Agenda

Crystal River City Council Meeting
Regular Meeting Agenda
Monday, April 13, 2026 at 5:30 PM
Citrus County Welcome Center

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

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

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 March 23, 2026

B. Motion to appoint Daniel Grannan to Planning Commission Alternate Seat Number 2.

C. Motion to approve the setting of a workshop to discuss matters related to new City Hall for Friday, August 7, 2026 at 1:00 p.m.

D. Motion to approve a road closure request for the 2026 Crystal River Nights Concert Series.

7. PUBLIC HEARING

A. WITHDRAWN by the applicant on April 2, 2026 - Consideration of Ordinance 26-O-07 (Application PA26-0001) for the voluntary contraction (de-annexation) of a 44.17-acre parcel addressed as 161 North Country Club Drive, as petitioned by Sarah Foti.
AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, FOR THE VOLUNTARY CONTRACTION (DE-ANNEXATION) OF THE CITY BOUNDARY BY DE-ANNEXING 44.17 ACRES MOL OF REAL PROPERTY ADDRESSED AS 161 NORTH COUNTRY CLUB DRIVE, 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.

B. Consideration of Ordinance 26-O-03 (Application No. PCA26-0001) for an amendment of the Future Land Use Map for 3.05 acres, addressed 1075 North Suncoast Blvd, owned by Gulf Coast RV and Boat Storage LLC, on Second Reading, and hold the public hearing for April 13, 2026, 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 A PORTION OF A PROPERTY (3.05 ACRES MOL) LYING IN SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID 17E18S27 32210 (ALT KEY: 1089018) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY GULF COAST RV AND BOAT STORAGE, LLC FROM SPECIAL DISTRICT TO URBAN CENTER LAND USE CATEGORY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

C. Consideration of Ordinance 26-O-06 (Application No. PZM26-0001) for an amendment of

the Official Zoning Map for 3.05 acres addressed as 1075 North Suncoast Blvd, owned by Gulf Coast RV and Boat Storage LLC, on Second Reading, and hold the public hearing for April 13, 2026, at 5:30 p.m. This item is associated with the previous item. QUASI-JUDICIAL

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER BY REZONING A PORTION OF PROPERTY (3.05 ACRES MOL) LYING IN SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY A PARCEL ID 17E18S27 32210 (ALT KEY: 1089018) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY GULF COAST RV AND BOAT STORAGE, LLC FROM INDUSTRIAL TO URBAN CENTER 2 ZONING DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

D. Consider the revised Development Agreement between Gulf Coast RV & Boat Storage, LLC and the City of Crystal River regarding RV and Boat Storage at 1075 North Suncoast Blvd.

E. Consideration of Ordinance 26-O-04 (Application No. PCA26-0002) for an amendment of the Future Land Use Map for 1.04 acres addressed 1154 NE 1st Street, owned by Alizzi Investment LLC, on Second Reading, and hold the public hearing for April 13, 2026, 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 (1.04 ACRES MOL) LYING IN SECTION 22, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID 17E18S220030 0185 (ALT KEY: 1081157) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY ALIZZI INVESTMENT LLC FROM SUBURBAN NEIGHBORHOOD TO THE URBAN NEIGHBORHOOD LAND USE CATEGORY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

F. Consideration of Ordinance 26-O-05 (Application No. PZM26-0002) for an amendment of the Official Zoning Map for 1.04 acres addressed as 1154 NE 1st Street, owned by Alizzi Investment LLC, on Second Reading, and hold the public hearing for April 13, 2026, at 5:30 p.m. This item is associated with the previous item. QUASI-JUDICIAL

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER BY REZONING PROPERTIES (1.04 ACRES MOL) LYING IN SECTION 22, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID 17E18S220030 0185 (ALT KEY: 1081157) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY FINNELL PROPERTIES LLC FROM SUBURBAN NEIGHBORHOOD 1 TO THE URBAN NEIGHBORHOOD 2 ZONE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIDICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

G. First Public Hearing on the Department of Economic Opportunity Small Cities Community Development Block Grant.

8. INTRODUCTION AND FIRST READING OF ORDINANCES

9. CITY ATTORNEY

A. Information and discussion on proposed Development Agreement between Edward Sinz and the City of Crystal River regarding vacation of a portion of NE 1st Ave and the construction of a private drive.

10. CITY MANAGER

A. Motion to adopt Resolution No. 26-R-13 to reallocate funds from Renewal & Replacement in the amount of $64,886.00 and acceptance of a reimbursement in the amount of $1,800.00 from U.S. Water's Insurance Company for the value of a 2014 Ford F-150 damaged in an accident for the purchase of a 2026 Ford F350 (replacement vehicle) for the Water/Sewer Dept. for the total cost of $66,686.00.

B. Motion to approve closeout of the UWHCA for the City of Crystal River's portion of the FDOT US-19 road widening project.

11. CITY COUNCIL

A. Motion to adopt Resolution No. 26-R-12 to appoint Jonathan Cash as a Commissioner of the Crystal River Community Redevelopment Agency.

12. COUNCIL MEMBER AND COMMITTEE REPORTS

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

13. PUBLIC INPUT

(Five Minute Time Limit)

14. ADJOURNMENT

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 6.A.**

Requested Motion: Motion to approve minutes of the City Council meeting held March 23, 2026

ATTACHMENTS:
Description
Minutes_03.23.26_MF.docx

Minutes

Crystal River City Council
Regular Council Meeting
Monday, March 23, 2026 5:30 p.m.
Citrus County Welcome Center

1. CALL TO ORDER

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

Council members present: Vice Mayor Chris Ensing, Council member Mindi Hastings, Council member Robert Holmes, Council member Gabrielle Satchell

Council members absent: Mayor Joe Meek

Staff present: City Manager Audra Curts, City Attorney Rob Batsel, City Clerk Mia Fink, Finance Director Michelle Rusell-Maynard, Assistant City Manager/Public Works Director Troy Slattery, Growth Management Director Carly Hanson, Assistant Growth Management Director Heather Lacey, Visitors Services Director Andrea Hullstrung

Council member Robert Holmes led the invocation, and Vice Mayor Ensing led the Pledge of Allegiance.

2. ADOPTION OF AGENDA

Motion to adopt the agenda was made by Council member Holmes; seconded by Council member Satchell. Motion carried 4-0.

3. PRESENTATIONS

A. Brain Awareness Week Proclamation

Vice Mayor Ensing presented the proclamation to Crystal River Pilot's Club members who encouraged the public to exercise brain-healthy activities, including learning a new language, reading, and getting enough sleep.

B. "Nature Coast Forever Land Conservation Program"

Ramesh Buch, North Florida Land Trust, Director of Conservation, presented to Council and highlighted benefits of the program and related opportunities.

4. UNFINISHED BUSINESS

5. PUBLIC INPUT

DRAFT

Curtiss Bryant-Citrus Insider- Discussed items 11A and 11B, noting concerns with proposed Asphalt Plant project, and encouraging opposition. He also discussed zoning application associated with item 11B.

6. APPROVAL OF CONSENT AGENDA

A. Motion to approve minutes of the City Council meeting held March 9, 2026

B. Monthly Departmental Report Summary for the month of February

C. Motion to approve the setting of a workshop to discuss matters related to new City Hall and Kings Bay for Wednesday, April 22, 2026 at 1:00 p.m.

D. Motion to approve "Agreement for Conducting Municipal Election" between the Citrus County Supervisor of Elections Office (SOE) and the City of Crystal River (City) at a cost of $1,000

Motion to approve the consent agenda was made by Council member Hastings; seconded by Council member Satchell. Motion carried 4-0.

7. PUBLIC HEARING

A. Consideration of an unlisted dissimilar use application to allow an automotive dealership to be located within the Urban Center 1 Zone at 3540 North Citrus Ave, specifically, parcel 17E18S210010 4860 as identified in the records of the Citrus County Property Appraiser

Vice Mayor Ensing conducted the quasi-judicial procedure, calling for disclosure of ex parte communications and conflicts of interest. There were none.

Staff Presentation: Growth Management Director Carly Hanson presented to Council.

Applicant Presentation:
Benje and Mason Thomas of Thomas Estate Holdings, LLC addressed Council regarding the application-noting, previous use and interest in tree preservation.

Public Hearing:
Gail Kostelnick- Inquired about gravel driveway, which applicant confirmed was pre-existing. Applicant also provided further explanation of detail contained in proposed site plan.

Council Discussion: Council discussion was held regarding stormwater, ingress/egress, and current regulations pertaining to automotive dealerships (outdoor storage).

Motion to approve an unlisted dissimilar use application to allow an automotive dealership to be located within the Urban Center 1 Zone at 3540 North Citrus Ave, specifically, parcel 17E18S210010 4860 as identified in the records of the Citrus County Property Appraiser (with staff recommendations outlined in staff report) was made by Council member Hastings; seconded by Council member Satchell.

Vice Mayor Ensing inquired about applicability of order to other parcels (not applicable).

DRAFT

Motion carried 4-0.

8. INTRODUCTION AND FIRST READING OF ORDINANCES

A. Introduction of Ordinance 26-O-07 (Application PA26-0001) for the voluntary contraction (de-annexation) of a 44.17-acre parcel addressed as 161 North Country Club Drive, as petitioned by Sarah Foti.

City Clerk Fink read the ordinance by title only.

B. Introduction of Ordinance 26-O-03 (Application No. PCA26-0001) for an amendment of the Future Land Use Map for 3.05 acres, addressed 1075 North Suncoast Blvd, owned by Gulf Coast RV and Boat Storage LLC, on First Reading, and set the public hearing for April 13, 2026, at 5:30 p.m. This item is associated with the next item.

City Clerk Fink read the ordinance by title only.

C. Introduction of Ordinance 26-O-06 (Application No. PZM26-0001) for an amendment of the Official Zoning Map for 3.05 acres addressed as 1075 North Suncoast Blvd, owned by Gulf Coast RV and Boat Storage LLC, on First Reading, and set the public hearing for April 13, 2026, at 5:30 p.m. This item is associated with the previous item.

City Clerk Fink read the ordinance by title only.

D. Introduction of Ordinance 26-O-04 (Application No. PCA26-0002) for an amendment of the Future Land Use Map for 1.04 acres addressed 1154 NE 1st Street, owned by Alizzi Investment LLC, on First Reading, and set the public hearing for April 13, 2026, at 5:30 p.m. This item is associated with the next item.

City Clerk Fink read the ordinance by title only.

E. Introduction of Ordinance 26-O-05 (Application No. PZM26-0002) for an amendment of the Official Zoning Map for 1.04 acres addressed as 1154 NE 1st Street, owned by Alizzi Investment LLC, on First Reading, and set the public hearing for April 13, 2026, at 5:30 p.m. This item is associated with the previous item.

City Clerk Fink read the ordinance by title only.

9. CITY ATTORNEY

A. Update regarding agreement with 579 US Highway 19, LLC

City Attorney Batsel provided an update regarding the 579 US Highway 19, LLC project, including project details and timelines for redevelopment milestones and confirmed owner's inability to attend the meeting. He made certain recommendations related to the case, including filing of a motion to request a case management conference. Council discussion was held regarding potential conditions for delays, provision of conceptual site plans, and completion deadlines.

DRAFT

City Attorney Batsel also provided an update regarding the Riverwalk project, discussing recent meeting held with Mr. Uterwyk,(representing purchasers under contract for Pete's Pier Dockside).

10. CITY MANAGER

A. GrantWorks discussion and prioritization of funding opportunities

Ashley Dowdy presented "Priority Grant Summary" and "One-Pagers" on potential grant funding opportunities identified for various projects. She also addressed questions regarding eligibility (multiple sources for one project), non-point source project funding. Discussion was held regarding various projects identified as high-priority, current efforts underway and already funded and public-private partnership (leveraging) opportunities, with Lisa Moore of Save Crystal River, also addressing Council questions. Ms. Dowdy concluded presentation of individual funding opportunities and Council consensus was sought regarding prioritization of which funding sources to pursue for which projects.

Motion to authorize staff to pursue Recreational Trails Program and CDBG funding for Riverwalk Phase II project was made by Council member Hastings; seconded by Council member Holmes.

Council member Satchell inquired about Save Crystal River, Inc. funding contribution for GrantWorks services for Resilient Florida funding application for Island Restoration Initiative Project funding. Discussion was held regarding SCR's previous fundraising success, public-private partnerships, leveraging, and pending funding for Hunter Springs Basin Project. Ms. Moore confirmed that Save Crystal River, Inc. would pursue the Innovative Technology for Harmful Algal Blooms grant independently.

Further discussion was held regarding Resilient Florida funding and vulnerability assessment inclusion for proposed projects, pass-through entities, federal procurement and match requirements, etc.

Motion (reiterated, slightly modified) **to authorize funding for GrantWorks to apply for Recreational Trails Program and CDBG funding for Riverwalk Phase II project was made by Council member Hastings; seconded by Council member Holmes. Motion carried 4-0.**

Further Council discussion was held regarding funding needed for GrantWorks to pursue Resilient Florida funding for SCR Island Restoration Initiative ($15,630). Ms. Moore confirmed SCR could split that cost.

Motion to authorize a portion of funding for GrantWorks to apply for Resilient Florida Grant funding in conjunction with Save Crystal River was made by Council member Hastings; seconded by Council member Satchell.

Further Council discussion was held regarding federal requirements associated with grant funding.

Motion carried 4-0.

B. Motion to adopt Resolution No. 26-R-11 and approve Kimley Horn IPO No. 3 for the 5th St. Streetscape Design Project in the amount of $48,700.00

Assistant City Manager Troy Slattery presented the item.

DRAFT

Motion to adopt Resolution No. 26-R-11 and approve Kimley Horn IPO No. 3 for the 5th St. Streetscape Design Project in the amount of $48,700.00was made by Council member Hastings; seconded by Council member Satchell. Motion carried 4-0.

C. Motion to approve an Individual Project Supplement to the Master Agreement for Professional Services with Ayres and Associates in the amount of $173,275.00 for Additional Project Management and Construction Observation Services - Phase 2, Segment 1, Waterward Riverwalk (Canal Crossing)

Assistant City Manager Troy Slattery presented the item.

Motion to approve an Individual Project Supplement to the Master Agreement for Professional Services with Ayres and Associates in the amount of $173,275.00 for Additional Project Management and Construction Observation Services - Phase 2, Segment 1, Waterward Riverwalk (Canal Crossing) was made by Council member Holmes; seconded by Council member Satchell.

Council member Holmes requested more frequent project updates.

Motion carried 4-0.

11. CITY COUNCIL

A. Discussion regarding City position on proposed development of parcel located at 7355 N. Citrus Avenue

Council discussion was held regarding Citrus County B.O.C.C. staff report regarding the proposed application, and method of communicating City position regarding application (opposition). *Consensus was reached for staff to compile a letter outlining concerns and causes for opposition.*

B. Discussion regarding City position on proposed development of artificial intelligence data center development in Holder

Brief discussion was held regarding application and need to continue monitoring status.

12. COUNCIL MEMBER AND COMMITTEE REPORTS

A. Mayor Meek

B. Vice Mayor Ensing confirmed upcoming meeting with “Michigan Town” residents regarding Historic District designation.

C. Council member Satchell confirmed upcoming Library Board workshop and discussed youth sports league need for field space and potential for City to provide space.

DRAFT

D. Council member Hastings

E. Council member Holmes inquired about flags along Highway 19 and NW 3rd Avenue. He discussed CCCCF and recent attendance to the Family Resource Center Gala.

13. PUBLIC INPUT

14. ADJOURNMENT Mayor Meek adjourned the meeting at 8:19 P.M.

DRAFT

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 6.B.**

Requested Motion: Motion to appoint Daniel Grannan to Planning Commission Alternate Seat Number 2.

Summary:
The Planning Commission Alternate Seat 2 has been vacant since January 26, 2026. Staff received one application for this position. Daniel Grannan has previously served on the Planning Commission and CRA Board.

Staff Recommendation:
Staff recommends appointment of Daniel Grannan to Planning Commission Alternate Seat No. 2.

ATTACHMENTS:
Description
Planning Commission ROSTER_4.13.26.docx

CITY OF CRYSTAL RIVER PLANNING COMMISSION **3 Year Terms**

MEMBER TYPE/ SEAT #	NAME/ADDRESS	APPOINTED	TERM END	WORK EXPERIENCE
At Large per LDC 8.02.02(E)(2) **Seat #1**	**Richard Laxton** 1411 NW 19th St. Crystal River, FL 34428 352-302-2883 RLaxton@Tmarkhomes.com	**03/10/08(O)** 12/12/22 (A) 10/23/23 (R)	**9/30/26**	Architect/ General Contractor
Construction per LDC 8.02.02(E)(2) **Seat #2**	**Deborah MacArthur Anderson** 707 Miller Creek Road Crystal River, 34428 813-390-6010 deborahanderson0@me.com	**10/13/08(O)** 9/12/2022 (A) 9/22/25 (R)	**9/30/28**	Planning and Architectural Design
Office Mgr. per LDC 8.02.02(E)(3) **Seat #3**	**Kristen Coble** 1611 NW 20th Ave. Crystal River, FL 34428 352-302-9449 Kristen.L.Bare@gmail.com	**10/01/09(O)** 9/23/24 (A)	**09/30/27**	Education
At-large per LDC 8.02.02(E)(4) **Seat #4**	**Terrance "Terry" Thompson** 1107 SE 4th Ave Crystal River, FL 34429 352-895-3561 Captterryrealtor@gmail.com	**10/01/09(O)** 10/25/21 (A) 9/23/24 (R)	**09/30/27**	Real Estate Broker
Architect per LDC 8.02.02(E)(4) **Seat #5**	**Larry Schenavar** 221 SE 2nd Pl Crystal River, FL 34429 352-895-6838 lschenavar@gmail.com	**10/13/08(O)** 03/28/22 (A) 10/23/23 (R)	**09/30/26**	Consultant
At-large per LDC 8.02.02(E)(4) **Seat #6**	**Karen Cunningham** 2011 NW 15th Street Crystal River, FL 34428 352-795-2441 kscunn@gmail.com	**03/10/08(O)** 9/12/2022 (A) 9/22/25 (R)	**09/30/28**	Real Estate Broker
Property Appraiser per LDC 8.02.02(E)(3) **Seat #7**	**Charles Kish** 209 SE 2nd Place Crystal River, FL 34429 352-795-6406 charliekish@gmail.com	**10/13/08(O)** 1/26/2026 (A)	**09/30/27**	Engineer and Project Management
Alternate **Seat #1**	**Scott Davis** 1840 NW 18th Street Crystal River, FL 34428 352-795-6436 davislanding@gmail.com	**10/01/09(O)** 1/26/2026 (A)	**09/30/28**	Management, Landscaping, and Mechanical
Alternate **Seat # 2**	**Daniel Grannan** 532 NW Fern Drive Crystal River, FL 34428 352-601-7500 sq2qao@aol.com	**10/01/09(O)** 4/13/2026 (A)	**09/30/26**	Retired Duke Energy Education
Citrus County School District Non-voting Member S. 163.3174(1), F.S.	**Chuck Dixon, AICP** 2575 S Panther Drive Lecanto, FL 34461 (352) 746-3960 dixonc@citrusschools.org	**N/A**	**N/A**	Director of Planning and Growth Management, Citrus Co. Schools

O- Original Term Date
A- Appointed
R- Reappointed

4.13.26 REV

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 6.C.**

Requested Motion: Motion to approve the setting of a workshop to discuss matters related to new City Hall for Friday, August 7, 2026 at 1:00 p.m.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 6.D.**

Requested Motion: Motion to approve a road closure request for the 2026 Crystal River Nights Concert Series.

Summary:
The City of Crystal River is requesting a road closure for the 2026 Crystal River Nights Concert Series. They are requesting to close Citrus Avenue from Highway 19 to NW 5th Street and Town Square.

The current proposed dates for events include:

April 18, 2026
May 23, 2026
July 4, 2026 (in conjunction with July 4th holiday)
September 19, 2026
October 10, 2026 (in conjunction with Scarecrow Festival)
November 21, 2021
December 4, 2026 (in conjunction with the Christmas Tree Lighting)

These dates are subject to change.

Staff Recommendation:
Staff recommends approval of the road closures for the Crystal River Nights Music Series.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 7.A.**

Requested Motion: WITHDRAWN by the applicant on April 2, 2026 - Consideration of Ordinance 26-O-07 (Application PA26-0001) for the voluntary contraction (de-annexation) of a 44.17-acre parcel addressed as 161 North Country Club Drive, as petitioned by Sarah Foti.

Summary:
This item was withdrawn by the applicant on April 2, 2026.

Sarah Foti, owner of 161 North Country Club Drive, has made a formal request for the voluntary de-annexation pursuant to Section 171.051, *Contraction Procedures*, Florida Statutes. The request seeks to remove a 44.17-acre parcel from the municipal boundaries of the City of Crystal River.

The basis for this request is that the owner holds adjacent property located in Citrus County and desires for all parcels to be under a single jurisdiction. Additionally, she maintains cattle on her county property and wishes to keep cattle on the subject site, which is not permitted under current City regulations.

The Planning Commission continued this item, anticipating that the applicant would revise the application.
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:
WITHDRAWN by the applicant on April 2, 2026. - Consideration of Ordinance 26-O-07 for voluntary contraction, hold the public hearing on April 13, 2026, at 5:30 p.m., 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 44.17 ACRES MOL OF REAL PROPERTY ADDRESSED AS 161 NORTH COUNTRY CLUB DRIVE, 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
Staff Report
PowerPoint

Ordinance

CITY OF CRYSTAL RIVER

STAFF REPORT

Growth Management Department

MEETING DATES:	Planning Commission Meeting: March 5, 2026, at 5:30 p.m. City Council Introduction: March 23, 2026, at 5:30 p.m. City Council Second Reading & Public Hearing: April 13, 2026, at 5:30 p.m.
PA26-0001 – Sarah Foti – Request for De-Annexation	
REQUEST:	Sarah Foti has filed a petition for De-Annexation for 161 North Country Club Drive to be removed from the municipal boundary of the City of Crystal River.
SUBJECT PROPERTY:	Section 33, Township 18 South, Range 17 East; specifically, 161 North Country Club Drive, Crystal River, Parcel ID 17E18S33 32200 (Altkey: 3528801), as identified by the Citrus County Property Appraiser, and located on the southern 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 44.17 acres
EXISTING LAND USE:	Suburban Neighborhood
EXISTING ZONING:	Suburban Neighborhood 2
SURROUNDING AREA:	Vacant Unincorporated Citrus County Low Density Coastal Lakes Land Use and Citrus County Coastal Lakes Residential Zoning to the North, West, and South Vacant Crystal River Suburban Neighborhood Land Use and Suburban Neighborhood 2 Zoning to the East.
PREPARED BY:	Carly Hanson, Growth Management Director

BACKGROUND: Sarah Foti, owner of 161 North Country Club Drive, has made a formal request for the voluntary de-annexation pursuant to Section (§) 171.051, *Contraction Procedures*, Florida Statutes. The request seeks to remove a 44.17-acre parcel from the municipal boundaries of the City of Crystal River.

The basis for this request is that the owner holds adjacent property located in Citrus County and desires for all parcels to be under a single jurisdiction. Additionally, she maintains cattle on her county property and wishes to keep cattle on the subject site, which is not permitted under current City regulations.

ANALYSIS: This report evaluates the feasibility of removing the subject property from the municipal boundaries of the City of Crystal River in accordance with §171.052, Florida Statutes, governing the contraction of municipal boundaries. Section 171.052 provides that only those areas that do not meet the annexation criteria of §171.043 may be considered for exclusion. However, if the proposed exclusion would cause any portion of the municipality to become noncontiguous with the remainder of the City, the contraction is prohibited.

Under §171.043, an area may be annexed only if it:
(1) is 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, at the time annexation proceedings begin, the area must be contiguous to the municipal boundaries, reasonably compact, and not located within another incorporated municipality.

> ***Findings:*** The subject property is contiguous to the City's boundary, reasonably compact in configuration, and is not included within another incorporated municipality. Accordingly, it satisfies this standard for annexation under §171.043 (1).

Criteria: §171.043 (2) requires that the area be developed for urban purposes[1], meaning it satisfies at least one of the following:

- A resident population of at least two persons per acre; or
- A resident population of at least one person per acre with at least 60% of lots one acre or less in size; or
- At least 60% of lots used for urban purposes, with at least 60% of the total acreage (excluding nonresidential urban uses) divided into lots of five (5) acres or less in size.

> ***Findings:*** The subject property is a vacant 44.17-acre parcel and does not meet any of the density, subdivision, or urban development thresholds set forth in §171.043 (2). It has no resident population, is not subdivided into lots of one acre or less, and is not divided into parcels five (5) acres or less in size for urban use. Therefore, it does not qualify as an area developed for urban purposes.

Criteria: §171.043 (3) states that an area not meeting subsection (2) may nevertheless be annexed if it:

- Lies between the municipal boundary and an area developed for urban purposes, such that the developed area would otherwise be separated from the municipality or could not be served without extending services through sparsely developed land; or
- Is adjacent along at least 60% of its external boundary to a combination of the municipal boundary and area development for urban purposes.

Findings: The subject property does not lie between the municipal boundary and an urbanized area, nor does it meet the 60% adjacency requirement described in §171.043 (3). Therefore, it would not qualify for annexation under this subsection.

Criteria: §171.052 further provides that even if an area does not meet the annexation criteria of §171.043, contraction is not permitted if the exclusion would cause any portion of the municipality to become noncontiguous.

[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."

Findings: Removal of the subject property from the City limits would create a noncontiguous portion of the municipality. As such, the proposed contraction is expressly prohibited under §171.052

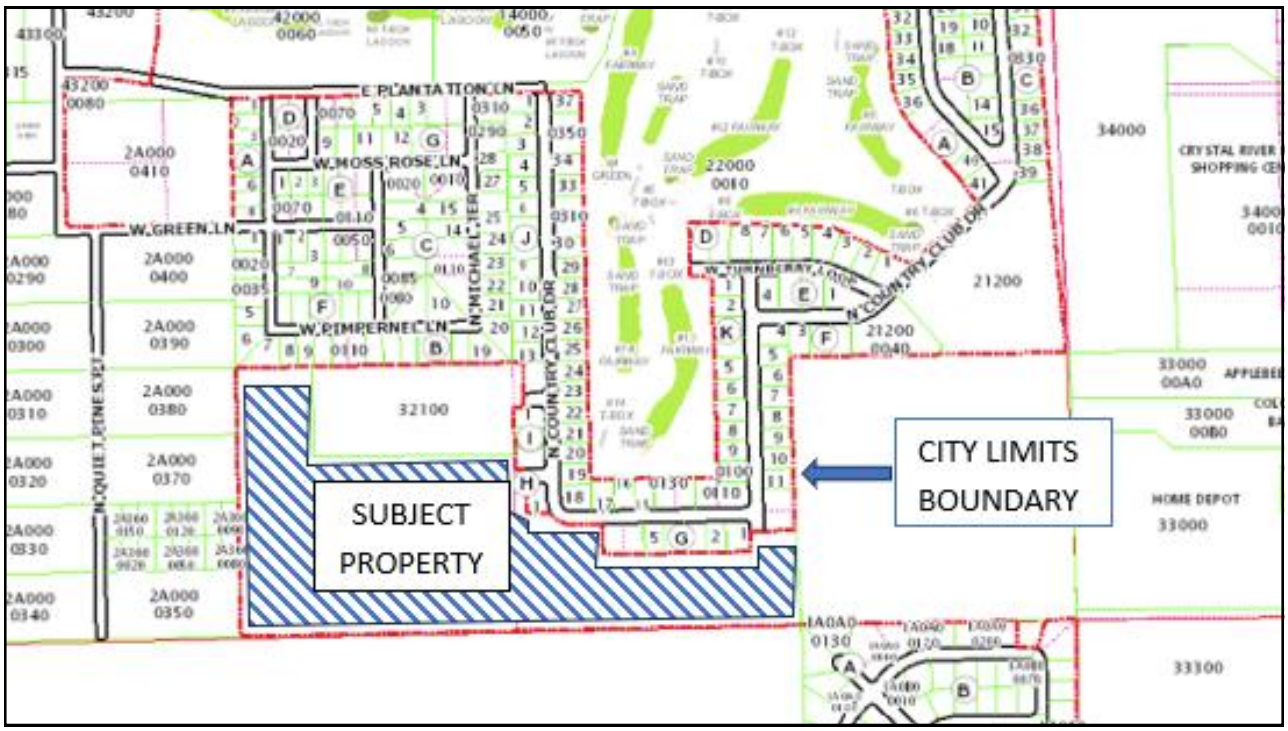
CONCLUSION: Although the subject property does not meet the statutory criteria for annexation under §171.043(2) or (3), contraction is not permissible because excluding the property would result in a noncontiguous municipal boundary. Pursuant to §171.052, the proposed de-annexation cannot be approved.

STAFF RECOMMENDATION: Based on the foregoing statutory analysis, staff finds that the application does not satisfy the requirements for contraction of municipal boundaries under Chapter 171, Florida Statutes, and therefore recommends denial of the de-annexation request.

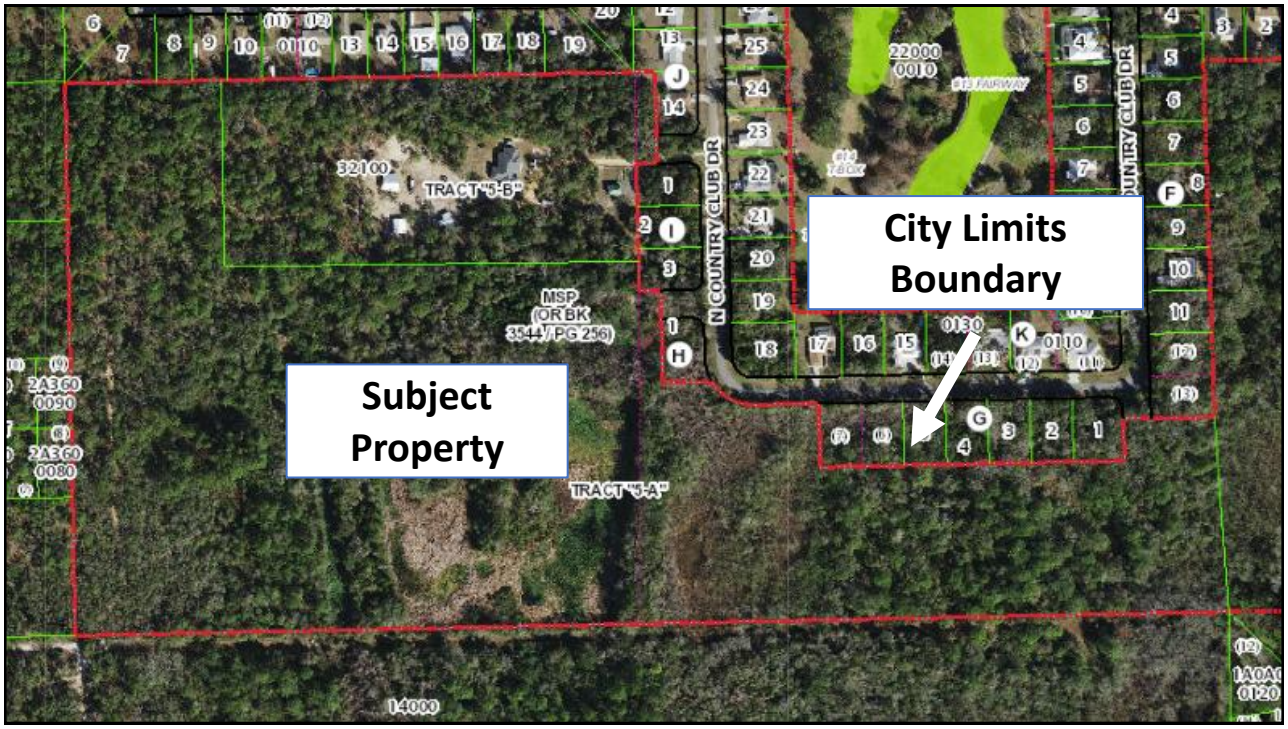
PA26-0001
Request for De-Annexation
Sarah Foti

1

1



2


City Limits Boundary
Subject Property
TRACT "5-B"
TRACT "5-A"
N COUNTRY CLUB DR
MSP (OR BK 3544 / PG 256)
32100
22000 0010
14000

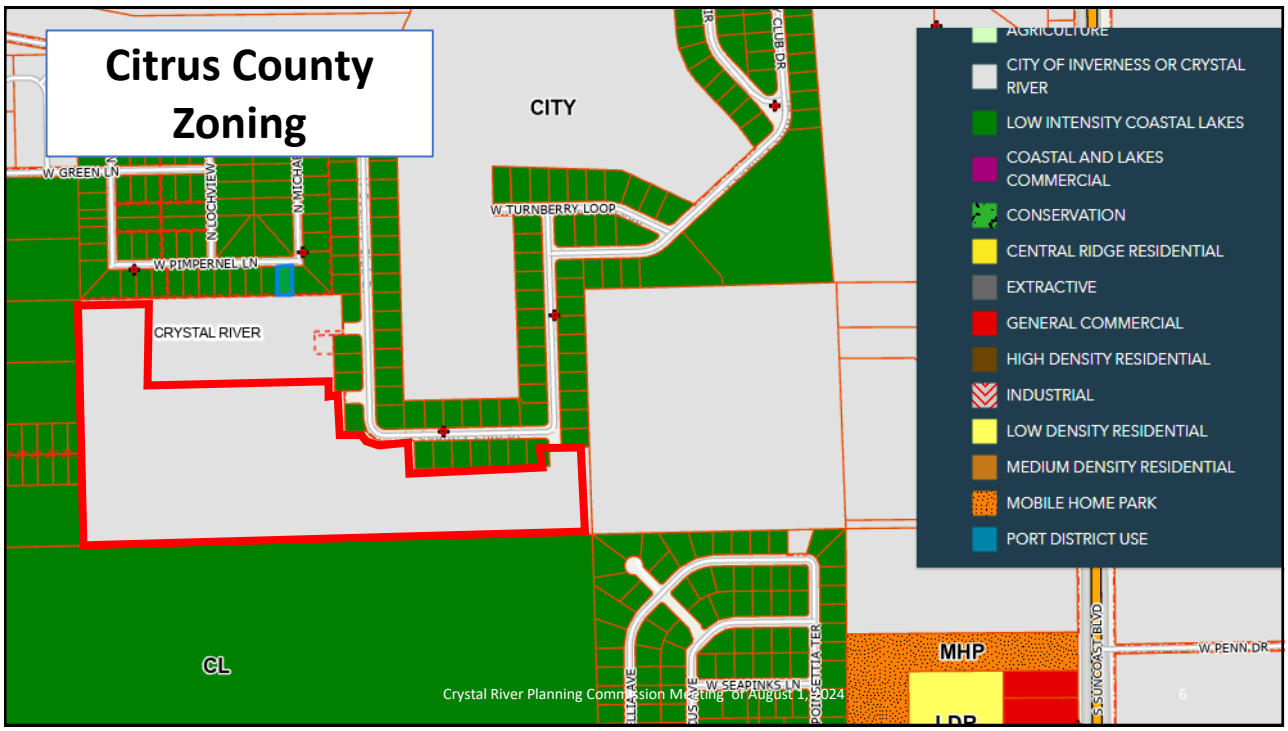
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City Limits Boundary
Subject Property
TRACT "5-B"
TRACT "5-A"
N COUNTRY CLUB DR
MSP (OR BK 3544 / PG 256)
32100
22000 0010
14000

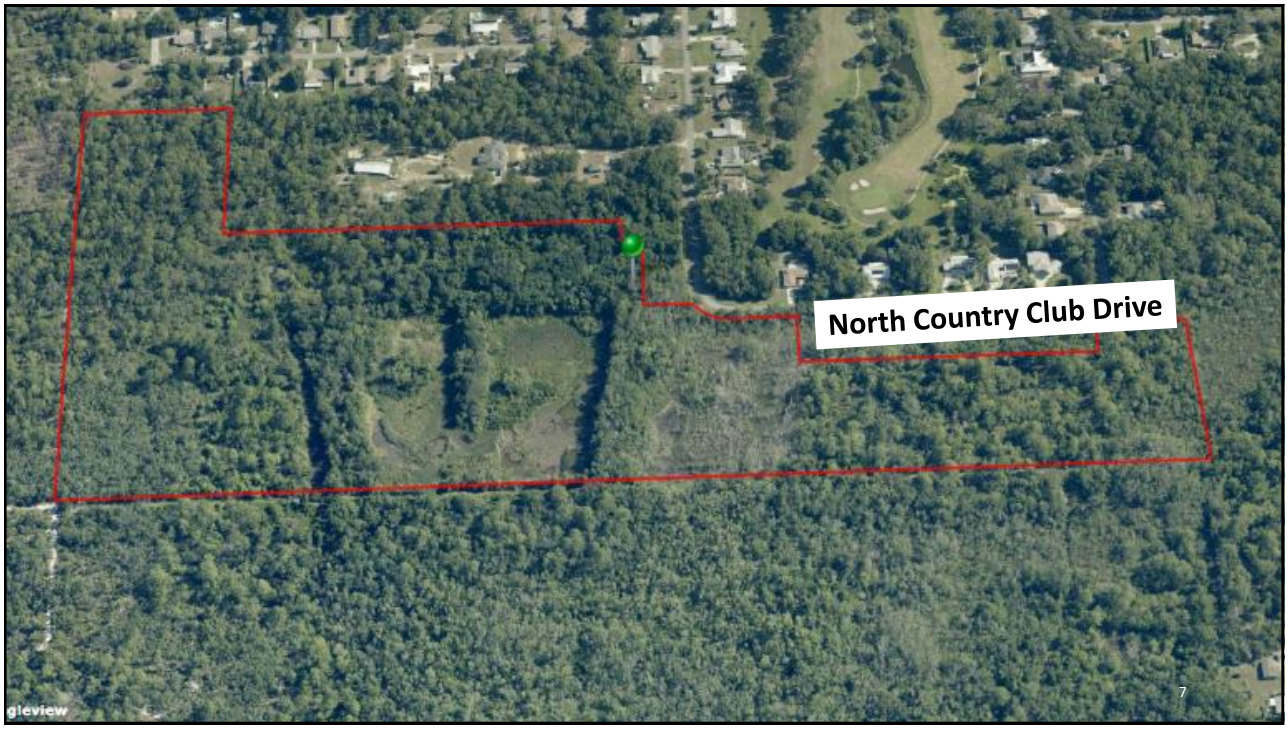
4


City of Crystal River Zoning
W Green Ln
W Pimpernel Ln
W Turnberry Loop
N Country Club Dr
Sibex Contract Manufacturing
Truist
Chili's
N Suncoast Blvd
S Suncoast Blvd
Zoning
UC-1
UC-2
UN-1
UN-2
SN-1
SN-2
CIV
CON
IND
IU
PUD

5


Citrus County Zoning
CITY
CRYSTAL RIVER
CL
MHP
W GREEN LN
W PIMPERNEL LN
W TURNBERRY LOOP
W SEAPINKS LN
W PENN DR
S SUNCOAST BLVD
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
Crystal River Planning Commission Meeting of August 1, 2024

6



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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).

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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.

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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 and would not be adjacent to at least 60 percent of any combination of municipal boundary and the boundary of an area developed for urban purposes as defined in §171.043 (2) if it were considered for annexation.

12

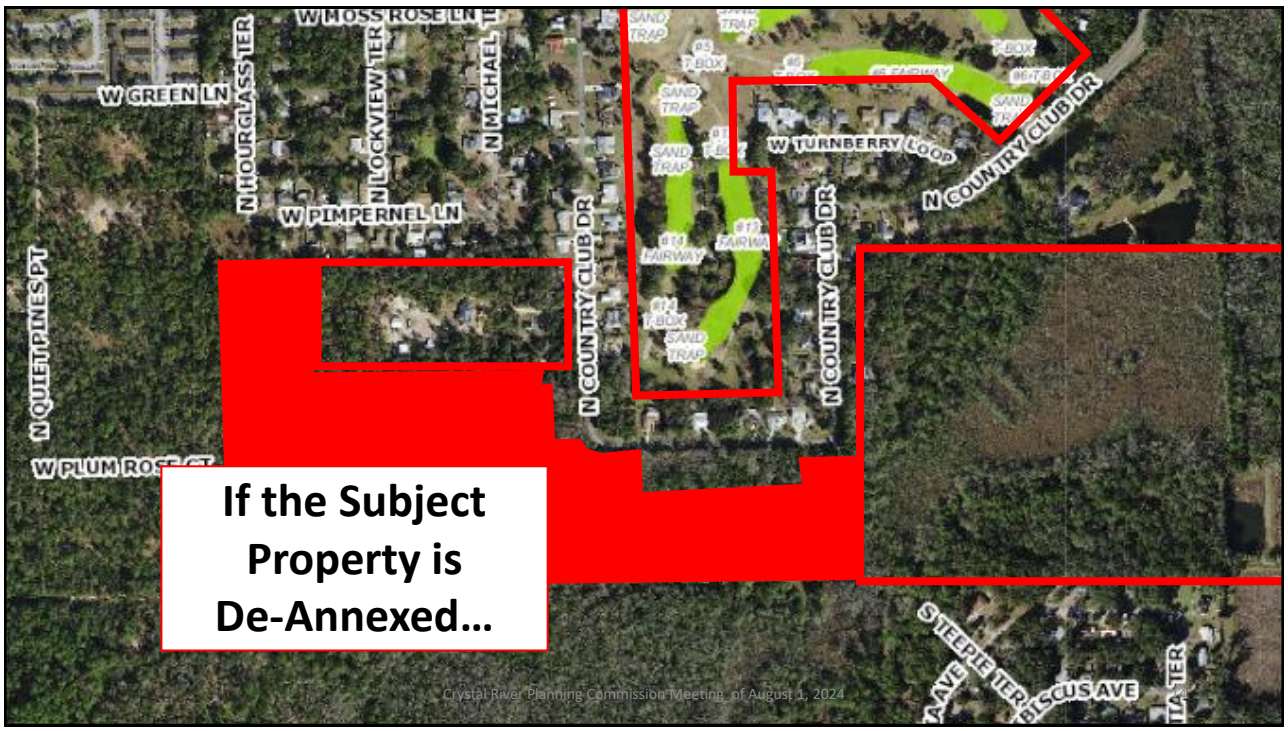
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Findings

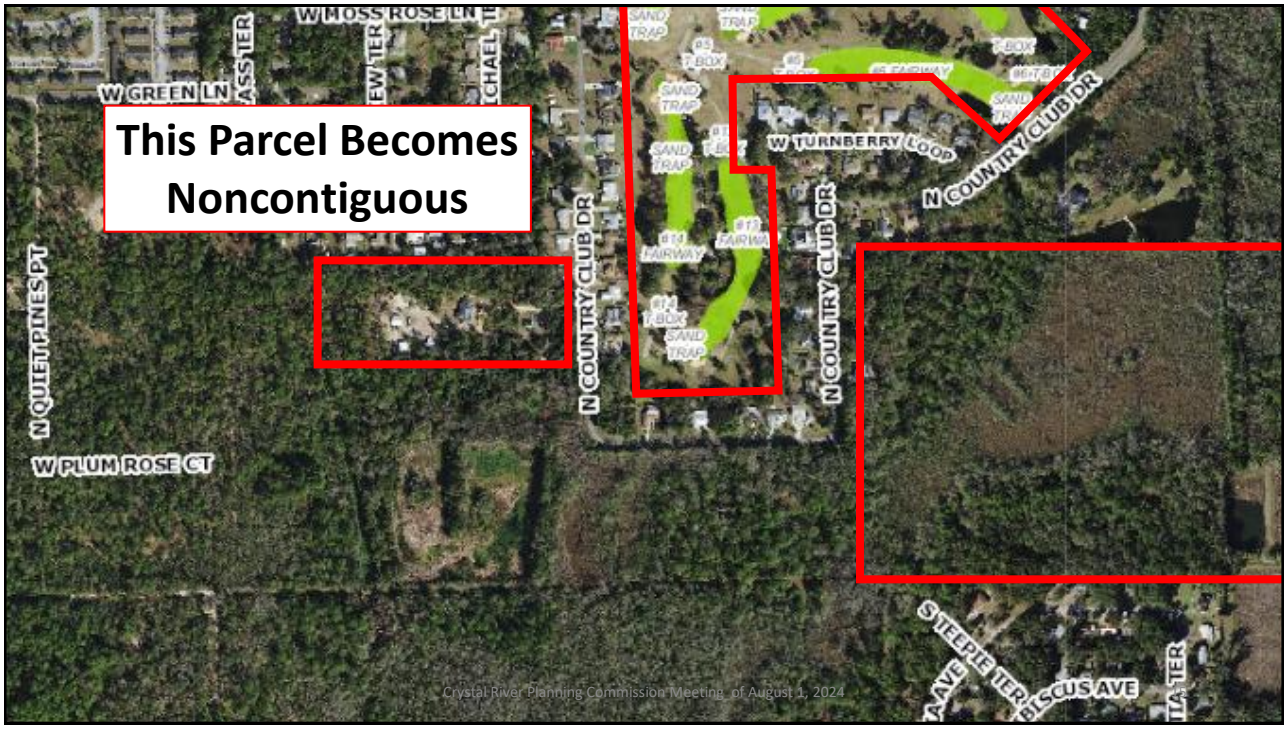
- §171.052 states that if the area proposed to be excluded does not meet the criteria of §171.043, but such exclusion would result in a portion of the municipality becoming noncontiguous with the rest of the municipality, **then such exclusion shall not be allowed**.
- Removal of the subject property from the City limits would create a noncontiguous portion of the municipality. As such, the proposed contraction is expressly prohibited under §171.052

13

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14



15

CITY OF CRYSTAL RIVER
HOME OF THE MANATEE

QUESTIONS?

PA26-0001
Request for De-Annexation
Sarah Foti

16

16

ORDINANCE 26-O-07

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, FOR THE VOLUNTARY CONTRACTION (DE-ANNEXATION) OF THE CITY BOUNDARY BY DE-ANNEXING 44.17 ACRES MOL OF REAL PROPERTY ADDRESSED AS 161 NORTH COUNTRY CLUB DRIVE, 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, Sarah Foti, herein "Owner," owns a parcel identified by the Citrus County Property Appraiser Tax Parcel ID: 17E18S33 32200 (approximately 44.17 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 11-O-02 on February 14, 2011; 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, Sarah Foti, 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 had an opportunity to be heard in a quasi-judicial proceeding; and

WHEREAS, the City 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 Sarah Foti 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, Sarah Foti, 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, Sara Foti, 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:

A PORTION OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA; THENCE N 00°16'46" W ALONG THE WEST LINE SAID SE 1/4 OF SW 1/4 A DISTANCE OF 1307.08 FEET TO THE NW CORNER OF SAID SE 1/4 OF THE SW 1/4; THENCE N. 89°37'02" E. ALONG THE NORTH LINE OF SAID SE 1/4 OF SW 1/4 A DISTANCE OF 370.40 FEET; THENCE S. 00°42'25" E., A DISTANCE OF 435.01 FEET; THENCE N. 89°37'02" E. PARALLEL TO THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST A DISTANCE OF 976.59 FEET TO A POINT ON THE WEST BOUNDARY LINE OF PARADISE COUNTRY CLUB UNIT 2, AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID PARADISE COUNTRY CLUB UNIT 2, THE FOLLOWING COURSES AND DISTANCES; S. 00°42'25" E. A DISTANCE OF 81.00 FEET; THENCE N. 89°37'02" E., A DISTANCE OF 50.00 FEET; THENCE S. 00°42'25" E. A DISTANCE 216.00 FEET; THENCE N. 89°37'02" E. A DISTANCE OF 115.67 FEET TO A POINT ON A CURVE, CONCAVED NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 59°38'10" AND A RADIUS OF 116.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S. 60°37'33" E. 115.59 FEET); THENCE N. 89°33'24" E. A DISTANCE OF 152.00 FEET; THENCE S. 01°02'45" E. A DISTANCE OF 150.00 FEET; THENCE N. 89°33'24" E. 720.00 FEET; THENCE N. 01°02'45" W. A DISTANCE OF 98.45 FEET; THENCE N. 89°37'02" E. A DISTANCE OF 216.00 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF SE 1/4 OF SAID SECTION 33; THENCE S. 01°02'45" E. ALONG SAID EAST LINE A DISTANCE OF 464.22 FEET TO THE SE CORNER OF SAID SW 1/4 OF SE 1/4; THENCE S. 89°33'21" W. ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 2713.48 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1,943,322 SQUARE FEET (44.61 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 _____, 2026.

APPROVED on first reading after due public notice and public hearing the _____ day of _____ 2026.

ADOPTED on second reading after due public notice and public hearing the ___ day of _____, 2026.

ATTEST:

CITY OF CRYSTAL RIVER

_____
MIA FINK, CITY CLERK

_____
JOE MEEK, MAYOR

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

_____
Robert W. Batsel, Jr., City Attorney

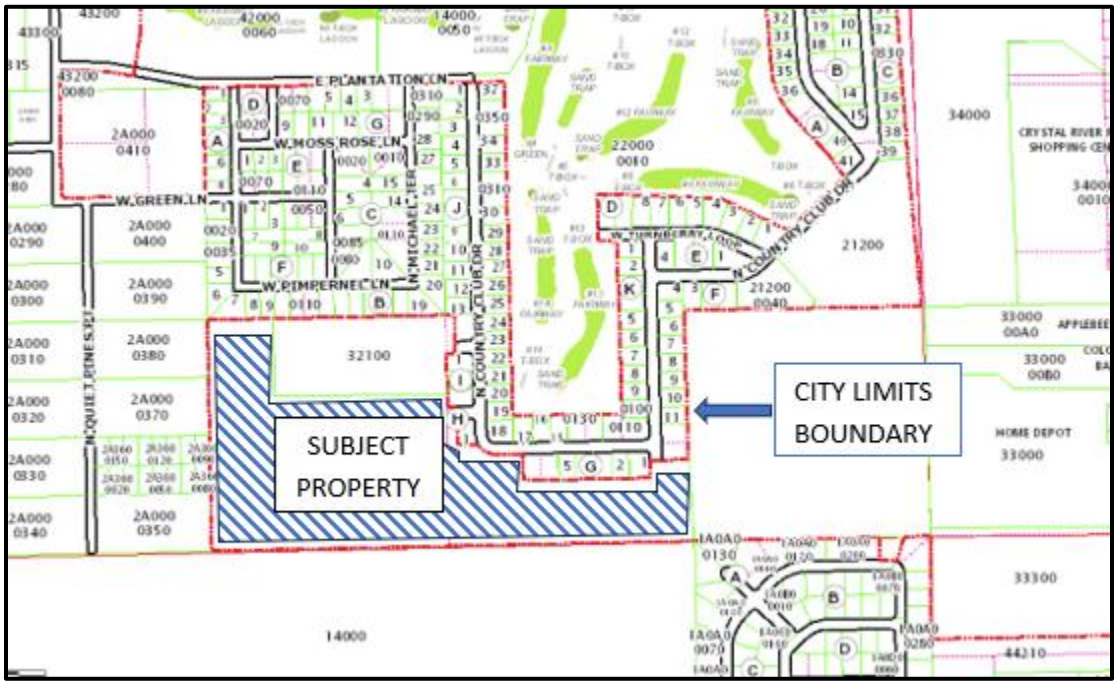
VOTE OF COUNCIL:

Joe Meek _____
Robert Holmes _____
Mindi Hastings _____
Chris Ensing _____
Gabrielle Satchell _____

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA; THENCE N 00°16'46" W ALONG THE WEST LINE SAID SE 1/4 OF SW 1/4 A DISTANCE OF 1307.08 FEET TO THE NW CORNER OF SAID SE 1/4 OF THE SW 1/4; THENCE N. 89°37'02" E. ALONG THE NORTH LINE OF SAID SE 1/4 OF SW 1/4 A DISTANCE OF 370.40 FEET; THENCE S. 00°42'25" E., A DISTANCE OF 435.01 FEET; THENCE N. 89°37'02" E. PARALLEL TO THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST A DISTANCE OF 976.59 FEET TO A POINT ON THE WEST BOUNDARY LINE OF PARADISE COUNTRY CLUB UNIT 2, AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID PARADISE COUNTRY CLUB UNIT 2, THE FOLLOWING COURSES AND DISTANCES; S. 00°42'25" E. A DISTANCE OF 81.00 FEET; THENCE N. 89°37'02" E., A DISTANCE OF 50.00 FEET; THENCE S. 00°42'25" E. A DISTANCE 216.00 FEET; THENCE N. 89°37'02" E. A DISTANCE OF 115.67 FEET TO A POINT ON A CURVE, CONCAVED NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 59°38'10" AND A RADIUS OF 116.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S. 60°37'33" E. 115.59 FEET); THENCE N. 89°33'24" E. A DISTANCE OF 152.00 FEET; THENCE S. 01°02'45" E. A DISTANCE OF 150.00 FEET; THENCE N. 89°33'24" E. 720.00 FEET; THENCE N. 01°02'45" W. A DISTANCE OF 98.45 FEET; THENCE N. 89°37'02" E. A DISTANCE OF 216.00 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF SE 1/4 OF SAID SECTION 33; THENCE S. 01°02'45" E. ALONG SAID EAST LINE A DISTANCE OF 464.22 FEET TO THE SE CORNER OF SAID SW 1/4 OF SE 1/4; THENCE S. 89°33'21" W. ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 2713.48 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1,943,322 SQUARE FEET (44.61 ACRES) MORE OR LESS.

EXHIBIT "B"
DEANNEXED TERRITORY MAP



CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 7.B.**

Requested Motion:

Consideration of Ordinance 26-O-03 (Application No. PCA26-0001) for an amendment of the Future Land Use Map for 3.05 acres, addressed 1075 North Suncoast Blvd, owned by Gulf Coast RV and Boat Storage LLC, on Second Reading, and hold the public hearing for April 13, 2026, at 5:30 p.m. This item is associated with the next item.

Summary:

The applications submitted by Clay Sweger, on behalf of Gulf Coast RV and Boat Storage, LLC, request amendments to both the Future Land Use Map and the Zoning Map for an approximately +/- 3.05-acre portion of the subject property. Specifically, the applicant proposes to change the Future Land Use Category from Special District to Urban Center and rezone the same area from Industrial to Urban Center 2.

The applicant owns approximately +/- 9.0 acres in total. Of this acreage, the westernmost +/- 0.75 acres are already designated Urban Center, while the easternmost +/- 5.2 acres will retain the Special District Future Land Use Category. The requested amendments apply only to the central +/- 3.05-acre portion of the property and are intended to facilitate redevelopment of the site to accommodate a new hotel.

Staff Recommendation:

Consideration of Ordinance 26-O-03, hold the public hearing for April 13, 2026, and, if approved, authorize the Mayor to execute the Ordinance.

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 A PORTION OF A PROPERTY (3.05 ACRES MOL) LYING IN SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID 17E18S27 32210 (ALT KEY: 1089018) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY GULF COAST RV AND BOAT STORAGE, LLC FROM SPECIAL DISTRICT TO URBAN CENTER LAND USE CATEGORY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ATTACHMENTS:
Description
Ordinance
Staff Report
PowerPoint
Application

ORDINANCE NO. 26-O-03

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 A PORTION OF A PROPERTY (3.05 ACRES MOL) LYING IN SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID 17E18S27 32210 (ALT KEY: 1089018) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY GULF COAST RV AND BOAT STORAGE, LLC FROM SPECIAL DISTRICT TO URBAN CENTER 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 March 5, 2026, 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 a 3.05 acres (MOL) portion owned by Gulf Coast RV and Boat Storage, LLC by redesignating the Future Land Use from Special District to Urban Center 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. PCA26-0001 GULF COAST RV AND BOAT STORAGE LLC

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.

That the property legally described as shown in **EXHIBIT "A"** attached hereto and incorporated herein by reference, for 3.05 acres, is amended to Urban Center.

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 _____, 2026.

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:

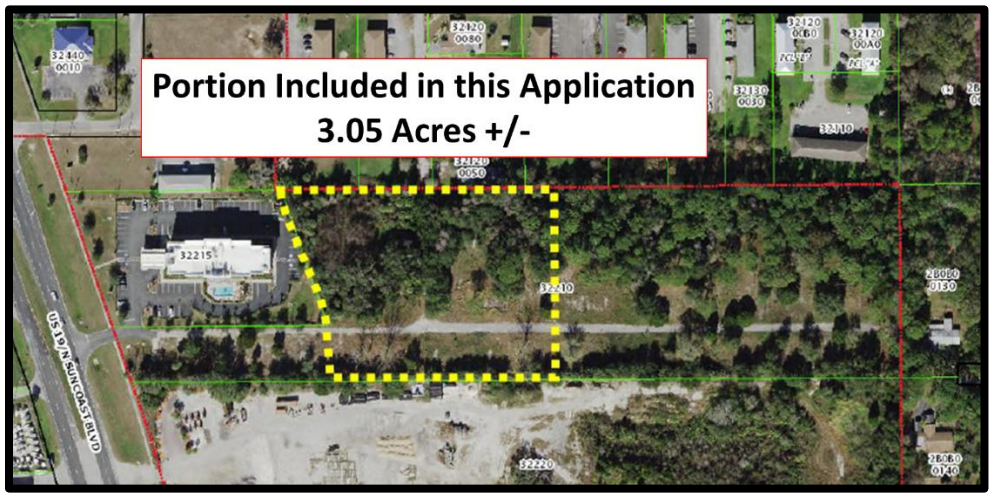
Joe Meek _____
Robert Holmes _____
Mindi Hastings _____
Chris Ensing _____
Gabrielle Satchell _____

EXHIBIT "A"

A portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida and run thence North 01°14'04" West, along the East line of said Southwest 1/4, a distance of 335.85 feet to the southeast corner of the North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4; thence South 89°27'43" West, along the South line of said North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4, a distance of 677.31 feet to the Point of Beginning; thence continue South 89°27'43" West, along said South line, 364.98 feet; thence North 00°32'17" West, 85.53 feet; thence North 18°52'23" West, 263.50 feet to a point on the North line of said North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4; thence North 89°28'09" East, along said North line, 447.87 feet; thence South 00°32'17" East, 335.60 feet to the Point of Beginning.

Containing 3.05 Acres (132,861 Square Feet), more or less.



CITY OF CRYSTAL RIVER

STAFF REPORT

Growth Management Department

MEETING DATES:	Planning Commission: March 5, 2026, at 5:30 p.m. City Council Introduction: March 23, 2026, at 5:30 p.m. City Council Second Reading & Public Hearing: April 13, 2026, at 5:30 p.m.	
PCA26-0001/PZM26-0001 – Clay Sweger on behalf of Gulf Coast RV and Boat Storage, LLC Future Land Use and Zoning Map Amendment		
PROPOSED AMENDMENTS:	**COMPREHENSIVE PLAN**	Small-Scale Comprehensive Plan Amendment to the Future Land Use Map to change a 3.05-acre +/- portion from Special District to Urban Center
	ZONING MAP	Amendment to the Official Zoning Map to change a 3.05-acre +/- portion from Industrial to Urban Center 2
SUBJECT PROPERTY:	Section 27, Township 18 South, and Range 17 East, specifically identified as 1075 North Suncoast Blvd, Parcel ID 17E18S27 32210 (Alt Key: 1089018) by the records of the Citrus County Property Appraiser. A complete legal description is on file with the City of Crystal River's Growth Management Department.	
PROPERTY OWNER:	Gulf Coast RV and Boat Storage, LLC.	
ACREAGE:	A 3.05-acre +/- portion of the subject property's total 9.81 acres	
FLOOD ZONE:	According to the FEMA Flood Insurance Rate Map (FIRM), the subject property is in Flood Zone AE with a Base Flood Elevation (BFE) of 10.00 and 11.00 feet, as found on FIRM Panel Number 12017C0189E. (Effective date: January 15, 2021).	
SURROUNDING AREA:	**North** – Unincorporated Citrus County, Multi-Family Residential, Rural Residential Zoning District. **South** – Crystal River, Vacant / Construction Storage, Industrial Zone. **East** – Unincorporated Citrus County, Residential, Medium Density Residential Zoning District. **West** – Crystal River, Hampton Inn Hotel, Urban Center 1 Zone.	
PREPARED BY:	Heather Lacey and Carly Hanson, Growth Management Department	

BACKGROUND INFORMATION:

The applications submitted by Clay Sweger, on behalf of Gulf Coast RV and Boat Storage, LLC, request amendments to both the Future Land Use Map and the Zoning Map for an approximately +/- 3.05-acre portion of the subject property. Specifically, the applicant proposes to change the Future Land Use Category from Special District to Urban Center and rezone the same area from Industrial to Urban Center 2.

The applicant owns approximately +/- 9.0 acres in total. Of this acreage, the westernmost +/- 0.75 acres are already designated Urban Center, while the easternmost +/- 5.2 acres will retain the Special District Future Land Use Category. The requested amendments apply only to the central +/- 3.05-acre portion of the property and are intended to facilitate redevelopment of the site to accommodate a new hotel.

The subject property is the site of a former mobile home park that has since been abandoned and is currently vacant. While certain infrastructure improvements from the prior use remain on the property, they are not in active use. The site provides vehicular access to U.S. 19 by way of an existing paved driveway, which is shared with the adjacent Hampton Inn development.

In 2022, the property was redesignated from Highway Commercial to the Industrial Future Land Use Category and rezoned from High Intensity Commercial to Industrial on the Official Zoning Map to facilitate development of an outdoor recreational vehicle and boat storage facility. The application at that time was submitted in conjunction with a Development Agreement, executed on April 25, 2022, which limited use of the Industrial-designated property exclusively to recreational vehicle and boat storage.

The current application will be accompanied by an amendment to the existing Development Agreement to ensure that the entitlements and use restrictions applicable to the rear portion of the property, which will retain the Industrial designation, remain in effect. The applicant proposes to develop the western portion of the property with a hotel, while retaining the eastern portion for a storage facility. Although the long-term intent is to utilize the eastern area for storage, there are no immediate plans to move forward with its development at this time.

ANALYSIS:

This is a joint application requesting amendments to both the Future Land Use Map and the Official Zoning Map for the City of Crystal River. The following analysis addresses the legal status of the Comprehensive Plan and Future Land Use Map and evaluates whether the City's Community Development Code and the proposed Zoning Map amendment are consistent with and serve to implement the adopted Comprehensive Plan.

Comprehensive Plan – Future Land Use Map Amendment – The proposed Future Land Use Map Amendment will change the Future Land Use Category from Special Districts to Urban Center. The following comparison table is provided:

Comprehensive Plan FLUM Category:	**From Existing: Special District**	**To Proposed: Urban Center**
Category Description:	Industrial, institutional or utility related uses. These uses may include airports, schools, utility infrastructure, assembling and processing, warehousing, and shipping uses.	Traditional activity centers used as residential, retail, professional offices, financial institutions, lodging, restaurants, and other retail uses.
Maximum Density:	N/A	16 units per acre
Maximum Intensity*:	1.5 FAR*	3.0 FAR
Maximum Impervious Surface:	Not to Exceed 70%	Not to Exceed 90%

FAR – Floor-to-Area Ratio
*Intensity is limited to structures that are ancillary and serve a park, public amenity, open space, or similar. Examples include restrooms, visitor centers, or educational buildings.
Source: Crystal River Comprehensive Plan, Future Land Use Element

The proposed Future Land Use Amendment would increase the allowable density, intensity, and impervious surface coverage on the subject property, while permitting a broader range of commercial and residential uses.

Zoning Map Amendment – The proposed Zoning Map Amendment will change the Zoning from Industrial to Urban Center 2. The following comparison table is provided:

Zoning District:	From Existing: Industrial	To Proposed: Urban Center 2
Allowable Uses:	Manufacturing, processing, finishing, and storing a variety of goods and equipment.	Various residential, institutional, retail, service, office, amusement uses.
Max Density:	N/A	16 units per acre
Max Lot Coverage:	70%	80%
Max FAR:	1.5	3.0
Max Height:	46' Top Plate 52' To Ridge	52' Top Plate 62' To Ridge

FAR – Floor to Area Ratio
Source: Crystal River Community Development Code (Ord. No. 24-O-14)

The proposed Urban Center 2 Zoning District is intended to implement the Urban Center Future Land Use designation. Approval of the requested rezoning would increase the allowable residential density, impervious lot coverage, maximum floor area ratio (FAR), and maximum building height for the applicable portion of the parcel, while permitting a mix of commercial and residential uses on the subject property.

COMPATIBILITY:

The proposed amendments to the Urban Center and Urban Center 2 designations are compatible with the existing industrial use to the south and the established hotel development along U.S. Highway 19 to the west. With respect to the existing multi-family residential development located north of the subject property, no conflicting traffic patterns are anticipated, and required landscape buffering will further mitigate the potential for incompatibility.

ENVIRONMENTAL:

The subject property was previously developed as a mobile home park, and remnants of former driveways and foundation pads remain visible on the site. A substantial tree canopy is present along the northern and eastern perimeters of the property. A tree survey and landscape plan will be required at the time of zoning approval and/or building permit issuance, consistent with the preservation and mitigation standards set forth in the Community Development Code.

CRYSTAL RIVER AIRPORT:

The subject property is located within the northernmost boundary of the runway protection zone of Crystal River Airport. As a result, the Federal Aviation Administration imposes certain restrictions on allowable structure heights in this area. Federal Aviation Administration review and approval will be required at the time of Building Permit issuance to confirm compliance with applicable height limitations.

Staff's preliminary assessment indicates that the site is likely limited to a maximum height of approximately 100 feet. The Community Development Code limits building height within the Urban Center 2 district to 52 feet to the top plate and 62 feet to the ridge, measured from the finished floor elevation

or base floodplain elevation, whichever is lower, to the highest point of the roof ridge. Based on these standards, no apparent conflict between local height limitations and Federal Aviation Administration restrictions is anticipated.

INFRASTRUCTURE:

Transportation (Ingress/Egress) – Primary access will be taken from US Highway 19, which is a Florida Department of Transportation (FDOT) maintained, 6-lane, principal arterial roadway.

Water/Sewer – New development is required to connect to central water and sewer services. This property is within the Ozello Water Service Area, and the City Sewer system is available along US Highway 19. Extension of utility lines, if necessary, constructed within the public roadway will require right-of-way utilization permits from the Florida Department of Transportation.

Stormwater Management – Stormwater management requirements must be approved as established by the Southwest Florida Water Management District (SWFWMD) for any intended 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.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The request for Future Land Use Map Amendment and Rezoning must be found consistent with the Goals, Objectives, and Policies of the Crystal River Comprehensive Plan, including the following:

Future Land Use Element:

> ***GOAL 1****: Ensure coordination and compatibility of existing and future land use patterns with topography, soil conditions, and the timing and availability of public facilities and services.*
>
> ***OBJECTIVE 1.1****: City of Crystal River shall discourage the proliferation of urban sprawl through coordination of future land use with the availability of services as adopted levels of service and with the topography and soil conditions of the area.*
>
> ***POLICIES:***
>
> ***A****) All public facilities and services must meet the level of service (LOS) standards adopted in this plan concurrent with the impacts of development.*
>
> ***B****) Building permits or development orders will not be issued for new development where public facilities and services are not available at the level of service standards established in this plan.*
>
> ***C****) Zoning designations and other land development regulations shall direct development to areas where public facilities are available.*

Staff Comment: The request promotes coordinated and compatible land use by directing redevelopment to a site that has previously been developed and is within the service areas of existing infrastructure. The subject property is located along an established transportation corridor and in proximity to existing commercial and lodging uses, supporting an orderly and contiguous development pattern. Prior to permit issuance, the applicant will be required to demonstrate sufficient public facilities and services and compliance with applicable floodplain, stormwater, and geotechnical requirements at the time of site plan and building permit review.

GOAL 2: *Crystal River will be a balanced and well-planned community.*

OBJECTIVE 2.6 *The Crystal River Comprehensive Plan establishes a Future Land Use Map (FLUM) and land use categories to accommodate the projected population needs.*

POLICIES:

A) *A Future Land Use Map is adopted as part of the City of Crystal River Comprehensive Plan. Below is the correlation table of allowable densities, intensities and zones within each future land use category. Density and intensity shall be calculated based on the net developable acreage. Net developable acreage shall include all areas proposed for development, excluding wetlands and waterbodies.*

Future Land Use	Applicable Zones	Density*	Intensity*
Urban Centers	Urban Center High (UC-1)	16 DU/AC	3.0 FAR
	Urban Center Low (UC-2)		
Urban Neighborhoods	Urban Neighborhood High (UN-1)	12 DU/AC	1.0 FAR
	Urban Neighborhood Low (UN-2)		
Suburban Neighborhoods	Suburban Neighborhood High (SN-1)	4 DU/AC	N/A***
	Suburban Neighborhood Low (SN-2)		
Civic	Civic Space (CIV)	N/A	0.25 FAR**
Conservation	Conservation (CON)		
Special Districts	Light Industrial (IND)	N/A	1.5 FAR
	Institutional/Utility (IU)		

* Existing PUDs have a density and intensity that are defined in their approved land use plans.
** Intensity is limited to structures that are ancillary and serve a park, public amenity, open space or similar. Examples include restrooms, visitor centers or educational buildings.
*** Live/work units do not count towards FAR calculations.

B) *The following land use categories are adopted into the FLUM to implement the City of Crystal River Comprehensive Plan:*

B-3 Urban Center (UC). *The purpose of this category is to promote the continued existence and viability of the traditional activity centers. Uses include residential, retail, professional offices, financial institutions, lodging, restaurants, and other retail uses. Residential dwelling units from 0 – 16 units per acre, essential services, and utilities are allowable, subject to supplemental development and design standards. Maximum impervious surface shall not exceed 90 percent.*

Staff Comment: The proposed application is appropriate for the Urban Center Future Land Use and the corresponding Urban Center 2 Zone. The Urban Center Category is designed to promote the continued existence and economic viability of traditional activity centers. The proposal for lodging on a previously developed parcel aligns with both the intent and the permitted uses of the Urban Center Category. Although this change from Special District to Urban Center increases the site's development potential, the application is still found to be consistent with the surrounding existing land uses and designations.

GOAL 3*: Crystal River will promote and maintain the character of the community through consistent land use.*

OBJECTIVE 3.1 *The City shall preserve, protect, and improve the character of the City through the implementation of compatibility standards and the consideration of innovative development*

standards that may include transfer of development rights, planned unit developments, form-based regulations, conservation subdivisions, or other regulations that encourage mixed use and clustered development patterns.

POLICIES:

D) *Compatibility shall be determined by intensity of use as well as similarity in scale, bulk, and other aspects of site design*

Staff Comment: The proposal to redevelop this site reinforces an existing pattern of compact, coordinated development within an established corridor characterized by commercial, lodging, and industrial uses. Any future site development will be subject to the City's Community Development Code, including height limitations, setbacks, buffering, and landscaping, intended to ensure compatibility with surrounding properties. Based on these factors, the application maintains consistency with surrounding land uses and satisfies the City's adopted compatibility standards.

SUMMARY OF PUBLIC COMMENTS:

No public comments have been received as of the writing of this Staff Report.

FINDINGS:

As conveyed in Section 8(u)(4)(a) – (b) of the Crystal River Zoning Ordinance, the Planning Commission shall act as the Local Planning Agency and make recommendations to the City Council regarding amendment of its adopted Comprehensive Plan and shall hear, consider, and make recommendations to the City Council regarding applications to amend the Official Zoning Map.

The following findings of fact are presented:

1. The request is a Small-Scale Amendment of the Comprehensive Plan for a 3.05-acre +/- portion of property to change the Future Land Use Map's designation from Special Districts to Urban Center.
2. The request is an amendment of the City of Crystal River Official Zoning Map for a 3.05-acre +/- portion of property to change from the Industrial Zone to the Urban Center 2 Zone.
3. Access to the subject property is supported by US Highway 19, a state-maintained 6-lane roadway.
4. Adequate public facilities are currently available to serve the subject area.
5. The request is found to be consistent with Future Land Use Element Goal 1, Objective 1.1, Policies A, B, and C; Goal 2, Objective 2.6, Policies A and B; and Goal 3, Objective 3.1, Policy D.
6. All other standards of the Crystal River Community Development Code will be applicable at the time of permitting.

STAFF RECOMMENDATION:

Staff finds that the proposed amendments are consistent with the intent and provisions of the Comprehensive Plan. The requested designations are compatible with adjacent commercial and industrial land use categories that take access from a major arterial roadway. Furthermore, applicable development standards contained in the Community Development Code, including buffering and site design requirements, will mitigate potential impacts where the subject property abuts multi-family residential uses located in unincorporated Citrus County.

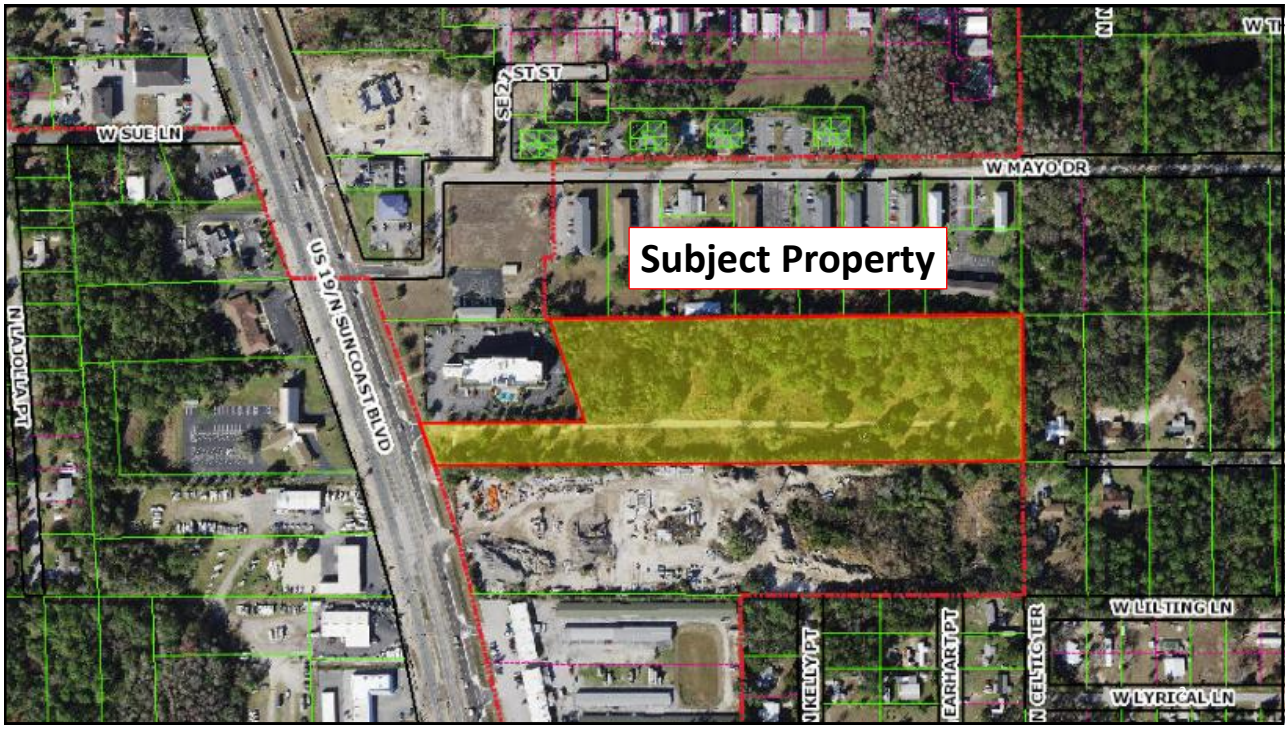
PCA26-0001 Future Land Use Amendment

PZM26-0001 Zoning Map Amendment

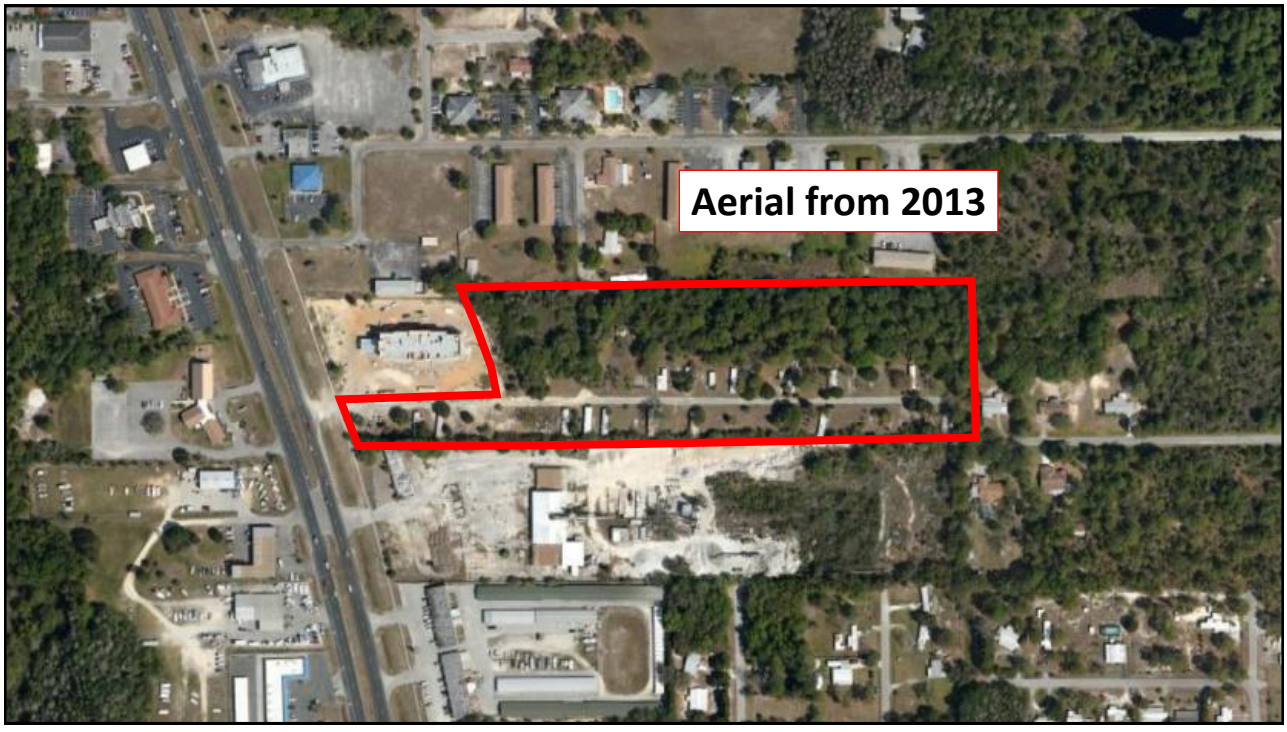
Clay Sweger, on behalf of Gulf Coast RV and Boat Storage, LLC

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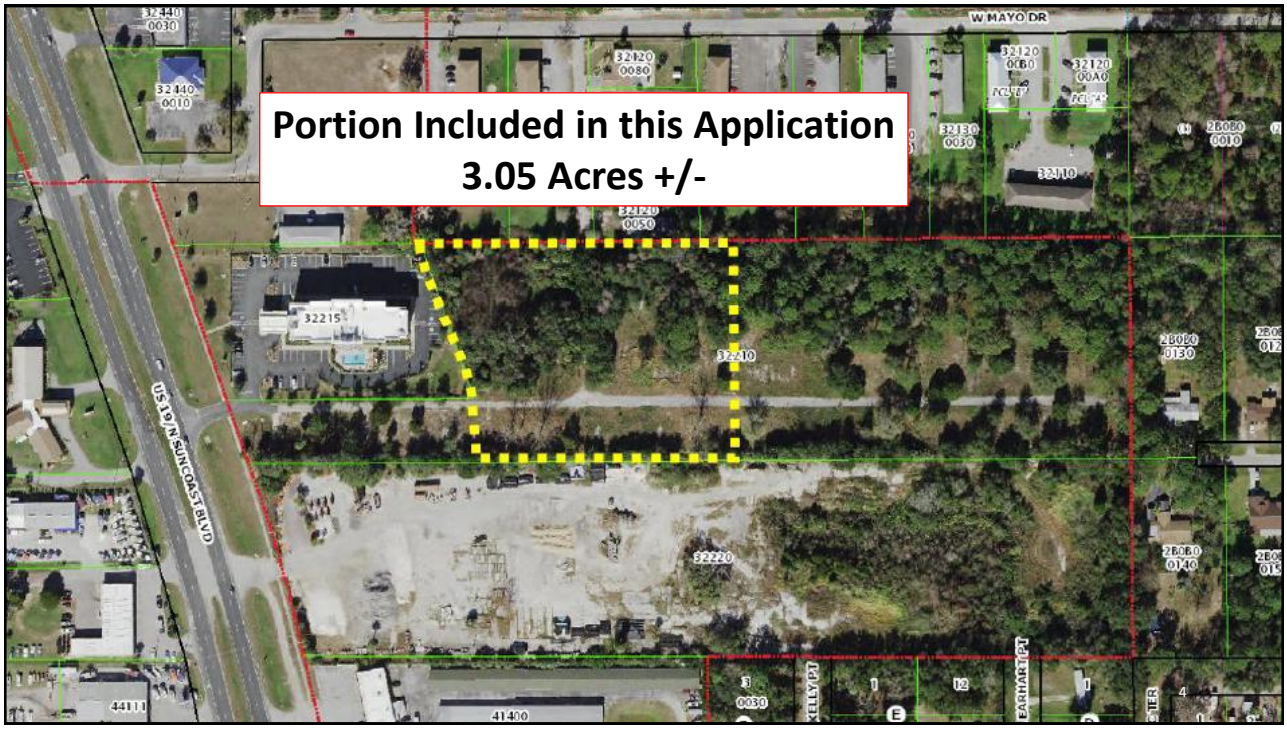
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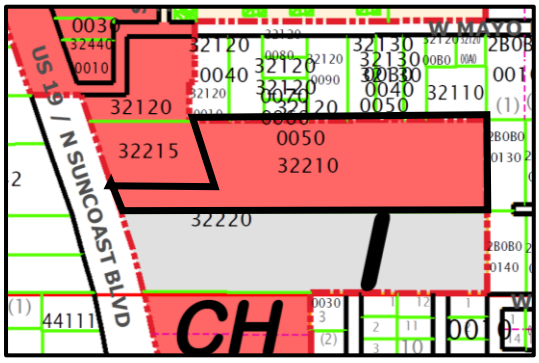

Aerial from 2013

3

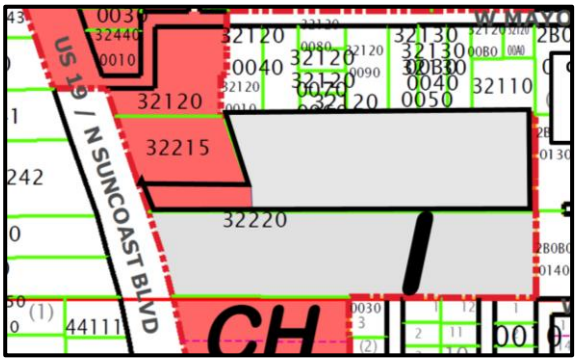

Portion Included in this Application
3.05 Acres +/-
W MAYO DR
US 19/N SUNCOAST BLVD

4

Previous Amendments in 2022
Highway Commercial to Industrial



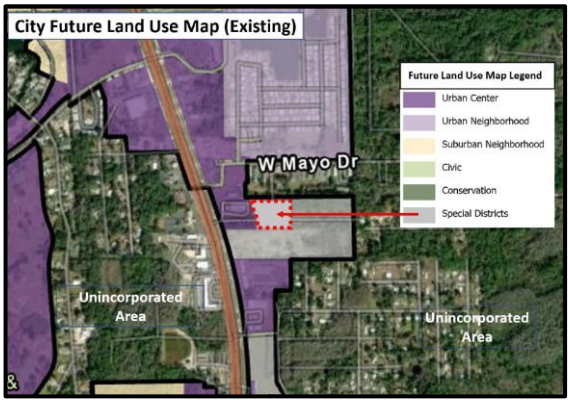
Previous

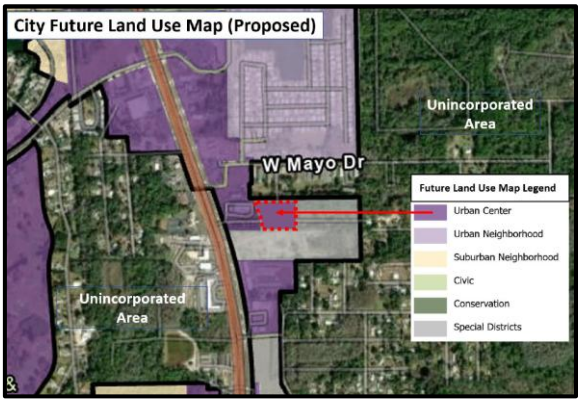


2022 Approved Designation

5

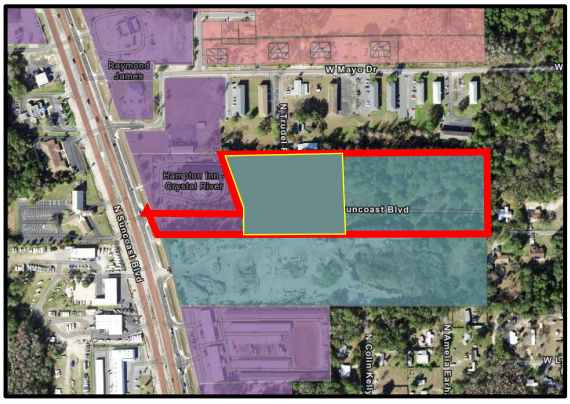
Proposed Amendment to Future Land Use Map
Special District to Urban Center

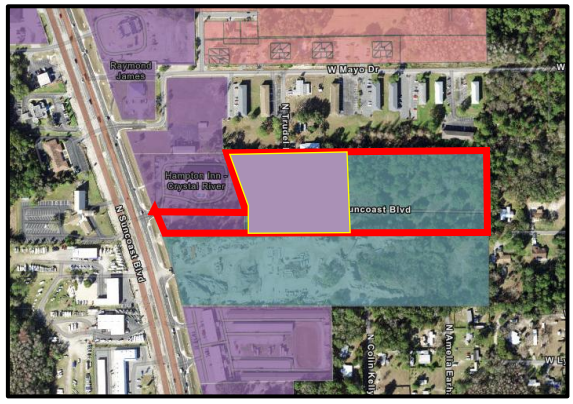




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Proposed Amendment to Official Zoning Map
Light Industrial to Urban Center 2





7



8



9

QUESTIONS?

PCA26-0001 Future Land Use Amendment

PZM26-0001 Zoning Map Amendment

Clay Sweger, on behalf of Gulf Coast RV and Boat Storage, LLC

10

10

Future Land Use and Zoning Map Amendment 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

Fees:

- Future Land Use Map Small Scale Amendment (50 Acres or Fewer): $500
- Future Land Use Map Large Scale Amendment (More than 50 Acres): $1,000
- Zoning Map Amendment: $500

*FLUM Application

PROPERTY INFORMATION	
PARCEL IDENTIFICATION	17E18S27 32210
ALTKEY	1089018
ADDRESS	No Address - 1100 block of US Highway 19 (Suncoast Blvd.)
ACREAGE	3.05 +/-
LEGAL DESCRIPTION	Attach as a Word document. Attached
SURVEY	Attach as a PDF, signed and sealed. Attached

FUTURE LAND USE AND ZONING DESIGNATIONS	
CURRENT FUTURE LAND USE DESIGNATION	Special District
CURRENT ZONING DESIGNATION	Industrial
REQUESTED FUTURE LAND USE DESIGNATION	Urban Center
REQUESTED ZONING DESIGNATION	UC-2
REASON FOR REQUEST:	Request Future Land Use Map and Zoning Map change in order to facilitate commercial development on a portion of the above-referenced tax parcel.

OWNER INFORMATION	
OWNER NAME	Gulf Coast RV and Boat Storage LLC
ADDRESS	343 NW Cole Terrace, Ste. 201
CITY/STATE/ZIP	Lake City, FL 32055
PHONE	904-240-1388
CELL	N/A
EMAIL	carrie@rimrockcompanies.com

APPLICANT INFORMATION – IF DIFFERENT FROM ABOVE, PROVIDE AGENT AUTHORIZATION	
APPLICANT NAME	Clay Sweger, AICP, LEED AP
ADDRESS	720 SW 2nd Avenue, South Tower, Ste. 300
CITY/STATE/ZIP	Gainesville, FL 32601
PHONE	352-373-3541
CELL	N/A
EMAIL	csweger@edafl.com

Future Land Use and Zoning Map Amendment

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

With your application, please submit the following information:

- [x] Complete Application and Application Fee
- [x] Deed or other acceptable proof of ownership.
- [x] A property survey containing the legal description, land area, and existing improvements on the site. The survey shall be signed by a surveyor licensed in the State of Florida and shall have been performed not more than two (2) years prior to the date of application.
- [x] Any additional information to support the request, including but not limited to a conceptual site plan or plan for development.
- [x] When the petitioner is a representative of the property owner, a notarized statement authorizing the representative to act as an agent of the property owner with regard to the application and associated procedures.

This petition must bear the notarized signatures of all owners of property in the area proposed to be annexed. (Please make additional copies of this page if property has more than one owner)

I, Clay Sweger, being duly sworn, affirm and say that I am (check one)

☐ the owner of the property described in this application, or

☑ the legal representative authorized to speak on behalf of the subject matter, of the property described in this application.

Clay Sweger
PRINT NAME

SIGNATURE

STATE OF FLORIDA, COUNTY OF Alachua

The foregoing instrument was acknowledged (Or affirmed) before me this 28th day of January, 2026, who is/are personally known to me or has produced _____ as identification.

Notary Public

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

Docusign Envelope ID: 5D5FC935-6825-423D-AC3A-D6A0BA67218C

Future Land Use and Zoning Map Amendment

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

Affidavit for Agent Authorization (if applicable)

I, Micah Linton of Gulf Coast RV and Boat Storage LLC, owner of the property described above
(Name of Owner)

authorize Clay Sweger of eda consultants, inc. to
(Name of Agent) (Name of Business as applicable)

to serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: Signed by: Micah Linton B0E35BE3E324422...
(Signature of Owner)

Agent's Signature

720 SW 2nd Avenue, South Tower, Ste. 300
Address (Mailing)

352-373-3541
Phone Number

Gainesville, FL 32601
City, State, Zip Code

csweger@edafl.com
Email Address

Altkey: 1089018 **Parcel ID: 17E18S27 32210**
GULF COAST RV AND BOAT STORAGE LLC **1075 N SUNCOAST BLVD , CRYSTAL RIVER**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	1000 - VACANT COMM
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	0119 - HWY 19 CRYSTAL RIVER AREA
Tax District	000R - CITY OF CRYSTAL RIVER
Subdivision	003649 - UNREC TRACTS IN 27-18S-17E
Short Legal	THE NORTH 1/2 OF SOUTH 1/2 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4---AND ALL THAT PART OF THE NORTH 1/2 OF SOUTH 1/2 OFSOUTHWEST 1/4 OF SOUTHWEST 1/4 THAT LIES EAST OF U.S.
Est. Parcel Sqft	427,295
Est. Parcel Acres	9.81
Map SC-TW-RG	27-18S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	GULF COAST RV AND BOAT STORAGE LLC
Mailing Address	343 NW COLE TER STE 201 LAKE CITY FL 32055

All Owners

Name	Owner Type
GULF COAST RV AND BOAT STORAGE LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$438,290	$0	$438,290	$438,290	$0	$438,290	$0	$9,134.75	Link
2024	$438,290	$0	$438,290	$438,290	$0	$438,290	$0	$9,135.11	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000R	CITY OF CRYSTAL RIVER	$438,290	20.8418	$9,134.75

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/27/2018	$450,000	2894/1368	00-WARRANTY DEED	I
03/19/2015	$100	2679/0800	03-SAME FAMILY/DEED FOL	I
07/01/1998	$185,300	1255/1044	00-WARRANTY DEED	I
12/01/1994	$235,000	1062/1065	00-WARRANTY DEED	I

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
04/30/2013	PD130003	DEMO ALL MOBILES EXCEPT #10	$18,300	
03/10/2000	200001783	MH 14X68 "1988" SKYLINE	$20,000	11/10/2020
04/01/1998	199802598	REPL MH '97 16X80 OAKWOOD	$40,000	
03/01/1998	199802011	200 AMP ELEC UPGRADE	$100	
12/01/1997	199708021	MH REPLACEMENT	$12,453	
01/01/1995	9500447	FENCE 8' & SUBDIVISION ID	$400	03/01/1995
01/01/1995	9500071	MH- MH RPL '95 FLEETWOOD	$11,000	03/01/1995
07/01/1992	9204704	89 MH 26X36 LT 17	$19,995	07/01/1992
10/01/1990	9017139	MH 12 X 50 LT 11	$1,000	04/01/1991
05/01/1990	9013005	MH RELOCATE FROM LT8 TO14	$1,500	07/01/1990
05/01/1990	9013460	MH REPLACEMENT 12X50 L-10	$5,000	06/01/1990

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1019-COMM HWY 19	A-ACREAGE	9.81	100.0	1431				CH

Total Misc Value

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018019194 BK: 2894 PG: 1368 4/18/2018 12:47 PM 1 Receipt: 2018017180
RECORDING $18.50 INDEX $3.00 D DOCTAX PD $3,150.00

Prepared by and return to:
Beth A. Yealy
Closing Agent
HOME/LAND TITLE, INC.
412 S. Main Street
Brooksville, FL 34601-3340
352-796-7792
File Number: **2018-11354**
Parcel Identification No. **17E18S27 32210**
CONSIDERATION AMOUNT: $450,000.00

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 27th day of **March, 2018** between **David A. Maternowski and Louise R. Maternowski, husband and wife and as Trustee(s) of the DAVID A. MATERNOWSKI AND LOUISE R. MATERNOWSKI REVOCABLE LIVING TRUST DATED MARCH 19,2015** whose post office address is **3146 Duana Drive, Milford, MI 48380** of the County of **Oakland**, State of **Michigan**, grantor*, and **Gulf Coast RV & Boat Storage, LLC, a Florida Limited Liability Company** whose post office address is **343 NW Cole Terrace, Suite#201, Lake City, FL 32055** of the County of **Columbia**, State of **Florida**, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida**, to-wit:

THE NORTH 1/2 OF SOUTH 1/2 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 AND ALL THAT PART OF THE NORTH 1/2 OF SOUTH 1/2 OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 THAT LIES EAST OF U.S. HIGHWAY NO. 19 IN SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST.

LESS AND EXCEPT: A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST OF TALLAHASSEE MERIDIAN, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27, THENCE N 01° 12' 38" W, 671.39 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27 TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, THENCE S 89° 28' 09" W ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 FO THE SOUTHWEST 1/4 OF SAID SECTION 27, 1149.92 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUING S 89° 28' 09" W ALONG SAID LINE 400.00 FEET TO THE EASTERLY RIGHT-OF-WAY STATE ROAD NO. 55 (U.S. HIGHWAY NO. 19) PER SHEET FOUR (4) OF THE STATE ROAD RIGHT-OF-WAY MAP NO. 0203 (PROJECT 793 CED-CITRUS COUNTY); THENCE S 19° 14' 00" E ALONG SAID EASTERLY RIGHT-OF-WAY 217.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 00° 27' 27" AND A RADIUS OF 5,829.65 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT 46.56 FEET (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 19° 00' 17" E, 46.58 FEET); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY N 89° 28' 09" E, 398.74 FEET; THENCE N 18° 56' 03" W, 236.47 FEET TO THE POINT OF BEGINNING

SUBJECT TO A 10.00 FOOT EASEMENT ALONG THE SOUTH BOUNDARY.

TOGETHER WITH AN EASEMENT OVER AND ACROSS THE SOUTH 10 FEET OF THE FOLLOWING DESCRIBED LAND; A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST OF TALLAHASSEEMERIDIAN, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SAID SECTION 27, THENCE N 01° 12' 38" W, 671.39 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27 TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, THENCE S 89° 28' 09" W ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 1149.92 FEET TO THE POING OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUING S 89° 28' 09" W ALONG SAID LINE 400.00 FEET TO THE EASTERLY RIGHT-OF-WAY MAP NO. 55 (U.S. HIGHWAY NO. 19) PER SHEET FOUR (4) OF THE STATE ROAD RIGHT-OF-WAY MAP NO. 0203 (PROJECT 793 CED-CITRUS COUNTY); THENCE 19° 14' 00" E ALONG SAID EASTERLY RIGHT-OF-WAY 217.31 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 00° 27' 27" AND A RADIUS OF 5,829.65 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT 46.56 FEET (CHORD BEARING AND DISTANCE

BETWEEN SAID POINTS BEING S 19° 00' 17" E, 46.56 FEET); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY N 89° 28' 09" E, 398.74 FEET, THENCE 18° 56' 03" W, 263.47 FEET TO THE POINT OF BEGINNING

.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

SUBJECT TO A PURCHASE MONEY MORTGAGE GIVEN BY GRANTEE HEREIN TO GRANTOR HEREIN AS PART PAYMENT OF THE ABOVE DESCRIBED PROPERTY.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Hillary Russell

Witness Name: Emily Dixon

David A. Maternowski, Individually and as Trustee

Witness Name: _____

Louise R. Maternowski, Individually and as Trustee

Witness Name: _____

State of Michigan
County of OAKLAND

The foregoing instrument was acknowledged before me this 27th day of March, 2018 by David A. Maternowski, Individually and as Trusteese R. Maternowski, husband and wife and as Trustee(s) of the DAVID A. MATERNOWSKI AND LOUISE R. MATERNOWSKI REVOCABLE LIVING TRUST DATED MARCH 19,2015, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public, State of MICHIGAN
Printed Name: KEVIN JACOBSON
My Commission Expires: 7/22/2023

KEVIN JACOBSON
Notary Public – State of Michigan
County of Wayne
My Commission Expires Jul 22, 2023
Acting in the County of OAKLAND



DoubleTime®

Search > Account Summary

Real Estate Account #1089018

Certified Roll Owner:
GULF COAST RV AND BOAT STORAGE LLC

Situs:
1075 N SUNCOAST BLVD
CRYSTAL RIVER 34429

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/12/2025** for **$8,769.36**.

Apply for the 2026 installment payment plan

Account History

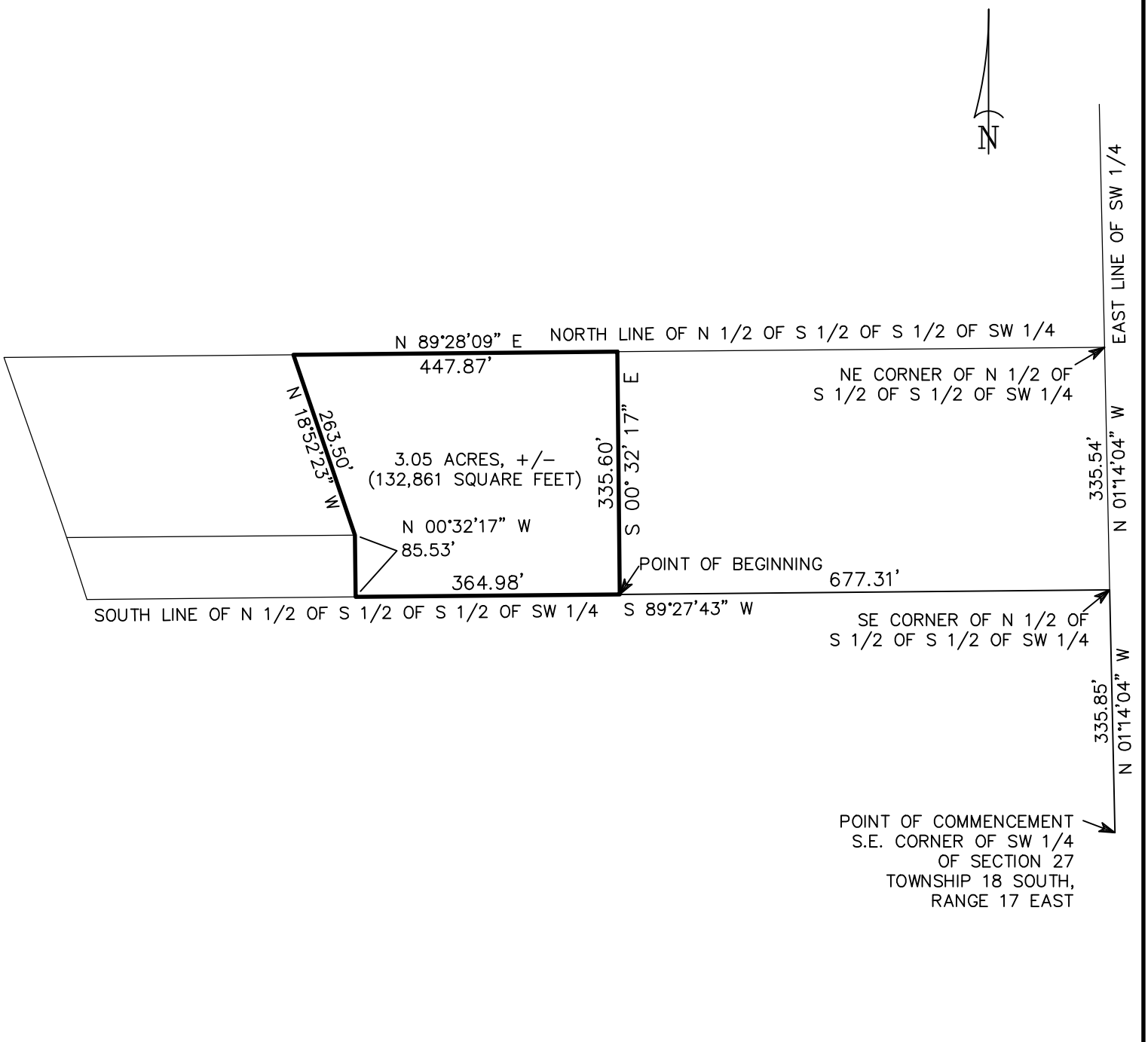
BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)

2020 Annual Bill	$0.00

Print (PDF)

Credit Card Payments

When paying for a registration renewal credit cards (including Apple Pay and Google Pay) will initially be validated with a $1 authorization and then be processed on the following business day for the full amount. The payment will appear as "FL LICENSE/TAG RENEWAL".



J: \BOB\2025-157.dwg

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		1/28/2026	2025-157		

0 200' 400'

1"=200'

LEGAL DESCRIPTION SKETCH OF

A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST CITRUS COUNTY, FLORIDA

FOR: GULF COAST RV & BOAT STORAGE, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2025), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M.

Corporate Authorization No. LB 2389

50 years

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

Legal Description

A portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida and run thence North 01°14'04" West, along the East line of said Southwest 1/4, a distance of 335.85 feet to the southeast corner of the North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4; thence South 89°27'43" West, along the South line of said North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4, a distance of 677.31 feet to the Point of Beginning; thence continue South 89°27'43" West, along said South line, 364.98 feet; thence North 00°32'17" West, 85.53 feet; thence North 18°52'23" West, 263.50 feet to a point on the North line of said North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4; thence North 89°28'09" East, along said North line, 447.87 feet; thence South 00°32'17" East, 335.60 feet to the Point of Beginning.

Containing 3.05 Acres (132,861 Square Feet), more or less.

LEGAL DESCRIPTION:

The North 1/2 of South 1/2 of Southeast 1/4 of Southwest 1/4 and all that part of the North 1/2 of South 1/2 of Southwest 1/4 of Southwest 1/4 that lies east of US Highway No. 19 in Section 27, Township 18 South, Range 17 East.

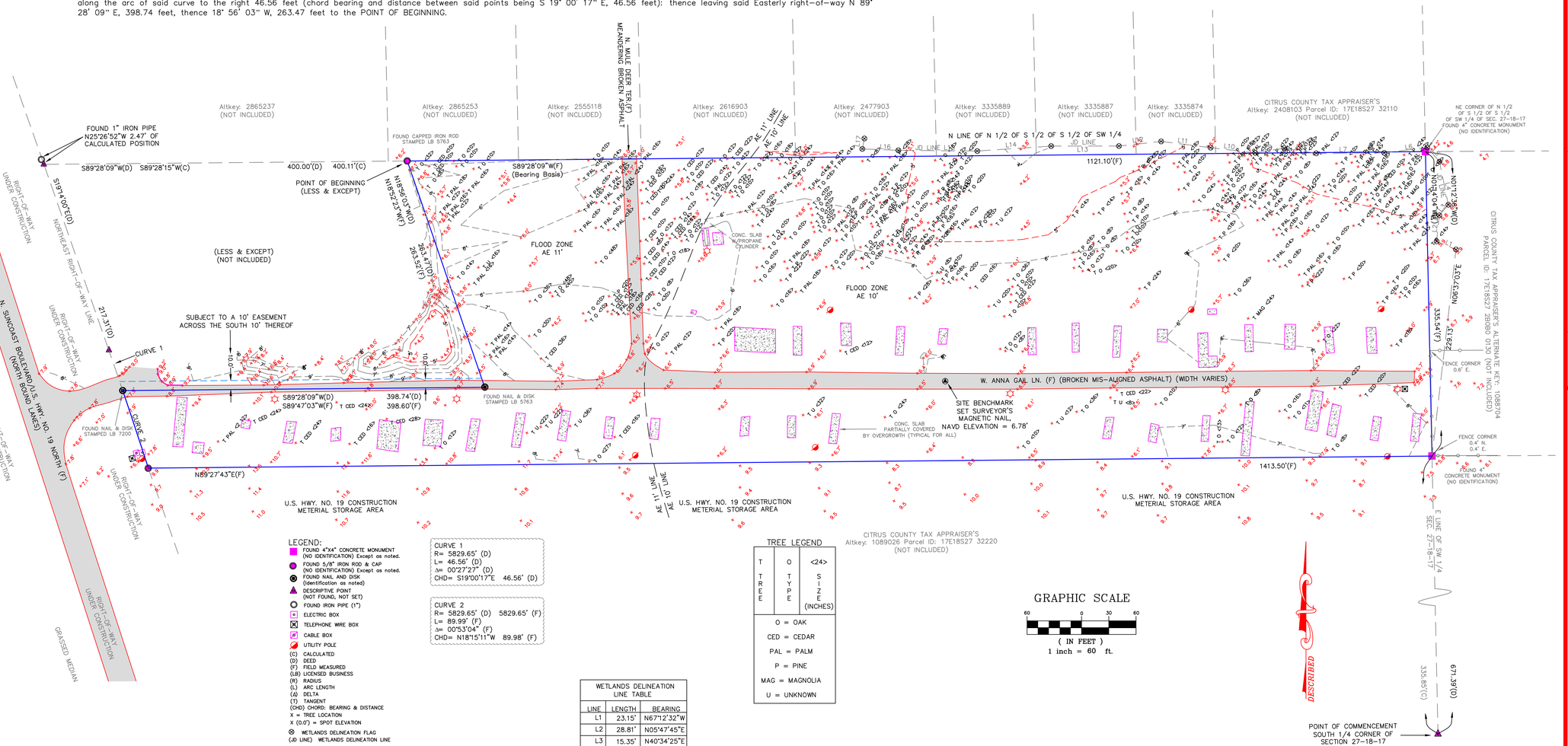
Less and except: a portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East of Tallahassee meridian, Citrus County, Florida, being more particularly described as follows: commencing at the South 1/4 corner of said Section 27, thence N 01° 12' 38" W, 671.39 feet along the East line of the Southwest 1/4 of said Section 27 to the Northeast corner of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, thence S 89° 28' 09" W along the North line of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of said Section 27, 1149.92 feet to the POINT OF BEGINNING of the herein described parcel, thence continuing S 89° 28' 09" W along said line 400.00 feet to the Easterly right-of-way State Road No. 55 (US. Highway No. 19) per sheet four (4) of the state road right-of-way Map No. 0203 (project 793 ced-citrus county); thence S 19° 14' 00" E along said Easterly right-of-way 217.31 feet to the beginning of a tangent curve concave to the Southwest, having a central angle of 00° 27' 27" and a radius of 5,829.65 feet; thence along the arc of said curve to the right 46.56 feet (chord bearing and distance between said points being S 19° 00' 17" E, 46.58 feet); thence leaving said Easterly right-of-way N 89° 28' 09" E, 398.74 feet; thence N 18° 56' 03" W, 236.47 feet to the POINT OF BEGINNING.

Subject to a 10.00 foot easement along the South boundary.

Together with an easement over and across the South 10 feet of the following described land; a portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East of Tallahassee meridian, Citrus County, Florida, being more particularly described as follows; commencing at the South 1/4 corner of said Section 27, thence N 01° 12' 38" W, 671.39 feet along the East line of the Southwest 1/4 of said Section 27 to the Northeast corner of the North 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, thence S 89° 28' 09" W along the North line of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of said Section 27, 1149.92 feet to the POINT OF BEGINNING of the herein described parcel, thence continuing S 89° 28' 09" W along said line 400.00 feet to the Easterly right-of-way map No. 55 (US Highway No. 19) per sheet four (4) of the state road right-of-way map No. 0203 (project 793 ced-Citrus County); thence 19° 14' 00" E along said Easterly right-of-way 217.31 feet to the POINT OF BEGINNING of a tangent curve concave to the Southwest, having a central angle of 00° 27' 27" and a radius of 5,829.65 feet, thence along the arc of said curve to the right 46.56 feet (chord bearing and distance between said points being S 19° 00' 17" E, 46.56 feet): thence leaving said Easterly right-of-way N 89° 28' 09" E, 398.74 feet, thence 18° 56' 03" W, 263.47 feet to the POINT OF BEGINNING.

SURVEYORS NOTES:

1. The bearings shown hereon are based on Deed calls and field monumentation with the North boundary line of the Subject Parcel held to bear S89°58'20"W, as described by the Record Deed.
2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
3. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
4. The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
5. The elevations shown hereon are Florida State Plane West Zone, NAD83 (1990), 3rd Order.
6. Approximate location of flood zone line shown hereon was scaled from FEMA (Federal Emergency Management Agency) rate map and has not been verified by field measurements.



LEGEND:

- FOUND 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) Except as noted.
- FOUND 5/8" IRON ROD & CAP (NO IDENTIFICATION) Except as noted.
- FOUND NAIL AND DISK (Identification as noted)
- DESCRIPTIVE POINT (NOT FOUND, NOT SET)
- FOUND IRON PIPE (1")
- ELECTRIC BOX
- TELEPHONE WIRE BOX
- CABLE BOX
- UTILITY POLE
- (C) CALCULATED
- (D) DEED
- (F) FIELD MEASURED
- (LB) LICENSED BUSINESS
- (R) RADIUS
- (L) ARC LENGTH
- (Δ) DELTA
- (T) TANGENT
- (CHD) CHORD: BEARING & DISTANCE
- X = TREE LOCATION
- X (0.0') = SPOT ELEVATION
- WETLANDS DELINEATION FLAG
- (JD LINE) WETLANDS DELINEATION LINE

CURVE 1
R= 5829.65' (D)
L= 46.56' (D)
Δ= 00°27'27" (D)
CHD= S19°00'17"E 46.56' (D)

CURVE 2
R= 5829.65' (D) 5829.65' (F)
L= 89.99' (F)
Δ= 00°53'04" (F)
CHD= N18°15'11"W 89.98' (F)

TREE LEGEND

TREE	TYPE	SIZE (INCHES)
T	O	<24>

O = OAK
CED = CEDAR
PAL = PALM
P = PINE
MAG = MAGNOLIA
U = UNKNOWN

WETLANDS DELINEATION LINE TABLE

LINE	LENGTH	BEARING
L1	23.15'	N67°12'32"W
L2	28.81'	N05°47'45"E
L3	15.35'	N40°34'25"E
L4	48.47'	N11°31'03"W
L5	20.61'	N40°47'04"W
L6	47.76'	S82°47'17"W
L7	74.96'	S89°40'38"W
L8	35.61'	N80°48'41"W
L9	32.45'	S80°42'48"W
L10	49.41'	N83°19'15"W
L11	54.94'	N82°47'08"W
L12	46.68'	S83°43'39"W
L13	74.65'	S89°58'05"W
L14	81.53'	S86°09'15"W
L15	86.94'	N89°27'56"W
L16	39.71'	N87°49'04"W
L17	11.72'	N11°17'43"E

GRAPHIC SCALE

60 0 30 60
(IN FEET)
1 inch = 60 ft.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone AE (Base Flood Elevations 10.0' and 11.0'), per Flood Insurance Rate Map number 12017C0189E, EFFECTIVE DATE: January 15, 2021.

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253

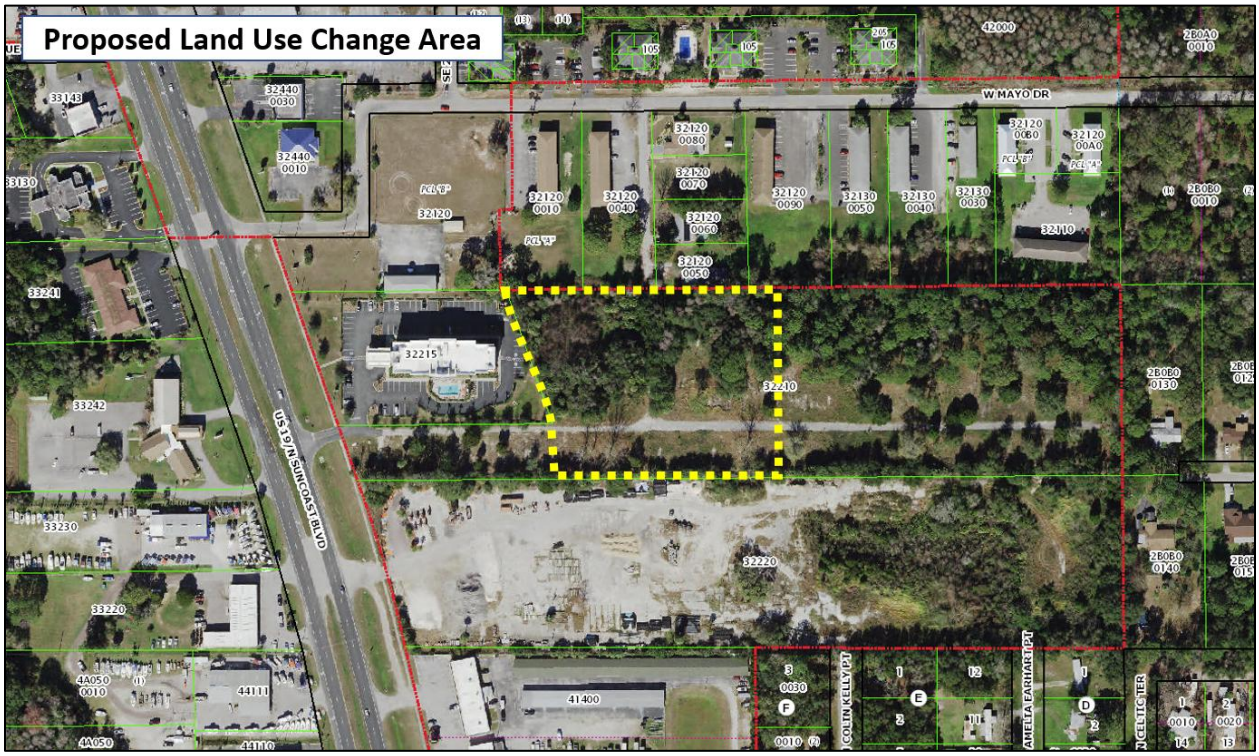
REVISION

DATE:

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
James C. Jennings, Jr.
CITRUS COUNTY, FLORIDA

Drawn By: JWS
Field Book: SEE FILE
Project No.: 18247
Field Date: 12-12-2022
Scale: 1"= 60'
Sheet: 1 of 1

Small Scale Comprehensive Plan Amendment
Land Use Change Application



Project Request: A proposed Comprehensive Plan land use map amendment to amend the Future Land Use Map from Special Districts (SD) to Urban Center (UC).

Project Location: 1100 block of N. Suncoast Blvd. (US Highway 19)
Portion of Tax Parcel Number 32210 / AltKey 1089018

Project Size: 3.05 Ac. (+/-)

Project Owner: Gulf Coast RV and Boat Storage LLC

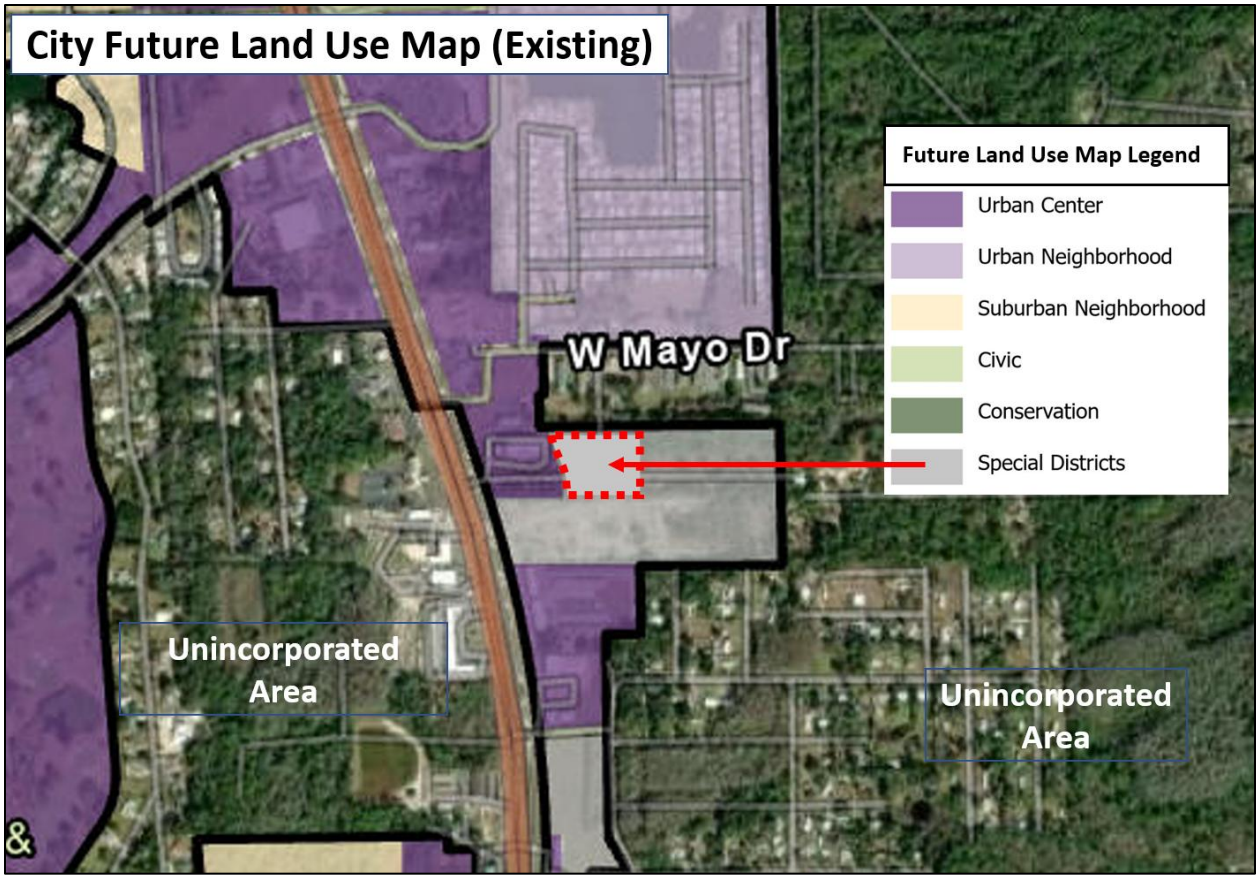
Report Date: January 29, 2026

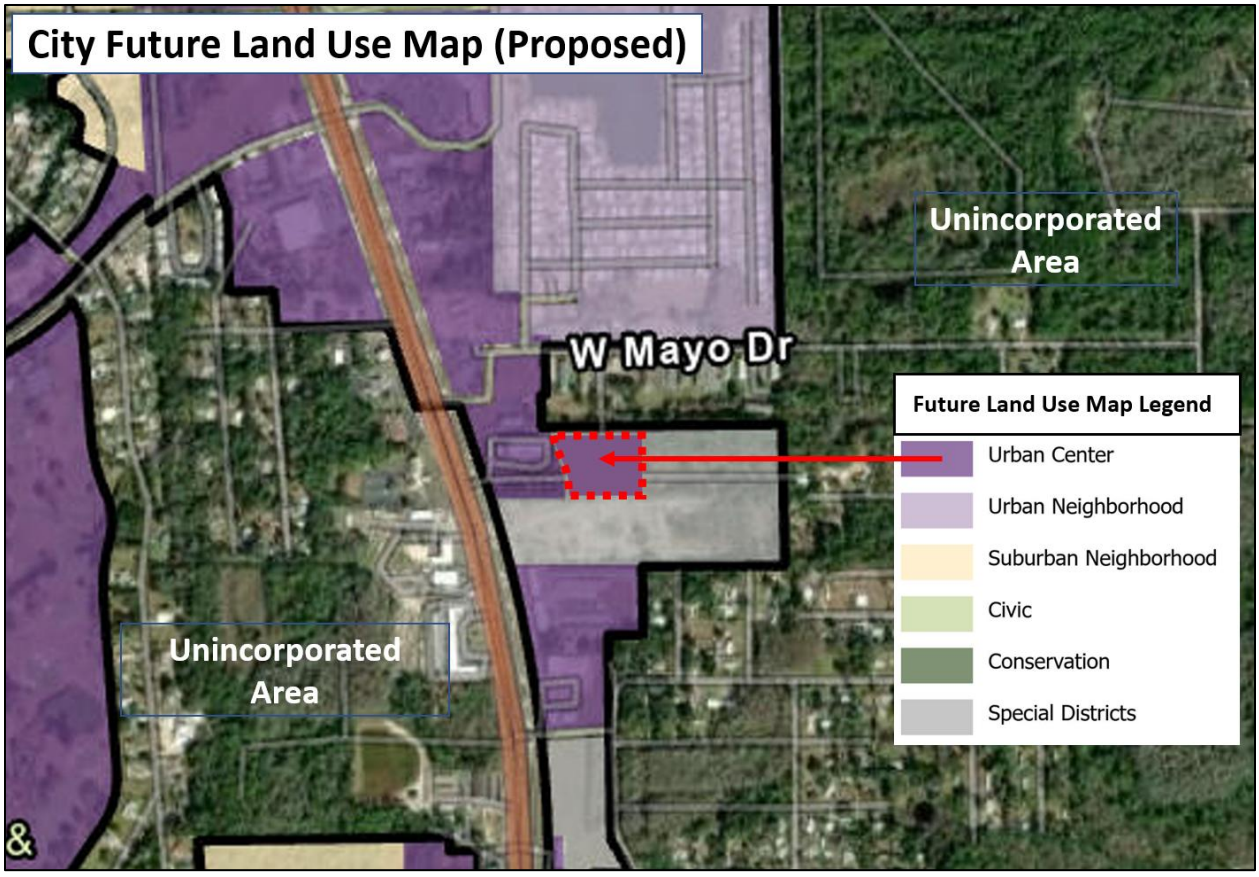
Prepared By: Clay Sweger, AICP, LEED AP
eda consultants, inc.

Project Background / Project Request

The owner of the subject property, Gulf Coast RV and Boat Storage LLC requests approval of a Small Scale Comprehensive Plan amendment (land use change) to the City of Crystal River Future Land Use Map from Special Districts (SD) to Urban Center (UC) on approximately 3.05 (+/-) acres of property located at the 1100 block of US Highway 19 / N. Suncoast Blvd. (portion of parcel number 32210 / Altkey 1089018). The total property owned by the applicant is approximately 9.0 +/- acres in size. The westernmost 0.75 +/- acres of this parcel already has the Urban Center (UC) future land use designation and the easternmost 5.2 +/- acres of the parcel will remain with a Special Districts (SD) future land use designation (as indicated in the maps below). The reason for this request is to provide an appropriate future land use designation to allow for the development of a new hotel on the project site.

The existing and proposed land use maps are illustrated in the following two exhibits:





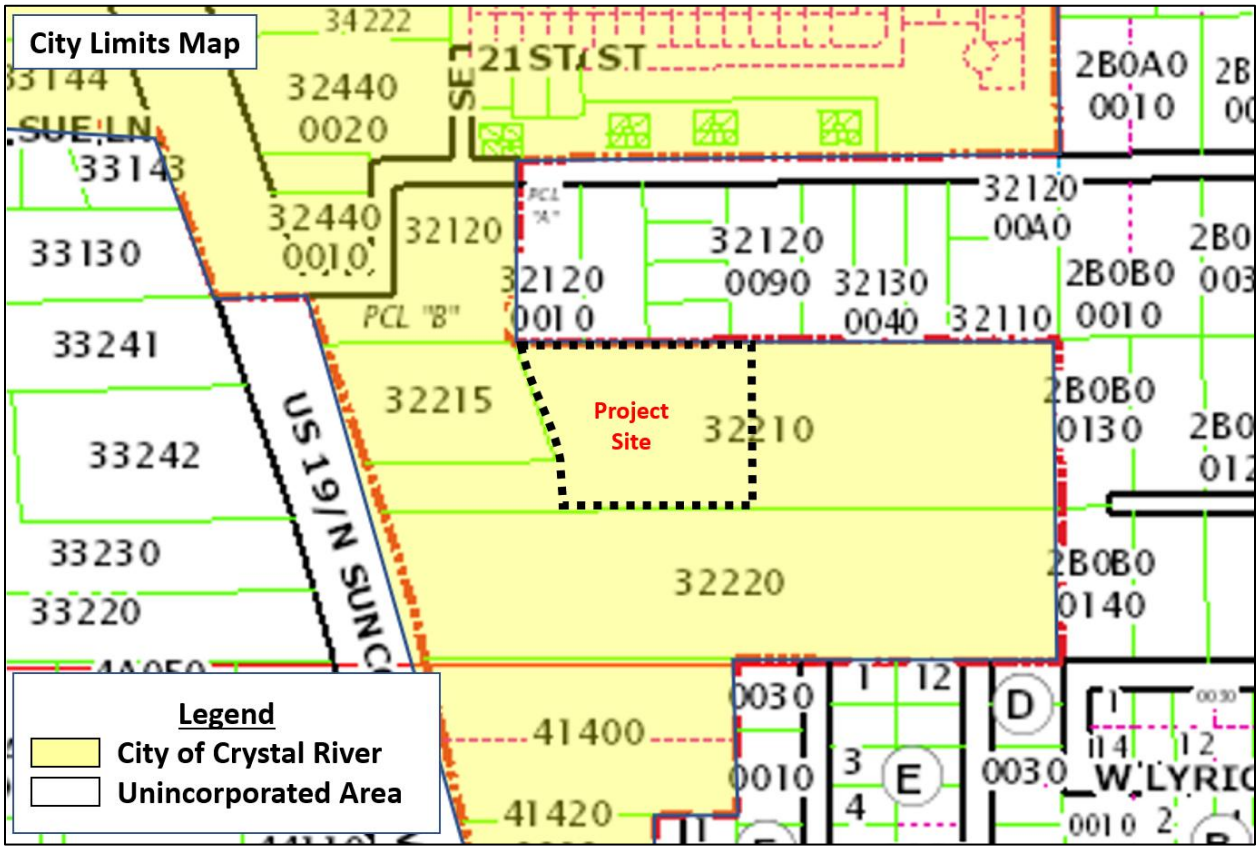
Existing Site Conditions

The subject property is the location of an abandoned former mobile home park and is currently unused. Some previous infrastructure from the mobile home park is in place and the property but not utilized. The site gains vehicular access to US 19 via an existing paved driveway entrance that is shared by the adjacent Hampton Inn hotel development. The following are photos identifying these existing conditions:





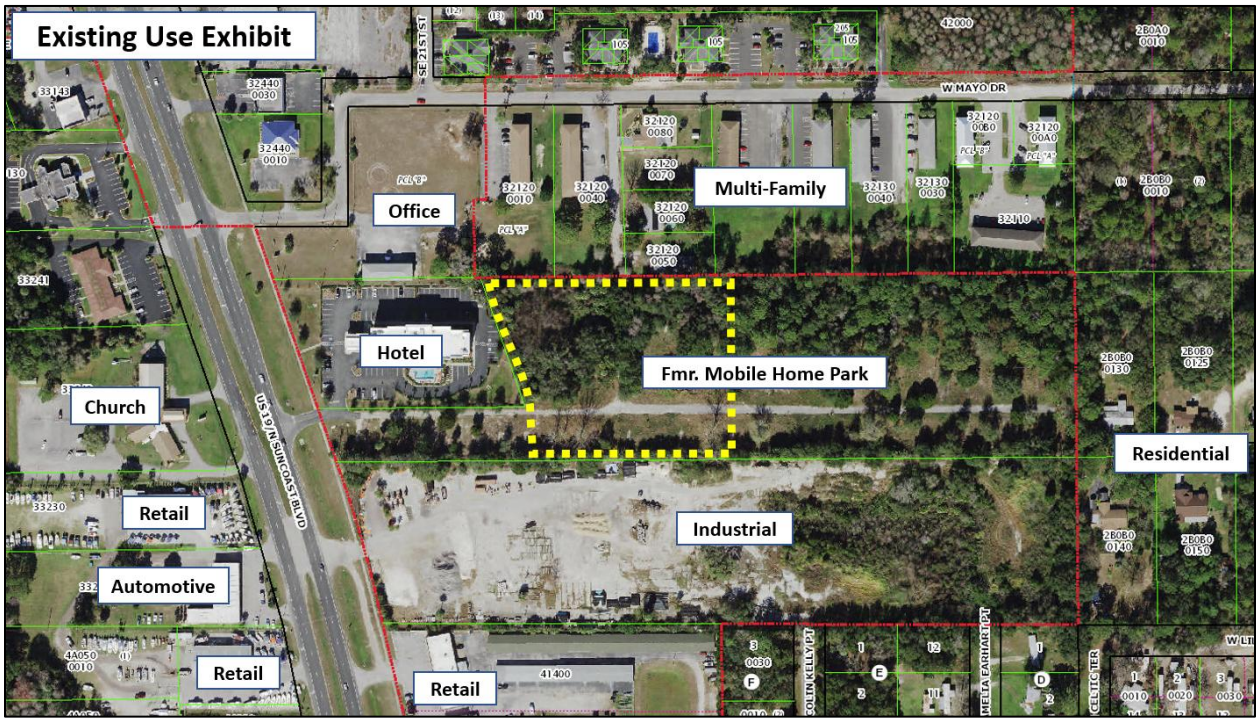
The subject property is located within the City limits of the City of Crystal River, as indicated on the following exhibit (with city lands outlined in yellow and unincorporated areas in white):



Existing and Future Land Use Pattern and Compatibility

As indicated in the table and exhibit below, the property is located along US 19 / N. Suncoast Blvd., a state arterial roadway with adjacent commercial lands to the west. The subject property currently has a Special District designation with implementing Industrial zoning. The existing multi-family and residential uses in the unincorporated area to the north and east will be properly buffered/screened from future development to ensure compatibility.

Existing Development Patterns	Existing Use	Future Land Use Designation
North	Multi-Family	RUR
South	Industrial	Special Districts (SD)
East	None / Vacant / Fmr. Mobile Home Park	Special Districts (SD)
West	Vacant & Hotel	Urban Center (UC)



As indicated above, the 3.05 +/- acre subject property currently is a vacant site that has direct access to US 19 / N. Suncoast Blvd., a state arterial roadway. Parcels to the west have a compatible Urban Center future land use designation. Other land to the east and south also have a compatible Special Districts future land use designation. In addition, Multi-Family and

Residential uses in the unincorporated area to the north and east will be properly buffered/screened from future development to ensure compatibility.

Consistency with Comprehensive Plan

As stated, the application proposes to change the future land use map from Special Districts (SD)to Urban Center (UC). The following Comprehensive Plan policies apply to this proposed land use change application. The policies listed below with the applicant's consistency statements included.

Future Land Use Element:

GOAL 1: *Ensure coordination and compatibility of existing and future land use patterns with topography, soil conditions, and the timing and availability of public facilities and services.*

OBJECTIVE 1.1: *City of Crystal River shall discourage the proliferation of urban sprawl through coordination of future land use with the availability of services at adopted levels of service and with the topography and soil conditions of the area.*

POLICIES:

A) *All public facilities and service must meet the level of service (LOS) standards adopted in this plan concurrent with the impacts of development.*

B) *Building permits or development orders will not be issued for new development where public facilities and services are not available at the level of service standards established in this plan.*

C) *Zoning designations and other land development regulations shall direct development to areas where public facilities are available.*

Consistency: The subject property is a formerly developed site along US 19 with a Special Districts (SD) future land use designation and the land use change will help facilitate the redevelopment of the property. In addition, public facilities are available to serve the area. The amendment will not create urban sprawl based on the above information above and the compliance with state criteria related to urban sprawl outlined below:

Requirement: Provide an Urban Sprawl Analysis which evaluates whether the proposed amendment incorporates a development pattern or urban form that achieves four or more of the following criteria:

1. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;

Consistency: **The proposed land use change from Special Districts (SD) to Urban Center (UC) category will not create an increased impact on natural resources. There are no known environmental features on the property. In addition, the site was previously developed and there are no natural areas remaining on the property. Any future development shall comply with Crystal River environmental protection regulations and require an Environmental Resource Permit (ERP) from the Water Management District.**

2. Promotes the efficient and cost effective provision or extension of public infrastructure and services;

Consistency: **The proposed land use change from Special Districts (SD) to Urban Center (UC) category will promote development activity on this property in a portion of the City in which public infrastructure and services are in place to support development without any public funded extension of services. In addition, the property is in close proximity to police and fire services, thereby not requiring extended travel time to serve the site with these services.**

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;

Consistency: **The proposed land use change from Special Districts (SD) to Urban Centers (UC) category will allow for a mix of non-residential development types in close proximity to each other and maintains the commercial frontage along US Highway 19, which promotes more compact development in which there is an increase opportunity for a variety of connected and walkable uses.**

4. Promotes conservation of water and energy;

Consistency: **The proposed land use change from Special Districts (SD) to Urban Center (UC) category will promote the conservation of water and energy because it is supporting development activity in more concentrated areas that are closer to higher population areas, along a major state arterial roadway, with utilities available to serve the site and not in more remote, rural areas. Concentration of development helps reduce the overall potential need / usage of water and energy.**

5. Preserves agricultural areas and activities;

Consistency: **The project area does not contain any existing agricultural activities and therefore, will not negatively affect preservation of agricultural areas and activities.**

6. Preserves open space and natural lands and provides for public open space and recreation needs;

Consistency: The proposed commercial/non-residential use of the land will meet all of the requirements of the above stated requirement by providing appropriate code-required open space as part of future development. In addition, there are no environmentally sensitive features, natural lands or public open spaced on the property.

7. Creates a balance of land uses based on demands of residential population with the non-residential needs of an area;

Consistency: The proposed land use change from Special Districts (SD) to Urban Center (UC) category will allow for a mix of non-residential activities on the subject property, including both commercial and industrial uses, thus promoting a balanced and varied set of uses to serve the local population within the City.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit-oriented development or new towns.

Consistency: The proposed use of the properties will not create sprawl, as the proposed land use change will help promote the urban redevelopment of a previously developed (and now abandoned) site in the urbanized portion of the City with all necessary public facilities available to serve the property. Because of these reasons, the land use change will reduce development intensity in the more rural areas of the County.

OBJECTIVE 2.6 *The Crystal River Comprehensive Plan establishes a Future Land Use Map (FLUM) and land use categories to accommodate the projected population needs.*

B) *The following land use categories are adopted into the FLUM to implement the City of Crystal River Comprehensive Plan:*

B-3 Urban Center (UC). *The purpose of this category is to promote the continued existence and viability of the traditional activity centers. Uses include residential, retail, professional offices, financial institutions, lodging, restaurants, and other retail uses. Residential dwelling units from 0 to 16 units per acre, essential services, and utilities are allowable, subject to supplemental development and design standards. Maximum impervious surface shall not exceed 90 percent.*

A) *A Future Land Use Map is adopted as part of the City of Crystal River Comprehensive Plan. Below is the correlation table of allowable densities, intensities and zones within each future land use category. Density and intensity shall be calculated based on the net developable acreage. Net developable acreage shall include all areas proposed for development, excluding wetlands and waterbodies.*

Future Land Use	Applicable Zones	Density*	Intensity*
Urban Centers	Urban Center High (UC-1)	16 DU/AC	3.0 FAR
	Urban Center Low (UC-2)		
Urban Neighborhoods	Urban Neighborhood High (UN-1)	12 DU/AC	1.0 FAR
	Urban Neighborhood Low (UN-2)		
Suburban Neighborhoods	Suburban Neighborhood High (SN-1)	4 DU/AC	N/A***
	Suburban Neighborhood Low (SN-2)		
Civic	Civic Space (CIV)	N/A	0.25 FAR**
Conservation	Conservation (CON)		
Special Districts	Light Industrial (IND)	N/A	1.5 FAR
	Institutional/Utility (IU)		
* Existing PUDs have a density and intensity that are defined in their approved land use plans. ** Intensity is limited to structures that are ancillary and serve a park, public amenity, open space or similar. Examples include restrooms, visitor centers or educational buildings. *** Live/work units do not count towards FAR calculations.			

<u>Consistency</u>: The application proposes to change the future land use map from Special Districts (SD) to Urban Center (UC). Any future development activity on site shall comply with the permitted uses, max density/intensity and maximum floor area ratio identified in the policy and table above and will be demonstrated in a properly filed site plan application to the City of Crystal River.

Summary

The location of the proposed Urban Center (UC) future land use category is compatible with the overall existing development pattern in the area. In addition, the request is consistent with the land use map pattern in the area as a portion of the subject property and another abutting property already has the Urban Center designation to the west and is abutting other lands to the east and south with an equivalent or higher intensity land use designation. In addition, Multi-Family and Residential uses in the unincorporated area to the north and east will be properly buffered/screened from future development to ensure compatibility.

The map change will also help encourage economic development activity and redevelopment of an underutilized, previously developed site, thus contributing to the local tax and employment base.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 7.C.**

Requested Motion:

Consideration of Ordinance 26-O-06 (Application No. PZM26-0001) for an amendment of the Official Zoning Map for 3.05 acres addressed as 1075 North Suncoast Blvd, owned by Gulf Coast RV and Boat Storage LLC, on Second Reading, and hold the public hearing for April 13, 2026, at 5:30 p.m. This item is associated with the previous item. QUASI-JUDICIAL

Summary:

The applications submitted by Clay Sweger, on behalf of Gulf Coast RV and Boat Storage, LLC, request amendments to both the Future Land Use Map and the Zoning Map for an approximately +/- 3.05-acre portion of the subject property. Specifically, the applicant proposes to change the Future Land Use Category from Special District to Urban Center and rezone the same area from Industrial to Urban Center 2.

The applicant owns approximately +/- 9.0 acres in total. Of this acreage, the westernmost +/- 0.75 acres are already designated Urban Center, while the easternmost +/- 5.2 acres will retain the Special District Future Land Use Category. The requested amendments apply only to the central +/- 3.05-acre portion of the property and are intended to facilitate redevelopment of the site to accommodate a new hotel.

Staff Recommendation:

Consideration of Ordinance 26-O-06, hold the public hearing for April 13, 2026, and, if approved, authorize the Mayor to execute the Ordinance.

Ordinance:
AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER BY REZONING A PORTION OF PROPERTY (3.05 ACRES MOL) LYING IN SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY A PARCEL ID 17E18S27 32210 (ALT KEY: 1089018) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY GULF COAST RV AND BOAT STORAGE, LLC FROM INDUSTRIAL TO URBAN CENTER 2 ZONING DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ATTACHMENTS:
Description
Ordinance

ORDINANCE 26-O-06

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER BY REZONING A PORTION OF PROPERTY (3.05 ACRES MOL) LYING IN SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY A PARCEL ID 17E18S27 32210 (ALT KEY: 1089018) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY GULF COAST RV AND BOAT STORAGE, LLC FROM INDUSTRIAL TO URBAN CENTER 2 ZONING DISTRICT; 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 March 5, 2025, voted to recommend to the City Council that the request to amend the official zoning map be approved; 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 3.05 acres (MOL) owned by Gulf Coast RV and Boat Storage LLC by redesignating the zoning from Industrial to Urban Center 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. PZM26-0001 GULF COAST RV AND BOAT STORAGE

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

That the property legally described as shown in **EXHIBIT "A"** attached hereto and incorporated herein by reference, for 3.05 acres, is amended to Urban Center 2.

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 23rd day of March 2026.

THIS ORDINANCE was introduced and placed on a second reading on the 13th day of April 2026, 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:

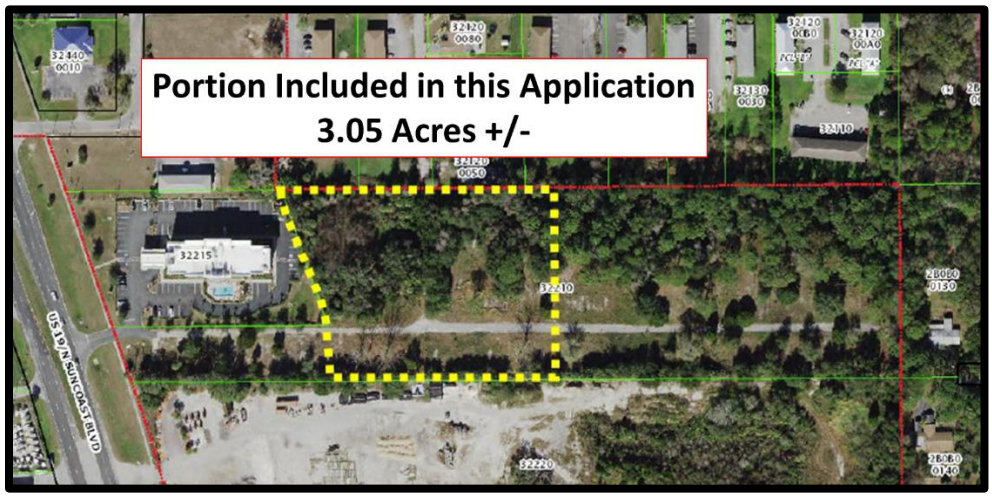
Joe Meek _____
Robert Holmes _____
Mindi Hastings _____
Chris Ensing _____
Gabrielle Satchell _____

EXHIBIT "A"

A portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida and run thence North 01°14'04" West, along the East line of said Southwest 1/4, a distance of 335.85 feet to the southeast corner of the North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4; thence South 89°27'43" West, along the South line of said North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4, a distance of 677.31 feet to the Point of Beginning; thence continue South 89°27'43" West, along said South line, 364.98 feet; thence North 00°32'17" West, 85.53 feet; thence North 18°52'23" West, 263.50 feet to a point on the North line of said North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4; thence North 89°28'09" East, along said North line, 447.87 feet; thence South 00°32'17" East, 335.60 feet to the Point of Beginning.

Containing 3.05 Acres (132,861 Square Feet), more or less.



CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 7.D.**

Requested Motion: Consider the revised Development Agreement between Gulf Coast RV & Boat Storage, LLC and the City of Crystal River regarding RV and Boat Storage at 1075 North Suncoast Blvd.

Summary:
In 2022, 1075 North Suncoast Blvd was redesignated from Highway Commercial to the Industrial Future Land Use Category and rezoned from High Intensity Commercial to Industrial on the Official Zoning Map to facilitate development of an outdoor recreational vehicle and boat storage facility. The application at that time was submitted in conjunction with a Development Agreement, executed on April 25, 2022, which limited use of the Industrial-designated property exclusively to recreational vehicle and boat storage.
This item accompanies the previous two items as an amendment to the existing Development Agreement to ensure that the entitlements and use restrictions applicable to the rear portion of the property, which will retain the Industrial designation, remain in effect. The applicant proposes to develop the western portion of the property with a hotel, while retaining the eastern portion for a storage facility. Although the long-term intent is to utilize the eastern area for storage, there are no immediate plans to move forward with its development at this time.

Staff Recommendation:
Consider the revised Development Agreement between Gulf Coast RV & Boat Storage, LLC and the City of Crystal River regarding RV and Boat Storage at 1075 North Suncoast Blvd.

ATTACHMENTS:
Description
Cover Letter.pdf
Strikethrough Underline Revised Developer's Agreement
Clean Revised Developer's Agreement.pdf

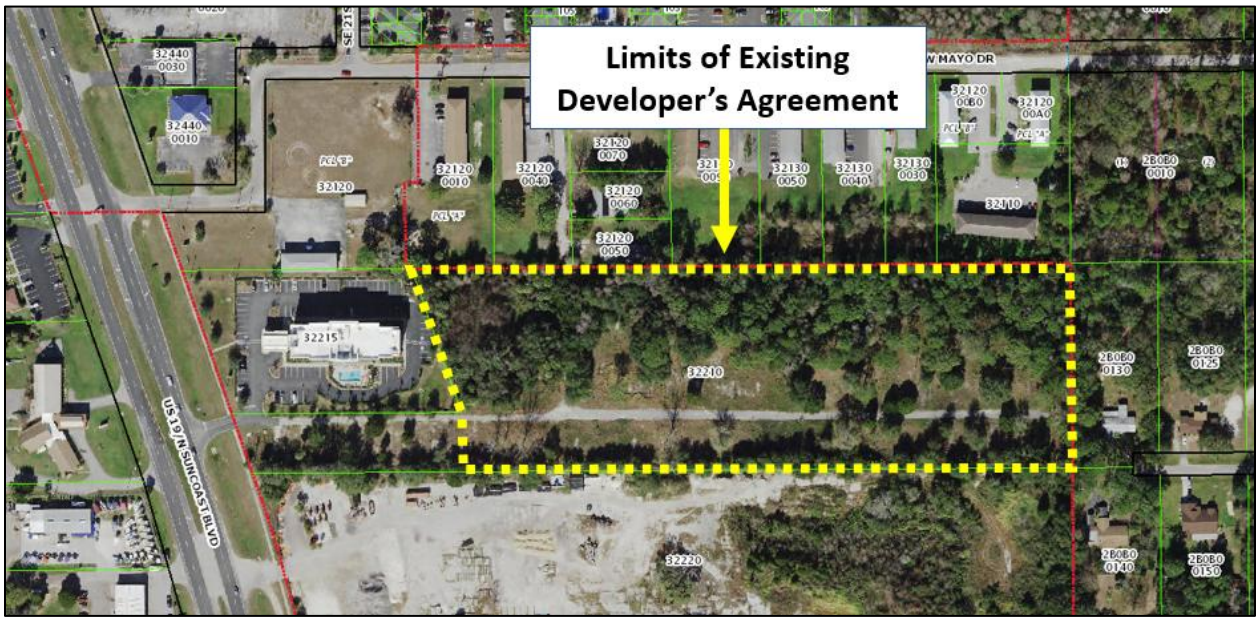
March 4, 2026

Crystal River Growth Management Department
Attn: Carly Hanson
123 NW Highway 19
Crystal River, FL 34428

Re: Application to Revise Developer's Agreement – Gulf Coast RV & Boat Storage, LLC
Parcel ID Number 17E18S27 32210 (1100 Block of US Highway 19)

Ms. Hanson:

Please accept this letter and attached materials as a request to amend the Developer's Agreement related to the above-referenced property. The original Developer's Agreement between the City of Crystal River and Gulf Coast RV & Boat Storage, LLC was approved by the City Commission and executed on April 25, 2022. The agreement was applicable to the approximately 8.25 acre portion of the subject property (parcel number 32210) that was zoned Industrial, as illustrated on the exhibit below:



As you are aware, on January 29, 2026, the property owner submitted a request to change the future land use map designation and zoning district on an approximately 3.05 acre portion of the property from Special District and Industrial to Urban Center and UC-2, respectively. The proposed map change would result in the easternmost 5.2 acres of the subject property to remain zoned Industrial.

The revised Developer's Agreement would be modified to reflect the reduced area on the property to remain zoned Industrial. The revised limits are indicated on the exhibit below:



As discussed with City staff, it is appropriate to revise the Developer's Agreement to reflect the new (reduced) limits of the Industrial land use and zoning areas. Included in the request is a Word document with suggested underline and strike-through edits for the consideration of City staff.

Please review this information at your convenience and let us know if you have any questions or request additional information.

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

Rec. $
Indexing $

This Instrument Prepared by:
Robert W. Batsel Jr.
Gooding & Batsel, PLLC
1531 SE 36th Ave
Ocala, FL 34471

Record and Return to:
City of Crystal River
Growth Management Department
123 NW Highway 19
Crystal River, FL 34432

AMENDED & RESTATED DEVELOPER'S AGREEMENT

(RV and Boat Storage)

THIS AMENDED & RESTATED DEVELOPER'S AGREEMENT ("Agreement"), is effective this ____ day of _____, ~~2022~~2026, by and between:

- **City of Crystal River**, a Florida municipal corporation ("City"); and
- **Gulf Coast RV & Boat Storage, LLC,** a Florida limited liability company, as well as its successors and assigns ("Developer").

WHEREAS:

A. Gulf Coast RV & Boat Storage, LLC, is the owner of the real property on attached **Exhibit A**, located within the City of Crystal River, Citrus County, Florida ("~~Property~~Parent Tract").

B. ~~Developer intends to develop Property into a recreational vehicle ("RV") and boat storage facility and has applied for rezoning of the Property~~The Parent Tract was rezoned to the Industrial zoning designation, which permits outdoor storage, on April 11, 2022, via Ordinance 22-O-08 of the City of Crystal River.

C. Developer voluntarily proffered the concessions set forth in ~~this~~ a Developer's Agreement ~~to~~ between the City and Developer ~~to further the public interests and during a public hearing on April 11, 2022.~~ dated April 25, 2022, recorded in Official Records Book 3288, Page 52, attached as **Exhibit B** ("Original Agreement").

~~C.~~D. Developer has applied for rezoning a portion of the Parent Tract to the UC-2 commercial designation ("Commercial Property"), but intends to retain Industrial zoning on that portion of the Property described on attached **Exhibit A-1** ("Industrial Property").

~~D.~~E. The parties now desire to amend and replace the Original Agreement ~~enter into this Agreement in conjunction with the aforementioned rezoning~~with this new Agreement, which shall continue to provide assurances that the Industrial Property will only be used by Developer and its successors and assigns for an RV and boat storage business (and not

used for more intense uses that may otherwise be permitted int eh Industrial zoning district), but shall exclude the Commercial Property from~~pursuant to~~ the terms and provisions hereof.

~~E.~~F. The parties do not intend for this Agreement to constitute a "Development Agreement" as described in Chapter 14 of the City Code or Sections 163.3220 – 163.3243, Florida Statutes.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **Incorporation of Recitals.** The parties agree and confirm that the above recitals are true and correct and incorporate their terms and provisions herein for all purposes.

2. **Definitions.** The following definitions shall have the following meanings for the purpose of this Agreement:

2.1 "Agreement" – This Amended & Restated Developer's Agreement, as the same may be subsequently amended, modified, or supplemented pursuant to its terms and provisions.

2.2 "City Code" – The City's Code of Ordinances, as the same may be subsequently amended, modified, or supplemented.

2.3 "Development Regulations" – The Land Development Code of the City. This definition will include any promulgated construction or design specifications of the City.

2.4 "Property" – The real property located in Citrus County, Florida described on attached **Exhibit A-1**.

2.5 Additional Definitions and Rules of Construction. The definitions in ~~paragraph 2.1~~Section 2 shall apply equally to both the singular and plural forms of the terms defined. Whenever the context may require, any pronoun used herein shall include the corresponding masculine, feminine and neuter forms. The words "include," "includes," and "including" shall be deemed to be followed by the phrase "without limitation." The words "herein," "hereof," "hereunder," and similar terms shall refer to this Agreement, unless the context otherwise requires.

3. **Covenants of Developer.**

3.1. Unless and until the Property is rezoned to a zoning district other than "Industrial," Developer shall not use the Property for any purpose other than RV and boat storage.

3.2. Upon the City's creation of an alternative zoning district providing for outdoor storage or specifically allowing RV and boat storage as a permitted use, and upon a written request of City, Developer shall execute and deliver to City an application to rezone the Property and assign such zoning designation in such form as is

requested by City in its sole discretion. Developer shall pay all fees associated with the rezoning process.

3.3. Developer acknowledges that pursuant to applicable law, Developer must hereafter adhere to City's criteria, standards and regulations (including the City Code and Development Regulations) relating to design and construction of improvements on the Property.

4. **Appointment of Power of Attorney; Lien**.

4.1. Developer hereby grants and conveys to the City Manager of City an irrevocable special power of attorney to exercise any and all rights of Developer, and any successors in interest to ~~Owner~~Developer, including any purchasers, mortgage holders, lien holders or other persons who may claim an interest in the Property to do the following:

4.1.1. Perform all obligations of ~~Owner~~ Developer under paragraph 3.2, above.

4.1.2. Petition City for rezoning including the execution of an application for rezoning.

4.1.3. Accomplish all steps necessary or proper for the rezoning of the Property.

4.2. This power of attorney shall be considered a power coupled with an interest and may not be terminated except upon the written consent of City specifically referring to this Agreement.

4.3. This Agreement and the power of attorney granted hereunder touch and concern the Property, and shall bind and run with the Property, and constitute an encumbrance thereon.

4.4. ~~Owner~~ Developer hereby grants City a lien to enforce the obligations of ~~Owner~~ Developer under paragraph 3.2**Error! Reference source not found.** of this Agreement. Such lien shall be deemed satisfied automatically upon the rezoning of the Property.

5. **Termination.** This Agreement and the restrictions on use set forth herein shall run with the land and bind Developer's successors and assigns. This Agreement may only be terminated upon approval of City's City Council, upon rezoning of the Property as set forth herein, or upon mutual written agreement of both parties.

6. **Subject to City Ordinances**. Nothing in this Agreement shall supersede or take precedence over any existing ordinances, regulations or codes of City.

7. **Automatic Satisfaction.** This Agreement, including the lien arising under paragraph 4.3 hereof, shall be deemed satisfied upon the rezoning of the Property. Upon request of

~~Owner~~Developer, City Manager may execute and deliver to the ~~Owner~~ Developer a recordable instrument acknowledging such satisfaction.

8. **General Provisions.**

8.1. **Notice**.

8.1.1. All notices, requests, consents and other communications (each a "Communication") required or permitted under this Agreement shall be in writing (including faxed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, faxed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this paragraph:

8.1.1.1. For City:

City of Crystal River
City Manager
123 NW Highway 19
Crystal River, FL 34432

With Copy to:
City of Crystal River
~~Planning and Development Services Department~~Growth Management Department
123 NW Highway 19
Crystal River, FL 3442~~32~~

8.1.1.2. For Developer:

Gulf Coast RV & Boat Storage, LLC
Attn: Micah Linton
343 NW Cole Terrace, Suite 201
Lake City, FL 32055

With Copy to:
_____
_____
_____
_____

8.1.2. Each such Communication shall be deemed delivered:

8.1.2.1. On the date of deliver~~ed~~y if by personal delivery;

8.1.2.2. On the date of facsimile transmission if by facsimile; and

8.1.2.3. If the Communication is mailed, on the earlier of: (a) the date upon which the Return Receipt is signed; or (b) the date upon which delivery is refused.

8.1.2.4. Notwithstanding the foregoing, service by personal delivery delivered, or by facsimile sent, after 5:00 p.m. shall be deemed to have been made on the next day that is not a Saturday, Sunday or legal holiday.

8.1.3. If a Communication is delivered by multiple means, the Communication shall be deemed delivered upon the earliest date determined in accordance with the preceding subparagraph.

8.1.4. If the above provisions require Communication to be delivered to more than one person (including a copy), the Communication shall be deemed delivered to all such persons on the earliest date it is delivered to any of such persons.

8.2. **Headings.** The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.

8.3. **Litigation**. With respect to any litigation or arbitration arising out of this Agreement, or to resolve any claims or controversies arising out of or in connection with this Agreement, then the non-prevailing party pay all reasonable costs incurred by the prevailing party, including reasonable attorneys' fees, suit or arbitration costs and expenses, which attorneys' fees, suit costs and expenses shall include all such fees, costs and expenses incurred with respect to any arbitration, trial level activities, bankruptcy proceedings, appellate proceedings, or post-judgment proceeding related thereto.

8.4. **Binding Effect.** The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their assigns. There are no representations or warranties other than those set forth herein.

8.5. **Severability.** In the event any provision or Section of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the enforceability of the validity of the remaining provisions of this Agreement.

8.6. **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the parties in connection herewith shall survive the execution and delivery of this Agreement.

8.7. **Successors and Assigns.** All covenants and agreements in this Agreement made by or on behalf of any parties hereto shall bind and inure to the benefit of the respective successors and assigns of the parties hereto, whether so expressed or not.

8.8. **Applicable Law.** This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The exclusive venue for any legal proceeding arising out of this Agreement shall be Citrus County, Florida.

8.9. **Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.

8.10. **Gender.** As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.

8.11. **City Code.** No provision of this Agreement shall supersede or take precedent over any existing ordinances, regulations or codes of the City.

8.12. **Exercise of Rights.** All rights, power and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any law, and are intended to be limited to the extent necessary so that they will not render this Agreement invalid, illegal, or unenforceable under any applicable law.

8.13. **Entire Agreement.** This Agreement shall constitute the entire agreement of the parties hereto; all prior agreements between the parties, whether written or oral, are merged herein and shall be of no force or effect. This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.

8.14. **JURY WAIVER.** EACH PARTY HEREBY COVENANTS AND AGREES THAT IN ANY LITIGATION, SUIT, ACTION, COUNTERCLAIM, OR PROCEEDING, WHETHER AT LAW OR IN EQUITY, WHICH ARISES OUT OF CONCERNS, OR RELATES TO THIS AGREEMENT, ANY AND ALL TRANSACTIONS CONTEMPLATED HEREUNDER, THE PERFORMANCE HEREOF, OR THE RELATIONSHIP CREATED HEREBY, WHETHER SOUNDING IN CONTRACT, TORT, STRICT LIABILITY, OR OTHERWISE, TRIAL SHALL BE TO A COURT OF COMPETENT JURISDICTION AND NOT TO A JURY. EACH PARTY HEREBY IRREVOCABLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY. ANY PARTY MAY FILE AN ORIGINAL COUNTERPART OR A COPY OF THIS AGREEMENT WITH ANY COURT, AS WRITTEN EVIDENCE OF THE CONSENT OF THE PARTIES HERETO OF THE WAIVER OF THEIR RIGHT TO TRIAL BY JURY. NEITHER PARTY HAS MADE OR RELIED UPON ANY ORAL REPRESENTATIONS TO OR BY THE OTHER PARTY REGARDING THE ENFORCEABILITY OF THIS PROVISION. EACH PARTY HAS READ AND UNDERSTANDS THE EFFECT OF THIS JURY WAIVER PROVISION.

8.15. **Attorney's Fees**. If any legal action or other proceeding (including, without limitation, appeals or bankruptcy proceedings) whether at law or in equity, which: arises out of, concerns, or relates to this Agreement, any and all transactions contemplated hereunder, the performance hereof, or the relationship created hereby; or is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees, court costs and all expenses even if not taxable as court costs, incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.

[Signatures on the following pages]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

ATTEST:	**City of Crystal River, a Florida municipal corporation**
_____	_____
MIA FINK	JOE MEEK
City Clerk	Mayor

Approved as to form and legality

_____
Robert Batsel Jr.
City Attorney

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this _____ day of _____, 202~~2~~6, by JOE MEEK, as Mayor of the City of Crystal River, Florida, a Florida municipal corporation, on behalf of the City.

_____
Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

AS TO DEVELOPER

Gulf Coast RV & Boat Storage, LLC, a Florida limited liability company

By: Rimrock Development Holdings, LLC, a Florida limited liability company, Its Manager

By:_____
Micah S. Linton, as Manager

Date _____

_____
Witness Signature

_____
Witness Printed Name

_____
Witness Signature

_____
Witness Printed Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this this ____ day of _____, 202~~2~~6, by Micah S. Linton, as Manager of Rimrock Development Holdings, LLC, a Florida limited liability company, as Manager of **Gulf Coast RV & Boat Storage, LLC, a Florida limited liability company**, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)
Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

EXHIBIT A
~~PROPERTY~~ PARENT TRACT

A portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida and run thence North 01°14'04" West, along the East line of said Southwest 1/4, a distance of 335.85 feet to the southeast corner of the North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4 of Section 27 and the Point of Beginning; thence continue North 01°14'04" West, along said East line, 335.54 feet to the northeast corner of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4; thence South 89°28'09" West, along the North line of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4, a distance of 1121.10 feet; thence South 18°52'23" East, 263.50 feet; thence South 00°32'17" East, perpendicular to the South line of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4 , a distance of 85.53 feet to a point on said South line; thence North 89°27'43" East, along said South line, 1042.29 feet to the Point of Beginning.

Containing 8.25 Acres (359,453 Square Feet), more or less.

EXHIBIT A-1
PROPERTY

A portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida and run thence North 01°14'04" West, along the East line of said Southwest 1/4 , a distance of 335.85 feet to the southeast corner of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of said Section 27 and to the Point of Beginning; thence continue North 01°14'04" West, along said East line, 335.54 feet to the northeast corner of said North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4; thence South 89°28'09" West, along the North line of said North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4, a distance of 673.23 feet; thence South 00°32'17" East, 335.60 feet to a point on the South line of said North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4; thence North 89°27'43" East, along said South line, 677.31 feet to the Point of Beginning.

Containing 5.20 Acres (226,592 Square Feet), more or less.

EXHIBIT B
ORIGINAL AGREEMENT

See attached.

Rec. $
Indexing $

This Instrument Prepared by:
Robert W. Batsel Jr.
Gooding & Batsel, PLLC
1531 SE 36th Ave
Ocala, FL 34471

Record and Return to:
City of Crystal River
Growth Management Department
123 NW Highway 19
Crystal River, FL 34432

AMENDED & RESTATED DEVELOPER'S AGREEMENT

(RV and Boat Storage)

THIS AMENDED & RESTATED DEVELOPER'S AGREEMENT ("Agreement"), is effective this ____ day of _____, 2026, by and between:

- **City of Crystal River**, a Florida municipal corporation ("City"); and
- **Gulf Coast RV & Boat Storage, LLC,** a Florida limited liability company, as well as its successors and assigns ("Developer").

WHEREAS:

A. Gulf Coast RV & Boat Storage, LLC, is the owner of the real property on attached **Exhibit A**, located within the City of Crystal River, Citrus County, Florida ("Parent Tract").

B. The Parent Tract was rezoned to the Industrial zoning designation, which permits outdoor storage, on April 11, 2022, via Ordinance 22-O-08 of the City of Crystal River.

C. Developer voluntarily proffered the concessions set forth in a Developer's Agreement between the City and Developer dated April 25, 2022, recorded in Official Records Book 3288, Page 52, attached as **Exhibit B** ("Original Agreement").

D. Developer has applied for rezoning a portion of the Parent Tract to the UC-2 commercial designation ("Commercial Property"), but intends to retain Industrial zoning on that portion of the Property described on attached **Exhibit A-1** ("Industrial Property").

E. The parties now desire to amend and replace the Original Agreement with this new Agreement, which shall continue to provide assurances that the Industrial Property will only be used by Developer and its successors and assigns for an RV and boat storage business (and not used for more intense uses that may otherwise be permitted int eh Industrial zoning district), but shall exclude the Commercial Property from the terms and provisions hereof.

F. The parties do not intend for this Agreement to constitute a "Development Agreement" as described in Chapter 14 of the City Code or Sections 163.3220 – 163.3243, Florida Statutes.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **Incorporation of Recitals.** The parties agree and confirm that the above recitals are true and correct and incorporate their terms and provisions herein for all purposes.

2. **Definitions.** The following definitions shall have the following meanings for the purpose of this Agreement:

2.1 "Agreement" – This Amended & Restated Developer's Agreement, as the same may be subsequently amended, modified, or supplemented pursuant to its terms and provisions.

2.2 "City Code" – The City's Code of Ordinances, as the same may be subsequently amended, modified, or supplemented.

2.3 "Development Regulations" – The Land Development Code of the City. This definition will include any promulgated construction or design specifications of the City.

2.4 "Property" – The real property located in Citrus County, Florida described on attached **Exhibit A-1**.

2.5 Additional Definitions and Rules of Construction. The definitions in Section 2 shall apply equally to both the singular and plural forms of the terms defined. Whenever the context may require, any pronoun used herein shall include the corresponding masculine, feminine and neuter forms. The words "include," "includes," and "including" shall be deemed to be followed by the phrase "without limitation." The words "herein," "hereof," "hereunder," and similar terms shall refer to this Agreement, unless the context otherwise requires.

3. **Covenants of Developer.**

3.1. Unless and until the Property is rezoned to a zoning district other than "Industrial," Developer shall not use the Property for any purpose other than RV and boat storage.

3.2. Upon the City's creation of an alternative zoning district providing for outdoor storage or specifically allowing RV and boat storage as a permitted use, and upon a written request of City, Developer shall execute and deliver to City an application to rezone the Property and assign such zoning designation in such form as is requested by City in its sole discretion. Developer shall pay all fees associated with the rezoning process.

3.3. Developer acknowledges that pursuant to applicable law, Developer must hereafter adhere to City's criteria, standards and regulations (including the City Code and

Development Regulations) relating to design and construction of improvements on the Property.

4. **Appointment of Power of Attorney; Lien**.

4.1. Developer hereby grants and conveys to the City Manager of City an irrevocable special power of attorney to exercise any and all rights of Developer, and any successors in interest to Developer, including any purchasers, mortgage holders, lien holders or other persons who may claim an interest in the Property to do the following:

4.1.1. Perform all obligations of Developer under paragraph 3.2, above.

4.1.2. Petition City for rezoning including the execution of an application for rezoning.

4.1.3. Accomplish all steps necessary or proper for the rezoning of the Property.

4.2. This power of attorney shall be considered a power coupled with an interest and may not be terminated except upon the written consent of City specifically referring to this Agreement.

4.3. This Agreement and the power of attorney granted hereunder touch and concern the Property, and shall bind and run with the Property, and constitute an encumbrance thereon.

4.4. Developer hereby grants City a lien to enforce the obligations of Developer under paragraph 3.2**Error! Reference source not found.** of this Agreement. Such lien shall be deemed satisfied automatically upon the rezoning of the Property.

5. **Termination.** This Agreement and the restrictions on use set forth herein shall run with the land and bind Developer's successors and assigns. This Agreement may only be terminated upon approval of City's City Council, upon rezoning of the Property as set forth herein, or upon mutual written agreement of both parties.

6. **Subject to City Ordinances**. Nothing in this Agreement shall supersede or take precedence over any existing ordinances, regulations or codes of City.

7. **Automatic Satisfaction.** This Agreement, including the lien arising under paragraph 4.3 hereof, shall be deemed satisfied upon the rezoning of the Property. Upon request of

Developer, City Manager may execute and deliver to the Developer a recordable instrument acknowledging such satisfaction.

8. **General Provisions.**

8.1. **Notice**.

8.1.1. All notices, requests, consents and other communications (each a "Communication") required or permitted under this Agreement shall be in writing (including faxed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, faxed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this paragraph:

8.1.1.1. For City:

City of Crystal River
City Manager
123 NW Highway 19
Crystal River, FL 34432

With Copy to:
City of Crystal River
Growth Management Department
123 NW Highway 19
Crystal River, FL 34428

8.1.1.2. For Developer:

Gulf Coast RV & Boat Storage, LLC
Attn: Micah Linton
343 NW Cole Terrace, Suite 201
Lake City, FL 32055

With Copy to:
_____
_____
_____
_____

8.1.2. Each such Communication shall be deemed delivered:

8.1.2.1. On the date of delivery if by personal delivery;

8.1.2.2. On the date of facsimile transmission if by facsimile; and

8.1.2.3. If the Communication is mailed, on the earlier of: (a) the date upon which the Return Receipt is signed; or (b) the date upon which delivery is refused.

8.1.2.4. Notwithstanding the foregoing, service by personal delivery delivered, or by facsimile sent, after 5:00 p.m. shall be deemed to

have been made on the next day that is not a Saturday, Sunday or legal holiday.

8.1.3. If a Communication is delivered by multiple means, the Communication shall be deemed delivered upon the earliest date determined in accordance with the preceding subparagraph.

8.1.4. If the above provisions require Communication to be delivered to more than one person (including a copy), the Communication shall be deemed delivered to all such persons on the earliest date it is delivered to any of such persons.

8.2. **Headings.** The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.

8.3. **Litigation**. With respect to any litigation or arbitration arising out of this Agreement, or to resolve any claims or controversies arising out of or in connection with this Agreement, then the non-prevailing party pay all reasonable costs incurred by the prevailing party, including reasonable attorneys' fees, suit or arbitration costs and expenses, which attorneys' fees, suit costs and expenses shall include all such fees, costs and expenses incurred with respect to any arbitration, trial level activities, bankruptcy proceedings, appellate proceedings, or post-judgment proceeding related thereto.

8.4. **Binding Effect.** The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their assigns. There are no representations or warranties other than those set forth herein.

8.5. **Severability.** In the event any provision or Section of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the enforceability of the validity of the remaining provisions of this Agreement.

8.6. **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the parties in connection herewith shall survive the execution and delivery of this Agreement.

8.7. **Successors and Assigns.** All covenants and agreements in this Agreement made by or on behalf of any parties hereto shall bind and inure to the benefit of the respective successors and assigns of the parties hereto, whether so expressed or not.

8.8. **Applicable Law.** This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The exclusive venue for any legal proceeding arising out of this Agreement shall be Citrus County, Florida.

8.9. **Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.

8.10. **Gender.** As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.

8.11. **City Code.** No provision of this Agreement shall supersede or take precedent over any existing ordinances, regulations or codes of the City.

8.12. **Exercise of Rights.** All rights, power and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any law, and are intended to be limited to the extent necessary so that they will not render this Agreement invalid, illegal, or unenforceable under any applicable law.

8.13. **Entire Agreement.** This Agreement shall constitute the entire agreement of the parties hereto; all prior agreements between the parties, whether written or oral, are merged herein and shall be of no force or effect. This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.

8.14. **JURY WAIVER.** EACH PARTY HEREBY COVENANTS AND AGREES THAT IN ANY LITIGATION, SUIT, ACTION, COUNTERCLAIM, OR PROCEEDING, WHETHER AT LAW OR IN EQUITY, WHICH ARISES OUT OF CONCERNS, OR RELATES TO THIS AGREEMENT, ANY AND ALL TRANSACTIONS CONTEMPLATED HEREUNDER, THE PERFORMANCE HEREOF, OR THE RELATIONSHIP CREATED HEREBY, WHETHER SOUNDING IN CONTRACT, TORT, STRICT LIABILITY, OR OTHERWISE, TRIAL SHALL BE TO A COURT OF COMPETENT JURISDICTION AND NOT TO A JURY. EACH PARTY HEREBY IRREVOCABLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY. ANY PARTY MAY FILE AN ORIGINAL COUNTERPART OR A COPY OF THIS AGREEMENT WITH ANY COURT, AS WRITTEN EVIDENCE OF THE CONSENT OF THE PARTIES HERETO OF THE WAIVER OF THEIR RIGHT TO TRIAL BY JURY. NEITHER PARTY HAS MADE OR RELIED UPON ANY ORAL REPRESENTATIONS TO OR BY THE OTHER PARTY REGARDING THE ENFORCEABILITY OF THIS PROVISION. EACH PARTY HAS READ AND UNDERSTANDS THE EFFECT OF THIS JURY WAIVER PROVISION.

8.15. **Attorney's Fees**. If any legal action or other proceeding (including, without limitation, appeals or bankruptcy proceedings) whether at law or in equity, which: arises out of, concerns, or relates to this Agreement, any and all transactions contemplated hereunder, the performance hereof, or the relationship created hereby; or is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees, court costs and all expenses even if not taxable as court costs, incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.

[Signatures on the following pages]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

ATTEST:	**City of Crystal River, a Florida municipal corporation**
_____	_____
MIA FINK	JOE MEEK
City Clerk	Mayor

Approved as to form and legality

_____
Robert Batsel Jr.
City Attorney

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by JOE MEEK, as Mayor of the City of Crystal River, Florida, a Florida municipal corporation, on behalf of the City.

_____
Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

AS TO DEVELOPER

Gulf Coast RV & Boat Storage, LLC, a Florida limited liability company

By: Rimrock Development Holdings, LLC, a Florida limited liability company, Its Manager

By:_____
Micah S. Linton, as Manager

Date _____

_____
Witness Signature

_____
Witness Printed Name

_____
Witness Signature

_____
Witness Printed Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this this ____ day of _____, 2026, by Micah S. Linton, as Manager of Rimrock Development Holdings, LLC, a Florida limited liability company, as Manager of **Gulf Coast RV & Boat Storage, LLC, a Florida limited liability company**, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)
Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

EXHIBIT A
PARENT TRACT

A portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida and run thence North 01°14'04" West, along the East line of said Southwest 1/4, a distance of 335.85 feet to the southeast corner of the North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4 of Section 27 and the Point of Beginning; thence continue North 01°14'04" West, along said East line, 335.54 feet to the northeast corner of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4; thence South 89°28'09" West, along the North line of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4, a distance of 1121.10 feet; thence South 18°52'23" East, 263.50 feet; thence South 00°32'17" East, perpendicular to the South line of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4 , a distance of 85.53 feet to a point on said South line; thence North 89°27'43" East, along said South line, 1042.29 feet to the Point of Beginning.

Containing 8.25 Acres (359,453 Square Feet), more or less.

EXHIBIT A-1
PROPERTY

A portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida and run thence North 01°14'04" West, along the East line of said Southwest 1/4 , a distance of 335.85 feet to the southeast corner of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of said Section 27 and to the Point of Beginning; thence continue North 01°14'04" West, along said East line, 335.54 feet to the northeast corner of said North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4; thence South 89°28'09" West, along the North line of said North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4, a distance of 673.23 feet; thence South 00°32'17" East, 335.60 feet to a point on the South line of said North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4; thence North 89°27'43" East, along said South line, 677.31 feet to the Point of Beginning.

Containing 5.20 Acres (226,592 Square Feet), more or less.

EXHIBIT B
ORIGINAL AGREEMENT

See attached.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 7.E.**

Requested Motion:

Consideration of Ordinance 26-O-04 (Application No. PCA26-0002) for an amendment of the Future Land Use Map for 1.04 acres addressed 1154 NE 1st Street, owned by Alizzi Investment LLC, on Second Reading, and hold the public hearing for April 13, 2026, at 5:30 p.m. This item is associated with the next item.

Summary:

These applications are being brought forward by the City of Crystal River on behalf of Finnell Properties, LLC (purchased by Alizzi Investment, LLC), to amend the Future Land Use Map and Official Zoning Map for an approximately 1.04-acre parcel from Suburban Neighborhood to Urban Neighborhood and Suburban Neighborhood 1 to Urban Neighborhood 2.

The property was previously rezoned from Low Density Residential (R-1) to Medium Density Residential (R-2) to permit multi-family development. The site is currently developed with one triplex (three units) and one duplex (two units) fronting NE 1st Street. The owner's application (PZ22-0115) was approved by the City Council on March 13, 2023.

However, when the City adopted the new Community Development Code in December 2024, the previously approved density was inadvertently not carried forward. As a result, the allowable density for the property was reduced below what had been approved by the City Council in 2023 (eight (8) dwelling units an acre). This application, sponsored by the City, intends to correct this deficiency, allowing the property up to twelve (12) dwelling units per acre.

The owner of the property intends to add additional multi-family units along NE 1 st Terrace.

Staff Recommendation:

Consideration of Ordinance 26-O-04, hold the public hearing for April 13, 2026, and, if approved, authorize the Mayor to execute the Ordinance.

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 (1.04 ACRES MOL) LYING IN SECTION 22, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID 17E18S220030 0185 (ALT KEY: 1081157) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY ALIZZI INVESTMENT LLC FROM SUBURBAN NEIGHBORHOOD TO THE URBAN NEIGHBORHOOD LAND USE CATEGORY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION;

PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ATTACHMENTS:
Description
Ordinance
Staff Report
PowerPoint

ORDINANCE NO. 26-O-04

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, PROVIDING FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY RECLASSIFYING PROPERTIES (1.04 ACRES MOL) LYING IN SECTION 22, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID 17E18S220030 0185 (ALT KEY: 1081157) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY ALIZZI INVESTMENT LLC FROM SUBURBAN NEIGHBORHOOD TO THE URBAN NEIGHBORHOOD 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 March 5, 2026, 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 1.04 acres (MOL) owned by Alizzi Investment LLC by redesignating the Future Land Use from Suburban Neighborhood to Urban Neighborhood 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. PCA26-0002 ALIZZI INVESTMENT LLC

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.

That the property legally described as shown in **EXHIBIT "A"** attached hereto and incorporated herein by reference, for 1.04 acres, is amended to Urban Neighborhood.

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 _____, 2026.

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:

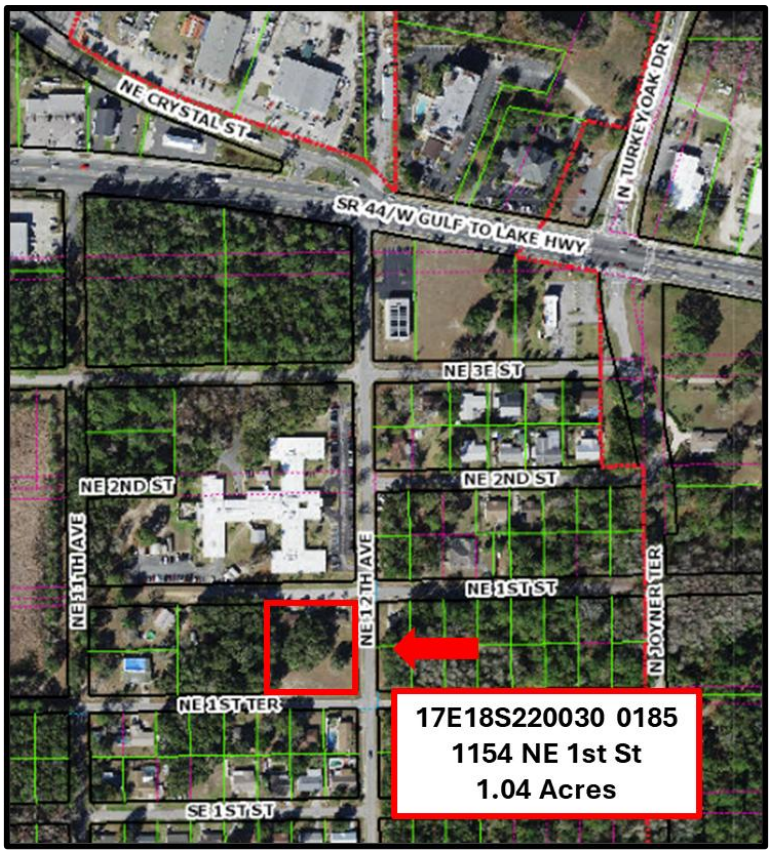
Joe Meek _____
Robert Holmes _____
Mindi Hastings _____
Chris Ensing _____
Gabrielle Satchell _____

EXHIBIT "A"

The East 1/3 of Lot 18, CHARPIA'S ADDITION TO CRYSTAL RIVER, according to the Plat thereof, recorded in Plat Book 1, Page(s) 30 of the Public Records of Citrus County, Florida, and more particularly described as follows:

Starting at the Northeast corner of said Lot 18 and going South 0° 32' 25" East, a distance of 209.45 feet; thence South 89° 07' 25" West, a distance of 212.59 feet; thence North 0° 33' 00" West, a distance of 209.51 feet; thence North 89° 08' 20" East, a distance of 212.62 feet to the Point of Beginning, all lying and being in Lot 18, CHARPIA'S ADDITION TO CRYSTAL RIVER.

Containing 1.04 acres more or less.



CITY OF CRYSTAL RIVER

STAFF REPORT

Growth Management Department

MEETING DATES:	Planning Commission: March 5, 2026, at 5:30 p.m. City Council Introduction: March 23, 2026, at 5:30 p.m. City Council Second Reading & Public Hearing: April 13, 2026, at 5:30 p.m.	
PCA26-0006/PZM25-0002 – City of Crystal River on behalf of Finnell Properties, LLC – Future Land Use and Zoning Amendment		
PROPOSED AMENDMENTS:	**COMPREHENSIVE PLAN**	Small-Scale Comprehensive Plan Amendment to the Future Land Use Map to change +/- 1.04 acres from Suburban Neighborhood to Urban Neighborhood
	ZONING MAP	Amendment to the Official Zoning Map to change +/- 1.04 acres from Suburban Neighborhood 1 to Urban Neighborhood 2
SUBJECT PROPERTY:	Section 22, Township 18 South, and Range 17 East, specifically identified as 1154 NE 1st Street, Parcel ID 17E18S220030 0185 (Alt Key: 1081157) by the records of the Citrus County Property Appraiser. A complete legal description is on file with the City of Crystal River's Growth Management Department.	
PROPERTY OWNER:	Finnell Properties, LLC – Purchased by Alizzi Investment, LLC	
ACREAGE:	+/- 1.04 acres	
FLOOD ZONE:	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 Number 12017C0189E. (Effective date: January 15, 2021).	
SURROUNDING AREA:	**North** – Crystal River Health and Rehab, Urban Neighborhood 2 Zone **South** – Across NE 1st Terrace, Single Family Residential Homes, Suburban Neighborhood 1 Zone **East** – Across NE 12th Avenue, Single Family Residential, Suburban Neighborhood 1 Zone **West** – Vacant, Suburban Neighborhood 1 Zone	
PREPARED BY:	Carly Hanson, AICP, Growth Management Director	

BACKGROUND INFORMATION:

These applications are being brought forward by the City of Crystal River on behalf of Finnell Properties, LLC (purchased by Alizzi Investment, LLC), to amend the Future Land Use Map and Official Zoning Map for an approximately 1.04-acre parcel from Suburban Neighborhood to Urban Neighborhood and Suburban Neighborhood 1 to Urban Neighborhood 2.

The property was previously rezoned from Low Density Residential (R-1) to Medium Density Residential (R-2) to permit multi-family development. The site is currently developed with one triplex (three units) and one duplex (two units) fronting NE 1st Street. The owner's application (PZ22-0115) was approved by the City Council on March 13, 2023.

However, when the City adopted the new Community Development Code in December 2024, the previously approved density was inadvertently not carried forward. As a result, the allowable density for the property was reduced below what had been approved by the City Council in 2023 (eight (8) dwelling units an acre). This application, sponsored by the City, intends to correct this deficiency, allowing the property up to twelve (12) dwelling units per acre.

The owner of the property intends to add additional multi-family units along NE 1st Terrace.

ANALYSIS:

This is a joint application requesting amendments to both the Future Land Use Map and the Official Zoning Map for the City of Crystal River. The following analysis addresses the legal status of the Comprehensive Plan and Future Land Use Map and evaluates whether the City's Community Development Code and the proposed Zoning Map amendment are consistent with and serve to implement the adopted Comprehensive Plan.

Comprehensive Plan – Future Land Use Map Amendment – The proposed Future Land Use Map Amendment will change the future land use designation from Suburban Neighborhood to Urban Neighborhood. The following comparison table is provided:

Comprehensive Plan FLUM Category:	From Existing: Suburban Neighborhood	To Proposed: Urban Neighborhood
Category Description:	Single-family residential as well as accessory uses incidental to the primary use	Mixed-use, single-family, missing middle and multi-family residential uses, small scale neighborhood centers
Maximum Density:	0-4 units per acre	12 units per acre
Maximum Intensity*:	NA	1.0 FAR*
Maximum Impervious Surface:	Not to Exceed 60%	Not to Exceed 75%

FAR – Floor-to-Area Ratio
*Intensity is limited to structures that are ancillary and serve a park, public amenity, open space, or similar. Examples include restrooms, visitor centers, or educational buildings.
Source: Crystal River Comprehensive Plan, Future Land Use Element

The proposed Future Land Use Amendment would result in an increase in allowable density, intensity, and impervious surface, while allowing the subject property to be used for residential and limited commercial uses.

Zoning Map Amendment – The proposed Zoning Map Amendment will change the Zoning from Suburban Neighborhood 1 to Urban Neighborhood 2. The following comparison table is provided:

Zoning District:	From Existing: Suburban Neighborhood 1	To Proposed: Urban Neighborhood 2
Allowable Uses:	Single-family residential as well as accessory uses incidental to the primary use	Various residential and mixed use
Max Density:	4 units per acre	12 units per acre

Zoning District:	From Existing: Suburban Neighborhood 1	To Proposed: Urban Neighborhood 2
Max Lot Coverage:	60%	70%
Max FAR:	NA	1.0
Max Height:	38' Top Plate 50' To Ridge	42' Top Plate 52' To Ridge

FAR – Floor to Area Ratio
Source: Crystal River Community Development Code (Ord. No. 24-O-14)

The proposed Urban Neighborhood 2 Zoning District shall be used to implement the proposed Urban Neighborhood Land Use Category. The proposed Zoning District will increase the allowable density, increase the allowable impervious lot coverage, increase the maximum floor area ratio, and increase the maximum developable height for the parcel while allowing the subject property to be used for residential and limited commercial uses.

COMPATIBILITY:

The Urban Neighborhood 2 (UN-2) zoning district is intended to function as a transitional area between established single-family neighborhoods and more intensive commercial or institutional uses. The subject property, which has been partially developed with multi-family residential units, is situated between single-family homes to the south and a nursing/rehabilitative facility to the north, reinforcing its role as an appropriate transition area.

At the time of the 2023 application (PZ22-0115), the existing multi-family units on the property were recognized as a valid nonconforming use within the former R-1 zoning district, as their development predated the City's 2005 Land Development Code. Approval of PZ22-0115 by the City Council of Crystal River brought the property into zoning compliance and authorized a maximum of eight (8) dwelling units.

The subject parcel contains approximately 1.04 acres, which under the UN-2 district permits a maximum density of twelve (12) dwelling units per acre. The property is currently developed with five (5) rental units. The proposed amendment would allow up to seven (7) additional residential units, not to exceed the maximum permitted density of twelve (12) units per acre.

The UN-2 district allows a mix of housing types, including multi-family residential, single-family attached and detached dwellings, live/work units, and accessory dwelling units, as well as limited neighborhood-scale commercial uses, provided the maximum density is not exceeded. All new development will be required to meet the development standards of the Community Development Code.

INFRASTRUCTURE:

Transportation (Ingress/Egress) – The subject property is located at the intersection of NE 1st Street, NE 12th Avenue, and NE 1st Terrace. All three roadways are classified as local, two-lane streets serving primarily residential traffic.

Any future driveway connections or modifications to access points will require issuance of a right-of-way utilization permit from the City of Crystal River to ensure compliance with applicable access management and public works standards.

Water / Sewer – The City currently supplies water and sewer to this property and has adequate capacity to serve future development. Extension of utility lines, if necessary, constructed within the public roadway will require right-of-way utilization permits from the City of Crystal River.

Stormwater Management – Stormwater management requirements must be approved as established by the Southwest Florida Water Management District (SWFWMD) for any intended 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.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The request for Future Land Use Map Amendment and Rezoning must be found consistent with the Goals, Objectives, and Policies of the Crystal River Comprehensive Plan, including the following:

Future Land Use Element:

GOAL 1*: Ensure coordination and compatibility of existing and future land use patterns with topography, soil conditions, and the timing and availability of public facilities and services.*

OBJECTIVE 1.1*: City of Crystal River shall discourage the proliferation of urban sprawl through coordination of future land use with the availability of services as adopted levels of service and with the topography and soil conditions of the area.*

POLICIES:

A*) All public facilities and services must meet the level of service (LOS) standards adopted in this plan concurrent with the impacts of development.*

B*) Building permits or development orders will not be issued for new development where public facilities and services are not available at the level of service standards established in this plan.*

C*) Zoning designations and other land development regulations shall direct development to areas where public facilities are available.*

Staff Comment: The request promotes coordinated and compatible land use with existing and potential development. The site is within the service area of the existing infrastructure, along an established transportation corridor, and is in proximity to an existing multi-family and commercial, supporting an orderly development pattern. Prior to permit issuance, the applicant will be required to demonstrate sufficient public facilities and services and compliance with applicable floodplain and stormwater requirements at the time of site plan and building permit review.

GOAL 3*: Crystal River will promote and maintain the character of the community through consistent land use.*

OBJECTIVE 3.1 *The City shall preserve, protect, and improve the character of the City through the implementation of compatibility standards and the consideration of innovative development*

standards that may include transfer of development rights, planned unit developments, form-based regulations, conservation subdivisions, or other regulations that encourage mixed use and clustered development patterns.

POLICIES:

D) Compatibility shall be determined by intensity of use as well as similarity in scale, bulk, and other aspects of site design

Staff Comment: The proposed land use category is compatible with the surrounding properties and reinforces an existing pattern of coordinated development within an area of established residential and commercial uses. Any future site development will be subject to the City's Community Development Code, including height limitations, setbacks, buffering, and landscaping, intended to ensure compatibility with surrounding properties.

SUMMARY OF PUBLIC COMMENTS:

No public comments have been received as of the writing of this Staff Report.

FINDINGS:

As conveyed in Section 8(u)(4)(a) – (b) of the Crystal River Zoning Ordinance, the Planning Commission shall act as the Local Planning Agency and make recommendations to the City Council regarding amendment of its adopted Comprehensive Plan and shall hear, consider, and make recommendations to the City Council regarding applications to amend the Official Zoning Map.

The following findings of fact are presented:

1. The request is a Small-Scale Amendment of the Comprehensive Plan for a property of +/- 1.04 acres to change the Future Land Use Map's designation from Suburban Neighborhood to Urban Neighborhood.
2. The request is an amendment of the City of Crystal River Official Zoning Map for a property of +/- 1.04 acres to change from the Suburban Neighborhood 1 Zone to the Urban Neighborhood 2 Zone.
3. Adequate City public facilities are currently available to serve the subject area.
4. The request is found to be specifically consistent with Future Land Use Element Goal 1, Objective 1.1, Policies A, B, and C, and Goal 3, Objective 3.1, Policy D.
5. All other standards of the Crystal River Community Development Code will be applicable at the time of development order.

STAFF RECOMMENDATION:

Staff finds that the proposed amendments are consistent with the intent and provisions of the Comprehensive Plan. The requested designations are compatible with adjacent commercial and residential land use categories.

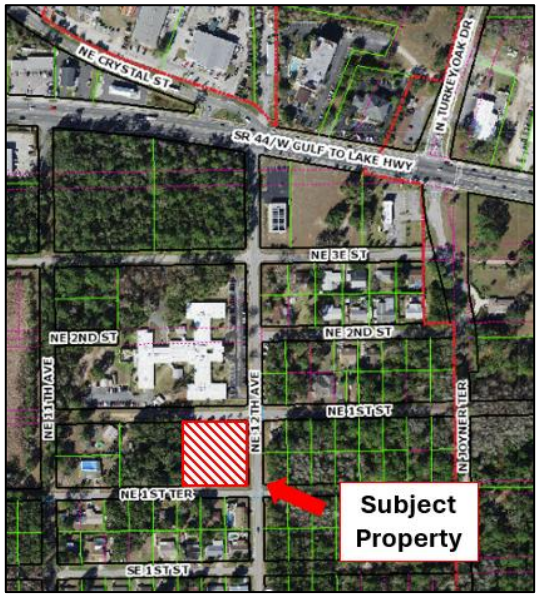
PCA26-0002 Future Land Use Amendment

PZM26-0002 Zoning Map Amendment

City of Crystal River

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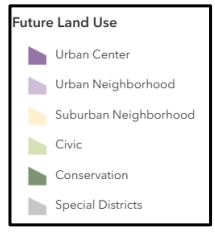


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Crystal River Future Land Use Map Amendment
Existing Land Use Category
from Suburban Neighborhood



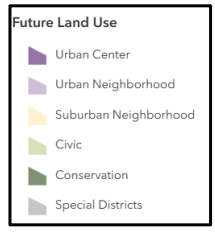


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Crystal River Future Land Use Map Amendment
Proposed Land Use Category
Urban Neighborhood





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Crystal River Future Land Use Map Amendment
Existing Zoning Designation
from Suburban Neighborhood 1



5

5

Crystal River Future Land Use Map Amendment
Proposed Zoning Designation
to Urban Neighborhood 2



6

6


Commercially Developed
Vacant and Developed Residential
Vacant Residential
Residentially Developed
7

7



8



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QUESTIONS?

PCA26-0002 Future Land Use Amendment

PZM26-0002 Zoning Map Amendment

City of Crystal River

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CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 7.F.**

Requested Motion:

Consideration of Ordinance 26-O-05 (Application No. PZM26-0002) for an amendment of the Official Zoning Map for 1.04 acres addressed as 1154 NE 1st Street, owned by Alizzi Investment LLC, on Second Reading, and hold the public hearing for April 13, 2026, at 5:30 p.m. This item is associated with the previous item. QUASI-JUDICIAL

Summary:

These applications are being brought forward by the City of Crystal River on behalf of Finnell Properties, LLC (purchased by Alizzi Investment, LLC), to amend the Future Land Use Map and Official Zoning Map for an approximately 1.04-acre parcel from Suburban Neighborhood to Urban Neighborhood and Suburban Neighborhood 1 to Urban Neighborhood 2.

The property was previously rezoned from Low Density Residential (R-1) to Medium Density Residential (R-2) to permit multi-family development. The site is currently developed with one triplex (three units) and one duplex (two units) fronting NE 1st Street. The owner's application (PZ22-0115) was approved by the City Council on March 13, 2023.

However, when the City adopted the new Community Development Code in December 2024, the previously approved density was inadvertently not carried forward. As a result, the allowable density for the property was reduced below what had been approved by the City Council in 2023 (eight (8) dwelling units an acre). This application, sponsored by the City, intends to correct this deficiency, allowing the property up to twelve (12) dwelling units per acre.

The owner of the property intends to add additional multi-family units along NE 1 st Terrace.

Staff Recommendation:

Consideration of Ordinance 26-O-05, hold the public hearing for April 13, 2026, and, if approved, authorize the Mayor to execute the Ordinance.

Ordinance:

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER BY REZONING PROPERTIES (1.04 ACRES MOL) LYING IN SECTION 22, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID 17E18S220030 0185 (ALT KEY: 1081157) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY FINNELL PROPERTIES LLC FROM SUBURBAN NEIGHBORHOOD 1 TO THE URBAN NEIGHBORHOOD 2 ZONE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIDICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ATTACHMENTS:
Description
Ordinance

ORDINANCE 26-O-05

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER BY REZONING PROPERTIES (1.04 ACRES MOL) LYING IN SECTION 22, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID 17E18S220030 0185 (ALT KEY: 1081157) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY ALIZZI INVESTMENT LLC FROM SUBURBAN NEIGHBORHOOD 1 TO THE URBAN NEIGHBORHOOD 2 ZONE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIDICATION; 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 March 5, 2025, voted to recommend to the City Council that the request to amend the official zoning map be approved; 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 1.04 acres (MOL) owned by Alizzi Investment LLC by redesignating the zoning from

Suburban Neighborhood 1 to Urban Neighborhood 2 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. PZM26-0002 ALIZZI INVESTMENT LLC

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

That the property legally described as shown in **EXHIBIT "A"** attached hereto and incorporated herein by reference, for 1.04 acres, is amended to Urban Neighborhood 2.

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 23rd day of March 2026.

THIS ORDINANCE was introduced and placed on a second reading on the 13th day of April 2026, 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:

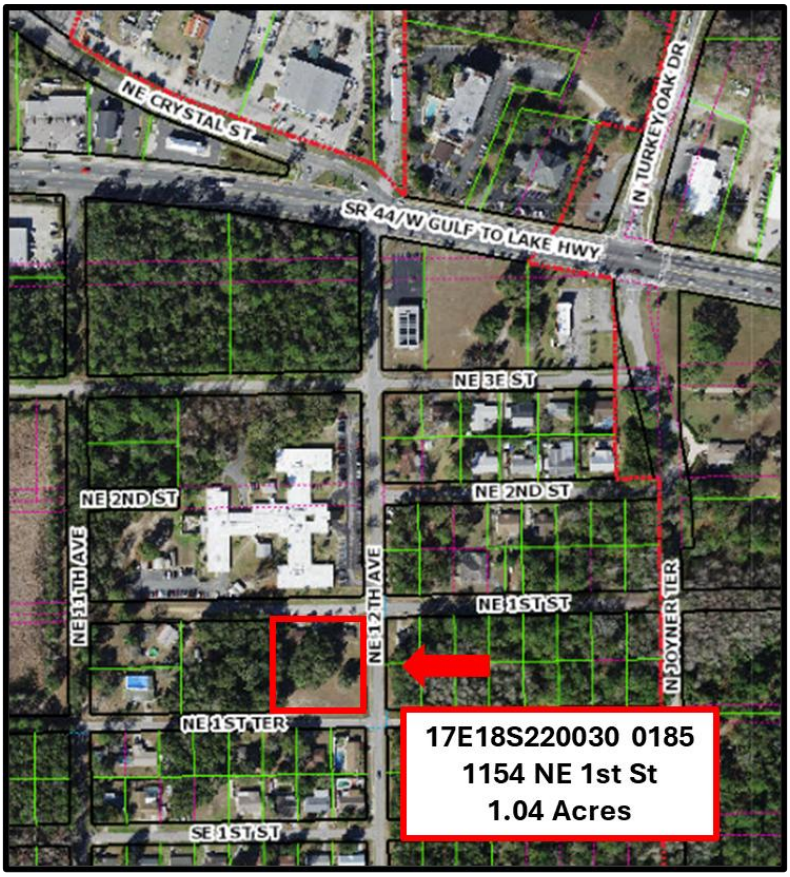
Joe Meek _____
Robert Holmes _____
Mindi Hastings _____
Chris Ensing _____
Gabrielle Satchell _____

EXHIBIT "A"

The East 1/3 of Lot 18, CHARPIA'S ADDITION TO CRYSTAL RIVER, according to the Plat thereof, recorded in Plat Book 1, Page(s) 30 of the Public Records of Citrus County, Florida, and more particularly described as follows:

Starting at the Northeast corner of said Lot 18 and going South 0° 32' 25" East, a distance of 209.45 feet; thence South 89° 07' 25" West, a distance of 212.59 feet; thence North 0° 33' 00" West, a distance of 209.51 feet; thence North 89° 08' 20" East, a distance of 212.62 feet to the Point of Beginning, all lying and being in Lot 18, CHARPIA'S ADDITION TO CRYSTAL RIVER.

Containing 1.04 acres more or less.



CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 7.G.**

Requested Motion:

First Public Hearing on the Department of Economic Opportunity Small Cities Community Development Block Grant.

Summary:
The City of Crystal River is considering applying to the Florida Department of Economic Opportunity for a FFY 2027 Small Cities Community Development Block Grant (CDBG). The City is eligible to apply for up to $750,000 in the neighborhood revitalization, commercial revitalization and housing rehabilitation categories and up to $1.5 million in the economic development category. Construction activities funded through the CDBG Program must meet one of the following National Objectives:

1. Provide benefit to low- and moderate-income persons;
2. Prevent or eliminate slum or blight conditions; or
3. Meet a need of recent origin having a particular urgency.

The types of activities that CDBG funds may be used for include constructing stormwater ponds, paving roads and sidewalks, installing sewer and water lines, building a community center or park, making improvements to a sewage treatment plant, and rehabilitating low-income homes.

The City is seeking public input into CDBG eligible needs in the City limits. The categories and options shall be presented to the public and City Council, and public comments heard before the recommendations of staff or consultants may be heard.

In developing a CDBG application, the City of Crystal River must plan to minimize displacement of persons as a result of the activities. In addition, the City of Crystal River is required to develop a plan to assist displaced persons.

Staff Recommendation:
Staff recommends discussion to be held regarding the Department of Economic Opportunity Small Cities Community Development Block Grant.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 9.A.**

Requested Motion: Information and discussion on proposed Development Agreement between Edward Sinz and the City of Crystal River regarding vacation of a portion of NE 1st Ave and the construction of a private drive.

Summary:
Edward Sinz owns the five (5) properties to the east of Hunter Springs Park, across NE 1st Ave. Mr. Sinz has previously discussed this request with the City as the redesign of Hunter Springs Park increased traffic along NE 1st Ave, adjacent to his properties. The request for vacation and a Development Agreement is made in an attempt to create additional separation between Hunter Springs Park and Mr. Sinz's properties.
The Development Agreement includes vacation of a portion of NE 1st Ave, Mr. Sinz conveying an additional 1/2 of the vacated NE 1st Ave back to the City, the construction of a six (6) foot fence, irrigation, landscaping, and relocated utilities. The City is being asked to share the cost associated with the fence, irrigation, landscaping, and relocation of the utilities.

Staff Recommendation:
Consider the proposed Development Agreement.

ATTACHMENTS:
Description
Sinz Development Agreement - DJ RWB Rev 4-7-26.docx
Exhibit A-B - Sinz Easement Agreement.pdf
Exhibits C-E - Sinz Developer's Agreement 4-7-26.pdf

This Instrument Prepared by and Return To:
Darryl Johnston
Johnston Law Group, P.A
29 S. Brooksville Avenue
Brooksville, FL 34601

DEVELOPER'S AGREEMENT CONCERNING VACATION OF NE 1ST AVENUE

THIS DEVELOPMENT AGREEMENT ("Agreement") is executed this ___ day of _____, 2026 (the "Effective Date") by and between:

- City of Crystal River, Florida a political subdivision, 730 North Suncoast Boulevard, Crystal River, FL 34429 ("City");
- Edward J. Sinz, also known as Eduardo J. Sinz, P.O. Box 29047, San Juan, Puerto Rico, 00929-0047 ("Sinz"); and
- Daniel Suarez, 1197 Mayfield Road, Decatur, Georgia 30033-3332 ("Suarez").[1]

WHEREAS:

A. It is the function of the City to protect public and private property and to coordinate development within the City as provided by the laws of the State of Florida.

B. Sinz is the lawful owner of real property constituting several parcels that abut NE 1st Avenue, which serves as the entrance way to Hunters Springs Park in Crystal River, more particularly described on the attached **Exhibit A** (the "Sinz Property").

C. Suarez is the lawful owner of real property constituting one parcel abutting NE 1st Avenue lying immediately north of the Sinz Property, more particularly described on the attached **Exhibit B** ("Suarez Property").

D. The Owners petitioned the City to vacate a portion of a right-of-way known as NE 1st Avenue, which is more particularly described in the attached **Exhibit C** ("Vacated Area"), and such vacation (the "Vacation") was approved simultaneously herewith.

E. As a result of the Vacation, the western half of the Vacated Area reverted to the City, due to City's ownership of the adjacent property to the west, and portions of the eastern half of the Vacated Area ("Owners' Vacated Area") reverted to the respective Owners as the adjacent property owners to the east.

F. The Owners desire to convey the portions of the Owners' Vacated Area described and depicted in the deeds attached hereto as **Exhibit D** ("Deeded Area") to the City.

G. The Owners and will retain the remaining portions of the Owners' Vacated Area described and depicted in composite **Exhibit E** (individually and collectively an "Easement Area" as context

[1] Sinz and Suarez, including their respective successors in ownership concerning the Owners Parcels described herein, are hereafter individually referenced as an "Owner" and collectively as "Owners."

requires), within which Grantors desire to grant to City easements for construction, operation and maintenance of utilities.

H. As a consequence of the vacation of Vacated Area, four of the properties owned by the Grantors have become landlocked. To remedy this situation, the Grantors desire to grant each other an access easement over their respective Easement Area, ensuring all properties maintain suitable access.

I. The Grantors and the City have mutually agreed to share in the costs of erecting a fence along the boundary between the Easement Area and Deeded Area ("Boundary"), and a gate at both the north end of the Easement Area, for Grantors, and the north end of the Vacated Area owned by City, for purposes of privacy and security.

E. To facilitate the foregoing pursuant to the terms set forth below, the parties desire to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein (which are incorporated herein by reference), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **Incorporation of Recitals.** The parties agree and confirm that the above recitals are true and correct and hereby incorporate them as if fully set forth herein.

2. **Representations and Warranties.** Each Owner represents and warrants that it is the owner of the real property described to be owned by such Owner by paragraph 2.7. Further, each Owner represents and warrants that it has full and complete authority to enter into this Agreement, that it has taken all actions necessary as a prerequisite for the execution of this Agreement, and that upon the execution, delivery, and recording of this Agreement in the public records of Citrus County, Florida, its obligations hereunder shall be valid and binding obligations.

3. **Covenants of Sinz and Suarez.**

3.1. Sinz and Suarez shall deliver to City an application to vacate that portion of NE 1st Avenue described above as the "Vacated Area," more particularly described on the GulfWest Surveying, Inc. Description and Sketch attached hereto as **Exhibit C**.

3.2. Together therewith, Sinz and Suarez shall deliver Title Search Reports from First American Title Insurance Company or another title company licensed and authorized to transact business in the State of Florida or title opinions issued by an attorney licensed to practice in the State of Florida indicating that each Owner owns the Sinz Property and Suarez Property free and clear of any encumbrances that would interfere with each Owner's authority or ability to perform its obligations set forth herein.

3.3. Simultaneous with approval of the Vacation, Sinz and Suarez shall convey to City approximately one half (1/2) of the vacated NE 1st Avenue received by Sinz, as more particularly described in the attached **Exhibit D** (the "Deeded Area"), and Sinz shall retain the property more particularly described in the attached **Exhibit E** (the "Easement Area"), in exchange for the City complying with its obligations in paragraph 4, below. To facilitate the foregoing conveyance, Sinz and Suarez shall deliver to City Warranty Deeds in a form acceptable to City, approval of which shall not be unreasonably withheld.

3.4. Within ninety days of approval of the Vacation, Sinz shall construct a six-foot-tall opaque fence, the design, material and cost of which shall be acceptable to City in its reasonable discretion, along the boundary between the Deeded Area and the Easement Area.

3.5. Within ninety days of approval of the Vacation, Sinz shall install vehicular and pedestrian gates at the boundary of the Easement Area and NE 2nd Street. Suarez hereby authorizes and consents to Sinz obtaining any approvals necessary to construct such improvements. Each Owner hereby further consents to termination of each and every access point previously existing within the Vacated Area. Finally, each Owner, on behalf of itself and its successors and assigns, hereby grants and conveys to all Owners, for use as the respective owner of the parcels existing within the Sinz Property and/or Suarez Property, a perpetual non-exclusive easement for the passage of pedestrians and passenger, service and delivery vehicles over and across the Easement Area. The foregoing easements may only be used for the purposes connected with, or incidental with, any legal use then being made of the Sinz Property, Suarez Property, or any portions thereof.

3.6. Within ninety days of approval of the Vacation, Sinz shall construct private driveway improvements upon the Easement Area which shall include a paved driveway upon the providing access to each Owner Parcel. The cost and expense of the design and construction of such improvements, including the permitting of same, if applicable, shall be borne by Sinz and/or Suarez pursuant to a private arrangement.

3.7. No Owner may increase the intensity of development or use of the Sinz Property or Suarez Property in a manner that would require expansion of the Easement Area (which may include widening, construction of turn lanes, or the addition of asphalt or pavement), without the consent of City and any owner of the Sinz Property and Suarez Property. In such case, the Owners shall enter into a signed, written agreement providing for each Owner's rights and obligations concerning expansion of the Easement Area.

3.8. Within ninety days of approval of the Vacation, Sinz shall cause the existing overhead single-pole electric utility lines to be converted to underground facilities.

3.9. Sinz and Suarez hereby grant and convey to City and any utility provider a perpetual non-exclusive easement for access to, over and under the Easement Area for the purpose of the construction or improvement of the Easement Area contemplated herein, including the right to perpetual ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service of utilities (including but not limited to potable water, sewer, electric, fiber or fiber optic infrastructure) or the foregoing improvements; and all other rights and privileges reasonably necessary or convenient for the safe and efficient installation, operation and maintenance of such utilieis and improvements; and for the enjoyment and use of the Easement Area for the purposes described above. Specifically, Sinz and Suarez hereby grant to City and third party utility providers the perpetual right to open gates (through the use of access codes, remote gate openers, or otherwise) for the purpose of accessing the Easement Area .

3.10. Within ninety days of approval of the Vacation, Sinz shall relocate utilities located within the Easement Area.

3.11. For clarity, any and all costs related to the design, construction and future maintenance and upkeep of the new residential access driveway providing access for Sinz and Suarez shall be the responsibility of Sinz and Suarez, and not City.

3.12. The existing oak tree in the new residential access driveway on Sinz's property shall remain as-is, until a certified arborist determines the oak tree is diseased, dying or a safety hazard. In the event a certified arborist makes such determination, Sinz shall deliver the report to City for review. Removal of the oak tree shall be subject to City's review and approval, which may involve the City retaining its own arborist to make an independent determination. Such approval shall not be unreasonably withheld.

3.13. Concerning all improvements referenced above, Sinz and/or Suarez shall provide a full summary and sketch of the proposed improvements to the extent reasonably required by the City Engineer, together with actual itemized construction and related cost summaries for the Improvements, such itemization to be submitted on a form approved by the City Engineer.

3.14. Sinz shall obtain and abide by all terms of any and all development orders which may be required by the State of Florida, City of Crystal River, or the SWFWMD with respect to the Project and the construction of the Improvements.

3.15. During construction and installation of Improvements, Sinz shall monitor and inspect the construction area daily, keeping the site safe and free and clear of all rubbish, refuse, brush, debris, and discarded building materials so as not to create a public nuisance. Sinz shall remove from the site and dispose of all rubbish, refuse, brush, debris, and discarded building materials, leaving the property free and clear of the same. No burning of any rubbish, refuse, and/or debris shall be conducted without the written consent of the City.

3.16. Sinz shall provide City with complete and legally effective releases or waivers satisfactory to City of all liens arising out of this Agreement and the labor and services performed and the materials and equipment furnished thereunder.

3.17. Sinz shall furnish or cause to be furnished to City by Sinz's contractor(s) a proof of insurance, submitted to the City Engineer, confirming the existence of a liability insurance company insurance coverage to protect the City within any dedicated rights-of-way or easements during the construction and maintenance period of this Agreement, which insurance shall satisfy all applicable City insurance standards.

4. **Covenants of City.**

4.1. Upon completion of all improvements and work described in paragraph 3, City shall reimburse Sinz and/or Suarez for fifty percent of the costs actually incurred in the permitting and construction of such improvements, which shall not exceed $45,000.00

4.2. City shall diligently process and issue all building permits for the proposed improvements identified in paragraph 4.1 above.

4.3. City shall reimburse Sinz for the expenses for proposed improvements identified in paragraph 4.1 above within thirty (30) days of delivery by Sinz of all documentation necessary for City to reasonably confirm actual costs incurred.

5. **General Provisions.**

5.1. Notices. All notices, requests, consents and other communications (each a "Communication") required or permitted under this Agreement shall be in writing

(including emailed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, emailed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this paragraph:

If to City: City Manager, 730 N. Suncoast Blvd., Crystal River, FL 34429. Email: acurts@crystalriverfl.org.

With a copy to: City Attorney, Robert Batsel, Esq., 1531 SE 36th Ave., Ocala, FL 34471. Email: rbatsel@lawyersocala.com

If to Sinz: Edward Sinz, PO Box 29087, San Juan, Puerto Rico 00929-0047

With a copy to: Darryl Johnston, 29 S Brooksville Ave., Brooksville, FL 34601; email: dwj@djohnstonlaw.com

If to Suarez: Daniel Suarez, 1197 Mayfield Road, Decatur, Georgia 30033-3332; Email: _____

5.2. Negation of Partnership. None of the terms or provisions of this Agreement shall be deemed to create a partnership by or among Sinz and the City, nor shall it cause them to be considered joint venturers or members of any joint enterprises. Each Party shall be considered a separate Party, no Party shall have the right to act as an agent for another Party unless expressly authorized to do so in this Agreement.

5.3. Not a Public Dedication. Except as specifically provided herein, nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public, or for any public use or purpose whatsoever. Except as herein specifically provided no right, privileges or immunities of any Party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained in this Agreement.

5.4. Default Provisions.

5.4.1. The terms of this Agreement shall not entitle any Party to cancel, rescind, or otherwise terminate this Agreement. However, such limitations shall not affect in any manner any other rights or remedies which a Party may have hereunder or under applicable law by reason of any such breach.

5.4.2. In the event of a material default (as defined under Florida law) by City with respect to its obligations under this Agreement, and failure of City to cure the default of payment within five (5) days of its due date, shall result in interest accruing at the highest rate permitted under Florida law.

5.5. Binding Effect. The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective spouses, heirs, executors, administrators, and assigns. There are no representations or warranties other than those set forth herein.

5.6. Headings. The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.

5.7. Severability: If any part of this Agreement is found invalid or unenforceable by any court, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained therein are not materially prejudiced, and if the intentions of the parties can continue to be effected. To that end, this Agreement is declared severable.

5.8. Survival of Representations and Warranties. All representations and warranties contained herein are made in writing by the Parties in connection herewith shall survive the execution and delivery of this Agreement, subject to Severability as outlined in Section 18.8

5.9. Successors and Assigns.

5.9.1. All covenants and agreements in this Agreement made by or on behalf of any parties hereto shall bind and inure to the benefit of the respective successors and assigns of the parties hereto, whether so expressed or not.

5.9.2. Upon a sale or other transfer of a real property referenced herein or a portion thereof, the terms and provisions of this Agreement, as applicable, shall remain in full force and effect as to the Parcel or a portion of the Parcel.

5.10. Attorney's Fees. If any legal action or other proceeding (including, without limitation, appeals or bankruptcy proceedings) whether at law or in equity, which: arises out of, concerns, or relates to this Agreement, any and all transactions contemplated hereunder, the performance hereof, or the relationship created hereby; or is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees, court costs and all expenses even if not taxable as court costs, incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.

5.11. Perpetual Easement. Those easements designated as perpetual or as continuing beyond the term of this Agreement shall continue indefinitely but can be extinguished only by a written termination agreement signed by all the Parties to this Agreement.

5.12. Applicable Law. This Agreement is being delivered in the State of Florida and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Citrus City, Florida.

5.13. Counterparts. This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.

5.14. Term of this Agreement. This Agreement shall be effective as of the date first above written and shall continue in full force and effect until 11:59 p.m. on December 31, 2053, after which time this Agreement shall be automatically extended for successive periods of ten (10) years, unless this Agreement is terminated by a written termination agreement signed by all the Parties to this Agreement, or their successors-in-interest, including

successor owners of the real property benefitted by the easements granted under the terms of this Agreement.

5.15. Additional Definitions and Rules of Construction. The definitions herein, and elsewhere in this Agreement, shall apply equally to both the singular and plural forms of the terms defined. Whenever the context may require, and pronoun used herein shall include the corresponding masculine, feminine and neuter forms. The term "person" includes individuals, partnerships, corporations, limited liability companies, trusts, and other entities and associations. The words "include," "includes," and "including" shall be deemed to be followed by the phrase "without limitation." The words "herein," "hereof," "hereunder," and similar terms shall refer to this Agreement, unless the context otherwise requires.

5.16. Entire Understanding. This Agreement represents the entire understanding and Agreement between the parties with respect to the subject matter hereof and supersedes all other negotiations (if any) made by and between the parties. The provisions of this Agreement may not be amended, supplemented, waived, or changed orally but only by a writing making specific reference to this Agreement signed by the party as to whom enforcement of any such amendment, supplement, waiver, or modification is sought.

INTENTIONAL PAGE BREAK – SIGNATURES FOLLOW

IN WITNESS WHEREOF the Parties have executed this Agreement as of the Effective Date.

CITY OF CRYSTAL RIVER, FLORIDA

_____
Joe Meek, Mayor

ATTEST:

_____
Mia Fink, Clerk

Approved as to form and legality:

_____
Robert Batsel, City Attorney

STATE OF FLORIDA
CITY OF CITRUS

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, as Mayor of the City of Crystal River, Florida, a political subdivision of the State of Florida, on behalf of the City.

_____
Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

_____
Edward J. Sinz a/k/a Eduardo J. Sinz

_____
Witness

_____
Print Witness Name

_____
Witness Address

_____
Witness

_____
Print Witness Name

_____
Witness Address

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Edward J. Sinz.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

_____
Daniel Suarez

_____
Witness

_____
Print Witness Name

_____
Witness Address

_____
Witness

_____
Print Witness Name

_____
Witness Address

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Daniel Suarez.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

_____
Edward J. Sinz

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF FLORIDA
CITY OF CITRUS

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Edward J. Sinz.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

EXHIBIT A
SINZ PROPERTY

That certain real property located in Citrus County, Florida, more particularly described as follows:

The South 70 fee of Lot 4 in Block 10 of MAP OF A PART OF CRYSTAL CITY, according to the plat thereof recorded in Plat Book 1, Page 25, Public Records of Citrus County, Florida.

(Citrus County Parcel ID No. 17E18S210070 00100 0040)

AND

Lot 3 and the North 10 feet of Lot 4 of CRYSTAL RICTY ADDITION Town of Crystal River, as recorded in Plat Book 1, Pages 25 and 34 in the County of Citrus, State of Florida.

(Citrus County Parcel ID No. 17E18S210070 00100 0030)

AND

South ½ of Lot 2 in Block 10, Map of a Part of CRYSTAL CITY as recorded in Plat Book 1, Page 25, Public Records of Citrus County, State of Florida.

(Citrus County Parcel ID No. 17E18S210070 00100 0025)

AND

Commence at the NW corner of Lot 2, in Block 10, CRYSTAL CITY ADDITION TO CRYSTAL RIVER, as recorded in Plot Book 1, Page 25, Public Records of Citrus County, Florida, thence W 89 degrees 57'E along the North line of said Lot 2, a distance of 97.87 feet to the Point of Beginning thence S 89 degrees 57W along said North line a distance of 98.87 feet to the NW corner of said Lot 2, thence S 1 degree 00'20" W along the West line of said Lot 2, a distance of 50 feet, thence W 89 degrees 57' E parallel to the North line of said Lot 2, a distance of 196.07 feet, more or less, to the waters of Crystal Bay, thence N 53 degrees E along said waters a distance of 18.51 feet to a point that bears a 70 degrees 40' 40" E from the Point of Beginning, thence N 70 degrees 40' 40" West 117.92, more or less, to the Point of Beginning.

(Citrus County Parcel ID No. 17E18S210070 00100 0020)

EXHIBIT B
SUAREZ PROPERTY

That certain real property located in Citrus County, more particularly described as follows:

THE WEST 100 FEET OF LOT 1 IN BLOCK 10, OF MAP OF A PART OF CYRSTAL CITY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 25, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

FORMERLY:

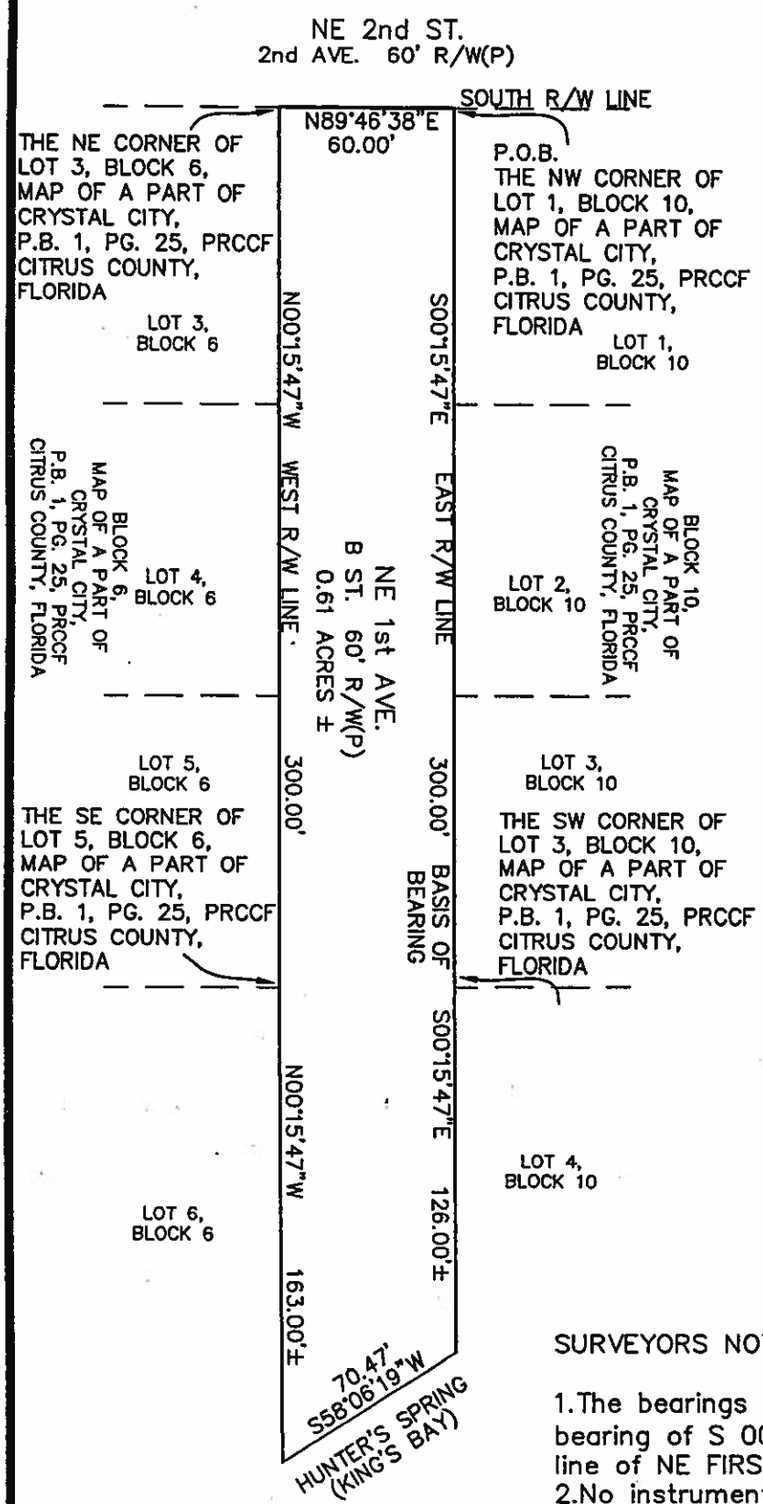
50 x 100 FEET IN NW CORNER OF LOT 1 IN BLOCK 10, OF CRYSTAL CITY ADDITION TO CRYSTAL RIVER, SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST.

AND

50 X 100 FEET IN SW CORNER OF LOT 1 IN BLOCK 10, OF CRYSTAL CITY ADDITION TO CRYSTAL RIVER, SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST.

(Citrus County Parcel ID Number: 17E18S210070 00100 0010)

EXHIBIT A



LEGAL DESCRIPTION:

A portion of NE FIRST AVE., MAP OF A PART OF CRYSTAL CITY, according to the map or plat thereof recorded in Plat Book 1, Page 25, public records of Citrus County, Florida, (B ST. a 60 foot wide road per said plat).
Being further described as follows:
Begin at the NW corner of Lot 1, Block 10, MAP OF A PART OF CRYSTAL CITY, according to the map or plat thereof recorded in Plat Book 1, Page 25, public records of Citrus County, Florida, said point also being on the East right-of-way line of NE FIRST AVE. (B ST. a 60 foot wide road per said plat) and also being on the South right-of-way line of NE SECOND ST. (SECOND AVE. a 60 foot wide road per said plat); thence S 00°15'47" E along said East right-of-way line, 300.00 feet to the SW corner of Lot 3 of said Block 10; thence continue S 00°15'47" E along said East right-of-way line, 126.00 feet, more or less, to the waters of HUNTER'S SPRING (KINGS BAY); thence S 58°06'19" W along said waters, 70.47 feet to the West right-of-way line of said NE FIRST AVE.; thence departing said waters thence N 00°15'47" W along said West right-of-way line, 163.00 feet, more or less, to the SE corner of Lot 5, Block 6 of said plat; thence continue N 00°15'47" W along said West right-of-way line, 300.00 feet to the NE corner of Lot 3 of said Block 6, said point also being on the aforementioned South right-of-way line of NE SECOND ST.; thence N 89°46'38" E along said South right-of-way line, 60.00 feet to the POINT OF BEGINNING.
Containing 0.61 acres more or less.

SURVEYORS NOTES:

1. The bearings shown hereon are assumed with the bearing of S 00°15'47" E along the East right-of-way line of NE FIRST ST.
2. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
3. The land depicted by this sketch may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
4. This is not a boundary survey.

LEGEND:
(P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
(P.O.B.) POINT OF BEGINNING
(R/W) RIGHT OF WAY
(PG(S).) PAGE(S)
(P.B.) PLAT BOOK

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

ASSUMED

Wallace L. Higgins 6-28-23

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
This Survey Map and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

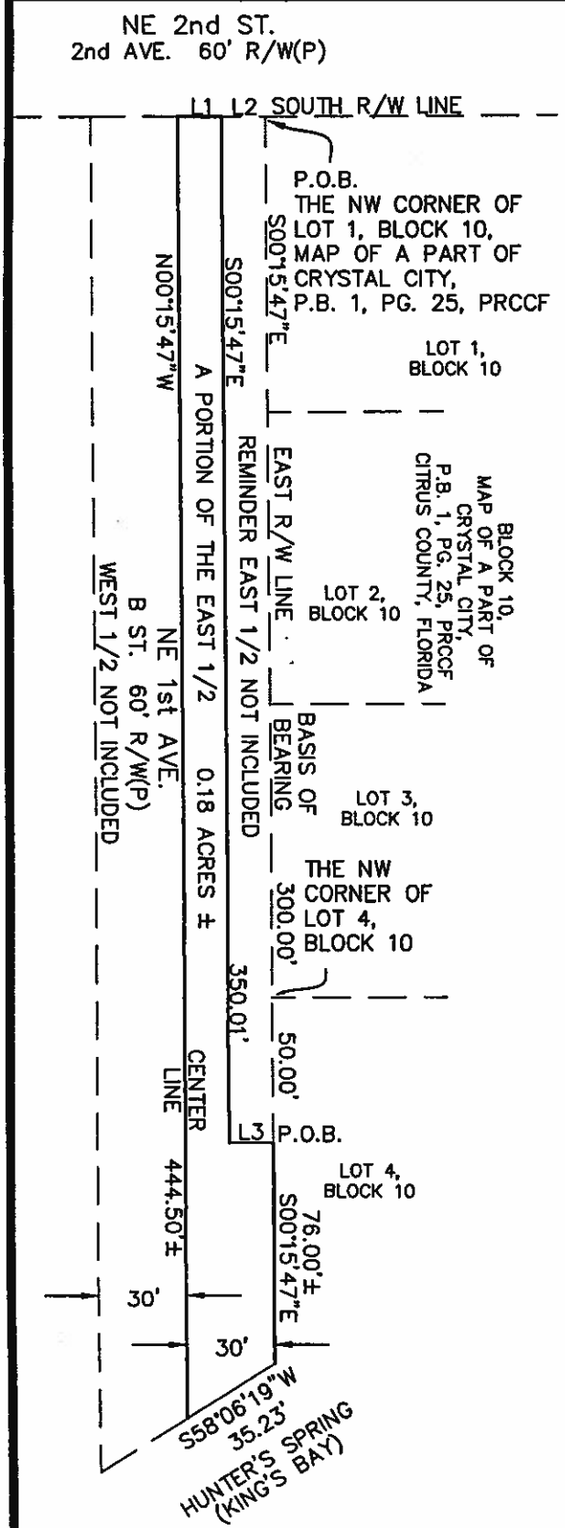
DECRIPTION AND SKETCH FOR RIGHT-OF-WAY VACATION

Citrus County, Florida

Project No.: 22463	Field Book: N/A	DRAWN BY: CEB
Scale: 1" = 60'	Field Date: N/A	Sheet 1 Of 1

GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253

EXHIBIT B



LEGAL DESCRIPTION:

A portion of NE FIRST AVE. lying South of NE SECOND ST. (SECOND AVE. a 60 foot wide road per said plat), MAP OF A PART OF CRYSTAL CITY, according to the map or plat thereof recorded in Plat Book 1, Page 25, public records of Citrus County, Florida, (B ST. a 60 foot wide road per said plat).
Being further described as follows:
Commence at the NW corner of Lot 1, Block 10, MAP OF A PART OF CRYSTAL CITY, according to the map or plat thereof recorded in Plat Book 1, Page 25, public records of Citrus County, Florida, said point also being on the East right-of-way line of NE FIRST AVE. (B ST. a 60 foot wide road per said plat) and also being on the South right-of-way line of NE SECOND ST. (SECOND AVE. a 60 foot wide road per said plat); thence S 00°15'47" E along said East right-of-way line, 300.00 feet to the NW corner of Lot 4 of said Block 10; thence continue S 00°15'47" E along said East right-of-way line, 50.00 feet to the POINT OF BEGINNING; thence continue S 00°15'47" E along said East right-of-way line, 76.00 feet, more or less to the waters of HUNTER'S SPRING (KINGS BAY); thence S 58°06'19" W along said waters, 35.23 feet to the center line of said NE FIRST AVE.; thence departing said waters thence N 00°15'47" W along said center line, 444.50 feet, more or less, to the aforementioned South right-of-way line of NE SECOND ST.; thence N 89°46'38" E along said South right-of-way line, 15.00 feet; thence S 00°15'47" E parallel to the aforementioned East right-of-way line, 350.01 feet; thence N 89°46'38" E, 15.00 feet to the POINT OF BEGINNING.
Containing 0.04 acres more or less.

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N89°46'38"E
L2	15.00'	N89°46'38"E
L3	15.00'	N89°46'38"E

SURVEYORS NOTES:

1. The bearings shown hereon are assumed with the bearing of S 00°15'47" E along the East right-of-way line of NE FIRST ST.
2. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
3. The land depicted by this sketch may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
4. This is not a boundary survey.

LEGEND:
(P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
(P.O.C.) POINT OF COMMENCEMENT
(P.O.B.) POINT OF BEGINNING
(R/W) RIGHT OF WAY
(PG(S).) PAGE(S)
(P.B.) PLAT BOOK

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

ASSUMED

Wallace L Higgins 7-26-23

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
This Survey Map and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

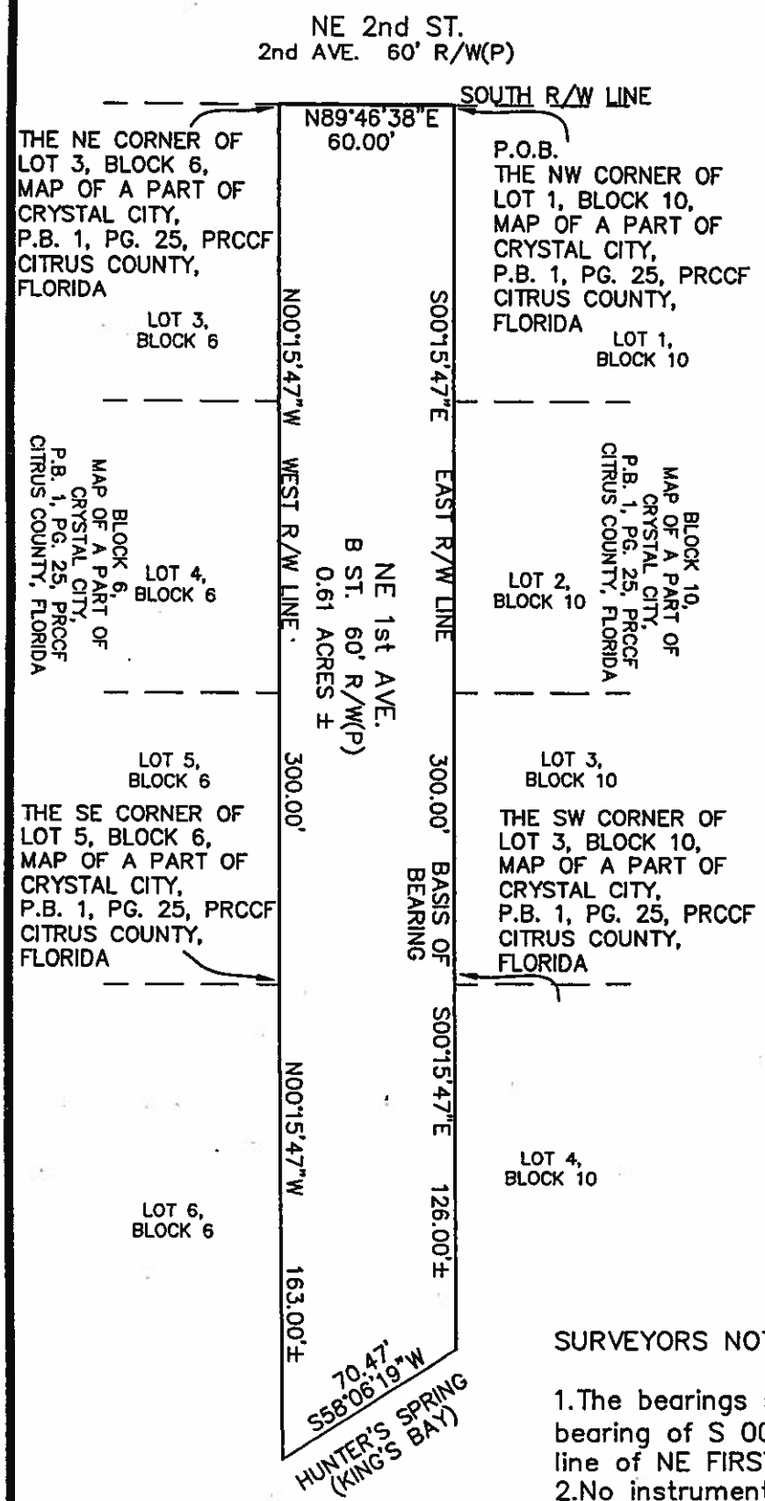
DECRIPTION AND SKETCH FOR RIGHT-OF-WAY VACATION

Citrus County, Florida

Project No.: 22463 F	Field Book: N/A	DRAWN BY: CEB
Scale: 1" = 60'	Field Date: N/A	Sheet 1 Of 1

GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253

EXHIBIT C



LEGAL DESCRIPTION:

A portion of NE FIRST AVE., MAP OF A PART OF CRYSTAL CITY, according to the map or plat thereof recorded in Plat Book 1, Page 25, public records of Citrus County, Florida, (B ST. a 60 foot wide road per said plat).
Being further described as follows:
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Containing 0.61 acres more or less.

SURVEYORS NOTES:

1. The bearings shown hereon are assumed with the bearing of S 00°15'47" E along the East right-of-way line of NE FIRST ST.
2. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
3. The land depicted by this sketch may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
4. This is not a boundary survey.

LEGEND:
(P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
(P.O.B.) POINT OF BEGINNING
(R/W) RIGHT OF WAY
(PG(S).) PAGE(S)
(P.B.) PLAT BOOK

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

ASSUMED

Wallace L. Higgins 6-28-23

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
This Survey Map and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

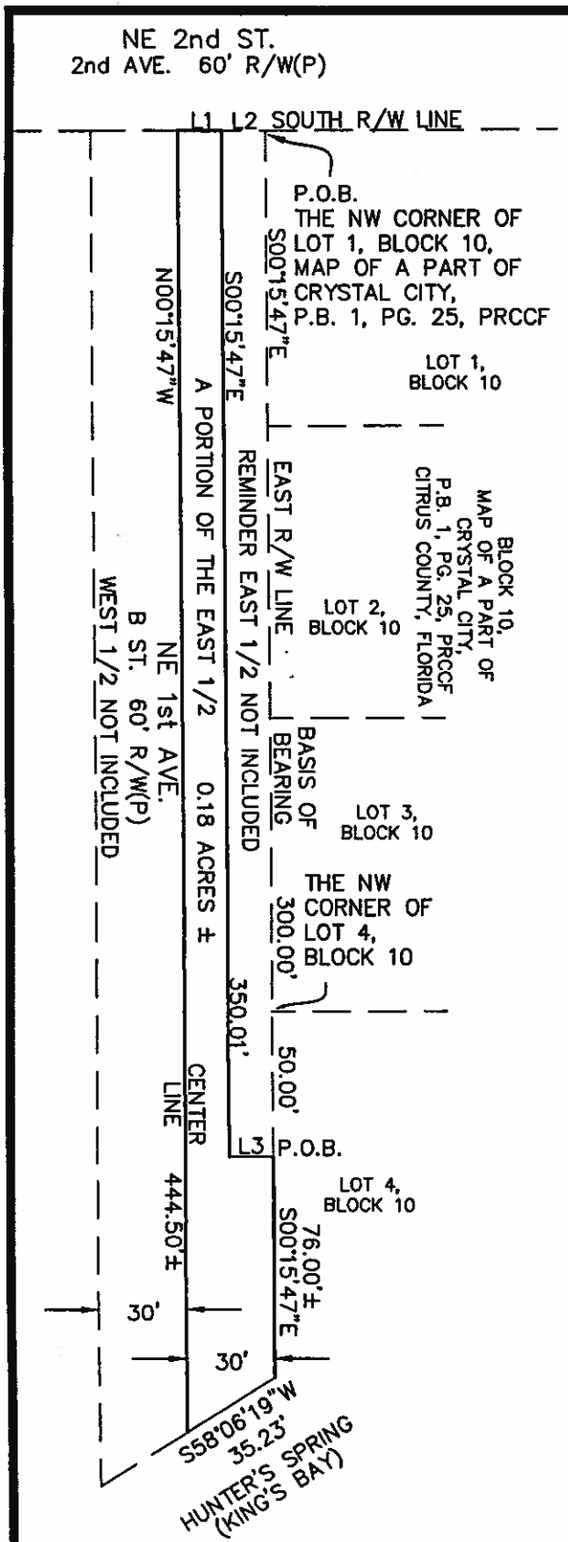
DECRIPTION AND SKETCH FOR RIGHT-OF-WAY VACATION

Citrus County, Florida

Project No.: 22463	Field Book: N/A	DRAWN BY: CEB
Scale: 1" = 60'	Field Date: N/A	Sheet 1 Of 1

GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253

EXHIBIT D



LEGAL DESCRIPTION:

A portion of NE FIRST AVE. lying South of NE SECOND ST. (SECOND AVE. a 60 foot wide road per said plat), MAP OF A PART OF CRYSTAL CITY, according to the map or plat thereof recorded in Plat Book 1, Page 25, public records of Citrus County, Florida, (B ST. a 60 foot wide road per said plat). Being further described as follows:
Commence at the NW corner of Lot 1, Block 10, MAP OF A PART OF CRYSTAL CITY, according to the map or plat thereof recorded in Plat Book 1, Page 25, public records of Citrus County, Florida, said point also being on the East right-of-way line of NE FIRST AVE. (B ST. a 60 foot wide road per said plat) and also being on the South right-of-way line of NE SECOND ST. (SECOND AVE. a 60 foot wide road per said plat); thence S 00°15'47" E along said East right-of-way line, 300.00 feet to the NW corner of Lot 4 of said Block 10; thence continue S 00°15'47" E along said East right-of-way line, 50.00 feet to the POINT OF BEGINNING; thence continue S 00°15'47" E along said East right-of-way line, 76.00 feet, more or less to the waters of HUNTER'S SPRING (KINGS BAY); thence S 58°06'19" W along said waters, 35.23 feet to the center line of said NE FIRST AVE.; thence departing said waters thence N 00°15'47" W along said center line, 444.50 feet, more or less, to the aforementioned South right-of-way line of NE SECOND ST.; thence N 89°46'38" E along said South right-of-way line, 15.00 feet; thence S 00°15'47" E parallel to the aforementioned East right-of-way line, 350.01 feet; thence N 89°46'38" E, 15.00 feet to the POINT OF BEGINNING.
Containing 0.04 acres more or less.

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N89°46'38"E
L2	15.00'	N89°46'38"E
L3	15.00'	N89°46'38"E

SURVEYORS NOTES:

1. The bearings shown hereon are assumed with the bearing of S 00°15'47" E along the East right-of-way line of NE FIRST ST.
2. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
3. The land depicted by this sketch may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
4. This is not a boundary survey.

LEGEND:
(P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
(P.O.C.) POINT OF COMMENCEMENT
(P.O.B.) POINT OF BEGINNING
(R/W) RIGHT OF WAY
(PG(S).) PAGE(S)
(P.B.) PLAT BOOK

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

ASSUMED

Wallace L Higgins 7-26-23

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
This Survey Map and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

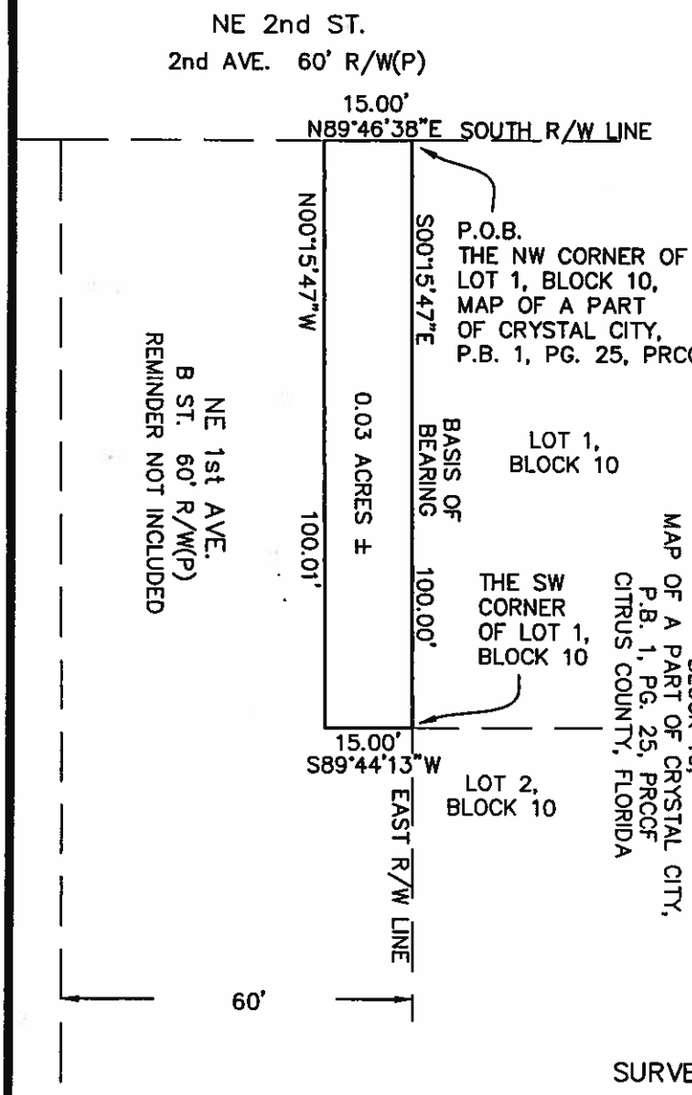
DECRIPTION AND SKETCH FOR RIGHT-OF-WAY VACATION

Citrus County, Florida

Project No.: 22463 F	Field Book: N/A	DRAWN BY: CEB
Scale: 1" = 60'	Field Date: N/A	Sheet 1 Of 1

GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253

EXHIBIT E



LEGAL DESCRIPTION:

A portion of NE FIRST AVE. lying South of NE SECOND ST. (SECOND AVE. a 60 foot wide road per said plat), MAP OF A PART OF CRYSTAL CITY, according to the map or plat thereof recorded in Plat Book 1, Page 25, public records of Citrus County, Florida, (B ST. a 60 foot wide road per said plat). Being further described as follows:
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Containing 0.03 acres more or less.

SURVEYORS NOTES:

1. The bearings shown hereon are assumed with the bearing of S 00°15'47" E along the East right-of-way line of NE FIRST ST.
2. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
3. The land depicted by this sketch may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
4. This is not a boundary survey.

LEGEND:
(P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
(P.O.B.) POINT OF BEGINNING
(R/W) RIGHT OF WAY
(PG(S).) PAGE(S)
(P.B.) PLAT BOOK

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

ASSUMED

William L Higgins 7-27-23

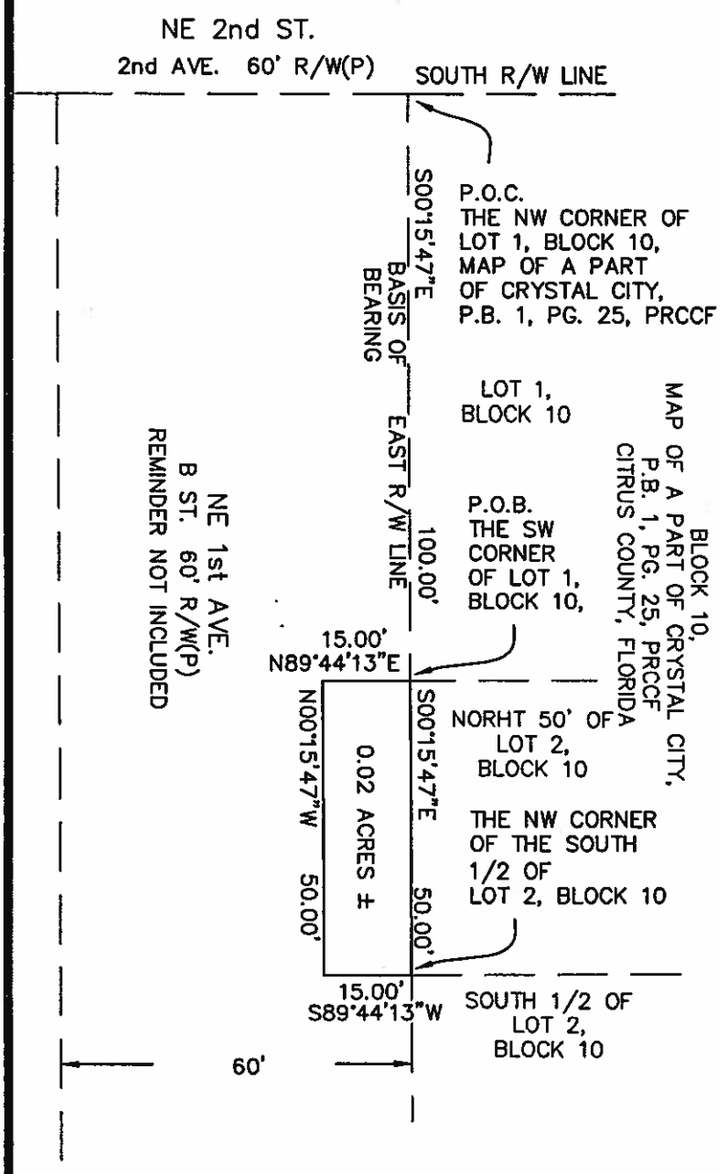
Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
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Florida licensed business number 7314
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DECRIPTION AND SKETCH FOR RIGHT-OF-WAY VACATION

Citrus County, Florida

Project No.: 22463 A	Field Book: N/A	DRAWN BY: CEB
Scale: 1" = 30'	Field Date: N/A	Sheet 1 Of 1

GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253



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SURVEYORS NOTES:

1. The bearings shown hereon are assumed with the bearing of S 00°15'47" E along the East right-of-way line of NE FIRST ST.
2. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
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LEGEND:
(P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
(P.O.C.) POINT OF COMMENCEMENT
(P.O.B.) POINT OF BEGINNING
(R/W) RIGHT OF WAY
(PG(S).) PAGE(S)
(P.B.) PLAT BOOK

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

ASSUMED

Wallace L. Higgins 7-27-23

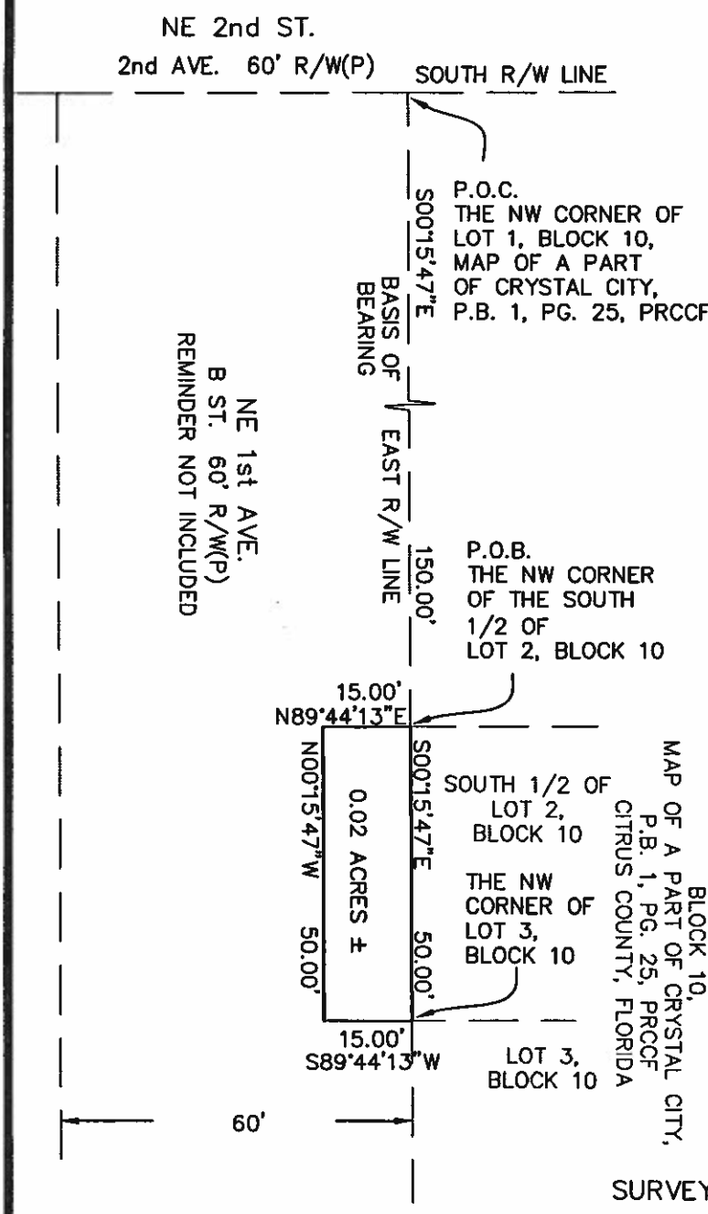
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DECRIPTION AND SKETCH FOR RIGHT-OF-WAY VACATION

Citrus County, Florida

Project No.: 22463 B	Field Book: N/A	DRAWN BY: CEB
Scale: 1" = 30'	Field Date: N/A	Sheet 1 Of 1

GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253



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Containing 0.02 acres more or less.

SURVEYORS NOTES:

1. The bearings shown hereon are assumed with the bearing of S 00°15'47" E along the East right-of-way line of NE FIRST ST.
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LEGEND:
(P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
(P.O.C.) POINT OF COMMENCEMENT
(P.O.B.) POINT OF BEGINNING
(R/W) RIGHT OF WAY
(PG(S).) PAGE(S)
(P.B.) PLAT BOOK

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

ASSUMED

Wallace L. Higgins 7-27-23

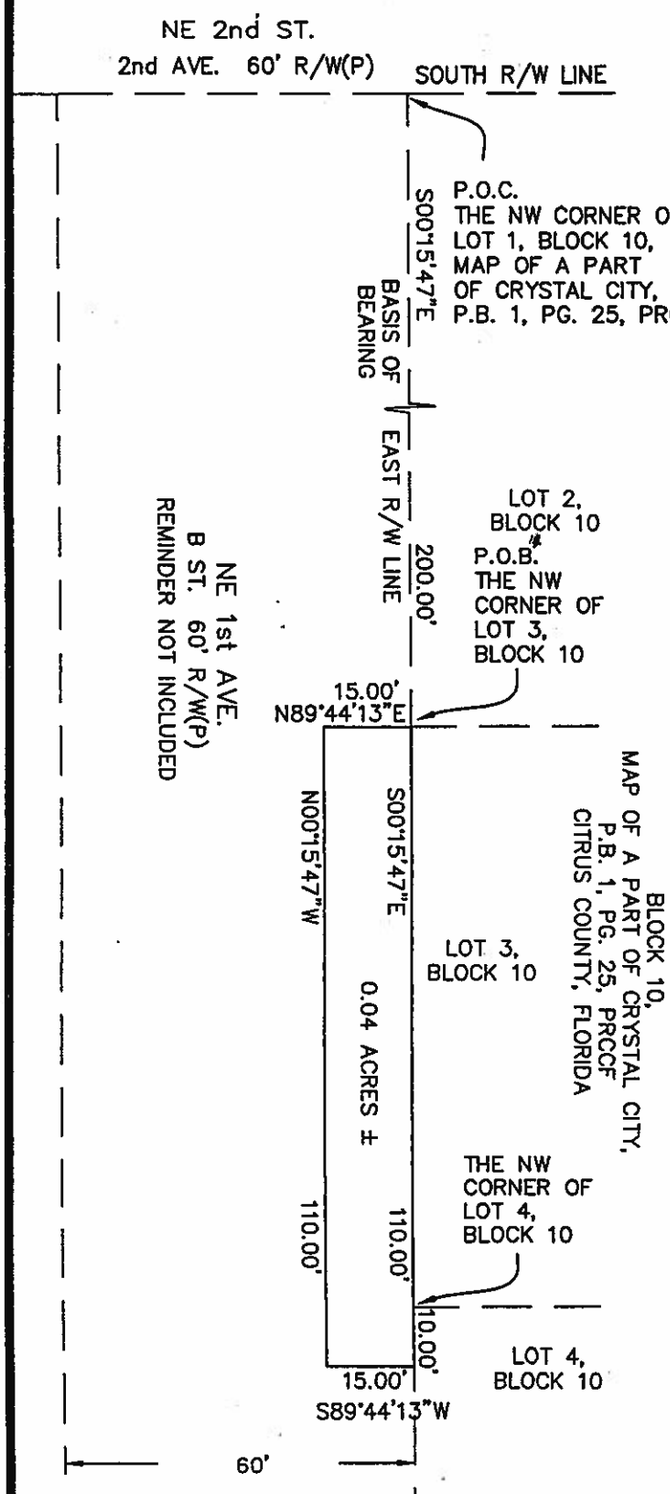
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DECRIPTION AND SKETCH FOR RIGHT-OF-WAY VACATION

Citrus County, Florida

Project No.: 22463 C	Field Book: N/A	DRAWN BY: CEB
Scale: 1" = 30'	Field Date: N/A	Sheet 1 Of 1

GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
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SURVEYORS NOTES:

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(P.O.B.) POINT OF BEGINNING
(R/W) RIGHT OF WAY
(PG(S).) PAGE(S)
(P.B.) PLAT BOOK

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

ASSUMED

Wallace L. Higgins 7-27-23

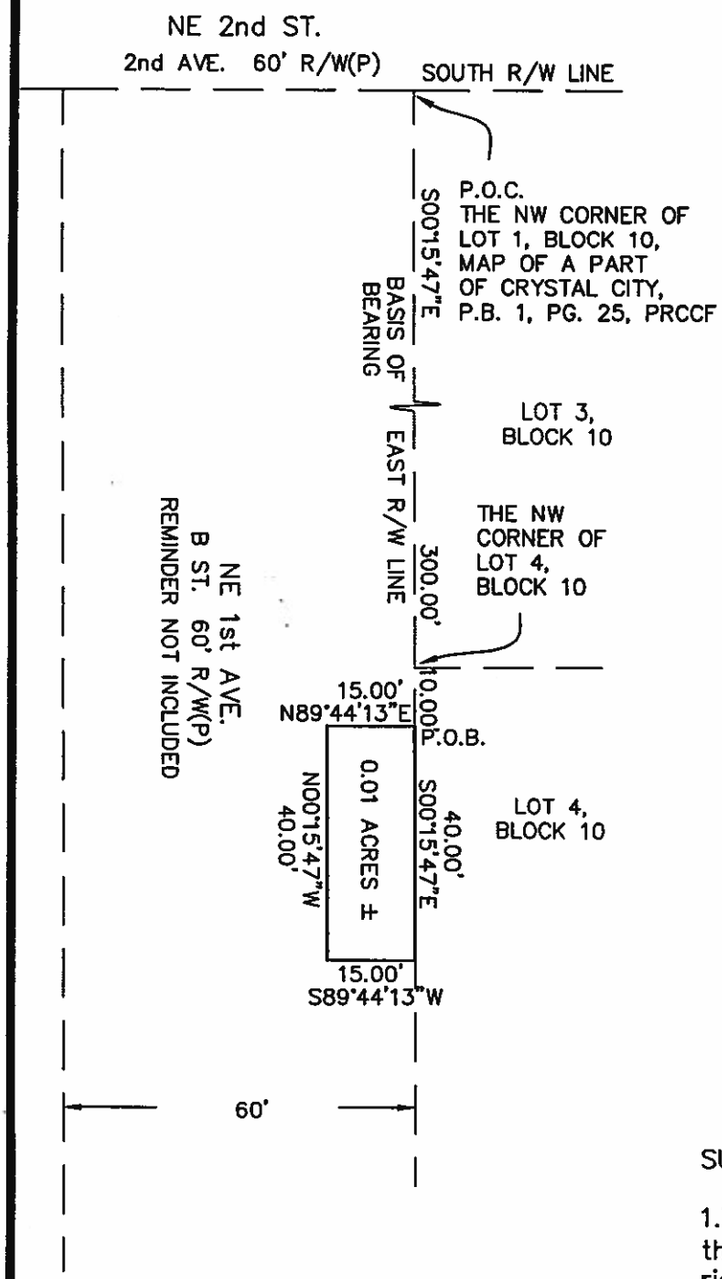
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Florida licensed business number 7314
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DECRIPTION AND SKETCH FOR RIGHT-OF-WAY VACATION

Citrus County, Florida

Project No.: 22463 D	Field Book: N/A	DRAWN BY: CEB
Scale: 1" = 30'	Field Date: N/A	Sheet 1 Of 1

GulfWest Surveying, Inc.
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Ph: 352.563.1252 Fax: 352.563.1253



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Containing 0.04 acres more or less.

SURVEYORS NOTES:

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LEGEND:
(P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
(P.O.C.) POINT OF COMMENCEMENT
(P.O.B.) POINT OF BEGINNING
(R/W) RIGHT OF WAY
(PG(S).) PAGE(S)
(P.B.) PLAT BOOK

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

ASSUMED

Wallace L Higgins 7-27-23

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
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DECRIPTION AND SKETCH FOR RIGHT-OF-WAY VACATION

Citrus County, Florida

Project No.: 22463 E	Field Book: N/A	DRAWN BY: CEB
Scale: 1" = 30'	Field Date: N/A	Sheet 1 Of 1

GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 10.A.**

Requested Motion: Motion to adopt Resolution No. 26-R-13 to reallocate funds from Renewal & Replacement in the amount of $64,886.00 and acceptance of a reimbursement in the amount of $1,800.00 from U.S. Water's Insurance Company for the value of a 2014 Ford F-150 damaged in an accident for the purchase of a 2026 Ford F350 (replacement vehicle) for the Water/Sewer Dept. for the total cost of $66,686.00.

Summary:
Approval of the purchase of a 2026 Ford F350 (replacement vehicle) for the Water/Sewer Dept. in the amount of $66,686.00 and acceptance of a reimbursement in the amount of $1,800.00 from U.S. Water's Insurance Company for the value of a 2014 Ford F-150 damaged in an accident.

Due to the unanticipated loss of the vehicle, this replacement was not budgeted; funding will be drawn from the Renewal and Replacement Fund.

Staff Recommendation:
City staff recommends adoption of Resolution No. 26-R-13 to reallocate funds from Renewal & Replacement in the amount of $64,886.00 and acceptance of a reimbursement in the amount of $1,800.00 from U.S. Water's Insurance Company for the value of a 2014 Ford F-150 damaged in an accident for the purchase of a 2026 Ford F350 (replacement vehicle) for the Water/Sewer Dept. for the total cost of $66,686.00.

Project Cost:
$66,686.00

Funding Source:
401-00000-10163 (W&S CIP Renewal & Replacement)

Amount Available:
$1,032,350.88

ATTACHMENTS:
Description
20260330142807335.pdf
Res 26-R-13 W&S 2026 Ford F-350 Replacement Truck 4-13-2026.doc
BA 23171 Res #26-R-13 W&S 2026 Ford F350 4-13-2026.pdf

DUVAL | Ford
• Since 1916 •

City of Crystal River

Prepared for:		Contract Holder	2/12/2026
City of Crystal River Phillip Kunselman pkunselman@crystalriverfl.org 352-795-4216		Duval Ford Jared Davis (Work) 904-388-2144 (Fax) 904-387-6816 jared.davis@duvalmotor.com 405 Lane Avenue North Jacksonville, FL 32258	

PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL

We appreciate your interest and the opportunity to quote. Pricing references the FLORIDA SHERIFFS ASSOCIATION LIGHT VEHICLE CONTRACT FSA 25VEL-33. If you have any questions regarding this quote please call! Note, Vehicle will be ordered white exterior unless specified on purchase order. Shipping and Invoicing instructions are required on agency purchase order.

Labor: $90/Hr	Parts QTY	Code	Equipment	UNIT PRICE	EXTENDED
	1	F2A CENTRAL	Item 169: 2026 Ford F250 Regular Cab 142"WB 4x2. Power Windows, Locks, Keyless Entry	$ 39,637.00	$ 39,637.00
	1	F350 F3A	Upgrade GVWR from F250 [F2A] to F350 [F3A], Includes LWB	$ 2,934.00	$ 2,934.00
	1	Z1	Oxford White exterior	$ -	$ -
	1	AS	Medium Dark Slate vinyl, 40/20/40	$ -	$ -
	1	99A.44F	6.8L 2V DEVCT NA PFI V8 Gas TorqShift®-G Ten-Speed Automatic with Selectable Drive Modes: Normal, Eco, Slippery Roads, Tow/Haul, Trail (4x2), Off-Road (4x4); N/A on W3C)	$ -	$ -
	1	18B REG	Platform Running Boards	$ 318.00	$ 318.00
	1	534	COMPLETE TRAILER TOW PACKAGE – HD Availability: Optional on XL, XLT .Includes (52B) Factory Trailer brake controller .Includes trailer plug 6 or 7 way Trailer Plug .Includes Tow Capacity matched hardware pack: Class IV Ball Mount, 2 5/16" Ball, pin and clip[Recommend Locking Differential] [Updated DEC '25]	$ 1,736.00	$ 1,736.00
	1	67B	410 Amp Dual Alternator (250+160 Amp; see alternator charts for ordering requirements and restrictions)	$ 214.00	$ 214.00
	1	86M	Dual Battery (Dual AGM 68 AH; incl. with Diesel engines; 6.8L and 7.3L Gas engine req. 410 Amp Dual Alternator (67B) or Pro Power Onboard _2KW (43K))	$ 209.00	$ 209.00
0	1	31*	Ship Thru Qualified body modifier, Discounts Available for Chassis Pre-Payment upon arrival at second stage upfitter. Includes second stage mso, body certification label and pre-delivery inspection. Second Stage MSO required for Tag.	$ 625.00	$ 625.00
0	1	KSB 3	8' Knapheide 696 SRW 56" CA (Steel) Requires (31*) Ship thru Second Stage Body Modifier. Includes weight slip, second stage MSO and body certification decal.	$ 12,384.00	$ 12,384.00
0	1	SBO 2	Replace Camera	$ 340.00	$ 340.00
0	1	SBO 64	Spray Line Box Tops, Cargo Area, and service body tailgate for 8' service bodies	$ 1,496.00	$ 1,496.00
0	1	SBO 33	Over Cab Material Rack Steel 8-9' Utilities	$ 2,720.00	$ 2,720.00
0	1	SBO 48	Vise Bracket	$ 238.00	$ 238.00
0	1	SBO 47	6" Wilton Vise	$ 911.00	$ 911.00
0	1	LED PKG 5	SD PERIMETER LIGHTING: AMBER A: (2) WHELEN Mini T-Series [TLMI2*] Location: On grill B: (2) WHELEN T-Series [TLI2*] Location: On rear of utility body	$ 815.00	$ 815.00

DUVAL | Ford

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0	1	INV PS 2000	AIMS 2000 Watt Pure Sine Wave Inverter [PWRI200012120S] [Requires High Output Alternator & Aux Battery] Uses 1/0 AWG wire on 200amp fuse @20ft * 2000 Watts continuous / 4000 Watts peak, Pure Sine Wave Inverter converts 12V DC to 120V AC Power 60 Hz * Multiple safety features including AC output short circuit protection, input over-voltage warning and shutdown, input under-voltage warning and shutdown, Over temperature protection with indicator, and Overload protection. * This inverter has 2 GFCI AC outlets, USB Port, Optional remote (part # REMOTEHF) allows for easy on / off if the inverter is in a hard to reach location. High quality and very efficient. Efficiency 90%. * This unit also has dual intelligent cooling fans that will start running when the case temperature reaches 104° F. This is comparable to a standard residential outlet. It will power everything that can go into a 15 amp outlet and would include your heavy duty equipment.	$ 1,519.00	$ 1,519.00
0	1	IG POWER	Ignition Controlled power to the inverter. The inverter powers off when vehicle is turned	$ 50.00	$ 50.00
0	1	LOC SBP	Inverter mounted inside service body compartment, passenger side. Requires higher gauge wire >20ft	$ 540.00	$ 540.00
0		TOTAL LABOR HOURS			
		Additional Notes	Rough ETA June delivery		
UNIT COST					$ 66,686.00
TOTAL QUANTITY		1		TOTAL PURCHASE	$ 66,686.00

DUVAL | Ford

• Since 1916 •

STANDARD EQUIPMENT PER FORD MOTOR COMPANY ORDER GUIDE 10/1/2025

SE FSD A	**MECHANICAL** • Brakes – Power four-wheel Disc Brakes with Anti-Lock Brake System (ABS) • Engine — F-250/F-350: 6.8L 2V DEVCT NA PFI V8 Gas — F-450: 6.7L 4 Valve OHV Power Stroke® V8 Turbo Diesel B20 • Transmission — TorqShift®-G Ten-Speed Automatic with Selectable Drive Modes: Normal, Eco, Slippery Roads, Tow/Haul (6.8L Gas) — TorqShift® Ten-Speed Automatic with Selectable Drive Modes: Normal, Eco, Slippery Roads, Tow/Haul (6.7L Diesel)
SE FSD B	**EXTERIOR** • Doors — Two (Regular Cab only) — Four (SuperCab/Crew Cab only) • Glass — Solar-Tinted, complete (Std. XL) — Privacy (Std. XLT, Lariat, King Ranch®, and Platinum; NA frontseat windows) • Jack — Three ton mechanical (F-250/F-350 SRW) — Four ton hydraulic (F-350 DRW/F-450) • Lamps – pickup box and cargo area • Manual Locking Front Hub (4x4) • Moldings – tailgate and box-rail • Spare tire, wheel, & frame mounted carrier • Tailgate – removable w/ power lock, black handle • "Three-Blink" lane change signal • Tie-down hooks – pickup box, four (4) • Tow hooks – front, two (2) • Trailer Tow Package – 7 wire harness w/relays and 7/4 pin connector
SE FSD C	**INTERIOR/COMFORT** • Convenience — Coat hooks – LH/RH color-coordinated — Dash top tray — Dome Lamp – LH/RH door activated & I/P switch operated w/delay — Handles, grab – driver & front-passenger — Handles, roof ride – front-passenger (also over rear-doors on Crew Cab) — Map lights – dual (front and rear w/Crew Cab) — Powerpoint, auxiliary — Power Equipment Group – 1st row (front-seat) windows w/onetouch up/down, power 2nd row (rear-seat) windows; power doorlocks w/backlit switches & accessory delay; power tailgate lock • Door-Trim – color-coordinated, molded w/armrest/grab handle & reflector • Headliner – color-coordinated cloth
SE FSD D	**INTERIOR/COMFORT (continued)** • Hood release • Horn – dual electric • Instrument panel – color-coordinated w/ glove box, 4 air registers w/positive shut off, powerpoint • Scuff plates – front, color-coordinated; • Steering – power • Steering damper • Windshield wipers – intermittent
SE FSD E	**SAFETY/SECURITY** • AdvanceTrac® with RSC® (Roll Stability Control™) • Airbags — Driver and Passenger frontal and side airbag/curtain — Passenger side airbag deactivation switch • Center High-mounted Stop Lamp (CHMSL) • Child tethers (Regular Cab, front-passenger and all rear-seating positions) • Individual Tire Pressure Monitoring System (TPMS) • Safety Belts — Belt-Minder® front safety belt reminder – chime and flashing warning light on instrument cluster if belts not buckled — Color-coordinated w/height adjustment (front-outboard seating positions only) • SecuriLock® Passive Anti-Theft System (PATS) • SOS Post-Crash Alert System™ • Stationary Elevated Idle Control (SEIC) • Ford Security Package (1-year included with activation)

SE FSD F	**FUNCTIONAL** • Alternator — 157 160 (Std. XL) — 190 Amp (Std. XLT and Lariat) — 410 Amp Dual Alternators (250 Amp +160 Amp) (Std. King Ranch®, and Platinum) • Axle — Twin I-beam front axle w/coil spring suspension (narrow front track) – 4x2 (F-250 and F-350) — Mono-beam front axle w/coil spring suspension (narrow front track) – 4x4 (F-250 and F-350) — Mono-beam front axle w/coil spring suspension (wide front track) (F-450) — Rear – Non-Limited-Slip (F-250/F-350) — Rear – 4.30 Limited-Slip (F-450) • Battery — Gas engine – Grp65 68AH 750-CCA, AGM — Diesel engine – 750-CCA, 68-AH, dual AGM (6.7L Power Stroke® Diesel engine) • Oil minder system • Shock absorbers – heavy-duty gas • Stabilizer bar – front
SE FSD G	**FUEL TANKS** • 29 gallon (Diesel Engine) --142" or 148" wheelbase • 34 Gallon (Diesel Engine) -- 160" or 164" wheelbase • 34 Gallon (Gas Engine) -- N/A 176" wheelbase • 48 Gallon (Gas Engine) -- 176" wheelbase • 48 Gallon (Diesel Engine) -- 176" wheelbase

RESOLUTION 26-R-13

A RESOLUTION OF THE CITY OF CRYSTAL RIVER, FLORIDA, APPROVING A TRANSFER FROM THE WATER & SEWER RENEWAL & REFPLACEMENT FUND IN THE AMOUNT OF $64,886.00 AND ACCEPTANCE OF A REIMBURSEMENT IN THE AMOUNT OF $1,800.00 FROM U.S. WATER'S INSURANCE COMPANY FOR THE VALUE OF A 2014 FORD F-150 DAMAGED IN AN ACCIDENT TO APPROVE A PURCHASE OF A 2026 FORD F350 (REPLACEMENT VEHICLE) FOR THE WATER/SEWER DEPARTMENT FOR THE TOTAL COST OF $66,686.00.

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

WHEREAS, Approval of the purchase of a 2026 Ford F350 (replacement vehicle) for the Water/Sewer Dept. in the amount of $66,686.00 and acceptance of a reimbursement in the amount of $1,800.00 from U.S. Water's Insurance Company for the value of a 2014 Ford F-150 damaged in an accident.

Due to the unanticipated loss of the vehicle, this replacement was not budgeted; funding will be drawn from the Renewal and Replacement Fund.

; and,

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 13th day of April 2026 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 _____, 2026.

Attest:_____ By:_____
Mia Fink, City Clerk Joe Meek, Mayor

Approved as to form and content
For the reliance of the City of
Crystal River only:

_____

VOTE OF COUNCIL:
Meek _____
Ensing _____
Satchell _____
Hastings _____
Holmes _____

Robert W. Batsel, Jr. City, Attorney

CRYSTAL RIVER CITY
JOURNAL ENTRY
JE: 0000023171

Post Date: 04/13/2026 Entered By: MRUSSELL
Entry Date: 04/09/2026 Journal: BA
Description: RES #26-R-13 R&R FUNDING 2026 FORD F350

GL #	Description	DR	CR
403-43642-64000	CAPITAL-OTHER EQUIPMENT	0.00	66,686.00
403-00000-38204	TRANSFER FROM GEN FUND R&R	66,686.00	0.00
	Journal Total:	66,686.00	66,686.00

APPROVED BY: _____

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 10.B.**

Requested Motion: Motion to approve closeout of the UWHCA for the City of Crystal River's portion of the FDOT US-19 road widening project.

Summary:
The work included in the Local Funded Agreement/ Utility Work by the Highway Contractor and Western Surety Company on the below referenced Contract has been completed. The improvements have been reviewed by the Department and the City of Crystal River (Owner) and determined to be within acceptable conformity to the Contract, Plans, and Specifications.

Fin No.: 408522-3-56-02
FAP No.: 1852019P
Contract No.: T7407
County: Citrus
Project Description: US 19 from W. Jump Ct. to W. Fort Island Trail

The final cost remains at $20,953.64. Staff recommends paying the balance to complete the close out.

Attachment included.

Staff Recommendation:
Staff recommends closeout of the UWHCA for the City of Crystal River's portion of the FDOT US-19 road widening project. Cost remaining if $20,953.64 to refund FDOT for work completed that was not paid.

Project Cost:
$112,375.00

Funding Source:
403-00000-15500-1343B (W&S CIP - Prepaid Expenses FDOT Hwy19 Engineering Project)

Amount Available:
$91,421.36

Funding Source:
403-43650-31002-1343B (W&S CIP - FDOT Hwy 19 Engineering Project)

Amount Available:
$74,942.50

ATTACHMENTS:
Description

T7407 405822-3-56-02 LFA-UWHCA Closeout City of Crystal River.pdf
2-27-2018 City Letter.pdf
3-12-2018 Agenda Item $159,337.19 request.pdf
11-09-2020 Agenda Item $263,731.59 request.pdf

AECOM
8740 W. Mayo Dr., Units 2 & 3
Crystal River, FL 34429

March 26, 2026

To: Michael Murphy, FDOT Revenue Management Administrator
From: Jason Berlinsky, Project Administrator

Subject: Agreement Between: The City of Crystal River

Fin No.:	408522-3-56-02
FAP No.:	1852019P
Contract No.:	T7407
County:	Citrus
Project Description:	US 19 from W. Jump Ct. to W. Fort Island Trail

The work included in the Local Funded Agreement/ Utility Work by the Highway Contractor and Western Surety Company on the above referenced Contract has been completed. The improvements have been reviewed by the Department and the **The City of Crystal River**
(Owner) and determined to be within acceptable conformity to the Contract, Plans, and Specifications.

Attachment "A" below hereto reflects the original and final quantities for the items of work performed under this agreement. These items and associated quantities have been reviewed and agreed upon for authorized payment by the Department and the following Representatives.

Please complete and return immediately.

X_____ X_____
LFA Agency Signature Surety Signature

X_____ X_____
Resident Engineer Signature FDOT Construction Engineer Signature

Enclosures- City of Crystal River Three-Party Agreement, Account Analysis, Attachment "A", Attachment "B"

CC: Conrad Campbell, P.E., FDOT District Construction Engineer
Tyler Matthews, P.E., FDOT Brooksville Operations Engineer
Pia Cormier, FDOT District 7 Utility Coordinator
Michael Murphy, FDOT Revenue Management Administrator
Donna Stallard, FDOT District 7 Final Estimates Manager
Alejandro Piña, P.E., Brooksville Ops Construction Manager
J. Larry Sauls, P.E., Sr. Project Engineer
FDOT EDMS
Project File

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THREE PARTY ESCROW AGREEMENT

THIS AGREEMENT is made and entered into by and between the State of Florida, Department of Transportation ("FDOT"), City of Crystal River ("Participant"), and the State of Florida, Department of Financial Services, Division of Treasury ("Escrow Agent"), and shall become effective upon the Agreement's execution by Escrow Agent.

WHEREAS, FDOT and Participant are engaged in the following project ("Project"):

Project Name: US 19 (SR 55) From W Jump Court to W Fort Island Trail
Project #: 405822-3-56-02
County: Citrus

WHEREAS, FDOT and Participant desire to establish an escrow account for the project.

NOW THEREFORE, in consideration of the premises and the covenants contained herein, the parties agree to the following:

1. An initial deposit will be made into an interest bearing escrow account established hereunder for the purposes of the Project. The escrow account will be opened with the Escrow Agent on behalf of FDOT upon Escrow Agent's receipt and execution of this Agreement.

2. Other deposits to the escrow account may be made during the life of this agreement.

3. Deposits will be delivered in accordance with instructions provided by the Escrow Agent to the FDOT for deposit into the escrow account. A wire transfer or ACH deposit is the preferred method of payment and should be used whenever possible.

4. FDOT's Comptroller or designee shall be the sole signatory on the escrow account with the Escrow Agent and shall have sole authority to authorize withdrawals from the account. Withdrawals will only be made to FDOT or the Participant in accordance with the instructions provided to the Escrow Agent by FDOT's Comptroller or designee.

5. Moneys in the escrow account will be invested in accordance with section 17.61, Florida Statutes. The Escrow Agent will invest the moneys expeditiously. Income is only earned on the moneys while invested. There is no guaranteed rate of return. Investments in the escrow account will be assessed a fee in accordance with Section 17.61(4)(b), Florida Statutes. All income of the investments shall accrue to the escrow account.

6. Unless instructed otherwise by FDOT, all interest accumulated in the escrow account shall remain in the account for the purposes of the Project.

7. The Escrow Agent agrees to provide written confirmation of receipt of funds to FDOT. FDOT agrees to provide a copy of such written confirmation to Participant upon request.

8. The Escrow Agent further agrees to provide quarterly reports to FDOT concerning the escrow account. FDOT agrees to provide a copy of such quarterly reports to Participant upon request.

9. The Escrow Agent shall not be liable for any error of judgment or for any act done or omitted by it in good faith, or for anything which it may in good faith do or refrain from doing in connection herewith.

10. Escrow Agent shall have no liability for any claim, cost, expense, damage or loss due to the acts or omissions of FDOT and Participant, nor from any separate agreements between FDOT and Participant and shall have no responsibility to monitor or enforce any responsibilities herein or in any separate agreements associated with this Agreement between FDOT and Participant.

11. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Florida.

12. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

13. This Agreement shall terminate upon disbursement by the Escrow Agent of all money held by it in the escrow account in accordance with the instructions given by FDOT's Comptroller or designee and notification from FDOT to Escrow Agent that the account is to be closed.

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IN WITNESS WHEREOF, the parties have duly executed the Agreement on the date(s) below.

For FDOT-OOC (signature)

Jason D. Adank, CPA
Deputy Comptroller, GAO
Name and Title

59-3024028
Federal Employer I.D. Number

3/6/18
Date

For PARTICIPANT (signature)

JIM FARLEY, MAYOR
Name and Title

59-6000297
Federal Employer I.D. Number

2/26/18
Date

FDOT Legal Review:

For Escrow Agent (signature)

Tanner Collins, Director of Treasury
Name and Title

3/7/18
Date

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City of Crystal River

FPN:405822-3-56-02 & 62-01

ARI #11415

Date: 3/27/2026

Original Deposit	$ 625,000.00
Additional Deposit	$ 104,629.31
Additional Deposit	$ 263,731.59
Interest earned as of 4thQ 2025	$ 67,567.67
Total Received	**$ 1,060,928.57**

Project Cost to Date	$ 950,517.94
CEA Cost to Date (62-01) 2%	$ 18,989.27
Participants Total Cost to Date	**$ 969,507.21**

Funds Remaining for project: **$ 91,421.36**

"Attachment A"

FDOT PayItem Summary and Certification

Date:

District	Contract Name	Project Id	Federal Id	Line Item	Original Quantity	Quantity Paid	Rounding	Unit	Item Code	SA	Item Description	EDMS/Page	Unit Price	Item Paid Amount	Rounding Paid Amount	Line Item Amount	Total Paid Amt
07-District 7	T7407	40582235602	N/A	1505	0.000	0.000	0.000	LS	0999 25	0003	INITIAL CONTINGENCY AMOUNT, DO NOT BID		$66,329.94	$0.00	$65,729.62	$65,729.62	$65,729.62
07-District 7	T7407	40582235602	1852019P	1505	0.000				0031 CONF		Entered by lnelcat.			$0.00		$14,424.00	$0.00
07-District 7	T7407	40582235602	1852019P	1505	0.000				0039 CONN		Entered by lnelcat. Work Order 9999-25-02 Manhole Adjustment costs			$0.00		$2,715.25	$0.00
07-District 7	T7407	40582235602	1852019P	1505	0.000				0051 CONF		City of Crystal River Utilities UWHCA			$0.00		$26,095.00	$0.00
07-District 7	T7407	40582235602	1852019P	1505	0.000				0060 CONN		City of Crystal River Utilities NOI 019 Utility Conflict			$0.00		$22,495.37	$0.00
07-District 7	T7407	40582235602	N/A	1486	0.000	0.000	0.000	LF	1050 16002	0052	UTILITY PIPE,REMOVE & DISPOSE, 2-4.9"		$5.00	$0.00		$0.00	$0.00
07-District 7	T7407	40582235602	N/A	1485	336.000	710.000	710.000	LF	1050 16004		UTILITY PIPE,REMOVE & DISPOSE, 8-19.9"		$21.50	$15,265.00	$15,265.00	$0.00	$15,265.00
07-District 7	T7407	40582235602	N/A	1446	0.000	0.000	0.000	LF	1050 18002	0052	UTILITY PIPE,PLUG & PLACE OUT OF SERVICE, 2- 4.9"		$59.66	$0.00	$0.00	$0.00	$0.00
07-District 7	T7407	40582235602	N/A	1445	159.000	0.000	0.000	LF	1050 18003		UTILITY PIPE,PLUG & PLACE OUT OF SERVICE, 5- 7.9"		$23.50	$0.00	$0.00	$0.00	$0.00
07-District 7	T7407	40582235602	N/A	1450	6,234.000	0.000	0.000	LF	1050 18004	0052	UTILITY PIPE,PLUG & PLACE OUT OF SERVICE, 8-19.9"		$17.00	$0.00	$0.00	$0.00	$0.00
07-District 7	T7407	40582235602	N/A	1451	0.000	423.000	423.000	LF	1050 31203	0052	UTILITY PIPE- POLY VINYL CHLORIDE, FURNISH & INSTALL,		$70.80	$29,948.40	$29,948.40	$0.00	$29,948.40
07-District 7	T7407	40582235602	N/A	1452	0.000	0.000	0.000	LF	1050 31204	0052	UTILITY PIPE- POLY VINYL CHLORIDE, FURNISH & INSTALL,		$100.00	$0.00	$0.00	$0.00	$0.00
07-District 7	T7407	40582235602	N/A	1410	183.000	2,251.853	2,252.000	LF	1050 31205	0052	UTILITY PIPE- POLY VINYL CHLORIDE, FURNISH & INSTALL,		$55.00	$123,851.92	$123,860.00	$0.00	$123,851.92
07-District 7	T7407	40582235602	N/A	1415	5,456.000	6,917.178	6,917.000	LF	1050 31208	0052	UTILITY PIPE- POLY VINYL CHLORIDE, FURNISH & INSTALL,		$65.00	$449,616.57	$449,605.00	$0.00	$449,616.58
07-District 7	T7407	40582235602	N/A	1456	0.000	0.000	0.000	LF	1050 42203	0052	UTILITY PIPE- HIGH DENSITY POLYETHYLENE, FURNISH & INSTALL,		$140.99	$0.00	$0.00	$0.00	$0.00
07-District 7	T7407	40582235602	N/A	1455	360.000	783.571	783.000	LF	1050 42208	0052	UTILITY PIPE- HIGH DENSITY POLYETHYLENE, FURNISH & INSTALL,		$100.00	$78,357.10	$78,300.00	$0.00	$78,357.10
07-District 7	T7407	40582235602	N/A	1490	28.000	40.000	40.000	LF	1050 51208		UTILITY PIPE- DUCTILE IRON/CAST IRON, FURNISH & INSTALL,		$120.00	$4,800.00	$4,800.00	$0.00	$4,800.00
07-District 7	T7407	40582235602	N/A	1460	35.000	17.000	17.000	EA	1055 31108	0052	UTILITY FITTINGS FOR PVC PIPE, FURNISH AND INSTALL, ELBOW, 8"		$500.00	$8,500.00	$8,500.00	$0.00	$8,500.00
07-District 7	T7407	40582235602	N/A	1465	4.000	2.000	2.000	EA	1055 31208	0052	UTILITY FITTINGS FOR PVC PIPE, FURNISH AND INSTALL, TEE, 8"		$630.00	$1,260.00	$1,260.00	$0.00	$1,260.00
07-District 7	T7407	40582235602	N/A	1495	2.000	0.000	0.000	EA	1055 31308		UTILITY FITTINGS FOR PVC PIPE, FURNISH AND INSTALL, REDUCER, 8"		$400.00	$0.00	$0.00	$0.00	$0.00
07-District 7	T7407	40582235602	N/A	1420	5.000	5.817	6.000	EA	1060 11211	0052	UTILITY STRUCTURE, BELOW GROUND, F&I WATERSEWER, 0 - 80 FT3, 0 -		$3,200.00	$18,614.40	$19,200.00	$0.00	$18,614.40
07-District 7	T7407	40582235602	N/A	1425	7.000	1.911	2.000	EA	1060 11222	0052	UTILITY STRUCTURE, BELOW GROUND, F&I WATER / SEWER - 80 FT3, 6.1		$3,700.00	$7,070.70	$7,400.00	$0.00	$7,070.70
07-District 7	T7407	40582235602	N/A	1470	2.000	2.000	2.000	EA	1060 15		UTILITY STRUCTURE, BELOW GROUND, ADJUST/MODIFY		$2,000.00	$4,000.00	$4,000.00	$0.00	$4,000.00
07-District 7	T7407	40582235602	N/A	1430	5.000	15.000	15.000	EA	1060 16	0052	UTILITY STRUCTURE, BELOW GROUND, REMOVE&DISPOSE CONTRACTOR		$1,750.00	$26,250.00	$26,250.00	$0.00	$26,250.00
07-District 7	T7407	40582235602	N/A	1475	2.000	2.000	2.000	EA	1080 23106	0052	UTILITY FIXTURE- TAPPING SADDLE/SLEEVE, FURNISH & INSTALL, 6"		$2,550.00	$5,100.00	$5,100.00	$0.00	$5,100.00
07-District 7	T7407	40582235602	N/A	1480	5.000	0.000	0.000	EA	1080 23108	0052	UTILITY FIXTURE- TAPPING SADDLE/SLEEVE, FURNISH & INSTALL, 8"		$3,250.00	$0.00	$0.00	$0.00	$0.00
07-District 7	T7407	40582235602	N/A	1481	0.000	6.000	6.000	EA	1080 24103	0052	UTILITY FIXTURE, VALVE ASSEMBLY, FURNISH AND INSTALL, 3"		$3,225.00	$19,350.00	$19,350.00	$0.00	$19,350.00
07-District 7	T7407	40582235602	N/A	1482	0.000	0.000	0.000	EA	1080 24104	0052	UTILITY FIXTURE, VALVE ASSEMBLY, FURNISH AND INSTALL, 4"		$820.00	$0.00	$0.00	$0.00	$0.00
07-District 7	T7407	40582235602	N/A	1483	0.000	5.000	5.000	EA	1080 24106	0052	UTILITY FIXTURE, VALVE ASSEMBLY, FURNISH AND INSTALL, 6"		$3,750.00	$18,750.00	$18,750.00	$0.00	$18,750.00
07-District 7	T7407	40582235602	N/A	1435	8.000	11.000	11.000	EA	1080 24108	0052	UTILITY FIXTURE, VALVE ASSEMBLY, FURNISH AND INSTALL, 8"		$1,450.00	$15,950.00	$15,950.00	$0.00	$15,950.00
07-District 7	T7407	40582235602	N/A	1437	0.000	0.000	0.000	EA	1080 29104	0052	UTILITY FIXTURE, MECHANICAL JOINT RESTRAINT, FURNISH & INSTALL, 4"		$92.00	$0.00	$0.00	$0.00	$0.00
07-District 7	T7407	40582235602	N/A	1438	0.000	36.000	36.000	EA	1080 29106	0052	UTILITY FIXTURE, MECHANICAL JOINT RESTRAINT, FURNISH & INSTALL, 6"		$490.00	$17,640.00	$17,640.00	$0.00	$17,640.00
07-District 7	T7407	40582235602	N/A	1500	112.000	208.000	208.000	EA	1080 29108	0052	UTILITY FIXTURE, MECHANICAL JOINT RESTRAINT, FURNISH & INSTALL, 8"		$160.00	$33,280.00	$33,280.00	$0.00	$33,280.00
07-District 7	T7407	40582235602	N/A	1440	1.000	0.000	0.000	EA	1644800		FIRE HYDRANT, RELOCATE		$2,950.00	$0.00	$0.00	$0.00	$0.00
07-District 7	T7407	40582235602	N/A	1431	0.000	0.000	0.000	EA	9999 4	0052	GENERIC CONTRACT CHANGE(S/M ONLY)		$1,648.37	$0.00	$0.00	$0.00	$0.00
07-District 7	T7407	40582235602	N/A	1436	0.000	16.000	16.000	EA	9999 4	0052	GENERIC CONTRACT CHANGE(S/M ONLY)		$395.62	$6,329.92	$6,329.92	$0.00	$6,329.92
07-District 7	T7407	40582235602	N/A	1491	0.000	0.000	0.000	EA	9999 4	0052	GENERIC CONTRACT CHANGE(S/M ONLY)		$371.25	$0.00	$0.00	$0.00	$0.00
														Subtotal	$ 950,517.94		

"Attachment B"

408522-3-56-02- UWHCA City of Crystal River FDOT Funds

Orignal Job Amount- Programmed	$ 625,000.00
Additional Deposit	$ 104,629.31
Additional Deposit	$ 263,731.59
Interest 4th Quarter 2025	$ 67,567.67
Sub Total Received	$ 1,060,928.57
Project Cost To Date	$ 950,517.94
CEA Cost To Date (62-01) 2%	$ 18,989.27
Crystal River Total Cost to Date	$ 969,507.21

Remaining Funds for Project: $ 91,421.36

Approved Pay Items Items with Outstanding Payment						
UTILITY PIPE,PLUG AND PLACE OUT OF SERVICE, 5-7.9" (DAB)	1050 18004	LF	$ 17.00	810.00	$ 13,770.00	
UTILITY PIPE- POLY VINYL CHLORIDE, FURNISH & INSTALL, WATER/	1050 31208	LF	$ 65.00	527.00	$ 34,255.00	
UTILITY FITTINGS ELBOW 8"-19.9"	1055 11414	EA	$ 620.00	39	$ 24,180.00	No pay item number
UTILITY FITTINGS TEE 8"-19.9"	1055 11424	EA	$ 1,200.00	6	$ 7,200.00	No pay item number
UTILITY FITTINGS REDUCER 8"-19.9	1055 11434	EA	$ 870.00	1	$ 870.00	No pay item number
UTILITY FITTINGS UNION/COUPLING 8"-19.9"	1055 11444	EA	$ 1,200.00	17	$ 20,400.00	No pay item number
UTILITY FITTINGS CAP/PLUG 8"-19.9"	1055 11454	EA	$ 600.00	2	$ 1,200.00	No pay item number
FIRE HYDRANT - NEW	1644 13608	EA	$ 4,000.00	2	$ 8,000.00	No pay item number
UTILITY PIPE- POLY VINYL CHLORIDE, FURNISH & INSTALL, WATER/ SEWER, 2"	1050 31202	LF	$ 50.00	50	$ 2,500.00	No pay item number
				Sub Total	$ 112,375.00	

Remaining Funds for Project: $ 91,421.36
Outstanding Payment of Installed Items $ 112,375.00
Required Funds for Outstanding Payments $ (20,953.64)

City of Crystal River

123 Northwest Highway 19
Crystal River, Florida 34428
Telephone: (352) 795-4216
Facsimile: (352) 795-6351

February 27, 2018

David Gwynn, P.E.
District Seven Secretary
11201 N. McKinley Dr
Tampa, FL 33612
VIA EMAIL: david.gwynn@dot.state.fl.us

SUBJECT: US 19 (SR 55) From W Jump Court to W Fort Island Trail ~ Project #: 405822-3-56-02

Dear Mr. Gwynn:

City Council has directed me to initiate a request for financial assistance from the FDOT for our utility as it pertains to the relocation costs associated with the subject road widening project. This unfunded mandate has created a significant financial hardship; $625k has been deposited with the Comptroller's Office but a $159,337.19 shortfall remains unbudgeted.

You may recall that Citrus County and the City desired a multi-use path on the east side of US-19 in lieu of the sidewalk that was originally designed this project. The FDOT accommodated the request and promptly initiated the plan revisions. However, despite numerous requests, the City's engineering consultant did not receive the revised conflict matrix until sometime in November 2017 --- after the 11/2/17 plan submittal due date.

Effectively, the City's consultant avers that due to the compressed schedule there was not time to perform a proper utility conflict matrix to resolve unnecessary conflicts due to the roadway and storm design. The tight schedule precluded even minor revisions to the road plans which could have potentially saved the utility a substantial sum. The revised road plans call for special ditch sections on the east side of the roadway that conflict longitudinally with our existing gravity sanitary which significantly increased our relocation costs.

Please recognize that when the City was first learned of this project, the anticipated bid let date was 2034 (or thereabouts) and the engineer's opinion of probable cost was $225k. The relocation cost have since spiraled to $784k (more than triple) and, for the above cited reasons fast-tracking has created an undue financial hardship on the City and its 3,100 constituents. Had the City known that the multi-use path was going to end up costing the utility literally hundreds of thousands of dollars, doubtful the County's request would have been supported. Regardless, the City is pleased the FDOT advanced the bid let date and will be constructing a path but the utility respectively requests financial cooperation for all or a portion of the unbudgeted relocation costs.

Mr. Gwynn this City has seen two hurricanes in two years with no FEMA reimbursement to date. We also won a 75/25 mitigation grant to back-up lift station systems above the 500 year flood plan which is really good in the long-term for the City. However this further taxes cash flow for the City. This is not a large sum of money to most government agencies; Council is seeking any possible relief.

Consideration of this matter is greatly appreciated and I look forward to a discussion on any potential solutions. Please let me know any time you have open on your schedule to discuss today. Please email the time or call 352-697-1012.

Sincerely,

Dave Burnell
City Manager

CRYSTAL RIVER CITY COUNCIL
Agenda Item Summary

Meeting Date: March 12, 2018 **Agenda Item Number: 9D**

Requested Motion: Motion to adopt Resolution No. 18-R-13 appropriating an additional $159,337.19 for the US-19 widening utility relocation project and approval of the Deferred Utility Relocation Expense Reimbursement Agreement.

Summary: This request relates to the relocation of the city utilities that are in conflict with the US-19 widening project.

In August, 2017 Council approved a Utility Work by Highway Contractor Master Agreement (UWHCA) with the FDOT which allows for a change order approach for work performed by the highway contractor.

In November, 2017 (after this FY's budget was established) the engineering consultant advised that the cost estimate increased from the original estimate of $214,000 to $592,650

On December 11, 2017 DPW brought forth a request to increase the total project budget to $625,000 (which conservatively included a 15% allowance). Council approved that request through Resolution No. 18-R-09 which appropriated an additional $350,000

Since that time, the cost estimate has increased twice; the final cost estimate submitted to the FDOT is $699,052.75 The only explanation DPW can provide is that GPI has experienced significant personnel changes --- we are now on our fourth Project Manager on this project.

To further exacerbate the deficiency, DPW recently learned that FDOT requires an additional 10% contingency allowance and a 2% administration fee.

The new total to be deposited is $784,337.19 which requires a budget amendment for an additional $159,337.19. Staff contacted FDOT to request assistance to pay the $159,337.19 which the FDOT declined to provide financial assistance. However, FDOT has approved a one-year deferral of this additional cost which the City will include with the FY19 budget.

On February 26, 2018 the Council approved a motion to approve a Three Party Escrow Agreement with the FDOT and State of Florida to fund the Highway 19 Utility Relocation Project.

Staff is requesting approval of the additional funds through Resolution No. 18-R-13 and approval of the Deferred Utility Relocation Expense Reimbursement Agreement.

Staff Recommendation: Approval of the additional funds and approval of the deferral agreement.

Funding Information:

Project Cost:	$ 159,337.19
Funding Source:	403-43650-63000-1343-B (W&S CIP – Hwy 19 Widening Utility Relocation)
Amount Available:	$ 159,337.19 (FY19 Budget will reflect this additional cost)*

**This additional expense will be reflected in the financials at 9-30-18 as a payable due to the FY18 deferral agreement with FDOT.*

Finance Department Approval: Michelle K Russell

Approved

Approvals:

Department of Public Works

City Manager

City Attorney (if applicable)

Attachment: Resolution No. 18-R-13 & Deferral Agreement

Keep Senate informed thru Copy Ins of all Communications

Council Action:

Approved _____ **Denied** _____ **Deferred** _____ **Other** _____

RESOLUTION NO. 18-R-13

A RESOLUTION OF THE CITY OF CRYSTAL RIVER, FLORIDA, AUTHORIZING THE TRANSFER OF FUNDS FROM WATER & SEWER CIP – INDIAN SHORES SEWER EXPANSION FUNDS TO PROVIDE FUNDING FOR AN ADDITIONAL $159,337.19 FOR THE US19 WIDENING UTILITY RELOCATION PROJECT AND APPROVAL OF THE DEFERRAL UTILITY RELOCATION EXPENSE REIMBURSEMENT AGREEMENT.

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

WHEREAS, In August, 2017 Council approved a Utility Work by Highway Contractor Master Agreement (UWHCA) with the FDOT which allows for a change order approach for work performed by the highway contractor. In November, 2017 (after this FY's budget was established), the engineering consultant advised the cost estimate increased from the original estimate of $214,000 to $592,650. December 11, 2017, DPW brought forth a request to increase the total project budget to $625,000 (which conservatively included a 15% allowance). Council approved that request through Resolution No. 18-R-09 which appropriated an additional $350,000. Since that time, the cost estimate has increased twice; the final cost estimate submitted to the FDOT is $699,052.75. The only explanation DPW can provide is that GPI has experienced significant personnel changes --- we are now on our fourth Project Manager on this project. To further exacerbate the deficiency, DPW recently learned that FDOT requires an additional 10% contingency allowance and a 2% administration fee. The new total to be deposited is $784,337.19 which requires a budget amendment for an additional $159,337.19; this additional expense will be reflected in the financials at 9-30-18 as a payable due to the FY18 deferral agreement with FDOT; and,

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crystal River, Florida at a regular meeting held on the 12th day of March, 2018 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 _____, 2018.

Attest:_____
Mia Fink, City Clerk

By:_____
Jim Farley, Mayor

Approved as to form and content
For the reliance of the City of
Crystal River only:

_____
George G. Angeliadis, City Attorney

VOTE OF COUNCIL:
Farley _____
Brown _____
Holmes _____
Fitzpatrick _____
Gudis _____

CRYSTAL RIVER CITY COUNCIL
Agenda Item Summary

Meeting Date: November 9, 2020

Agenda Item Number: 9.A.

Requested Motion: Motion to adopt Resolution No. 21-R-04 to authorize staff to deposit an additional $263,731.59 into the City's escrow account held by the State Comptroller for the FDOT US-19 road widening project.

Summary:

This item pertains to the utility relocation efforts associated with the FDOT US-19 widening project. Recall that state statutes require utility owners to relocate all facilities within a state right-of-way ("R/W") which conflict with improvements contemplated through a road construction project.

In August 2017 Council approved a Utility Work by Highway Contractor Master Agreement ("UWHCA") with the FDOT which allows work to be performed by the highway contractor.

On February 26, 2018 Council approved a Three-Party Escrow Agreement between the City, the Florida Department of Transportation, and the State of Florida Department of Financial Services, Division of Treasury. This escrow agreement is a procedural mechanism which allows for the UWHCA arrangement.

On March 12, 2018 Council adopted Resolution #18-R-13 which approved a Deferred Utility Relocation Expense Reimbursement Agreement. This agreement required an initial deposit in the amount of $625,000.00 and, to allow for budgeting the difference in the following fiscal year, deferred the remainder.

On November 13, 2018 Council authorized payment of the deferred amount due of $104,629.31 which was subsequently remitted by Staff.

This request relates to a need for additional funding due to unexpected relocation work associated with an existing sanitary sewer forcemain lying between Home Depot and Beall's Plaza. During the early planning stages of the road widening project back in 2012, it was assumed that the existing sanitary forcemain run from Home Depot was located very near the westerly US-19 R/W line; at that location, it was not in conflict with the proposed roadway improvements.

However, in early 2020, it was discovered that the subject forcemain actually lies between the existing outside edge-of-pavement of US-19 southbound lanes and the westerly R/W line. At this location, the forcemain will conflict with FDOT's road improvements and must be relocated.

The plans were revised accordingly to address the additional work and several rounds of cost negotiations occurred between Staff and the Highway Contractor as new pay items were created which did not have unit prices established by the contract. Negotiation efforts surrounding the non-competitive pricing of the new items proved fruitful as the initial round started with a proposed cost increase of some $443k versus the final amount of $263,731.59 being requested here. Had it been known in 2018 that this work needed to be done, the majority of this request would have been included in the original budget.

In brief, the subject existing 3" sanitary forcemain from Home Depot occupies a narrow corridor on the west side of US-19 and serves other private pumping stations located at Applebee's and BB&T bank. The proposed FDOT improvements within this area include large-diameter longitudinal runs of storm sewer which conflict with the existing forcemain and encumber the bulk of available space (i.e. the option of simply constructing a new pipe parallel to and offset from the existing forcemain does not exist).

Consequently, the revised plans call for approximately 1/3-mile of new forcemain to be installed on the east side of US-19 adjacent to the airport property with three directionally-drilled road crossings to serve the private lift stations located on the west side of US-19.

While approximately 90% of the cost increase is attributable to the Home Depot sanitary sewer transmission main, necessary revisions within the balance of the project north of Dairy Queen also contributed to the cost increase.

To date, Council has approved a total budget of $729,629.31 for this project. The additional $263,731.59 Staff is requesting represents a 36% increase and will bring the new project total budget to $993,463.18 which includes a remaining available contingency amount of approximately $80,0000.00 to address unforeseen conditions which may arise during construction of the City's utilities (which is expected to commence within the next few months).

Based on the foregoing, Staff seeks authorization to deposit an additional $263,731.59 into the established interest-bearing escrow account.

Staff Recommendation:
Staff recommends authorizing Staff to deposit an additional $263,731.59 into the City's established escrow account held by the State Comptroller for the FDOT US-19 road widening project.

Funding Information:

Project Cost:	$ 263,731.59
Funding Source:	403-43642-62099-20-03 (W&S CIP - Waste-Water Treatment Plant Expansion)
Amount Available:	$ 3,200,000.00

Approved

Robert - would like base map to know where everything is

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: April 13, 2026 **Agenda Item Number: 11.A.**

Requested Motion: Motion to adopt Resolution No. 26-R-12 to appoint Jonathan Cash as a Commissioner of the Crystal River Community Redevelopment Agency.

Summary:
At the September 8, 2025, CRA meeting, the Crystal River Community Redevelopment Agency showed interest in appointing up to two (2) additional members to the CRA Board, in accordance with Florida Statutes.
Staff received three (3) applications, with one (1) meeting the requirements for appointment.
Staff recommends appointment of Mr. Johnathan Cash, a resident within the CRA Boundary for a term of 2 years.

Staff Recommendation:
Appointment of Johnathan Cash as a Commissioner of the Crystal River Community Redevelopment Agency.

ATTACHMENTS:
Description
Resolution 26-R-12.docx

RESOLUTION NO. 26-R-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA APPOINTING ADDITIONAL PERSONS TO ACT AS COMMISSIONERS OF THE CITY OF CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.357(1)(c) FLORIDA STATUTES, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Crystal River, Florida, previously determined that areas of slum or blight existed within the municipal boundaries of the City, by virtue of Resolution No. 88-R-16; and

WHEREAS, consistent with such determination, the City Council of the City of Crystal River, Florida, authorized the creation of a Community Redevelopment Agency ("CRA") by virtue of Ordinance No. 88-O-19, in an effort to carry out community redevelopment in these areas of slum and blight; and,

WHEREAS, Ordinance No. 88-O-19 was superseded through the passage of Ordinance No. 92-O-02, which restated the duties and composition of the Board of Commissioners of the City of Crystal River CRA, consistent with Florida Statutes, Chapter 163, Part III, entitled Community Redevelopment; and,

WHEREAS, by Resolution No. 10-R-43, the City Council declared itself to be the governing body of the Crystal River Community Redevelopment Agency with all rights, powers, duties, privileges, and immunities conferred upon such agencies by Florida Statute, Chapter 163, Part III, as well as Ordinance No. 92-O-02, excepting Section 2-62 of such Ordinance, related to Board Composition and Terms; and,

WHEREAS, in accordance with Florida Statutes, Section 163.357(1)(c) and the Crystal River Code of Ordinances, Chapter 2, Article IV, Section 2-65, the City Council, as the governing body of the Crystal River Community Redevelopment Agency, may appoint two (2) additional persons to act as members of the Community Redevelopment Agency; and,

WHEREAS, on September 8, 2025, the Community Redevelopment Board showed interest in appointing additional members, instructing staff to accept applications and evaluate candidates in accordance with the criteria set forth in Florida Statutes Section 163.356(3)(b);

WHEREAS, the City Council intends to appoint, reappoint, or fill vacancies of the Crystal River Community Redevelopment Agency by Resolution.

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

SECTION 1. The City Council appoints Jonathan Cash, resident of 220 NE 2nd Avenue, Crystal River, Florida 34429, to the Crystal River Community Redevelopment Agency for a term of 2 years.

SECTION 2. The sections, paragraphs, sentences, clauses, and phrases of this Resolution are severable, and if any phrase, clause, sentence, paragraph, or section of this Resolution 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 Resolution.

SECTION 3. This Resolution shall become effective immediately upon its approval and adoption after due public notice and public hearing on the 13th day of April 2026.

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 _____
Mindi Hastings _____
Chris Ensing _____
Gabrielle Satchell _____