did not cite a specific problem or rationale necessitating the statutory change.

Nonetheless, the apparent legislative intent was to prevent the misuse of the code enforcement process as a tool for personal harassment or retaliation.

Despite this well-meaning objective, the mandatory disclosure of personal information introduces a significant deterrent for individuals wishing to report legitimate concerns. Complainants may now face the risk of retaliation, harassment, or intimidation by the subject of the complaint, particularly in close-knit or rural communities.

As a result, many residents are now unwilling to come forward with code enforcement concerns, which has led to a measurable decline in reported violations. This decline may undermine the ability of local governments to proactively address threats to public health, safety, and welfare, thereby weakening the overall effectiveness of code enforcement systems throughout the state.

POLICY REQUEST: The Citrus County Board of County Commissioners advocates for the amendment of Florida law to reinstate the authority of county and municipal code enforcement agencies to initiate investigations based on anonymous complaints, thereby restoring the enforcement discretion that existed prior to the enactment of Chapter 2021-167, Laws of Florida.

POLICY PROPOSAL:

AUTHORIZING BODY-WORN CAMERAS FOR CODE ENFORCEMENT

ISSUE SUMMARY

There is currently no provision in Florida state law that authorizes Code Enforcement Officers to wear or utilize body-worn cameras (BWCs) in the performance of their duties. While law enforcement agencies across the state have long used BWCs as a tool to promote transparency, accountability, and officer safety, Code Enforcement—despite often working in the field and engaging directly with the public—lacks similar statutory support. As a result, local governments interested in equipping their Code Enforcement personnel with body cameras face legal uncertainty. Although Citrus County does not currently have plans to pursue the use of BWCs for its Code Officers, there is growing interest from other local governments across the state in moving this concept forward.

To meet this emerging need, a change in state law is required to explicitly authorize Code Enforcement Officers to use body-worn cameras. This statutory framework should make clear that authorizing the use of BWCs does not expand the authority of Code Enforcement personnel, nor does it deputize them or confer law enforcement powers.

Rather, the cameras would serve a narrow and clearly defined purpose—primarily documentation of interactions, increased officer safety, and enhanced public transparency. Any enabling legislation should also establish baseline standards for data management, including how footage is stored, who has access to it, and how long it must be retained. Privacy protections should be built in to safeguard both the public and employees, and all use must remain compliant with Florida's public records and Sunshine Laws.

This proposal does not advocate for a statewide mandate; it simply seeks to provide the legal foundation for local governments that wish to implement this tool based on their unique needs. By allowing local governments to decide whether and how to implement BWCs for Code Enforcement, the state can support safer, more accountable operations while respecting the differing capacities and priorities of each community. Establishing this authority now ensures that as interest continues to grow, there is a clear and consistent framework in place to guide responsible adoption

POLICY REQUEST: The Citrus County Board of County Commissioners requests the Florida Legislature to amend state law to authorize local governments to permit Code Enforcement Officers to use body-worn cameras under a clearly defined legal and regulatory framework.

ISSUE SUMMARY

Local governments across Florida are experiencing a steady decline in fuel tax revenues as advancements in automotive technology have led to increased fuel efficiency and a growing market share of electric and alternative-fuel vehicles. While this shift reflects positive progress in environmental and energy efficiency goals, it has simultaneously undermined the financial mechanisms traditionally used to support the construction, maintenance, and operation of roadway infrastructure. Fuel taxes—historically levied on a per-gallon basis—are no longer generating sufficient revenue to meet the increasing costs associated with roadway improvements, thereby eroding the purchasing power of these critical funds.

This growing disparity is further compounded by the proliferation of electric vehicles (EVs), which do not contribute to fuel-based tax systems at all. As the share of EVs in the vehicle fleet continues to grow, the imbalance between infrastructure needs and available funding will become even more pronounced. The inadequacy of the current revenue model threatens the long-term sustainability of local road systems and the safety and mobility of Florida's communities.

Recognizing this challenge, past legislative efforts—such as Senate Bill 1070 (2023)—proposed the introduction of supplemental registration fees for electric and hybrid vehicles as a method of equitably distributing the costs of road usage among all drivers. This policy approach has been widely considered across the nation, as documented by the National Conference of State Legislatures (NCSL), with many states moving toward alternative funding mechanisms that reflect the realities of the evolving transportation landscape.

To ensure long-term fiscal sustainability and fairness in transportation funding, Florida must adopt modern, equitable, and technology-neutral strategies. These solutions should preserve the integrity of the state's transportation infrastructure while adapting to emerging trends in vehicle efficiency and fuel source diversification.

POLICY REQUEST: The Citrus County Board of County Commissioners urges the Florida Legislature to enact legislation that establishes a fair and equitable framework requiring electric and alternative energy vehicles to contribute appropriately toward the costs associated with the operation and maintenance of the state's roadway infrastructure, thereby addressing the decline in local fuel tax revenues.

ISSUE SUMMARY

Code Enforcement Officers in Florida are currently excluded from the Special Risk Class within the Florida Retirement System (FRS), despite performing work that often places them in hazardous and high-stress environments. These officers routinely interact with hostile individuals, inspect unsafe structures, respond to public health and safety violations, and work in the field under unpredictable conditions. However, under existing law, their job classification does not qualify for the retirement benefits available to other public safety professionals whose roles carry similar risks.

For years, the idea of including Code Enforcement Officers in the Special Risk Class has been proposed and consistently rejected, largely due to concerns about cost and scope. However, this proposal does not seek a mandate. Instead, it aims to address the first and most critical barrier: the lack of recognition of Code Enforcement Officer as a job classification eligible for Special Risk designation. By updating state statute to recognize this job title as eligible, the state can provide local governments the option—not the obligation—to classify their Code Officers under Special Risk if they determine it is appropriate for their workforce.

This change would not require local governments to alter their compensation structures, nor would it impose any new costs unless they voluntarily choose to opt in. It would simply establish the eligibility needed to allow flexibility and fairness in retirement planning for a profession that has evolved significantly in both responsibility and risk exposure. Additionally, it would align with the broader goal of supporting public employees who serve on the front lines of community safety and health.

By recognizing Code Enforcement Officers in statute as eligible for Special Risk Retirement, Florida can give local governments the discretion to extend these benefits based on their own operational needs, workforce challenges, and fiscal capacity. It is a practical and equitable first step that respects local control while acknowledging the real-world demands of the job.

POLICY REQUEST: The Citrus County Board of County Commissioners respectfully requests the Florida Legislature to revise the Florida Retirement System statute to recognize Code Enforcement Officers as an eligible classification for inclusion in the Special Risk Class, allowing local governments the option to participate.

POLICY PROPOSAL:

RECORDS EXEMPTIONS FOR LOCAL GOVERNMENT OFFICIALS

ISSUE SUMMARY

Local government executives and elected officials—including County Administrators, Deputy County Administrators, City Managers, and Town Managers—are often required to have their personal information, such as home addresses, personal phone numbers, and email addresses, disclosed under existing public records laws. While transparency and public access to government information are fundamental to accountability, the mandatory disclosure of sensitive personal data raises significant privacy and security concerns.

These officials frequently face increased exposure to harassment, threats, and intimidation due to the public availability of their personal contact details. Such risks extend beyond the officials themselves and can impact their families and private lives. The potential for misuse of this information has become a growing concern, particularly in an era marked by heightened political polarization and targeted harassment.

Balancing the public's right to access government information with the need to protect the personal safety and privacy of local government leaders presents a complex challenge. Current laws do not sufficiently differentiate between official records and personal information, leaving individuals vulnerable.

As a result, there is increasing discussion around the need to reconsider existing public records policies to better safeguard sensitive personal data without compromising governmental transparency and accountability.

POLICY REQUEST: The Citrus County Board of County Commissioners urges an amendment to Section 119.071, Florida Statutes, to incorporate an exemption protecting the personally identifiable information of County Administrators, Deputy County Administrators, City Managers, Town Managers, and their immediate family members from public disclosure.

ISSUE SUMMARY

Transportation concurrency was originally established through Florida's Growth Management Act of 1985, which required local governments to ensure that adequate infrastructure—including roadways—was in place to accommodate the impacts of new development. Under this framework, development approvals were contingent upon consistency with adopted level of service (LOS) standards. In 2005, the Legislature amended the Act to strengthen these requirements, mandating that transportation improvements be included in the Capital Improvements Element (CIE) of the local government's Comprehensive Plan, be financially feasible, and be scheduled for construction within a defined timeframe.

In 2009, the Florida Legislature adopted the Community Planning Act, which made transportation concurrency optional and allowed local governments greater flexibility in determining how to manage the relationship between growth and infrastructure capacity. In 2011, the Citrus County Board of County Commissioners formally exercised this option and designated concurrency as optional within the County, effectively eliminating the mandatory requirement to maintain transportation concurrency as a condition of development approval. To reestablish concurrency, Citrus County would be required to amend its Comprehensive Plan to remove the optional concurrency designation and establish clearly defined minimum LOS standards for its roadway network.

These standards must be accompanied by specific strategies and implementation timelines and incorporated into the County's Capital Improvements Element. In accordance with Florida Statute 163.3180, transportation improvements listed in the CIE must be scheduled to achieve the adopted LOS within a five-year period. Once those standards are met, a formal concurrency management system would need to be implemented to evaluate and schedule infrastructure improvements for future development, thereby ensuring that roadway capacity keeps pace with projected growth.

While reinstating concurrency may offer long-term benefits for infrastructure planning and growth management, it also presents several challenges. Financially, the County would need to allocate sufficient resources to meet the LOS standards, which may require identifying new funding sources under constrained fiscal conditions. From a planning perspective, existing development that has occurred without concurrency oversight may present mismatches between infrastructure capacity and demand, complicating future compliance efforts. Reestablishing concurrency would also require updated data and advanced traffic modeling to ensure accuracy in projecting future needs—efforts that could demand additional staffing or outside technical assistance.

POLICY REQUEST: The Citrus County Board of County Commissioners urges the Florida Legislature to amend the Community Planning Act to provide a streamlined and more practical process for local governments to reinstate transportation concurrency, enabling more effective growth management and mitigation of traffic congestion.

SECTION THREE

REQUESTS FOR SPECIAL CONSIDERATION

REQUEST FOR SPECIAL CONSIDERATION:
CHASSAHOWITZKA RIVER CAMPGROUND

ISSUE SUMMARY

Citrus County has entered into a 40-year agreement with the Southwest Florida Water Management District (SWFWMD) for the operation and management of the Chassahowitzka River Campground, a critical recreational and environmental resource located along the Chassahowitzka River. Under this agreement, the District retains ownership of the property, while the County assumes full responsibility for the day-to-day management, operations, and maintenance of the facility.

As part of the transition, SWFWMD has allocated $200,000 to support initial repairs and capital improvements. However, Citrus County will bear the full cost of ongoing operations, including staffing, maintenance, and public programming.

The Chassahowitzka River Campground provides essential access to one of Florida's most pristine spring-fed river systems, attracting residents and visitors for camping, boating, fishing, and nature-based recreation. The campground also serves as a gateway to broader eco-tourism and conservation efforts in the region.

As a publicly accessible, environmentally sensitive site, its continued preservation and functionality are vital to maintaining both the local quality of life and the broader health of Florida's natural resources.

The property sustained substantial damage during the 2024 hurricane season, when Hurricanes Helene and Milton caused significant flooding, erosion, and infrastructure impacts throughout the Chassahowitzka watershed. Recovery and rehabilitation efforts remain ongoing, with several facilities and amenities in need of repair or replacement to restore safe, full public access.

By assuming operational control, the County demonstrates a commitment to environmental stewardship, but long-term sustainability will require additional investment and support. Without dedicated funding for future improvements and ongoing maintenance, the facility's infrastructure and ecological integrity could deteriorate over time, limiting public access and diminishing its value as a regional asset.

REQUEST: Citrus County requests that the State of Florida formally recognize the Chassahowitzka River Campground as a valuable public and environmental asset and consider allocating future funding to support its continued operation, infrastructure needs, and environmental protection. While the County is committed to maintaining the site, state investment will be essential to sustain its long-term viability, protect the river's sensitive natural resources, and ensure that this treasured destination remains accessible and safe for generations to come.

REQUEST FOR SPECIAL CONSIDERATION:
CR-491 ROADWAY WIDENING PROJECT

ISSUE SUMMARY

The proposed widening of County Road (CR) 491 from Pine Ridge Boulevard to U.S. Highway 41 represents a critical component of Citrus County's long-term transportation infrastructure strategy. The corridor serves as a significant regional arterial roadway, supporting freight movement, commuter traffic, and functioning as a designated hurricane evacuation route.

The project's successful advancement is essential to enhance safety, improve capacity, and support the region's continued economic growth. However, the financial demands associated with this project phase—including the Project Development and Environment (PD&E) study, engineering design, permitting, and right-of-way acquisition—present considerable challenges that must be carefully addressed through prudent funding strategies.

The estimated cost for this current phase of the project is approximately $37,010,000, exclusive of future construction expenditures, which will require substantially greater investment.

Citrus County presently does not possess a dedicated local funding mechanism capable of supporting projects of this magnitude. Without a dedicated revenue source, such as a transportation surtax, infrastructure impact fee, or other locally generated infrastructure fund, the County lacks the financial capacity to absorb the costs associated with the project without significantly impacting other critical public services or ongoing infrastructure maintenance.

REQUEST: The County asks that our legislators please notify us of any roadway expansion-eligible funding programs available from the State of Florida or the United States federal government that we may be unaware of.

REQUEST FOR SPECIAL CONSIDERATION:

HOUSING STABILITY FOR HOMELESS SCHOOLCHILDREN

ISSUE SUMMARY

Homelessness among school-aged children in Citrus County is a pressing and multifaceted issue that profoundly affects the educational, developmental, and emotional well-being of our youth. According to the local McKinney-Vento Liaison, a significant and growing number of students currently face housing instability, which creates numerous barriers to their academic success and overall health. The lack of stable housing often forces children to change schools frequently, disrupting their learning continuity and social connections, leading to lower academic achievement and increased dropout rates. Homeless children are disproportionately impacted by developmental delays and learning disabilities, conditions that are exacerbated by the instability and stress of their living conditions.

In addition to academic challenges, these children are at higher risk of mental health issues such as anxiety, depression, and behavioral disorders due to exposure to trauma, violence, and the uncertainty of their living conditions. The stress of homelessness also compromises physical health and nutrition, further impairing their ability to focus and succeed in school. The cycle of homelessness perpetuates socioeconomic disadvantage, as children who struggle academically and emotionally are less likely to graduate and more likely to experience continued instability into adulthood.

Families experiencing homelessness face significant obstacles in accessing affordable housing, employment, and supportive social services. Without targeted interventions, these families remain trapped in unstable living environments such as shelters, motels, or overcrowded housing. This instability not only affects the children but also places additional burdens on schools and community resources, which often lack the capacity to fully address the complex needs of homeless students.

Addressing the root causes of homelessness among schoolchildren by providing stable, affordable housing is critical to breaking this cycle. Stable housing creates a foundation for children to attend school consistently, access health and social services, and engage in learning and development in a safe and supportive environment. By prioritizing housing stability, Citrus County can significantly improve educational outcomes, promote emotional and mental well-being, and foster long-term self-sufficiency for vulnerable families.

REQUEST: The Citrus County Board of County Commissioners calls for continued funding for the Housing Stability for Homeless Schoolchildren Grant to expand support services and housing assistance for homeless students and their families.

ISSUE SUMMARY

The Invasive Plant Management Section of the Florida Fish and Wildlife Conservation Commission (FWC) is charged with the oversight and control of invasive plant species within Florida's freshwater ecosystems. Species such as hydrilla, water hyacinth, and Brazilian pepper present significant challenges by disrupting native habitats, degrading water quality, diminishing biodiversity, and hindering recreational uses. This section is dedicated to preventing the proliferation of invasive plants, restoring impacted ecosystems, and mitigating their detrimental effects on the state's aquatic environments.

The management approach employed by the Invasive Plant Management Section is multifaceted, incorporating mechanical removal, targeted herbicide applications, biological controls, and habitat restoration initiatives. The section collaborates extensively with local, state, and federal agencies, as well as private stakeholders, to develop and implement the most effective and coordinated management strategies.

These ongoing efforts are critical to the preservation of Florida's aquatic ecosystems, the protection of biodiversity, the enhancement of recreational opportunities, and the safeguarding of the long-term sustainability of the state's water resources. For over thirty years, Citrus County has benefited from financial support provided by the FWC's Invasive Plant Management Section, which has been essential in managing aquatic vegetation within the county's waterways. This enduring partnership has played a vital role in maintaining the ecological integrity of Citrus County's freshwater systems.

REQUEST: Citrus County respectfully urges the Florida Legislature to ensure full and sustained funding for the Florida Fish and Wildlife Conservation Commission's (FWC) Invasive Plant Management Section to safeguard and maintain the health of our waterways and critical ecosystems.

ISSUE SUMMARY

The Local Government Cybersecurity Grant Program is a state-administered initiative established to assist local government entities in strengthening their cybersecurity defenses. This program allocates funding to municipalities, counties, and other local agencies to enhance the security of their digital infrastructure and safeguard sensitive data from evolving cyber threats. Recognizing the critical nature of the information managed by these entities—including personal records, financial data, and essential infrastructure systems—the program seeks to improve the overall cybersecurity posture of local governments, which are increasingly targeted by cybercriminal activity.

In response to the rising incidence of cyberattacks, ransomware, and data breaches that threaten the continuity of government operations and the protection of citizen information, this grant program provides necessary financial support for a wide range of cybersecurity enhancements.

Eligible uses of the funds include the deployment of advanced security technologies, comprehensive cyber-security training for personnel, system upgrades aligned with industry best practices, and the implementation of robust data protection protocols.

This program constitutes a key component of the state's broader strategy to reinforce the cybersecurity resilience of public sector entities. Its primary objective is to equip local governments with the resources required to effectively counter sophisticated cyber threats, thereby preserving public confidence and ensuring the uninterrupted delivery of critical government services.

REQUEST: Citrus County respectfully urges the Florida Legislature to maintain and support continued funding for the Local Government Cybersecurity Grant Program to enhance the cybersecurity capabilities of local governments, safeguard critical infrastructure, and ensure the protection of sensitive data amid escalating cyber threats.

ISSUE SUMMARY

Adequate funding for local nitrogen-reducing septic system conversion programs across Florida is essential to safeguarding the state's water quality and overall environmental health. Conventional septic systems contribute significantly to nitrogen pollution by releasing excessive nitrogen into the soil, which then leaches into nearby water bodies. This process exacerbates harmful algal blooms, deteriorates water quality, leads to fish kills, and causes biodiversity loss. Florida's freshwater springs, lakes, and coastal ecosystems—highly sensitive to nutrient pollution—stand to benefit substantially from the widespread adoption of nitrogen-reducing septic technologies. Addressing nitrogen runoff through these conversions is critical to preserving Florida's delicate environmental equilibrium.

Citrus County's Septic Upgrade Incentive Program offers an innovative and effective approach to reducing nitrogen pollution by providing financial assistance to residents for upgrading from conventional septic systems to advanced nitrogen-reducing technology. These upgraded systems are specifically designed to minimize nitrogen discharge into soil and groundwater, thereby preventing further contamination and contributing to the restoration of surface water bodies.

The program has demonstrated significant success and strong, sustained community interest, reflecting public recognition of the vital importance of protecting water resources. By reducing nitrogen loads entering the environment, this initiative helps maintain biodiversity, supports healthier aquatic ecosystems, and ensures compliance with state and federal water quality standards.
Expanding this program will enable more residents to participate, amplifying its positive impact on water quality, public health, and environmental sustainability. Continued and increased funding is critical to ensuring that Citrus County can comprehensively address nitrogen pollution and safeguard natural resources for current and future generations.

Local governments, which often lead these efforts, require sufficient financial support to implement effective septic system upgrade programs. Without adequate funding, many property owners—especially those in rural or economically disadvantaged areas—may face prohibitive costs associated with necessary upgrades. A well-funded program promotes equity by making environmentally sustainable technologies accessible to all residents.

REQUEST: The Citrus County Board of County Commissioners urges the Florida Legislature to provide continued funding for local septic system conversion programs ahead of the proposed mandate requiring the adoption of nitrogen-reducing systems.

ISSUE SUMMARY

Established in 1992, the Sadowski Housing Trust Fund serves as a vital mechanism for addressing Florida's affordable housing needs. Funded primarily through documentary stamp taxes collected from real estate transactions, the Trust Fund provides a reliable and recurring source of revenue dedicated to housing programs across the state. It supports key initiatives such as the State Housing Initiatives Partnership (SHIP), which delivers critical services including down payment assistance, emergency home repairs, and the development of affordable rental housing. In addition, the Fund enables the Florida Housing Finance Corporation to expand and preserve affordable housing opportunities for low- and moderate-income families, helping ensure access to safe, stable, and affordable homes.

As Florida continues to experience population growth and a sharp rise in housing costs, the need for sustained and robust investment in affordable housing infrastructure has never been more urgent. Without full funding of the Sadowski Housing Trust Fund, Florida risks deepening its housing affordability crisis, leaving many working families, seniors, and vulnerable residents unable to secure adequate housing. Restoring and protecting the full allocation of Trust Fund revenues for their intended purpose is essential for preventing homelessness, increasing housing availability, and enhancing quality of life throughout the state.

Consistent investment in affordable housing not only stabilizes families and communities but also helps reduce long-term public expenditures on emergency services, health care, and social safety nets.

Beyond its social impact, the Sadowski Housing Trust Fund also delivers significant economic benefits. Funds invested in affordable housing generate employment in the construction, real estate, and home improvement industries—contributing to local economies and creating ripple effects in related sectors. Leveraging these resources as originally intended promotes economic vitality, community resilience, and inclusive growth.

Continued commitment to fully utilizing the Sadowski Housing Trust Fund reflects Florida's dedication to building thriving communities where all residents have the opportunity to live in safe, affordable, and dignified housing. In the face of mounting housing pressures, preserving and strengthening this critical funding source is essential to meeting the state's current and future housing needs.

REQUEST: Citrus County respectfully urges the Florida Legislature to fully restore and protect all revenues dedicated to the Sadowski Housing Trust Fund for their intended purpose of addressing the state's affordable housing needs. Maintaining the integrity of this Trust Fund will ensure continued investment in critical programs such as the State Housing Initiatives Partnership (SHIP) and other initiatives that expand and preserve affordable housing.

ISSUE SUMMARY

The Florida Department of Transportation's Small County Outreach Program (SCOP) is specifically established to assist counties with populations below 200,000 in enhancing their transportation infrastructure. Recognizing the unique challenges these smaller jurisdictions face in securing adequate funding and maintaining road networks, SCOP serves as a critical financial resource to support essential projects such as roadway resurfacing and reconstruction. The program is instrumental in addressing the transportation requirements of these communities by promoting improvements in road safety, mobility, and overall infrastructure quality.

Funding under SCOP is distributed to local governments through a competitive application process, enabling counties to prioritize projects that address vital roadways integral to residents' daily travel, emergency response access, and regional economic activity. Eligible projects may include surface rehabilitation as well as more comprehensive reconstruction efforts aimed at optimizing traffic operations and enhancing safety standards.

The Florida Department of Transportation administers SCOP to ensure the equitable allocation of funds in compliance with state construction guidelines and safety regulations. Through this program, the state fosters effective partnerships with smaller counties, thereby supporting local economic development through improved transportation connectivity. SCOP is essential in guaranteeing that all areas of Florida, irrespective of population size, have the necessary resources to sustain safe, reliable, and efficient transportation networks for their communities.

REQUEST: The Citrus County Board of County Commissioners requests continued funding for the Florida Department of Transportation's Small County Outreach Program (SCOP) to support critical transportation infrastructure improvements, ensuring safe and efficient road networks that foster equitable development and economic growth in smaller counties.

REQUEST FOR SPECIAL CONSIDERATION:
WATER QUALITY IMPROVEMENT GRANT PROGRAM

ISSUE SUMMARY

The Water Quality Improvement Grant Program, administered by the Florida Department of Environmental Protection (FDEP), is a vital funding mechanism that enables local governments across Florida to implement projects aimed at reducing nutrient pollution and improving water quality. This program provides critical financial support to counties, municipalities, and other governmental entities for infrastructure projects that address nutrient loading from key sources such as wastewater (including septic-to-sewer conversions), stormwater runoff, and agricultural activities. To qualify for funding, projects must be located within impaired waterbodies that do not meet nutrient or nutrient-related water quality standards, or within designated Total Maximum Daily Load (TMDL) basins, Basin Management Action Plan (BMAP) areas, Reasonable Assurance Plan areas, Alternative Restoration Plan areas, or Rural Areas of Opportunity as defined in section 288.0656, Florida Statutes.

Historically, this grant program has played an instrumental role in assisting communities like Citrus County in advancing water quality restoration projects aligned with state and regional environmental priorities.

These efforts are particularly important in areas such as the Homosassa and Chassahowitzka Springsheds, where nutrient reduction is necessary to protect Outstanding Florida Waterways and fragile spring ecosystems.

However, for Fiscal Year 2025–2026, eligibility for funding under the Water Quality Improvement Grant Program was limited exclusively to projects located within the Indian River Lagoon and Biscayne Bay. While those areas are undeniably in need of restoration, this restrictive funding approach has significantly hindered progress in other parts of the state, including many rural and environmentally sensitive regions that are actively engaged in nutrient reduction planning and implementation.

Reestablishing broader eligibility will ensure that all communities with qualifying projects—regardless of geographic location—have equitable access to the resources needed to protect water quality, comply with regulatory mandates, and preserve Florida's natural environment for future generations.

REQUEST: Citrus County urges the Florida Department of Environmental Protection and the Florida Legislature to restore a statewide scope for the Water Quality Improvement Grant Program in future funding cycles.

REQUEST FOR SPECIAL CONSIDERATION:

WITHLACOOCHEE RIVER RESTORATION & PROTECTION

ISSUE SUMMARY

Once a thriving, ecologically rich waterway, the Lower Withlacoochee is now experiencing severe degradation due to decades of hydrologic alteration, unchecked nutrient pollution, and habitat loss. The State of Florida, despite the river's designation as Outstanding Florida Waters and its federal recognition as a navigable waterway, has not sufficiently protected this valuable resource.

Over time, urban, commercial, and agricultural development in the region has led to significant reductions in base and spring flows. These reduced flows have fundamentally altered the river's ability to sustain aquatic life and flush out sediments and nutrient accumulations. Elevated nitrate-nitrogen levels have triggered recurring algal blooms and proliferation of invasive aquatic species, leading to the near-complete loss of native submerged vegetation. These conditions threaten the river's biodiversity and have significantly degraded its recreational and economic value.

Several feasible engineering paths exist to restore natural flows, including the modification or addition of structures to redirect flows from Lake Rousseau back into the lower river, and the use of spillways to control outflows between the barge canal and the river itself. Another viable option would be to utilize the existing Lock structure at Inglis Dam to facilitate controlled discharges through the Rock Dam, restoring natural flushing events.

These interventions would improve habitat conditions, reduce algal buildup, and support fishery recovery while lowering long-term maintenance costs.

Beyond flow restoration, basin-wide efforts are needed to reduce nutrient pollution, upgrade aging wastewater infrastructure, and rehabilitate natural aquatic habitats. This includes prioritizing septic-to-sewer conversions, enforcing minimum flow and level standards, upgrading wastewater treatment systems to remove nitrogen more effectively, and reducing pollution through improved land use practices. Special attention should be given to regulating fertilizer and herbicide use in buffer zones and along Lake Rousseau, where past chemical treatments have contributed to habitat loss and water quality impacts.

The long-term restoration of the Lower Withlacoochee River will not only benefit Citrus County but also neighboring counties and the broader state economy. Enhanced ecological function, increased recreational use, and restored fisheries will support regional tourism and reduce costly reactive maintenance efforts currently borne by state and local governments. This effort should be viewed not merely as the restoration of a single component, but rather as the improved, integrated management of an entire riverine system.

REQUEST: The Citrus County Board of County Commissioners requests legislative support and state funding to restore ecological flows and improve water quality in the Lower Withlacoochee River and its connected spring systems, safeguarding biodiversity, recreational value, and regional economic benefits.

Connect With Us

COMMISSIONERS

Citrus County Courthouse
110 N. Apopka Avenue
Inverness, FL 34450
352-341-6560

CitrusBOCC.com

ADMINISTRATION

Lecanto Government Building
3600 W. Sovereign Path
Lecanto, FL 34461
352-527-5210

@CitrusCountyBOCC



CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 6.D.**

Requested Motion: Motion to approve Resolution #26-R-02 to approve an allocation of funding from various funds totaling $8,735,572.42 for the FY25 Rollforward funding for FY2026.

Staff Recommendation:

Each year as part of the budget process, the Finance Director and Department Heads review the status of all projects budgeted throughout the prior year, but not completed by the end of the fiscal year. Some projects reflect funding encumbrances through a Purchase Order and some projects have unencumbered funds.

In review of the FY2025 books, there are projects that have had budget allocations approved during the year, but the projects were not completed by September 30, 2025. A listing of these projects is attached; they are categorized by Fund and Department as well as by Purchase Orders and Unencumbered Balances for reference purposes.

The final check run for the fiscal year FY2025 was processed October 31, 2025. Management desires to process rollforward funding as early in the new year for staff to continue working their projects;

Project Cost:
$8,735,572.42

Funding Source:
Various Funding Sources

ATTACHMENTS:
Description
FY2025 Rollforwards Listing.pdf
BA #22143 FY25 Rollforwards 11-10-2025.pdf
RESOLUTION ROLLFORWARD FUNDING 11-8-2025

11/04/2025 **PO BALANCES BY GL NUMBER FOR CRYSTAL RIVER CITY**

POST DATES 10/01/2020 - 09/30/2025

STATUS: ALL PO STATE: REQUISITIONS AND PURCHASE ORDERS

FY2025 OPEN PURCHASE ORDERS FOR ROLLFORWARD CONSIDERATION

GL Number	(Using Invoice Details) Date	PO/Req #	Vendor Name	Description	Orig Amt	Amt Rel	Balance	Inv to FY25 yet	ADJ ROLL $
001-01512-31000-25014	09/15/2025	2025-207	ARTNEST, THE CREATIVE	DAV Mural	7,500.00	0.00	7,500.00	0.00	7,500.00
001-01519-49013-HELEN	07/22/2025	2025-188	TERRACON CONSULTANTS, INC	DAV Building Structural Eng & Design	11,900.00	0.00	11,900.00	0.00	11,900.00
001-01519-49013-HELEN	07/22/2025	2025-189	TERRACON CONSULTANTS, INC	Train Depot Structural Eng & Design	11,800.00	0.00	11,800.00	0.00	11,800.00
001-01519-49013-IDALI	11/01/2023	2024-631	ATKINS NORTH AMERICA, INC	Comprehensive Disaster Recovery & Mitigation	1,000,000.00	925,181.11	74,818.89	(271.25)	74,547.64
001-01541-49013-HELEN	06/27/2025	2025-173	GAUDETTE ELECTRIC, INC.	Power Panels	10,934.37	0.00	10,934.37	(10,934.37)	0.00
001-01541-49013-HELEN	08/07/2025	2025-199	SMG	Surface Depression Restoration	297,710.50	28,328.05	269,382.45		
001-01541-49013-HELEN	08/07/2025	2025-199	SMG		37,385.00	0.00	37,385.00	(61,461.00)	245,306.45
001-01541-49013-HELEN	08/29/2025	2025-204	GEO-TECHNOLOGIES INC	Surface Depression Monitoring Services	21,795.00	0.00	21,795.00	0.00	21,795.00
FUND 001 TOTALS:					**1,399,024.87**	**953,509.16**	**445,515.71**	**(72,666.62)**	**372,849.09**
301-31539-34000-17-11	09/03/2024	2024-729	MONARCH	Architectural & Eng Svcs New City Hall	210,460.00	144,695.92	65,764.08	0.00	65,764.08
301-31539-34000-17-11	09/22/2025	2025-209	SCORPIO	CMAR Preconstruction Svcs New City Hall	92,660.00	0.00	92,660.00	0.00	92,660.00
301-31541-63004-MAINT	09/18/2025	2025-208	SV3 GENERAL CONTRACTOR INC.	Concrete Service for Bus Dep & Copeland	14,858.55	0.00	14,858.55	0.00	14,858.55
301-31541-63076-21-10	07/11/2023	2023-536	KIMLEY-HORN & ASSOC.	IPO#20 Design & Permitting Paradise Pt Drainage Impr	4,900.00	0.00	4,900.00	0.00	4,900.00
301-31541-63076-24-02	05/14/2024	2024-701	KIMLEY-HORN & ASSOC.	IPO#33 Stormwater Master Plan	491,000.00	256,255.00	234,745.00	0.00	234,745.00
301-31572-63014	07/11/2023	2023-535	KIMLEY-HORN & ASSOC.	IPO#18 KB Paddlecraft Improvements	135,000.00	134,740.00	260.00	0.00	260.00
301-31572-63021	08/26/2025	2026-271	JCH CONSULTING GROUP, INC.	Boundary Survey for Copeland Park	3,100.00	0.00	3,100.00	0.00	3,100.00
FUND 301 TOTALS:					**951,978.55**	**535,690.92**	**416,287.63**	**0.00**	**416,287.63**
401-41536-31000-21-22	07/14/2022	2022-314	FGUA - FL GOVERNMENTAL UTILITY AUTH	WWTP Permit Renewal	217,249.00	202,236.04	15,012.96		
401-41536-31000-21-22	07/14/2022	2022-314	FGUA - FL GOVERNMENTAL UTILITY AUTH		9,825.00	0.00	9,825.00	0.00	24,837.96
401-41536-31000-21-22	07/14/2022	2022-315	FGUA - FL GOVERNMENTAL UTILITY AUTH	Utility Rate Study	77,952.00	65,454.87	12,497.13	0.00	12,497.13
401-41536-46003	08/04/2025	2025-197	RING POWER CORPORATION	WWTP Generator Coolant Heater	2,182.99	0.00	2,182.99	0.00	2,182.99
401-41536-46004	06/13/2025	2025-169	MADER ELECTRIC MOTORS	Lift Station #7 Pump Replacement	7,627.00	0.00	7,627.00	0.00	7,627.00

11/04/2025

PO BALANCES BY GL NUMBER FOR CRYSTAL RIVER CITY
POST DATES 10/01/2020 - 09/30/2025
STATUS: ALL PO STATE: REQUISITIONS AND PURCHASE ORDERS

(Using Invoice Details)

GL Number	Date	PO/Req #	Vendor Name	Description	Orig Amt	Amt Rel	Balance	Inv to FY25 yet	ADJ ROLL $
401-41536-49013-HELEN	05/24/2023	2023-523	PAVE-RITE INC.		11,964.00	0.00	11,964.00	0.00	11,964.00
FUND 401 TOTALS:					**326,799.99**	**267,690.91**	**59,109.08**	**0.00**	**59,109.08**
403-43536-64000	07/15/2025	2025-187	OMNISITE	Lift Station Alarm Dialers	7,842.00	0.00	7,842.00	0.00	7,842.00
403-43642-63034-17-01	12/14/2022	2023-463	KIMLEY-HORN & ASSOC.	NF#107 Indian Waters Engineering	57,790.00	49,877.00	7,913.00	0.00	7,913.00
403-43642-63034-19-09	08/18/2021	2021-286	KIMLEY-HORN & ASSOC.	IPO#7 Southern Sewer Expansion	467,770.00	253,784.95	213,985.05	0.00	213,985.05
403-43642-63080-19-10	05/24/2023	2023-523	PAVE-RITE INC.	Paradise Pt Lift Station Manifold	480,415.00	450,302.08	30,112.92	0.00	30,112.92
403-43642-63080-19-10	1/2/2019	2019-665	MITTAUER & ASSOCIATES	Paradise Pt Force,ain Re-Routing	46,600.00	44,100.00	2,500.00	0.00	2,500.00
FUND 403 TOTALS:					**1,060,417.00**	**798,064.03**	**262,352.97**	**0.00**	**262,352.97**
601-61552-31000	04/18/2024	2024-684	KIMLEY-HORN & ASSOC.	IPO#27 5th St Streetscape	70,000.00	35,000.00	35,000.00	0.00	35,000.00
601-61552-63000-1061B	08/28/2025	2025-203	A.D. MORGAN	Segment 1 KBP Canal Crossing	34,448.00	0.00	34,448.00	0.00	34,448.00
601-61552-63000-1061B	12/14/2022	2023-461	AYRES ASSOCIATES	Riverwalk Engineering	484,951.98	321,540.17	163,411.81		
601-61552-63000-1061B	12/14/2022	2023-461	AYRES ASSOCIATES		4,405.00	0.00	4,405.00	0.00	167,816.81
601-61552-63000-1061B	07/27/2023	2023-539	GUNSTER, YOAKLEY & STEWART, PA	Riverwalk Legal Services	(646.00)	2,074.00	(2,720.00)		
601-61552-63000-1061B	07/27/2023	2023-539	GUNSTER, YOAKLEY & STEWART, PA		2,500.00	2,174.00	326.00		
601-61552-63000-1061B	07/27/2023	2023-539	GUNSTER, YOAKLEY & STEWART, PA		5,000.00	918.00	4,082.00	0.00	1,688.00
601-61552-63000-24-12	01/31/2024	2024-652	KIMLEY-HORN & ASSOC.	IPO#24 CRA Expansion/Extension	55,000.00	40,750.00	14,250.00		
601-61552-63000-24-12	01/31/2024	2024-652	KIMLEY-HORN & ASSOC.		(3,750.00)	0.00	(3,750.00)	0.00	10,500.00
601-61552-63000-25016	05/02/2025	2025-150	KIMLEY-HORN & ASSOC.	IPO#39 HSP Erosion Control	102,900.00	31,755.00	71,145.00	0.00	71,145.00
FUND 601 TOTALS:					**754,808.98**	**434,211.17**	**320,597.81**	**0.00**	**320,597.81**
TOTAL PURCHASE ORDER BALANCE ROLLFORWARD CONSIDERATION					**4,493,029.39**	**2,989,166.19**	**1,503,863.20**	**(72,666.62)**	**1,431,196.58**

FY2025 UNENCUMBERED BALANCES FOR ROLLFORWARD CONSIDERATION

001-01512-34000-0CLRK	9/30/2025	Clerk - Other Contractural Services	Municode		15,000.00	7,285.00	7,715.00	0.00	7,715.00
001-01512-51003-25014	9/30/2025	City Manager - Uncapitalized Equip	FGCU Survey Study Grant		10,000.00	7,500.00	2,500.00	0.00	2,500.00
001-01529-49070-24-13	9/30/2025	Code Enforcement -Code Expenses	579 Project		271,365.00	251,365.00	20,000.00	0.00	20,000.00

11/04/2025 **PO BALANCES BY GL NUMBER FOR CRYSTAL RIVER CITY**

POST DATES 10/01/2020 - 09/30/2025

STATUS: ALL PO STATE: REQUISITIONS AND PURCHASE ORDERS

(Using Invoice Details)

GL Number	Date	PO/Req #	Vendor Name	Description	Orig Amt	Amt Rel	Balance	Inv to FY25 yet	ADJ ROLL $
001-01599-34000-ASTCM	9/30/2025		City Manager - Other Contractural Svcs	Ass't City Manager Reallocation	34,583.94	11,943.88	22,640.06	0.00	22,640.06
001-01519-43002	9/30/2025		PW - Facilty & Maintenance	Hurricane Idalia - Rental Property	190,454.00	40,035.50	150,418.50	0.00	150,418.50
001-01519-49013-Idalia	9/30/2025		PW - Facilty & Maintenance	Hurricane Idalia	827,812.99	254,210.59	573,602.40	0.00	573,602.40
001-01599-49013-Helene	9/30/2025		Non-Departmental Hurricane	Hurricane Helene	1,096,300.00	1,007,018.07	89,281.93	0.00	89,281.93
001-01559-49013-Milton	9/30/2025		Non-Departmental Hurricane	Hurricane Milton	200,000.00	66,581.21	133,418.79	0.00	133,418.79
FUND 001 TOTALS:					**2,645,515.93**	**1,645,939.25**	**999,576.68**	**0.00**	**999,576.68**
120-01574-34000	9/30/2025		Special Events - Other Contractual Services	Sponsorships - cumulative	58,525.30	12,406.34	46,118.96	0.00	46,118.96
FUND 120 TOTALS:					**58,525.30**	**12,406.34**	**46,118.96**	**0.00**	**46,118.96**
301-31539-34000-17-11	9/30/2025		General Capital Improvements	City Hall Consultant/Design	1,345,729.15	318,910.80	1,026,818.35	0.00	1,026,818.35
301-31539-64000	9/30/2025		General Capital Improvements	Street Sweeper (attachment for bobcat)	35,000.00	0.00	35,000.00	0.00	35,000.00
301-31541-63003-23-03	9/30/2025		General Capital Improvements	Street Resurfacing	206,901.20	6,901.20	200,000.00	0.00	200,000.00
301-31541-63004	9/30/2025		General Capital Improvements	Sidewalk Projects	15,000.00	0.00	15,000.00	0.00	15,000.00
301-31541-63004-2015W	9/30/2025		General Capital Improvements	Wayfinding Signage	2,500.00	0.00	2,500.00	0.00	2,500.00
301-31541-63004-MAINT	9/30/2025		General Capital Improvements	Sidewalk Maintenance Project	37,487.45	10,382.38	27,105.07	0.00	27,105.07
301-31541-63076-21-10	9/30/2025		General Capital Improvements	Paradise Pt Stormwater	125,225.20	25,225.20	100,000.00	0.00	100,000.00
301-31541-63076-24-02	9/30/2025		General Capital Improvements	Stormwater - analysis & design improv	980,220.00	234,575.00	745,645.00	0.00	745,645.00
301-31572-63000-18-05	9/30/2025		General Capital Improvements	Lighting KBD to 3rd	12,000.00	0.00	12,000.00	0.00	12,000.00
301-31572-63014-24-05	9/30/2025		General Capital Improvements	KBP RR Interior Remodel	25,000.00	0.00	25,000.00	0.00	25,000.00
301-31572-63014-24-08	9/30/2025		General Capital Improvements	KBP Kayak Launch & Corral Improvem	365,000.00	0.00	365,000.00	0.00	365,000.00
301-31572-63014-24-08	9/30/2025		General Capital Improvements	KBP Master Plan Engineering	135,000.00	0.00	135,000.00	0.00	135,000.00
301-31572-63019-21-09	9/30/2025		General Capital Improvements	Splash Pad /Linear Park	50,000.00	694.37	49,305.63	0.00	49,305.63
301-31572-63021	9/30/2025		General Capital Improvements	Parks Miscellaneous Improvements	28,389.00	8,506.76	19,882.24	0.00	19,882.24
301-31572-63031	9/30/2025		General Capital Improvements	Legrone Park - BB Courts, Parking Lot	22,000.00	0.00	22,000.00	0.00	22,000.00

11/04/2025

PO BALANCES BY GL NUMBER FOR CRYSTAL RIVER CITY
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(Using Invoice Details)

GL Number	Date	PO/Req #	Vendor Name	Description	Orig Amt	Amt Rel	Balance	Inv to FY25 yet	ADJ ROLL $
301-31572-63031-25004	9/30/2025		General Capital Improvements	Legrone Park - Racketball Court	20,000.00	0.00	20,000.00	0.00	20,000.00
301-31572-63031-25013	9/30/2025		General Capital Improvements	Legrone Park - Pickelball Court	150,000.00	0.00	150,000.00	0.00	150,000.00
301-31572-63043-25001	9/30/2025		General Capital Improvements	Hunter Springs Park Bathroom Remodel	300,000.00	0.00	300,000.00	0.00	300,000.00
301-31572-63043-25007	9/30/2025		General Capital Improvements	Hunter Springs Park RR Interior Remodel	15,000.00	0.00	15,000.00	0.00	15,000.00
FUND 301 TOTALS:					**3,870,452.00**	**605,195.71**	**3,265,256.29**	**0.00**	**3,265,256.29**
403-43642-62000-24-07	9/30/2025		Water & Sewer Capital Improvements	Sprayfield Building	750,000.00	0.00	750,000.00	0.00	750,000.00
403-43642-62098-2015F	9/30/2025		Water & Sewer Capital Improvements	Water Plant - Well #2	600,000.00	0.00	600,000.00	0.00	600,000.00
403-43642-62099-20-03	9/30/2025		Water & Sewer Capital Improvements	Waste Treatment Plant Upgrade	992,700.00	0.00	992,700.00	0.00	992,700.00
403-43642-62099-25012	9/30/2025		Water & Sewer Capital Improvements	WWTP - Motor Control Center Replacement	300,000.00	0.00	300,000.00	0.00	300,000.00
403-43642-63034-17-01	9/30/2025		Water & Sewer Capital Improvements	Indian Waters Sewer Expansion Project	434,796.70	209,015.29	225,781.41	0.00	225,781.41
403-43650-31002-1343B	9/30/2025		Water & Sewer Capital Improvements	Hwy 19 FDOT Engineering	77,475.00	2,532.50	74,942.50	0.00	74,942.50
FUND 403 TOTALS:					**3,154,971.70**	**211,547.79**	**2,943,423.91**	**0.00**	**2,943,423.91**
407-47575-63000-25019	9/30/2025		Three Sisters Capital Improvements	Train Depot Renovations	50,000.00	0.00	50,000.00	0.00	50,000.00
FUND 407 TOTALS:					**50,000.00**	**0.00**	**50,000.00**	**0.00**	**50,000.00**
TOTAL UNENCUMBERED BALANCES FOR ROLLFORWARD CONSIDERATION					**9,779,464.93**	**2,475,089.09**	**7,304,375.84**	**0.00**	**7,304,375.84**
TOTAL BALANCES FOR ROLLFORWARD CONSIDERATION					**14,272,494.32**	**5,464,255.28**	**8,808,239.04**	**(72,666.62)**	**8,735,572.42**

CRYSTAL RIVER CITY
JOURNAL ENTRY
JE: 0000022143

Post Date: 10/01/2025 Entered By: MRUSSELL
Entry Date: 11/05/2025 Journal: BA
Description: RES #26-R-02 FY2025 ROLLFORWARDS

GL #	Description	DR	CR
001-01512-31000-25014	2025-207	0.00	7,500.00
001-01519-49013-HELEN	2025-188	0.00	11,900.00
001-01519-49013-HELEN	2025-189	0.00	11,800.00
001-01519-49013-IDALI	2024-631	0.00	74,547.64
001-01541-49013-HELEN	2025-199	0.00	245,306.45
001-01541-49013-HELEN	2025-204	0.00	21,795.00
001-01580-99013	Fund 001 Open Purchase Orders Balances R	7,500.00	0.00
001-00000-36994-HELEN	Fund 001 Open Purchase Orders Balances R	290,801.45	0.00
301-31539-34000-17-11	2024-729	0.00	65,764.08
301-31539-34000-17-11	2025-209	0.00	92,660.00
301-31541-63004-MAINT	2025-208	0.00	14,858.55
301-31541-63076-21-10	2023-536	0.00	4,900.00
301-31541-63076-24-02	2024-701	0.00	234,745.00
301-31572-63014	2023-535	0.00	260.00
301-31572-63021	2026-271	0.00	3,100.00
301-31580-91000	Fund 301 Open Purchase Orders Balances R	23,118.55	0.00
301-00000-33400-17-11	Fund 301 Open Purchase Orders Balances R	158,424.08	0.00
301-00000-33400-24-02	Fund 301 Open Purchase Orders Balances R	234,745.00	0.00
401-41536-31000-21-22	2022-314	0.00	24,837.96
401-41536-31000-21-22	2022-315	0.00	12,497.13
401-41536-46003	2025-197	0.00	2,182.99
401-41536-46004	2025-169	0.00	7,627.00
401-41536-49013-HELEN	2023-523	0.00	11,964.00
401-41650-99008	Fund 401 Open Purchase Orders Balances R	59,109.08	0.00
403-43536-64000	2025-187	0.00	7,842.00
403-43642-63034-17-01	2023-463	0.00	7,913.00
403-43642-63034-19-09	2021-286	0.00	213,985.05
403-43642-63080-19-10	2023-523	0.00	30,112.92
403-43642-63080-19-10	2019-665	0.00	2,500.00
403-43536-99000	Fund 403 Open Purchase Orders Balances R	254,439.97	0.00
403-00000-36366-17-01	Fund 403 Open Purchase Orders Balances R	7,913.00	0.00
601-61552-31000	2024-684	0.00	35,000.00
601-61552-63000-1061B	2025-203	0.00	34,448.00
601-61552-63000-1061B	2023-461	0.00	167,816.81
601-61552-63000-1061B	2023-539	0.00	1,688.00
601-61552-63000-24-12	2024-652	0.00	10,500.00
601-61552-63000-25016	2025-150	0.00	71,145.00
601-61552-99020	Fund 601 Open Purchase Orders Balances R	116,645.00	0.00
601-00000-33520-1061B	Fund 601 Open Purchase Orders Balances R	203,952.81	0.00
001-01512-34000-OCLRK	Municode	0.00	7,715.00
001-01512-51003-25014	FGCU Survey Study Grant	0.00	2,500.00
001-01529-49070-24-13	579 Project	0.00	20,000.00
001-01599-34000-ASTCM	Ass't City Manager Reallocation	0.00	22,640.06
001-01519-43002	Hurricane Idalia - Rental Property	0.00	150,418.50
001-01580-99013	Fund 001 Unencumbered Balance Rollforwar	203,273.56	0.00
001-00000-36994-HELEN	Fund 001 Unencumbered Balance Rollforwar	74,547.64	0.00
120-01574-34000	Sponsorships - cumulative	0.00	46,118.96
001-01580-99013	Fund 120 Unencumbered Balance Rollforwar	46,118.96	0.00
001-01581-91001	Fund 120 Unencumbered Balance Rollforwar	0.00	46,118.96
120-00000-38203	Fund 120 Unencumbered Balance Rollforwar	46,118.96	0.00
301-31539-34000-17-11	City Hall Consultant/Design	0.00	1,026,818.35
301-31539-64000	Street Sweeper (attachment for bobcat)	0.00	35,000.00
301-31541-63003-23-03	Street Resurfacing	0.00	200,000.00
301-31541-63004	Sidewalk Projects	0.00	15,000.00
301-31541-63004-2015W	Wayfinding Signage	0.00	2,500.00
301-31541-63004-MAINT	Sidewalk Maintenance Project	0.00	27,105.07
301-31541-63076-21-10	Paradise Pt Stormwater	0.00	100,000.00
301-31541-63076-24-02	Stormwater - analysis & design improv	0.00	745,645.00
301-31572-63000-18-05	Lighting KBD to 3rd	0.00	12,000.00
301-31572-63014-24-05	KBP RR Interior Remodel	0.00	25,000.00
301-31572-63014-24-08	KBP Kayak Launch & Corral Improvem	0.00	365,000.00
301-31572-63014-24-08	KBP Master Plan Engineering	0.00	135,000.00
301-31572-63019-21-09	Splash Pad /Linear Park	0.00	49,305.63
301-31572-63021	Parks Miscellaneous Improvements	0.00	19,882.24
301-31572-63031	Legrone Park - BB Courts, Parking Lot	0.00	22,000.00
301-31572-63031-25004	Legrone Park - Racketball Court	0.00	20,000.00
301-31572-63031-25013	Legrone Park - Pickelball Court	0.00	150,000.00

301-31572-63043-25001	Hunter Springs Park Bathroom Remodel	0.00	300,000.00
301-31572-63043-25007	Hunter Springs Park RR Interior Remodel	0.00	15,000.00
301-31580-91000	Fund 301 Unencumbered Balance Rollforwar	1,317,792.94	0.00
301-00000-33400-17-11	Fund 301 Unencumbered Balance Rollforwar	1,026,818.35	0.00
301-00000-33400-24-02	Fund 301 Unencumbered Balance Rollforwar	745,645.00	0.00
301-00000-34909-25001	Fund 301 Unencumbered Balance Rollforwar	175,000.00	0.00
403-43642-62000-24-07	Sprayfield Building	0.00	750,000.00
403-43642-62098-2015F	Water Plant - Well #2	0.00	600,000.00
403-43642-62099-20-03	Waste Treatment Plant Upgrade	0.00	992,700.00
403-43642-62099-25012	WWTP - Motor Control Center Replacement	0.00	300,000.00
403-43642-63034-17-01	Indian Waters Sewer Expansion Project	0.00	225,781.41
403-43650-31002-1343B	Hwy 19 FDOT Engineering	0.00	74,942.50
403-43536-99000	Fund 403 Unencumbered Balance Rollforwar	1,967,642.50	0.00
403-00000-36994	Fund 403 Unencumbered Balance Rollforwar	750,000.00	0.00
403-00000-36366-17-01	Fund 403 Unencumbered Balance Rollforwar	225,781.41	0.00
407-47575-63000-25019	Train Depot Renovations	0.00	50,000.00
407-47575-99020	Fund 407 Unencumbered Balance Rollforwar	50,000.00	0.00
	Journal Total:	7,985,388.26	7,985,388.26

APPROVED BY: _____

RESOLUTION 26-R-02

A RESOLUTION OF THE CITY OF CRYSTAL RIVER, FLORIDA, APPROVING AN ALLOCATION OF FUNDING FROM VARIOUS FUNDS TOTALING THE AMOUNT OF $8,735,572.42 FOR THE ROLLFORWARD FUNDING FOR FY2026.

WHEREAS, the City Council of the City of Crystal River, Florida is responsible for the oversight of the budget of the City; and,

WHEREAS, Each year as part of the budget process, the Finance Director and Department Heads review the status of all projects budgeted throughout the prior year, but not completed by the end of the fiscal year. Some projects reflect funding encumbrances through a Purchase Order and some projects have unencumbered funds.

In review of the FY2025 books, there are projects that have had budget allocations approved during the year, but the projects were not completed by September 30, 2025. A listing of these projects is attached; they are categorized by Fund and Department as well as by Purchase Orders and Unencumbered Balances for reference purposes.

The final check run for the fiscal year FY2025 was processed October 31, 2025. Management desires to process rollforward funding as early in the new year for staff to continue working their projects;

WHEREAS, the City Council wishes to appropriate the funds required to move forward with the budget amendment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crystal River, Florida at a regular meeting held on the 10th day of November 2025, that the Budget Amendment be made as shown in Exhibit A .

EFFECTIVE DATE: This Resolution shall be effective upon adoption by the City Council of the City of Crystal River, Florida.

PASSED AND ADOPTED BY THE City Council of the City of Crystal River, Florida, this _____ day of _____, 2025.

Attest:_____
Mia Fink, City Clerk
Approved as to form and content
For the reliance of the City of
Crystal River only:

_____
Robert W. Batsel, Jr. City, Attorney

By:_____
Joe Meek, Mayor
VOTE OF COUNCIL:
Meek _____
Holmes _____
Satchell _____
Frink _____
Ensing _____

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 7.A.**

Requested Motion: Consideration of an unlisted dissimilar use application to allow for indoor and outdoor storage and parking facility to be located at 4264 North Tallahassee Road, specifically parcel 17E18S08 33100 as identified in the records of the Citrus County Property Appraiser. QUASI-JUDICIAL.

Summary:
This application is brought by owners, Christine and Scott Johnson, for an unlisted dissimilar use to allow for an indoor and outdoor storage and parking facility to be located within the Urban Neighborhood 2 and Suburban Neighborhood 2 Zones pursuant to Section 5, b. (3), of the City of Crystal River Community Development Code (CDC). Indoor and outdoor storage and parking facilities are not explicitly listed within Table 5.1 Uses by Zone within the CDC. Although open storage of equipment, materials, or commodities is permitted under the light industrial use permitted within the Light Industrial and Institutional/Utilities and conditional within the Urban Center 1 and Urban Center 2 Zones, the applicant would like storage on the property not to be limited to the rear. As a result, the request cannot be interpreted as similar in nature and impact to a permitted use.

Staff Recommendation:
Conduct public hearing for this unlisted dissimilar use application, and if approved, authorize the Mayor to execute the Order.

ATTACHMENTS:
Description
Staff Report
Powerpoint
Draft Order
Application

CITY OF CRYSTAL RIVER

STAFF REPORT

Growth Management Department

MEETING DATES:	Planning Commission: November 6, 2025, at 5:30 p.m. City Council Public Hearing: November 10, 2025, at 5:30 p.m.	
DISSIMILAR USE APPLICATION PDU25-0002 – Christine & Scott Johnson		
UNLISTED DISSIMILAR USE REQUESTED:	An unlisted dissimilar use of the City of Crystal River Community Development Code (CDC) pursuant to Section 5. b. (3) to allow for an indoor and outdoor storage and parking facility to be located within the Suburban Neighborhood 2 Zone.	
SUBJECT PROPERTY:	Section 08, Township 18S, Range 17E; specifically, Parcel ID: 17E18S08 33100 (Altkey: 1051991) as identified in the records of the Citrus County Property Appraiser, and which address is 4264 N Tallahassee Road, Crystal River, Florida. A complete legal description of the property is on file with the Growth Management Department.	
ACREAGE:	Approximately 749,914 square feet (17.22 acres +/-)	
ZONING DISTRICT:	Suburban Neighborhood 2 (SN-2) & Urban Neighborhood 2 (UN-2)	
FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is in Flood Zone AE with a Base Flood Elevation (BFE) of 11 feet, as found on FIRM Panel Number 12017C0186E. (Effective date: January 15, 2021)	
SURROUNDING AREA:	**North**	Future Land Use – CL (Low Intensity Coastal & Lakes) (unincorporated Citrus County)
		Zoning Designation – CLR (Coastal & Lakes Residential) along N Tallahassee Road (unincorporated Citrus County)
		These properties are vacant or developed with single-family residences.
	South	Future Land Use – CL, and LDR (Low Density Residential) [unincorporated Citrus County]; and UN (Urban Neighborhood) [City]
		Zoning Designation – CLR, and LDR (unincorporated Citrus County); and UN-1 (Urban Neighborhood 1) (City)
		These properties are vacant or developed with multi-family apartments.
	East	Future Land Use – across N Tallahassee Road – CLR, RVP (Recreational Vehicle Park), and LDR (unincorporated Citrus County); and SN (City)
		Zoning Designation – RVP and LDR (unincorporated Citrus County); and SN-1 (City)
		These properties are currently a hotel, a paving company, or vacant.
	West	Future Land Use – CL (unincorporated Citrus County)
		Zoning Designation – CL and CLR (unincorporated Citrus County)
		These properties are vacant or developed as single-family residential.
PREPARED BY:	Carly Hanson and Heather Lacey, Growth Management Department	

BACKGROUND:

This application is brought by owners, Christine and Scott Johnson, for an unlisted dissimilar use to allow for an indoor and outdoor storage and parking facility to be located within the Urban Neighborhood 2 and Suburban Neighborhood 2 Zones pursuant to Section 5, b. (3), of the City of Crystal River Community Development Code (CDC).

The subject property is a vacant 17.22-acre parcel located off North Tallahassee Road. It is the northernmost parcel under the City's jurisdiction, located immediately south of the city limit boundary.

Indoor and outdoor storage and parking facilities are not explicitly listed within *Table 5.1 Uses by Zone* within the CDC. Although open storage of equipment, materials, or commodities is permitted under the light industrial use permitted within the Light Industrial and Institutional/Utilities and conditional within the Urban Center 1 and Urban Center 2 Zones, the applicant would like storage on the property not to be limited to the rear. As a result, the request cannot be interpreted as similar in nature and impact to a permitted use.

THE APPLICANT'S REQUEST:

The applicant intends to develop this 17.22-acre lot with a 600+ outdoor vehicle (car, van, boat, RV, and trailer) parking and storage facility with covered storage, uncovered open storage, climate-controlled indoor storage, and daily parking. The applicant proposes a "barnodminimum-style" office (3,000 square feet) to provide customer support, notary services, with a residence, as well as a secondary single-family residence for owners/managers for continuous supervision. A 100-foot-wide natural vegetative buffer is proposed around the perimeter of the property to preserve the existing aesthetic and ensure privacy for adjacent residential uses in addition to security fencing. This would include decorative frontage fencing along Tallahassee Road and proposed chain-link fencing on the remaining perimeter with a secure gate entrance. The applicant intends to use directional LED lighting to illuminate only the parking area and has confirmed that they will comply with all stormwater requirements.

INFRASTRUCTURE:

Transportation (Ingress/Egress): Access is taken from North Tallahassee Road, a county-maintained, 50-foot local road, which parallels and leads to US Highway 19 via several east-west road connections. The applicant would be required to obtain a right-of-way utilization permit from Citrus County to gain access from North Tallahassee Road.

Water/Sewer: Connection to the City's central water is available to the south and on the east side of North Tallahassee Road with a 6" water main. No central sewer is available at this time.

Stormwater Management: Stormwater management requirements must be approved as established by the Southwest Florida Water Management District (SWFWMD) for a commercial project. All stormwater treatment systems shall meet the latest SWFWMD and State standards for water quality and peak discharge. This requires that the rate of post-development runoff conditions shall not exceed pre-development runoff conditions.

ENVIRONMENTAL FACTORS:

According to the FEMA Flood Insurance Rate Map (FIRM), the subject property is in Flood Zone AE with a Base Flood Elevation (BFE) of 11.00 feet, as found on FIRM Panel Numbers 12017C0186E (Effective date: January 15, 2021). The elevation contours vary between 2 to 6 feet above mean sea level (MSL). Development will be required to meet FEMA requirements.

To the north of the property, the National Wetlands Inventory shows the potential for approximately 0.3 acres of wetlands. This area will require a professionally prepared biological survey. Applications for development of property with designated wetlands shall protect such areas or must demonstrate issuance of a permit or determination of exemption from the appropriate regional, state, or federal agency with authority for wetlands permitting.

ANALYSIS:

Crystal River Comprehensive Plan:

The Crystal River Comprehensive Plan is silent on dissimilar uses as well as indoor and outdoor storage and parking facilities. The Future Land Use Element of the Crystal River Comprehensive Plan adopts land use categories and provides purposes for land use categories in an effort to make Crystal River a balanced and well-planned community. Object 2.6, Policy B provides the following definitions for the two (2) land use categories found on the property: Suburban Neighborhood and Urban Neighborhood.

> **B-1: Suburban Neighborhood (SN).** "The purpose of this category is to provide a location limited to single-family residential development as well as customary residential accessory uses incidental to the primary residential uses on the site. Essential services, live/work units and utilities may be allowable, subject to supplemental development and design standards. Residential density shall be from 0 to 4 units per acre. Maximum impervious surface shall not exceed 60 percent."
>
> **B-2: Urban Neighborhood (UN). "**The purpose of this category is to provide a location for mixed use, single-family, missing middle and multi-family residential development and customary residential accessory uses incidental to the residential and nonresidential uses on this site. This category is also intended to provide opportunities for small scale neighborhood centers where daily needs are being located on a walkable distance. Some non-residential uses are subject to supplemental development and design standards. Residential density shall be from 0 to 12 units per acre. Maximum impervious surface shall not exceed 75 percent."

This request for an indoor and outdoor parking and storage facility **is not consistent** with the above-mentioned land use categories, as these categories primarily focus on residential development and customary residential accessory uses. While "small-scale neighborhood centers" are described in the Urban Neighborhood Zone, the proposed more intense commercial use is not appropriate.

Crystal River Community Development Code:

With regard to land development regulation and zoning designations, the subject property is composed of Suburban Neighborhood 2 to the north and Urban Neighborhood 2 to the south, as shown below in Figure 1.

Figure 1. Subject Property Zoning Map



The Suburban Neighborhood 2 Zone only allows for single-family detached, accessory dwelling units, and home occupation uses, while Urban Neighborhood 2 permits various residential types, home occupations, law enforcement & fire, and utility uses, while conditionally allowing hotels, assembly, schools, office, and recreation indoor uses. Light industrial, the only use that permits outdoor storage, is not permitted or conditional within any of these zones.

The applicant is requesting an indoor and outdoor parking and storage facility with an office that includes a residential unit and a secondary detached single-family residence. The development would be required to adhere to the applicable development standards at the time of permitting.

The Community Development Code provides the process for establishing unlisted dissimilar uses.

Section 5.b. (3) Unlisted Dissimilar Use.

When a use is not listed and cannot be interpreted as similar in nature and impact to a listed permitted use in *Table 5.1 Uses by Zone*, the use may only be permitted if submitted to the Planning Commission for recommendation and approval by the City Council.

This allows for the City to consider the appropriateness of the applicant's proposal while addressing any potential impacts upon the surrounding uses and development patterns of the area, specifically the form and intensity, the site design, and the potential operational impacts of the proposal in order to ensure compatibility with the neighboring uses.

The following definition of compatibility set forth in §163.3164(9), *Florida Statutes,* was utilized: "Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

The Crystal River Comprehensive Plan Future Land Use Element, Goal 3, Objective 3.1, Policy D) similarly states that "Compatibility shall be determined by intensity of use as well as similarity in scale, bulk, and other aspects of site design."

The subject property abuts residential land uses to the west and to the south. Across North Tallahassee Road is the Quality Inn Hotel on land zoned for a Recreational Vehicle Park (in the County) that was never developed, a construction company, and vacant land zoned for low-density residential. The applicant's request to develop an indoor and outdoor storage and parking facility is not found to be compatible with the adjacent residential uses.

However, the applicant's proposal to fully screen the property, aside from the access entrance, with a 100-foot-wide buffer of established vegetation, will reduce visual impacts between the adjacent land uses. Further, the property is proposed to be fully fenced with decorative fencing along North Tallahassee Road, a chain link fence on the remaining perimeter, and one security access gate. The City of Crystal River's Community Development Code does not permit new chain link fences. The applicant would need to select a fence type in compliance with the Community Development Code, and staff recommends that the fence be opaque to further assist with the visual and auditory impacts of the proposed use.

The applicant proposes covered storage, uncovered open storage, climate-controlled indoor storage, and daily parking. Additionally, a "barnodminimum-style" office (3,000 square feet) is included to provide customer support, notary services, with a residence, as well as a secondary single-family residence for owners/managers for continuous supervision. If this application is permitted, all structures will need to be designed in compliance with all applicable regulations, including the Crystal River Community Development Code. The sample pictures included with the application show metal paneling as a primary siding material, which is not permitted for non-residential construction.

Lighting impacts will be mitigated by the applicant's proposal to use directional LED lighting to illuminate only the parking area at night to help reduce and prevent light pollution. In accordance with the Community Development Code, all exterior lights shall be fully or partially shielded, and light spillage onto neighboring properties shall not exceed one (1) foot-candle as measured at the lot line.

SUMMARY OF PUBLIC COMMENTS:

No public comment has been received as of the writing of this staff report on October 29, 2025.

STAFF RECOMMENDATION:

Staff recommends denial of this application as the proposed use is inconsistent with the Future Land Use categories and due to the incompatibility of the neighboring residential properties.

However, if the Council approves this proposed dissimilar use, the following recommendations should be considered:

1. The use of the property is limited to covered storage, uncovered open storage, climate-controlled indoor storage, daily parking, an office with a residential unit, and a detached single-family residence. All development shall meet the requirements of the Community Development Code.
2. A 100-foot-wide buffer of natural and existing vegetation shall be preserved and maintained.
3. The property should be fenced with decorative fencing along North Tallahassee Road and opaque fencing along the remaining perimeter, all in accordance with the Community Development Code.
4. All exterior lights shall be fully or partially shielded, and light spillage onto neighboring properties shall not exceed one (1) foot-candle as measured at the lot line.

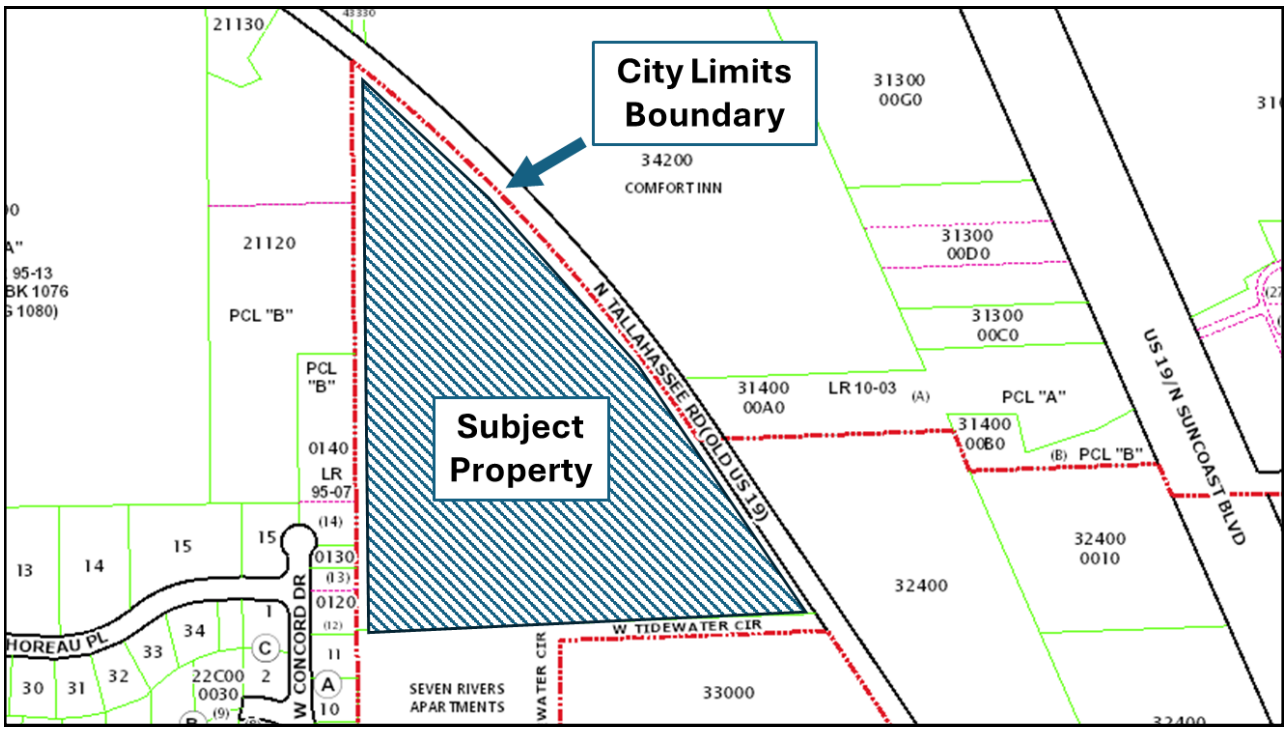
PDU25-0002

Unlisted Dissimilar Use Application

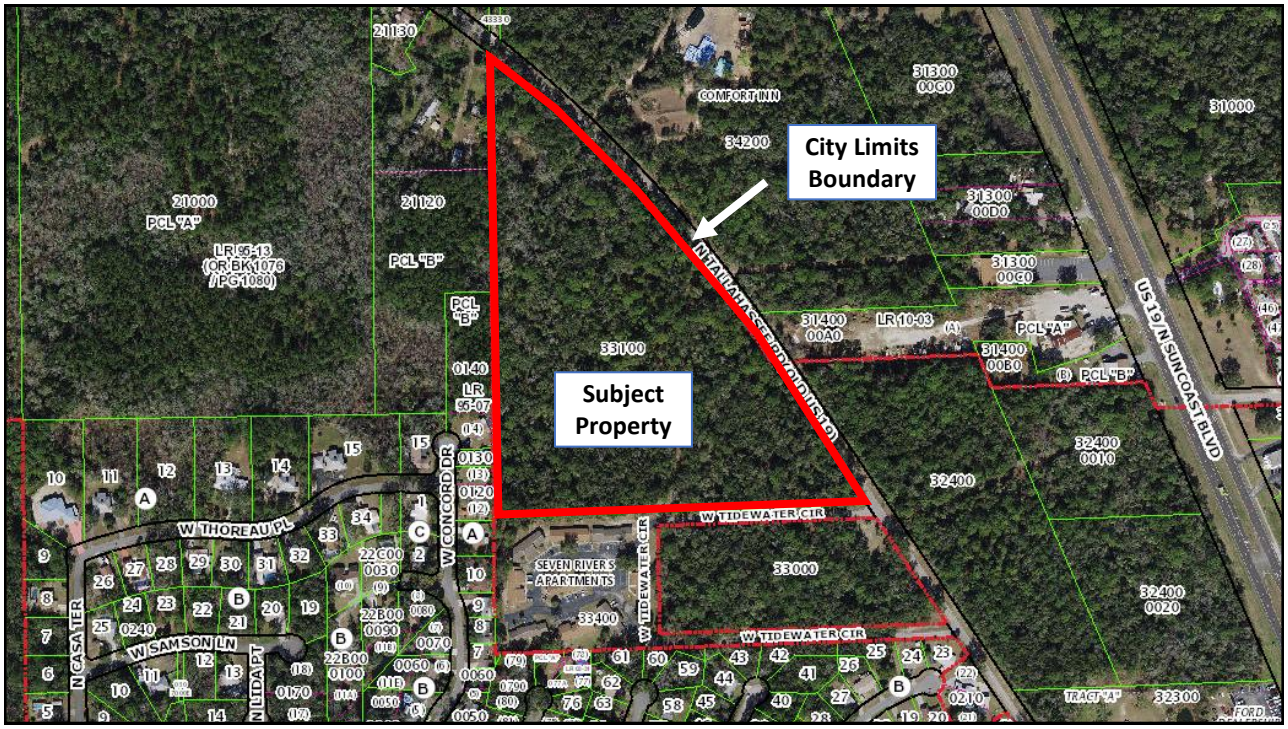
Scott and Christine Johnson

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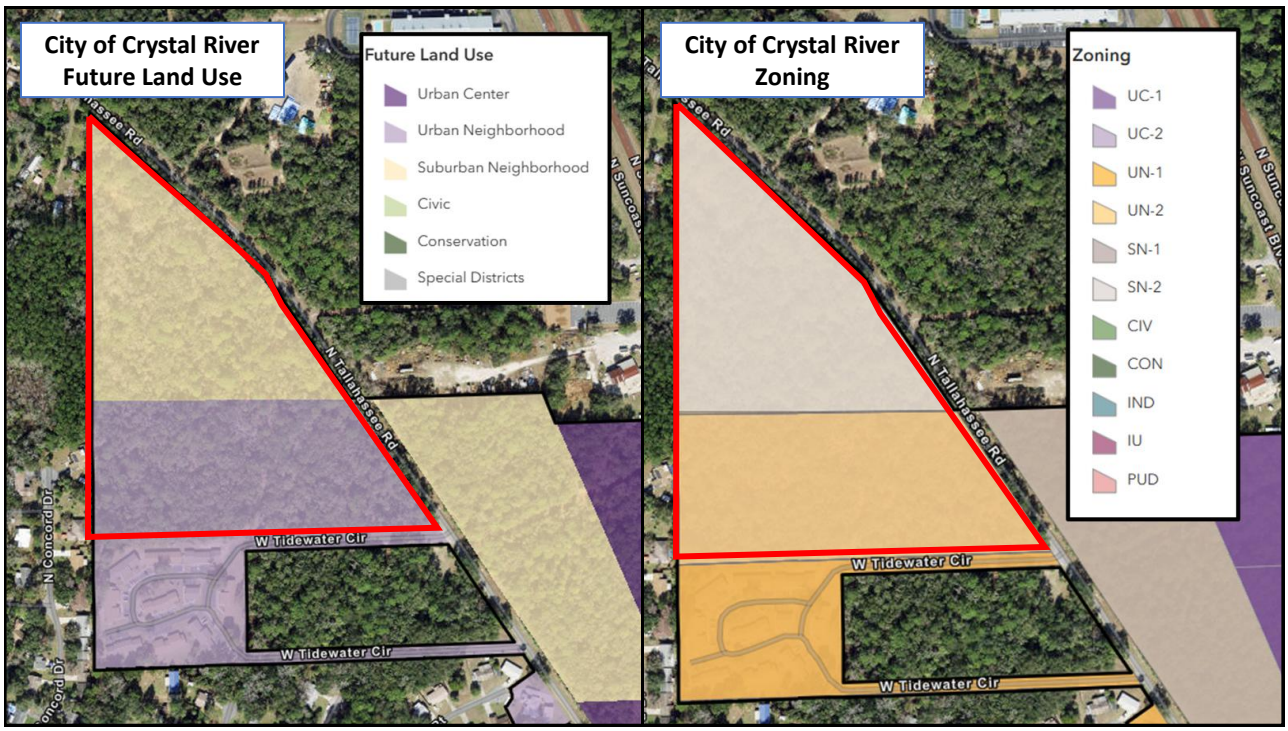
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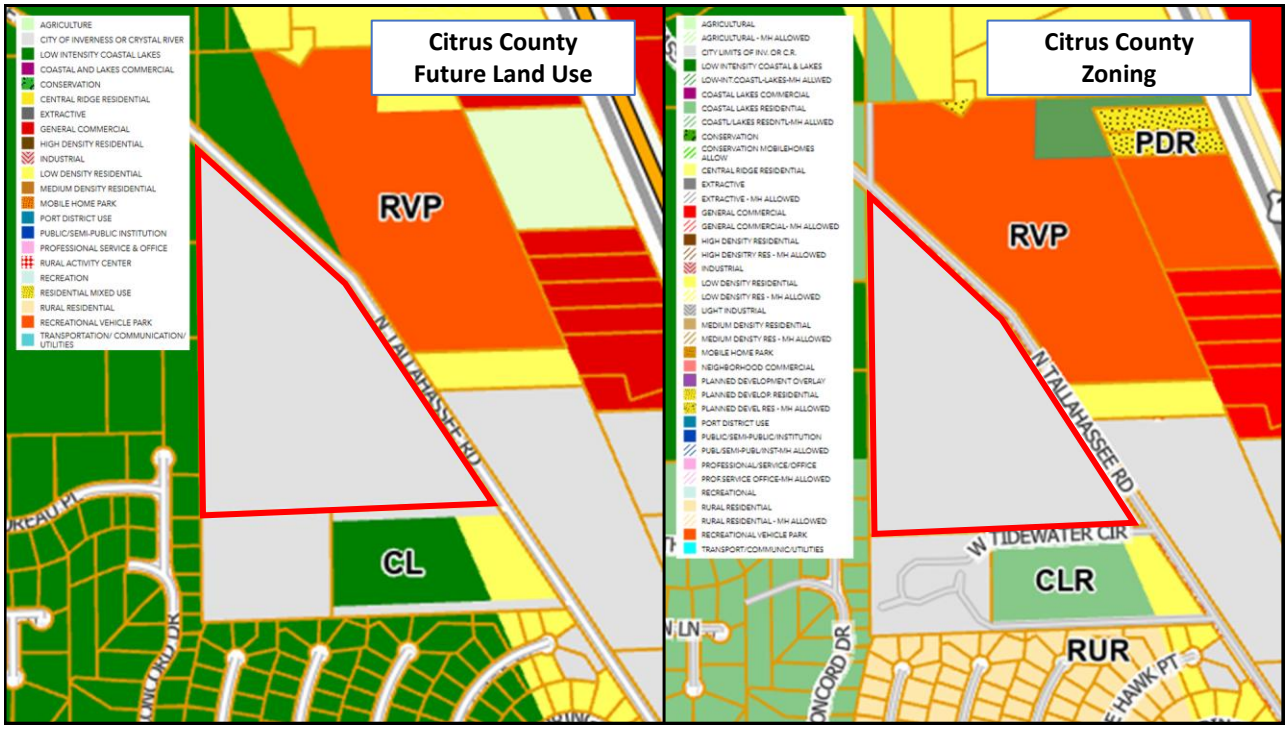
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City Limits Boundary
Subject Property
N TALLAHASSEE RD
US 19/N SUNCOAST BLVD
W THOREAU PL
W CONCORD DR
W TIDEWATER CIR
W SAMSON LN
N CASA TER
N ILTIDA PL
SEVEN RIVERS APARTMENTS
COMFORT INN
21130
21000
PCL "A"
21120
PCL "B"
34200
31300 00C0
31000
31300 00D0
31300 00G0
31400 00A0
LR 10-03
31400 00B0
33100
32400
32400 0010
32400 0020
33000
33400
32300
TRACT "A"

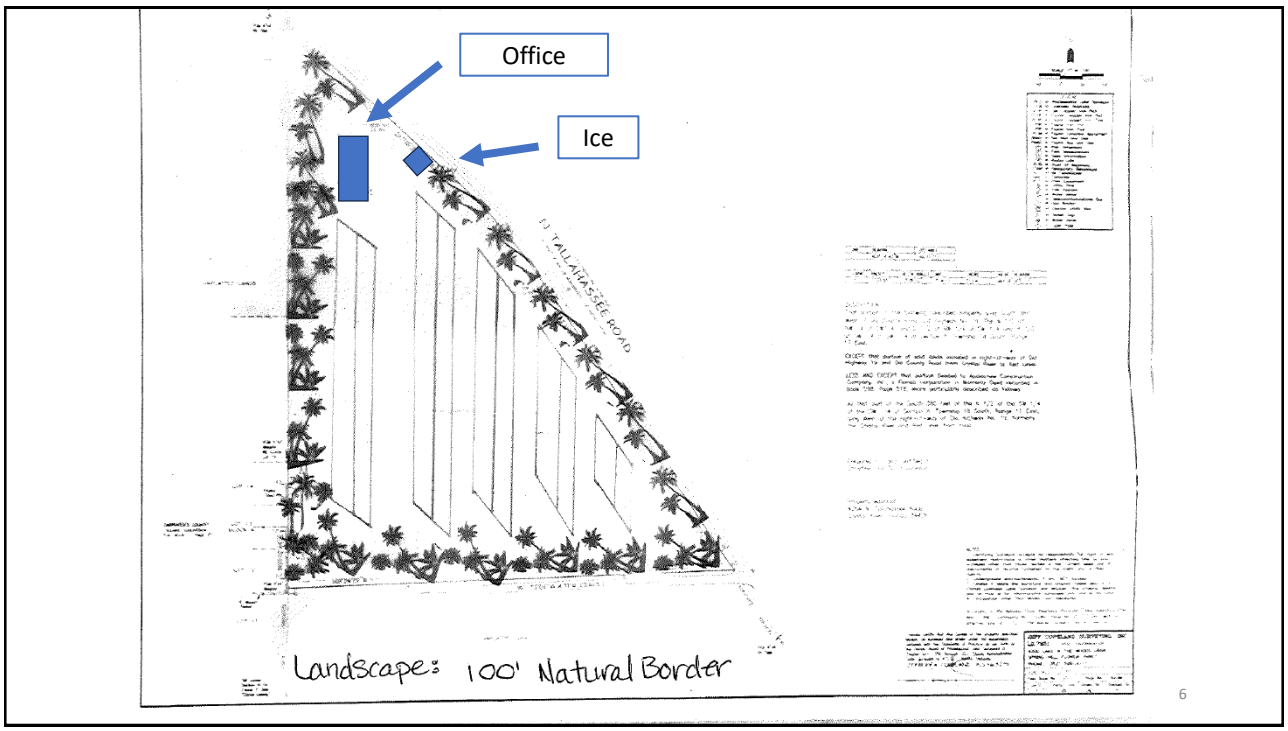
3


City of Crystal River Future Land Use
Future Land Use
Urban Center
Urban Neighborhood
Suburban Neighborhood
Civic
Conservation
Special Districts
City of Crystal River Zoning
Zoning
UC-1
UC-2
UN-1
UN-2
SN-1
SN-2
CIV
CON
IND
IU
PUD
N Tallahassee Rd
W Tidewater Cir
N Concord Dr

4

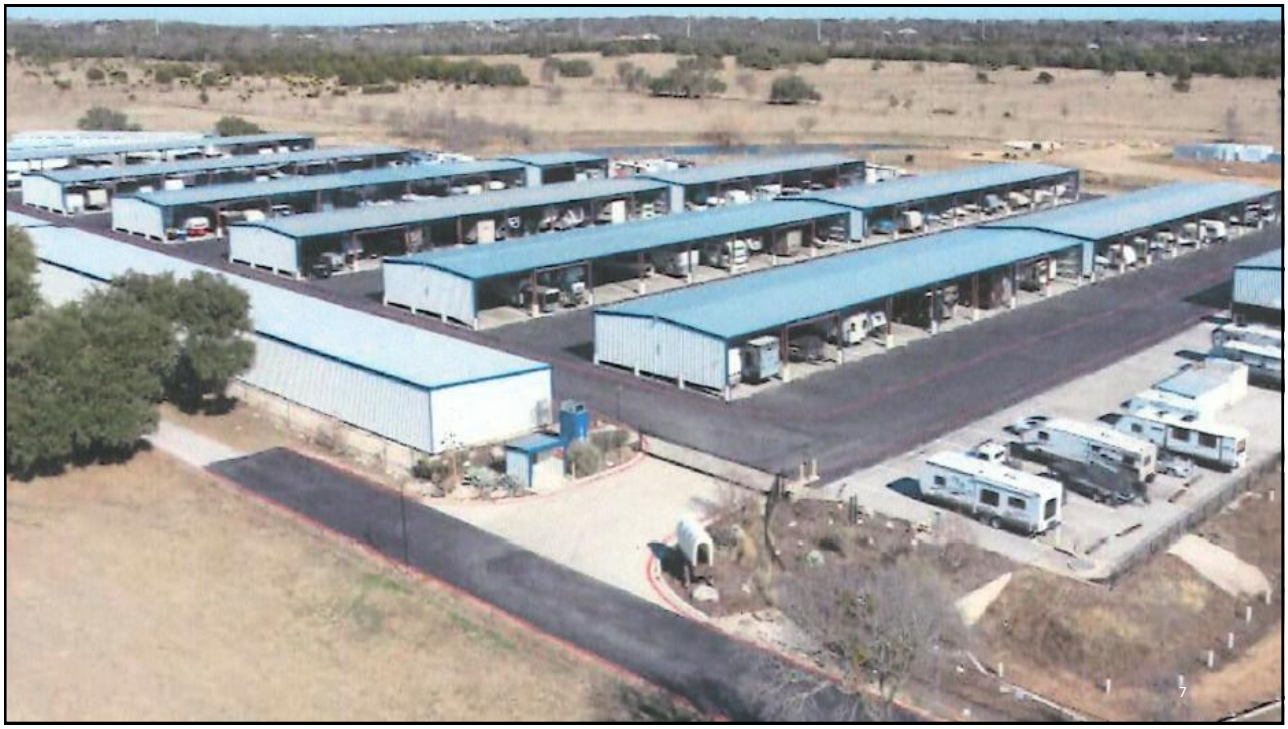

Citrus County
Future Land Use
RVP
CL
N TALLAHASSEE RD
Citrus County
Zoning
PDR
RVP
CLR
RUR
W TIDEWATER CIR
N TALLAHASSEE RD

5


Office
Ice
Landscape: 100' Natural Border

6

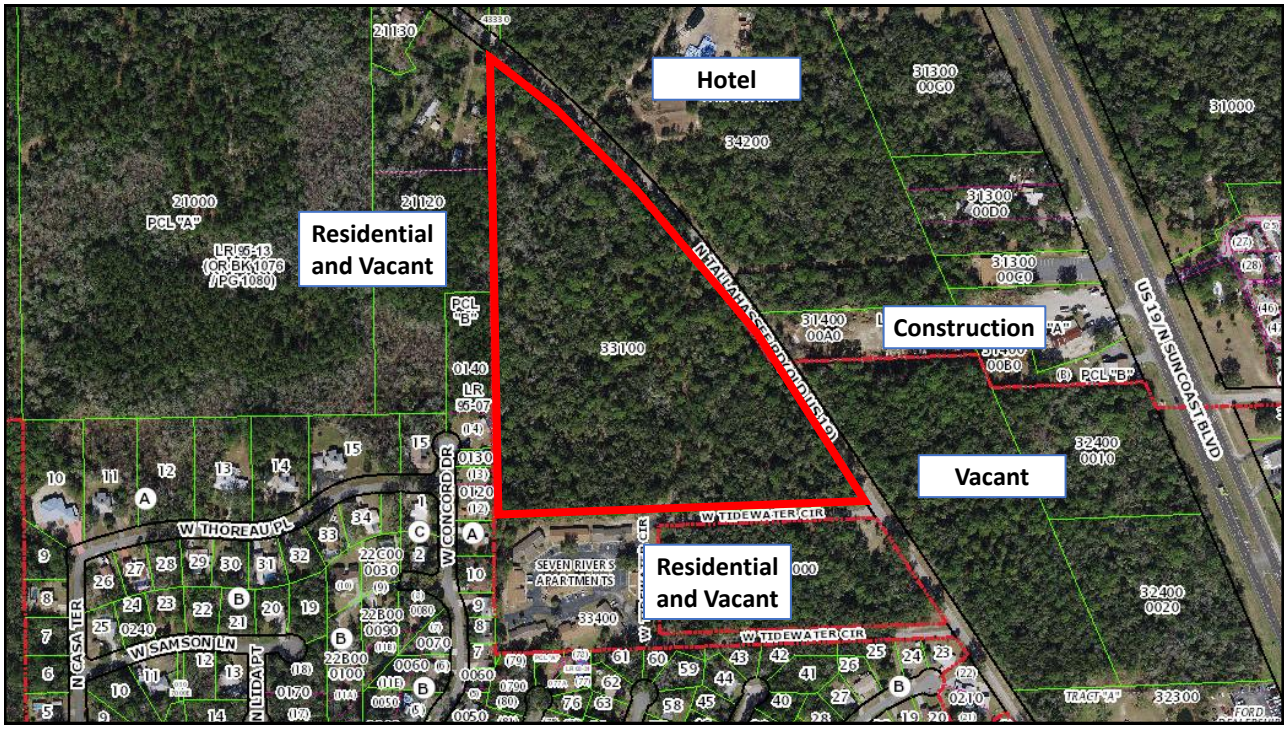
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8



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Staff Recommendation

- Staff recommends denial of this application as the proposed use is inconsistent with the Future Land Use categories and due to the incompatibility of the neighboring residential properties.
- However, if this proposed dissimilar use is approved, the following recommendations should be considered:
  - The use of the property is limited to covered storage, uncovered open storage, climate-controlled indoor storage, daily parking, an office with a residential unit, and a detached single-family residence. All development shall meet the requirements of the Community Development Code.
  - A 100-foot-wide buffer of natural and existing vegetation shall be preserved and maintained.
  - The property should be fenced with decorative fencing along North Tallahassee Road and opaque fencing along the remaining perimeter, all in accordance with the Community Development Code.
  - All exterior lights shall be fully or partially shielded, and light spillage onto neighboring properties shall not exceed one (1) foot-candle as measured at the lot line.

10

QUESTIONS?

PDU25-0002

Unlisted Dissimilar Use Application

Scott and Christine Johnson

11

CITY OF CRYSTAL RIVER, FLORIDA
CITY COUNCIL

Christine and Scott Johnson
1598 West Jenny Street
Lecanto, Florida 34461
Petitioners

UNLISTED DISSIMILAR USE PETITION PDU25-0002

ORDER

In accordance with Appendix A, Community Development Code, of the Code of Ordinances of the City of Crystal River, Florida ("the CDC"), this cause was presented for quasi-judicial public hearing before the Planning Commission of the City of Crystal River, Florida on November 6, 2025, for recommendation and the City Council of the City of Crystal River, Florida for final determination on November 10, 2025; after public notice provided pursuant to Section 8 of the CDC where this petition was heard, testimony under oath was heard, evidence was received, and staff's recommendation was considered.

In accordance with Section 5.b.(3), the City Council of the City of Crystal River, Florida, issues the following order:

ORDERED:

That by a vote of _____--_____, this Unlisted Dissimilar Use Petition PDU25-0002 to allow for an indoor and outdoor storage and parking facility to be located within the Urban Neighborhood 2 and Suburban Neighborhood 2 Zones at 4264 N Tallahassee Road, specifically parcel 17E18S08 33100, as identified in the records of the Citrus County Property Appraiser and described in Exhibit "A", pursuant to Section 5.b.(3) *Unlisted Dissimilar Use*, of the CDC, is GRANTED.

This approval is made with the following conditions:

- The use of the property is limited to covered storage, uncovered open storage, climate-controlled indoor storage, daily parking, an office with a residential unit, and a detached single-family residence. All development shall meet the requirements of the Community Development Code.
- A 100-foot-wide buffer of natural and existing vegetation shall be preserved and maintained.
- The property should be fenced with decorative fencing along North Tallahassee Road and opaque fencing along the remaining perimeter, all in accordance with the Community Development Code.
- All exterior lights shall be fully or partially shielded, and light spillage onto neighboring properties shall not exceed one (1) foot-candle as measured at the lot line.

DONE AND ORDERED this ____ day of _____, 2025 in Crystal River, Citrus County, Florida.

_____
Joe Meek, Mayor

STATE OF FLORIDA

COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this _____ day of _____,

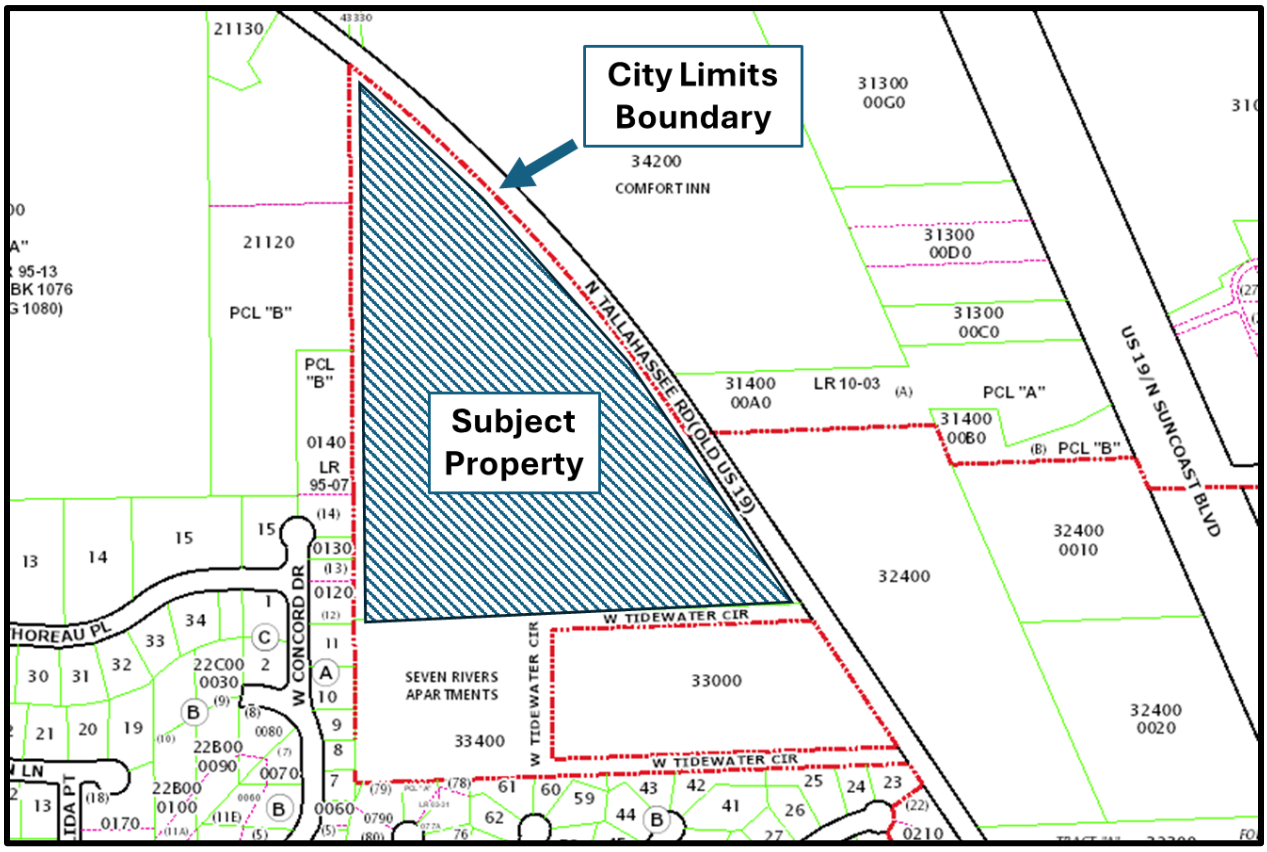
2024 by _____, who is personally known to me.

_____ (SEAL)
Notary Public

Exhibit "A"
Property Description

For real property lying in Section 08, Township 18 South, Range 17 East, Citrus County, Florida, specifically a part of Parcel ID: 17E18S08 33100 (ALT KEY 1051991) as identified in the records of the Citrus County Property Appraiser, more particularly described as follows:

A parcel of land lying in Section 8, Township 18 South, Range 17 East, Citrus County, Florida described as follows:
Commence at the Southwest Corner of said Section 8, Township 18 South, Range 17 East; thence N00°02'44"E, along the Westerly boundary thereof a distance of 1051.23 feet to the Northwest corner of the South 380 feet of the N 1/2 of the SW 1/4 of the SW 1/4 of Section 8, Township 18 South, Range 17 East, and the Point of Beginning; thence continue along said Westerly boundary N00°02'44"E, 693.88 feet; thence N57°55'47"E, 461.84 feet to point on the Southwesterly right of way line of N. Tallahassee Road (Old Highway 19); thence 314.13 feet along said Southwesterly right of way line and along the arc of a curve to the right having a radius of 1,335.65 feet, subtended by a chord distance of 313.41 feet, bearing S40°16'39"E; thence continue along said right of way line S33°32'24"E, 805.17 feet to a point of intersection with the Northerly boundary of the South 380 feet of the N 1/2 of the SW 1/4 of the SW 1/4 of Section 8, Township 18 South, Range 17 East; thence S88°24'29"W, along said Northerly boundary 1,039.80 feet to the Point of Beginning.
Contains 634,833.25 Square Feet, (14.574 Acres), more or less.



City of Crystal River
Unlisted Dissimilar Use
Planning Application

Department of Growth Management
123 NW Highway 19
Crystal River, FL 34428
352-795-4216 P Ex: 317
development@crystalriverfl.org
www.crystalriverfl.org

Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a permitted use, the use may only be permitted if submitted to the Planning Commission for recommendation and approved by the City Council.

When you submit all required information, your application will be reviewed by staff and placed on an agenda for the next available Planning Commission meeting. Staff will give a presentation on the item, and then you will be given the opportunity to present your application to the Planning Commission for their consideration.

To ensure an unlisted dissimilar use is required, please reference the City's Zoning Map (1/11/25) to find your zoning district and then use Section 5 Table 5.1 of the City's Community Development Code to determine if your proposed use is permitted, conditional, or unlisted based on your zoning district.

With your application, please submit the following information:

- ❑ Complete Application
- ❑ A written description of the proposed use, development plan, and impact mitigation strategies
- ❑ Site Plan
  - Square Footage of Structure
  - Number of Parking Spaces and Locations
  - Existing Tree(s) and Landscaping
- ❑ Any additional information that you would like to be considered with your application

PROPERTY INFORMATION	
BUSINESS NAME	LOTE FLA LLC
ALTKEY	1051991
ADDRESS	4264 N. Tallahassee Road Crystal River
PROPOSED USE	Parking & Storage & Residential use
PREVIOUS USE	UN-2, SN-2

OWNER INFORMATION	
OWNER NAME	Christine R. & Scott A. Johnson
ADDRESS	1598 W. Jenny St.
CITY/STATE/ZIP	Lecanto, FL 34461
PHONE	702-376-8796
CELL	702-376-3527
EMAIL	LOTE314@gmail.com

City of Crystal River
Unlisted Dissimilar Use
Planning Application

Department of Growth Management
123 NW Highway 19
Crystal River, FL 34428
352-795-4216 P Ex: 317
development@crystalriverfl.org
www.crystalriverfl.org

APPLICANT INFORMATION – IF DIFFERENT FROM ABOVE, PROVIDE AGENT AUTHORIZATION	
APPLICANT NAME	Christine Johnson
ADDRESS	1598 W. Jenny St
CITY/STATE/ZIP	Lecanto FL 34461
PHONE	702-376-8796
CELL	
EMAIL	LOTE314@gmail.com

☒ Owner ☐ Agent Date _____

CHRISTINE JOHNSON
PRINT NAME

SIGNATURE

STATE OF FLORIDA, COUNTY OF Citrus

The foregoing instrument was acknowledged (Or affirmed) before me this 9 day of 25, 20 25, who is/are personally known to me or has produced Christine Johnson as identification.

Notary Public

HEATHER MCCULLOUGH
Notary Public - State of Florida
Commission # HH 323099
My Comm. Expires Oct 18, 2026
Bonded through National Notary Assn.

September 11, 2025

Unlisted Dissimilar Use Application

To: City of Crystal River Department of Growth Management

Subject: Unlisted Dissimilar Use Application – 4264 N Tallahassee Road, Crystal River, FL

Owners: Scott A. and Christine R. Johnson

Current Land Use Designations: Urban Neighborhood-2 and Suburban Neighborhood-2

Dear Planning and Development Staff,

We respectfully submit this Unlisted Dissimilar Use Application for consideration by the City of Crystal River. This request pertains to the approximately 17.22-acre parcel located at 4264 N Tallahassee Road, currently designated under the Urban Neighborhood-2 and Suburban Neighborhood-2 land use classifications.

Existing Land Use Capacity & Rationale for Change

Under the current land use designations, it is feasible to develop over 462 apartment structure on this parcel, it was already proposed years ago to the city, thus the reason this property was annexed in to the city in 2010. With a conservative assumption of three vehicles per household (two passenger vehicles and one recreational vehicle such as a boat or trailer), this could introduce over 1,386 vehicles on the premises consistently. This volume of vehicles would be left overnight on the street or on the property itself. This volume would place significant and continuous pressure on local infrastructure, roads, and stormwater management systems.

***By contrast**, our proposed development*—a **600+** (with more than 50% less impact than residential) **car, van, Boat, RV, and Trailer Parking and Storage Facility**—would:

- Significantly reduce vehicular traffic frequency and intensity compared to residential development.
- Centralize and contain recreational vehicle storage in a secure, flood-resilient, professionally managed site.
- Reduce storm-related infrastructure strain, debris, and cleanup costs by limiting scattered trailer/boat placement across individual residential parcels.
- Provide a much-needed amenity to Crystal River residents and surrounding citrus county because Crystal river is loved by Floridian locals as well as those far away! There is already 41 plus developments and all have no land and have HOA's that forbid the items we are willing to house in a secure, professional, and convenient location and for seasonal visitors, who rely on watercraft and RVs to enjoy our region's natural beauty.

Proposed Development Overview

We propose a high-quality, gated, and professionally managed RV, Boat, and Trailer Storage Facility with the following components:

- 600+ SECURED storage slots, including:
  - Covered storage
  - Uncovered open storage
  - Climate-controlled indoor storage
  - Daily parking specially designated in a different entry and area from other clients.
- A 60' x 150' x 20' barndominium-style office building, elevated to mitigate flood risks:
  - First-floor garages with elevated receptacles and code-compliant infrastructure, to allow water flow.
  - Public office offering customer support and notary services
  - 24/7/365 continuous live on-premise manager.
  - Upper-level owner/manager residence
- Second SFD residence for permanent on-site ownership
- 100' natural vegetative buffer along perimeter to preserve the existing aesthetic and privacy for adjacent residential areas
- Security fencing:
  - Decorative frontage fencing along Tallahassee Road
  - Chain-link fencing on remaining perimeter
- Secure gated entrance with code or card access
- Applicants intend to use directional LED lighting to illuminate only the parking area at night to help reduce/prevent light pollution. The oversized buffer of 100' natural barrier will also be utilized as and help with any anticipate light and noise pollution.
- Stormwater swales and retention systems designed in compliance with city code and FEMA flood zone requirements

Alignment with City's Civic Master Plan Goals

We believe this use proposal aligns with the guiding principles of the Crystal River Civic Master Plan (April 2022) in several key ways:

- Flood Resilient Design: The barndominium-style construction with elevated living spaces directly addresses the updated FEMA Base Flood Elevations (AE-11/AE-12 zones) and the Civic Plan's emphasis on flood-adaptive architecture.
- Preservation of Natural Character: Our 100' natural buffer and conservation-oriented layout support the City's focus on place-based design and neighborhood compatibility.
- Infrastructure Impact Minimization: Compared to a 180+ home subdivision, our use reduces daily traffic flow, noise, and solid waste production.
- Support of Local Economy and Tourism: The facility promotes Crystal River's eco-tourism and water-based recreation economy, offering residents and tourists a secure place to store their watercraft and RVs—assets essential to enjoying Kings Bay, Three Sisters Springs, and the Gulf.
- Sustainable Land Use: This development limits impervious surface sprawl and eliminates the need for extensive residential utility infrastructure, in line with the Civic Plan's goals to limit development on natural lands and encourage consolidated, efficient use of property.

Community Benefit and Conclusion

We strongly believe that this project is a win-win for the community, the environment, and the City of Crystal River. Our community statistics are Median Age is 56.8%, Population of 3129. 63% owned and 36% rentals. Our proposal will still house less vehicles than if there was a residential impact of transient vehicles and continuous traffic and uncontrolled flow. Rather than converting valuable land into dense residential sprawl with significant long-term public service demands, our proposed facility offers:

- Reduced environmental impact
- Resilient construction against storm surge and sea-level rise
- ***A unique amenity that is currently unavailable in the city limits AND is in GREAT DEMAND.***
- An aesthetically conscious, well-buffered, and managed site. Let us be the first beautifully constructed parking storage facility in Crystal River, designated strictly for patrons and residents alike to utilize a secure location while enjoying our beautiful city and all that Crystal River has to offer.
- Positive influence and revenue for the city.

We respectfully request approval of this Unlisted Dissimilar Use to allow our family to contribute positively to the growth, safety, and service infrastructure of Crystal River.

Thank you for your time and thoughtful consideration.

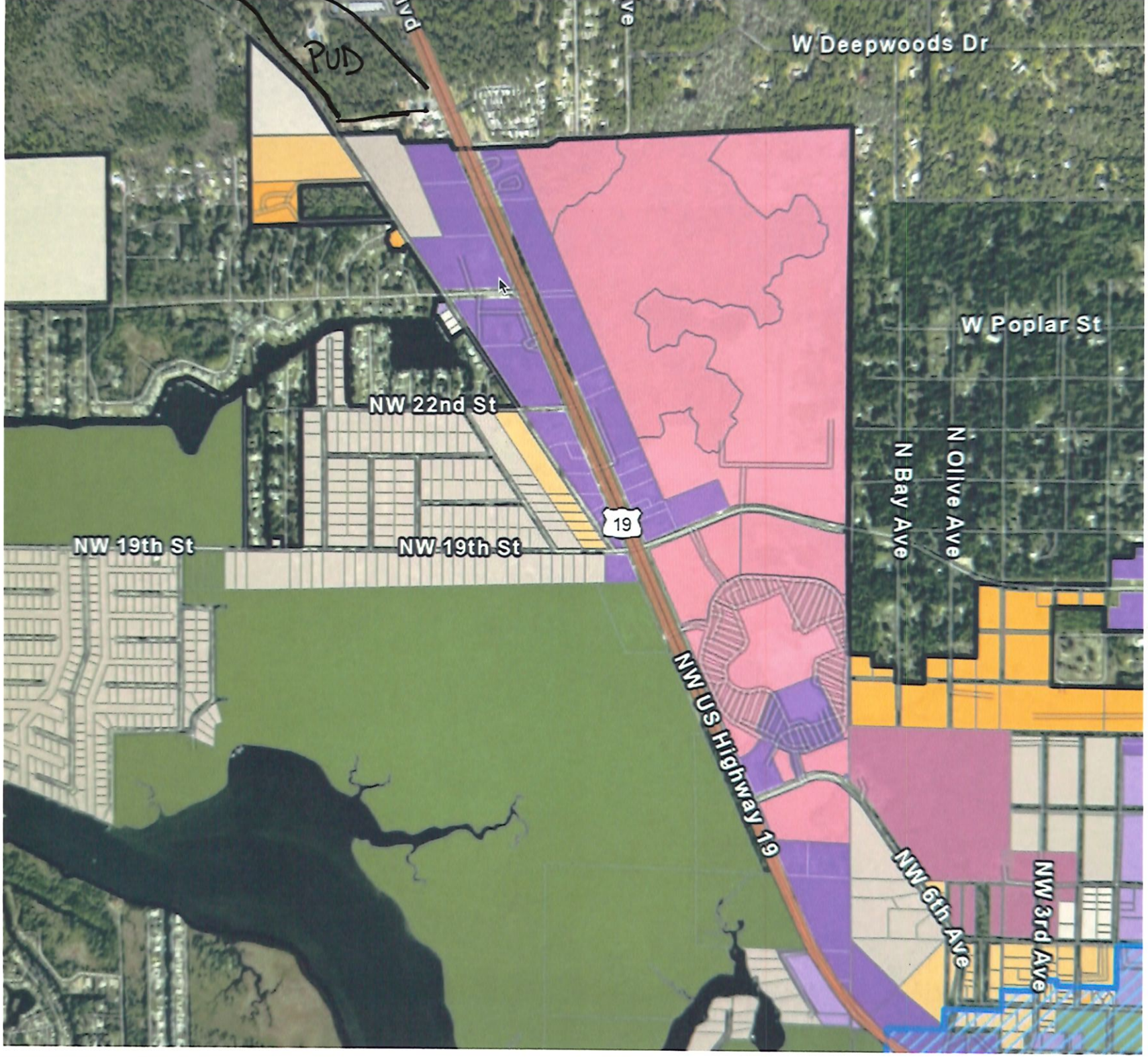
Warm regards,

Christine R. Johnson & Scott A. Johnson
1598 W Jenny Street
Lecanto, FL 34461
Phone: 702-376-8796
Email: Lote314@gmail.com

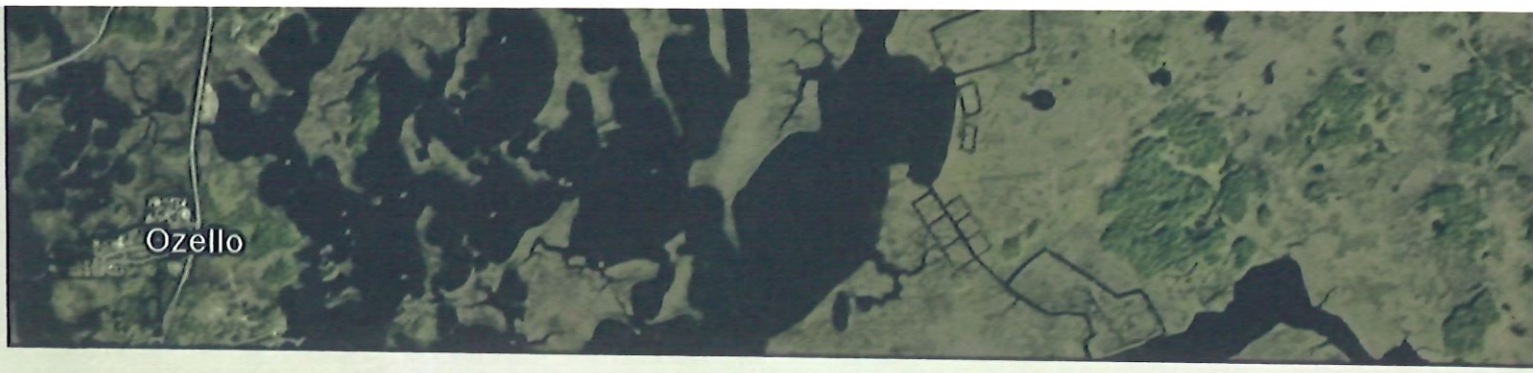
Attachments:

- Aerial site map
- Proposed site layout
- Current and Future land map
- Landscape


QUALITY INN
US-19/28
N Tallahassee Rd
17.22± Acres
W Tidewater Cir
Seven Rivers Apartments


PUD
W Deepwoods Dr
W Poplar St
NW 22nd St
NW 19th St
NW 19th St
19
N Bay Ave
N Olive Ave
NW US Highway 19
NW 6th Ave
NW 3rd Ave

All commercial along old hwy 19 and PUD across the street.
Kreshah



Proposed Zoning

- UC-1
- UC-2
- UN-1
- UN-2
- SN-1
- SN-2
- CIV
- CON
- IND
- IU
- PUD

CRA Boundary

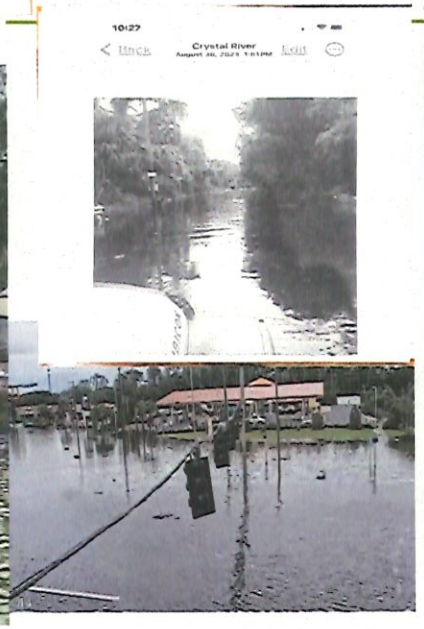


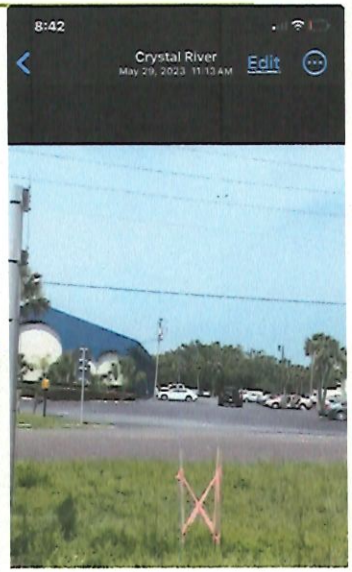

10:18
Crystal River
October 1 11:01 AM
Edit
10:17
Crystal River
October 1 10:55 AM
Edit
10:17
Crystal River
October 1 10:53 AM
Edit
LIVE

Illegal parking
Storm Surge







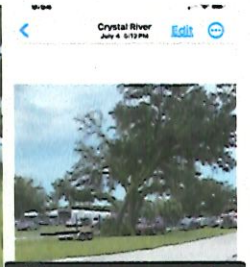




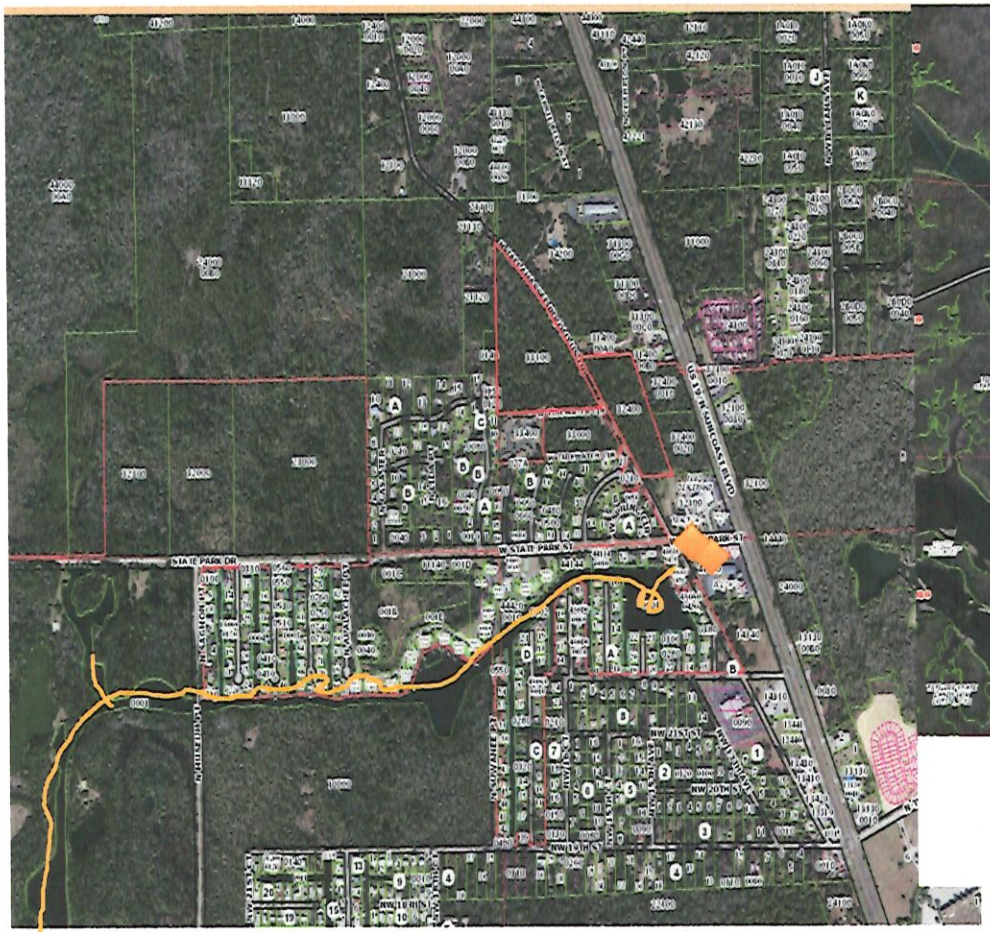


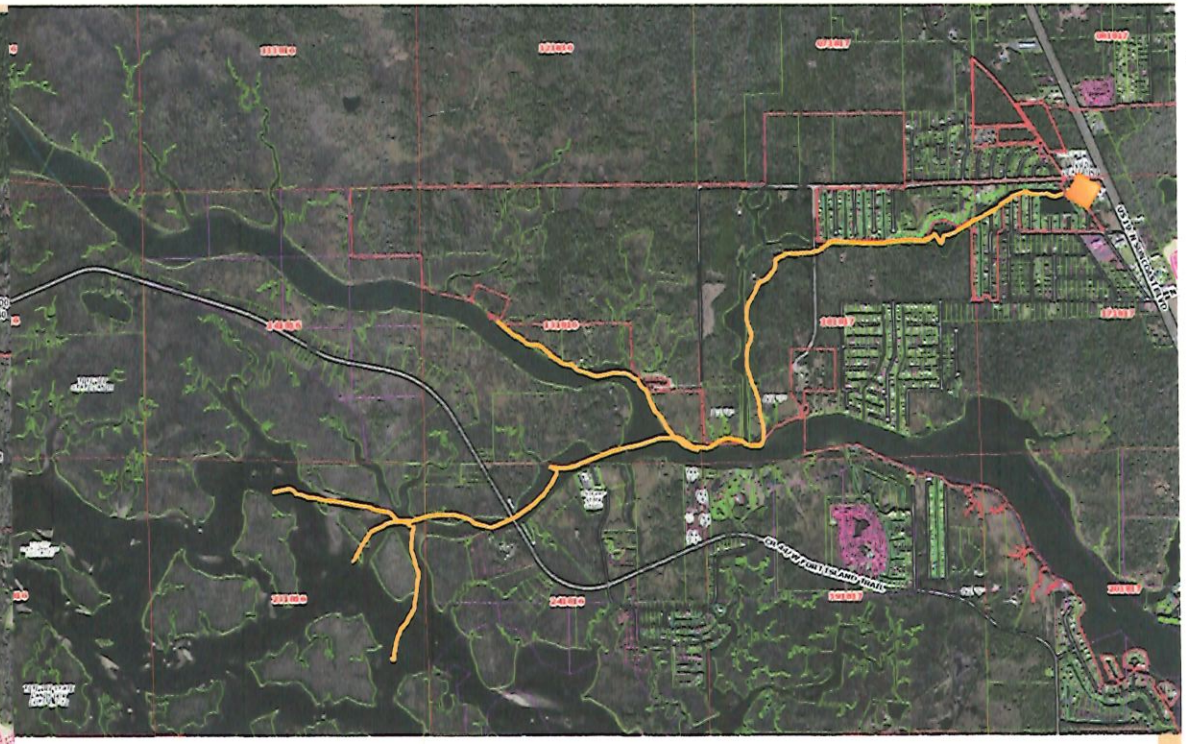










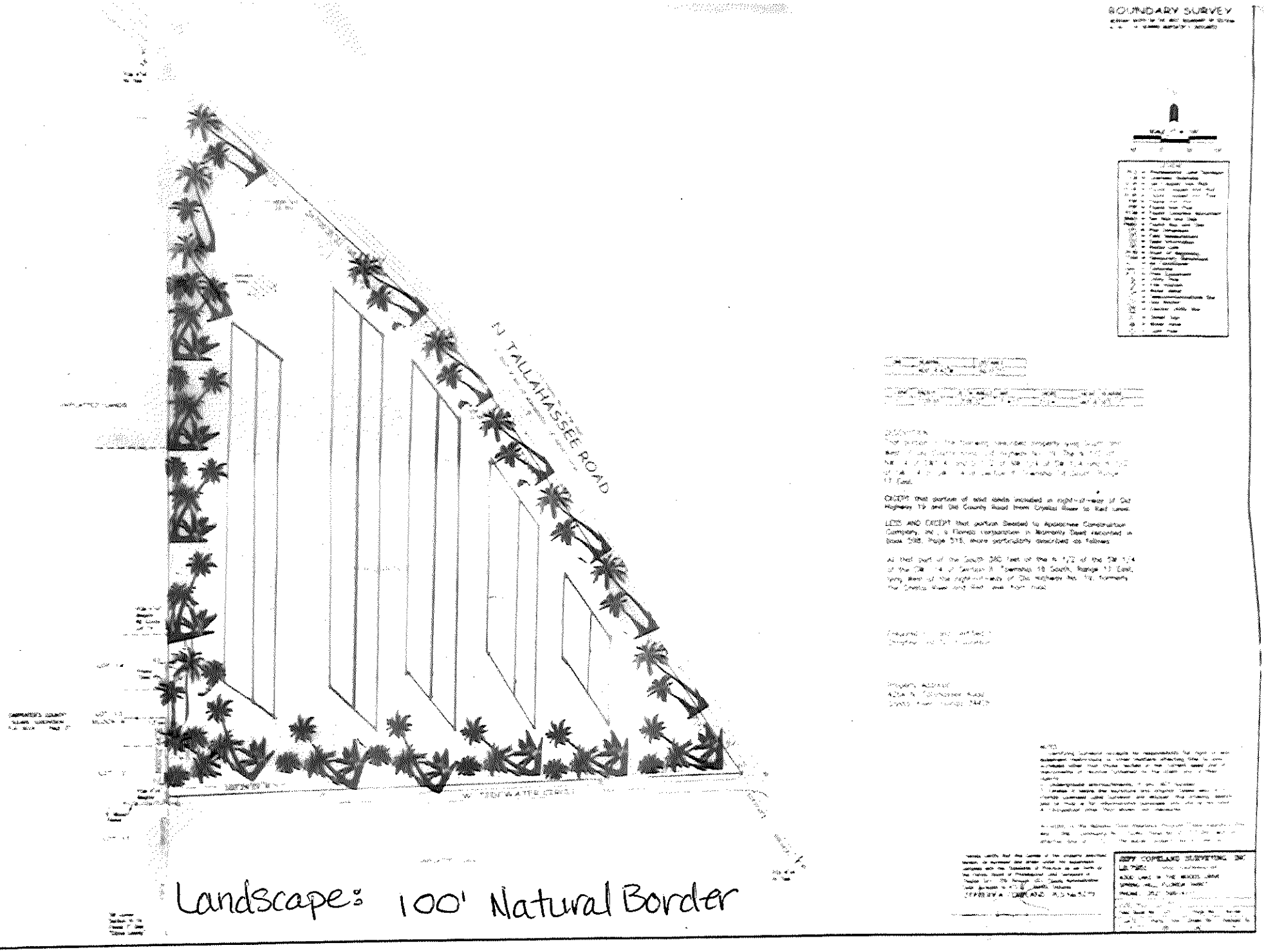


The area of continual parking of boats, trucks, trailers, cars on landscape designate NO parking areas. Contaminating the soil. ◆ ◆ Algae Blooms

It is CLEAR that the location to which Vehicles/illegal parking currently allowed and being overlooked and the contaminants from those vehicles, have a direct impact to the water and marine life due to the direct exposure of less than 25' to the inlet. ◆ Contributing to Algae Blooms. Those that I have actively participated in releasing sickened manatees from such RED TIDE

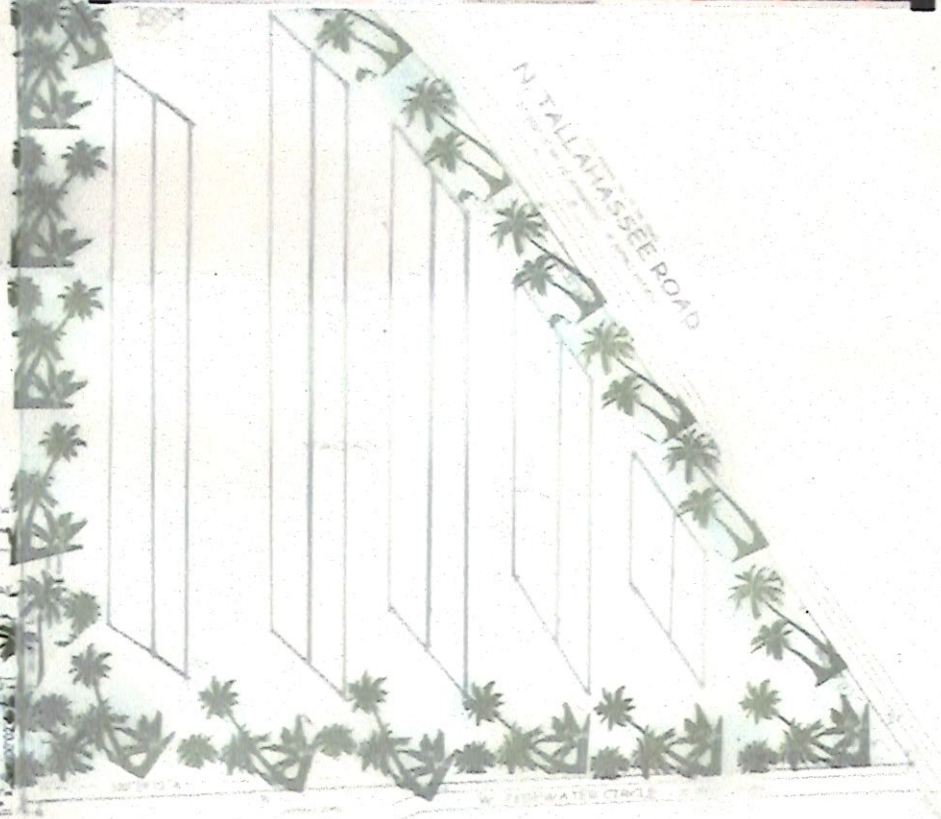
SECTION 8, TOWNSHIP 18 SOUTH, RANGE 17 EAST
CITRUS COUNTY, FLORIDA

BOUNDARY SURVEY


BOUNDARY SURVEY
N TALLAHASSEE ROAD
Landscape: 100' Natural Border

BOUNDARY SURVEY





SCALE 1" = 100'

LEGEND	
PLS	= Professional Land Surveyor
LB	= Licensed Business
SCIR	= Set 1/2" Iron Rod
FIR	= Found 1/2" Iron Rod
FCIR	= Found Capped Iron Rod
FIP	= Found Iron Pipe
FPIP	= Found Iron Pipe
FCM	= Found Concrete Monument
SNC	= Set Nail and Disk
FND	= Found Nail and Disk
D	= Plat Dimension
M	= Field Measurement
(M)	= Measured Information
℄	= Roadway Line
POB	= Point of Beginning
POC	= Point of Commencement
BC	= Bench Mark
⊙	= Concrete
⊙	= Power Transformer
UP	= Utility Pole
FH	= Fire Hydrant
WM	= Water Meter
⊙	= Telecommunications Box
⊙	= Gas Marker
⊙	= Electric Utility Box
⊙	= Sprinkler
⊙	= Street Sign
⊙	= Water Valve
○	= Light Pole

BEARING	DISTANCE
N00°18'43"W	66.15(D)

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	11.50'	17°08'38"	3.43'	3.41'	N71°18'51"E

DESCRIPTION:
That portion of the following described property lying South and West of Old County Road, Old Highway No. 19, The N 1/2 of NW1/4 of SW1/4 and S 1/2 of NW 1/4 of SW 1/4 and N 1/2 of SW 1/4 of SW 1/4 of Section 8, Township 18 South, Range 17 East.

EXCEPT that portion of said lands included in right-of-way of Old Highway 19 and Old County Road from Crystal River to Red Level.

LESS AND EXCEPT that portion Deeded to Apalachee Construction Company, Inc., a Florida corporation in Warranty Deed recorded in Book 598, Page 516, more particularly described as follows:

All that part of the South 380 feet of the N 1/2 of the SW 1/4 of the SW 1/4 of Section 8, Township 18 South, Range 17 East, lying West of the right-of-way of Old Highway No. 19, formerly the Crystal River and Red Level hard road.

Prepared for and Certified to:
Christine and Scott Johnson

Property Address:
4284 N. Tallahassee Road
Crystal River, Florida 34428

NOTES:
1. Certifying Surveyor accepts no responsibility for right of way, easements, restrictions or other matters affecting title not being surveyed other than those recited in their current deed and or instrument of records furnished by the client and or their agents.
2. Underground encroachments, if any, NOT located.
3. Unless it bears the signature and original raised seal of a Florida Licensed Land Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.
4. Occupation other than shown, not measured.

According to the National Flood Insurance Program, Flood Insurance Rate Map (FIRM), Community No. 125486, Panel No. 0211 G (NG), with an effective date of 11/3/21, the subject property lies in Zone "X".

I hereby certify that this Survey of the property described hereon, as surveyed and drawn under my supervision, complies with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.050, through 052, Florida Administrative Code, pursuant to 472.027, Florida Statutes.

JEFFREY A. COPELAND, PLS No. 5279

JEFF COPELAND SURVEYING, INC.
LB 7981
4300 LAKE IN THE WOODS DRIVE
SPRING HILL, FLORIDA 34607
PHONE: (352) 596-4111

Job No.	
Field Book No. 220	Page No. 44-46
DATE	Party Chief / Drawn By / Checked By

SMILE


FLEETWOOD RV

Cypress Circle Storage

60 Cypress Cir. Homosassa, FL 34446
(352) 699-1592

Storage Tools | Nearby | Contact Us | Unit Prices | Pay Online



Cypress Circle Storage
60 Cypress Circle
Homosassa, FL 34446
(352) 699-1592

Contact Us

Office Hours

Sunday - Saturday 7:00 AM - 5:00 PM

Phone only. No management on site.

Access Hours

Sunday - Saturday Open 24 Hours

24/7 Access

We Have Very Limited Availability

20 Foot Long	$Please Call
25 Foot Long	$Please Call
35 Foot Long	$Please Call
45 Foot Long	$Please Call

(All sites are 13 Foot Wide) (Plus 6% Sales Tax)

FACILITY AMENITIES

- RV, Car, and Boat Parking
- Video Surveillance
- 24 Hours Access
- Uncovered
- Fenced & Gated
- Online Bill Pay

Cypress Circle Storage LLC is located in Homosassa, FL

We offer a range of top-notch amenities, including 24-hour access, outdoor RV, Boat, and Trailer storage, fenced and gated facilities, online bill pay, monthly billing, and security cameras. We take pride in providing convenience right within our neighborhood. Your storage needs are our priority!

Explore our unit pricing and availability to begin the process. We look forward to serving you!

Features & Amenities

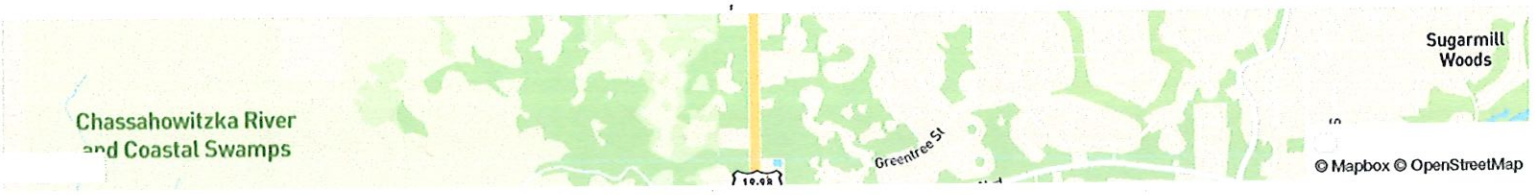
- Outdoor RV, Boat, and Trailer Storage
- 24 Hour Access
- Electronic Gate
- Security Cameras



Cypress Circle Storage LLC uses cookies to enhance your experience. We use these for advertising and analytics purposes. By continuing to use this site, you agree to our privacy policy.

ACCEPT





Driving Directions

From Homosassa, FL:

- Head south on US HWY 19
- Turn left onto Cypress Blvd W (Sugarmill Woods)
- Cypress Blvd W becomes Cypress Circle
- Cypress Circle RV Parking and Storage will be on the Right

From Brooksville, FL:

- Head north on N Main St toward S Broad St/W Jefferson StTurn left at the 1st cross street onto S Broad St/W Jefferson St
- Continue to follow W Jefferson St
- Turn right onto US-98 N/Ponce De Leon Blvd
- At the traffic circle, continue straight onto US-98 N/W Ponce De Leon Blvd
- Turn right onto W Oak Park Blvd
- Turn left to stay on W Oak Park Blvd
- Turn right onto Greentree St
- Turn left onto Pine St
- Turn right onto Cypress Blvd W (Sugarmill Woods)
- Cypress Blvd W becomes Cypress Circle
- Cypress Circle RV Parking and Storage LLC will be on the Right

From Lecanto, FL:

- Head east on FL-44 E toward S Rowe Terrace
- Turn right onto S Redwood Terrace
- Turn right onto W Laurel St
- Turn left onto Co Rd 491
- Turn right onto W Grover Cleveland Blvd
- Turn left onto US-19 S/US-98 S/S Suncoast Blvd
- Turn left onto Cypress Blvd W (Sugarmill Woods)
- Cypress Blvd W becomes Cypress Circle
- Cypress Circle RV Parking and Storage will be on the Right

Affordable Boat/RV/Vehicle Parking and Storage

Cypress Circle Storage LLC, situated at 60 Cypress Circle in Homosassa, FL, provides secure RV storage services for the Homosassa, Brooksville, Lecanto, Crystal River, and Sugarmill Woods areas. Located within Cypress Village - Sugarmill Woods, we offer convenient and safe RV storage solutions.

Check Out What Our Customers Are Saying

Write a Review

ENJOY STORING WITH US? TELL US ABOUT IT!





Services

Services Provided

Belleair Storage of Florida's mission is to provide the very best in customer service. Therefore, we offer a unique set of services, unlike any other storage facility in the area. Above all else, our customer service representatives are available to assist you and your storage needs. From on-site security to Notary Public services, we are your one-stop location for your business and storage needs.



24-Hour Surveillance Security

Our entire facility is monitored by high-tech 24-hour surveillance cameras. We provide security lighting throughout the entire property. The local police departments patrol the grounds several times a day and night. We routinely check the locks, dumpsters, vehicles, and doors to be sure your valuables are secure.



Lift Services

We want your move to be as smooth as possible. Therefore, we offer a complimentary lift service which is typically for our second floor, long-term climate-control storage. As a courtesy to us, please provide a 48 hour notice for lift services.



Florida Notary Public

A full time Florida Public Notary is on staff to witness and sign your important documents. A valid ID is required. Please do not sign any documents in advance, as we can not validate them. Charges do apply.

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INNSBRUCK



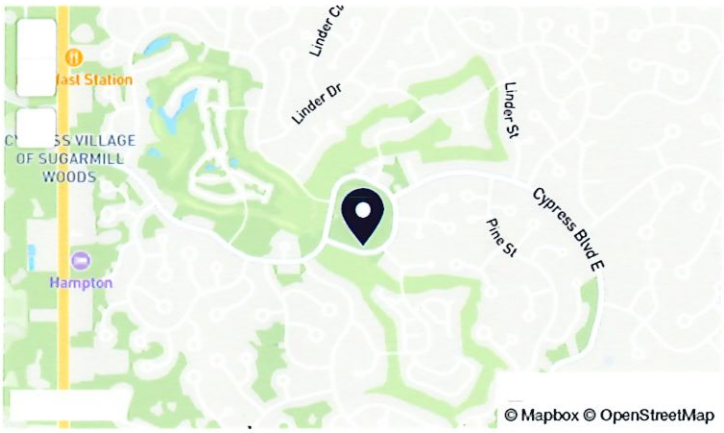
Cypress Circle Storage

60 Cypress Cir. Homosassa, FL 34446
(352) 699-1592

Storage Tools | Nearby | Contact Us | Unit Prices | Pay Online

RV, Boat, and Trailer Parking and Storage Located INSIDE Sugarmill Woods, FL

Cypress Circle Storage LLC is located at the center of Sugarmill Woods - Cypress Village. Our array of exceptional amenities encompasses 24-hour access, outdoor RV, Boat, and Trailer parking, fenced and gated premises, online bill payment, and security cameras. We are dedicated to offering convenience and prioritizing your storage requirements, so never hesitate to call (352) 699-1592.



Directions

From US HWY 19 to Cypress Circle Storage LLC:

- Turn into Sugarmill Woods - Cypress Circle on Cypress Blvd W
- Cypress Blvd W becomes Cypress Circle
- Cypress Circle RV Parking and Storage will be on the Right



Cypress Circle Storage
60 Cypress Circle
Homosassa, FL 34446
(352) 699-1592

Contact Us

Office Hours

Sunday - Saturday 7:00 AM - 5:00 PM

Phone only. No management on site.

Access Hours

Sunday - Saturday Open 24 Hours

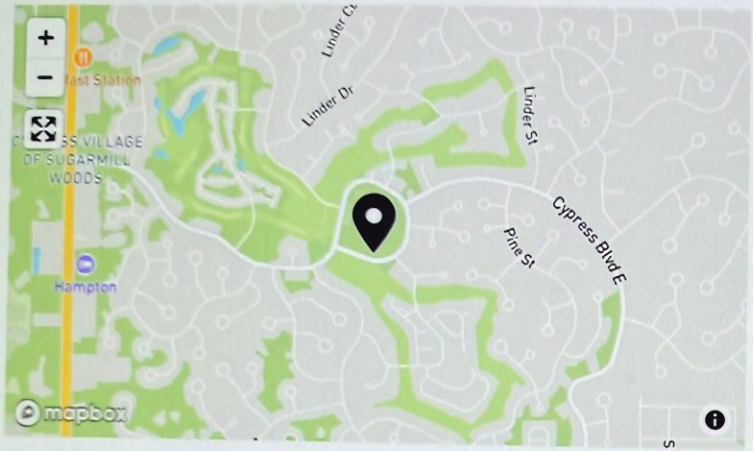
24/7 Access

Powered by Storable

©Cypress Circle Storage LLC | Terms | Privacy | All sizes are approximate. Some restrictions may apply | **Admin**

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CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 7.B.**

Requested Motion: Consideration of Ordinance 25-O-10 (Application PA25-0001) for the voluntary contraction (de-annexation) of a 17.22-acre parcel addressed as 4264 North Tallahassee Road, as petitioned by Christine Johnson. This item was continued on August 11, 2025, during Second Reading for Public Hearing to November 10, 2025.

Summary:

The purpose of this ordinance is to authorize the voluntary contraction (de-annexation) of a 17.22-acre parcel addressed as 4264 North Tallahassee Road, Crystal River. The owner, Christine Johnson, is making this request "...due to the lack of funding available to provide essential municipal services, specifically city water and sewage which were intended benefits of being within the city limits".

The proposed contraction of the subject property meets the criteria established by Florida Statutes Chapter 171.052 which allows for the property to be considered for de-annexation.

The Planning Commission recommended approval 6-0.

This item was continued on August 11, 2025, during Second Reading for Public Hearing to November 10, 2025.

The City Council shall make their decision on whether this application for de-annexation is within the best interests of the health, safety, and welfare of the City.

Staff Recommendation:
Conduct a Public Hearing to consider Ordinance 25-O-10 for Voluntary De-Annexation, and if approved, authorize the Mayor to execute the Ordinance.

Ordinance:

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, FOR THE VOLUNTARY CONTRACTION (DE-ANNEXATION) OF THE CITY BOUNDARY BY DE-ANNEXING 17.22 ACRES MOL OF REAL PROPERTY ADDRESSED AS 4264 NORTH TALLAHASSEE ROAD, CRYSTAL RIVER, FLORIDA, MORE PARTICULARLY AND LEGALLY DESCRIBED IN EXHIBIT A, ATTACHED HERETO AND FULLY INCORPORATED HEREIN BY THIS REFERENCE; PROVIDING FOR THE AMENDMENT OF CITY BOUNDARIES TO CONTRACT THE SUBJECT PROPERTY FROM THE CITY BOUNDARIES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

ATTACHMENTS:

Description
Ordinance 25-O-10
Staff Report
Staff PowerPoint
Application

ORDINANCE 25-O-10

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, FOR THE VOLUNTARY CONTRACTION (DE-ANNEXATION) OF THE CITY BOUNDARY BY DE-ANNEXING 17.22 ACRES MOL OF REAL PROPERTY ADDRESSED AS 4264 NORTH TALLAHASSEE ROAD, CRYSTAL RIVER, FLORIDA, MORE PARTICULARLY AND LEGALLY DESCRIBED IN EXHIBIT A, ATTACHED HERETO AND FULLY INCORPORATED HEREIN BY THIS REFERENCE; PROVIDING FOR THE AMENDMENT OF CITY BOUNDARIES TO CONTRACT THE SUBJECT PROPERTY FROM THE CITY BOUNDARIES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 171, Florida Statutes, provides the exclusive method of municipal annexation or contraction in order to ensure sound urban development and efficient provisions of urban services; and

WHEREAS, Christine Johnson, herein "Owner," owns a parcel identified by the Citrus County Property Appraiser Tax Parcel ID: 17E18S08 33100 (approximately 17.22 acres) hereafter the "Subject Property," such properties described in Exhibit A, attached hereto and incorporated herein by this reference, contiguous to the corporate limits of the City of Crystal River, and

WHEREAS, this property was voluntarily annexed into the City of Crystal River by Ordinance 10-O-12 on August 30, 2010; and

WHEREAS, the Owner has requested that the City of Crystal River de-annex the Subject Property; and

WHEREAS, this parcel fails to meet the criteria of Chapter 171.043, F.S., specifying the character of an area that may be annexed upon the proposal of a municipality; and

WHEREAS, City of Crystal River staff has determined that there are no qualified voters residing in the area to be contracted, and that the owner of the property Christine Johnson has requested the contraction of the property in question from the municipal boundaries of the City of Crystal River, Florida; and

WHEREAS, this Ordinance was noticed at least once per week for 2 consecutive weeks in a newspaper of general circulation in the City of Crystal River, Florida, describing the area to be excluded from the municipal boundaries of Crystal River, Florida, the reasons for the contraction and the time and place of the public meeting at which this Ordinance would be considered; and

WHEREAS, a public hearing was conducted pursuant to the published notice described herein, at which time any and all parties in interest and all others has an opportunity to be heard in a quasi-judicial proceeding; and

WHEREAS, the City of Council of the City of Crystal River finds that enactment of this Ordinance is in the best interests of the health, safety, and welfare of the citizens of Crystal River; and

WHEREAS, upon adoption of this Ordinance, the municipal boundary lines of the City of Crystal River, contained in the Charter, Appendix A, shall be redefined to exclude the subject real property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to authorize the voluntary contraction of real property owned by Christine Johnson from the municipal boundaries of the City of Crystal River, Florida pursuant to the request for Voluntary Contraction submitted by the petitioner and owner of said property, Christine Johnson, as authorized by Section 171.051, Florida Statutes.

SECTION 2. AUTHORITY.

The City Council is authorized to take this action pursuant to Article III of the City Charter of the City of Crystal River and Part II, Code of Ordinances, Chapter 1, General Provisions, of the Code of Ordinances of the City of Crystal River, as well as Section 171.051, Florida Statutes.

SECTION 3. SUFFICIENCY OF PETITION.

The City of Crystal River, Florida, has determined that the area to be contracted does not meet the criteria of Section 171.043, Florida Statutes, in that the area to be contracted is not suitable for, or is not intended to be developed for urban purposes, and hereby accepts the voluntary request of, Christine Johnson, for the contraction of the real property specifically described herein, from the corporate limits of the City of Crystal River.

SECTION 4. LEGAL DESCRIPTION OF ANNEXED AREA.

The property being contracted from the corporate limits of the City of Crystal River, Florida was more particularly described as follows:

That portion of the following described property lying South and West of Old County Road, Old Highway No. 19, the N ½ of NW ¼ of SW ¼, and S ½ of NW ¼ of SW ¼ and N ½ of SW ¼ of SW ¼ of Section 8, Township 18 South, Range 17 East.

Except that portion of said lands included in the right-of-way of Old Highway 19 and Old County Road from Crystal River to Red Level.

LESS AND EXCEPT that portion Deeded to Apalachee Construction Company, Inc., a Florida corporation in Warranty Deed recorded in Book 598, Page 516, more particularly described as follows:

All that part of the South 380 feet of the N ½ of the SW ¼ of the SW ¼ of Section 8, Township 18 South, Range 17 East, lying West of the right-of-way of Old Highway No. 19, formerly the Crystal River and Red Level hard road.

Property Contains 17.22 Acres, More or Less.

SECTION 5. PUBLICATION.

That prior to final reading and passage of this Ordinance, it shall be published once a week for two (2) consecutive weeks in a newspaper of general circulation within the City, or if no newspaper is published in the City, then in a newspaper of general circulation within the City published in Citrus County, Florida, and that a copy of said notice shall be provided by certified mail to the Citrus County Board of County Commissioner's.

SECTION 6. OFFICIAL FILING OF ORDINANCE.

That within seven (7) days after adoption, a certified copy of this Ordinance, including the legal description and a map of the area to be contracted, shall be forwarded and filed with the Clerk of the Circuit Court of Citrus County, Florida, and served upon the Chairman of the Board of County Commissioners of Citrus County, Florida; the Property Appraiser of Citrus County, Florida and the Department of State, Secretary of State, State of Florida.

SECTION 7. BOUNDARY MODIFICATIONS.

All City of Crystal River boundary maps, charter, and ordinance provisions pertaining to boundaries, codes and regulations shall be automatically hereby amended so as to conform to the boundary revision described herein. The boundary lines of the City shall thereupon automatically be redefined as to contract the land described in this ordinance.

SECTION 8. CONFLICTS AND REPEALER.

This Ordinance shall be cumulative of all provisions of the ordinances of the City of Crystal River, Florida, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event all Ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 9. SEVERABILITY.

If any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon its adoption by the Crystal River City Council.

Notice to the County Administrator of the Citrus County Board of County Commissioners was sent via certified mail on the _____ day of _____, 2025.

APPROVED on first reading after due public notice and public hearing the _____ day of _____ 2025.

ADOPTED on second reading after due public notice and public hearing the ___ day of _____, 2025.

ATTEST:

_____
MIA FINK, CITY CLERK

CITY OF CRYSTAL RIVER

_____
JOE MEEK, MAYOR

Approved as to form for the
Reliance of the City of Crystal River
only:

_____
Robert W. Batsel, Jr., City Attorney

VOTE OF COUNCIL:

Joe Meek _____
Robert Holmes _____
Cindi Frink _____
Chris Ensing _____
Gabrielle Satchell _____

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the following described property lying South and West of Old County Road, Old Highway No. 19, the N ½ of NW ¼ of SW ¼, and S ½ of NW ¼ of SW ¼ and N ½ of SW ¼ of SW ¼ of Section 8, Township 18 South, Range 17 East.

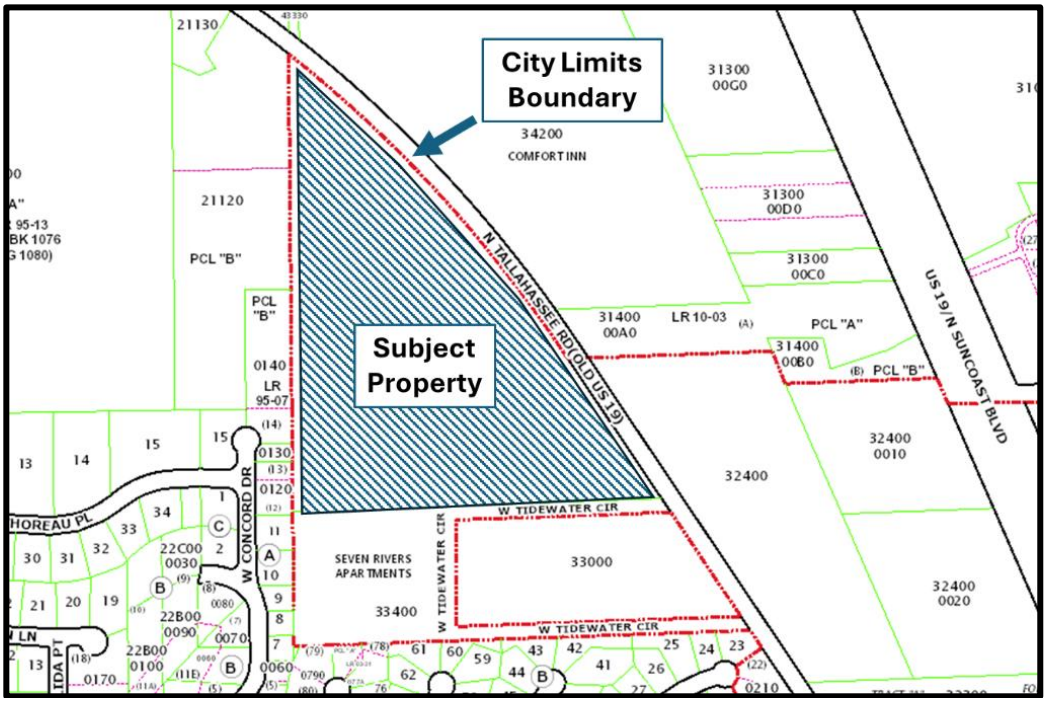
Except that portion of said lands included in the right-of-way of Old Highway 19 and Old County Road from Crystal River to Red Level.

LESS AND EXCEPT that portion Deeded to Apalachee Construction Company, Inc., a Florida corporation in Warranty Deed recorded in Book 598, Page 516, more particularly described as follows:

All that part of the South 380 feet of the N ½ of the SW ¼ of the SW ¼ of Section 8, Township 18 South, Range 17 East, lying West of the right-of-way of Old Highway No. 19, formerly the Crystal River and Red Level hard road.

Property Contains 17.22 Acres, More or Less.

EXHIBIT "B"
DEANNEXED TERRITORY MAP



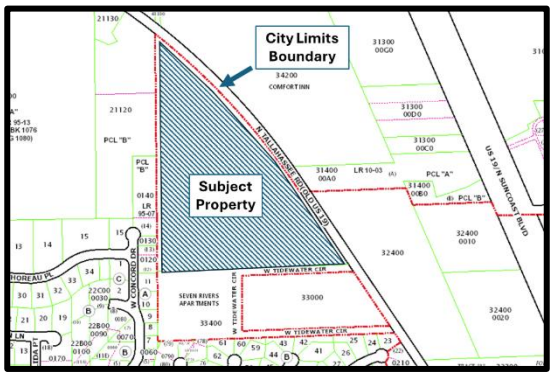
CITY OF CRYSTAL RIVER

STAFF REPORT

Growth Management Department

MEETING DATES:	Planning Commission Meeting: June 5, 2025, at 5:30 p.m. City Council Introduction: July 14, 2025, at 5:30 p.m. City Council Second Reading & Public Hearing: August 11, 2025, at 5:30 p.m.
PA25-0001 – CHRISTINE JOHNSON – REQUEST FOR DE-ANNEXATION	
REQUEST:	Christine Johnson has filed a Petition for De-Annexation for 4264 North Tallahassee Road to be removed from the municipal boundary of the City of Crystal River.
SUBJECT PROPERTY:	Section 08, Township 18 S, Range 17 E; specifically, 4264 North Tallahassee Road, Crystal River, Parcel ID 17E18S08 33100 (Altkey: 1051991), as identified by the Citrus County Property Appraiser, and located on the northern boundary of the city limits of the City of Crystal River. A complete legal description of the area proposed to be de-annexed and the Ordinance, in its entirety, may be inspected at the Growth Management Department during regular business hours.
ACREAGE:	Approximately 749,914 square feet or 17.22 acres
EXISTING LAND USE:	Urban Neighborhood and Suburban Neighborhood
EXISTING ZONING:	Urban Neighborhood 2 and Suburban Neighborhood 2
SURROUNDING AREA:	**North**: Future Land Use – CL, Low Intensity Coastal & Lakes [unincorporated Citrus County] Zoning – CLR (Coastal & Lakes Residential) along N Tallahassee Road [unincorporated Citrus County] These properties are vacant or developed with single-family residences. **South**: Future Land Use – CL, and LDR (Low Density Residential) [unincorporated Citrus County]; and HDR (High Density Residential) [City] Zoning Designation – CLR, and LDR [unincorporated Citrus County]; and R-3 (High Density Residential) [City] These properties are vacant or developed with multi-family apartments. **East**: Future Land Use – across N Tallahassee Road – CLR, RVP (Recreational Vehicle Park), and LDR [unincorporated Citrus County]; and LDR [City] Zoning Designation – RVP and LDR [unincorporated Citrus County]; and R-1 – Low Density Residential [City] These properties are currently a hotel, a paving company, or vacant. **West**: Future Land Use – CL [unincorporated Citrus County] Zoning Designation – CL and CLR [unincorporated Citrus County] These properties are vacant or developed as single-family residential.
PREPARED BY:	Carly Hanson, Growth Management Director

BACKGROUND: Christine Johnson, the owner of 4264 North Tallahassee Road, makes a formal request for voluntary de-annexation pursuant to Section (§) 171.051, *Contraction procedures*, Florida Statutes, to de-annex a 17.22-acre parcel from the municipal boundaries of the City of Crystal River. The owner, Christine Johnson, is making this request "… due to the lack of funding available to provide essential municipal services, specifically city water and sewage, which were intended benefits of being within the city limits." Mrs. Johnson's complete request letter can be found in Attachment 3.



The vacant subject property, located off of North Tallahassee Road, is the most northern parcel under the City's jurisdiction, located immediately south of the City limit boundary.

ANALYSIS: This report analyzes the feasibility of contracting the subject property from the municipal boundaries of the City of Crystal River, consistent with §171.052, Florida Statutes, *Criteria for contraction of municipal boundaries.* §171.052 states that (1) "Only those areas which do not meet the criteria for annexation in §171.043 may be proposed for exclusion by municipal governing bodies…".

Under §171. 043, areas may be annexed only if lands are: (1) contiguous to the municipality's boundaries per §171.043 (1), and (2) meet the requirements of either §171.043 (2) or Chapter 171.043 (3).

Criteria: §171.043 (1) requires that the total area to be annexed must be contiguous to the municipal boundaries at the time the annexation proceeding is begun and reasonably compact. No part of the area to be annexed shall be included within the boundary of another incorporated municipality.

Findings: The subject property meets these criteria for areas to be annexed.

Criteria: §171.043 (2) requires that the area to be annexed must be developed for urban purposes[1], which is defined as a developed area that meets any of the following:

(a) A total resident population equal to at least two persons for each acre of land; or

(b) A total resident population that equals at least one person for each acre of land and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or

[1] Urban Purposes is also defined in Section 171.031 meaning "...that land is used intensively for residential, commercial, industrial, institutional, and governmental purposes, including any parcels of land retained in their natural state or kept free of development as dedicated greenbelt areas."

(c) Is developed with at least 60 percent of total number of lots and tracts in area at the time of annexation that are used for urban purposes, and is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

Findings: The proposed contraction area fails to meet the criteria in §171.043 (2) since the Subject Property has a population density of less than 2 persons per acre of land, is not divided into parcels of less than 1 acre in size, and is not divided into parcels 5 acres or less in size or used for urban purposes.

Criteria: §171.043 (3) states that in addition to being developed for urban purposes, an area may be included in the land to be annexed, any additional area which does not meet the requirements of subsection (2), if the area either:

(a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through such sparsely developed area; or

(b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2).

Findings: The proposed contraction area fails to meet §171.043 (3) since the Subject Property does not lie between the municipal boundary and area developed for urban purposes as defined in §171.043 (2).

Criteria: §171.052 states that if the area proposed to be excluded does not meet the criteria of §171.043, but such exclusion would result in a portion of the municipality becoming noncontiguous with the rest of the municipality, then such exclusion shall not be allowed.

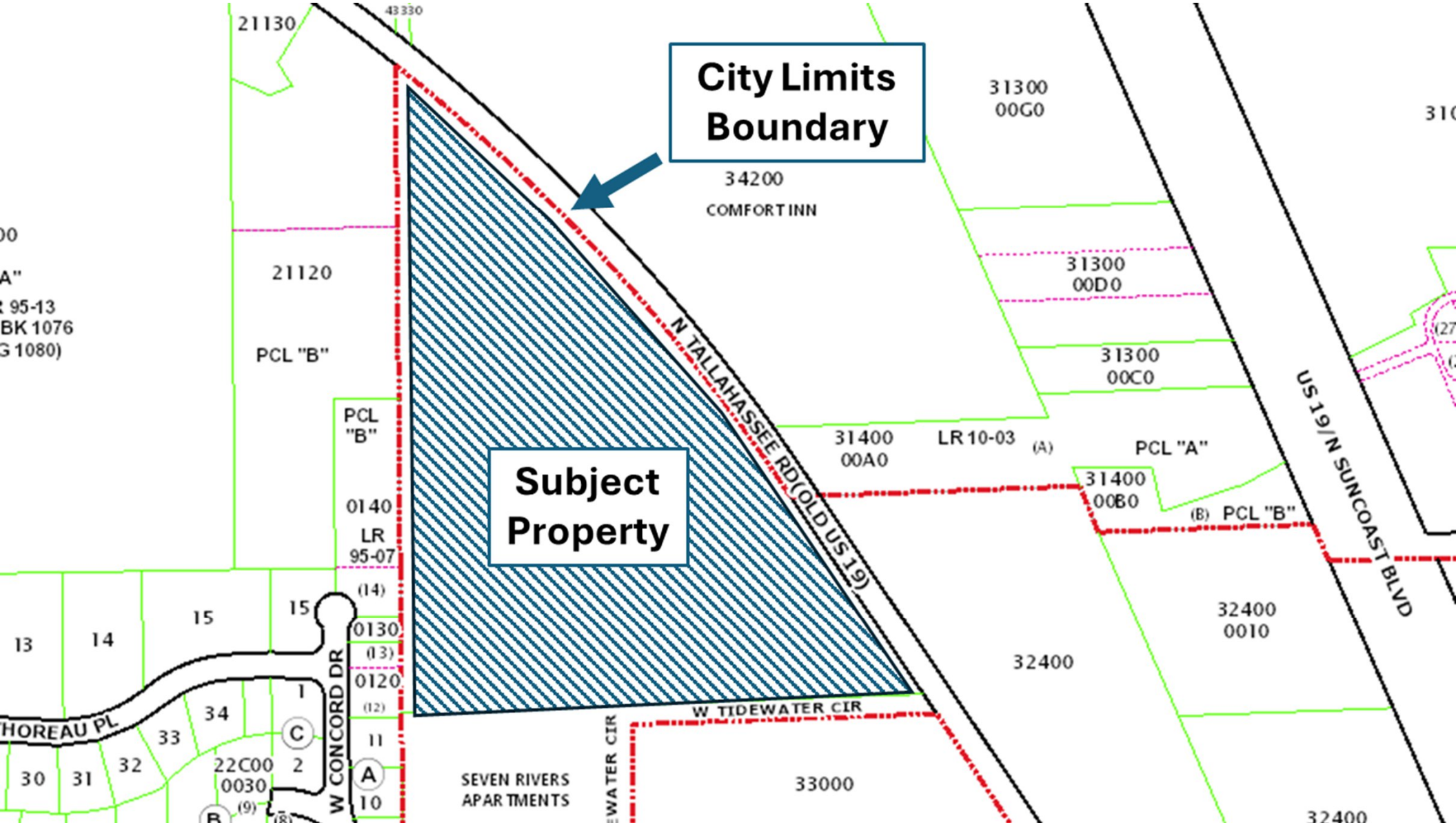
Findings: Contraction of the Subject Property would not result in creating noncontiguous property within the City.

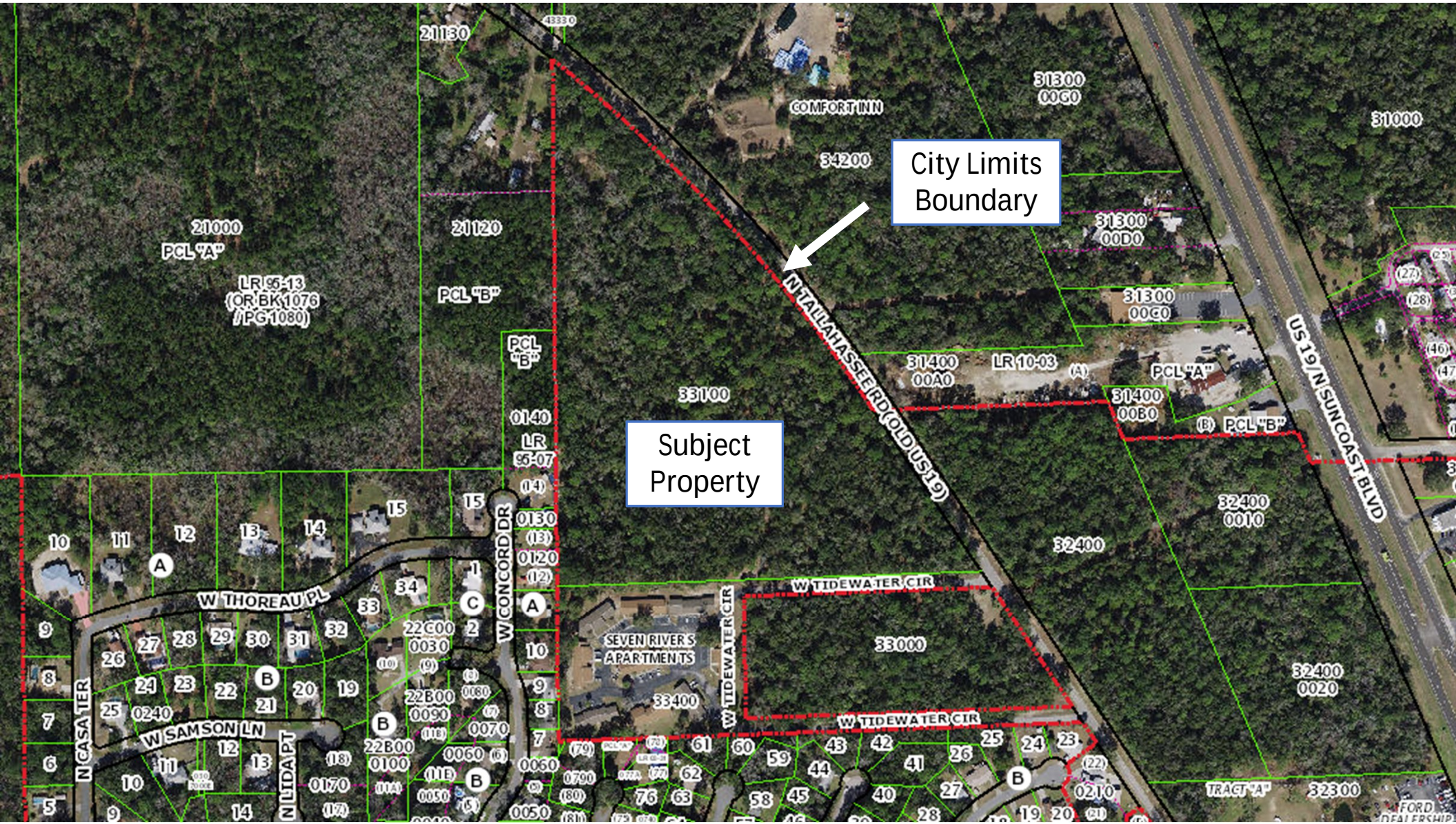
CONCLUSION: The proposed contraction of the Subject Property meets the criteria established by §171.052 for contraction of municipal boundaries since the subject property fails to meet the criteria for annexation in §171.043. The Subject Property fails to meet the criteria outlined in § 171.043 (2). Finally, the contraction of the Subject Property would not result in the creation of non-contiguous areas within the boundaries of the City.

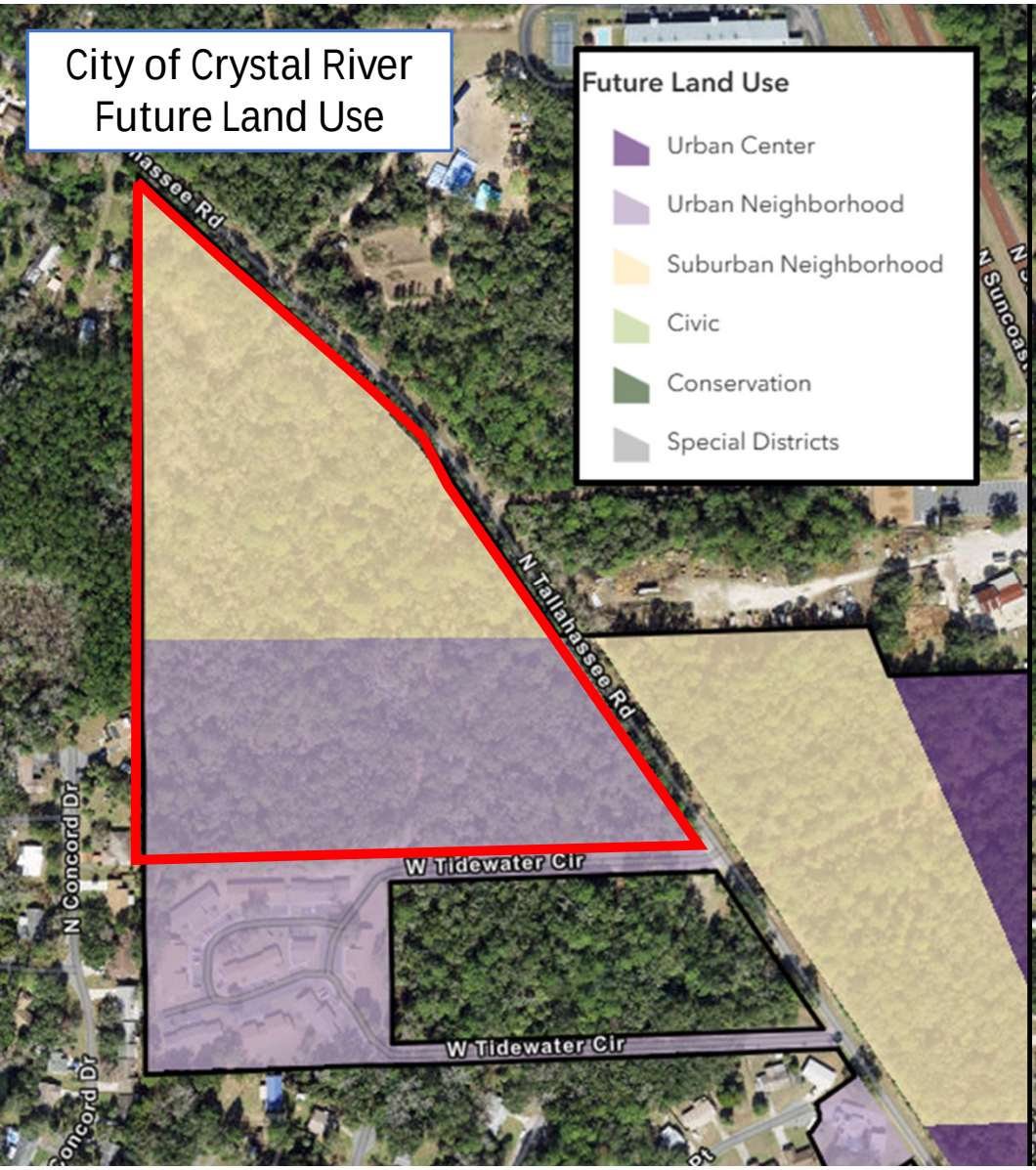
STAFF RECOMMENDATION: In accordance with Florida Statutes, the above analysis was conducted and demonstrates that this application meets the criteria for de-annexation.

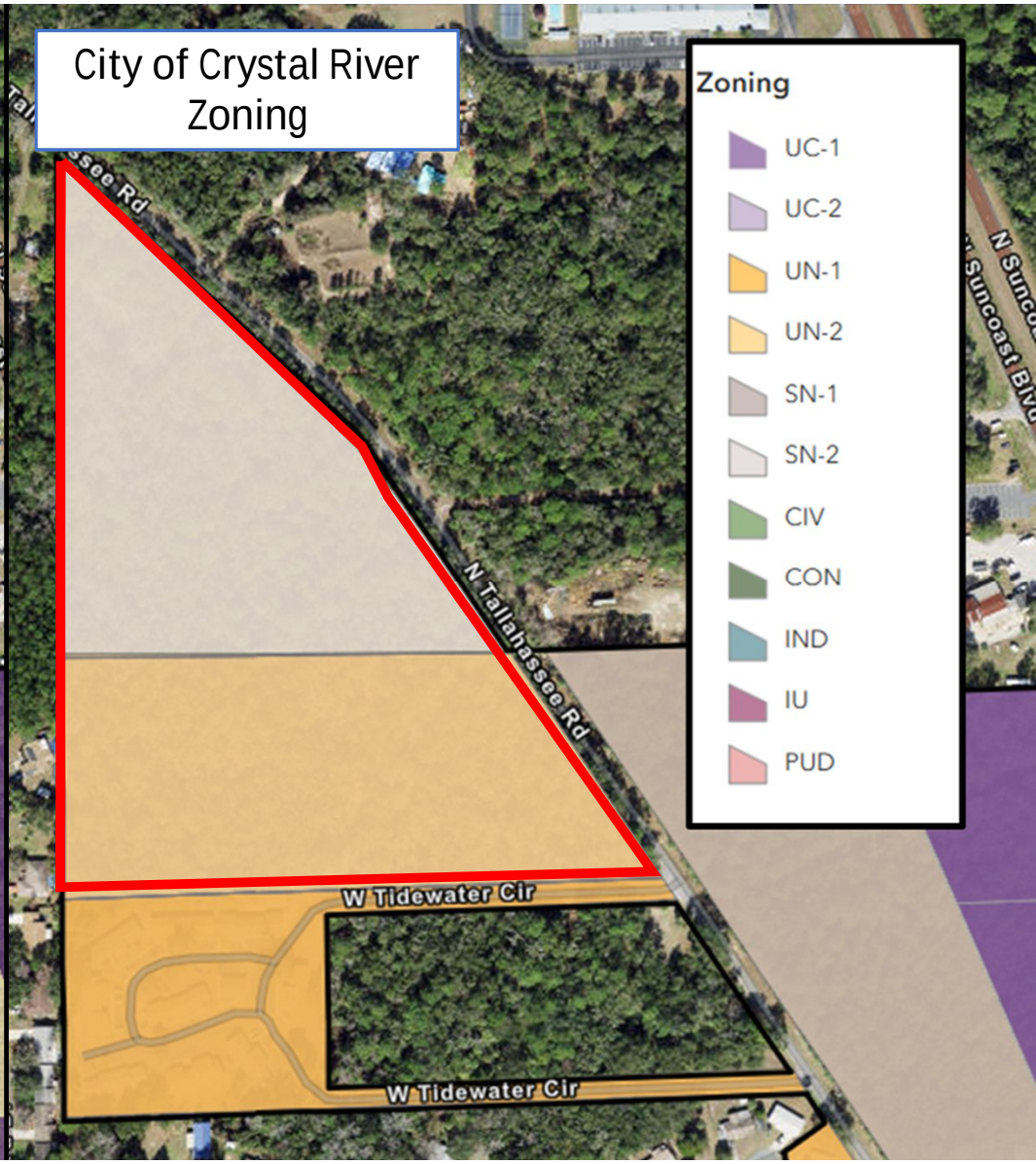
PA25-0001 Request for De-Annexation

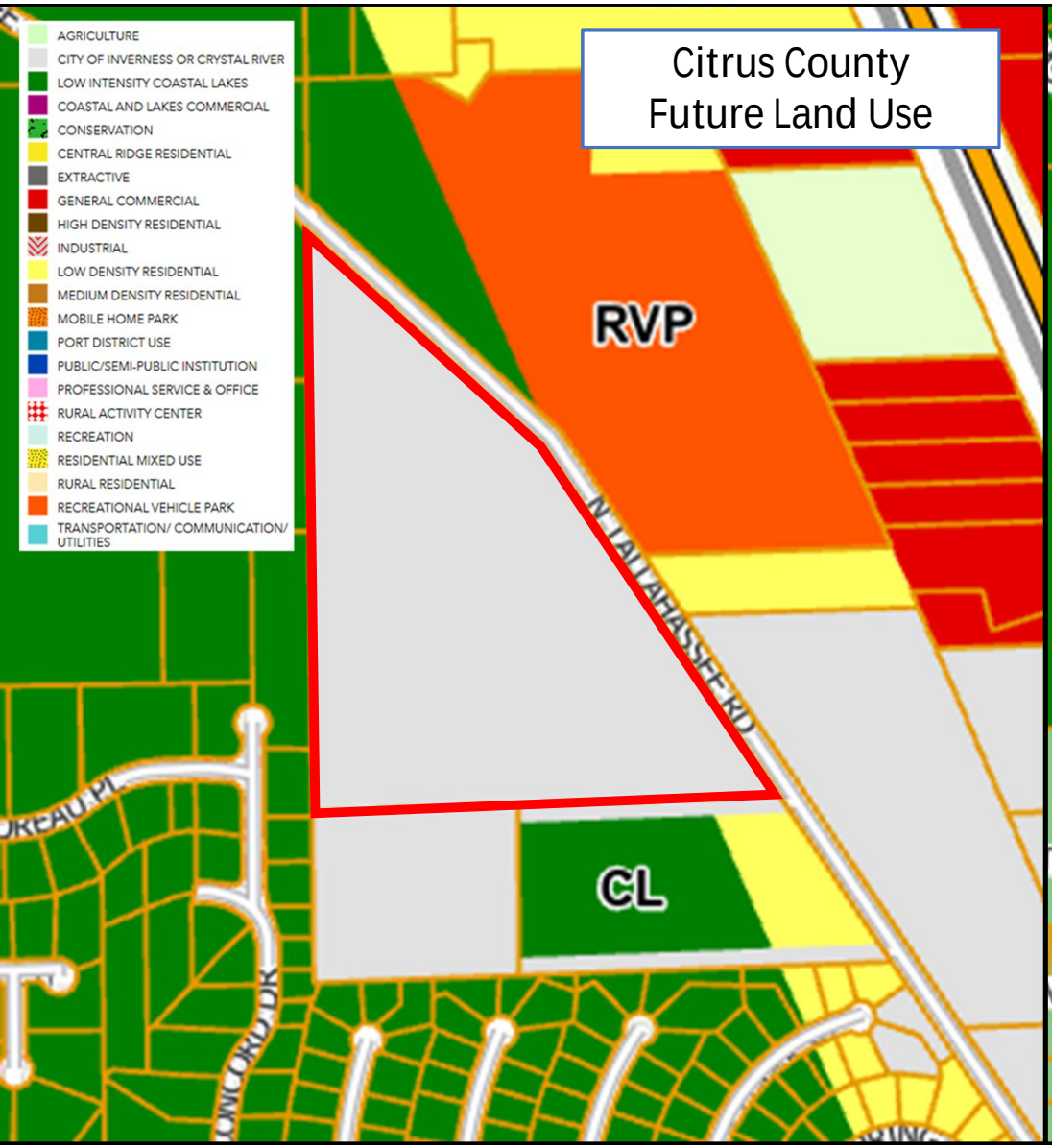
Christine Johnson

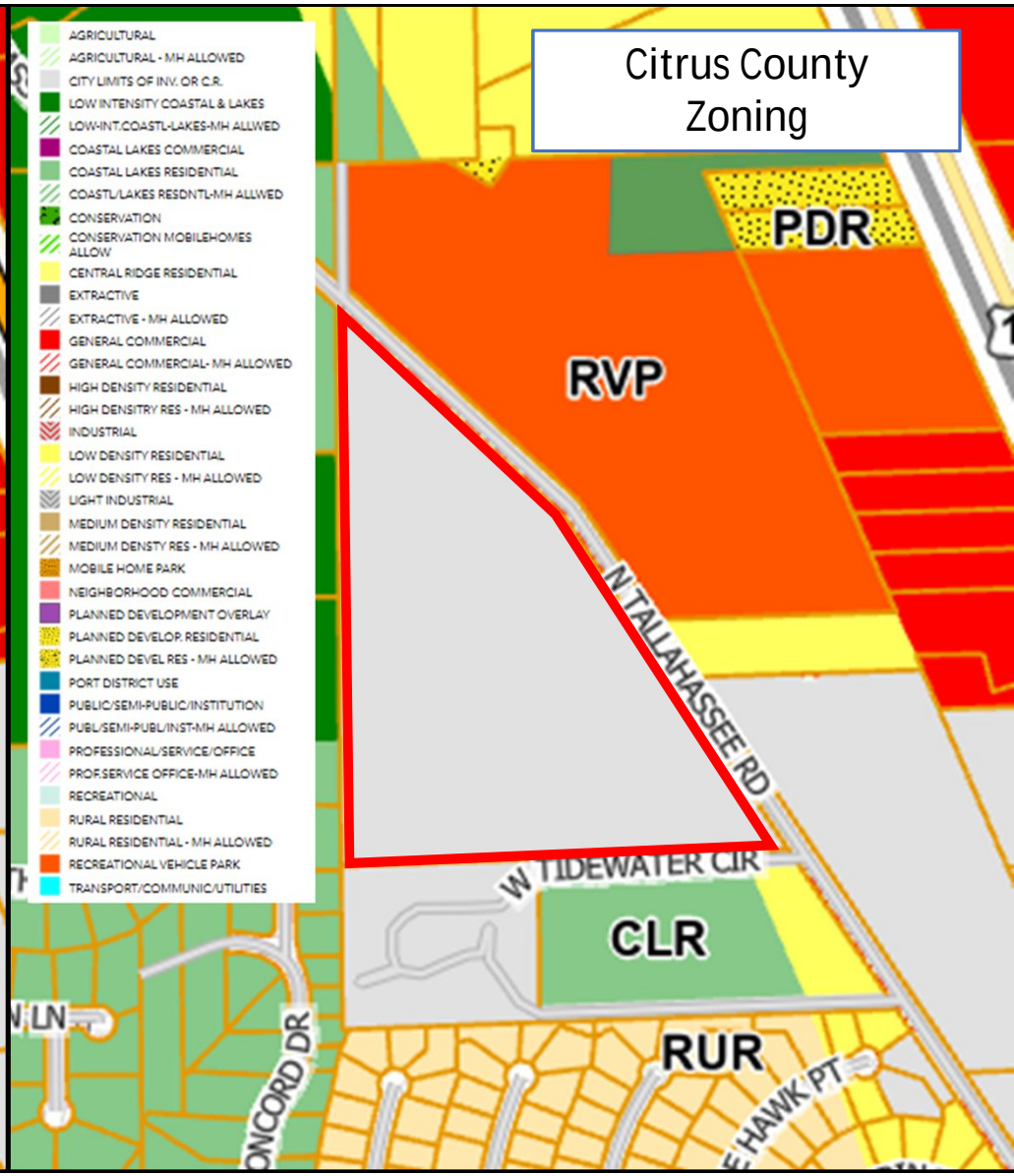

City Limits Boundary
Subject Property
21130
43330
34200
COMFORT INN
31300 00G0
31300 00D0
31300 00C0
21120
PCL "B"
PCL "B"
0140
LR 95-07
(14)
0130
(13)
0120
(12)
11
10
31400 00A0
LR 10-03
(A)
PCL "A"
31400 00B0
(B) PCL "B"
N TALLAHASSEE RD (OLD US 19)
US 19/N SUNCOAST BLVD
W TIDEWATER CIR
W CONCORD DR
THOREAU PL
SEVEN RIVERS APARTMENTS
22C00 0030
32400
32400 0010
33000
13
14
15
15
1
2
30
31
32
33
34
A
C


City Limits Boundary
Subject Property
N TALLAHASSEE RD (OLD US 19)
US 19/N SUNCOAST BLVD
W CONCORD DR
W THOREAU PL
W SAMSON LN
N CASA TER
N LIDA PT
W TIDEWATER CIR
SEVEN RIVERS APARTMENTS
COMFORT INN
TRACT "A"
FORD DEALERSHIP
21130
21000
PCL "A"
LR 96-13 (OR BK 1076 /PG 1080)
21120
PCL "B"
0140
LR 96-07
0130
0120
22C00 0030
22B00 0090
22B00 0100
0240
0170
0070
0060
0050
0790
33100
34200
33400
33000
31300 00G0
31300 00D0
31300 00C0
31400 00A0
LR 10-03
31400 00B0
32400
32400 0010
32400 0020
32300
0210
31000


City of Crystal River
Future Land Use
Future Land Use
Urban Center
Urban Neighborhood
Suburban Neighborhood
Civic
Conservation
Special Districts
N Tallahassee Rd
W Tidewater Cir
W Tidewater Cir
N Concord Dr


City of Crystal River
Zoning
Zoning
UC-1
UC-2
UN-1
UN-2
SN-1
SN-2
CIV
CON
IND
IU
PUD
N Tallahassee Rd
W Tidewater Cir
W Tidewater Cir


AGRICULTURE
CITY OF INVERNESS OR CRYSTAL RIVER
LOW INTENSITY COASTAL LAKES
COASTAL AND LAKES COMMERCIAL
CONSERVATION
CENTRAL RIDGE RESIDENTIAL
EXTRACTIVE
GENERAL COMMERCIAL
HIGH DENSITY RESIDENTIAL
INDUSTRIAL
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
MOBILE HOME PARK
PORT DISTRICT USE
PUBLIC/SEMI-PUBLIC INSTITUTION
PROFESSIONAL SERVICE & OFFICE
RURAL ACTIVITY CENTER
RECREATION
RESIDENTIAL MIXED USE
RURAL RESIDENTIAL
RECREATIONAL VEHICLE PARK
TRANSPORTATION/ COMMUNICATION/ UTILITIES
Citrus County
Future Land Use
RVP
CL
N TALLAHASSEE RD
CONCORD DR


AGRICULTURAL
AGRICULTURAL - MH ALLOWED
CITY LIMITS OF INV. OR C.R.
LOW INTENSITY COASTAL & LAKES
LOW-INT.COASTL-LAKES-MH ALLWED
COASTAL LAKES COMMERCIAL
COASTAL LAKES RESIDENTIAL
COASTL/LAKES RESDNTL-MH ALLWED
CONSERVATION
CONSERVATION MOBILEHOMES ALLOW
CENTRAL RIDGE RESIDENTIAL
EXTRACTIVE
EXTRACTIVE - MH ALLOWED
GENERAL COMMERCIAL
GENERAL COMMERCIAL- MH ALLOWED
HIGH DENSITY RESIDENTIAL
HIGH DENSITRY RES - MH ALLOWED
INDUSTRIAL
LOW DENSITY RESIDENTIAL
LOW DENSITY RES - MH ALLOWED
LIGHT INDUSTRIAL
MEDIUM DENSITY RESIDENTIAL
MEDIUM DENSTY RES - MH ALLOWED
MOBILE HOME PARK
NEIGHBORHOOD COMMERCIAL
PLANNED DEVELOPMENT OVERLAY
PLANNED DEVELOP. RESIDENTIAL
PLANNED DEVEL RES - MH ALLOWED
PORT DISTRICT USE
PUBLIC/SEMI-PUBLIC/INSTITUTION
PUBL/SEMI-PUBL/INST-MH ALLOWED
PROFESSIONAL/SERVICE/OFFICE
PROF.SERVICE OFFICE-MH ALLOWED
RECREATIONAL
RURAL RESIDENTIAL
RURAL RESIDENTIAL - MH ALLOWED
RECREATIONAL VEHICLE PARK
TRANSPORT/COMMUNIC/UTILITIES
Citrus County
Zoning
PDR
RVP
N TALLAHASSEE RD
W TIDEWATER CIR
CLR
RUR
CONCORD DR
HAWK PT


W
CIR
N TALLAHASSEE RD
APPLICATION PENDING
FOR THE DEVELOPMENT OF THIS PROPERTY
PUBLIC INPUT ACCEPTED
CONTACT: CITY OF CRYSTAL RIVER
DEPT. OF PLANNING & DEVELOPMENT SERVICES
(352) 795-4216
APPL# PA25-0001
DO NOT REMOVE THIS SIGN UNDER PENALTY OF LAW


Seven Rivers Apartments
Subject Property
Tidewater Circle
Looking West


North Tallahassee
Looking Southeast
Tidewater Circle


Subject Property
North Tallahassee
Looking Northwest

Florida Statutes

- Chapter 171.052 – Criteria for Contraction of Municipal Boundaries
  - "Only those areas which do not meet the criteria for annexation in s. 171.043 may be proposed for exclusion by municipal governing bodies…"
- Areas may be annexed only if lands are:
  - (1) contiguous to the municipality's boundaries per Chapter 171.043 (1), F.S., and,
  - (2) meet the requirements of either Chapter 171.043 (2) or Chapter 171.043 (3).

Findings

- The subject property meets Chapter 171.043 (1) and is contiguous to the municipal boundary, is reasonably compact, and is not within the boundary of another incorporated municipality.
- The proposed contraction area fails to meet the criteria in Chapter 171.043 (2) since the Subject Property has a population density of less than 2 persons per acre of land, is not divided into parcels of less than 1 acre in size, and is not divided into parcels 5 acres or less in size or used for urban purposes.

Findings

- The proposed contraction area fails to meet Criteria 171.043 (3) since the Subject Property does not lie between the municipal boundary and area developed for urban purposes as defined in Chapter 171.043 (2), F.S.
- Contraction of the Subject Property would not result in creating noncontiguous property within the City.

QUESTIONS?

PA25-0001 Request for De-Annexation

Christine Johnson

PAZ5-0001

RECEIVED
APR - 3 2025
BY: CH

April 1, 2025

Christine R Johnson
1598 W Jenny Street
Lecanto, FL 34461
LOTE314@gmail.com

City of Crystal River Building Department
123 NW Highway 19
Crystal River, FL 34428

Subject: Petition for De-annexation of 4264 N Tallahassee Road

To Whom It May Concern,

I, Christine R Johnson, am the legal owner of the property located at 4264 N Tallahassee Road. I am submitting this formal request for de-annexation from the City of Crystal River due to the lack of funding available to provide essential municipal services, specifically city water and sewage, which were intended benefits of being within the city limits.

Ordinance 10-O-12, recorded in Book 2391, Page 724 on December 6, 2010, The City of Crystal River accepted the said property for annexation with the understanding (and requirement within one year of construction), that water and sewage services would be provided by the city. However, these services are no longer included in any future budgeting agendas, further justifying my request for de-annexation.

Upon annexation, ONE of the key advantages cited was access to city water and sewer services. However, due to the city's financial constraints and inability to provide these utilities to my property, the primary benefit of being within city jurisdiction is absent. As a result, my property does not receive the full municipal support expected from annexation, leading to undue financial burdens on me as the owner. Additionally, property taxes are assessed at a higher rate within city limits due to the expectation of receiving these municipal services, further exacerbating the financial strain without the corresponding benefits.

Annexation into the City of Crystal River, Florida, offers property owners access to enhanced municipal services and benefits, including:
Water and Sewer Services: *The city provides central water and sewer systems, which may not be available in unincorporated areas of Citrus County.* Access to these utilities can improve property value and support development.

Police and Fire Protection: Annexed properties receive municipal police and fire services, ensuring prompt emergency response and enhanced public safety.
Zoning and Development Opportunities: Being within city limits may offer more favorable zoning regulations and development opportunities compared to county jurisdictions, potentially facilitating property improvements and business ventures. *It's important to note that while these services offer significant advantages, they may also result in higher property taxes compared to unincorporated areas.* **Property taxes are assessed at a higher millage rate within city limits of 20.8426 versus county millage is 14.8306.** *Florida Statutes and relevant municipal codes allow for de-annexation when a city is unable to extend municipal services that were promised or anticipated upon annexation.* ***Since my property does not benefit from these services and continues to be subject to city regulations and taxation without receiving the intended utilities, I formally request the City of Crystal River to take the necessary steps to de-annex my property and revert it to county jurisdiction.***

I respectfully ask the City of Crystal River to review this petition and provide guidance on the next steps required to complete the de-annexation process. Please inform me of any hearings, documentation, or additional requirements necessary to move forward with this request.

Thank you for your time and consideration. I look forward to your prompt response.

Sincerely,

Christine Johnson
Enclosures: Original (copy) of Annex

2010053522 5 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $44.00
2010053522 BK:2391 PG:724
12/06/2010 11:59 AM 5 PGS
DPENNINGTO,DC Receipt #043243

ORDINANCE 10-O-12

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, RESCINDING ORDINANCES 09-O-04 ADOPTED MAY 11, 2009AND 09-O-08 ADOPTED SEPTEMBER 14, 2009 AND AUTHORIZING THE VOLUNTARY ANNEXATION OF THE PROPERTY OF FLORALINO PROPERTIES, INC., INTO THE CORPORATE LIMITS OF THE CITY OF CRYSTAL RIVER, FLORIDA, PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING A LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE VOLUNTARY ANNEXATION; PROVIDING FOR PUBLICATION; PROVIDING FOR FILINGS WITH THE APPROPRIATE GOVERNMENTAL AGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Floralino Properties, Inc., the owner of a parcel of real property in an unincorporated area of Citrus County, which is contiguous to the corporate limits of the City of Crystal River, Florida, and which is reasonably compact, has petitioned the City Council of the City of Crystal River to be annexed into the City of Crystal River, Florida; and

WHEREAS, Ordinance 09-O-04 was adopted on May 11, 2009, and was found to have an incorrect legal description; and

WHEREAS, Ordinance 09-O-08 was adopted September 14, 2009, and was also found to have an incorrect legal description; and

WHEREAS, the City Council of the City of Crystal River finds is necessary to rescind Ordinances 09-O-04 and 09-O-08, and finds that enactment of this Ordinance is in the best interests of the health, safety, and welfare of the citizens of Crystal River; and

WHEREAS, not fewer than ten (10) days prior to publishing or posting the aforesaid Ordinance, the City Clerk of the municipality has provided a copy of the notice, via certified mail, to the board of the County Commissioners of Citrus County, Florida; and

WHEREAS, a Public Hearing was conducted pursuant to the published notice described herein, at which time any and all parties in interest and all others had an opportunity to be heard in a quasi-judicial proceeding,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA AS FOLLOWS:

SECTION 1. PURPOSE. The purpose of this Ordinance is to authorize the voluntary annexation of real property owned by Floralino Properties, Inc. into the City of Crystal River, Florida, pursuant to the Petition for Voluntary Annexation submitted by the petitioner and owner of said property, Floralino Properties, Inc. as authorized by Section 171.044, Florida Statutes.

SECTION 2. AUTHORITY. The City Council is authorized to take this action pursuant to Article III of the City Charter of the City of Crystal River and Part II, Code of Ordinances, Chapter 1, General Provisions, of the Code of Ordinances of the City of Crystal River, as well as Section 171.044, Florida Statutes.

SECTION 3. SUFFICIENCY OF PETITION. The City of Crystal River, Florida, herein accepts the petition of Floralino Properties, Inc., for the following property located in Section 2, more specifically described herein, voluntarily annexing their land into the corporate limits of the City, and that the City of Crystal River, Florida herein determines that the petition bears the signature of all present owners of the real property to be annexed.

SECTION 4. LEGAL DESCRIPTION OF ANNEXED AREA. The property being voluntarily annexed into the corporate limits of the City of Crystal River, Florida is as follows:

BEGIN AT A MOORHEAD ENGINEERING MONUMENT BEING THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 8 TOWNSHIP 18 SOUTH RANGE 17 EAST, THENCE N10°53'15"E ALONG WEST LINE OF SAID SECTION 8 A DISTANCE OF 1297.52 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF NORTH TALLAHASSEE ROAD, THENCE S45°53'46"E ALONG SAID SOUTHWESTERLY RIGHT OF WAY A DISTANCE OF 384.04 FEET TO A POINT OF CURVE CONCAVED SOUTHWESTERLY, THENCE ALONG SAID CURVE AN ARC LENGTH OF 191.97 FEET BEING SUBTENDED BY A CHORD OF 191.96 FEET AND CHORD BEARING OF S44°47'56"E TO A POINT OF COMPOUND CURVE BEING CONCAVED SOUTHWESTERLY, THENCE ALONG SAID CURVE AN ARC LENGTH OF 243.92 FEET BEING SUBTENDED BY A CHORD OF 243.48 FEET AND A CHORD BEARING OF S37°43'58"E TO THE POINT OF TANGENT, THENCE S31°43'51"E A DISTANCE OF 829.90 FEET TO NORTH LINE OF THE SOUTH 380 FEET OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 8, THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY N89°42'58"W ALONG SAID NORTH LINE OF SOUTH 380 FEET A DISTANCE OF 1039.25 FEET TO SAID WEST LINE OF SECTION 8, THENCE N01°53'15" E A DISTANCE OF 290.94 FEET TO THE POINT OF BEGINNING. CONTAINING 17.3 ACRES MORE OR LESS.

SECTION 5. PUBLICATION. That prior to final reading and passage of this radiance, it shall be published once a week for two (2) consecutive weeks in some newspaper of general circulation within the City or if no newspaper is published in the City, then in a newspaper of general circulation within the City published in Citrus County, Florida, and that a copy of said notice shall be provided by certified mail to the Citrus County Board of County Commissioner's.

SECTION 6. OFFICIAL FILING OF ORDINANCE. That within seven (7) days after adoption, a certified copy of this Ordinance shall be forwarded and filed with the Clerk of the Circuit Court of Citrus County, Florida, and served upon the Chairman of the Board of County Commissioners of Citrus County, Florida; the Property Appraiser of Citrus County, Florida and the Department of State, Secretary of State, State of Florida.

SECTION 7. CODIFICATION. It is the intention of the City Council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Crystal River, Florida, with the exception of Sections 2, 7, 8 and 9. The word "Ordinance", or similar words may be changed to "section", "article", or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention. The Code codifier is granted liberal authority to codify the provisions of this Ordinance within Part II, Code of Ordinances, Chapter 16, Water and Sewer Services, Section 16-26 and Section 16-42 respectively.

SECTION 8. CONFLICTS AND REPEALER. This Ordinance shall be cumulative of all provisions of the ordinances of the City of Crystal River, Florida, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event all Ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 9. SEVERABILITY. If any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof..

SECTION 10. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon its adoption by the Crystal River City Council.

Notice to the Chief Administrative Officer of the Citrus County Board of County Commissioners was sent via certified mail on the 21st day of July, 2010.

Notice was mailed to affected parties (if any) via United States Certified Mail on the N/A day of _____, 2010.

APPROVED on first reading after due public notice and public hearing the 9th day of August 2010.

ADOPTED on second reading after due public notice and public hearing the 30th day of August, 2010.

CITY OF CRYSTAL RIVER

RONALD E. KITCHEN, JR., MAYOR

ATTEST:

CAROL A. HARRINGTON, CITY CLERK

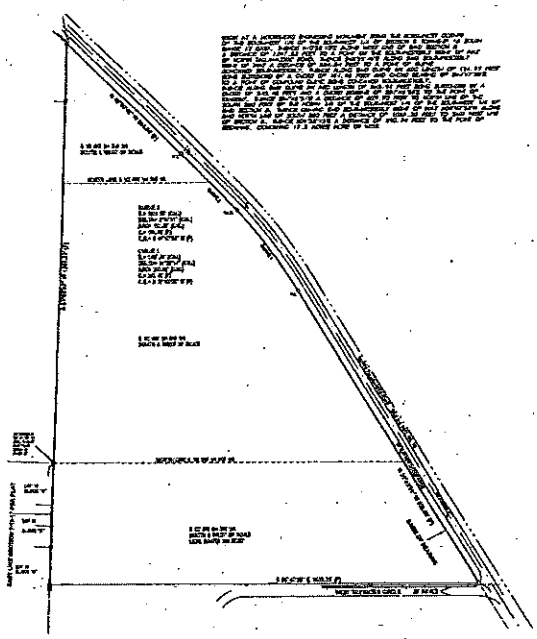
APPROVED AS TO FORM AND CONTENT:

GEORGE ANGELIADIS, CITY ATTORNEY

Attachments:

Exhibit A: Drawing submitted by Clark Surveying, Inc., with notes.

SKETCH OF DESCRIPTION



PREPARED FOR
CITY OF CRYSTAL RIVER

CLARK SURVEYING, INC.
134 N.E. CRYSTAL STREET
CRYSTAL RIVER, FLORIDA 34429
(352) 563-1775 FAX (352) 563-0067
DATE: 8-11-16 | SCALE: 1"=100' | JOB NO.: 1694

LAURA W. CLARK, P.L.S. NO. 3797
L.B. 7291

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 8.A.**

Requested Motion:

Introduction of Ordinance 25-O-15 (Application No. PCA25-0003) for an amendment of the Future Land Use Map for 9.20 acres addressed as 41 NE Crystal Street and 109 NE Crystal Street, owned by the City of Crystal River, on First Reading, and set the public hearing for December 8, 2025, at 5:30 p.m. This item is associated with the next item.

Summary:
This application is brought forward by the City of Crystal River for a small-scale comprehensive plan amendment of the Future Land Use Map (FLUM). The property area under consideration comprises 9.20 acres, addressed as 41 NE Crystal Street and 109 NE Crystal Street. This FLUM amendment proposes to change the future land use designation from Urban Center and Urban Neighborhood to the Civic Land Use Category.
This request is being made in an effort to unify the property's Future Land Use categories and Zoning designations.

Staff Recommendation:

Introduction of Ordinance 25-O-15 and set the public hearing for December 8, 2025.

Ordinance:

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 BY RECLASSIFYING PROPERTIES (9.20 ACRES MOL) LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST AND SECTION 16, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL IDS 17E18S210010 0480 (ALT KEY: 1069432) AND 17E18S21 80000 (ALT KEY: 1069173) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY THE CITY OF CRYSTAL RIVER FROM URBAN CENTER AND URBAN NEIGHBORHOOD TO THE CIVIC LAND USE CATEGORY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ATTACHMENTS:
Description
PCA25-0003_ORD 25-O-15.pdf

ORDINANCE NO. 25-O-15

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 BY RECLASSIFYING PROPERTIES (9.20 ACRES MOL) LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST AND SECTION 16, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL IDS 17E18S210010 0480 (ALT KEY: 1069432) AND 17E18S21 80000 (ALT KEY: 1069173) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY THE CITY OF CRYSTAL RIVER FROM URBAN CENTER AND URBAN NEIGHBORHOOD TO THE CIVIC LAND USE CATEGORY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the City Council of the City of Crystal River, Florida, recognizes the need to plan for orderly growth and development; and

WHEREAS the City Council of the City of Crystal River, Florida, adopted the Crystal River Comprehensive Plan, Ordinance No. 11-O-06 on September 12, 2011, and subsequent amendments, and

WHEREAS a small-scale amendment may be adopted only under the conditions set forth in Chapter 163, Florida Statutes, and other provisions of State and local law; and

WHEREAS the proposed small-scale amendment was advertised as required by the Florida Statutes and the Crystal River Community Development Code; and

WHEREAS in accordance with the law, the proposed amendment was required to be reviewed by the City's Local Planning Agency at a duly advertised meeting, scheduled for November 6, 2025, and the Local Planning Agency has determined such application to be consistent with the Comprehensive Plan and appropriate to the future land uses within the City; and

WHEREAS the City of Crystal River has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance; and

WHEREAS the City Council of the City of Crystal River, Florida, has determined that adoption of this Ordinance is in the best interests of the health, safety, and welfare of the citizens of Crystal River.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA THAT THE CITY'S COMPREHENSIVE PLAN IS AMENDED AS FOLLOWS:

SECTION 1. PURPOSE

The purpose of this Ordinance is to allow a small-scale amendment to the Future Land Use Map of the Comprehensive Plan of the City of Crystal River, Florida, for 9.20 acres (MOL) owned by the City of Crystal River by redesignating the Future Land Use from Urban Center and Urban Neighborhood to Civic for the reasons set forth in the above "**WHEREAS**" clauses, which are incorporated herein, in haec verba.

SECTION 2. AUTHORITY

The City of Crystal River City Council is authorized to amend the Crystal River Comprehensive Plan pursuant to Article III of the City Charter of the City of Crystal River and Part II, Code of Ordinances, Chapter 1, General Provisions, of the Code of Ordinances of the City of Crystal River, and as otherwise authorized by applicable Florida Statutes.

The City Council of the City of Crystal River, Florida, hereby adopts and incorporates into this Ordinance the memorandum and application packet relating to the proposed amendments to the Future Land Use Map of the City of Crystal River, as if fully restated herein, in their entirety.

SECTION 3. FUTURE LAND USE MAP AMENDED

APPLICATION NO. PCA25-0003 CITY OF CRYSTAL RIVER

The Future Land Use Map of the Comprehensive Plan of the City of Crystal River is hereby amended to change the future land use designations as follows.

a) That the property legally described as shown in **EXHIBIT "A"** attached hereto and incorporated herein by reference, for 9.20 acres, is amended to Civic.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER/EXHIBITS

It is the intention of the City Council of the City of Crystal River, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the City of Crystal River Comprehensive Plan of the City of Crystal River, Florida. The actual text of the Sections of this Ordinance need not be codified. The Code codifier of the City is given broad and liberal authority to appropriately codify the Exhibits into the provisions of the City of Crystal River Comprehensive Plan in a format that can be readily published and distributed in a usable and manageable format. The City Manager, in conjunction with the City Clerk and the City Attorney, is hereby granted the authority to take any and all necessary and appropriate actions to accomplish the provisions of this Section. The Exhibits to this Ordinance are hereby incorporated herein by reference thereto as if fully set forth herein verbatim.

SECTION 6. SEVERABILITY

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

SECTION 7. EFFECTIVE DATE

This Ordinance shall become effective thirty-one (31) days after adoption if no challenge is filed. If this Ordinance is challenged within thirty (30) days after adoption, small-scale development amendments do not become effective until the State Land Planning Agency or the Administration Commission,

respectively, issues a final order determining that the adopted small-scale development amendment is in compliance with the law.

No development orders, development permits, or land uses dependent on the Comprehensive Plan amendments set forth in this Ordinance may be issued or commence before it has become effective.

APPROVED after due public notice and public hearing on the _____ day of _____, 2025.

ATTEST:

_____
MIA FINK, CITY CLERK

CITY OF CRYSTAL RIVER

_____
JOE MEEK, MAYOR

Approved as to form for the
Reliance of the City of Crystal River
only:

_____
Robert W. Batsel, Jr., City Attorney

VOTE OF COUNCIL:

Joe Meek _____
Robert Holmes _____
Cindi Frink _____
Chris Ensing _____
Gabrielle Satchell _____

EXHIBIT "A"

NORTH 38.5 FEET OF THE N ½ OF THE SE ¼ OF THE SE ¼ LYING EAST OF THE ACL R.R. RIGHT-OF-WAY AND WEST OF U.S. HIGHWAY NO. 19 IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA.

TAX PARCEL NUMBER: 17E18S21 80000

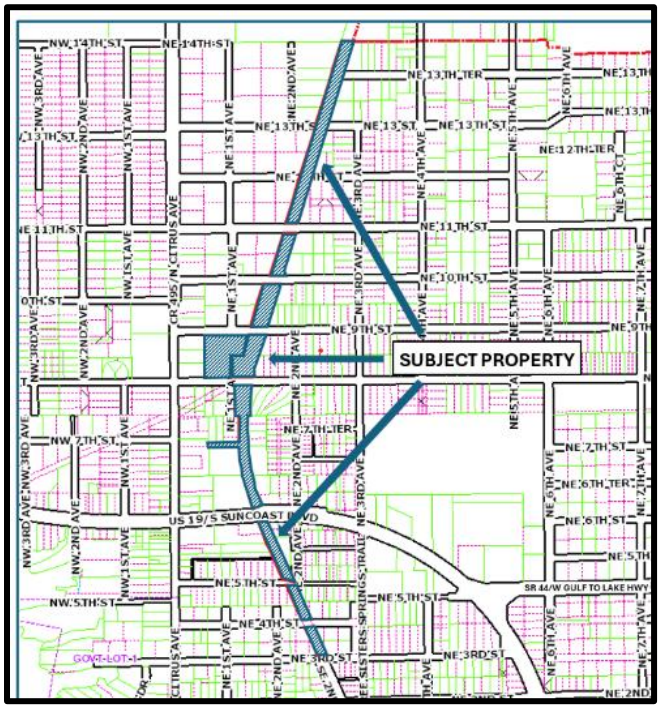
7.55 ACRES MOL

AND

LOT 48 AND THE WEST ½ OF 1ST AVENUE N.E., LYING ADJACENT THERETO, AND LOTS 49 AND 50, AND THE PART OF 1ST AVENUE N.E. LYING ADJACENT THERETO, ALL IN THE TOWNSITE OF CRYSTAL PARK, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; LESS THE EASTERLY 25 FEET OF LOT 50 DEEDED TO THE ATLANTIC COASTLINE RAILROAD.

TAX PARCEL NUMBER: 17E18S210010 0480

1.65 ACRES MOL



CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 8.B.**

Requested Motion:

Introduction of Ordinance 25-O-16 (Application No. PZM25-0003) for an amendment of the Official Zoning Map for 9.20 acres addressed as 41 NE Crystal Street and 109 NE Crystal Street, owned by the City of Crystal River, on First Reading, and set the public hearing for December 8, 2025, at 5:30 p.m. This item is associated with the previous item.

Summary:
This application is brought forward by the City of Crystal River for an amendment of the Official Zoning Map. The property area under consideration comprises 9.20 acres, addressed as 41 NE Crystal Street and 109 NE Crystal Street, is proposed to go from Urban Center 1, Urban Center 2, Urban Neighborhood 1, and Urban Neighborhood 2 to the Civic Zone.
This request is being made in an effort to unify the property's Future Land Use categories and Zoning designations.

Staff Recommendation:

Introduction of Ordinance 25-O-16 and set the public hearing for December 8, 2025.

Ordinance:
AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER BY REZONING PROPERTIES (9.20 ACRES MOL) LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, AND SECTION 16, TOWNSHIP 18 SOUTH, AND RANGE 17 EAST, SPECIFICALLY PARCEL IDS 17E18S210010 0480 (ALT KEY: 1069432) AND 17E18S21 80000 (ALT KEY: 1069173) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY THE CITY OF CRYSTAL RIVER FROM URBAN CENTER 1, URBAN CENTER 2, URBAN NEIGHBORHOOD 1, AND URBAN NEIGHBORHOOD 2 TO THE CIVIC ZONE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ATTACHMENTS:
Description
PZM25-0003_ORD 25-O-16.pdf

ORDINANCE 25-O-16

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER BY REZONING PROPERTIES (9.20 ACRES MOL) LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, AND SECTION 16, TOWNSHIP 18 SOUTH, AND RANGE 17 EAST, SPECIFICALLY PARCEL IDS 17E18S210010 0480 (ALT KEY: 1069432) AND 17E18S21 80000 (ALT KEY: 1069173) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY THE CITY OF CRYSTAL RIVER FROM URBAN CENTER 1, URBAN CENTER 2, URBAN NEIGHBORHOOD 1, AND URBAN NEIGHBORHOOD 2 TO THE CIVIC ZONE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 05, 2024, the City Council of the City of Crystal River, Florida, adopted the Crystal River Zoning Ordinance No. 24-O-14, and subsequent amendments, and

WHEREAS, certain rezonings are necessary to maintain consistency with the Crystal River Comprehensive Plan; and

WHEREAS, the proposed rezoning was advertised as required by the Florida Statutes and the City of Crystal River Community Development Code; and

WHEREAS, the City of Crystal River Planning Commission on November 6, 2025, voted ___-___ to recommend to the City Council that the request to amend the official zoning map be _____; and

WHEREAS, the City Council of the City of Crystal River, Florida, after publication of a notice of its consideration of this ordinance, held two readings of this ordinance and public hearings as required by law; and

WHEREAS, the City Council of the City of Crystal River, Florida, has determined that the requested change of zoning is consistent with the City of Crystal River Comprehensive Plan and Future Land Use Map, and

WHEREAS, the City Council of the City of Crystal River, Florida, has further determined that approval of the requested zoning change is in the best interests of the health, safety, and welfare of the citizens of Crystal River, Florida.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA, AS FOLLOWS:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to amend the official zoning map of the City of Crystal River, Florida, by rezoning 9.20 acres (MOL) owned by City of Crystal River by redesignating the zoning from Urban Center 1, Urban Center 2, Urban Neighborhood 1, and Urban Neighborhood 2 for the reasons set

forth in the above "**WHEREAS**" clauses, which are incorporated herein, in haec verba.

SECTION 2. AUTHORITY

The City of Crystal River City Council is authorized to amend the Crystal River Code of Ordinances pursuant to Article III of the City Charter of the City of Crystal River and Part II, Code of Ordinances, Chapter 1, General Provisions of the Code of Ordinances of the City of Crystal River, and as otherwise authorized by applicable Florida Statutes.

SECTION 3. ZONING MAP AMENDMENT

APPLICATION NO. PZM25-0003 CITY OF CRYSTAL RIVER

The official zoning map of the City of Crystal River is hereby amended to change the zoning designations as follows:

a. That the property legally described as shown in **EXHIBIT "A"** attached hereto and incorporated herein by reference, for 9.20 acres, is amended to Civic.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER/EXHIBITS

It is the intention of the City Council of the City of Crystal River, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the City of Crystal River, Florida, Official Zoning Map. The actual text of the Sections of this Ordinance need not be codified. The Code codifier of the City of Crystal River, Florida, is given broad and liberal authority to appropriately codify the Exhibits into the provisions of the City of Crystal River Official Zoning Map in a format that can be readily published and distributed in a usable and manageable format. The City Manager, in conjunction with the City Clerk and the City Attorney, is hereby granted the authority to take any and all necessary and appropriate actions to accomplish the provisions of this Section. The Exhibits to this Ordinance are hereby incorporated herein by reference thereto as if fully set forth herein verbatim.

SECTION 6. SEVERABILITY

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

SECTION 7. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption by the Crystal River City Council.

THIS ORDINANCE was introduced and placed on first reading on the _____ day of _____, 2025.

THIS ORDINANCE was introduced and placed on a second reading on the _____day of _____, 2025, and upon motion duly made and seconded, was passed on second reading.

ATTEST:

_____
MIA FINK, CITY CLERK

Approved as to form for the
Reliance of the City of Crystal River
only:

_____
Robert W. Batsel, Jr., City Attorney

CITY OF CRYSTAL RIVER

_____
JOE MEEK, MAYOR

VOTE OF COUNCIL:

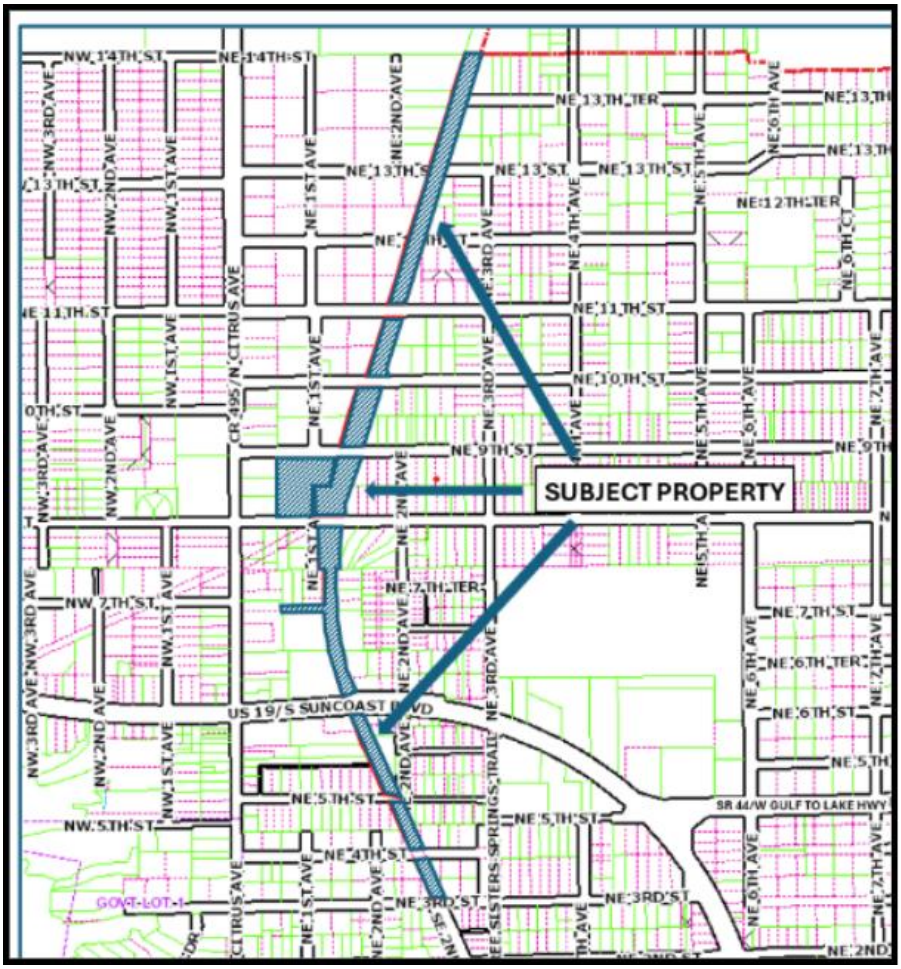
Joe Meek _____
Robert Holmes _____
Cindi Frink _____
Chris Ensing _____
Gabrielle Satchell _____

EXHIBIT "A"

NORTH 38.5 FEET OF THE N ½ OF THE SE ¼ OF THE SE ¼ LYING EAST OF THE ACL R.R. RIGHT-OF-WAY AND WEST OF U.S. HIGHWAY NO. 19 IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA.
TAX PARCEL NUMBER: 17E18S21 80000
7.55 ACRES MOL

AND

LOT 48 AND THE WEST ½ OF 1ST AVENUE N.E., LYING ADJACENT THERETO, AND LOTS 49 AND 50, AND THE PART OF 1ST AVENUE N.E. LYING ADJACENT THERETO, ALL IN THE TOWNSITE OF CRYSTAL PARK, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; LESS THE EASTERLY 25 FEET OF LOT 50 DEEDED TO THE ATLANTIC COASTLINE RAILROAD.
TAX PARCEL NUMBER: 17E18S210010 0480
1.65 ACRES MOL



CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 10.A.**

Requested Motion: Speed Detection Systems- School Zones

Summary:
The Florida Legislature, by the way of HB 657 (2023), provides municipalities with an ability to enforce speed regulations in designated School Zones by way of photo/camera detection systems. The Sheriff and City Administration have discussed the concept and the differentials between a red-light type program and a school zone program. Representatives are here from the Citrus County Sheriff's Office to present the concept for potential next step consideration by the Council.

For the program to move forward, the next step would be the drafting of an enabling/controlling ordinance in concert with an interlocal agreement with the Sheriff. It is recommended that Council receive the presentation and deliberate the matter. Should Council desire to take the aforementioned next steps, a vote to give direction to the City Manager to proceed would be required.

Staff Recommendation:
Motion to give the City Manager direction to proceed with the presented next steps to develop an enabling/controlling ordinance in concert with an interlocal agreement with the Sheriff to be presented for consideration at a future meeting.

ATTACHMENTS:
Description
PPT Speed CAMS.pptx

CITRUS COUNTY SHERIFF'S OFFICE



CITRUS COUNTY
SHERIFF

INTEGRITY ★ ACCOUNTABILITY ★ SERVICE

Speed Detection Systems
School Zones





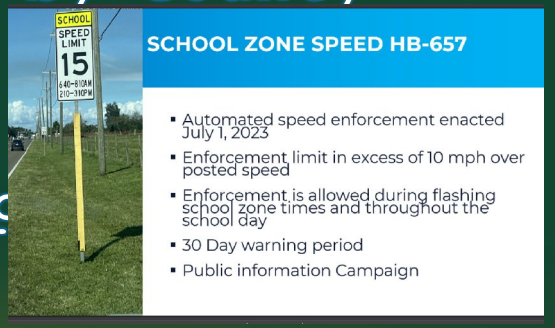
CS/CS/HB 657
July 01, 2023

SHERIFF'S OFFICE CITRUS COUNTY

EMERGENCY 9-1-1 ★ NON-EMERGENCY 352-249-2790

Bill summary analysis

- Bill allows for counties and municipalities to use speed detection systems to enforce speed limits in school zones.
- Requires an ordinance to be adopted by county and/or city.
- Violations are for 10 mph over the p
- $100.00 penalty for violation.
- No points and no insurance impacts.



Process Overview

- Ordinance / Public Hearing
- Vendor contract
- Initial Public Awareness Campaign
- Signage installed with time periods of enforcement
- 30-day warning(s) camp





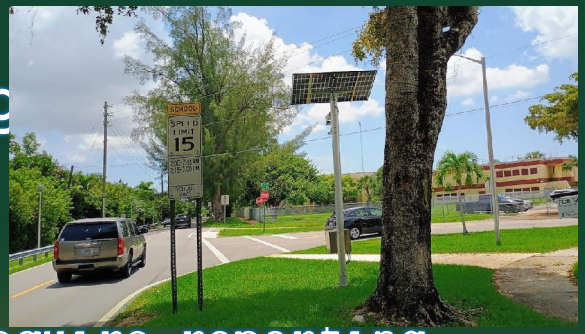
Notice of Violation

After the 30-day warning campaign concludes

- If a violation occurs, it is reviewed first through the vendor's processes, then forwarded for a second review by law enforcement.
- If it is clear violation after reviewing video and still photo's, a Notice of Violation will be sent to the registered owner for payment.
- Processes exist to forward / contest / or request dismissal.

$100.00 Fine Breakdown

- $20.00 Department of Revenue (DOR) – General Fund
- $3.00 DOR – Criminal Justice Training Trust Fund
- $12.00 County School District
- $5.00 School Crossing Guard Prog
  (Recruit/Retention)
- $60.00 County/City



Each of these distributions are limited in use and require reporting.

Closing

- Failing to pay the $100.00 fine could result in the violation turning into a uniform traffic citation.
- No cost , violator funded.
- Goal is safety and gaining compliance.
- Success rates average 75% and better in reduction of violations within first year.

KNOW THE FACTS

ABOUT SCHOOL ZONE CAMERAS

Citations will only be issued when a vehicle travels within a work zone more than 10 miles per hour over the posted speed limit.

The cameras actively enforce the speed limit on school days when classes are in session. Enforcement begins one hour before the start of school until one hour after dismissal.

All speed limits are marked with signs. Flashing lights near a school zone are an indicator of the reduced speed limit. Photo speed enforcement signage will be present in school zones with cameras.

Citations will be $100.



Questions ?



SHERIFF'S OFFICE CITRUS COUNTY

EMERGENCY 9-1-1 ★ NON-EMERGENCY 352-249-2790

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 10.B.**

Requested Motion: Discussion of a concept of a Crystal River Mobile Sound Stage and Concert Series

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ATTACHMENTS:
Description
Memorandum to Council
Attachment 1 Summary of Concept for Mobile Sound Stage and Concert Series.pdf
Photo of signed contract- Steve Lamb
Photo of signed contract- Steve Lamb 2
Duke Energy Email
Frink email
Attachment 5 Crystal River Sound Stage COMBINED Sponsorship Package 25-26.pdf
Jenkins Email.pdf

123 NW Highway 19
Crystal River, FL 34428
352-795-4216 P
352-795-6245 F
www.crystalriverfl.org

Memorandum

To: Cindi Frink, Councilwoman

From: Audra K Curts-Whann, City Manager

Date: 11/4/2025

Subject: Response to Information Request

Attached you will find:

(1) Summary of Concept for Mobile Sound Stage and Concert Series
- This includes the Sponsorship/Pledge listing to date
- This also includes the proforma budget for the Startup Year

(2) Copy of Signed Sponsor Form for Crystal Harley

(3) Copy of Email from Duke Energy

(4) Your original Email Request for information dated Sunday, November 2, 2025 at 6:03pm

(5) Original Soundstage Proposal PDF

In answer to your questions from the original email (Attachment 5):

- Attachment (1) provides a list of all donors for the stage and how much has been pledged. ZERO dollars have been received, as I have NOT accepted one dollar, nor would I, until council had approved acceptance of such.

- Since not in our possession, I included in Attachment (1) which potential sponsors confirmed in writing (Attachments 2,3) and which are verbal at this time. All were advised an invoice and agreement for signature would be provided upon approval by council **before** any funds should be remitted to the city.

- The council has never discussed this project in a public meeting. The item was planned for your October 27, 2025 meeting when you planned to terminate my employment so I never put it on the agenda. Since I am still here, I asked instead to bring it to your November 8, 2025 meeting and you stated you did not want a presentation. I intend to have the discussion item under my CITY MANAGER agenda section for full council discussion on the 8th.

    - To bring context to why I have even moved forward with the concept of the mobile stage, on August 25, 2025, staff held individual meetings with each of the five council members to go over the updates to city fees (our fee workshop was held that afternoon). This included any revenue sources we were considering for the new year 2025-26.

    - During that individual meeting, each council member was shown the video of the mobile sound stage APEX 2016 which was being considered as the stage of choice should this initiative be approved. At that time, staff (Troy Slattery, Carly Hanson, Michelle Russell, Leslie Bollin, Frank Melillo) can confirm, all five council members were in favor of evaluating the concept and said I could investigate sponsorship opportunities and whether local businesses might support a new concert series.

123 NW Highway 19
Crystal River, FL 34428
352-795-4216 P
352-795-6245 F
www.crystalriverfl.org

- Attachment (1) includes a proforma budget for the project (stage purchase and additional events which were contemplated, if approved by council). Nothing has been spent or committed at this time, and no budget amendment would be entered into the finance system unless approved by council.

- If we ordered the soundstage now, delivery would not be until Fall 2026. Inverness City Manager Eric Williams had agreed to loan us their stage for our series to begin before delivery, if approved by council. I investigated dates for the 2025-26 year so as not to have conflicts with our partner city's events – tentative dates were going to be suggested to be in February, April & June (pre summer), then September, October and November for the fall of 2026.

- One of our potential sponsors offered their location as a concert site, noting they had ample parking availability and were within city limits. Our music series could be held at any city or private location - our parks, local businesses, etc. to encourage future band sponsorships & not spend taxpayer dollars on the initiative.

I have not pursued this project much since the occurrences of the past couple of weeks. How, in good faith, could I approach local business owners and inspire confidence in my ability to bring the sound stage purchase and music series to life given the recent happenings? The person in the city who would have helped me bring this to life is uninterested in adding any events to our docket – I would likely need to work with an outside promoter such as the listed radio station.

I have not spoken with most of the original sponsors to see if they are still interested in participating. The stage is in the "queue" – i.e. the manufacturer has us on a waiting list pending council approval, but no deposit has been paid nor purchase order issued. We are under no obligation to proceed – a simple phone call removes our name from the queue.

I find it quite sad my good intentions have been used as reasons to attempt to discredit me – "my" initiative was simply a result of my genuine love for music. I really thought it would be amazing to have a music series to emulate what the City of Inverness does for their residents – maybe not as grand, but hopefully successful all the same. My name would never have appeared on the stage as has been thrown around in conversation – the banners on the stage are for the sponsors' advertising. I discussed having a plaque on the side of the stage commemorating the amazing donors who were willing to support our beautiful city by contributing thousands of dollars – at no time have I taken credit for anything other than having a passion to bring more music to the city's residents and get the city a stage which could be around for many years to come. I need no legacy – my actions speak for themselves.

At this time, I ask council to think about the initiative and its pros or cons. On Monday, November 8th, I'd like to hear whether council wishes to terminate the initiative or have it pursued. Personally, the project is no longer important to me. But I'll take whatever actions the council wishes & bring the concept to life only if it's what you want for your residents.

Cc: Joe Meek, Mayor
Robert Holmes, Councilman
Gabrielle Satchell, Councilwoman
Chris Ensing, Councilman
Robert Batsel, City Attorney
Troy Slattery, Asst City Manager

Summary of Concept for Mobile Sound Stage and Concert Series

ACW *11/4/2025*

Sponsorship/Pledge Listing

Name of Company	Representative	Type of Sponsorship	Level of Sponsorship		Amount Pledged	Confirmation Type	Billed	Collected
Crystal Harley	Steve Lamb	**Cash**	Platinum	$	25,000.00	Signed Sponsor Form	NO	NO
Lowman Law Firm	Joe Lowman/Brittni	**Cash**	Platinum	$	25,000.00	Verbal; Telephone - Joe Lowman and Brittani	NO	NO
Jenkins Auto Group	Patrick Johnson	**Cash**	Gold X 4 Dealerships	$	40,000.00	Verbal; Telephone - Patrick Johnson	NO	NO
Duke Energy	Gaylen Holloway	**Cash**	Gold	$	10,000.00	Email	NO	NO
Chamber of Commerce	Josh Wooten	**Cash**	Gold or Silver	$	10,000.00	Verbal; Telephone - Josh Wooten	NO	NO
Sweet Citrus Acres	Charlie Dean Jr	**Cash**	Gold or Silver	$	10,000.00	Verbal - In Person Meeting	NO	NO
			Subtotal - Cash Stage	$	120,000.00			
Citrus County Chronicle	*Trina Murphy*	***Inkind - Promotion***	*Gold or Silver*	*$*	-	Verbal - In Person Meeting	NO	NO
Waste Management	Mike Bresnahan/Jose Bos	**Cash**	Band Sponsor	$	2,500.00	Verbal - In Person Meeting	NO	NO
Fox 96.7 Radio	*Steve Shardell*	***Inkind - Promotion***	*Gold or Silver*	*$*	-	Verbal - In Person Meeting	NO	NO
Cedar Creek Asst Living	Kennedy Smith	PENDING		$	-		NO	NO
Kimley Horn	Alan Garri	PENDING		$	-		NO	NO
Mallard's	Chad Damron	PENDING		$	-		NO	NO
			Subtotal - Other Sponsors	$	2,500.00			
			PROGRESS TO DATE	**$**	**122,500.00**			
			YEAR 1 GOAL	$	175,000.00			
			Fund Balance Available in Events	$	30,000.00			
			Funds to Work With - Startup Year	**$**	**205,000.00**			

What Budget Might Look Like if Council Approved the Concept:

Purchase of Sound Stage	$	135,000.00	One Time Startup Cost
Banners	$	5,000.00	One Time Startup Cost
Bands x 6 for Music Series	$	30,000.00	Annual Cost - through Sponsorships Each Year
Sound x 6 for Music Series	$	12,000.00	Annual Cost - through Sponsorships Each Year
Staff / PW /FD/Support x 6	$	2,520.00	Annual Cost - through Sponsorships Each Year
Anticipated Costs of Startup Year	**$**	**184,520.00**	

The stage may also be a potential source of revenue for the city if we agreed to rent it out for events with city partners vs. groups using private rental stages.
I have a list of potential sponsors to meet with, but stopped completely given the happenings leading up to October 27, 2025. Others have expressed interest, and I truly believe the goal I set can be met.

SPONSORSHIP AGREEMENT

MOBILE SOUND STAGE ACQUISITION PROJECT 2025-2026

PARKS AND RECREATION / EVENTS AND MARKETING

Organization/Sponsor Name: Crystal Harley Davidson

Organization Street Address: 1147 South Suncoast Blvd.

City, State, Zip: Homosassa FL 34448

Phone Number: 352 563 9900 3020876

E-mail Address: Slamb@crystalavtos.com

Contact Name: Steve LAMB

This agreement is made and entered into by and between the *City of Crystal River* hereinafter referred to as "*City*," and the above-named *organization* hereinafter referred to as "*Sponsor*." The *City* seeks to purchase a mobile sound stage to promote music programs for our community. The parties hereby agree as follows:

1) The City of Crystal River agrees to provide the above-named organization with the sponsorship benefits corresponding to the specified level of sponsorship indicated below.
2) Sponsors Responsibilities: In exchange for said sponsorship benefits, Sponsor will sign agreement and return with an electronic version of the company logo to the City of Crystal River.
3) Sponsor will provide the City of Crystal River with sponsorship funding as follows:

☑ Platinum $25,000
Entitles the sponsor to a full (left/right) side banner on the front of the stage for marketing purposes for the term of this agreement.

☐ Gold $10,000
Entitles the sponsor to one (of five) designated logos on the top banner on the front of the stage for marketing purposes for the term of this agreement.

☐ Silver $7,500
Entitles the sponsor to one (of six) designated logos on the bottom skirting on the front of the stage for marketing purposes for the term of this agreement.

4) Term: This Agreement shall be effective from the date of City Representative's signature through September 30, 2030.

5) Force Majeure. No party shall be responsible for events beyond its reasonable control, such as acts of God, weather delays, restrictions, security alerts or unforeseen commercial delays. If event(s) are postponed due to inclement weather or other conditions beyond the *City*'s control, they may be rescheduled for another time. The *City* intends to plan at minimum six (6) music series events or other recreation events per year where the stage shall be utilized.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.

Organization/Sponsor Representative:

Name: Steve Lamb

Title: Pres

Signature:

Date: 9/17/25

City Representative:

Name:

Title:

Signature:

Date:

Audra Curts

From: Holloway, Gaylen Morgan <Gaylen.Holloway@duke-energy.com>
Sent: Thursday, October 23, 2025 10:36 AM
To: Audra Curts
Cc: Sanchez, Annemarie
Subject: [External]Sponsorship - Mobile Event Stage

Audra,

Thank you for giving Duke Energy the opportunity to sponsors the Mobile Event Stage for the City of Crystal River. We would be honored to provide a $10,000 sponsorship in support of this community initiative. We look forward to being a part of all the impactful community events that will be served by this stage over the next 5 years.

I have cc'ed Annemarie Sanchez who can assist with invoicing and payment.

We are grateful for the continued partnership with the City of Crystal River.
Gaylen

DUKE ENERGY.
Gaylen Morgan Holloway
Government and Community Relations - North Coastal
(352) 783-2435 | Gaylen.Holloway@duke-energy.com

Audra Curts

From: Audra Curts
Sent: Monday, November 3, 2025 9:31 AM
To: Cindi Frink
Cc: Gabrielle Satchell; Joe Meek; Chris Ensing; Robert Holmes; Troy Slattery
Subject: FW: Stage

As per your request, I will prepare a report and provide it to the entire council at your next meeting.

Audra Curts
(Legal name: Audra K. Curts-Whann)
City Manager

352-795-4216 Ext. 302
Cell: 352-212-4668

Physical Address
730 N US Hwy 19 Crystal River, FL 34429
Mailing Address
123 NW US Hwy 19 Crystal River, FL 34428

From: Cindi Frink <cfrink@crystalriverfl.org>
Sent: Sunday, November 2, 2025 6:03 PM
To: Audra Curts <acurts@crystalriverfl.org>
Subject: Stage

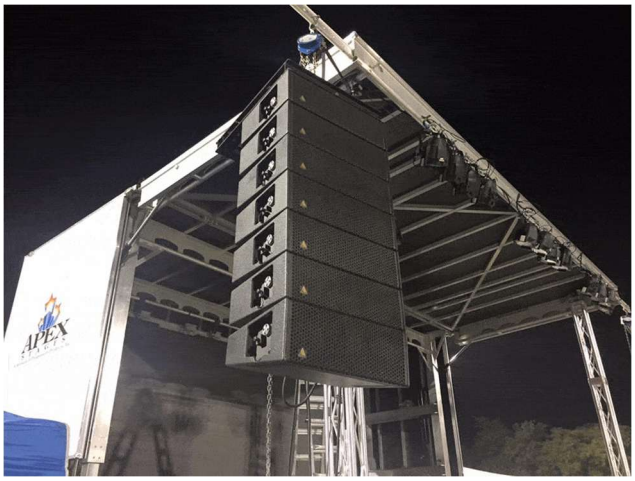
Audra,

Please provide a list of all donors for your stage and how much you have received from each donor. Where are these funds currently being held? If not in our possession, provide me with signed contracts or other methods of confirmation from donors.

Also, I don't recall us ever discussing this project in a public meeting, so please direct me to the minutes when this took place. Where in the budget can I find the costs associated with the additional events you are contemplating for your stage?

Cindi Frink

2025-26
SPONSORSHIP
PROPOSAL



CRYSTAL RIVER MOBILE SOUND STAGE



01









PREPARED FOR

SPONSORS

PREPARED BY

Audra Curts-Whann, City Manager
City of Crystal River

acurts@crystalriverfl.org
www.crystalriverfl.org

352-212-4668

730 N Suncoast Blvd
Crystal River, FL 34428

02

1. EXECUTIVE SUMMARY

The City of Crystal River is looking for local business sponsors to assist the city in acquiring a mobile sound stage. The purpose of the acquisition is to allow us to plan, promote and present an entertaining new concert series **"CRYSTAL RIVER NIGHTS MUSIC SERIES"** to the residents of Crystal River and surrounding areas. It is our intention to produce six new events per year (one every other month), each held on a Saturday evening in park venues throughout Crystal River. It shall also be used throughout its life for any regular or annual events put on by the city and its local partners.

2. WHY SPONSOR THE MOBILE STAGE?

We want to offer local businesses the opportunity to be recognized as sponsors through advertisement on the large banners surrounding the mobile stage unit. The city wants to honor all who make this possible!

3. SPONSORSHIP LEVELS

PLATINUM – Our two main sponsors at $25,000 each will receive recognition on the full side banners for (5) years. These Sponsorships HAVE BEEN SECURED AND ARE NO LONGER AVAILABLE..

GOLD - $10,000 – five sponsors will be accepted at this level and will have logos on the top banner for (5) years

SILVER - $7,500 – six sponsors will be accepted at this level and will have logos on the bottom skirting for (5) years

ANNUAL - $500-$6,500 – we seek annual sponsors to fund our music series bands and other regular events; the city's Special Events Sponsorship Packet contains all the details and is attached to this presentation.

4. FINANCIAL PROJECTIONS & INVESTMENTS

We are seeking sponsorships totaling $145,000 for:

- Acquisition of Mobile Stage https://apexstages.com/stages/2016/
- Additional Equipment to include Steps, Floor Extensions, Backdrops, Skirting, Sound Equipment
- Strategic Marketing Banners for Sponsors

We will seek additional annual sponsors to assist in securing our music series entertainers. Total projected cost of the project is $175,000.,

5. CITY MANAGEMENT TEAM - EVENTS



AUDRA CURTS-WHANN
City Manager



TROY SLATTERY
Asst City Manager



LESLIE BOLLIN
Director Parks & Recreation/PIO

6. CITY EVENTS SCHEDULE*

Crystal River Nights Music Series – Saturday nights, 6 times per year
First Fridays – Friday nights, 12 times per year
St. Patrick's Day
4th of July
Scarecrow Fest
The Christmas Tree Lighting Festival
**Events are subject to change*

PARTNER EVENTS:
Manatee Festival
Stone Crab Jam
Crystal River Christmas Parade

7. NEXT STEPS

Become a sponsor and work with our events team to bring your branding to Crystal River's new soundstage!

SPONSORSHIP AGREEMENT

MOBILE SOUND STAGE ACQUISITION PROJECT 2025-2026

PARKS AND RECREATION / EVENTS AND MARKETING

Organization/Sponsor Name: _____

Organization Street Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail Address: _____

Contact Name: _____

This agreement is made and entered into by and between the *City of Crystal River* hereinafter referred to as "*City*," and the above-named *organization* hereinafter referred to as "*Sponsor*." The *City* seeks to purchase a mobile sound stage to promote music programs for our community. The parties hereby agree as follows:

1) The City of Crystal River agrees to provide the above-named organization with the sponsorship benefits corresponding to the specified level of sponsorship indicated below.
2) Sponsors Responsibilities: In exchange for said sponsorship benefits, Sponsor will sign agreement and return with an electronic version of the company logo to the City of Crystal River**.**
3) Sponsor will provide the City of Crystal River with sponsorship funding as follows:
   - ☐ Platinum $25,000
     Entitles the sponsor to a full (left/right) side banner on the front of the stage for marketing purposes for the term of this agreement.
   - ☐ Gold $10,000
     Entitles the sponsor to one (of five) designated logos on the top banner on the front of the stage for marketing purposes for the term of this agreement.
   - ☐ Silver $7,500
     Entitles the sponsor to one (of six) designated logos on the bottom skirting on the front of the stage for marketing purposes for the term of this agreement.
4) Term: This Agreement shall be effective from the date of City Representative's signature through September 30, 2030.

5) Force Majeure. No party shall be responsible for events beyond its reasonable control, such as acts of God, weather delays, restrictions, security alerts or unforeseen commercial delays. If event(s) are postponed due to inclement weather or other conditions beyond the *City's* control, they may be rescheduled for another time. The *City* intends to plan at minimum six (6) music series events or other recreation events per year where the stage shall be utilized.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.

Organization/Sponsor Representative:

Name: _____

Title: _____

Signature: _____

Date: _____

City Representative:

Name: _____

Title: _____

Signature: _____

Date: _____

SPECIAL EVENTS SPONSORSHIP PACKET

2025

Title Sponsor

Headlining Sponsor for Chosen Event

Pre-event Promotion for All Events

- Title Sponsorship of The Christmas Tree Lighting Festival
- Company logo and link on City's website, event page
- Company logo on all promotional material
- Company logo/name on all advertisements
- Company listed on all pre-event press releases and press materials
- Written recognition and tag on City's social media

At Event Promotion

- Company logo on event t-shirts *(if applicable)*
- Company banner displayed in a prime location
- each event (banner provided by company)
- Company given verbal recognition as featured sponsor at events
- 1-2 Free prime booth spaces at each event
- Opportunity for several promotional announcements during events

Post-Event Promotion

- Listing as event sponsor in the post-event press releases and press materials



Participation in Events Planning

- Meeting with the events department to discuss details of the event that include the headlining sponsor.

Program Sponsor

Pre-event Promotion for All Events

- Company logo on City's website, event page
- Company logo on all promotional material
- Company logo/name on all advertisements
- Company listed on all pre-event press releases and press materials
- Written recognition and tag on City's social media

At Event Promotion

- Company logo on event t-shirts *(if applicable)*
- Company banner displayed at each event *(banner provided by company)*
- Company given verbal recognition as sponsor at events
- Free booth space at each event
- Opportunity for one promotional announcement during Events

Post-Event Promotion

- Listing as event sponsor in post-event press releases and press materials

Participation in Events Planning

- Meeting with the events department to discuss details of the event that include the sponsor.

Supporting Sponsor

Pre-event Promotion for All Events

- Company logo on City's website, event page
- Company logo on all promotional material
- Company listed on all pre-event press releases and press materials
- Written recognition and tag on City's Facebook page

At Event Promotion

- Company banner displayed at each event *(banner provided by company)*
- Company given verbal recognition as sponsor at events

Post-Event Promotion

- Listing as event sponsor in post-event press releases and press materials

Silver Sponsors

Available on per event basis, not as a program sponsor

Levels 1, 2 & 3

All Levels Receive:

Pre-event Promotion for Event

- Company logo on City's website, event page
- Written recognition on City's Facebook page

At Event Promotion

- Company sign displayed at event
  (sign provided by company)
- Company given verbal recognition as sponsor of event

Additional details for silver sponsorships are available on an individual basis

City of Crystal River Proposed Events Schedule 2024

First Fridays – 12 times per year
Music Under the Stars
St. Patrick's Day Dog Parade
4th of July Celebration
Crystal River Scarecrow Fest
The Christmas Tree Lighting Festival
All events are tentative and subject to change





SPONSORSHIP AGREEMENT BETWEEN THE
CITY OF CRYSTAL RIVER
AND _____

Organization Name: _____

Organization Street Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail Address: _____

Contact Name:_____

This agreement is made and entered into by and between the *City of Crystal River* hereinafter referred to as "*City*," and the above-named *organization* hereinafter referred to as "*Sponsor*." The *City* seeks to promote positive, healthy, and active participation in leisure and recreational programs for our community. In consideration of the premises and mutual promises set forth herein, the parties, intending to be legally bound, hereby agree as follows:

1. The City of Crystal River agrees to provide the above-named company with the sponsorship benefits currently in effect and corresponding to the specified level of sponsorship indicated herein.

2. Sponsors Responsibilities: In exchange for said sponsorship benefits, Sponsor will sign agreement and return with an electronic version of the company logo to the City of Crystal River**.**

3. Sponsor will provide the City Crystal River with donations in the form of:
☐ Cash ☐ In-kind ☐ Both cash & in-kind

4. The sponsor's contribution will be of equal or greater value than the sponsorship level as indicated below:

☐ Title $6,500 ☐ Program $4,000
☐ Supporting $2,000 ☐ Silver Level 1 $1,500
☐ Silver Level 2 $1000 ☐ Silver Level 3 $500

5. Term and Termination. This Agreement shall be effective from the date of City Representative's signature through 364 days following.

6. Force Majeure. No party shall be responsible for events beyond its reasonable control, such as acts of God, weather delays, restrictions, security alerts or unforeseen commercial delays. If the event is postponed due to inclement weather or other conditions beyond the *City's* control, it may be rescheduled for another time. The Sponsor shall then be entitled to, and the *City* agrees to give the *Sponsor* all the advertising and sponsorship rights set forth herein at no additional charge to the *Sponsor*.

7. Your sponsorship does not guarantee your product will be sold at the event.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.

Organization Representative Name: _____

Title: _____

Signature: _____

Date: _____

City Representative Name: _____

Title: _____

Signature: _____

Date: _____

Mia Fink

From: Audra Curts
Sent: Friday, November 7, 2025 1:59 PM
To: Mia Fink
Subject: FW: [External]jenkins auto group

From: Patrick Johnson <patrick_johnson@jenkinscars.com>
Sent: Friday, November 7, 2025 12:31 PM
To: Audra Curts <acurts@crystalriverfl.org>
Subject: [External]jenkins auto group

To Whom It May Concern,

The Jenkins Auto Group was prepared to make a $40,000 investment toward the sound stage project in Crystal River. When Audra and I met during her lunch break, she explained that she was in the preliminary stages of planning this project and was gathering feedback to determine whether local businesses would be able to provide the necessary funding.

At no point did she formally request the funds; rather, she sought a verbal commitment of support, which I provided on behalf of the Jenkins Auto Group

Patrick Johnson
General Manager
Jenkins Ford Lincoln
2440 NW U.S. Hwy 19 Crystal River, FL 34428
Patrick_johnson@jenkinscars.com
(352) 795-7371 ext 4610
JENKINS AUTO GROUP
Ford | LINCOLN

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 10.C.**

Requested Motion: Motion to accept a FloridaCommerce FY 2025-2026 Community Planning Technical Assistance (CPTA) Grant Program Funding Award in the amount of $75,000 and authorize the Mayor to execute the funding agreement and related documents after legal review.

Summary:
On November 3, 2025, FloridaCommerce announced the award of more than $1.5 million through the Community Planning Technical Assistance (CPTA) and Competitive Florida Partnership programs. The CPTA grant program seeks to strengthen communities through resilient, long-term economic development strategies and promotes innovative planning solutions to protect Florida's natural resources.

The City of Crystal River received $75,000 to complete the *Crystal River Strategic Design and Economic Development Pla*n. This project will deliver a focused strategy to stimulate business growth, reduce commercial vacancies, and improve the long-term resiliency within the City's flood-prone historic corridor—supporting both the local economy and regional and international visitor base.

A funding agreement has not yet been provided by FloridaCommerce. If acceptance is authorized, the funding agreement, once received, will be reviewed by legal prior to the Mayor's execution.

Staff Recommendation:
Acceptance of the FloridaCommerce FY 2025-2026 Community Planning Technical Assistance (CPTA) Grant Program Funding Award in the amount of $75,000 and authorization for the Mayor to execute the funding agreement and related documents after legal review.

Project Cost:
$75,000

Funding Source:
FloridaCommerce FY 2025-2026 Community Planning Technical Assistance (CPTA) Grant Program

ATTACHMENTS:
Description
FloridaCommerce Awards $1.5 Million to 26 Florida Communities to Foster Local Economic Growth_Press Release.pdf
City of Crystal River_CPTA Grant Application

FloridaCommerce Press Releases

FloridaCommerce Awards $1.5 Million to 26 Florida Communities to Foster Local Economic Growth

Nov 03, 2025

~ 24 of 26 economic development awards will go to small and rural communities ~

TALLAHASSEE, Fla.—Today, FloridaCommerce announced the award of more than $1.5 million through the Community Planning Technical Assistance (CPTA) and Competitive Florida Partnership programs. The funding will support 26 Florida communities—including 24 small and rural communities—in developing and implementing plans to drive local economic growth.

"Under Governor DeSantis' leadership, FloridaCommerce continues to support Floridians in building strong, resilient communities," **said Florida Secretary of Commerce J. Alex Kelly**. "Since 2019, FloridaCommerce has awarded more than $7.6 million through the CPTA program to over 110 communities—empowering many of Florida's small and rural communities to advance strategic economic initiatives and strengthen their local economies for future growth."

The CPTA grant program seeks to strengthen communities through resilient, long-term economic development strategies and promotes innovative planning solutions to protect Florida's natural resources. Similarly, the Competitive Florida Partnership program supports communities in developing plans to attract new businesses and create workforce opportunities that promote partnerships, community design and a viable economy.

The following communities will receive funding through the CPTA grant program:

- **Bradford County ($75,000)** – to create an Economic Development Strategy, outlining objectives, tactics, resources and marketing to promote county opportunities.
- **Opportunity Florida ($47,575)** – to conduct an economic analysis study in the following rural counties: Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, North Walton and Washington.
- **Apalachee Regional Planning Council ($74,231.82)** – to complete a multi-county Strategic Sites Inventory to prepare for industrial reshoring and business recruitment in Calhoun, Gadsden and Liberty Counties.
- **City of Crystal River ($75,000)** – to develop a strategic and economic development plan for the city of Crystal River in Citrus County.
- **City of Keystone Heights ($60,000)** – to review and update the comprehensive plan for the city of Keystone Heights in Clay County.
- **DeSoto County ($75,000)** – to update the county plan to expand investment and tourism opportunities.
- **Central Florida Regional Planning Council ($75,000)** – to create the Heartland Agricultural Land Use Conversion Study to enhance planning, coordination, and resilience in the following counties: DeSoto, Hardee, Highlands, Okeechobee and Polk.
- **Town of Cross City ($75,000)** – to update land development regulations and zoning atlas for the town of Cross City in Dixie County.
- **Town of Horseshoe Beach ($75,000)** – to implement Phase II of the Recovery and Resilience Plan, focusing on drainage, housing, and capital projects in Dixie County.
- **Gadsden County ($75,000)** – to develop a Strategic Sites Inventory to identify and prepare sites for industrial and manufacturing growth.
- **Glades County ($55,000)** – to update land development regulations and create fact sheets, checklists, and revised applications.
- **Hardee County ($60,000)** – to create a Mass Casualty Incident and Reunification Plan to strengthen emergency medical response.
- **Town of Sneads ($45,000)** – to support the development of a downtown revitalization and development plan for the Sneads "Old Downtown" area in Jackson County.
- **City of Clermont ($50,000)** – to update the city plan to guide infrastructure, economic development and tourism strategies for the city of Clermont in Lake County.
- **City of Cedar Key ($75,000)** – to advance shoreline and infrastructure protection strategies for the city of Cedar Key in Levy County.
- **Town of Greenville ($48,500)** – to conduct a housing analysis and update economic and comprehensive plans for the town of Greenville in Madison County.
- **Village of Indiantown ($74,275)** – to finalize the inaugural plan and add an economic development element for the village of Indiantown in Martin County.
- **City of Crestview ($50,000)** – to develop a Strategic Economic and Development Plan to assess workforce, land-use assets, and branding, with clear goals and implementation steps for the city of Crestview in Okaloosa County.
- **Okeechobee County ($40,400)** – to update the land development code.
- **Town of Loxahatchee Groves ($75,000)** – to develop a comprehensive strategy for growth and resilience for the town of Loxahatchee in Palm Beach County.
- **Town of Kenneth City ($40,000)** – to create an economic development strategy to strengthen commercial corridors and small businesses for the town of Kenneth City in Pinellas County.
- **City of Fort Meade ($45,000)** – to update the Community Redevelopment Plan to assess progress and set future priorities for the city of Fort Meade in Polk County.
- **City of Palatka ($75,000)** – to advance the Gateway Redevelopment Plan for the former Port Consolidated site, ensuring sustainable reuse for the city of Palatka in Putnam County.
- **Taylor County ($75,000)** – to create an Economic Development Strategic Plan.

The following communities will receive funding through the Competitive Florida Partnership grant program:

- **Franklin County ($32,930)** – to develop a comprehensive economic development strategy aimed to strengthen the local economy, reduce retail leakage and increase job creation in the commercial sector.
- **Hardee County ($32,930)** – to develop a master plan for the county's Government Center and Resiliency Hub, a facility that will provide support during emergencies, acting as a central point of contact for accessing services, building community, and preparing for and recovering from disruptions.

For more information about the Community Planning Technical Assistance Grant program, click here . For more information about the Competitive Florida Partnership program, please click here.

Department of Growth Management
123 NW Highway 19
Crystal River, FL 34428
352-795-4216 P
development@crystalriverfl.org
www.crystalriverfl.org

Request for FY 2025-2026 Community Planning Technical Assistance (CPTA) Grant: *Crystal River Strategic Design and Economic Development Plan*

The City of Crystal River respectfully submits this funding request in the amount of **$75,000** through the FloridaCommerce Community Planning Technical Assistance (CPTA) Grant Program for the development of the **Crystal River Strategic Design and Economic Development Plan**.

This plan will serve as a critical roadmap to revitalize historic Crystal River by addressing both economic and environmental challenges. Our primary goals are to reduce commercial vacancies, stimulate small business growth, and improve long-term resiliency in this flood-prone downtown area. The project will emphasize flood-tolerant design, public realm enhancements, and actionable policies that support rural economic development. Downtown Crystal River serves as a central hub of business activity, cultural heritage, and tourism on Florida's Nature Coast. However, recurring storm impacts, including substantial damage from Hurricanes Idalia and Helene, have strained local recovery resources and impaired the vitality of the downtown district. With several underutilized properties and aging infrastructure, this plan is needed to provide a coordinated strategy for revitalization.

Through robust community engagement, streetscape assessment, and economic design planning, this project will help reduce public costs associated with post-disaster recovery, improve outdoor business environments, and restore a resilient, thriving downtown core.

The completed plan will include strategic streetscape and landscape design concepts, policy recommendations to support economic development, capital improvement priorities, and implementation steps.

We are requesting the full grant amount of **$75,000** to complete the tasks outlined in the attached scope of work. This funding will cover professional services required for project management, stakeholder engagement, technical analysis, and plan development.

The City of Crystal River is a small-town, coastal city, designated as a Florida Main Street community. This project directly aligns with CPTA's mission to strengthen communities through innovative planning, resiliency, and economic development strategies. Local volunteer participation will supplement grant-funded efforts to ensure sustained community ownership and implementation momentum.

We sincerely appreciate your consideration and support for this important revitalization initiative. Please feel free to contact our Growth Management Director, Carly Hanson, directly at 352-228-0358 or chanson@crystalriverfl.org should you require any additional information.

Respectfully,

Audra K. Curts-Whann
City Manager
City of Crystal River

Department of Growth Management
123 NW Highway 19
Crystal River, FL 34428
352-795-4216 P
development@crystalriverfl.org
www.crystalriverfl.org

City of Crystal River
Community Planning Technical Assistance Grant Application
Crystal River Strategic Design and Economic Development Plan
Requested Funding: $75,000

Project Summary

The City of Crystal River respectfully requests $75,000 through the FloridaCommerce Community Planning Technical Assistance (CPTA) Grant Program to complete the *Crystal River Strategic Design and Economic Development Pla*n. This project will deliver a focused strategy to stimulate business growth, reduce commercial vacancies, and improve the long-term resiliency within the City's flood-prone historic corridor—supporting both the local economy and regional and international visitor base.

State investment in this initiative will advance economic revitalization in this rural coastal community of Crystal River by engaging residents in shaping the future of the downtown area. Through robust community input, the City will identify targeted economic development improvements that increase private investment, reduce vacancies, expand business activity, and strengthen the resilience of the commercial center. The project will also address persistent storm-related flooding challenges by integrating cost-effective, low-maintenance, flood-tolerant landscaping solutions.

By refining development priorities, expanding outdoor spaces, improving walkability, and encouraging business-friendly design enhancements, this effort will promote long-term economic stability and reduce public costs associated with post-disaster recovery.

Crystal River's continued economic health is closely tied to the strength of its historic district. This plan will enable the City and Crystal River Main Street to better leverage local resources, strengthen existing businesses, foster small business development, and sustain the community's appeal as a destination for residents, tourists, and future entrepreneurs. The resulting plan will provide a ready-to-implement strategy that supports rural economic development, enhances infrastructure resiliency, and supports public and private local investment.

Community Context

Crystal River is a historic waterfront rural community of approximately 3,400 residents located in Citrus County. As a designated Florida Main Street community, Crystal River serves as a hub for small business activity, local services, and cultural heritage for Florida's Nature Coast. The downtown Main Street district functions as both the cultural heart of the community and a vital economic driver, supporting local entrepreneurs, drawing hundreds of thousands of visitors annually, and providing essential services to residents.

In recent years, downtown Crystal River has faced significant challenges from flooding events, most notably the damage caused by Hurricane Idalia and Hurricane Helene. The storms caused lasting damage to public spaces, landscaping, and business frontage areas—exceeding the City's local recovery resources and creating ongoing maintenance burdens. As a result, the overall quality and appeal of the historic district have declined, contributing to higher vacancy and negatively impacting the local economy.

Crystal River's economic vitality is closely tied to the health of its Main Street district. Several underutilized commercial properties, storm-damaged streetscape features, and aging infrastructure now require targeted reinvestment to restore downtown to its full potential. By developing a strategic design and economic development plan, the City will strengthen its downtown business environment, build resilience to future storms, and enhance the long-term sustainability of its

Department of Growth Management
123 NW Highway 19
Crystal River, FL 34428
352-795-4216 P
development@crystalriverfl.org
www.crystalriverfl.org

Florida Main Street designation. This project will help preserve Crystal River's small-town character while advancing rural economic development and improving the quality of life for residents.

Project Need

The historic corridor requires an updated and business-focused design strategy that reflects the community's rural character while strengthening local economic activity and improving community resiliency. A coordinated approach is needed to:

- Address ongoing landscaping vulnerabilities exposed by Hurricane Helene and Idalia and other flooding events by incorporating durable, flood-tolerant design solutions.
- Create more functional and attractive outdoor spaces that directly support restaurant activity, retail businesses, and tourism growth.
- Reduce property and business vacancies by identifying key activation opportunities and encouraging reinvestment in underutilized spaces.
- Enhance the overall appearance, comfort, and walkability of downtown to increase visitor spending and support a thriving small business environment.
- Identify practical priorities for streetscape upgrades, public infrastructure improvements, and strategic capital investments that maximize local and state resources.
- Allow the Main Street corridor the serve as an example of resiliency

Without a strategic design and economic development plan, Crystal River lacks a coordinated pathway to continue to revitalize its historic district and plan for the future, limiting the City's ability to compete for state and federal funding and slowing efforts to stronger, more resilient rural economy.

Proposed Scope of Work

Task 1: Project Management and Community Coordination

Task Budget: $5,000

Target Completion: March 2026

Deliverable: Project Management Summary and Community Engagement Plan.

This task will provide overall project management to ensure timely completion and effective coordination between the City, Crystal River Main Street, project partners, and hired consultants. It will also establish a clear community engagement strategy to encourage active participation from local businesses, property owners, and residents.

- **Establish a project team** including City staff, Crystal River Main Street leadership, and key community stakeholders.
- **Conduct a project kickoff meeting** and maintain regular coordination through bi-monthly project team meetings.

Department of Growth Management
123 NW Highway 19
Crystal River, FL 34428
352-795-4216 P
development@crystalriverfl.org
www.crystalriverfl.org

- **Prepare a Project Management Summary** detailing project milestones, team responsibilities, and the overall project schedule.

Task 2: Community Engagement

Task Budget: $20,000

Target Completion: April 2026

Deliverable: Community Engagement Summary Report with participation data and input summaries.

This task will provide a structured community engagement process to ensure downtown businesses, residents, and stakeholders have meaningful opportunities to shape the plan. Engagement activities will gather input on design priorities, business needs, and strategies to strengthen the economic vitality of downtown Crystal River.

- **Develop a Community Engagement Plan** to guide outreach efforts and participation strategies throughout the planning process.
- **Facilitate at least two public workshops** to gather community input on design preferences, business needs, and public realm improvements, and confirm final plan directives.
- **Conduct a downtown business owner roundtable series** focused on property activation, outdoor space needs, and vacancy reduction strategies.
- **Hold two pop-up engagement events** in informal settings to reach a broader range of community members.
- **Conduct stakeholder interviews and focus groups** with property owners, civic leaders, and tourism partners to capture targeted insights.
- **Prepare a Community Engagement Summary Report** documenting key themes, participation data, and how community input informs the plan.

Task 3: Downtown Assessment and Streetscape Audit

Budget: $25,000

Target Completion: April 2026

Deliverable: Downtown Business and Vacancy Inventory, Landscape and Streetscape Condition Assessment Report

This task will involve a comprehensive assessment of downtown Crystal River's business environment, vacancy patterns, landscape conditions, and streetscape features. The goal is to establish a clear understanding of current conditions to guide practical design improvements and economic revitalization strategies.

- **Conduct a comprehensive inventory** of businesses, building conditions, and property vacancies within the historic district.
- **Map underutilized properties and vacant spaces** to identify key redevelopment and activation opportunities.

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- **Assess existing landscape conditions**, including planting areas impacted by Hurricane Debby and other flooding events.
- **Identify resilient, flood-tolerant plant species** suitable for public spaces and recommend strategies for improving landscape durability and maintenance.
- **Audit downtown streetscape elements** including sidewalks, lighting, shade structures, street furnishings, and public realm features to identify deficiencies and opportunities for improvement.

Task 4: Draft Design Plan and Implementation Strategy

Budget: $25,000

Target Completion: May 2026

Deliverables:

- Draft Streetscape and Landscape Design Concept Plans
- Draft Comprehensive Plan Policy and Design Guidelines Recommendations
- Draft Downtown Capital Improvement Priorities List
- Draft Phased Implementation Action Plan

This task will focus on translating assessment findings into draft design concepts, policy recommendations, and a phased implementation strategy to strengthen downtown's economy and improve public spaces. The outcome will be a complete action-oriented design and development plan with realistic steps for execution.

- **Develop draft design concepts** to enhance downtown streetscapes, improve walkability, create active outdoor spaces, and activate vacant properties.
- **Prepare draft landscape design plans** that incorporate flood-resilient plantings and functional public spaces.
- **Draft policy recommendations** for Comprehensive Plan updates to support downtown revitalization and economic growth.
- **Outline Downtown Design Guidelines** with clear direction on façade improvements, landscaping standards, and outdoor business areas.
- **Identify priority Capital Improvement Projects (CIP)** that align with streetscape and infrastructure needs.
- **Develop a phased implementation strategy** with short-, mid-, and long-term action steps, planning-level cost estimates, and potential funding sources.

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Project Milestones Summary	
Milestone	**Target Completion**
Project Kickoff and Community Engagement Launch	**January 2026**
Community Engagement Complete	**April 2026**
Downtown Assessment and Streetscape Audit Complete	**April 2026**
Draft Design Concepts and Policy Recommendations Complete	**May 2026**
Draft Strategic Design and Economic Development Plan Complete	**May 31, 2026**

Upon completion, Crystal River will have completed the following project outcomes:

- A unified community vision for the historic downtown.
- Clear policies and strategies to reduce vacancies and promote local business growth.
- Sustainable, flood-resilient design concepts to guide streetscape enhancements.
- Prioritized capital projects ready for implementation and future grant applications.
- Increased community ownership of downtown revitalization efforts.

Budget Summary

Task	Budget Allocation	Expenditure Category
Task 1: Project Management and Community Coordination	**$5,000**	**Contracted Consultant Services**
Task 2: Community Engagement	**$20,000**	**Contracted Consultant Services**
Task 3: Downtown Assessment and Streetscape Audit	**$25,000**	**Contracted Consultant Services**
Task 4: Draft Design Plan and Implementation Strategy	**$25,000**	**Contracted Consultant Services**
Total	**$75,000**	

In addition to professional services, Crystal River Main Street and the local community will provide in-kind volunteer support throughout the project. Local business owners, residents, and civic groups will assist with outreach, provide input at engagement events, and contribute local knowledge to guide planning efforts. This volunteer participation will strengthen the project's success, foster lasting community ownership, and contribute to implementation momentum following plan completion.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 10.D.**

Requested Motion: Update on Hazard Mitigation Grant Program (HMGP) Funding for Home Elevations.

Summary:
Under Hurricane Idalia (FEMA 4734-DR-FL), Citrus County was awarded 11,088,927.50 for Hazard Mitigation Grant Program (HMGP). Through the Citrus County Local Mitigation Strategy Group, the City of Crystal River prioritized two (2) projects: 1) Residential Home Elevations and 2) Tide Valves and Roadway Elevations.

The City and Atkins Realis has been working with the Florida Division of Emergency Management (FDEM) and FEMA to fulfill various request for information, and on November 2, 2025, was notified by FDEM that our residential home elevation project is ready for public notice. This project proposes to elevate residential homes two (2) feet above base flood elevations, which will affect 21 unique residential properties located within the city limits of Crystal River.

Notice is hereby given of the FEMA's consideration to provide funding in the form of Hazard Mitigation Program. Federal actions must be reviewed and evaluated for feasible alternatives and for social, economic, historic, environmental, legal, and safety considerations. FEMA is required to consider alternatives, to provide public notice of any proposed actions in or affecting floodplains or wetlands, and to provide the opportunity for public participation.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 10.E.**

Requested Motion: Motion to approve Florida Highway Administration (FHWA) Cooperative Agreement for the Florida Lands Access (FLAP) Crystal River Bypass Project (Preliminary Engineering) in the amount of $195,000.00 and authorize the Mayor to execute the agreement and related documents

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Summary:
City of Crystal River and USFWS Crystal River National Wildlife Refuge submitted the original Federal Lands Access Program (FLAP) Grant Project "Crystal River By-Pass" in December 2021. Since that time, Crystal River was been hit by four hurricanes, which have caused significant flooding above and beyond the flooding caused by regular rainfall and hightides that is exacerbated on ongoing sea level rise. Thus, the City and Refuge requested to shift the focus of the original project from construction of the bypass road to the mitigation of the frequent flooding that occurs in the project area (SE Paradise Point Road).

Recognizing the importance of improving transportation infrastructure while addressing the unique environmental and community needs of the area. In lieu of constructing a bypass, the approved modification will consist of elevating the existing roadway and moving the originally proposed roundabout further east, while mitigating flooding impacts. The project will serve to reduce burdens on local residents, patrons of the USFWS offices and surrounding environment.

The project approach aligns with the community's long-term goals of mitigating flood hazards on roadways, enhancing accessibility, traffic flow and safety, while minimizing disruption to surrounding areas.

Staff Recommendation:
Approval of Florida Highway Administration (FHWA) Cooperative Agreement for the Florida Lands Access (FLAP) Crystal River Bypass Project (Preliminary Engineering) in the amount of $195,000.00 and authorization for Mayor to sign agreement and related documents.

ATTACHMENTS:
Description
693C732650001 - Cooperative Agreement.pdf
693C732650001.pdf
Amend NO. 1_FL 26 CRVR BYP(1) MOA.pdf

1. Award No.	2. Effective Date	3. CDFA No.
693C732650001	See Block 17	20.224

4. Awarded To
City of Crystal River, City Hall
730 N Suncoast Blvd
Crystal River, FL 34429

UEI: S3JV9AR8NK9

5. Sponsoring Office
U.S. Department of Transportation
Federal Highway Administration
Eastern Federal Lands Highway Division

6. Period of Performance
From Effective date to 7/31/2027

7. Total Amount

Federal Share:	$ 195,000.00
Recipient Share:	$ 0.00
Total Value	$ 195,000.00

8. Type of Agreement
Cooperative Agreement

9. Authority
23 U.S.C. Section 204

10. Procurement Request No.
HFLEPP250084PR

11. Funds Obligated
$195,000.00

12. Submit Payment Requests To
See "Payment" clause in General Terms and Conditions

13. Payment Office

14. Accounting and Appropriation Data
151512FLAP026, 531.PE.V200.12, 1512000000, 410101, TAS 69-X-8083 for $195,000.00

15. Description of Project
Project Name: FL FLAP CRRV BYP(1) Project Name (Short): FL 26

Scope of Work (Short): The proposed project will adjust the vertical height of the main access road to the east the refuge headquarters, SE Paradise Point Road, and the nearby pedestrian sidewalk that borders the refuge. The proposed project also includes construction of a roundabout at the intersection of SE Paradise Point Rd and SE Kings Bay Drive

16. City of Crystal River

Signature Date
Audra K. Curts-Whann
City Manager

17. Federal Highway Administration

Signature Date
Contracting Officer

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ATTACHMENT

Project MOA and Amendment 1

1. PROGRAM DESCRIPTION

1.1. STATEMENT OF PURPOSE

1.1.1. See Section A of the attached Project MOA as Amended.

1.2. LEGISLATIVE AUTHORITY

1.2.1. 23 U.S.C. Section 204.

1.3. PROJECT BACKGROUND AND SCOPE

1.3.1. See Section E of the attached Project MOA as Amended.

1.4. STATEMENT OF WORK

1.4.1. This agreement provides for funding of a progression of project activities. Initially design is eligible for reimbursement. Construction will not be eligible for reimbursement until an environmental decision document and the Final PS&E package are approved by Federal Highway Administration-Eastern Federal Lands Highway Division (FHWA).

1.4.2. FHWA and the City of Crystal River (Recipient) may amend or terminate this agreement to adjust to project development, environmental, or construction needs.

1.5. PRELIMINARY DESIGN

1.5.1. Design

1.5.1.a Perform a site survey as necessary to support the design and environmental compliance needs of the project.

1.5.1.b Prepare and submit a preliminary plan package to FHWA. The preliminary plan package shall reflect the work as described in Section E of the attached MOA. Any deviations from the described work must be approved in writing by FHWA. Include a preliminary cost estimate with the preliminary plan package.

1.6. ENVIRONMENTAL COMPLIANCE Note: Federally funded projects must fully comply with all requirements of the National Environmental Policy Act (NEPA). An appropriate range of reasonable alternatives will be evaluated for this project based on its scope and extent. Amendments to the scope of this may be required upon completion of the environmental clearance document and decision.

1.6.1. Note: Final design and construction reimbursement is contingent on the FHWA environmental decision. This environmental decision will determine whether the proposed project is advanced to the final design.

1.6.2. Coordinate environmental compliance efforts with FHWA environmental staff. Prepare and submit a draft environmental document for FHWA signature utilizing samples and templates provided by FHWA. With the draft document supply a copy of the administrative record supporting the recommended action and if available provide a copy of any signed prior NEPA environmental decisions. Coordinate any changes associated with the prior NEPA environmental decision document with FHWA.

1.6.3. To support the preparation of the environmental document, the following environmental compliance tasks are anticipated to be needed.

1.6.3.a National Historic Preservation Act (NHPA)

1.6.3.a.1. The Recipient is to take the federal lead for Section 106 of the National Historic Preservation Act (NHPA) compliance including tribal consultation. Submit a letter to FHWA indicating that lead status.

1.6.3.a.2. Initiate SHPO and tribal consultation early by proposing a project area of potential effect (APE) and considering their comments.

1.6.3.a.3. A qualified archeologist shall perform background research and resource surveys of the area of potential effect (APE) for the project area in compliance with Department of Interior guidelines. If the APE includes land owned or controlled by the federal government, then obtain a permit from the federal land management agency to conduct resource surveys in accordance with the Archaeological Resources Protection Act.

1.6.3.a.4. Include a written report documenting Section 106 findings and recommendations as part of the administrative record.

1.6.3.a.5. Complete consultation with the SHPO, tribe(s), and public under Section 106 of the NHPA and submit documentation to FHWA showing it has been completed.

1.6.4. Wetlands

1.6.4.a A qualified biologist will identify the presence or absence of wetlands or other waters of the U.S. within the project area. Wetlands believed to be under the jurisdiction of the U.S. Army Corps of Engineers (USACE) should be identified. This may include but is not limited to referencing the National Wetland

Inventory or local wetland inventory, NRCS soil survey maps, and field observations.

1.6.4.a.1. If no potential wetlands are observed within the project area, these findings can be documented in a short report as part of the administrative record.

1.6.4.a.2. If potential wetlands exist in the project area, delineate and document wetlands in accordance with the USACE 1987 Wetland Delineation Manual as part of the administrative record.

1.6.5. Threatened & Endangered (T&E) Species and Essential Fish Habitat (EFH)

1.6.5.a A qualified biologist or botanist shall perform threatened and endangered species and essential fish habitat studies within the project area.

1.6.5.a.1. The biologist will obtain updated T&E species lists for the project area from the US Fish and Wildlife Service (USFWS) and, if appropriate, NOAA Fisheries Service.

1.6.5.a.2. If there are no T&E species or EFH within the project area or the proposed project would have no effect to any T&E species or no adverse effect on EFH within the project area, the biologists/botanist shall include a finding in the administrative record documenting their finding and the basis for their conclusion.

1.6.5.a.3. If there are T&E species within the project area and the project may affect these species, include a written Biological Assessment (BA) following USFWS guidelines in the administrative record.

1.6.5.a.4. If the project may affect threatened or endangered species, perform Section 7 consultation as appropriate with USFWS and NOAA Fisheries Service. If appropriate, include consultation for EFH.

1.6.5.a.5. Following consultation, submit to FHWA a copy of Section 7 concurrence letter or Biological Opinion from the USFWS and/or NOAA Fisheries Service.

1.6.6. Other Environmental Issues

1.6.6.a Identify, as soon as possible, other environmental issues. These may include:

1.6.6.a.1. Consistency with the Coastal Zone Management Act
1.6.6.a.2. Floodplains
1.6.6.a.3. Hazardous Materials

1.6.6.b Include other environmental surveys, studies, and assessments as needed to support environmental compliance as part of the administrative record.

1.7. FINAL DESIGN

1.7.1. Design

1.7.1.a Do not initiate final design activities until FHWA has issued an independent environmental decision document(s).

1.7.1.b If the NEPA decision is to construct a project, prepare and submit final plans, specifications, and construction estimate package. The final design package shall reflect the work as described in the environmental decision document. Any deviations from the described work must be approved in writing by FHWA.

1.8. ROW ACQUISITION

1.8.1. Do not initiate right of way acquisition activities until FHWA has written an independent environmental decision document.

1.8.2. The City of Crystal River will be responsible for the acquisition of any rights-of-way and/or easements necessary to complete the project. Prior to reimbursement for construction, the City of Crystal River will certify to FHWA that all rights of way and/or easements required for the project will have been acquired under appropriate State Department of Transportation requirements and Federal Uniform Act requirements. Submit a copy of certifications with the final design plans, specifications, and estimate package.

1.9. UTILITY RELOCATION

1.9.1. Do not initiate utility relocation activities until FHWA has written an independent environmental decision document.

1.9.2. The Recipient will be responsible for the relocation of any utilities necessary to complete the project. In accordance with 23 CFR PART 645.103; any applicable reimbursement to the utility company will be governed by State law and regulation, or Occupancy Permits. Utility relocation costs will be paid for by the Recipient. The Recipient will be reimbursed for their portion of the relocation costs. Prior to reimbursement for any construction, the

Recipient will certify to FHWA that all utility relocation will be coordinated in advance of the construction project. Submit a copy of certifications with the final design plans, specifications, and estimate package.

1.10. PERMITS

1.10.1. The agency overseeing the construction will identify all permits necessary for construction and include a list of permits in the administrative record.

1.10.2. Submit copies of all completed applications for necessary permits to FHWA.

1.10.3. Obtain permits necessary for construction. Submit copies of approved permits with the final design plans, specifications, and estimate package.

1.11. ADVERTISEMENT

1.11.1. Do not initiate construction advertisement activities until FHWA has written an independent environmental decision document.

1.11.2. Provide notification to FHWA once the contract has been awarded.

1.12. CONSTRUCTION

1.12.1. Do not initiate construction activities until FHWA has written an independent environmental decision document.

1.12.2. Construct and administer the project in conformance with the FHWA environmental decision document.

1.12.3. Submit post construction photographs to FHWA to document project progress.

1.12.4. Submit a copy of the final construction acceptance letter.

1.13. DELIVERABLES

1.13.1. See Section P of the attached Project MOA.

1.14. KEY OFFICIALS

1.14.1. Government – FHWA/Federal Lands Highway Division

Agreement Officer's Representative (AOR):
Name: John S. Wilson
Voice: 703-404-6281
Email: John.s.wilson@dot.gov

Financial Contact:
Yared Seyfu
Voice: 703-404-6229
Email: yared.seyfu@dot.gov

Program Contact:
Meseret Yigezu
Voice: 703-948-1417
Email: Meseret.Yigezu@dot.gov

Program Contact
Name: Troy Slattery
Address: 730 N Suncoast Blvd
Crystal River, FL 34429
Telephone: 352-212-0668
Email: tslattery@crystalriverfl.org

Finance Contact
Name: Michelle Russell
Address: 730 N Suncoast Blvd
Crystal River, FL 34429
Telephone: 352-795-4216 x309
Email: mrussell@crystalriverfl.org

Cooperative Agreement Contact
Name: Mia Fink
Address: 730 N Suncoast Blvd
Crystal River, FL 34429
Telephone: 352-302-8533
Email: mfink@crystalriverfl.org

Recipient – City of Crystal River
Name: Audra Curts-Whann
Address: 730 N Suncoast Blvd
Crystal River, FL 34429
Telephone: 352-212-4668
Email: acurts@crystalriverfl.org

FLMA – United States Fish and Wildlife Service – Project Manager
Name: Jeff Beauchamp
Address: 1502 SE Kings Bay Drive, Crystal River, FL 34429
Voice: (352) 436-2042

Email: jeffrey_beauchamp@fws.gov

FLMA – United States Forest Service – Forest Engineer
Name: Brandon Roberts
Voice: (479)-518-6010
Email: brandon.roberts@usda.gov

FLMA – United States Forest Service – Project Manager
Name: Kenneth Karr
Address: 325 John Knox Rd. Ste F210
Voice: (850) 879-1177
Email: kenneth.karr@usda.gov

2. FEDERAL AWARD INFORMATION

2.1. TYPE OF AWARD

2.1.1. The planned award type is a Cooperative Agreement.

2.2. COST SHARING OR MATCHING

2.2.1. See Section K of the attached Project MOA.

2.3. PERIOD OF PERFORMANCE

2.3.1. The period of performance for this Agreement is in accordance with Block 6 on page one of the Agreement.

2.4. DEGREE OF FEDERAL INVOLVEMENT

2.4.1. The FHWA anticipates substantial Federal involvement between it and the Recipient during the course of this project. The anticipated Federal involvement is included in Section G, H and P of the attached Project MOA.

3. FEDERAL AWARD ADMINISTRATION INFORMATION

3.1. FEDERAL AWARD NOTICES

3.1.1. Only the AO can commit the FHWA. The award document, signed by the AO, is the authorizing document. Only the AO can bind the Federal Government to the expenditure of funds.

3.2. ADMINISTRATIVE AND NATIONAL POLICY REQUIREMENTS

General terms, conditions, and governing regulations that apply to this agreement are available online at: https://www.fhwa.dot.gov/cfo/contractor_recip/gtandc_generaltermsconditions.cfm

The online list dated March 6, 2015 of "GENERAL TERMS AND CONDITIONS FOR ASSISTANCE AWARDS" shall apply to the resulting award.

3.2.1.**DATA RIGHTS**

3.2.1.a The Recipient must make available to the FHWA copies of all work developed in performance with this Agreement, including but not limited to software and data. Data rights under this agreement shall be in accordance with 2 CFR 200.315, Intangible property.

3.2.2.**PERSONALLY IDENTIFIABLE INFORMATION (PII)**

3.2.2.a Personally Identifiable Information (PII) as defined at CFR Part 200.79 and 2 CFR 200.82 at will not be requested unless necessary and only with prior written approval of the AO with concurrence from the AOR.

3.2.3.**AVAILABLE FUNDING**

3.2.3.a The cost of the work to be reimbursed by FHWA is Not to Exceed the amount in block 11 of the cover page, unless an amendment to the Agreement is made in writing and agreed to by both parties.

3.2.4.**KEY PERSONNEL**

3.2.4.a Pursuant to 2 CFR 200.308(c)(2), the Recipient must request prior written approval from the AO for any change in Key Personnel specified in the award. See Section L of Executed MOA.

Name	Title/Position
None	

3.2.5. **ORDER OF PRECEDENCE**

3.2.5.a The Project MOA is accepted, approved, and incorporated herein as Attachment 1. In the event of any conflict between this agreement document and the Project MOA, this Agreement document shall prevail.

3.2.5.**DESIGNATION AS RESEARCH OR NON-RESEARCH AGREEMENT**

3.2.5.a This agreement is designated as: NON-RESEARCH

3.2.6.**DISPUTES**

3.2.6.a The parties to this Agreement will communicate with one another in good faith and in a timely and cooperative manner when raising issues under this provision. Any dispute, which for the purposes of this provision includes any disagreement or claim, between the FHWA and the Recipient concerning questions of fact or law arising from or in connection with this Agreement and whether or not involving alleged breach of this Agreement, may be raised only under this Disputes provision.

3.2.6.b Whenever a dispute arises, the parties will attempt to resolve the issues involved by discussion and mutual agreement as soon as practical. In no event will a dispute which arose more than three months prior to the notification made under the following paragraph of this provision constitute the basis for relief under this article unless FHWA waives this requirement.

3.2.6.c Failing resolution by mutual agreement, the aggrieved party will document the dispute by notifying the other party in writing of the relevant facts, identify unresolved issues and specify the clarification or remedy sought. Within five working days after providing written notice to the other party, the aggrieved party may, in writing, request a decision from the AO. The AO will conduct a review of the matters in dispute and render a decision in writing within thirty calendar days of receipt of such written request. Any decision of the AO is final and binding unless a party will, within thirty calendar days, request further review as provided below.

3.2.6.d Upon written request to one level above the AO or designee, made within thirty calendar days after the AO's written decision or upon unavailability of a decision within the stated time frame under the preceding paragraph, the dispute will be further reviewed. This review will be conducted by one level above the AO. Following the review, all parties will be notified in writing. Such resolution is not subject to further administrative review and to the extent permitted by law, will be final and binding. Nothing in this Agreement is intended to prevent the parties from pursuing disputes in a United States Federal Court of competent jurisdiction.

ASSISTANCE AGREEMENT

1. Award No.	2. Modification No.	3. Effective Date	4. CFDA No.
693C732650001		**See Block #27**	**20.224**

5. Awarded To	6. Sponsoring Office	7. Period of Performance
CRYSTAL RIVER FL CITY OF Attn: AUDRA K CURTS-WHANN 123 NW US HIGHWAY 19 CRYSTAL RIVER FL 344283930	FEDERAL HIGHWAY ADMINISTRATION EASTERN FEDERAL LANDS HIGHWAY DIVISION QUANTUM PARK, 22001 LOUDOUN COUNTY PKWY SUITE E2-3-300 ASHBURN VA 20147	**DATE OF AWARD through 07/31/2027**

8. Type of Agreement	9. Authority	10. Purchase Request or Funding Document No.
☐ Grant ☒ Cooperative Agreement ☐ Other	23 U.S.C. Section 204	HFLEPP250084PR

11. Remittance Address	12. Total Amount	13. Funds Obligated
CRYSTAL RIVER FL CITY OF 123 NW HIGHWAY 19 CRYSTAL RIVER FL 34428	Govt. Share: $195,000.00 Cost Share : $0.00 Total : $195,000.00	This action: $195,000.00 Total : $195,000.00

14. Principal Investigator	15. Program Manager	16. Administrator
	John S Wilson Phone: 703-404-6281	FEDERAL HIGHWAY ADMINISTRATION EASTERN FEDERAL LANDS HIGHWAY DIVISION QUANTUM PARK, 22001 LOUDOUN COUNTY PKWY SUITE E2-3-300 ASHBURN VA 20147

17. Submit Payment Requests To	18. Paying Office	19. Submit Reports To
FHWA Delphi eInvoicing System https://einvoice.esc.gov	FHWA Delphi eInvoicing System https://einvoice.esc.gov	

20. Accounting and Appropriation Data

See Schedule

21. Research Title and/or Description of Project

Cooperative Agreement with City of Crystal River, City Hall, Crystal River, FL for Project: FL FLAP CRRV BYP (1).

For the Recipient		For the United States of America	
22. Signature of Person Authorized to Sign		25. Signature of Grants/Agreements Officer	
23. Name and Title: **Audra K. Curts-Whann/City Manager**	24. Date Signed	26. Name of Officer Christopher Long	27. Date Signed

NAME OF OFFEROR OR CONTRACTOR
CRYSTAL RIVER FL CITY OF

ITEM NO. (A)	SUPPLIES/SERVICES (B)	QUANTITY (C)	UNIT (D)	UNIT PRICE (E)	AMOUNT (F)
	UEI: S3JVP9AR8NK9 Prepay Indicate: NO				
00101	Cooperative Agreement with City of Crystal River, City Hall, Crystal River, FL 34428, for providing funding to adjust the vertical height of the main access road to the east the refuge headquarters, SE Paradise Point Road, and the nearby pedestrian sidewalk that borders the refuge and also includes for construction of a roundabout at the intersection of SE Paradise Point Rd and SE Kings Bay Drive associated to Project FL FLAP CRRV BYP (1). Obligated Amount: $195,000.00 Federal Share: 195,000.00 Project Data: 151512FLAP026.531.PE.V200.12.1512000000.41010.08/07/2025 Accounting Info: 15X1G20050.0000.115V200531.1512000000.41010.61006600.0000000000.0000000000.0000000000.0000000000 Funded: $195,000.00 The total amount of award: $195,000.00. The obligation for this award is $195,000.00.				195,000.00

U.S. Department of Transportation
Federal Highway Administration

Eastern Federal Lands
Highway Division

22001 Loudoun County Parkway
Building E2, Suite 200
Ashburn, VA 20147

SENT VIA ELECTRONIC CORRESPONDENCE

In Reply Refer to: HFPP-15

Ms. Audra Curts
City Manager
City of Crystal River, City Hall
123 NW Highway 19
City of Crystal River, FL 34428

Subject: Amendment #1, Crystal River Bypass
Memorandum of Agreement
Project: FL 26

Dear Ms. Curts,

This Amendment conveys changes to the Memorandum of Agreement and the **Project Background and Scope**, **Project Budget**, **Funding, Project Team Members – Points of Contacts** sections.

This update supersedes the corresponding text and tables in the Memorandum of Agreement executed on 2/27/2024.

PROJECT BACKGROUND / SCOPE:

Since the City of Crystal River (City) and Crystal River National Wildlife Refuge (Refuge) submitted the existing project in December 2021, Crystal River, Florida, has been hit by four hurricanes: Hurricane Idalia in 2023 and Hurricanes Debbie, Helene, and Milton in 2024. These hurricanes have caused significant flooding above and beyond the flooding caused by regular rainfall and high tides that is exacerbated by ongoing sea level rise (SLR). Thus, the City and Refuge are requesting to shift the focus of the project from the construction of the bypass road to the resolution of frequent flooding that occurs during heavy rainfall and extreme high tides on the primary local access road and sidewalk adjacent to refuge lands (Figure 1).

Summer tides can cause flooding on SE Paradise Point Road at the lowest lying area 4 to 6 times a month and especially during storm events. When this happens, authorities must close the road when water levels are too deep for vehicles to pass through safely, preventing staff and visitors from reaching the visitor center. There are no safe alternative access routes to the Refuge as flooding also occurs on SE Kings Bay Drive north of the Refuge. The 2024 City of Crystal River Vulnerability Assessment: Sea Level Rise Asset Impact and Repetitive Loss study recommended that raising SE Paradise Point Road to 3.7 feet NAVD88 is a feasible solution to reduce the frequency of flooding (Figure 2) to approximately 7days under predicted 2040 SLR conditions. The proposed project will adjust the vertical height of the main access road to the east the refuge headquarters, SE Paradise Point Road, and the nearby pedestrian sidewalk that borders the refuge. The proposed project also includes construction of a roundabout at the intersection of SE Paradise Point Rd and SE Kings Bay Drive improve

traffic flow and safety. Swales and other stormwater management features included in the design would reduce flooding impacts to vehicle and pedestrian traffic on refuge lands during rain events.

PROGRAMMED FUNDING AND PRELIMINARY SCHEDULE:

Phase	Project Budget by Phase (Estimates)	Fiscal Year when Funds are Programmed
EFL Project Management	$40,000.00	2024
Preliminary Engineering	$195,000.00	
Construction Engineering	$426,778.00	
Construction	$1,297,118.00	PDC Change Request increase of $68,896.00
Other Costs:	TBD	
Total Project Cost	**$1,958,996.00**	

The FLAP project is funded up to 100% of the total cost of the project. The project budget is based on the current estimate; therefore, the total programmed FLAP funds may not be sufficient to award the project as defined in the application. If the City of Crystal River or USFWS are unable to provide additional funds to address any funding shortfall, the Florida Programming Decisions Committee (PDC) may vote to approve a reduction in project scope and/or add FLAP funding to the project, dependent on availability.

FUNDING:

Fund Source	Amount	Comments
Federal Lands Access Program Funding	$1,958,996.00	
Total	**$1,958,996.00**	

Following approval of this Amendment, the FHWA will enter into a Cooperative Agreement with the City of Crystal River for the design funding. The agreement will be amended following receipt of all Stewardship and Oversight documents to provide construction funding.

PROJECT TEAM MEMBERS – POINTS OF CONTACTS:

The following table provides the points of contact for this project. They are to be the first persons to deal with any issues or questions that arise over the implementation of each party's role and responsibility for this agreement.

Name	Title	Agency	Element	Phone/Email
John Wilson	FLAP/State Program Team Lead	EFLHD	Program Management and Coordination	John.S.Wilson@dot.gov (703) 915-1928
Shiela Prunty	Program Planning Specialist	EFLHD	Coordination	Shiela.Prunty@dot.gov (703) 404-6354
Jim Valade	Assistant Refuge Manager	US Fish and Wildlife Service	Technical Lead	Jim_Valade@fws.gov (352) 563-2088 (41274) Off (352) 436-2042 Cell
Joyce Palmer	Project Leader	US Fish and Wildlife Service	Technical Lead	Joyce_Palmer@fws.gov (352) 563-2088 (41273) Off (352) 436-7156 Cell
Tommy Egland	Acting Regional Transportation Coordinator	US Fish and Wildlife Service	Project Management & Coordination	Thomas_Egland@fws.gov (503) 487-7230
Steven Drum	Work Program Administrator, D7	Florida Department of Transportation	Project Management & Coordination	Steven.Drum@dot.state.fl.us (813) 975-6420
Sean McAuliffe	Manager, Federal Aid Management Office	Florida Department of Transportation	Project Management & Coordination	Sean.McAuliffe@dot.state.fl.us (850) 414-4564
Audra Curts	City Manager	City of Crystal River	Project Management & Coordination	acurts@crystalriverfl.org (352) 795-4216 x 301 352-212-4668
Mia Fink	City Clerk	City of Crystal River	Coordination	mfink@crystalriverfl.org (352) 795-4216 x 303

If you have any questions, please contact Mr. John Wilson, State and FLAP Program Manager.

Sincerely yours,

VIVIAN M GUTIERREZ

Digitally signed by VIVIAN M GUTIERREZ
Date: 2025.05.14 15:44:42 -04'00'

Vivian M. Gutierrez
Branch Chief, EFLHD
Planning, Programs & Environmental

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: November 10, 2025 **Agenda Item Number: 11.A.**

Requested Motion: Device Options for Council Members

Summary:

Council expressed a desire to discontinue printed agenda books and access the agenda packets electronically, online through the website. After staff met with the I.T. services provider, it was determined that the Microsoft Surface Go tablets currently available do not meet minimum hardware requirements for Windows 11. Due to current security standards, this version of Windows would be necessary. They also do not hold a charge, due to age.

Options need to be considered for either replacement of city-issued devices or utilization of personal devices (i.e. laptop, ipad, etc.).

If staff pursues the option of obtaining city-issued devices, Microsoft Surface Go tablets are the only product that may utilized, due to security and hardware requirements.

Funding for such a project (approximately $2000) was not included in the FY25-26 budget, but would be required for such a purchase.

If Council members wish to utilize personal devices, they could simply bring them to the meeting to view the agenda packet, as the packets are accessed through the City website, and these would pose no security risk to the city.

Staff is seeking direction from Council as to how to proceed.
