Agenda

Crystal River City Council Meeting
Regular Meeting Agenda
Monday, June 8, 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 May 26, 2026

B. Monthly Departmental Report Summary for the month of May

7. PUBLIC HEARING

A. Consideration of Ordinance 26-O-08 (PZT26-0001) for a text amendment to the Community Development Code amending Section 6.E., Fences, to remove a portion of subsection (17) requiring a semi-transparent lattice, trellis, or similar feature for the top sixteen (16) inches or more on vinyl fencing and adding language to authorize administrative approval of deviations from fence regulations, and if approved, authorize the Mayor to execute the Ordinance.
AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING ORDINANCE NUMBER 24-O-14, APPENDIX A – COMMUNITY DEVELOPMENT CODE OF THE CITY OF CRYSTAL RIVER, FLORIDA, CODE OF ORDINANCES; AMENDING SECTION 6. E, FENCES, TO REMOVE A PROTION OF SUBSECTION (17) REQUIRING A SEMI-TRANSPARENT LATTICE, TRELLIS, OR SIMILAR FEATURE FOR THE TOP SIXTEEN (16) INCHES OR MORE ON VINYL FENCING AND ADDING LANGUAGE TO AUTHORIZE ADMINISTRATIVE APPROVAL OF DEVIATION FROM FENCE REGULATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

8. INTRODUCTION AND FIRST READING OF ORDINANCES

A. Introduction of Ordinance 26-O-10 to modify the Crystal River Community Redevelopment Plan and approve the Continued Existence and Extension of its Termination Date of the Crystal River Community Redevelopment Agency.
AN ORDINANCE OF THE CITY OF CRYSTAL RIVER RELATING TO COMMUNITY REDEVELOPMENT; ADOPTING A MODIFICATION TO THE CRYSTAL RIVER COMMUNITY REDEVELOPMENT PLAN; APPROVING THE CONTINUED EXISTENCE AND EXTENDING ITS TERMINATION DATE; PROVIDING DIRECTION AND AUTHORITY CONCERNING REDEVELOPMENT FINANCING AND THE ISSUANCE OF REDEVELOPMENT REVENUE BONDS AND LOANS; PROVIDING FOR AMENDMENT OF REDEVELOPMENT TRUST FUND, OF THE CITY OF CRYSTAL RIVER CODE OF ORDINANCES; PROVIDING FOR RESTATEMENT AND REPEAL OF INCONSISTENT ORDINANCES; PROVIDING SEVERABILITY; PROVIDING FOR LIBERAL INTERPRETATION AND CORRECTION OF ERRORTS, IF ANY; AND PROVIDING AN EFFECTIVE DATE.

9. CITY ATTORNEY

10. CITY MANAGER

11. CITY COUNCIL

A. Motion to adopt Resolution No. 26-R-22 to appoint either Peter Webber, Gerard Mulligan, or Boe Braccio as a Commissioner of the Crystal River Community Redevelopment Agency.

B. Discussion regarding petition opposing FDOT Suncoast Eastern Borrow Site

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: June 8, 2026 **Agenda Item Number: 6.A.**

Requested Motion: Motion to approve minutes of the City Council meeting held May 26, 2026

ATTACHMENTS:
Description
Form 8B Ensing 05_26_26.pdf
Minutes 05.26.26 MF.docx

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE
Ensing, Chris	City of Crystal River Council Member Seat #3
MAILING ADDRESS PO BOx 995	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY: Crystal River COUNTY: Citrus	NAME OF POLITICAL SUBDIVISION: CITY OF CRYSTAL RIVER, FLORIDA
DATE ON WHICH VOTE OCCURRED 5/26/2026	MY POSITION IS: ☑ ELECTIVE ☐ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

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ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

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APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Chris Ensing, hereby disclose that on May 26, 20 26:

(a) A measure came or will come before my agency which (check one or more)

X inured to my special private gain or loss;

X inured to the special gain or loss of my business associate, Ensing Properties LLC;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

5/26/2026
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

Minutes

Crystal River City Council
Regular Council Meeting
Tuesday, May 26, 2026 5:30 p.m.
Citrus County Welcome Center

1. CALL TO ORDER

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

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

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, Fire Chief Frank Mellilo, Fire Inspector Craig Davide

Council member Holmes led the invocation, and Mayor Meek led the Pledge of Allegiance.

2. ADOPTION OF AGENDA

Motion to adopt the agenda was made by Council member Hastings; seconded by Council member Satchell. Motion carried 5-0.

3. PRESENTATIONS

A. Crystal River Pilot's Club Check Presentation to Crystal River Fire Department

Members of the Crystal River Pilot's Club presented Fire Chief Frank Mellilo and Fire Inspector Craig Davide with a donation for the Cadet Program and discussed programs and initiatives on which the organization is focused. Chief Melllilo discussed the Cadet Program.

B. Kiwanis Club of Inverness check presentation to Crystal River Fire Department

Members of the Kiwanis Club of Inverness presented Fire Chief Frank Mellilo and Fire Inspector Craig Davide with a donation for the Cadet Program.

C. Crystal River Women's Club check presentation to Crystal River Fire Department

Members of the Crystal River Women's Club presented Fire Chief Frank Mellilo and Fire Inspector Craig Davide with a donation for the Cadet Program, discussed programs and initiatives on which the organization is focused, and invited members of the public and Council to attend their annual tea party fundraiser.

4. UNFINISHED BUSINESS

5. PUBLIC INPUT

Terry Thompson- Crystal River- Discussed financial concerns related to CRA projects, including Riverwalk.

Gerry Mulligan- Crystal River- Discussed Riverwalk cost increase and models for offsetting costs, including fundraising.

6. APPROVAL OF CONSENT AGENDA

A. Motion to approve minutes of the City Council meeting held May 11, 2026

B. Monthly Departmental Report Summary for the month of April

C. Motion to authorize the Mayor to execute the Lease Extension Agreement with the YMCA of the Suncoast for the continued provision of supervised general recreation, summer and after-school youth programs at 405 SE 7th Avenue

Motion to approve the consent agenda was made by Council member Hastings seconded by Council member Ensing. Motion carried 5-0.

7. PUBLIC HEARING

A. Consideration of an unlisted dissimilar use application to allow a food truck court to be located within the Urban Center 1 Zone at 406 NE 1st Avenue, specifically Parcel ID: 17E18S210070 00090 0030 (Altkey: 1074924), as identified in the records of the Citrus County Property Appraiser.

Mayor Meek reviewed the quasi-judicial procedure and called for disclosure of conflicts of interest and ex parte communications. Vice Mayor Ensing, as applicant, recused himself and filed Form 8B (attached).

Staff Presentation: Growth Manager Director Carly Hanson noted landlord-tenant relationship with the applicant and presented the staff report to Council.

Applicant Presentation: Mr. Ensing presented to proposed project to Council and addressed questions regarding tree removal and landscaping.

Ms. Hanson also addressed Council questions regarding parking requirements.

Public Hearing:

Terry Thomspon- Crystal River- Noted prior Planning Commission approval (twice) and noted that current Community Development Code does not address food trucks explicitly.

Council Discussion: Council discussion was held regarding the proposed project during which they spoke in favor. Mr. Ensing further discussed the proposal, noting profitability, vendor selection (non-competitive) and inclusion of anchor truck.

Motion to approve an unlisted dissimilar use application to allow a food truck court to be located within the Urban Center 1 Zone at 406 NE 1st Avenue, specifically Parcel ID: 17E18S210070 00090 0030 (Altkey: 1074924), as identified in the records of the Citrus County Property Appraiser (to include subject conditions and additions included in staff recommendation and Planning Commission recommendation) was made by Council member Satchell; seconded by Council member Holmes. Motion carried 4-0.

8. INTRODUCTION AND FIRST READING OF ORDINANCES

A. Introduction of Ordinance 26-O-08 (PZT26-0001) for a text amendment to the Community Development Code amending Section 6.E., Fences, to remove a portion of subsection (17) requiring a semi-transparent lattice, trellis, or similar feature for the top sixteen (16) inches or more on vinyl fencing and adding language to authorize administrative approval of deviations from fence regulations

City Clerk Fink read the ordinance by title only.

9. CITY ATTORNEY

A. 579 Crystal River-LP First Amendment to Settlement Agreement

City Attorney Batsel discussed recent email correspondence with developer pertaining to the previously approved agreement, noting concerns raised regarding certain provisions and timelines, including Section 2 (CPD and Demolition Plan submittal), Section 3 (commencement and completion of demo), Section 5 (post-demolition maintenance). Discussion was held regarding method of demolition, desired timelines and requested revisions. Growth Management Director Carly Hanson confirmed recent submission of demolition plans and confirmation was provided that mobilization would occur from June to July and completion would occur within 60 days of mobilization.

Motion to approve revisions to First Amendment to "Settlement Agreement with 579 Crystal River LP" as discussed was made by Council member Holmes; seconded by Vice Mayor Ensing. Motion carried 5-0.

10. CITY MANAGER

A. Motion to authorize a sole source contract with Blue Digital for document scanning and Laserfiche Cloud Software Solution services not to exceed $70,000 for FY 25-26

City Manager Curts presented the item to Council and invited City Clerk Fink to address Council. City Clerk Fink addressed Council regarding the project and related benefits and addressed questions regarding warranties related to cyber-security.

Motion to authorize a sole source contract with Blue Digital for document scanning and Laserfiche Cloud Software Solution services not to exceed $70,000 for FY 25-26 was made by Council member Hastings; seconded by Council member Satchell. Motion carried 5-0.

City Manager Curts also requested input regarding City Hall design (on behalf of Monarch), with Council confirming previous request to expedite playground redevelopment.

11. CITY COUNCIL

12. COUNCIL MEMBER AND COMMITTEE REPORTS
A. Mayor Meek discussed meeting with MPO staff to discuss Citrus Avenue/495 improvement priorities during which confirmation was provided that funding would only be available for intersection improvements. He also discussed bike path funding and recent Crystal River Concert Series event.

Council member Holmes left the meeting at 6:43 p.m.

B. Vice Mayor Ensing discussed recent meeting with "Michigan Town" residents regarding Historic Designation and other potential neighborhood improvements. He also discussed formation of Legrone Park Focus Group with representatives from the tennis community, pickleball community, YMCA and Citrus County Parks and Recreation. He also discussed upcoming BTR-based proposal to resolve Kings Bay in-water activity issues. He also discussed upcoming presentation and proposal related to Crystal River City Hall redevelopment (renovation feasibility). Discussion was held regarding related details.

C. Council member Satchell inquired about City cellphone application, with City Manager Curts providing a status update (meetings with developers, demonstrations and onboarding of new Community Engagement Director).

D. Council member Hastings discussed BTR code revision, Kings Bay focus group initiatives, and plans to re-establish the group with membership updates. Discussion was held regarding Council representation with consensus reached for Council member Hastings to serve as the single Council liaison to the working group.

E. Council member Holmes

13. PUBLIC INPUT

14. ADJOURNMENT Mayor Meek adjourned the meeting at 7:55 P.M.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: June 8, 2026 **Agenda Item Number: 6.B.**

Requested Motion: Monthly Departmental Report Summary for the month of May

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ATTACHMENTS:
Description
2026 Summary Report- May.docx

Departmental Monthly Report Summary
May 2026

THE CITY CLERK'S OFFICE

During the month of May, the office clerked 3 public meetings, coordinating the agendas and drafting 17 agenda items. The Clerk's office also facilitated 19 public records requests and performed 27 notarizations on various legal documents. Recording items included 3 lien releases, 11 utility liens, and 1 dissimilar use order and 1 notice of limitation of use. Ongoing responsibilities include contract management/facilitation for DPW, grant coordination/reporting, audio/visual equipment operations/coordination, budget-related obligations, scheduling for City Manager, Riverwalk permitting and easement coordination/processing, records management duties including facilitation of public records requests, ordinance and resolution drafting, as well as assistance with items related to the Crystal River Concert Series. The Clerk's office participated in consolidation and dissemination of past and current initiatives related to Kings Bay. The Clerk has also continued with Leadership Citrus participation.

THREE SISTERS SPRINGS

Three Sisters Springs had a total of 2,413 visitors for the month of May. In May Fiscal year 25' the Three Sisters Wildlife Refuge had a total of 1,984 visitors. This is a 21.6% increase from previous year. This is the highest recorded visitation number for the month of May since 2016. There were 271 online admission tickets purchased totaling $2,836.75 in revenue. Gross revenue for the month totaled $25,434.00. Commission paid to USFWS totaled $8,116.24.

This month on social media:

Facebook:

- Facebook Viewers: 7,805
- Facebook Views: 22,049
- Facebook Content Interactions: 69
- Facebook Follows: 168
- Facebook Visits: 3,859

Instagram:

- Instagram Reach: 3,893
- Instagram Views: 3,577
- Instagram Content Interactions: 102
- Instagram Follows: 214
- Instagram Visits: 476

* Further details are listed in the full departmental reports.

PLANNING, COMMUNITY SERVICES, & DEVELOPMENT SERVICES

POTENTIAL PROJECT(S) AND PERMIT(S) UNDER REVIEW:

1. **Home2Suites (Hilton)** – **PB24-0172– 1150 NE 5th Street** – A new four-story, 75-room hotel located on the corner of State Road 44 and NE 12th Ave. The developer proposes to develop the parcel with a hotel and a future restaurant as part of a second phase that would front SR 44. This permit is under review.
2. **Crystal River Mall Redevelopment**
    1. **Crystal River Townhomes – PZ24-0057 – 1801 NW Hwy 19** – Application for Civil Site Plan for seven 8-unit buildings for 56 townhouses with clubhouse and dog park. This permit has been issued.
3. **Restaurant (at Port Hotel and Marina) – PB24-0010 - 1508 SE Kings Bay Drive** - Proposed 22,690 sf restaurant. The permit was issued on 11-13-2024, and construction has commenced.
4. **Hotel (at Port Hotel and Marina) – PB24-0011 – 1508 SE Kings Bay Drive** – Proposed 85,500 sf (85-room) hotel. This permit has been issued, and construction has commenced.
5. **Microtel – PZ24-0041 –1030 NE 5th Street** – A preliminary review of a civil site plan was requested for a new 103-room hotel (10,160 sq. ft.) This permit has been issued.
6. **Magnolia Creek – New Commercial Center – PZ24-0048 – 605 NW US Hwy 19** – A Site Development Permit for a new commercial center with two buildings totaling over 107,000 square feet. This permit has been issued.
7. **Amanda Z Art Studio – PB25-0171 – 215 NE 3rd Street** – A Building Permit for an elevated art studio. This permit has been issued.
8. **Crystal Creek Townhomes – PZ25-0004 – SE Dr. Martin Luther King Jr. Avenue** – An application for Site Plan for an 82-unit Townhome Development. This project is currently under review.
9. **Fountains at Hidden Lakes – Phase II – PZ25-0023 – 10456 W Ashburn Ln** – An application for Site Plan of Phase II was submitted on August 4, 2025. The Developer is using a private provider for building plan review and inspections. This permit has been issued.
10. **Take 5 Oil – PZ25-0020 – 563 NE 5th Street –** An application for a Site Plan for the construction of a Take 5 Oil. This permit has been issued.
11. **Ernie Woods Real Estate – PB26-0019 - 2 NW Hwy 19 –** An application for a new elevated commercial office building. This permit has been issued, and construction has commenced.
12. **Planet Fitness – PB26-0044 – 1651 SE US Hwy 19** – An application to convert part of an existing grocery store into a Planet Fitness. This permit has been issued.
13. **Circle K – PZ26-0014 – 1600 SE Hwy 19** – A site plan application for a convenience store with 7 fueling positions and a diesel canopy with 5 fueling positions. This permit is currently under review.

BUSINESS TAX RECEIPTS

We are now within the Business Tax Receipt renewal season for 2026. Of the 796 businesses emailed renewal notices, we have currently processed 503 business renewals, or 63%.

* Further details are listed in the full departmental reports.

BUILDING DEPARTMENT

PERMITS ISSUED:

Res - Mechanical	8
Res - Roof	9
Com - Electrical	6
Res - Electrical	7
Res - Fence	1
Res - Window/Door	2
Res - Alteration/Repair	1
Com - Mechanical	6
Res - Plumbing	2
Change of Tenant	1
Building	4
Com - Alteration/Repair	3
Res - Dock/Boat Launch	8
Com - Plumbing	2
Zoning	2
Com - Change of Tenant	2
Com - Roof	2
RIGHT OF WAY (ROW)	1
Electrical	1
Res - Pool	2
Res - Deck	1
Com - Fence	1
Mechanical	3
Res - Demolition	1
Res - Seawall	2
Res - Accessory Structure	2
Com - Temporary Tent	1
Com - Fire Sprinkler	1
Com - Gas	1
Com - Accessory Structure	2
Total Permits	**85**
Total Fees	**$18,388.00**
Total Construction Value	**$1,399,232.17**

INSPECTIONS:

Building	155
Fire	9
Code & Zoning	21
Total Inspections	**185**

* Further details are listed in the full departmental reports.

CODE ENFORCEMENT:

New/Open Cases	16
Closed Cases	47
Total Cases	**63**

EVENTS DEPARTMENT

Throughout the month of May, staff coordinated several community engagement initiatives within the City. Efforts included management of the City's monthly First Friday event, continued preparation for upcoming annual Fourth of July celebration, and continued the Crystal River Nights Concert Series events. Staff also continued outreach and operational planning efforts related to entertainment programming, vendor participation, sponsorship opportunities, and event logistics for upcoming City-hosted events.

The City participated in the annual National Day of Prayer event held in Town Square, joining community members, faith leaders, and local organizations for the observance. The event provided an opportunity for residents to gather in support of the community through reflection and prayer.

Another major highlight of the month was the groundbreaking ceremony for the Kings Bay Riverwalk Phase 2 Segment 1. City officials, staff, project partners, and community members gathered to commemorate the beginning of the next phase of the City's waterfront connectivity infrastructure. The project represents another important investment in enhancing public access and continued revitalization efforts along the waterfront.

Additionally, the City welcomed Save Crystal River and Crystal River Primary School students for the organization's annual eelgrass planting event at Kings Bay Park. Fifth grade students participated in hands-on environmental education activities, including scientific observation and eelgrass planting efforts designed to support restoration within Kings Bay.

The City also hosted the second Crystal River Nights concert series event, which proved to be another tremendous success for the downtown area. The featured band, Almighty Queen, drew an even larger crowd than the inaugural concert and generated significant excitement and community participation throughout the evening. The strong attendance continued to demonstrate growing interest in the concert series while providing increased activity and visibility for downtown businesses and restaurants. Staff coordinated entertainment logistics, vendor support, event setup, and operational planning to help ensure a successful event experience for attendees and participants alike.

Toward the end of the month, the City welcomed Madeline Scarborough as the new Community Engagement Director/PIO. The City is excited to welcome Madeline to the team and looks forward to her contributions in continuing to strengthen community engagement efforts and relationships throughout Crystal River.

HR/RISK MANAGEMENT

Open Positions
Volunteer Fire
Firefighter/EMT – PT
Park Ranger – PT
Maintenance I/Groundsworker

New Hires
Tristan Brown – Maintenance I/Groundsworker
Madeline Scarborough – Community Engagement Director/PIO
Steven Woop – Firefighter/EMT – PT

Retirement
Greg Floyd – Congratulations!

Voluntary Resignation
Mario Maiale – Park Ranger – PT
Kimberly McGinnis – Visitor Specialist – Seasonal Stayed on to help out.
Tim Gennaro – Volunteer Firefighter
Sebastian Cruz – Firefighter/EMT – PT

Employee Headcount
Full Time City – 41
Part Time City – 16
Fire Fighter Volunteer – 13
Fire Fighter/EMT Full Time – 3
Fire Fighter/EMT Part Time – 7

FIRE DEPARTMENT

Fire Department Activities: During the month of May, the Fire Department received 102 calls for service. An average of 2.97 personnel per call and had an average response time of 4.56. CRFD attended First Friday. Fire Cadet training continued at the fire station, as well as overall station training. There were 57 EMS calls and 45 calls for fire incidents and crashes and responded to one wildfire within city limits. CRFD attended Nation Day of Prayer as well as the Citrus County All-Hazards EXPO in Lecanto. CRFD provided detail services at the concert in townsquare for both medical and fire protection. The department also assisted in flag pole repairs at a local dive shop, provided flag detail at the Crystal River High School Graduation. CRFD Fire Inspector Graig Davide receives First Responder of the year from Senator Gus Bilirakis.

FINANCE DEPARTMENT

May 2026 books have not been closed as of the due date for monthly reports. Finance is still receiving vendor invoices for the month and still balancing the books. The books are normally not closed until around the fifteenth to twentieth of the following month.

The May 2026 Council report will be provided in July.

* Further details are listed in the full departmental reports.

PUBLIC WORKS

Roads and Streets

- Repaired potholes City-wide.
- Finished the lookout boardwalk at Hunter Springs Beach, replacing all the wood and fencing.
- Cleaning stormwater ditches city-wide.
- Assisted with closing of the Town Square and Citrus Ave for the concert at Town Square and cleaning up in May.
- Removed a dead tree from Hunter Springs Beach Playground.
- Started painting the DAV building inside and outside.
- Repaired a Buoy that someone broke at Huter Spring Beach eel grass area.
- Removed a dead tree that was threatening the splash pad in-house.
- Removed a dead tree that was threatening a lift station on NW 8th Ave in-house.
- Repaired and replaced plexiglass on the kiosk door at the Kings Bay park information area.
- Trimmed trees on NW 1st Ave and NW 5th ST.
- Had some road stripping done city-wide, Crosswalks, and NW Crystal ST.

Capital Projects

- Indian Waters 70 Customers connected 0 in progress 6 not connected. These numbers include vacant lots that may be constructed if construction begins by March 2026.
- Kings Bay Park Improvements – In engineering and design phase. Currently in the permitting phase.
- Paradise Point Drainage and road improvement project – In engineering and design phase.
- 25-B-05 Stormwater Drainage Clearing Areas. Daly & Zilch has been awarded the contract. Estimated cost with presented zones of work by Daly & Zilch went to council 2-9-26. Work is to begin 5-11-26. Public Works Department has been in progress cleaning storm ditches and storm drainpipes city wide.
- Riverwalk phase 1 bid package has been closed on 10/15/25 by A.D Morgan. Contractors work has been started with safety fence installed 5-7-26.
- 25-B-07 D.A.V Building Remediation Project. Contractor Jim's Contracting has been chosen, and estimated cost has been approved to begin work. Work is to begin 5-11-26.
- 25-B-08 Train Depot Building Remediation Contractor Jim's Contracting is completed

Parks & Park Rangers

- Citations written.....212
- Incident Reports Written……...15
- CCSO or Fire Notified…….7
- Boats Pumped.....41
- Gallons Pumped.....1745

* Further details are listed in the full departmental reports.

Utilities & US WATER

- Performed monthly lift station preventative maintenance
  o Weekly visits to all 72 lift stations o Installed rebuilt pump in lift station 21
  o Installed two new sewage pumps in LS # 30
  o Replaced 4 control circuit relays at LS # 20
  o Replaced run capacitor in pump 1 at Ls # 3

- Jetted sewer main and cleared blockage between manhole 191 and 193
- Repaired broken cleanout at 1219 N Circle Dr.
- Repaired broken cleanout at 9225 W Turnberry Lp.
- Rebuilt three 3" vacuum valves at vac station 2
- Repaired broken discharge pipe on Eone station at 3891 N Eagle Pt.
-
- Repaired water leaks at:
  o 3844 N Seminole Pt. – 3/4" service line, repaired live
  o 100 Bayshore Dr. – cracked 2" water main line, PBWN issued 14 customers
  o 8409 W Crystal St.. – 2" service line, repaired live

- Installed new motor starter and fuses damaged by lightning at sprayfield well
- New backflow preventer installed at 407 NE 1st St.
- New water service installed at 1328 Se Kings Bay Dr.
- Relocated water service out of driveway at 1336 SE Kings Bay Dr.
- New irrigation water service installed at 522 SE Paradise Pt. New 2" meter and backflow provided for Planet Fitness Installed
- 4" hydrant riser extension at buried hydrant at 226 NW Baypath Dr.

- Completed Work Orders:
  o 212

- Underground Utility Locates Performed:
  o 99

* Further details are listed in the full departmental reports.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: June 8, 2026 **Agenda Item Number: 7.A.**

Requested Motion: Consideration of Ordinance 26-O-08 (PZT26-0001) for a text amendment to the Community Development Code amending Section 6.E., Fences, to remove a portion of subsection (17) requiring a semi-transparent lattice, trellis, or similar feature for the top sixteen (16) inches or more on vinyl fencing and adding language to authorize administrative approval of deviations from fence regulations, and if approved, authorize the Mayor to execute the Ordinance.

Summary:

The City of Crystal River is proposing an amendment to Section 6 of the Community Development Code, which regulates landscaping and associated standards. Since adoption of the Code, Staff have experienced recurring challenges in the application and enforcement of fence regulations within this Section, particularly related to vinyl fence design requirements, fence height limitations, and placement standards.

The intent of this Zoning Text Amendment is to remove provisions that may be unnecessarily burdensome, such as the requirement for decorative lattice on vinyl fencing, while maintaining the overall objectives of safety, visibility, and neighborhood compatibility. In addition, the amendment establishes an administrative adjustment process that authorizes the Growth Management Director, or designee, to approve deviations from the fence regulations where strict application of the Code would result in impractical or unreasonable limitations due to site-specific conditions.

This approach is intended to provide flexibility in addressing unique property configurations, reduce the need for formal variance requests, and ensure decisions remain consistent with the intent of the Code while being documented and supported by clear findings. Appeals of administrative decisions will be processed in accordance with the City's variance procedures, with final determination by the Planning Commission.

Planning Commission recommended approval of these text amendments with notification of property owners within 300 feet of the subject property for any administrative adjustment. If opposition is received, the Planning Commission proposed that the request shall proceed through the Planning Commission variance process.

Staff Recommendation:
Consideration of Ordinance 26-O-08, hold a public hearing on June 8, 2026, and if approved, authorize the Mayor to execute the Ordinance.

Ordinance:
AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING ORDINANCE NUMBER 24-O-14, APPENDIX A – COMMUNITY DEVELOPMENT CODE OF THE CITY OF CRYSTAL RIVER, FLORIDA, CODE OF ORDINANCES; AMENDING SECTION 6. E, FENCES,

TO REMOVE A PROTION OF SUBSECTION (17) REQUIRING A SEMI-TRANSPARENT LATTICE, TRELLIS, OR SIMILAR FEATURE FOR THE TOP SIXTEEN (16) INCHES OR MORE ON VINYL FENCING AND ADDING LANGUAGE TO AUTHORIZE ADMINISTRATIVE APPROVAL OF DEVIATION FROM FENCE REGULATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

ATTACHMENTS:
Description
Ordinance 26-O-08
Staff Report
PowerPoint

ORDINANCE NO. 26-O-08

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING ORDINANCE NUMBER 24-O-14, APPENDIX A – COMMUNITY DEVELOPMENT CODE OF THE CITY OF CRYSTAL RIVER, FLORIDA, CODE OF ORDINANCES; AMENDING SECTION 6. E, FENCES, TO REMOVE A PORTION OF SUBSECTION (17) REQUIRING A SEMI-TRANSPARENT LATTICE, TRELLIS, OR SIMILAR FEATURE FOR THE TOP SIXTEEN (16) INCHES OR MORE ON VINYL FENCING AND ADDING LANGUAGE TO AUTHORIZE ADMINISTRATIVE APPROVAL OF DEVIATION FROM FENCE REGULATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Florida Statutes (F.S.), the City of Crystal River City Council adopted the City of Crystal River Comprehensive Plan; and

WHEREAS, on December 9, 2024, the City of Crystal River adopted the City of Crystal River Community Development Code (CDC) as Ordinance 24-O-14; and

WHEREAS, the City Council of the City of Crystal River, Florida, recognizes the need to update and revise the City's CDC to maintain consistency with the goals, objectives, and policies of the Comprehensive Plan; and

WHEREAS, certain changes are necessary and desirable to improve the usability of the CDC; 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 COMMUNITY DEVELOPMENT CODE IS AMENDED AS FOLLOWS:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to amend Appendix A, Community Development Code of the Crystal River, Florida, Code of Ordinances, by amending Section 6. E, Fences by removing a portion of Subsection (17) requiring a semi-transparent lattice, trellis, or similar feature for the top (16) inches or more on vinyl fencing and adding language to authorize administrative approval of deviation of fence regulations.

SECTION 2. AUTHORITY.

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

SECTION 3. AMENDMENT OF THE COMMUNITY DEVELOPMENT CODE.

The City Council of the City of Crystal River, Florida, hereby adopts this Ordinance by amending Section 6. E, Fences by removing a portion of Subsection (17) requiring a semi-transparent lattice, trellis, or similar feature for the top (16) inches or more on vinyl fencing and adding language to authorize administrative approval of deviation of fence regulations, as shown in **Exhibit "A"**, attached hereto, and incorporated herein by reference.

A copy of the Community Development Code, as amended, is on file at City Hall in Crystal River, Florida.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

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

SECTION 5. CONDIFICATION/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 Appendix A, Community Development Code of the City of Crystal River, Florida, Code of Ordinances. The actual text of the Sections to this Ordinance need not be codified. The Code codifier of the City is given broad and liberal authority to appropriately codify the Exhibit into the provisions of the Community Development Code in a format that can be readily published and distributed in a useable 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 Exhibit to this Ordinance is hereby incorporated herein by the references thereto as if fully set forth herein verbatim.

SECTION 6. 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 unconstitutionality or invalidity shall not be construed as to render unconstitutional or invalid the remaining provisions of the Ordinance.

SECTION 7. MODIFICATION.

It is the intent of the City Council that the provisions of this Ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated in the final version of the ordinance adopted by the Council and filed by the City Clerk.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall become effective as per Florida law.

APPROVED on First Reading after due public notice and public hearing held on the _____ day of _____ 2026.

ADOPTED on Second Reading after due public notice and public hearing held on the _____ day of _____ 2026.

ATTEST:

_____
MIA FINK, CITY CLERK

CITY OF CRYSTAL RIVER

_____
JOE MEEK, MAYOR

APPROVED FOR CORRECTNESS AND FORM:

_____
ROBERT W. BATSEL, JR., ESQUIRE
CITY ATTORNEY

VOTE OF COUNCIL:

Meek: _____

Holmes: _____

Ensing: _____

Hastings: _____

Satchell: _____

EXHIBIT "A"

Section 6. e. Fences.

(17) Vinyl fence consists of posts, rails, and slats ~~with a semi-transparent lattice, trellis (or similar) for the top 16" or more. Not permitted in required landscape buffers~~."

"(18) Administrative Adjustments.

(a) Notwithstanding the fence location and height requirements of this Section, the Growth Management Director, or designee, is authorized to approve alternative fence regulations requirements where strict application of this Code would result in impractical or unreasonable limitations.

(b) In determining whether an administrative adjustment is appropriate, the Growth Management Director shall consider the following:

The unique configuration of the lot, including but not limited to non-linear lot lines, excessive frontage, or constrained buildable area;

1) *Consistency with the intent of this Section to maintain visibility, safety, and neighborhood compatibility;*
2) *Impacts to adjacent properties and rights-of-way;*
3) *Protection of visibility triangles at intersections; and*
4) *Whether the proposed fence location is generally consistent with the established front building line or otherwise minimizes visual encroachment into street-facing areas.*

(c) If the Growth Management Director, or designee, determines that the requested administrative adjustment satisfies the criteria of this subsection and would otherwise be approved, notice of the proposed adjustment shall be provided to all property owners located within three hundred (300) feet of the subject property, as determined by the most recent Citrus County Property Appraiser records. The cost of providing such notice, including all mailing and administrative costs, shall be the responsibility of the applicant and shall be paid at the time the administrative adjustment request is submitted.

(d) If documented written opposition to the proposed administrative adjustment is received by the City within fifteen (15) calendar days from the date notice is mailed, the request shall not be approved administratively and shall instead be processed in accordance with the procedures for variances set forth in this Code, with review and final determination by the Planning Commission. In such event, the applicant shall be responsible for payment of the full variance application fee, together with all additional mailing and advertising costs.

(e) If no documented written opposition is received within the fifteen (15) calendar-day notice period, the Growth Management Director, or designee, may approve the administrative adjustment upon making written findings supporting the determination.

(f) Any approval granted under this subsection shall be administrative in nature, shall not constitute a variance, and shall be documented in writing with findings supporting the determination.

(g) Any decision of the Growth Management Director, or designee, under this subsection may be appealed by the applicant. Such appeal shall be processed in accordance with the procedures for variances set forth in this Code, with final determination by the Planning Commission. The Planning Commission shall consider the request using the applicable variance criteria set forth in this Code.

CITY OF CRYSTAL RIVER

STAFF REPORT

Growth Management Department

Planning Commission:	May 7, 2026	**City Council First Reading:**	May 26, 2026	**City Council Second Reading:**	June 8, 2026
APPLICATION NO: PZT26-0001 – Text Amendment to Community Development Code					
PROPOSED COMMUNITY DEVELOPMENT CODE TEXT AMENDMENT:	Amending Section 6.E., Fences, to remove a portion of Subsection (17) requiring a semi-transparent lattice, trellis, or similar feature for the top sixteen (16) inches or more on vinyl fencing and adding language to authorize administrative approval of deviation from fence regulations.				
APPLICANT:	City of Crystal River				

BACKGROUND INFORMATION:

The City of Crystal River is proposing an amendment to Section 6 of the Community Development Code, which regulates landscaping and associated standards. Since adoption of the Code, Staff has experienced recurring challenges in the application and enforcement of fence regulations within this Section, particularly related to vinyl fence design requirements, fence height limitations, and placement standards.

The intent of this Zoning Text Amendment is to remove provisions that may be unnecessarily burdensome, such as the requirement for decorative lattice on vinyl fencing, while maintaining the overall objectives of safety, visibility, and neighborhood compatibility. In addition, the amendment establishes an administrative adjustment process that authorizes the Growth Management Director, or designee, to approve deviations from the fence regulations where strict application of the Code would result in impractical or unreasonable limitations due to site-specific conditions.

This approach is intended to provide flexibility in addressing unique property configurations, reduce the need for formal variance requests, and ensure decisions remain consistent with the intent of the Code while being documented and supported by clear findings. Appeals of administrative decisions will be processed in accordance with the City's variance procedures, with final determination by the Planning Commission.

PROPOSED AMENDMENTS:

The following amendments are proposed to the text of the Community Development Code:

TEXT AMENDMENT 1:

The first text amendment associated with this application modifies Section 6.E., Subsection (17) by removing the requirement that vinyl fences include a semi-transparent lattice, trellis, or similar feature for the top sixteen (16) inches or greater. The amendment also removes the provision prohibiting this type of fence within required landscape buffers.

"(17) Vinyl fence consists of posts, rails, and slats ~~with a semi-transparent lattice, trellis (or similar) for the top 16" or more. Not permitted in required landscape buffers~~."

This amendment eliminates a design requirement that imposes additional cost without providing a proportional public benefit. Vinyl fencing with decorative lattice or trellis features is typically more expensive to purchase and install yet offers limited visual or functional value in terms of safety, visibility, or compatibility with surrounding development. Removing this requirement allows for greater flexibility in fence design, reduces unnecessary financial burden on property owners, and maintains the overall intent of the Code.

TEXT AMENDMENT 2:

The second text amendment introduces a new Subsection (18), "Administrative Adjustments," to establish a process for administrative review and approval of deviations from fence requirements.

The proposed language authorizes the Growth Management Director, or designee, to approve alternative fence placement and/or height when strict application of the Code would result in impractical or unreasonable limitations due to site-specific conditions. The amendment also establishes criteria to guide decision-making.

"(18) Administrative Adjustments.

(a) Notwithstanding the fence location and height requirements of this Section, the Growth Management Director, or designee, is authorized to approve alternative fence regulations where strict application of this Code would result in impractical or unreasonable limitations.

(b) In granting such approval, the Growth Management Director shall consider the following:

1. The unique configuration of the lot, including but not limited to non-linear lot lines, excessive frontage, or constrained buildable area;

2. Consistency with the intent of this Section to maintain visibility, safety, and neighborhood compatibility;

3. Impacts to adjacent properties and rights-of-way;

4. Protection of visibility triangles at intersections; and

5. Whether the proposed fence location is generally consistent with the established front building line or otherwise minimizes visual encroachment into street-facing areas.

(c) Any such approval shall be administrative in nature, shall not constitute a variance, and shall be documented in writing with findings supporting the determination.

(d) Any decision of the Growth Management Director, or designee, under this subsection may be appealed by the applicant. Such appeal shall be processed in accordance with the City's standard variance procedures, with final determination by the Planning Commission. The Planning Commission shall consider the request using the applicable variance criteria set forth in this Code."

This amendment addresses recurring situations where strict application of fence standards does not adequately account for unique property characteristics, such as irregular lot shapes, excessive

frontage, or constrained buildable areas. Under the current Code, these situations often require property owners to pursue a formal variance, even when the requested deviation is minor and does not negatively impact public safety or neighborhood compatibility.

The introduction of an administrative adjustment process provides a more efficient and proportionate review mechanism, reducing the need for variance requests while maintaining appropriate oversight. By establishing objective criteria and requiring written findings, the amendment ensures decisions are consistent, transparent, and aligned with the intent of the Code. This approach improves customer service, reduces processing time, and allows staff to respond more effectively to site-specific constraints while continuing to uphold standards related to safety, visibility, and community character.

TEXT AMENDMENT 3:

The third text amendment revises Figure 6.3 to maintain consistency with the proposed amendments to Section 6.E. by deleting the reference to "with decorative lattice (or similar)" and replacing the existing illustration with a depiction of a standard vinyl fence.

Existing:



Proposed:



CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed amendments are consistent with the goals, objectives, and policies of the City of Crystal River Comprehensive Plan, including the Future Land Use Element. While the Comprehensive Plan does not specifically regulate fence design standards, the amendments further the Element's emphasis on coordinated and compatible land development patterns, support the efficient administration of development regulations, and reinforce policies promoting redevelopment, neighborhood compatibility, and the maintenance of community character.

SUMMARY OF PUBLIC COMMENT:

As of the date of this report, no public comments have been received regarding this application.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commissioners recommended unanimous approval of the three text amendments with the following condition for Text Amendment 2:

1. Property owners within 300 feet of the subject property shall be notified of any proposed administrative adjustment.
2. If opposition is received, the request shall proceed through the Planning Commission variance process.

"(18) Administrative Adjustments.

(a) Notwithstanding the fence location and height requirements of this Section, the Growth Management Director, or designee, is authorized to approve alternative fence regulations requirements where strict application of this Code would result in impractical or unreasonable limitations.

(b) In determining whether an administrative adjustment is appropriate, the Growth Management Director shall consider the following:

The unique configuration of the lot, including but not limited to non-linear lot lines, excessive frontage, or constrained buildable area;

1) *Consistency with the intent of this Section to maintain visibility, safety, and neighborhood compatibility;*
2) *Impacts to adjacent properties and rights-of-way;*
3) *Protection of visibility triangles at intersections; and*
4) *Whether the proposed fence location is generally consistent with the established front building line or otherwise minimizes visual encroachment into street-facing areas.*

(c) If the Growth Management Director, or designee, determines that the requested administrative adjustment satisfies the criteria of this subsection and would otherwise be approved, notice of the proposed adjustment shall be provided to all property owners located within three hundred (300) feet of the subject property, as determined by the most recent Citrus County Property Appraiser records. The cost of providing such notice, including all mailing and administrative costs, shall be the responsibility of the applicant and shall be paid at the time the administrative adjustment request is submitted.

(d) If documented written opposition to the proposed administrative adjustment is received by the City within fifteen (15) calendar days from the date notice is mailed, the request shall not be approved administratively and shall instead be processed in accordance with the procedures for variances set forth in this Code, with review and final determination by the Planning Commission. In such event, the applicant shall be responsible for payment of the full variance application fee, together with all additional mailing and advertising costs.

(e) If no documented written opposition is received within the fifteen (15) calendar-day notice period, the Growth Management Director, or designee, may approve the administrative adjustment upon making written findings supporting the determination.

(f) Any approval granted under this subsection shall be administrative in nature, shall not constitute a variance, and shall be documented in writing with findings supporting the determination.

(g) Any decision of the Growth Management Director, or designee, under this subsection may be appealed by the applicant. Such appeal shall be processed in accordance with the procedures for variances set forth in this Code, with final determination by the Planning Commission. The Planning Commission shall consider the request using the applicable variance criteria set forth in this Code.

PZT26-0001

Community Development Code – Text Amendment

City of Crystal River

1

Goal – Refine Fence Regulations

- Amending Section 6.E., Fences, to remove a portion of Subsection (17) requiring a semi-transparent lattice, trellis, or similar feature for the top sixteen (16) inches or more on vinyl fencing, and adding language to authorize administrative approval of deviation from fence regulations.

2

2

Text Amendment 1

- *"(17) Vinyl fence consists of posts, rails, and slats ~~with a semi-transparent lattice, trellis (or similar) for the top 16" or more. Not permitted in required landscape buffers~~."*





3

3

Text Amendment 2

"(18) Administrative Adjustments.

(a) Notwithstanding the fence location and height requirements of this Section, the Growth Management Director, or designee, is authorized to approve alternative fence placement and/or height where strict application of this Code would result in impractical or unreasonable limitations.

(b) In granting such approval, the Growth Management Director shall consider the following:

1. The unique configuration of the lot, including but not limited to non-linear lot lines, excessive frontage, or constrained buildable area;

2. Consistency with the intent of this Section to maintain visibility, safety, and neighborhood compatibility;

3. Impacts to adjacent properties and rights-of-way;

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4

Text Amendment 2 – continued.

4. Protection of visibility triangles at intersections; and

5. Whether the proposed fence location is generally consistent with the established front building line or otherwise minimizes visual encroachment into street-facing areas.

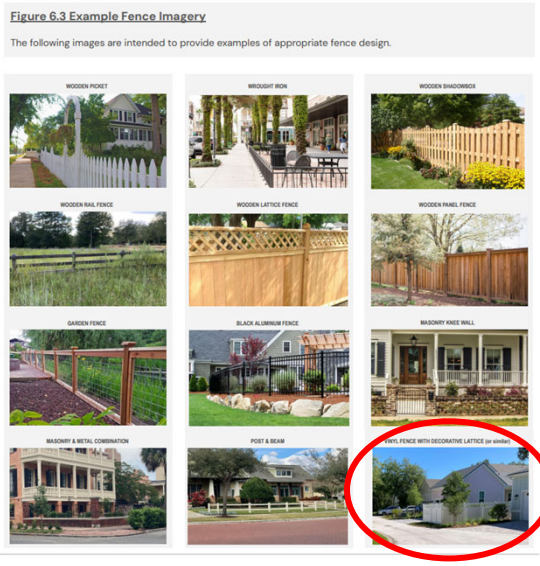
(c) Any such approval shall be administrative in nature, shall not constitute a variance, and shall be documented in writing with findings supporting the determination.

(d) Any decision of the Growth Management Director, or designee, under this subsection may be appealed by the applicant. Such appeal shall be processed in accordance with the City's standard variance procedures, with final determination by the Planning Commission. The Planning Commission shall

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Text Amendment 3





6

6

Planning Commission Recommendations

- Property owners within 300 feet of the subject property shall be notified of any proposed administrative adjustment.
- If opposition is received, the request shall proceed through the Planning Commission variance process.

7

Planning Commission Recommendation

- *(c) If the Growth Management Director, or designee, determines that the requested administrative adjustment satisfies the criteria of this subsection and would otherwise be approved, notice of the proposed adjustment shall be provided to all property owners located within three hundred (300) feet of the subject property, as determined by the most recent Citrus County Property Appraiser records. The cost of providing such notice, including all mailing and administrative costs, shall be the responsibility of the applicant and shall be paid at the time the administrative adjustment request is submitted.*
- *(d) If documented written opposition to the proposed administrative adjustment is received by the City within fifteen (15) calendar days from the date notice is mailed, the request shall not be approved administratively and shall instead be processed in accordance with the procedures for variances set forth in this Code, with review and final determination by the Planning Commission. In such event, the applicant shall be responsible for payment of the full variance application fee, together with all additional mailing and advertising costs.*
- *(e) If no documented written opposition is received within the fifteen (15) calendar-day notice period, the Growth Management Director, or designee, may approve the administrative adjustment upon making written findings supporting the determination.*

8

QUESTIONS?

PZT26-0001

Community Development Code – Text Amendment

City of Crystal River

4

9

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: June 8, 2026 **Agenda Item Number: 8.A.**

Requested Motion: Introduction of Ordinance 26-O-10 to modify the Crystal River Community Redevelopment Plan and approve the Continued Existence and Extension of its Termination Date of the Crystal River Community Redevelopment Agency.

Summary:
The City of Crystal River Community Redevelopment Agency (CRA) and City Council directed staff to update the CRA Plan and project list and to extend the termination date to September 30, 2056, to promote projects that improve infrastructure, attract private investment, and support businesses that choose to be within our CRA.
The Planning Commission, as the Local Planning Agency, must provide the City Council with a written determination that the CRA Plan Update is consistent with the City of Crystal River Comprehensive Plan. The Crystal River CRA must confirm its adoption of the CRA Plan Update, make a written recommendation to the City Council, and submit the plan to all taxing authorities within the area.
The City Council is tasked with adopting the final CRA Plan and setting the termination date in the best interest of the health, safety, and welfare of the residents and citizens of the City and the public at large.

Staff Recommendation:
Introduction of Ordinance 26-O-10 to modify the Crystal River Community Redevelopment Plan and approve the Continued Existence and Extension of its Termination Date of the Crystal River Community Redevelopment Agency, and set a public hearing for July 13, 2026, at 5:30 p.m.

Ordinance:
AN ORDINANCE OF THE CITY OF CRYSTAL RIVER RELATING TO COMMUNITY REDEVELOPMENT; ADOPTING A MODIFICATION TO THE CRYSTAL RIVER COMMUNITY REDEVELOPMENT PLAN; APPROVING THE CONTINUED EXISTENCE AND EXTENDING ITS TERMINATION DATE; PROVIDING DIRECTION AND AUTHORITY CONCERNING REDEVELOPMENT FINANCING AND THE ISSUANCE OF REDEVELOPMENT REVENUE BONDS AND LOANS; PROVIDING FOR AMENDMENT OF REDEVELOPMENT TRUST FUND, OF THE CITY OF CRYSTAL RIVER CODE OF ORDINANCES; PROVIDING FOR RESTATEMENT AND REPEAL OF INCONSISTENT ORDINANCES; PROVIDING SEVERABILITY; PROVIDING FOR LIBERAL INTERPRETATION AND CORRECTION OF ERRORTS, IF ANY; AND PROVIDING AN EFFECTIVE DATE.

ATTACHMENTS:
Description
CRA Plan Ordinance.pdf

ORDINANCE NO. 26-O-10

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER RELATING TO COMMUNITY REDEVELOPMENT; ADOPTING A MODIFICATION TO THE CRYSTAL RIVER COMMUNITY REDEVELOPMENT PLAN; APPROVING THE CONTINUED EXISTENCE AND EXTENDING ITS TERMINATION DATE; PROVIDING DIRECTION AND AUTHORITY CONCERNING REDEVELOPMENT FINANCING AND THE ISSUANCE OF REDEVELOPMENT REVENUE BONDS AND LOANS; PROVIDING FOR AMENDMENT OF REDEVELOPMENT TRUST FUND, OF THE CITY OF CRYSTAL RIVER CODE OF ORDINANCES; PROVIDING FOR RESTATEMENT AND REPEAL OF INCONSISTENT ORDINANCES; PROVIDING SEVERABILITY; PROVIDING FOR LIBERAL INTERPRETATION AND CORRECTION OF ERRORTS, IF ANY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act of 1969, as amended (the "Redevelopment Act"), on December 1, 1988, the City of Crystal River ("City") adopted Ordinance No. 88-O-19, creating the Crystal River Community Redevelopment Agency ("CRA") to undertake redevelopment within established areas located within the corporate limits of the City; and

WHEREAS, in accordance with Florida Statutes Section 163.361, by Ordinance No. 15-O-15, the City found it necessary to amend the Crystal River Community Redevelopment Plan by adding additional programs and programs, reconfirming the previous goals and objects, and providing for a time certain of 2043 for completing all redevelopment financed by increment revenues; and

WHEREAS, in 2019, the Florida Legislature enacted Section 163.3755(1), Florida Statutes, which set the CRA termination date for September 30, 2039, unless the governing body that created the community redevelopment agency approves its continued existence by a majority vote;

WHEREAS, on September 8, 2025, at a regularly scheduled meeting, the CRA recommended that the time certain for completing all redevelopment financed by increment revenues be extended thirty (30) years to September 30, 2056; and

WHEREAS, the City Council desires to ratify, confirm, and adopt the modifications to the Crystal River Community Redevelopment Plan in accordance with Part III of Chapter 163, Florida Statutes;

WHEREAS, The Crystal River Community Redevelopment Agency has submitted the draft Community Redevelopment Plan amendment to the Planning Commission, which is the Local Planning Agency for the City of Crystal River as described in Chapter 163, Florida Statutes, for a determination of consistency with the City of Crystal River Comprehensive Plan, and the Planning Commission has determined in writing that the Community Redevelopment Plan is consistency with the City of Crystal River Comprehensive Plan;

WHEREAS, the Crystal River Community Redevelopment Agency has ratified and confirmed its adoption of the Community Redevelopment Plan modification and submitted the same to the City Council for approval, and submitted the plan to all taxing authorities within the Area;

WHEREAS, the City Council deems approval of this Ordinance to be in the best interest of the health, safety, and welfare of the residents and citizens of the City and the public at large so that redevelopment, as defined by Section 163.340(9) of the Redevelopment Act, can continue in accordance with the Redevelopment Plan.

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

SECTION 1. The City Council hereby finds, declares, and determines that the matters set forth in the above recitals are reasonable, true, and correct. Such findings, declarations, and determinations are incorporated herein as if set forth fully in this Section.

SECTION 2. Where all required actions under Part III, Chapter 163, Florida Statutes, are properly taken in due course, there is no legal impediment to compliance with the requirements of Part III, Chapter 163, Florida Statutes, sometimes called the Community Redevelopment Act. All steps necessary to the adoption of the amendment to the Community Redevelopment Plan ordained in this Ordinance have been completed, and all requisite timeframes have been fairly observed. All actions taken with regard to the adoption of the modified Community Redevelopment Plan are hereby ratified, confirmed, and adopted. A copy of the final Community Redevelopment Plan is attached hereto as Exhibit A and incorporated in this Ordinance as if fully set forth herein. Such modification includes additions of projects and programs and reconfirmation of previous goals and objectives set forth in the Community Redevelopment Plan for completion of redevelopment financed through incremental revenues through the year 2056, as more particularly described in the Community Redevelopment Plan and herein. This Ordinance is supplemental evidence of the adoption of the modified Community Redevelopment Plan.

SECTION 3. The City Council approves the continued existence of the CRA and extends its termination date in accordance with Section 163.3755(1), Florida Statutes, from September 30, 2039, to September 30, 2056.

SECTION 4. This Ordinance, being for the purpose of promoting community redevelopment and promoting the public good and the welfare of the entire region, the County, the City of Crystal River, and the Community Redevelopment Area, and the citizens, inhabitants, and taxpayers residing therein, shall be liberally construed to effect the purposes of this Ordinance and maximizing the use and benefits of increment revenue for community redevelopment purpose within the entirety of the Redevelopment Area for the exercise of the powers and actions provided for herein and Part III, Chapter 163, Florida Statutes. The City Council authorizes and directs appropriate City officials and the Crystal River Community Redevelopment Agency to make such technical, conforming, and correcting changes to the Community Redevelopment Plan from time to time as may be identified and as do not substantively affect the Community Redevelopment Plan's goals, objectives, and actions.

SECTION 5. Upon approval by Ordinance of the City, the City or the Agency may agree to, authorize, and issue redevelopment revenue bonds, notes, or other obligations of any kind, from time-to-time and in various series, to finance the undertaking of community redevelopment. This legislative authorization shall be deemed additional, alternative, and supplemental to any power and authority of the City.

SECTION 6. All Ordinances or parts of ordinances inconsistent herewith are hereby null and void and shall stand repealed as of the effective date of this Ordinance.

SECTION 7. 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 8. This Ordinance shall become effective immediately upon its approval and adoption after due public notice and public hearing on the 13th day of July 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 _____

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: June 8, 2026 **Agenda Item Number: 11.A.**

Requested Motion: Motion to adopt Resolution No. 26-R-22 to appoint either Peter Webber, Gerard Mulligan, or Boe Braccio 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: Peter Webber (Business Owner), Gerard Mulligan (Resident), and Boe Braccio (property owner) as a Commissioner of the Crystal River Community Redevelopment Agency.
The CRA should make a recommendation to the City Council.
The term of this membership is four (4) years.

Staff Recommendation:
Appointment of either Peter Webber, Gerard Mulligan, or Boe Braccio as a Commissioner of the Crystal River Community Redevelopment Agency.

ATTACHMENTS:
Description
CRA_Membership_26-R-22 Webber.pdf
CRA_Membership_26-R-22 Mulligan.pdf
CRA_Membership_26-R-22 Braccio.pdf

RESOLUTION NO. 26-R-22

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 Peter Webber, the owner of a Business within the Community Redevelopment Area, to the Crystal River Community Redevelopment Agency for a term of 4 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 8th day of June 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 _____

RESOLUTION NO. 26-R-22

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 Gerard Mulligan, a resident of the Community Redevelopment Agency, to the Crystal River Community Redevelopment Agency for a term of 4 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 8th day of June 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 _____

RESOLUTION NO. 26-R-22

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.

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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 Boe Braccio, owner of property within the Community Redevelopment Agency, to the Crystal River Community Redevelopment Agency for a term of 4 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 8th day of June 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 _____

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: June 8, 2026 **Agenda Item Number: 11.B.**

Requested Motion: Discussion regarding petition opposing FDOT Suncoast Eastern Borrow Site

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