Agenda

Crystal River City Council Meeting
Regular Meeting Agenda
Monday, August 11, 2025 at 5:30 PM
Citrus County Welcome Center

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

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

NOTICE TO PUBLIC

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

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, City Manager's Office, 123 N.W. Highway 19, Crystal River, Florida, 34428 (352) 795-4216, at least two (2) days before the meeting.

GENERAL MEETING PROCEDURES

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

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

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

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

2. Public Comment:

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

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

2. ADOPTION OF AGENDA

3. PRESENTATIONS

A. U.S. Fish and Wildlife Service Project Improvements at Three Sisters Springs Wildlife Refuge

B. CCSO Quarterly Report

C. CRFD Quarterly Report

4. UNFINISHED BUSINESS

A. Motion to approve settlement with the Crystal River Lions Club in the amount of $25,000.00 for items located at the Crystal River Train Depot site, authorize the Mayor to execute associated Bill of Sale and adopt Resolution No. 25-R-27 appropriating necessary funding

B. Motion to adopt of Resolution No. 25-R-26 and approval of the Waste Management contract.

5. PUBLIC INPUT

(Three Minute Time Limit)

6. APPROVAL OF CONSENT AGENDA

A. Motion to approve minutes of the City Council meeting held July 14, 2025

B. Motion to approve an Interlocal agreement with the Citrus County Board of County Commissioners for disposal of solid waste for Fiscal Year 2025/2026 beginning October 1, 2025

C. Acceptance of a flood barrier system donation valued at $63,707.68 from Mr. Scott Gnatt and Mr. John Dumproff.

D. Atkins Realis Idalia Recovery June 2025 Report

E. Motion to adopt Resolution No. 25-R-25 and 2025 Local Mitigation Strategy

F. Motion to authorize the Mayor to execute a letter allowing the City Manager to act as the Authorized Agent for the agreement initiation process with the Department of Environmental Protection for the Hunter Springs Seawall Restoration project.

G. Motion to approve a road closure request for the 2025 Crystal River High School Homecoming Parade.

H. Motion to approve Amendment Number 1 to IPO 17 between Kimley-Horn and Associates, Inc. and the City of Crystal River in the amount of $15,000 for additional services associated with the Indian Waters Septic-to-Sewer Project

7. PUBLIC HEARING

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

at 5:30 p.m.

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

B. Consideration of Ordinance 25-O-08 (Application No. PCA25-0002) for an amendment of the Future Land Use Map for 0.69 acres addressed 563 NE 5th Street, owned by Crystal River Church of Christ, on Second Reading for public hearing on August 11, 2025. This item is associated with the next item.
AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, PROVIDING FOR A SMALLSCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY RECLASSIFYING A PROPERTY (0.69 ACRES MOL) LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID 17E18S21 12220 (ALT KEY: 1068215) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY CRYSTAL RIVER CHURCH OF CHRIST FROM CIVIC 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 25-O-09 (Application No. PZM25-0002) for an amendment of the Official Zoning Map for 0.69 acres addressed as 563 NE 5th Street, owned by Crystal River Church of Christ, on Second Reading for Public Hearing on August 11, 2025, at 5:30 p.m. This item is associated with the previous item.
AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER BY REZONING A PROPERTY (0.69 ACRES MOL) LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY A PARCEL ID 17E18S21 12220 (ALT KEY: 1068215) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY CRYSTAL RIVER CHURCH OF CHRIST FROM CIVIC TO URBAN CENTER 1 ZONING DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

8. INTRODUCTION AND FIRST READING OF ORDINANCES

9. CITY ATTORNEY

A. Riverwalk Update

B. 579 US Highway 19, LLC Update

10. CITY MANAGER

A. Motion to approve the acceptance of a donation of vacant property located at 660 NE Crystal Street, Crystal River, FL 34428, and authorize the City Manager to take all necessary steps to complete the transfer.

B. Motion to approve the lease addendum for the continued use of the Three Sisters Springs Visitor Center location, providing for a six-month lease extension and authorizing the City Manager to execute the addendum.

11. CITY COUNCIL

12. COUNCIL MEMBER AND COMMITTEE REPORTS

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

13. PUBLIC INPUT

(Five Minute Time Limit)

14. ADJOURNMENT

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 3.A.**

Requested Motion: U.S. Fish and Wildlife Service Project Improvements at Three Sisters Springs Wildlife Refuge

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CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 3.B.**

Requested Motion: CCSO Quarterly Report

ATTACHMENTS:
Description
CCSO CR Quarterly Presentation.pdf

CITRUS COUNTY
SHERIFF'S OFFICE

QUARTERLY CRIME REPORT: APRIL 1-JUNE 30

PRESENTED BY: LIEUTENANT ED BLAIR

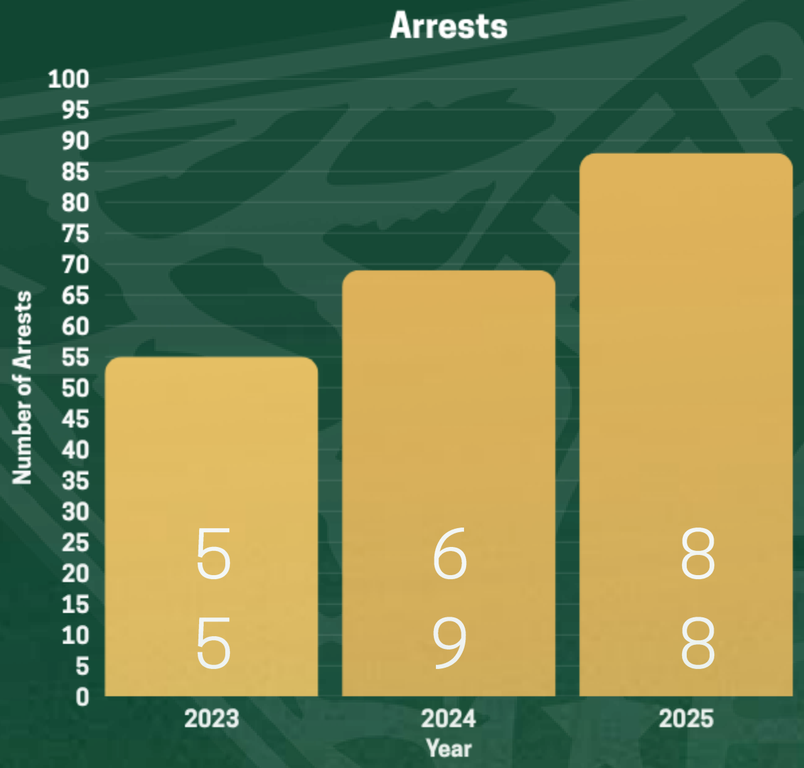
MONDAY, AUGUST 11, 2025

CITRUS COUNTY SHERIFF

INTEGRITY ★ ACCOUNTABILITY ★ SERVICE

CITY OF CRYSTAL RIVER - 2ND QUARTER

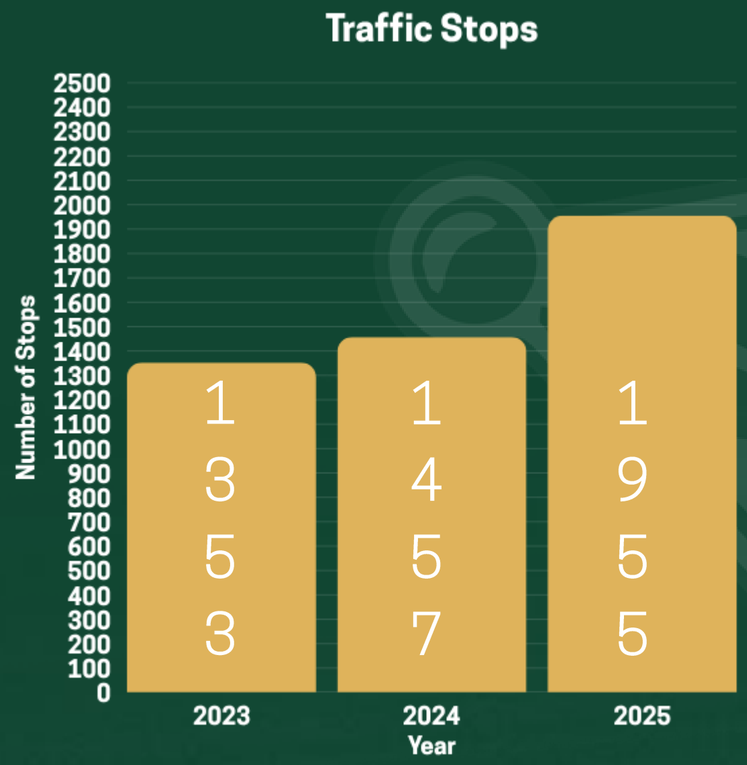


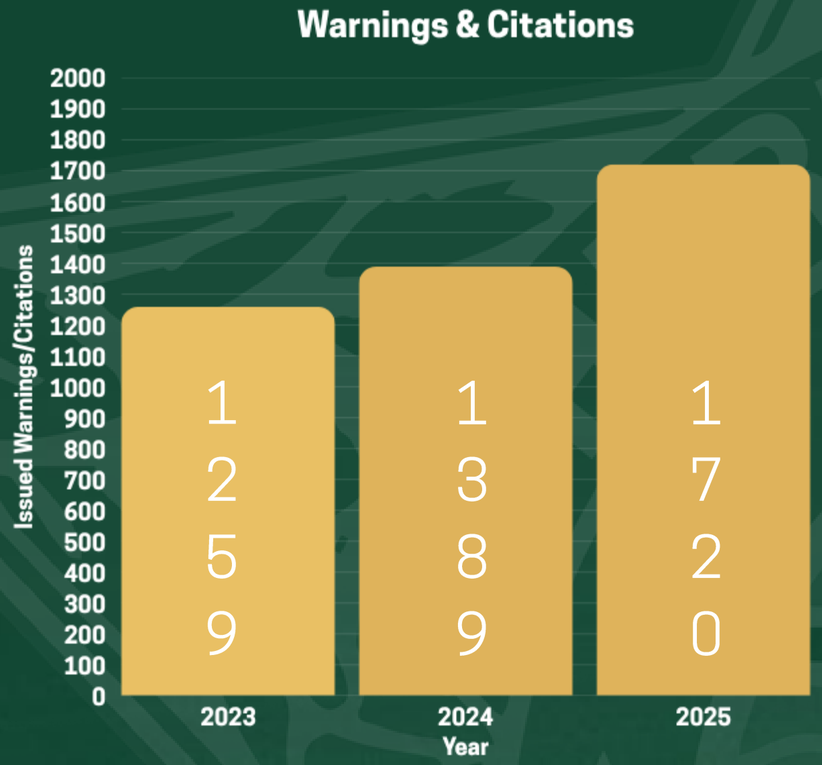


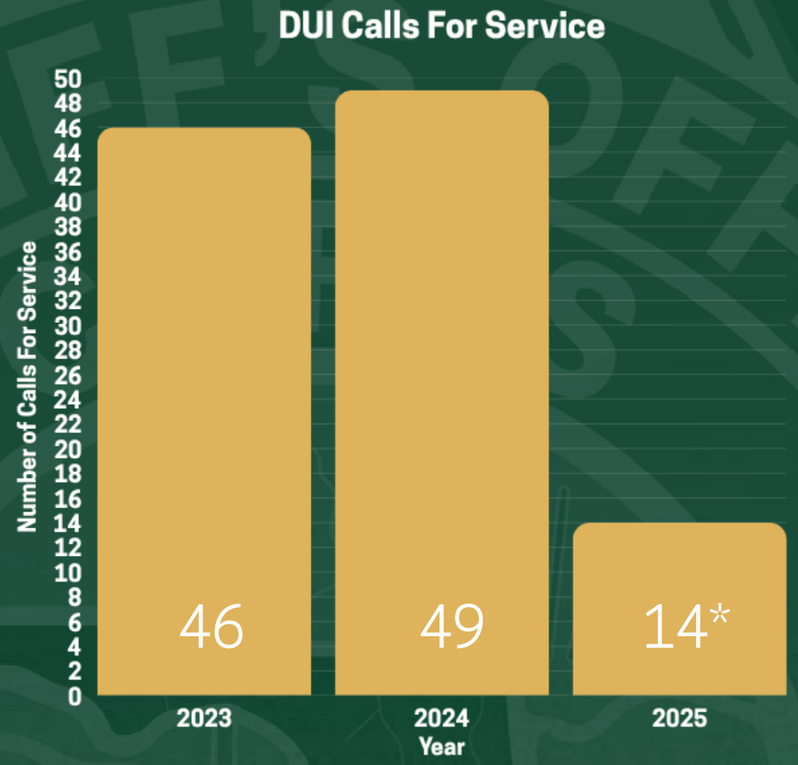


EMERGENCY 9-1-1 NON-EMERGENCY 352-249-2790

CITY OF CRYSTAL RIVER - 2ND QUARTER
TRAFFIC ENFORCEMENT







DUI Arrests By Year: 5 (2023), 8 (2024), and 3* (2025)

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

CITY OF CRYSTAL RIVER - 2ND QUARTER
TRAFFIC ENFORCEMENT

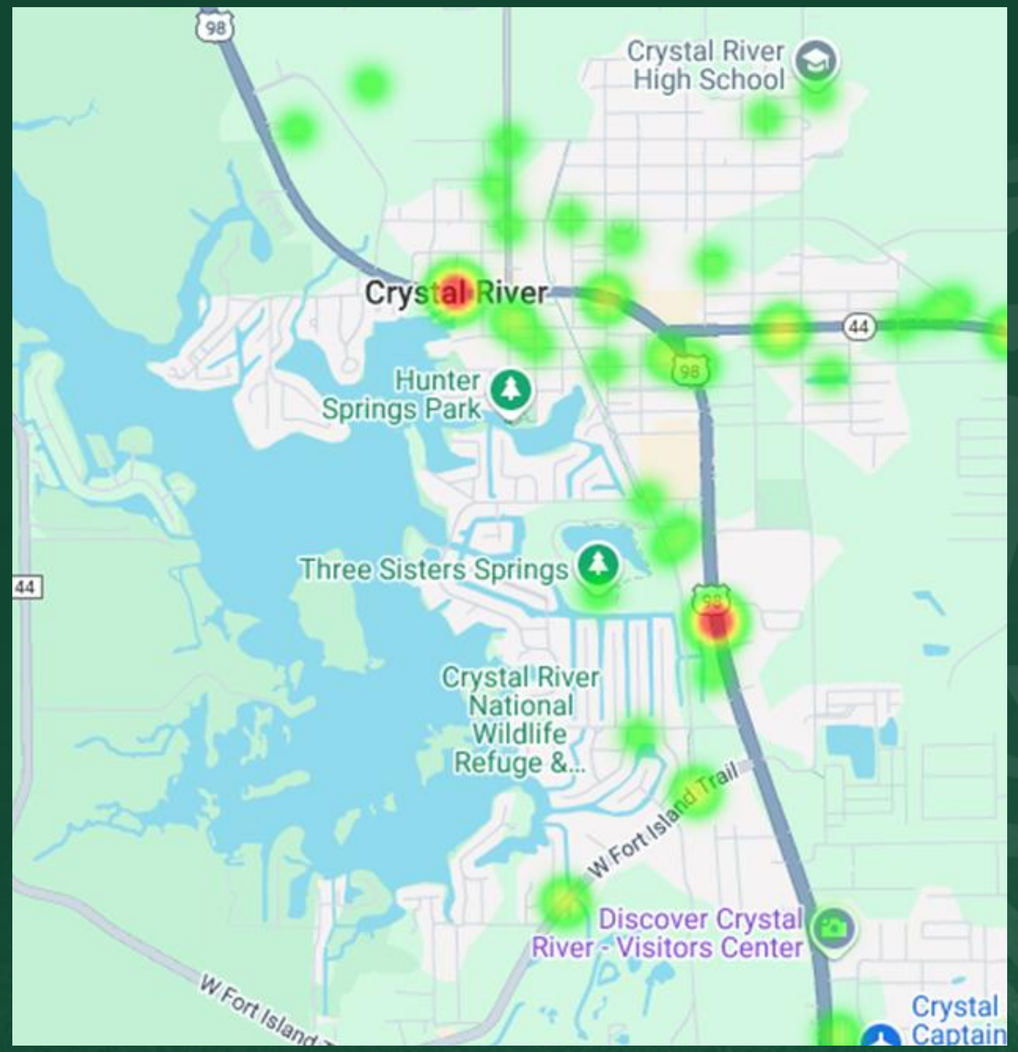
TOTAL ACCIDENTS BY QUARTER: 45 (2023), 45 (2024), AND 38 (2025).

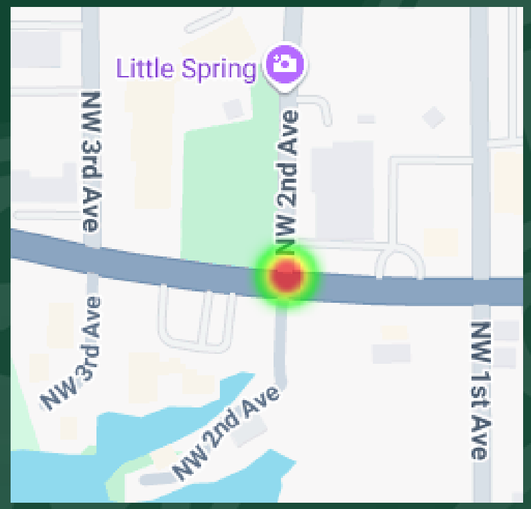
*Down 16% from previous 2 years

	2023	2024	2025
MINOR	7	5	4
MAJOR	2	4	2
FATALITIES	0	0	1

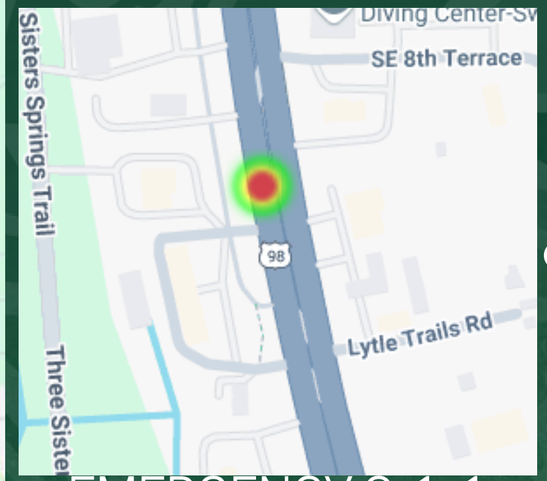


CITY OF CRYSTAL RIVER - 2ND QUARTER
HIGHEST CONCENTRATION Traffic Accidents





- NW SECOND AVE & HWY 19



- 1000 BLOCK, HWY 19
(RACETRAC, TD BANK)

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

CITY OF CRYSTAL RIVER - 2ND QUARTER
MARINE UNIT

CITATIONS & WARNINGS: 557 (2023), 513 (2024), AND 323 (2025).



COMMUNITY RESOURCE DEPUTY *Highlights*

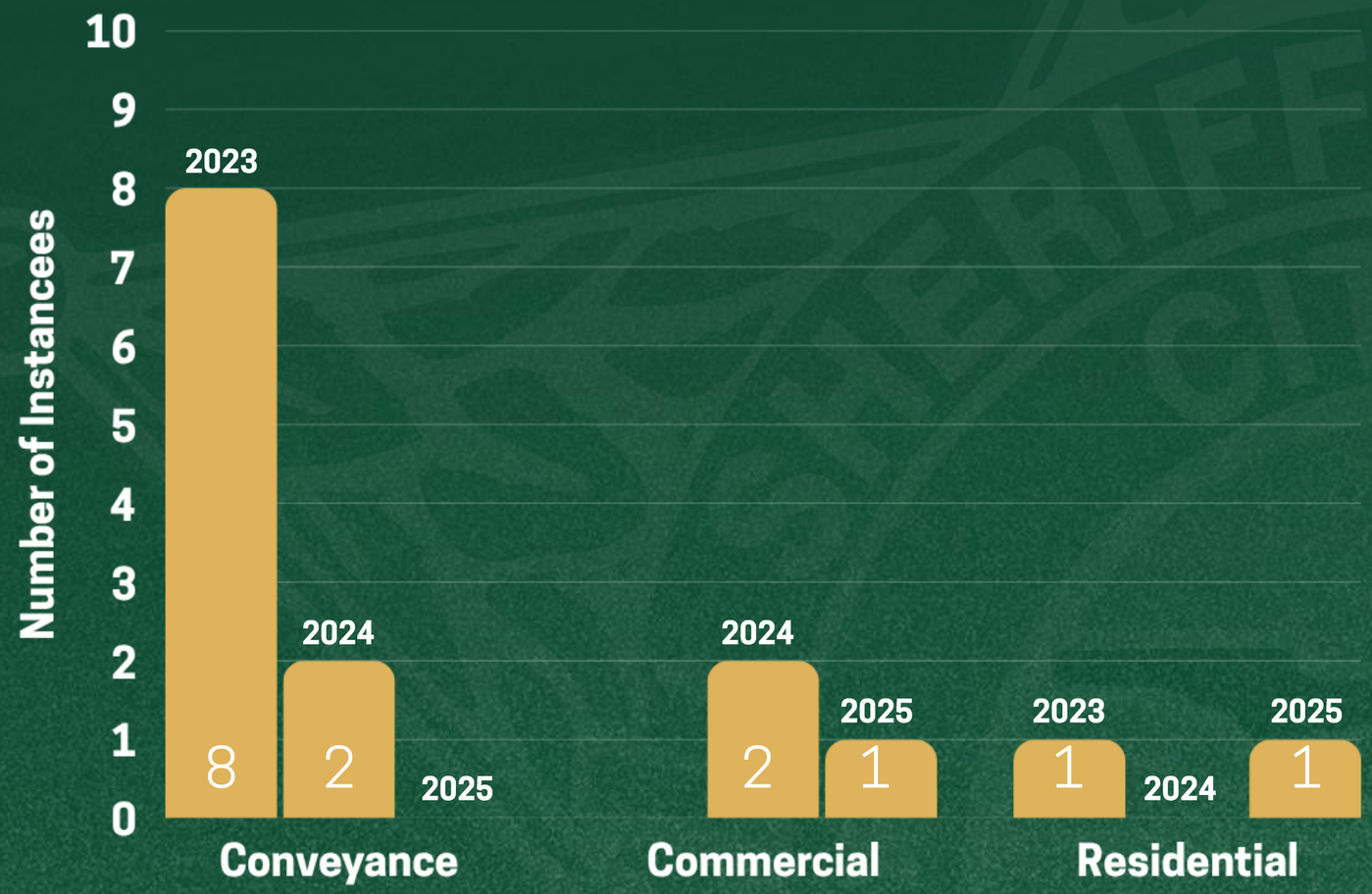
FWC VESSEL TURN-IN PROGRAM RECENTLY REMOVED 35' CABIN CRUISER FROM BAY, ALONG WITH 45' SAILBOAT.

DEPUTIES HAVE PROVIDED INFORMATION TO ADDITIONAL VESSEL OWNERS ABOUT THE PROGRAM.





CITY OF CRYSTAL RIVER - 2ND QUARTER
BURGLARIES



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

COMMUNITY RESOURCE DEPUTY *Highlights*

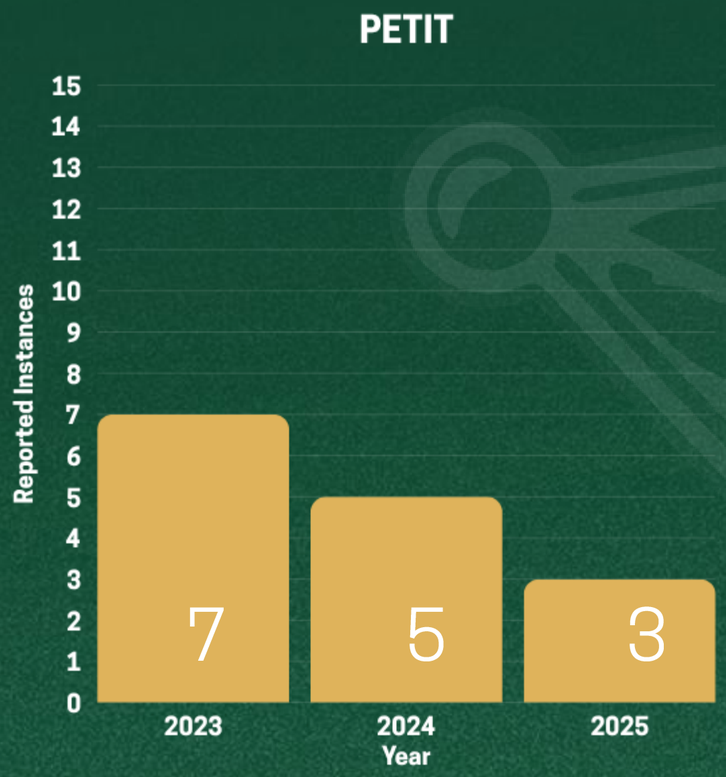
ARREST OF SUBJECT WHO COMMITTED RESIDENTIAL BURGLARY AND THEFT FROM THE LAST QUARTER, WITH RECOVERY OF MULTIPLE ARTICLES OF PROPERTY FOR THE VICTIMS.

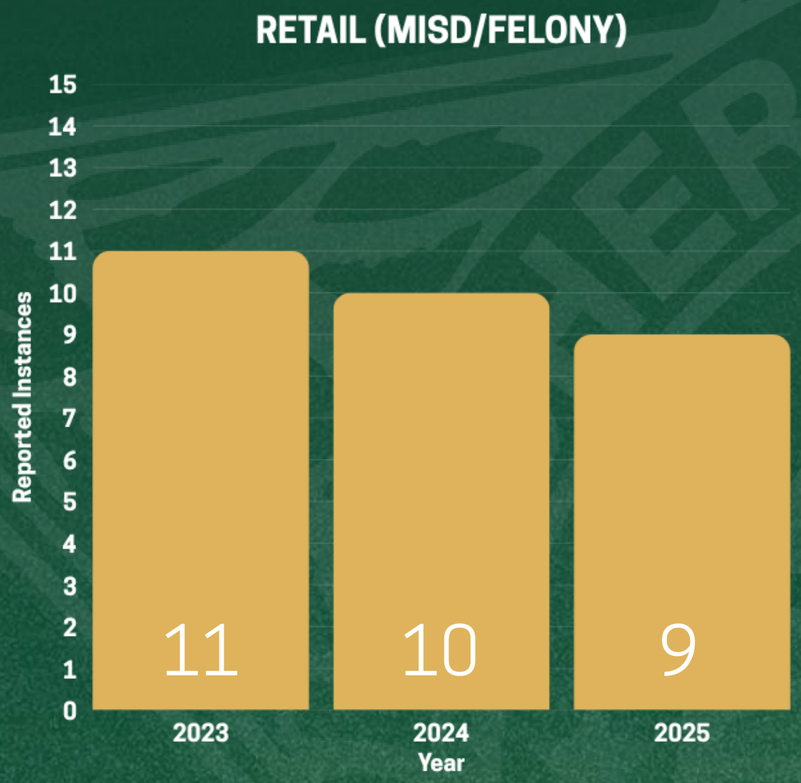


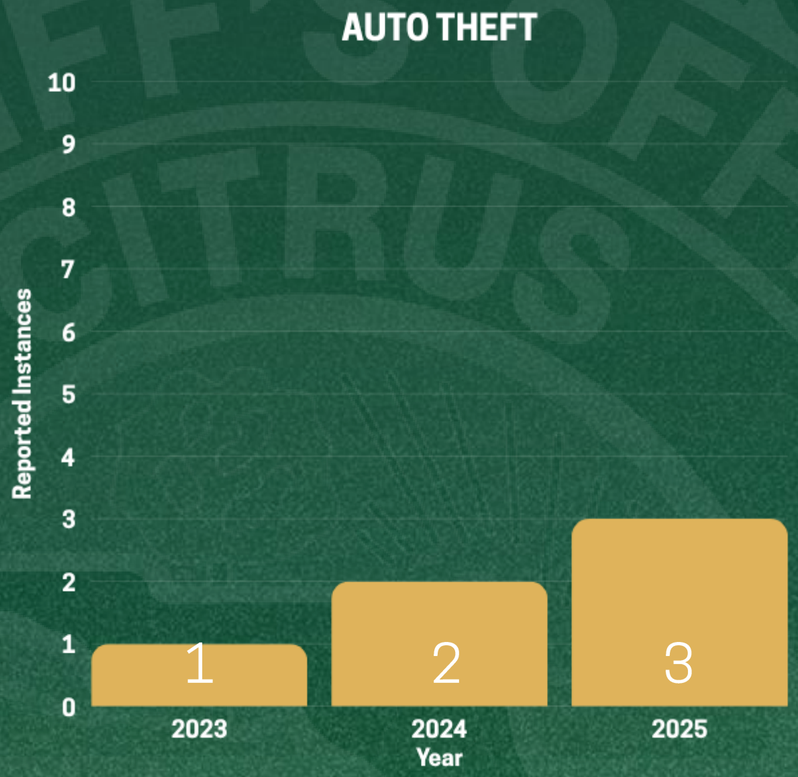
TIMOTHY RODGERS

BURGLARY OF AN OCCUPIED RESIDENCE
and GRAND THEFT ($750 OR MORE).

CITY OF CRYSTAL RIVER - 2ND QUARTER
THEFT



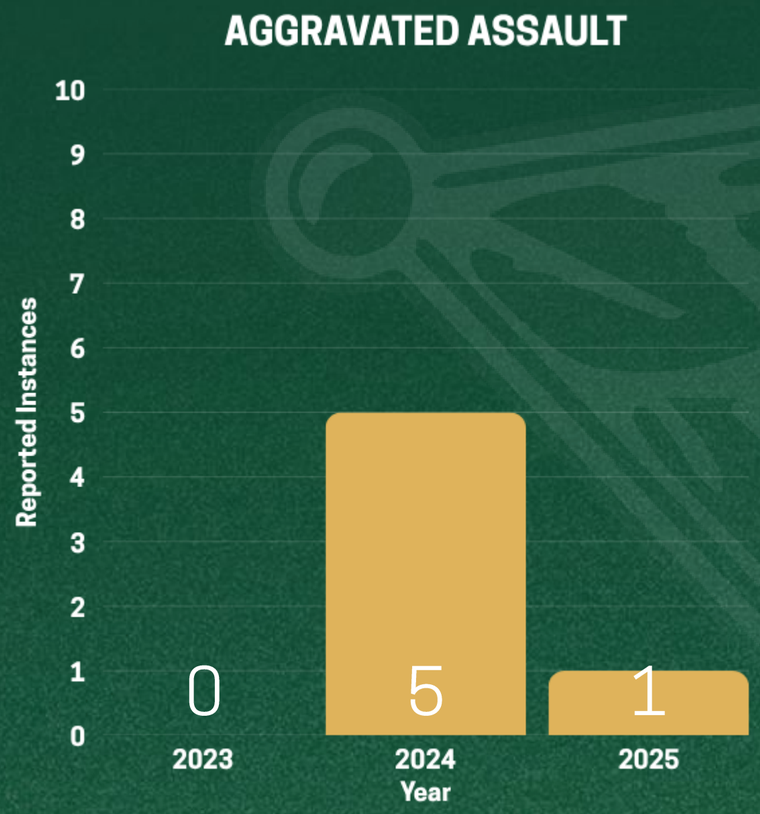




EMERGENCY 9-1-1 NON-EMERGENCY 352-249-2790

CITY OF CRYSTAL RIVER - 2ND QUARTER

VIOLENT CRIME



ZERO ROBBERIES OR HOMICIDES BY QUARTER OVER THE PAST THREE YEARS.

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

COMMUNITY EVENTS

FIRST FRIDAY EVENTS

CRYSTAL RIVER HIGH SCHOOL GRADUATION

COPELAND COMMUNITY:

- MEETINGS
- RIBBON-CUTTING EVENT
- MEMORIAL DAY EVENT
- END OF SCHOOL BBQ

MEMORIAL DAY WEEKEND EXTRA MARINE PATROL

CR FIRE DEPARTMENT OPEN HOUSE



QUESTIONS?

CITRUS COUNTY SHERIFF

INTEGRITY ★ ACCOUNTABILITY ★ SERVICE

MAIN OPERATIONS BUILDING

1 Martin Luther King Jr. Ave
Inverness, FL 34450

EMERGENCY OPERATIONS CENTER

3549 Saunders Way
Lecanto, FL 34461

BEVERLY HILLS SUBSTATION

4093 N Lecanto Hwy
Beverly Hills, FL
34465

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

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 3.C.**

Requested Motion: CRFD Quarterly Report

ATTACHMENTS:
Description
CRFD Quarterly Report Q2 2025

2nd Quarter Report - 2025

CRYSTAL RIVER
FIRE DEPARTMENT

Protecting the City of Crystal River since 1915

Total Calls: 281

Total Average Response Time: 5.23

Total Average Personnel Response: 3.47

April
86

Average Response Time: 5.01
Average Personnel Response: 3.57

May
104

Average Response Time: 5.34
Average Personnel Response: 3.46

June
91

Average Response Time: 5.36
Average Personnel Response: 3.38

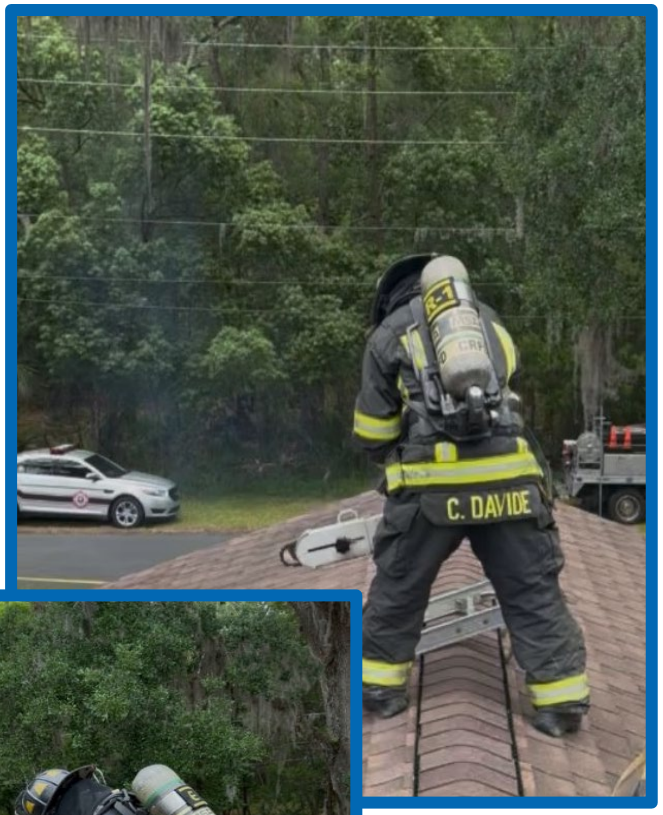
CRYSTAL RIVER FIRE DEPARTMENT

- Fire Related: 83
- EMS Calls: 198
- Motor Vehicle Crashes: 21 (1 Fatality)
- Mutual Aid to CCFR EMS: 108
- Mutual Aid to CCFR Fire: 2
- CPR: 2
- Vehicle Fires: 3 (1 with Structure Threatened)
- Brush Fires: 4
- Structure Fires: 1 (Mutual Aid to CCFR)

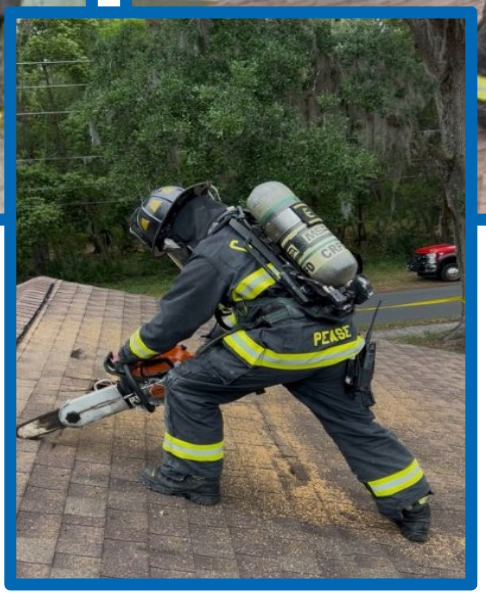
2nd Quarter Report - 2025











Total Training: 951 Hours

CRYSTAL RIVER FIRE
FLORIDA

May 17, 2025 Open House
Honoring Captain Terry Cates







May 17, 2025 Open House
Truck 1 Dedication to Miss Dumas







CRFD Community Engagement







CRFD Community Engagement

- April 1st - Copeland Playground Ceremony
- April 2nd - First Friday at Town Square
- April 5th - Flag Detail – Fallen Capt. Fletcher Event at Seafood Seller
- May 1st - National Day of Prayer Townsquare
- May 2nd - First Friday at Town Square
- May 7th - TGH 7 Rivers – National Nurses Day Event
- May 9th - CCSO Torch Run Special Olympics Event
- May 17th - CFRD Open House
- May 20th - Crystal River High School Flag Detail – Graduation Class of 2025





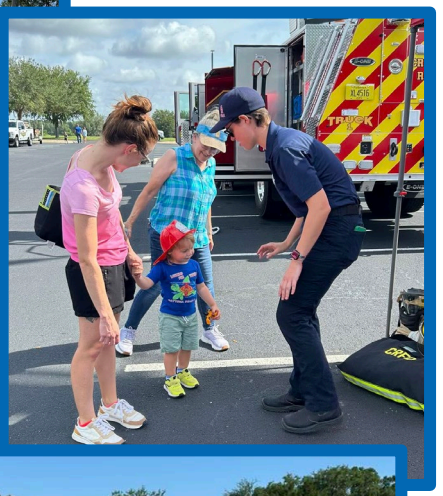


CRYSTAL RIVER FIRE
FLORIDA

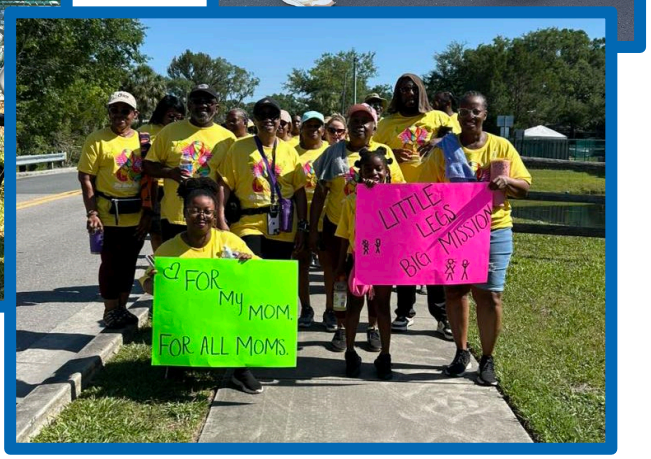
CRFD Community Engagement

- May 22nd - Crystal River Primary School – Sheriff's Youth Ranch Event
- May 24th - Copeland Park Community Reunion
- May 29th - CCSO All-Hazards Exercise
- May 29th - Pickleball Demonstration by Councilman Ensign
- June 5th - YMCA Primary School Water Event
- June 6th - First Friday at Town Square
- June 14th - CCSO All Hazards Expo at College of Central Florida
- June 17th - Directors Pickleball Match at the Firehouse
- June 18th - Starbucks Coffee with a Firefighter



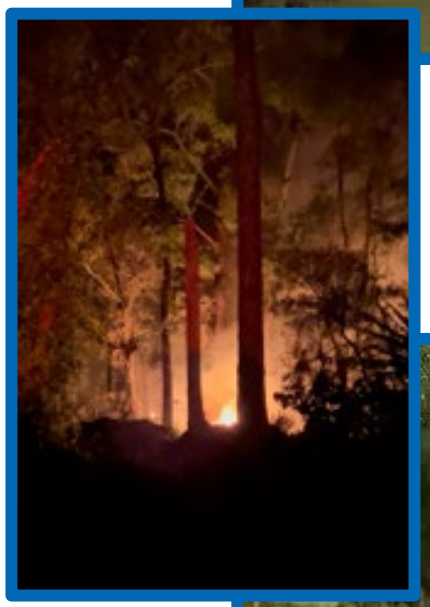






CRYSTAL RIVER FIRE
CITY OF CRYSTAL RIVER
FIRE DEPT
FLORIDA







Staffing Saves Lives!

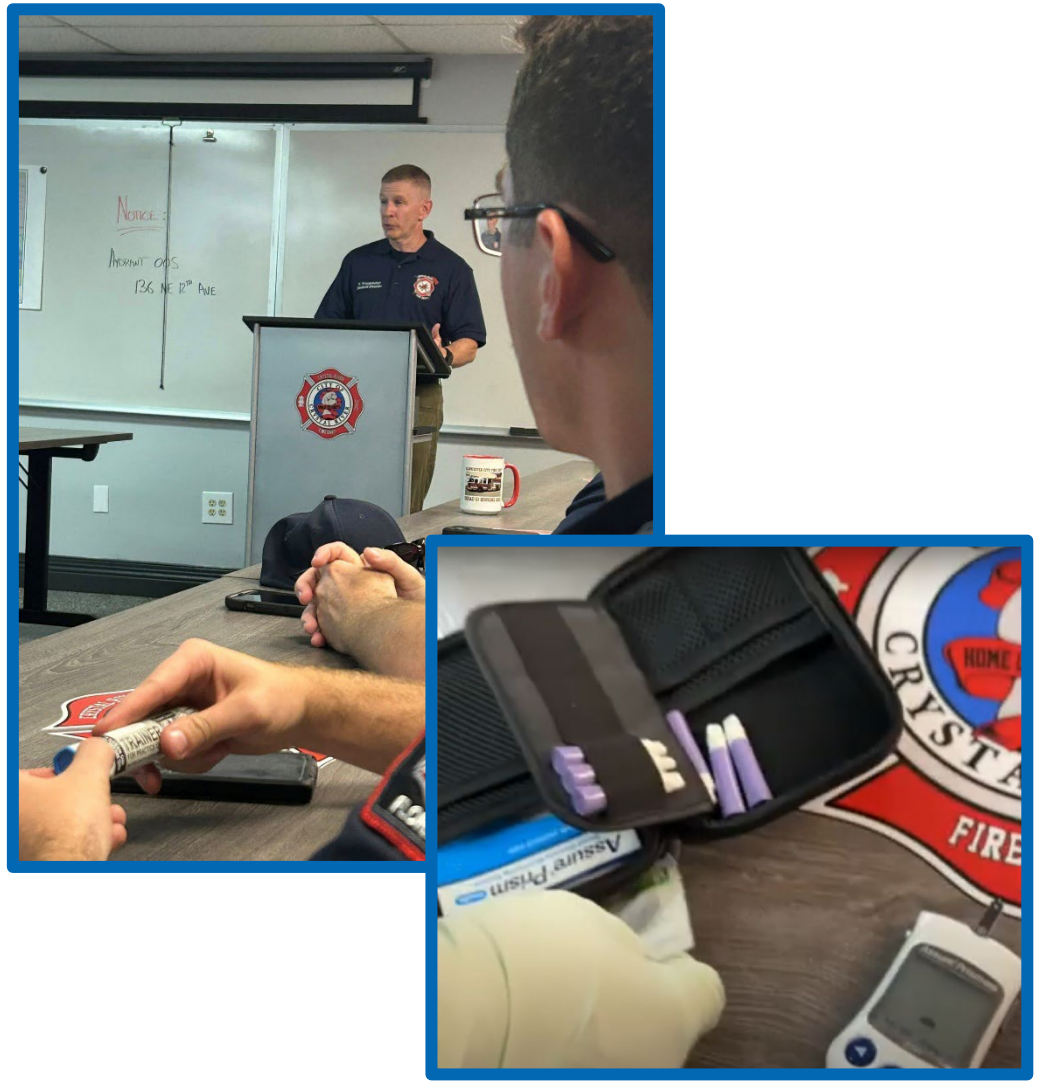


CRYSTAL RIVER FIRE
FLORIDA

EMS Update

Medical Director training with BGL and EPI for our response to the City of Crystal River.

1. BGL – Check Blood Sugar
2. I-GEL – Airway Device
3. EPI – Severe Allergic Reaction
4. ASA – Aspirin for Chest Pain
5. Oxygen



CRFD Cadets – 8 Trainings & CPR Certified









Thank You!

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 4.A.**

Requested Motion: Motion to approve settlement with the Crystal River Lions Club in the amount of $25,000.00 for items located at the Crystal River Train Depot site, authorize the Mayor to execute associated Bill of Sale and adopt Resolution No. 25-R-27 appropriating necessary funding

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Summary:

On February 7, 2025, the City provided notice of intent not to renew the expired Lions Club lease.

On June 23, 2025, the Lions Club sent the City a letter offering to sell certain assets to the City.

The City as negotiated a potential purchase of the items with the Lions Club.

Staff is requesting approval and distribution of a settlement in the amount of $25,000.00, and execution of the Bill of Sale outlining the terms by the Mayor.

The items included in the transfer are:

1. One (1) Caboose and Train Car
2. One (1) Depot Bell
3. One (1) Depot Clock
4. Six (6) Acorn Lights

Staff Recommendation:
Approval of settlement with the Crystal River Lions Club in the amount of $25,000.00 for items located at the Crystal River Train Depot site, authorization for the Mayor to execute associated Bill of Sale and adoption Resolution No. 25-R-27 appropriating necessary funding

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Project Cost:
$ 25,000.00

Funding Source:
407-47575-99020 (Three Sisters Springs - Undesignated Reserves)

Amount Available:
$151,006.91

ATTACHMENTS:
Description
Bill_of_sale_to_Lions_Club.docx
RESOLUTION_#25-R-27 Train Depot Items Purchase 8-11-25.doc

BA #21599 Res #25-R-27 Train Depot Cars Purchase.pdf

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

BILL OF SALE

Date: August 11, 2025

Seller:
Crystal River Lion's Club

Buyer:
City of Crystal River
915 N. Suncoast Blvd
Crystal River, FL 34429

Purchase Price:
$25,000.00 (Twenty-Five Thousand Dollars)

Description of Property Sold:
The Seller hereby sells, transfers, and conveys to the Buyer the following items:

1. One (1) Caboose and Train Car
2. One (1) Depot Bell
3. One (1) Depot Clock
4. Six (6) Acorn Lights

These items are collectively referred to as the "Property."

Terms and Conditions:

- The above-listed Property is sold "AS IS," with no warranties or guarantees, either expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose.
- The Buyer acknowledges that it has inspected the Property or has been given the opportunity to do so and accepts the Property in its current condition.
- Full payment of $25,000.00 has been tendered by the Buyer to the Seller as of the date of this Bill of Sale.

Transfer of Ownership:
Ownership and possession of the Property shall transfer from the Crystal River Lion's Club to the City of Crystal River as of the date of this Bill of Sale.

Signatures

Seller: Crystal River Lion's Club

By: _____
Name:
Title:
Date:

Buyer: City of Crystal River

By: _____
Name:
Title:
Date:

Exhibit “A”





RESOLUTION 25-R-27

A RESOLUTION OF THE CITY OF CRYSTAL RIVER, FLORIDA, APPROVING A TRANSFER FROM THE THREE SISTERS SPRINGS ENTERPRISE FUND UNDESIGNATED RESERVES IN THE AMOUNT OF $25,000 TO THE THREE SISTERS SPRINGS – OTHER EQUIPMENT FOR THE PURCHASE OF SEVERAL ITEMS LOCATED AT THE CRYSTAL RIVER TRAIN DEPOT SITE AT 41 N. CRYSTAL STREET FOR THE TOTAL AMOUNT OF $25,000.

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

WHEREAS, The City has negotiated an agreement with the Crystal River Lions Club to purchase items located at the Crystal River Train Depot site.
Staff is requesting approval and distribution of the settlement in the amount of $25,000.00, and execution of the Bill of Sale outlining the terms by the Mayor.
The items included in the transfer are:

1. One (1) Caboose and Train Car
2. One (1) Small Building
3. One (1) Depot Bell
4. One (1) Depot Clock; 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 11th day of August 2025 that the Budget Amendment be made as shown in Exhibit A .

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

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

Attest:_____
Mia Fink, City Clerk

By:_____
Joe Meek, Mayor

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

_____
Robert W. Batsel, Jr. City, Attorney

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

CRYSTAL RIVER CITY
JOURNAL ENTRY
JE: 0000021599

Post Date: 08/11/2025 Entered By: MRUSSELL
Entry Date: 08/05/2025 Journal: BA
Description: RES #25-R-27 TRAIN DEPOT CARS PURCH

GL #	Description	DR	CR
407-47575-64000	CAPITAL-OTHER EQUIPMENT	0.00	25,000.00
407-47575-99020	RESERVE UNDESIGNATED PROJECTS	25,000.00	0.00
	Journal Total:	25,000.00	25,000.00

APPROVED BY: _____

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 4.B.**

Requested Motion: Motion to adopt of Resolution No. 25-R-26 and approval of the Waste Management contract.

Summary:
The Sanitation fund includes the cost for contract labor performed by Waste Management ("WM"). WM is under contract with the City until September 2028 to provide solid waste collection services which include weekly service for recyclables.

Waste Management ("WM") has submitted a request for a 4% CPI adjustment in accordance with the contract provisions which specify the CPI period to be July 1 - June 30 of the year in which the adjustment will occur. For this FY2026 adjustment, which will take effect on October 1, 2025, upon approval, the Bureau of Labor and Statistics reports a CPI increase of 4.78% for the applicable period. Per our agreement with Waste Management, the CPI rates shall not exceed 4%. In addition to the CPI, the solid waste tipping fees for City Trucks, City Contract Haulers, and Roll-Offs will increase from $44.00/ton to $60.00/ton, effective October 1, 2025.

The City's sanitation fund is operated as an enterprise fund. The fund in most years has been a balanced budget with revenues equaling expenditures; unfortunately, FY2024 closed with a shortfall.

The FY 2025 vendor rate per customer is $27.70; FY2026 vendor rate after the CPI increase will be $30.81. Management is recommending an increase to all residential customers of $7.60 per month per household. The current resident rate of $23.90 will be increased to $31.50 per month. The City has not modified sanitation rates since FY2022. This increase is essential to cover costs in the future.

Staff Recommendation:

Staff recommends adoption of Resolution #25-R-26 and approval of the Waste Management contract.

Project Cost:
$656,253 ($30.81 x 1775 customers x 12 months = $656,253)

Funding Source:
402-42534-34005 (Sanitation - Contracted Services / Garbage Vendor Pickup Contract)

Amount Available:
$ 662,643 (FY2026 Proposed Budget per WS#2)

ATTACHMENTS:
Description
Waste Management Residential Rate History FY2026 Updated.pdf

Waste Management Contract CPI-Disposal October 2025 Revised.pdf
RESOLUTION_#25-R-26 Waste Management CIP Increase 8-11-2025.doc

WASTE MANGEMENT RATE HISTORY

YEAR	WM RATE	% WM INCR	CITY RATE	% CITY INCR		
2026	30.81	11.23%	$ 31.50	31.80%	$ 7.60	mthly increase to customer
2025	$ 27.70	5.48%	$ 23.90	0.00%	$ 91.20	annual increase to customer
2024	$ 26.26	5.55%	$ 23.90	0.00%		
2023	$ 24.88	4.10%	$ 23.90	0.00%		
2022	$ 23.90	27.53%	$ 23.90	49.47%		
2021	$ 18.74	29.96%	$ 15.99	0.00%		
2020	$ 14.42		$ 15.99			

Exhibit 2 - Residential Rates		
Monthly Rates for Residential Collection Service		
	Scenario A (Status Quo)	
Garbage	2 x week, cans/bags	
Garbage - Collection Component (per household per month)	**$**	**10.92**
Garbage - Disposal Component (per household per month)	**$**	**5.31**
Program Recyclables	1 x week, Carts	
Program Recyclables - Collection Component (per household per month)	**$**	**1.87**
Program recyclables - Disposal Component (per household per month)	**$**	**2.59**
Yard Waste	1 x week	
Yard Waste - Collection Component (per household per month)	**$**	**4.51**
Yard Waste - Disposal Component (per household per month)	**$**	**0.59**
Bulky Items	1 x week, with Garbage	
Bulky Items - Collection Component (per household per month)	**$**	**4.56**
Bulky Items - Disposal Component (per household per month)	**$**	**0.18**
White Goods	1 x week, with Garbage	
White Goods - Collection and Disposal/Processing	**$**	**0.29**
Total HH/Month	$	30.81

Notes:
Rates in the table above are inclusive of City's Franchise Fees.

Garbage Generation Factor per household (pounds per household per month):
Scenario A

	154

Program Recyclables Tipping Fee:	$55.00

Program Recyclables Generation Factor Per household (pounds per housuehold per month):
Scenario A

	31

Yard Waste Processing Tipping Fee:	$33.00

Yard Waste Generation Factor per household:	30.71

Bulky Items Generation Factor per household (pounds per household per month)
Scenario A

	5

Exhibit 2 Continued

Special Collection Services

Rates for Excess Bulky Items Collection Service for Residential Customers

Collection Charge:	$	36.96	$ Per Cubic Yard

Disposal Component for Excess Bulky Items: The disposal component of the Rate shall be calculated using the following formula. Proposer shall fill in the pounds per cubic yard assumption, and then fill in the Disposal Charge per cubic yard according to the following formula.

(Generation Factor per Cubic Yard / 2000) x Tipping Fee = Disposal Charge Per Cubic Yard, then add Franchise Fee.

Generation Factor per Cubic Yard:		150	LBS per Cubic yard

Tipping Fee: $60.00 per ton. (The tipping fee of $35.88 in effect in Fiscal Year 2021; future increases shall be a direct pass through based on tipping fees in effect.)

Disposal Charge	$	4.50	LBS per Cubic yard

Rates for Excess Yard Waste Collection Service for Residential Customers

Collection Charge:	$	35.50	$ Per Cubic Yard

Processing Component for Excess Yard Waste: The processing component of the Rate shall be calculated using the following formula. Proposer shall fill in the pounds per cubic yard assumption and then the processing tipping fee and then fill in the Processing Charge per cubic yard according to the following formula.

(Generation Factor per Cubic Yard / 2000) x Tipping Fee = Processing Charge Per Cubic Yard, then add Franchise Fee.

Proposed Generation Factor per Cubic Yard		125	LBS per Cubic yard
Proposed Processing Tipping Fee:		$33.00	$ per ton
Processing Charge	$	2.06	$ per cubic yard

Exhibit 3 - Commercial Services

A. Monthly Rates for Collection of Garbage in 64-Gallon Carts

Monthly Rates for the Following Frequency of Collection with Carts **Collection Component Only**			
	1	2	3
	1 Cart	2 Carts	3 Carts
1 x week	$ 14.77	$ 29.54	$ 44.30
2 x week	$ 29.54	$ 59.07	$ 88.61
3 x week	$ 44.30	$ 88.61	$ 132.90
4 x week	$ 59.07	$ 118.13	$ 177.21
Extra Collection	$ 6.72	$ 13.44	$ 20.16

Notes:
Rates in the table above are incluvsive of City's Franchise Fees

(Generation Factor per Garbage Cart x Number of Carts x Frequency of Collection per Week x 4.33/2000 x Tipping Fee = Monthly Disposal Component, then add Franchise Fee.

Proposed Generation factor per Garbage Cart (64 Gallons): 34.526 Lbs/Cart

Tipping Fee: $60.00 per ton

Monthly Rates for the Following Frequency of Collection with Carts **Disposal Component Only**			
	1	2	3
	1 Cart	2 Carts	3 Carts
1 x week	$ 4.48	$ 8.97	$ 13.45
2 x week	$ 8.97	$ 17.94	$ 26.91
3 x week	$ 13.45	$ 26.91	$ 40.36
4 x week	$ 17.94	$ 35.88	$ 53.82
Extra Collection	$ 1.03	$ 2.08	$ 3.11

Notes:
Rates in the table above are incluvsive of City's Franchise Fees

Exhibit 3 - Commercial Services

B. Monthly Rates for Collection of Non-compacted (Loose) Garbage Dumpsters

Monthly Rates for the Following Frequency of Collection with Dumpsters (Non-Compacted) Collection Component Only							
Pick-ups Per Week							
Size of Dumpster (Cubic Yards)	1	2	3	4	5	6	Extra Collection
2	$ 62.05	$ 124.16	$ 186.25	$ 248.31	$ 310.38	$ 372.48	$ 47.11
3	NA	NA	NA	NA	NA	NA	NA
4	$ 124.16	$ 248.31	$ 372.48	$ 496.64	$ 620.80	$ 744.55	$ 53.78
6	$ 186.25	$ 372.48	$ 558.72	$ 744.96	$ 931.17	$ 1,117.41	$ 60.50
8	$ 248.31	$ 496.64	$ 744.96	$ 993.26	$ 1,241.57	$ 1,489.88	$ 67.22

Notes:
Rates in the table above are incluvsive of City's Franchise Fees

(Generation Factor per Garbage Cart x Number of Carts x Frequency of Collection per Week x 4.33/2000 x Tipping Fee = Monthly Disposal Component, then add Franchise Fee.

Proposed Generation factor per **Non-Compacted** Cubic Yard 97.768 Lbs/Cy

Tipping Fee: $60.00 per ton

Monthly Rates for the Following Frequency of Collection with Dumpsters (Non-Compacted) Disposal Component Only							
Pick-ups Per Week							
Size of Dumpster (Cubic Yards)	1	2	3	4	5	6	Extra Collection
2	$25.42	$50.80	$76.20	$101.60	$126.99	$152.42	$ 5.85
3	NA	NA	NA	NA	NA	NA	NA
4	$50.80	$101.60	$152.41	$203.20	$254.01	$304.71	$ 11.74
6	$76.20	$152.41	$228.59	$304.80	$380.99	$457.20	$ 17.57
8	$101.60	$203.20	$304.80	$406.39	$507.99	$609.59	$ 23.44

Notes:
Rates in the table above are incluvsive of City's Franchise Fees

Exhibit 3 - Commercial Services

C. Monthly Rates for Collection of Compacted Garbage Dumpsters

Monthly Rates for the Following Frequency of Collection with Dumpsters (Compacted) Collection Component Only							
Pick-ups Per Week							
Size of Dumpster (Cubic Yards)	1	2	3	4	5	6	Extra Collection
2	$ 90.13	$ 180.25	$ 270.25	$ 360.48	$ 450.60	$ 540.72	$ 58.80
3	$ 135.18	$ 270.36	$ 405.55	$ 540.72	$ 675.90	$ 811.09	$ 63.01
4	$ 180.25	$ 360.48	$ 540.72	$ 720.97	$ 901.21	$ 1,081.44	$ 67.21
6	$ 270.36	$ 540.72	$ 811.09	$ 1,081.44	$ 1,351.81	$ 1,622.17	$ 75.61
8	$ 360.48	$ 720.97	$ 1,081.44	$ 1,441.93	$ 1,802.41	$ 2,162.90	$ 84.01

Notes:
Rates in the table above are incluvsive of City's Franchise Fees

(Generation Factor per Garbage Cart x Number of Carts x Frequency of Collection per Week x 4.33/2000 x Tipping Fee = Monthly Disposal Component, then add Franchise Fee.

Proposed Generation factor per **Non-Compacted** Cubic Yard 293.475 Lbs/Cy

Tipping Fee: $60.00 per ton

Monthly Rates for the Following Frequency of Collection with Dumpsters (Compacted) Disposal Component Only							
Pick-ups Per Week							
Size of Dumpster (Cubic Yards)	1	2	3	4	5	6	Extra Collection
2	$76.24	$152.50	$228.73	$304.98	$381.23	$457.47	$ 17.59
3	$114.37	$228.73	$343.11	$457.47	$571.84	$686.20	$ 26.61
4	$152.50	$304.98	$457.47	$609.95	$762.45	$914.94	$ 35.19
6	$228.73	$457.47	$686.20	$914.94	$1,143.68	$1,372.41	$ 52.96
8	$304.98	$609.95	$914.94	$1,219.93	$1,524.90	$1,829.88	$ 70.36

Notes:
Rates in the table above are incluvsive of City's Franchise Fees

Exhibit 3 - Commercial Services $ 10.52 per occurrence

D. Rates for Locking and Unlocking Dumpster Enclosures:

E. Container Re-delivery Rate that may be charged if Commercial Collection Service is Stopped due to non-payment by the Customer upon resumption of Collection Service: $ 87.66 per occurrence

F. Rates for Collection of Roll Off Containers Attached to Compactors

Delivery Charge for Detachable Container	$ 168.01	Per occurrence	
Daily Rental Charge for Detachable Container	$ 4.03	per day after delivery day	
Delivery Charge for Stationary Packing Unit	$ 292.20	Per occurrence	
Rental Charge for Stationary Packing Unit	$ 873.67	$	Month (day or month)
Collection Charge per Pull (Garbage)	$ 613.86		

*Note Disposal Cost is based on Tipping Fee and weight of Roll Off Container, plus the Francise Fee.

G. Rates for Collection of Roll Off Containers Not Attached to Compactors

Delivery Charge for Container	$	168.01	Per occurrence
Daily Rental Charge for Detachable Container	$	4.03	per day after delivery day
Collection Charge per Pull (Garbage)	$	534.61	Per occurrence

*Note Disposal cost is based on Tipping Fee and weight of Roll Off Container, plus the Franchise Fee.

CPI for All Urban Consumers (CPI-U)
Original Data Value

City of Crystal River

Series Id: CUUR0000SEHG,CUUS0000SEHG
Not Seasonally Adjusted
Series Title: Water and sewer and trash collection services in U.S. city average, all urban consumers, not seasonally adjusted
Area: U.S. city average
Item: Water and sewer and trash collection services
Base Period: DECEMBER 1997=100
Years: 2015 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2015	210.243	211.397	211.738	212.153	212.542	212.863	213.873	215.844	216.173	216.380	217.004	217.386		
2016	218.370	219.036	219.649	220.506	221.360	221.396	221.358	222.554	223.111	223.420	224.399	224.745		
2017	226.411	227.277	227.553	228.133	228.396	228.599	229.008	229.772	230.142	230.614	231.522	231.842		
2018	232.977	233.858	234.215	235.141	235.878	236.493	237.186	238.439	238.512	238.936	241.774	242.204	234.76	239.509
2019	241.606	242.011	242.611	243.490	243.774	244.322	244.943	245.549	245.903	246.741	247.364	247.567	242.969	246.345
2020	248.846	249.751	250.359	250.673	250.921	251.435	252.401	253.974	254.266	254.781	255.650	256.456	250.331	254.588
2021	257.722	258.763	259.204	259.581	259.542	260.400	261.706	262.810	263.747	264.278	264.580	265.365	259.202	263.748
2022	268.128	269.521	269.621	270.419	270.844	271.925	273.097	274.984	276.759	276.892	277.824	278.464	270.076	276.337
2023	281.461	283.663	284.166	285.052	286.322	287.457	289.005	290.975	291.279	291.683	292.694	292.915	284.687	291.425
2024	297.079	298.751	299.183	300.178	299.987	300.652	302.106	303.311	305.117	306.336	308.015	308.234	299.305	305.520
2025	310.239	313.344	313.925	314.820	315.585	316.543								

CPI %	4.78%
NTE 4%	4%
CPI Applied	4.00%

RESOLUTION 25-R-26

A RESOLUTION OF THE CITY OF CRYSTAL RIVER, FLORIDA, APPROVING A CONTRACT WITH WASTE MANAGEMENT FOR THE SOLID WASTE SERVICES TO INCLUDE A 4% CONSUMER PRICE INDEX RATE INCREASE ALONG WITH AN ADJUSTMENT FOR THE TIPPING FES FOR THE FISCAL YEAR 2026.

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

WHEREAS, The City's sanitation fund is operated as an enterprise fund. The fund in most years has been a wash - revenues balanced to expenditures; unfortunately, FY2024 closed with a shortfall.

The Sanitation fund includes the cost for contract labor performed by Waste Management ("WM"). WM is under contract with the City until September 2028 to provide solid waste collection services which include weekly service for recyclables.

Waste Management ("WM") has submitted a request for a 4% CPI adjustment in accordance with the contract provisions which specify the CPI period to be July 1 - June 30 of the year in which the adjustment will occur. For this FY2026 adjustment, which will take effect on October 1, 2025, upon approval, the Bureau of Labor and Statistics reports a CPI increase of 4.78% for the applicable period. Per our agreement with Waste Management, the CPI rates shall not exceed 4%. In addition to the CPI, the solid waste tipping fees for City Trucks, City Contract Haulers, and Roll-Offs will increase from $44.00/ton to $60.00/ton, effective October 1, 2025.

The FY 2025 vendor rate per customer is $27.70; FY2026 vendor rate after the CPI increase will be $30.81. Management is recommending an increase to all residential customers of $7.60 per month per household. The current resident rate of $23.90 will be increased to $31.50 per month. The City has not passed on to the residents the continued annual CPI increase by the vendor since FY2022. This increase is essential to cover costs in the future.

Management is recommending discussion of alternatives to reduce the rate if desired - consideration of garbage pickup one time a week versus the current two times a week as well as consideration of removing recycling; 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 11th day of August 2025 that the Budget Amendment be made as shown in Exhibit A .

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

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

Attest:_____
Mia Fink, City Clerk

By:_____
Joe Meek, Mayor

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

_____
Robert W. Batsel, Jr. City, Attorney

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

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 6.A.**

Requested Motion: Motion to approve minutes of the City Council meeting held July 14, 2025

ATTACHMENTS:
Description
July 14, 2025 Council Meeting Minutes.pdf

Minutes

Crystal River City Council Meeting
Regular Meeting Agenda
Monday, July 14, 2025 at 5:30 PM
Citrus County Welcome Center

1. CALL TO ORDER

Mayor Meek called the meeting to order at 5:31 p.m.

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

Staff present: City Manager Audra Curts-Whann, City Attorney Rob Batsel, City Clerk Mia Fink, Assistant City Manager/Public Works Director Troy Slattery, Community Engagement Director Leslie Bollin, Human Resources Director Mary Helprin, Finance Director Michelle Russell-Maynard, Public Works Director Troy Slattery, Growth Management Director Carly Hanson, Fire Chief Frank Melillo

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

Mayor Meek recognized Sheriff David Vincent and County Attorney Denise Lyn.

2. ADOPTION OF AGENDA

Mayor Meek requested agenda be amended, moving Item 10A to the beginning of the agenda.

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

10. CITY MANAGER (10A ONLY)

A. Motion to approve an Interlocal Agreement for Enhanced Law Enforcement Services to include Ancillary School Crossing Guard Services between the City of Crystal River, the Citrus County Sheriff's Office in the total sum of $1,434,565.65.00 for the term of October 1, 2025, through September 30, 2026

City Manager Curts introduced the item and Sheriff Vincent addressed Council regarding contract details, noting cost differential from current year and inclusion of School Traffic Control. Council member Holmes discussed negotiation of future year agreements.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. PUBLIC INPUT

(Three Minute Time Limit)

Terry Thompson- Crystal River- Discussed item 6E, and wording of motion.

Steve Frederick- Crystal River Lion's Club- Discussed item 10E, lease expiration and subsequent meeting regarding vacation of site and related improvements.

Randy McConnell- Crystal River- Discussed residence being constructed on NE 2nd Street and neighborhood compatibility.

6. APPROVAL OF CONSENT AGENDA

Mayor Meek reviewed the consent agenda and City Manager Curts provided further explanation regarding item 6E (Interlocal Agreement for Disposal of Solid Waste), noting inclusion of fees in agenda item summary. Council discussion was held regarding Solid Waste Disposal Agreement with Waste Management, relationship with item 6E (tipping fees) and potential options for negotiations of a WM contract amendment. Staff was requested to pull item 6E from the consent agenda and bring back to a future meeting in conjunction with Waste Management CPI adjustment item.

A. Motion to approve minutes of the City Council meeting held June 9, 2025

B. Motion to approve minutes of the City Council Workshop held June 23, 2025

C. Monthly Departmental Report Summary for the month of June

D. Motion to approve a Memorandum of Understanding between the City of Crystal River, U.S. Fish and Wildlife Service, and Florida Fish and Wildlife Conservation Commission for the reconstruction of the Manatee Release Ramp at Three Sisters Springs.

F. Motion to adopt Resolution No. 25-R-19 to approve a 5.2% Consumer Price Index adjustment to the U.S. Water Services Corporation contract base fee for FY2026.

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

7. PUBLIC HEARING

A. Consideration of Ordinance 25-O-06 (Application No. PCA25-0001) for an amendment of the Future Land Use Map for 7.44 acres addressed as a portion of 77 and 61 S Suncoast Blvd, owned by RIF 304, LLC, on Second Reading, d conduct a public hearing on July 14, 2025, at 5:30 p.m. This item was continued from the June 9, 2025, City Council Meeting and is associated with the next item.

Mayor Meek introduced the item, reviewing the quasi-judicial procedure. He called for disclosure of ex parte communications and conflicts of interest. There were none.

City Clerk Fink read each ordinance (25-O-06 and 25-O-07) by title only.

City Attorney Batsel advised on applicant's intent to request continuance, noting recent meeting with County.

Darryl W. Johnston, Esq. (representing RIF 304, LLC) 29-S. Brooksville Ave., Brooksville, FL 34601- Addressed Council, requesting continuance in order to draft developer's agreement, and noting shared desire for airport protection.

Denise Lyn- County Attorney- Citrus County BOCC- Confirmed BOCC direction to request denial by City Council and confirmed BOCC would not support the amendments without an underlying site plan.

Council discussion was held regarding request for continuance and consensus was reached to deny request for continuance and move forward with public hearing.

Staff Presentation: Growth Management Director Carly Hanson presented, and addressed questions regarding previous wetland mitigation on the site.

Applicant Presentation:

Darryl W. Johnston, Esq.- Noted prior presentation in June addressing issues, previous staff recommendation of approval and impact to airport relation to development permit phase.

Public Hearing:

Denise Lyn- Discussed applicant expectations associated with requested amendments, current zoning of parcel (conservation), county mitigation of wetlands for runway exclusion zone, existing exclusive easement between property owner and BOCC from 2012, and intensity of use being requested.

Applicant Rebuttal:

Darryl W. Johnston, Esq.- Discussed potential developer's agreement and concerns regarding lack of information (from expert witnesses not present), and formally withdrew the application.

City Attorney provided clarification regarding public hearing process, noting need for future consideration of city airport zoning. Council discussion was held regarding history of parcel, application withdrawal, aviation board position on the application, an potential development of different portion of parcel.

B. Consideration of Ordinance 25-O-07 (Application No. PZM25-0001) for an amendment of the Official Zoning Map for 7.44 acres addressed as a portion of 77 and 61 S Suncoast Blvd, owned by RIF 304, LLC, on Second Reading, and conduct a public hearing on July 14, 2025, at 5:30 p.m. This item was continued at the June 9, 2025, City Council Meeting and is associated with the previous item. *JOINT PUBLIC HEARING HELD UNDER 7A, APPLICATION WITHDREW.*

C. Consideration of Ordinance 25-O-11 (Application PCT25-0001) for a text amendment of the City of Crystal River Comprehensive Plan to provide for a transition period for property owners who relied in good faith on the Land Development Code and Comprehensive Plan in effect prior to the 2024 Amendments and had engaged with the City of Crystal River prior to the 2024 Amendments, on First Reading, and authorize staff to transmit the Amendment to the FloridaCommerce and other state agencies. This item is associated with Item 8.D.

City Clerk Fink read the ordinance by title only. City Attorney Batsel noted relationship to item 8D.
Staff Presentation: Growth Management Director Carly Hanson presented, noting requirement for initial hearing prior to transmittal to the state and confirming number of applications subject to the proposed transition period (less than 10).

Public Hearing: No one spoke for or against.

Council discussion was held regarding number of pending applications.

Approval of Ordinance 25-O-11 (Application PCT25-0001) for a text amendment of the City of Crystal River Comprehensive Plan to provide for a transition period for property owners who relied in good faith on the Land Development Code and Comprehensive Plan in effect prior to the 2024 Amendments and had engaged with the City of Crystal River prior to the 2024 Amendments, on First Reading, and authorize staff to transmit the Amendment to the

FloridaCommerce and other state agencies was made by Vice Mayor Holmes; seconded by Council member Frink. Motion carried 5-0.

D. Motion to adopt Resolution No. 25-4-R-20 setting the tentative T.R.I.M. rate at 6.59 mills and Setting the Two-Required Public Hearing Dates for September.

City Manager Curts presented the item.

Public Hearing: No one spoke for or against.

Motion to adopt Resolution No. 25-4-R-20 setting the tentative T.R.I.M. rate at 6.59 mills and Setting the Two-Required Public Hearing Dates for September was made by Council member Satchell; seconded by Mayor Meek. Motion carried 5-0.

8. INTRODUCTION AND FIRST READING OF ORDINANCES

A. Introduction of Ordinance 25-O-10 (Application PA25-0001) for the voluntary contraction (de-annexation) of a 17.22-acre parcel addressed as 4264 North Tallahassee Road, as petitioned by Christine Johnson.
City Clerk Fink read the ordinance by title only.

B. Introduction of Ordinance 25-O-08 (Application No. PCA25-0002) for an amendment of the Future Land Use Map for 0.69 acres addressed 563 NE 5th Street, owned by Crystal River Church of Christ, on First Reading, and set the public hearing for August 11, 2025, 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 25-O-09 (Application No. PZM25-0002) for an amendment of the Official Zoning Map for 0.69 acres addressed as 563 NE 5th Street, owned by Crystal River Church of Christ, on First Reading, and set the public hearing for August 11, 2025, 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 25-O-12 (Application PZT25-0001) for a text amendment of the Community Development Code to provide for a transition period for property owners who relied in good faith on the Land Development Code and Comprehensive Plan in effect prior to the 2024 Amendments and had engaged with the City of Crystal River prior to the 2024 Amendments. This item is associated with item 8.C.
City Clerk Fink read the ordinance by title only.

9. CITY ATTORNEY

A. Riverwalk Update

City Attorney Batsel provided an update regarding the project, noting status of Riverwalk permitting (Ayres responding to follow up questions regarding boat ramp), and status of easements. He also provided a 579 US Highway 19, LLC parcel update, noting demolition permit submission and upcoming deadline for sign and fence.

10. CITY MANAGER

B. Motion to adopt Resolution No. 25-R-23 and award a contract to Sean M. Gerrits, Inc. for Surface Depression Restoration in accordance with R.F.P. No. 25-RFP-05 in an amount not to exceed $297,710.50

City Manager Curts presented the item.

Motion to adopt Resolution No. 25-R-23 and award a contract to Sean M. Gerrits, Inc. for Surface Depression Restoration in accordance with R.F.P. No. 25-RFP-05 in an amount not to exceed $297,710.50 was made by Council member Frink; seconded by Council member Satchell. Motion carried 5-0.

C. Motion to adopt Resolution No. 25-R-24 and authorize the Mayor to execute a purchase agreement and related closing documents for acquisition of the property located at 41 N. Crystal Street in the amount of $197,000

City Manager Curts presented the item, noting provision of Environmental Assessment (Level 1) and survey.

Motion to adopt Resolution No. 25-R-24 and authorize the Mayor to execute a purchase agreement and related closing documents for acquisition of the property located at 41 N. Crystal Street in the amount of $197,000 was made by Vice Mayor Holmes; seconded by Council member Satchell. Motion carried 5-0.

D. Citrus County Impact Fee Study Update

City Manager Curts presented the item, noting completion of study conducted by Citrus County and Ms. Hanson provided information regarding the related interlocal agreement between the City and County.

E. Lion's Club Discussion

City Manager Curts provided background information, noting previous lease expiration and requesting Council direction as to how to proceed.

Mayor Meek also provided background information, noting purchase of adjacent lot, utilization of site as welcome center, recent meeting with Lion's Club representatives, Lion's Club request for settlement pertaining to items (improvements) located on the property, etc. He sought Council input regarding settlement options (amount), potential assistance with relocation of Lion's Club, etc.

Council discussion was held regarding Lion's Club partnership with City, storm-related impacts to facility, need for repairs and maintenance, etc.

Steve Frederick- Crystal River Lion's Club- Addressed Council regarding the origin of the train cars (donated by Norfolk & Southern), ownership of the cars, installation on the site, and other items referenced in the settlement request memorandum (lights, clock, bell, out-building).

Hilda Fialko- Crystal River Lion's Club- Discussed circumstances of previous lease expiration, maintenance of property, grant funding received, meeting with city regarding site vacation, and history and background of Lion's Club (including source of income).

Council discussion was held regarding options moving forward, continued co-location, history of partnership and services provided through the Lion's Club, future utilization of site, and renovation of structure.

City Manager Curts recapped status of structures on site and plans for use, and options for renovation.

Mayor Meek sought consensus to move forward with negotiations of settlement, noting timeline in relation to Visitor's Center lease. *Consensus to move forward with negotiations was reached.*

Further Council discussion was held regarding utilization of Welcome Center for Council meetings and CHIPS Lease.

F. Discussion of Developer's Agreement between Edward Sinz and the City of Crystal River for Vacation of NE 1st Ave at Hunter Springs Park

City Manager Curts presented the item, noting background information and previous Council discussion on the terms of the agreement.

Brenda McKenzie- McKenzie Permitting and Consulting- Addressed Council regarding past meetings between herself, Mr. Sinz and City Staff, as well as previous Council discussion on specific terms of the agreement.

City Manager Curts confirmed upcoming agenda item for consideration of a draft agreement.

11. CITY COUNCIL

12. COUNCIL MEMBER AND COMMITTEE REPORTS

A. Mayor Meek commented on Fourth of July Fireworks.
B. Vice Mayor Holmes reported on CCCCF meeting attendance.
C. Council member Satchell noted upcoming Library Board meeting.
D. Council member Frink commented on Fourth of July Fireworks.
E. Council member Ensing commented on Crystal River Main Street.

13. PUBLIC INPUT
(Five Minute Time Limit)

Carol Kimbrough- Crystal River- Thanked Council for leadership and commended efficiency of City Manager Curts.

Gail Kosterlnick- Crystal River- Commented on Fourth of July Fireworks (and lightning), loss of event venues (Train Depot and Crystal River Women's Club), solid waste collection (recycling, costs, etc.).

14. ADJOURNMENT
Mayor Meek adjourned the meeting at 8:19 p.m.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 6.B.**

Requested Motion: Motion to approve an Interlocal agreement with the Citrus County Board of County Commissioners for disposal of solid waste for Fiscal Year 2025/2026 beginning October 1, 2025

Summary:
On an annual basis, the City enters into an interlocal agreement with the Citrus County Board of County Commissioners to establish the solid waste disposal rates charged to the City. Per the agreement, the City will utilize the County landfill at the covered secured load, per ton rate of $60.00, roll-off container covered secured load, per ton rate of $60.00 and an uncovered or uncontained waste surcharge consisting of a $10.00 minimum charge plus a per ton rate of $10.00, provided the City disposes all municipal solid waste at the Citrus County landfill collected or contracted to collect within the boundaries of the City of Crystal River. The per ton rate increased by a total of $16.00 from the previous year.

Staff Recommendation:
Motion to approve an Interlocal agreement with the Citrus County Board of County Commissioners for disposal of solid waste for Fiscal Year 2025/2026 beginning October 1, 2025

ATTACHMENTS:
Description
City of Crystal River 2025-26 SW Interlocal Agreement.pdf

INTERLOCAL AGREEMENT
FOR THE DISPOSAL OF SOLID WASTE

This Interlocal Agreement for the disposal of Solid Waste is hereby made and entered into by and between the **CITY OF CRYSTAL RIVER,** a municipal corporation of the State of Florida, whose mailing address is 123 Northwest Highway 19, Crystal River, Florida 34428, hereinafter referred to as "City" and **CITRUS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is 110 N. Apopka Avenue, Inverness, Florida 34450, hereinafter referred to as "County".

WITNESSETH:

WHEREAS, City is engaged in the business of garbage collection within its incorporated limits and through use of its own trucks, forces or alternatively contracts for the collection of solid waste generated within the City and

WHEREAS, City desires to utilize the Landfill and establish a per ton rate with the County for the use of the Landfill, and

WHEREAS, County has no objection to allowing City to utilize the Landfill at the covered secured load, per ton rate of $60.00, roll-off container covered secured load, per ton rate of $60.00 and an uncovered or uncontained waste surcharge consisting of a $10.00 minimum charge plus a per ton rate of $10.00, provided City brings all municipal solid waste to the landfill that it collects or contracts to have collected within the boundaries of the City of Crystal River.

NOW, THEREFORE, in consideration of the mutual covenants herein contained the parties agree as follows:

1. The above presented "Whereas" clauses are true, correct and are incorporated herein by reference.
2. The term "solid waste" as used in this Agreement shall be the same as the term is defined in Chapter 82, Citrus County Code.
3. County does hereby allow all solid waste generated within the City to be disposed of at the Citrus County Class I Sanitary Landfill Facility at the above described rates; the weight to be measured at the County's scales located at the Landfill facility. The tipping fees charged to the City shall be paid to County on a monthly basis and shall become due and payable on the 21st day of each month following the month of service.
4. The term of this Agreement shall be from October 1, 2025, until September 30, 2026. The Agreement may be renewed for subsequent one-year periods by mutual written consent of the parties. Any such renewal must be completed at least thirty (30) days prior to contract or renewal expiration.
5. This agreement shall also allow the residents of the City to dispose of Household Hazardous Waste at the same fee schedule provided to County residents.
6. In the event of breach of this Agreement by either party, both parties hereto shall be entitled to all remedies available to it at law or in equity including the right of specific performance of this Agreement. Any litigation with respect to this Agreement shall be filed in the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida.
7. Any delay or failure of either party in the performance of its required obligations hereunder shall be excused if any to the extent caused by acts of God; fire; flood; windstorm; explosion; riot; war; sabotage; extraordinary breakdown of or damage to County's facilities or their equipment; court injunction or order; federal and/or state law

or regulations; order by any regulatory agency; or cause or causes beyond the reasonable control of the party affected; provided that prompt notice of such delays given by such party to the other and each of the parties hereunto shall be diligent in attempting to remove such cause or causes. If any circumstances of Force Majeure remain in effect for sixty (60) days, either party may terminate this Agreement.

8. This agreement shall be binding upon the successors, assigns and legal representatives of the respective parties by transfer or merger.
9. This Agreement includes the entire understanding of the parties and may only be modified by written amendment executed by both parties hereto.

IN WITNESS HEREOF, the parties hereto have executed this Interlocal Agreement on this _____day of _____2025.

ATTEST:

_____
Mia Fink, City Clerk

CITY OF CRYSTAL RIVER

By:_____
Joe Meek, Mayor

Date:_____

APPROVED AS TO FORM FOR THE
RELIANCE OF THE CITY OF CRYSTAL RIVER ONLY:

_____
_____, City Attorney

ATTEST:

_____
Traci Perry, Clerk of Court

CITRUS COUNTY, FLORIDA

By:_____
Rebecca Bays, Chairman

Date:_____

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:

_____
Denise A. Dymond Lyn, County Attorney

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 6.C.**

Requested Motion: Acceptance of a flood barrier system donation valued at $63,707.68 from Mr. Scott Gnatt and Mr. John Dumproff.

Summary:
Mr. Scott Gnatt and Mr. John Dumproff have jointly donated a flood barrier system valued at $63,707.68 to the City of Crystal River. The system includes 11 flood barrier rolls totaling 550 linear feet and will enhance the City's flood mitigation efforts. The donation is acknowledged in accordance with IRS Code §170(c)(1), which allows charitable contributions to local governments. A formal acknowledgment letter has been prepared for the donors' tax documentation.

Staff Recommendation:
Staff recommends acceptance of a flood barrier system donation valued at $63,707.68 from Mr. Scott Gnatt and Mr. John Dumproff.

ATTACHMENTS:
Description
Donation Flood Barriers 07-2025.docx

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

August 11, 2025

Mr. Scott Gantt
Mr. John Dumproff
1107 SE Paradise Ave.
Crystal River, FL 34429

Dear Sirs:

On behalf of the City of Crystal River, I would like to extend our sincere gratitude for your generous donation of a flood barrier system (flood barrier rolls (11), each approximately 50 feet in length, providing a total coverage area of 550 linear feet and consisting of six 39-inch-tall barriers and five 32-inch-tall barriers, all designed to connect and provide flood protection).

This donation is being made jointly with a total value (documented original cost) of **$63,707.68**, and we understand that the donation value is to be equally divided between the two of you. As such, we are pleased to acknowledge your individual donations in the amount of **$31,853.84 each**.

Under IRS Code §170(c)(1), a gift to a local government entity is considered a tax-deductible charitable contribution if it is made solely for public purposes. This donation will be used for the benefit of the public, and the City of Crystal River.

We recognize that this system was originally purchased to safeguard your home during hurricane conditions and that despite its effectiveness, the extreme flooding to your homes exceeded its intended height. Your willingness to pass this resource on to the city speaks volumes about your commitment to community resilience. We hope to use your gift to provide protection to our fire department and/or other city buildings where flood levels have not exceeded the recommended height efficiency of the system.

Thank you again for your support of the City of Crystal River. If you have any questions, please feel free to contact our office.

With sincere appreciation,

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

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 6.D.**

Requested Motion: Atkins Realis Idalia Recovery June 2025 Report

---

Summary:

Attached is the June monthly report highlighting the status of all ongoing Hazard Mitigation Assistance and Public Assistance grants.

ATTACHMENTS:
Description
City of Crystal River_AtkinsRealis_Monthly Report_June 2025.pdf

MONTHLY REPORT

TO:

City of Crystal River, FL

FROM Andrew Kemler

EMAIL Andrew.kemler@atkinsrealis.com

DATE

10 July 2025

SUBJECT

June 2025 Monthly Report – Hurricane Idalia Public Assistance (PA) and Hazard Mitigation Assistance (HMA)

The purpose of this report is to summarize activities for comprehensive disaster recovery and resilience for the City of Crystal River, FL (City). The work described herein is covered under the City's contract with AtkinsRéalis. Work is assigned in six-month increments under two work orders for Public Assistance (PA) and Hazard Mitigation Assistance (HMA).

- HMA Update
  - Flood Mitigation Assistance (FMA)
    - The FMA Swift Home Elevation grant includes 13 properties after review and homeowners voluntarily withdrawing form the application.
    - One homeowner recently withdrew from the program, citing that an elevation would not be an aesthetic fit for their waterfront property.
    - The review is ongoing with FDEM.
  - Hazard Mitigation Grant Program (HMGP)
    - Hurricane Idalia
      - Home Elevations
    - The City's HMGP Home Elevation application includes 21 homes, and FDEM's State Technical Unit has given preliminary review that all homes have been deemed cost-effective, therefore are eligible to proceed.
    - The project was submitted as a Tier 2 Backup Project on 2/5/25 (determination of funding will come only after all other subapplication submitted from Citrus County are reviewed)
      - Tide Valves
    - The City's HMGP Tide Valves application concluded FDEM review and was submitted to FEMA EHP Review on 4/28/25.
    - While FDEM is a Program Administered by State (PAS) program for Benefit-Cost Analysis, they do not have PAS status for EHP, thus the city's subapplication must be reviewed by FEMA for EHP.

MONTHLY REPORT

- PA Update
  - The City currently has 22 projects that have been Obligated by FEMA for a total of $2,364,455.96
    - At the 75% cost share this results in a net Federal reimbursement of $2,012,420.31
    - At the 12.5% cost share this results in a net State reimbursement of $229,791.38
  - There are five projects remaining for a finalized cost and project approval:
    - Four of these projects is currently pending final City approval for a reimbursement of $135,822.51.
    - Two of these projects are anticipated to be covered in full by insurance proceeds, and we are not anticipating any Federal or State reimbursement on.
    - The remaining two projects have been reviewed are ready for City signature.
    - The project for City Hall has is currently with FEMA's Consolidated Resource Center and has been given a cost estimate of $269,274.32. This project is now pending FEMA insurance review. The City is also pending a finalized insurance claim amount from the insurance provider. Based on the preliminary conversations, are currently anticipating that the insurance provider will cover the cost of the damages incurred to City Hall in full.

Project #	Category	Title	Type	Process Step	CRC Gross Cost	CRC Net Cost	Obligated Federal CS	State Share	Total Reimbursed	Notes
737474	E - Buildings	City Hall (Main Building & Three Sisters)	Estimated Costs	Pending Insurance Comp	$ 269,274.32	$ 269,274.32	$ -	$ -	$ -	Project is anticipated to be covered by insurance proceeds.
737458	E - Buildings	Old Pump House - Building	Estimated Costs	Pending Applicant Projec	$ 38,702.79	$ -	$ -	$ -	$ -	Project is anticipated to be covered by insurance proceeds. Project has been reduced to $0, and is ready for signature.
737940	F - Utilities	(City Wide - Repairs) - Lift Stations, Wastewater & Vaccum Stations	Actual Costs	Pending Applicant Projec	$ 125,212.72	$ 125,212.72	$ -	$ -	$ -	Project costs have been corrected and project is ready for City signature. Anticipating $109,561.13 in total reimbursement.
737947	G - Recreational Facilities	Kings Bay Park - Pier and boat dock	Specialized	Pending Applicant Projec	$ 30,013.00	$ 30,013.00	$ -	$ -	$ -	Project is currently in Recipient (FDEM) Review. Anticipating $26,261.38 in total reimbursement.
742780	B - EPM	75% Cost Share Temporary Facilities	Actual Costs	Pending Applicant Projec	$ 161,043.00	$ 47,970.29	$ -	$ -	$ -	Project is anticipated to be covered by insurance proceeds. $41,974.00 available for reimbursement based on FEMA's anticipated reductions.
733227	A - Debris	EXP - Crystal River - Cat A Debris - 1st Period of Performance - September 4, 2023 to October 3, 2023	Expedited	Obligated	$ 517,737.81	$ 517,737.81	$ 517,737.81	$ -	$ 517,737.81	100% Federal Cost Share Project, no State Share
737437	C - Roads	10th Street - Sink Holes	Actual Costs	Obligated	$ 49,524.50	$ 49,524.50	$ 37,143.38	$ 6,190.56	$ 43,333.94	
737440	C - Roads	Roads City-Wide - Damage due to Flooding and Response and Recovery Activities	Estimated Costs	Obligated	$ 26,140.03	$ 26,140.03	$ 19,605.03	$ 3,267.50	$ 22,872.53	
737455	E - Buildings	Town Square Bathroom & Old Pump House Splash Pad	Actual Costs	Obligated	$ 9,874.31	$ 5,688.77	$ 4,266.58	$ 711.10	$ 4,977.68	
737456	E - Buildings	Old Train Depot (Lions Club) - Building	Actual Costs	Obligated	$ 5,539.90	$ 5,539.90	$ 4,154.93	$ 692.49	$ 4,847.42	
737462	E - Buildings	Maintenance Shop (Scout Hut)	Estimated Costs	Obligated	$ 7,182.39	$ -	$ -	$ -	$ -	Project was reduced to $0.00 due to insurance proceeds
737470	E - Buildings	Fire Hall	Estimated Costs	Obligated	$ 62,024.38	$ 73,296.78	$ 54,972.59	$ 9,162.10	$ 64,134.69	
737482	G - Parks	City Hall & Three Sisters City Grounds	Specialized	Obligated	$ 18,158.00	$ 8,375.56	$ 6,281.67	$ 1,046.95	$ 7,328.62	
737498	F - Utilities	Street Lighting - City Wide Repairs	Actual Costs	Obligated	$ 4,640.40	$ 4,640.40	$ 3,480.30	$ 580.05	$ 4,060.35	
737944	G - Recreational Facilities	Pete's Pier City Dock	Actual Costs	Obligated	$ 6,550.00	$ 6,550.00	$ 4,912.50	$ 818.75	$ 5,731.25	
737948	G - Parks	Kings Bay Park Grounds & Pavilion	Estimated Costs	Obligated	$ 23,556.71	$ 8,649.16	$ 6,486.87	$ 1,081.15	$ 7,568.02	
737952	G - Parks	Hunter Springs Park - Grounds	Actual Costs	Obligated	$ 16,373.01	$ 16,373.01	$ 12,279.76	$ 2,046.63	$ 14,326.39	
737953	G - Code Enforcement	Part 1 - DRRA 1206 Code Enforcement and Floodplain Management	Actual Costs	Obligated	$ 500,533.94	$ 500,533.94	$ 375,400.46	$ 62,566.74	$ 437,967.20	
737961	G - Parks	Yeomans Park	Estimated Costs	Obligated	$ 14,516.43	$ 5,854.93	$ 4,391.20	$ 731.87	$ 5,123.07	
742775	A - Debris	Debris Removal - ROW - 75% Costshare Period	Actual Costs	Obligated	$ 160,790.13	$ 160,790.13	$ 120,592.60	$ 20,098.77	$ 140,691.37	
742776	B - EPM	Cat B Safety Inspections – 100% Cost Share	Actual Costs	Obligated	$ 430,188.25	$ 430,188.25	$ 430,188.25	$ 53,773.53	$ 483,961.78	
742777	B - EPM	CAT B - ServiceMaster Stabilization & Remediation - 100% Cost share	Actual Costs	Obligated	$ 254,020.62	$ 8,387.13	$ 8,387.13	$ -	$ 8,387.13	100% Federal Cost Share Project, no State Share
742778	B - EPM	Cat B Safety Inspections – 75% Cost Share	Actual Costs	Obligated	$ 184,688.00	$ 184,688.00	$ 138,516.00	$ 23,086.00	$ 161,602.00	
742779	B - EPM	CAT B - ServiceMaster Stabilization & Remediation 75% Cost share	Actual Costs	Obligated	$ 44,916.89	$ 7,873.66	$ 5,905.25	$ 984.21	$ 6,889.46	
742781	C - Roads	Damaged Asphalt Road Over Culvert	Actual Costs	Obligated	$ 12,250.00	$ 12,250.00	$ 9,187.50	$ 1,531.25	$ 10,718.75	
743678	C - Roads	11th Street (328 NE 11th St)	Actual Costs	Obligated	$ 13,244.00	$ 13,244.00	$ 9,933.00	$ 1,655.50	$ 11,588.50	Project amendment has been submitted, minor scope and cost changes should be expected.
747019	G - Code Enforcement	Part 2 - DRRA 1206 Code Enforcement and Floodplain Management	Actual Costs	Obligated	$ 318,130.00	$ 318,130.00	$ 238,597.50	$ 39,766.25	$ 278,363.75	
					$ 3,304,825.53	$ 2,836,926.29	$ 2,012,420.31	$ 229,791.38	$ 2,242,211.69	

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 6.E.**

Requested Motion: Motion to adopt Resolution No. 25-R-25 and 2025 Local Mitigation Strategy

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Summary:

A Local Mitigation Strategy (LMS) is a plan developed by each county to reduce and or eliminate the risks associated with natural and man-made hazards. These plans must be in accordance with the Disaster Mitigation Act of 2000 (DMA 2000). DMA 2000 is a mechanism for collaboration between state and local entities that encourages pre-disaster planning, recognizes need for mitigation, and designates funding for projects through Federal grant opportunities.

Developed by the Citrus County Local Mitigation Strategy Working Group in Partnership with the Tampa Bay Regional Planning Council, the LMS working group is responsible for completing the 5-year update of the LMS. Representatives from the three (3) participating jurisdictions of Citrus County, the City of Crystal River, and the City of Inverness participate in this working group, as well as community stakeholders.

The LMS must be updated every five years to remain compliant with FEMA statutes. Without an approved LMS, a county will be unable to apply for many Federal grants. As of July 14, 2025, the Citrus County LMS update is approved by the Florida Division of Emergency Management pending adoption by the jurisdictions. A printed copy of the LMS is available for review in the City Manager's Office and is not included in the printed agenda due to its size.

Staff Recommendation:
Approval of Resolution 25-R-25 adopting the 2025 Local Mitigation Strategy

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ATTACHMENTS:
Description
Res 25-R-25.pdf
FDEM Approval Letter

RESOLUTION NO. 25-R-25

A RESOLUTION OF THE CITY OF CRYSTAL RIVER ADOPTING THE CITRUS COUNTY MULTIJURISDICTIONAL LOCAL MITIGATION STRATEGY 2025, PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crystal River is vulnerable to natural hazards and faces potential damage to life, property, natural resources, and the local economy; and

WHEREAS, the City of Crystal River realizes the importance of reducing or eliminating those vulnerabilities for the overall good and welfare of both the City and County; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 requires that all local organizations (governmental, tribal, and not-for-profits) have an approved local mitigation plan in accordance with the Federal Register of 44 Code of Federal Regulations Part 201 prior to receiving Hazard Mitigation Grant Program (HMPG) funding; and

WHEREAS, the Citrus County Local Mitigation Strategy Working Group has updated the Citrus County Local Mitigation Strategy and provided it to the Citrus County Board of County Commissioners and the City of Inverness and the City of Crystal River; and

WHEREAS, the Local Mitigation Strategy has been updated to reassess the county-wide vulnerability and risk of natural hazards and identify mitigation initiatives to ensure consistency with the Federal Disaster Mitigation Act of 2000; and

WHEREAS, the City of Crystal River finds that adopting the Local Mitigation Strategy will promote the health, safety, and welfare of the citizens of Crystal River

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA, THAT THE CITRUS COUNTY MULTIJURISDICTIONAL LOCAL MITIGATION STRATEGY 2025 ATTACHED HERETO AS EXHIBIT "A" IS ADOPTED AS THE LOCAL MITIGATION STRATEGY FOR THE CITY OF CRYSTAL RIVER.

PASSED AND ADOPTED THIS _____ DAY OF_____2025.

ATTEST:

_____

MIA FINK, CITY CLERK

APPROVED AS TO FORM

AND LEGALITY:

_____

ROBERT W. BATSEL, JR., ESQUIRE
CITY ATTORNEY

CITY OF CRYSTAL RIVER

_____

JOE MEEK, MAYOR

VOTE OF COUNCIL:

Meek _____

Frink _____

Satchell _____

Ensing _____

Holmes _____

STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis
Governor

Kevin Guthrie
Executive Director

July 14, 2025

David DeCarlo, Interim Director
Citrus County Emergency Management
3549 Saunders Way
Lacanto, FL 34461

Re: Citrus County Local Hazard Mitigation Plan Approved Pending Adoption

Dear Interim Director DeCarlo,

This is to confirm that we have completed a State review of the Citrus County Local Mitigation Strategy (LMS) update for compliance with the federal hazard mitigation planning standards contained in 44 CFR 201.6(b)-(d). Based on our review and comments, Citrus County developed and submitted all the necessary plan revisions and our staff has reviewed and approved these revisions. We have determined that the Citrus County LMS plan is compliant with federal standards, subject to formal community adoption, for the jurisdictions below:

Citrus County, Unincorporated
City of Crystal River
City of Inverness

Upon submittal of a copy of all participating jurisdictions' documentation of their adoption resolutions to our office, we will send all necessary documentation to the Federal Emergency Management Agency (FEMA) who will issue formal approval of the Citrus County LMS.

If you have any questions regarding this matter, please contact your LMS Liaison Mitchell Budihas at mitchell.budihas@em.myflorida.com or 850-524-4195.

Respectfully,

Laura Dhuwe

Digitally signed by Laura Dhuwe
Date: 2025.07.18 15:59:10 -04'00'

Laura Dhuwe,
Bureau Chief, Mitigation
State Hazard Mitigation Officer

LD/as

Attachments: MEMORADUM: State approval of LMS plans under Program Administration by States (PAS)

cc: FEMA Region IV, Mitigation Division – Risk Analysis Branch

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 6.F.**

Requested Motion:

Motion to authorize the Mayor to execute a letter allowing the City Manager to act as the Authorized Agent for the agreement initiation process with the Department of Environmental Protection for the Hunter Springs Seawall Restoration project.

Summary:
As part of the annual legislative funding requests, the City submitted a request of funding through the House and Senate for the Hunter Springs seawall and beach restoration project. Since the original application, the city has been working with Kimley Horn and composing a plan to restore the seawall. Funding for the project in the amount of $350,000 will be made available through a cost reimbursement grant. This will require execution of a grant agreement with the Department of Environmental Protection.

Staff is requesting authorization for the City Manager, Audra K. Curts-Whann, to sign the application as the authorized agent on behalf of the City. In order to document this signature authority, staff is seeking approval for the Mayor to execute a letter documenting such.

Staff Recommendation:
Staff recommends the Mayor execute a letter authorizing the City Manager to act as the Authorized Agent for the agreement initiation process with the Department of Environmental Protection for the Hunter Springs Seawall Restoration project.

Project Cost:
$350,000

ATTACHMENTS:
Description
Authorization letter for Hunter Springs restoration project funding.docx

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

August 11, 2025

Ethan Richardson
Florida Department of Environmental Protection
3900 Commonwealth Blvd.
Tallahassee, FL 32303

RE: City of Crystal River – Authorized Agent

Dear Mr. Richardson,

Please accept this letter as documentation that the City of Crystal River authorizes the position of City Manager, held by Audra K. Curts-Whann, to act as the Authorized Agent for **Crystal River Hunter Springs/Seawall/Beach Restoration** (Project) agreement with the Department of Environmental Protection.

Her contact information is as follows: Email: Acurts@crystalriverfl.org Phone: 352-795-4216 Ext. 301 or cell 352-212-4668 The City of Crystal River appreciates the opportunity to participate in these funding initiatives. Please reach out should you have questions or need to discuss this matter further.

Sincerely,

Joe Meek
Mayor
City of Crystal River

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 6.G.**

Requested Motion: Motion to approve a road closure request for the 2025 Crystal River High School Homecoming Parade.

Summary:
Crystal River High School has submitted an application for the 2025 Homecoming Parade. The parade will take place on Thursday, September 11, 2025. The closure will be on Crystal Street from Citrus Avenue to NE 8th Avenue.

Staff Recommendation:
Staff recommends approval of the road closure request for the 2025 CRHS Homecoming Parade.

ATTACHMENTS:
Description
CRHS Homecoming 2025.pdf

APPLICANT INFORMATION	
ORGANIZATION NAME	Crystal River High School
CONTACT PERSON #1	Mark Lee
TITLE	Athletic/Activities Director
ADDRESS	3195 Crystal River High Drive
	Crystal River, Fl 34428
PHONE NUMBER(S)	352-795-4641 Ext 4830
E-MAIL ADDRESS	leem@citrusschools.orgq
CONTACT PERSON #2	Sally Brown
TITLE	Athletic/Activities Secretary
ADDRESS	3195 Crystal River High Drive
	Crystal River, Fl 34428
PHONE NUMBER(S)	352-795-4641 Ext 4810
E-MAIL ADDRESS	browns3@citrusschools.org
ORGANIZATION WEBSITE	crh.citrusschools.org
IS ORG 501-C	YES NO ✓ If yes, please provide documentation
IS EVENT LED BY A COMMITTEE	✓ YES NO
COMMITTEE CHAIRPERSON	Sally Brown
PAST EVENTS	

EVENT INFORMATION				
NEW EVENT	✓	REPEAT EVENT		
NAME OF EVENT	Homecoming Parade			
TYPE OF EVENT	Homecoming Parade			
EVENT DATE(S)	September 11, 2025			
EVENT TIMES	5:00 pm	6:00 PM		
EVENT DATE(S)				
EVENT TIMES				
EVENT LOCATION	From First Baptist Church, Citrus Ave down Crystal Street to high school			
ADDRESS				
DESCRIPTION OF EVENT	CRHS Homecoming Parade			
# OF PEOPLE EXPECTED	500			
FEES INVOLVED	ENTRANCE	$	DONATION	$
	VENDOR BOOTHS	$ - $		$
	OTHERS	$		

PROCEEDS BENEFIT	
OPEN TO THE PUBLIC	☑ YES ☐ NO
FOOD	☐ YES ☑ NO
ALCOHOL SALES	☐ YES ☑ NO
REQUESTING OPEN CONTAINER WAIVER	☐ YES ☑ NO
MERCHANDISE VENDORS	☐ YES ☑ NO
MUSICIANS	☐ YES ☑ NO

EVENT SERVICES				
CITY PROPERTY REQUIRED FOR EVENT	☐ YES ☑ NO If yes, list all property names below			
	PROPERTY #1			
	PROPERTY #2			
	PROPERTY #3			
	PROPERTY #4			
REQUESTING ELECTRIC FROM CITY SITES	☐ YES ☑ NO			
LOCATION(S)				
WASTE PLAN				
WASTE HAULER				
RESTROOM FACILITIES		ON PROPERTY		PORTABLE FACILITIES
	If portable, Company name			
# OF RESTROOMS		# OF HANDICAPPED		
SECURITY	☐ YES ☐ NO If alcohol is served, CCSO must be hired			
SECURITY COMPANY				
# OF PERSONS				
ATTENDEE PARKING LOCATION(S)	1.			
	2.			
	3.			
TOTAL SPACES				
HANDICAPPED SPACES				
If parking location is insufficient on site, parking arrangement letter(s) may be obtained from owner(s), and renter(s) of additional parking sites. The letter must state permission from the owner(s)/renter(s), date(s) of the event, and number of handicapped and regular parking spaces provided.				
OTHER SERVICES				

	APPLICATION CHECKLIST
	SITE PLAN
	A layout of the event site showing all structures with respect to existing buildings, property lines, roads, and walkways. A Google earth aerial map or other source will work as a base map.
	Proposed ingress and egress
	Tents, vendor booths; including food and beverage, restrooms, portable toilets, drinking fountains, tables, and rides.
	Parking areas: including number and location of handicapped spaces (must be 1 for every 25 regular spaces)
	Electrical and water hook ups
	Signage
	Parade routes
	Certificate of liability insurance, as stated above.
	501 (c) 3 Determination letter- *if applicable*
	Liquor license- Submission with map and approved license when obtained
	Documentation of contact with businesses and/or residents directly impacted by the event. Mailings are acceptable; please include a copy of the letter and what properties will receive it.
	Private property letter of consent
	Road closure request form
	Signage request *(outside of code ordinance)*
	Meeting with City staff if required
	Additional parking location letter(s)
	Tent permit, if applicable *(tents over 900 square feet)*
	Special event fee, *due after approval of event by council*

SPECIAL EVENT FEE SCHEDULE			
Non-Profit		For-Profit	
Special Event- City Property	$250.00	Special Event- City Property	$2000.00
Special Event- Private Property	$100.00	Special Event- Private Property	$100.00
Festival, with street closures-one side of Citrus Ave.	$1500.00	Festival, with street closures- one side of Citrus Ave.	$2500.00
Festival, with street closures- two sides of Citrus Ave.	$3000.000	Festival, with street closures- two sides of Citrus Ave.	$5000.00
		Festival Cleanup*	$150.00
Pumphouse Rental		Additional Fees	
Full Day	$300.00	Post-Event Cleanup Fee/Day	$250.00
4-hour block	$150.00	Submission < 60days	$150.00
Additional for Splash Pad use	$500.00		
Applications submitted less than 60 days prior to the event are accepted at the discretion of the Community Engagement Department.			

CITY OF CRYSTAL RIVER
SPECIAL EVENT PERMIT
AGREEMENT

The City of Crystal River issues a Special Event Permit to
Crystal River High School

(a ___ person, ___ corporation, ___ partnership), hereinafter called "the Permittee," for a special event, described as

_____,

to be held on the 11th day of September, 2025 until the 11th day of September, 2025, during the hours of 4:30 pm to 6:30 pm.

The permitee has received the statement of the estimated cost of providing city personnel and equipment. The permitee will prepay these estimated costs for city services and equipment ten (10) days prior to the permitted special event.

The permittee shall be responsible for the property used for the event and will insure that the event area will be properly cleaned and restored and acknowledges that the permittee will be billed for the actual cost by the city for clean up and restoration

The clean-up deposit shall be returned after the event in a timely manner if the area was properly cleaned and restored.

The permittee shall be responsible and answerable to damages for any and all loss, damage or injury, together with the costs and expenses incidental thereto, arising out of or due to the negligence of the permittee, or any of the permittee's agents, employees, or volunteers in providing or failing to provide adequate care during the use of the City's water supply service, or other city property and facilities.

As a permitee, I do understand that a revocation of permit may be required according to section 3.94 of The City of Crystal River Code of Ordinances.

The permittee shall call for an inspection to assure compliance with all permitting conditions prior to opening the special event.

If litigation is necessary to enforce this agreement or to collect money due according to the terms of this agreement, The City of Crystal River shall be entitled to an award of all costs incurred incident to such litigation, including reasonable attorney's fees, both in trial and on appeal.

This agreement shall bind and insure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assignees.

Witness their hands and seals this day and year.

Date: July 24, 2025

Permittee: Crystal River High School
(Name of Organization)

Signed By: Mark Lee
(Contact person)

Print Name: MARK LEE

Print Title: DIRECTOR OF ATHLETICS & ACTIVITIES

City of Crystal River

Signed By: Leslie J. Bollin
(City Designee)

Print Name: Leslie J. Bollin

Print Title: Community Engagement Director

IF PERMITTEE IS A CORPORATION OR PARTNERSHIP:

PAYMENT OF ALL SUMS DUE HEREUNDER IS HEREBY PERSONALLY GUARANTEED BY THE UNDERSIGNED.

Signature _____ Date _____

Printed Name _____

Address: _____ Telephone: _____

E-mail: _____

Office Use Only

Date Received: 7.28.25 By: Leslie J. Bollin

Via: ☑ E-mail ☐ Fax ☐ In Person ☐ Mail

Office Use Only

City Staff Approval

Citrus County Sheriff's Office	**Date**
CR Fire Department	**Date**
Growth Management	**Date**
Code Enforcement	**Date**
Public Works	**Date**
Community Engagement	**Date**
City Manager/City Clerk	**Date**

Council Date: _____

Approved _____ **Denied** _____

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 101 N. Tryon St, Ste 6000 Charlotte NC 28246 License#: 0C36861	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED Citrus County School District 1007 W. Main St Inverness FL 34450 FLORSCH-04	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Florida School Boards Insuranc **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 776537817 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [ ] LOC OTHER:			FSBIT25CAS7-1	7/1/2025	7/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ Included $ Excluded $ Included $ Unlimited $ Included
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] N / A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

For the General Liability Policy, General Aggregate is Unlimited.

Evidence of coverage as it relates to Administrative Assistant student at Withlacoochee Technical College externships at local businesses.

CERTIFICATE HOLDER

Evidence of Coverage

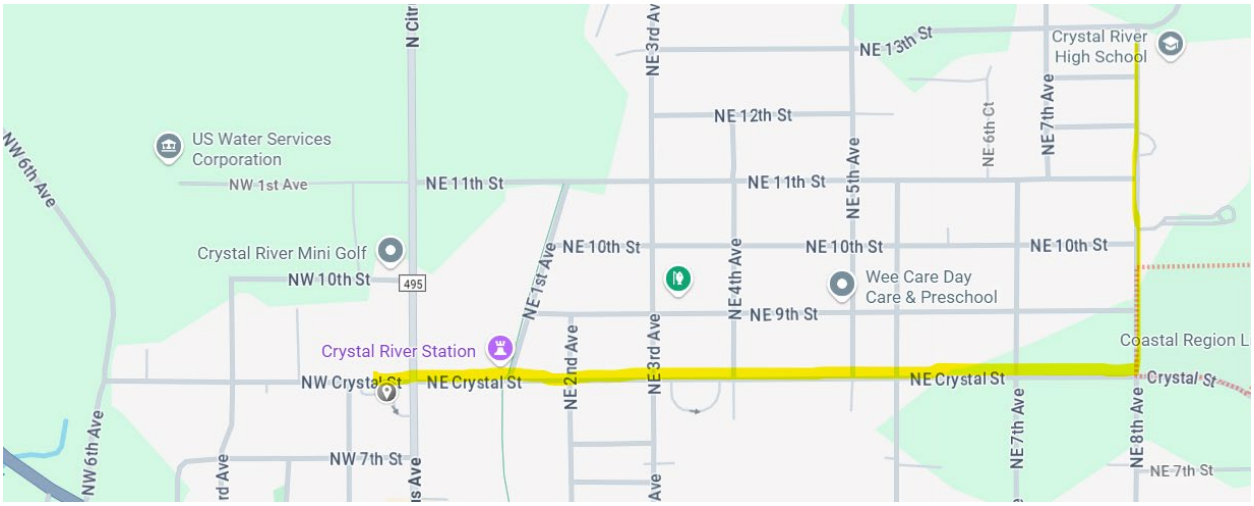
CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Stephanie Dickson

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NE 13th St
Crystal River High School
NE 12th St
US Water Services Corporation
NW 1st Ave
NE 11th St
NE 11th St
NE 6th Ct
NE 7th Ave
NE 5th Ave
Crystal River Mini Golf
NW 10th St
495
NE 10th St
NE 10th St
NE 10th St
NE 4th Ave
Wee Care Day Care & Preschool
NE 9th St
NE 1st Ave
NE 2nd Ave
NE 3rd Ave
Crystal River Station
NW Crystal St
NE Crystal St
NE Crystal St
Crystal St
Coastal Region L
NW 6th Ave
NW 7th St
NE 7th Ave
NE 8th Ave
NE 7th St

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 6.H.**

Requested Motion: Motion to approve Amendment Number 1 to IPO 17 between Kimley-Horn and Associates, Inc. and the City of Crystal River in the amount of $15,000 for additional services associated with the Indian Waters Septic-to-Sewer Project

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Summary:
The city is nearing completion of the Indian Waters Phase I Septic to Sewer Project. The project has been funded through a combination of sources, including an FDEP Section 319 grant. In accordance with the scope of work as stated in the funding agreement, the project consists of abandonment of septic tanks and connection to the City's central wastewater collection system for approximately 77 single family residences.

In December of 2022, the City entered into an agreement with Kimley Horn (IPO No. 17), for the provision of necessary professional services associated with the project, including connection to central sewer tracking, public education and final report development. Due to unexpected delays associated with three hurricanes that have occurred since the start of the project, an amendment to the IPO is necessary to ensure costs associated with additional time and effort necessary for project completion. Staff has now brought this IPO amendment forth for Council approval.

Staff Recommendation:
Approval of Amendment Number 1 to IPO 17 between Kimley-Horn and Associates, Inc. and the City of Crystal River in the amount of $15,000 for additional services associated with the Indian Waters Septic-to-Sewer Project

---

Project Cost:
$15,000.00

Funding Source:
403-43642-63034-17-01 (W&S CIP Improvements Other than Buildings - Indian Waters Phase 1)

Amount Available:
$292,877.59

ATTACHMENTS:
Description
AMD 1_IPO 17_Addl Services (002).pdf

Kimley»Horn

AMENDMENT NUMBER 1 TO IPO 17
BETWEEN KIMLEY-HORN AND ASSOCIATES, INC.
AND THE CITY OF CRYSTAL RIVER

AMENDMENT NUMBER 1 DATED June 25, 2025, to IPO 17 between The City of Crystal River ("the City") and Kimley-Horn and Associates, Inc., ("Kimley-Horn or Consultant") dated December 12, 2022 (the "IPO") concerning Indian Waters 319 Grant Administration (the "Project").

Kimley-Horn has entered into the IPO with the City for the furnishing of professional services, and the parties now desire to amend the IPO.

Therefore, it is mutually agreed that the IPO is amended to include Additional Services to be performed by Kimley-Horn and provisions for additional compensation by the City to Kimley-Horn, all as set forth in Exhibit A hereto. The parties ratify the terms and conditions of the IPO, consistent with this Amendment, all of which are incorporated by reference.

ATTACHMENTS: EXHIBIT A

ACCEPTED:

CITY OF CRYSTAL RIVER, FLORIDA	KIMLEY-HORN AND ASSOCIATES, INC.
BY: _____	BY: _____
	Richard V. Busche, PE
TITLE: _____	TITLE: Senior Vice President
DATE: _____	DATE: June 25, 2025

G:\New Business\Public Sector\City of Crystal River\2022\Indian Waters 319 Grant Administration\Project Management\AMD 1_IPO 17_Addl Services.docx

Consultant shall perform the following Additional Services:

Project Understanding

This amendment is to increase the budget and extend the contract through December 31, 2025. The scope remains unchanged; the extra budget requested is to cover the additional effort and time expended due to delays associated with the three hurricanes that hit the City since the Project started.

Scope of Services

Task 1 – Connection to Central Sewer Tracking

This Amendment increases the budget for the task. It does not alter the scope of services as outlined in the previously executed Agreement.

Additional Services If Required

Services requested that are not specifically included will be provided under a new and separate IPO agreement or can be performed on an hourly basis upon written authorization.

Schedule

Kimley-Horn will provide the above Scope of Services as expeditiously as practicable to meet a mutually agreeable schedule.

Fee and Billing

Kimley-Horn will complete the above scope of services for a lump sum fee of $15,000.00, inclusive of expenses.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 7.A.**

Requested Motion: Consideration of Ordinance 25-O-10 (Application PA25-0001) for the voluntary contraction (de-annexation) of a 17.22-acre parcel addressed as 4264 North Tallahassee Road, as petitioned by Christine Johnson, on Second Reading for Public Hearing on August 11, 2025, at 5:30 p.m.

Summary:

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

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

The Planning Commission recommended approval 6-0.

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

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

Ordinance:

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

ATTACHMENTS:
Description
Ordinance 25-O-10

Staff Report
Staff PowerPoint
Application

ORDINANCE 25-O-10

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 1. PURPOSE.

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

SECTION 2. AUTHORITY.

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

SECTION 3. SUFFICIENCY OF PETITION.

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

SECTION 4. LEGAL DESCRIPTION OF ANNEXED AREA.

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

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

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

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

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

Property Contains 17.22 Acres, More or Less.

SECTION 5. PUBLICATION.

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

SECTION 6. OFFICIAL FILING OF ORDINANCE.

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

SECTION 7. BOUNDARY MODIFICATIONS.

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

SECTION 8. CONFLICTS AND REPEALER.

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

SECTION 9. SEVERABILITY.

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

SECTION 10. EFFECTIVE DATE.

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

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

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

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

ATTEST:

_____
MIA FINK, CITY CLERK

CITY OF CRYSTAL RIVER

_____
JOE MEEK, MAYOR

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

_____
Robert W. Batsel, Jr., City Attorney

VOTE OF COUNCIL:

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

EXHIBIT "A"
LEGAL DESCRIPTION

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

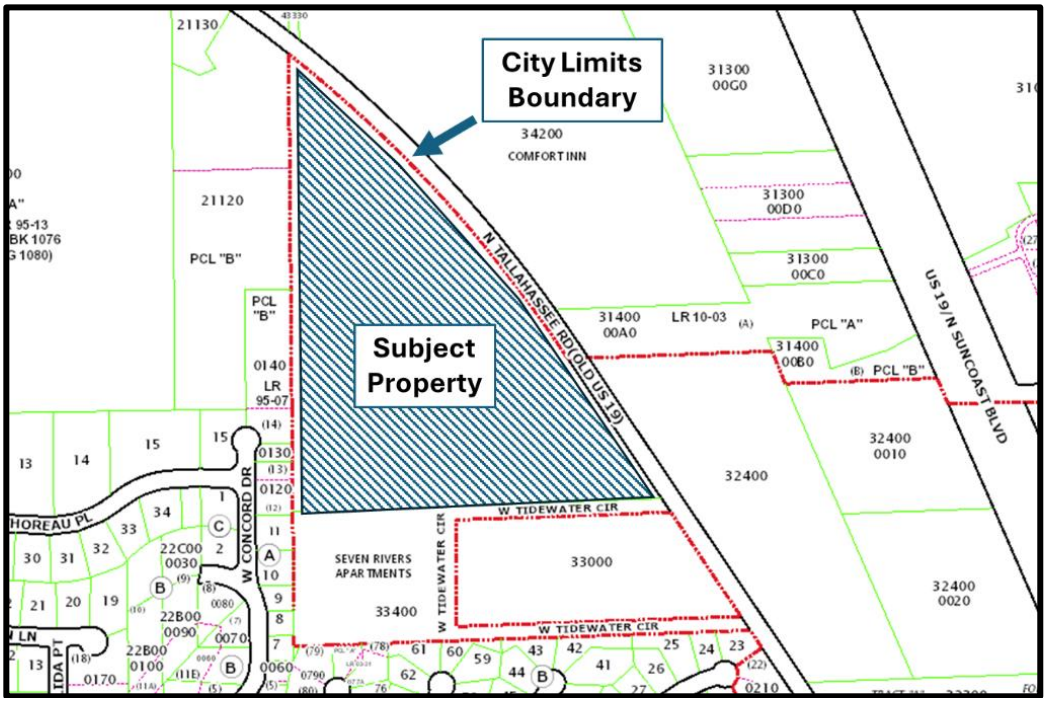
Except that portion of said lands included in the right-of-way of Old Highway 19 and Old County Road from Crystal River to Red Level.

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

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

Property Contains 17.22 Acres, More or Less.

EXHIBIT "B"
DEANNEXED TERRITORY MAP



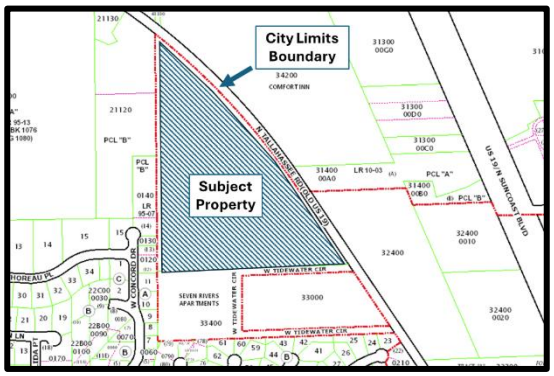
CITY OF CRYSTAL RIVER

STAFF REPORT

Growth Management Department

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

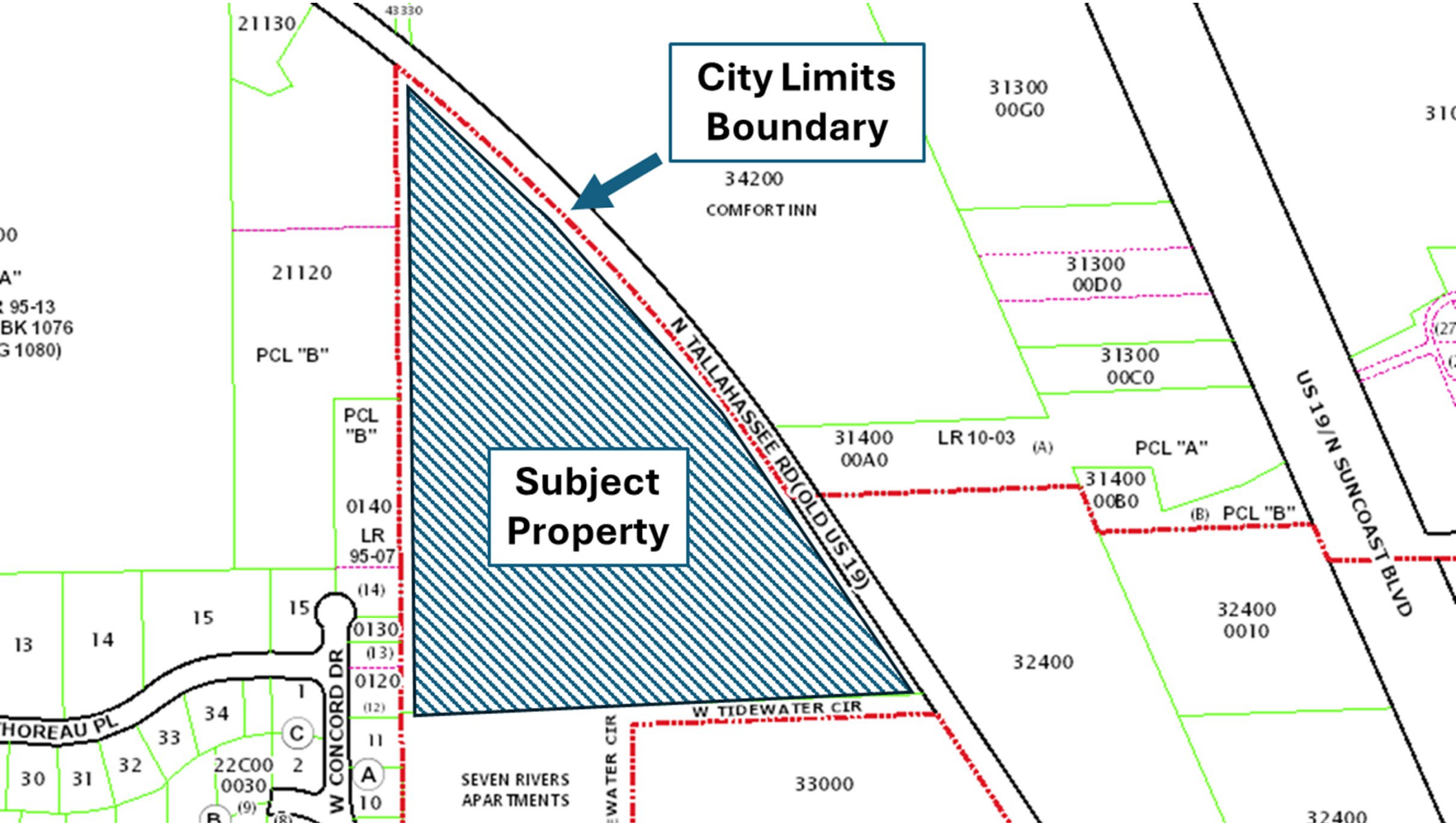
Findings: Contraction of the Subject Property would not result in creating noncontiguous property within the City.

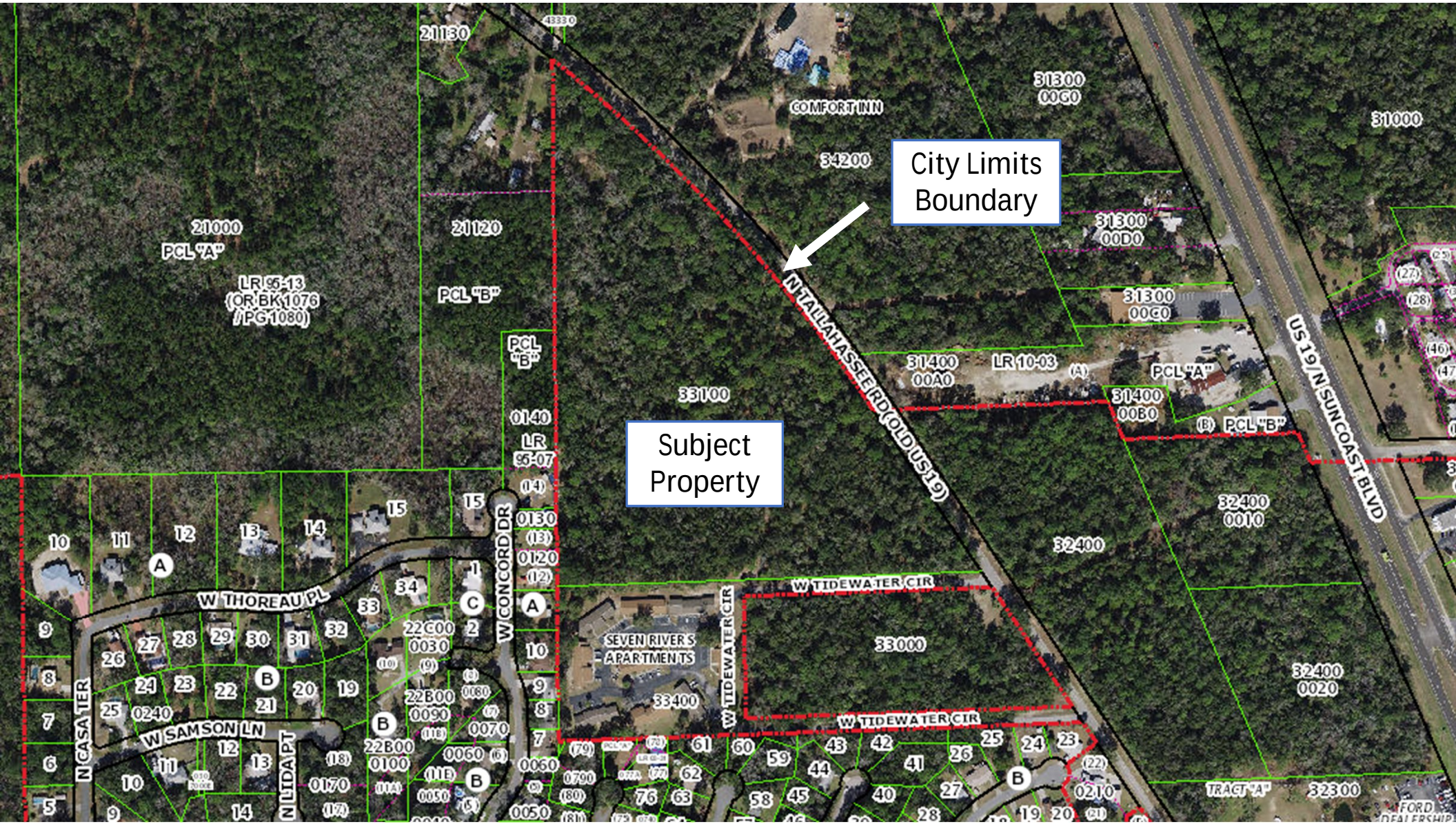
CONCLUSION: The proposed contraction of the Subject Property meets the criteria established by §171.052 for contraction of municipal boundaries since the subject property fails to meet the criteria for annexation in §171.043. The Subject Property fails to meet the criteria outlined in § 171.043 (2).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

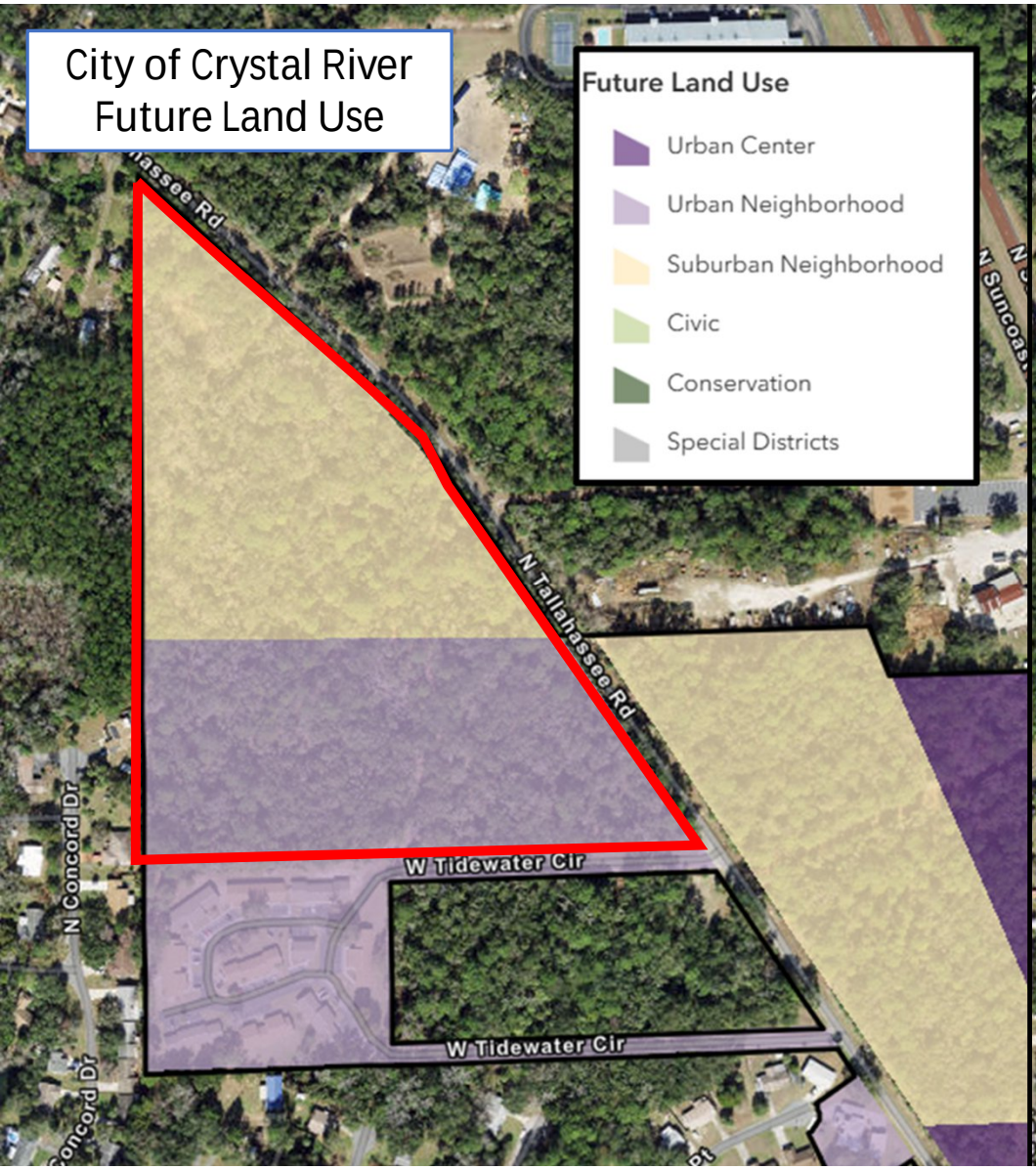
STAFF RECOMMENDATION: In accordance with Florida Statutes, the above analysis was conducted and demonstrates that this application meets the criteria for de-annexation.

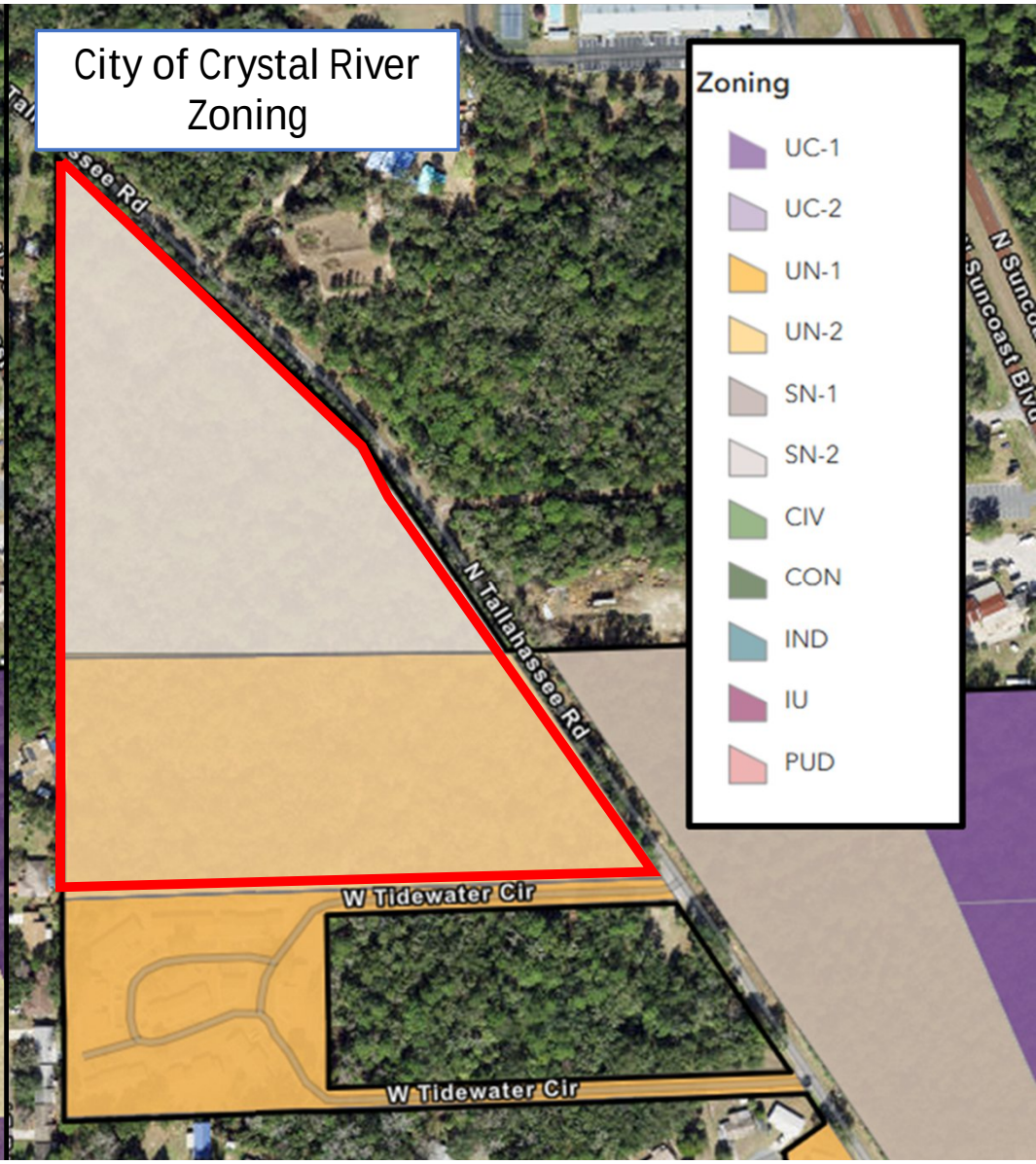
PA25-0001 Request for De-Annexation

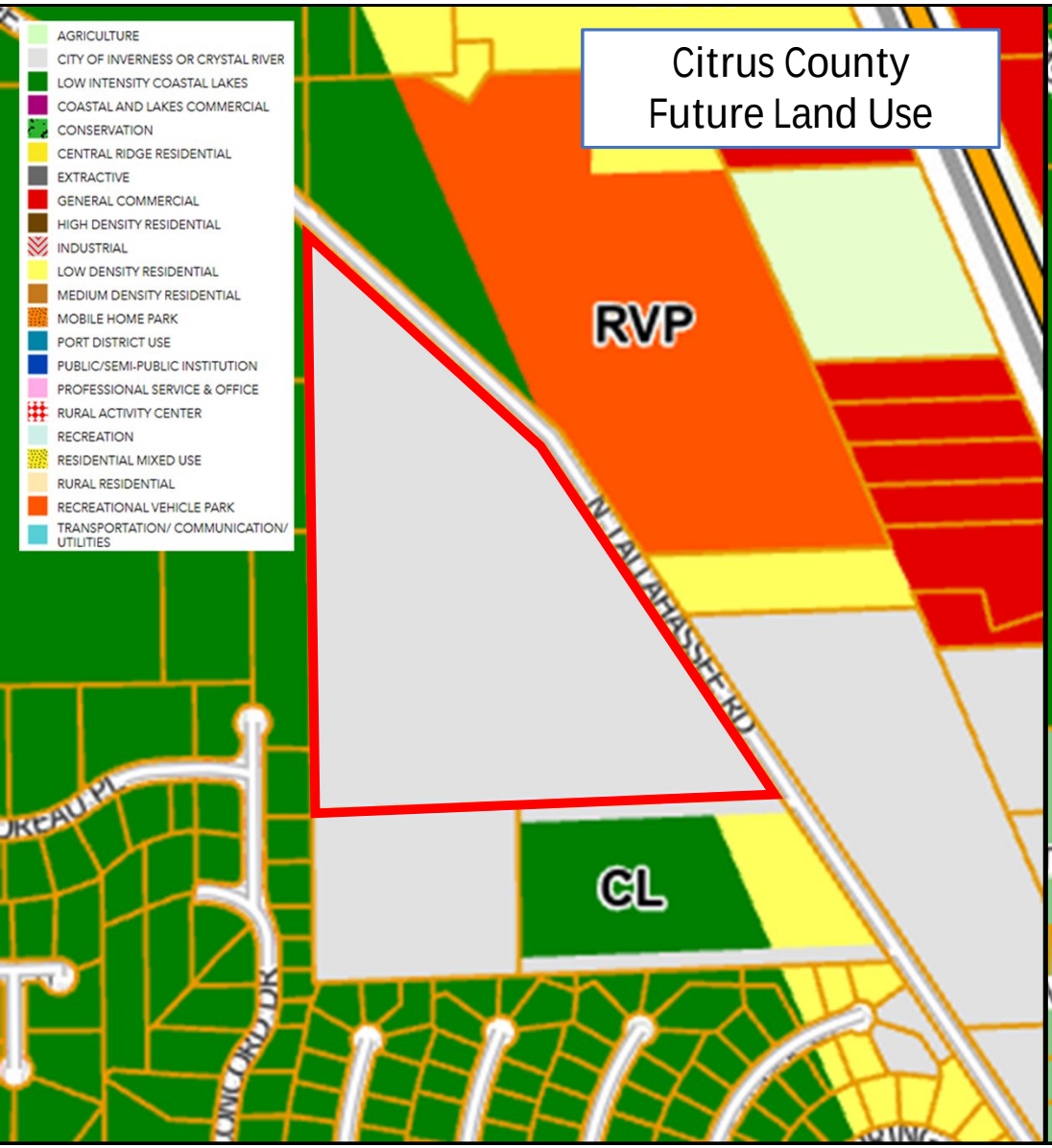
Christine Johnson

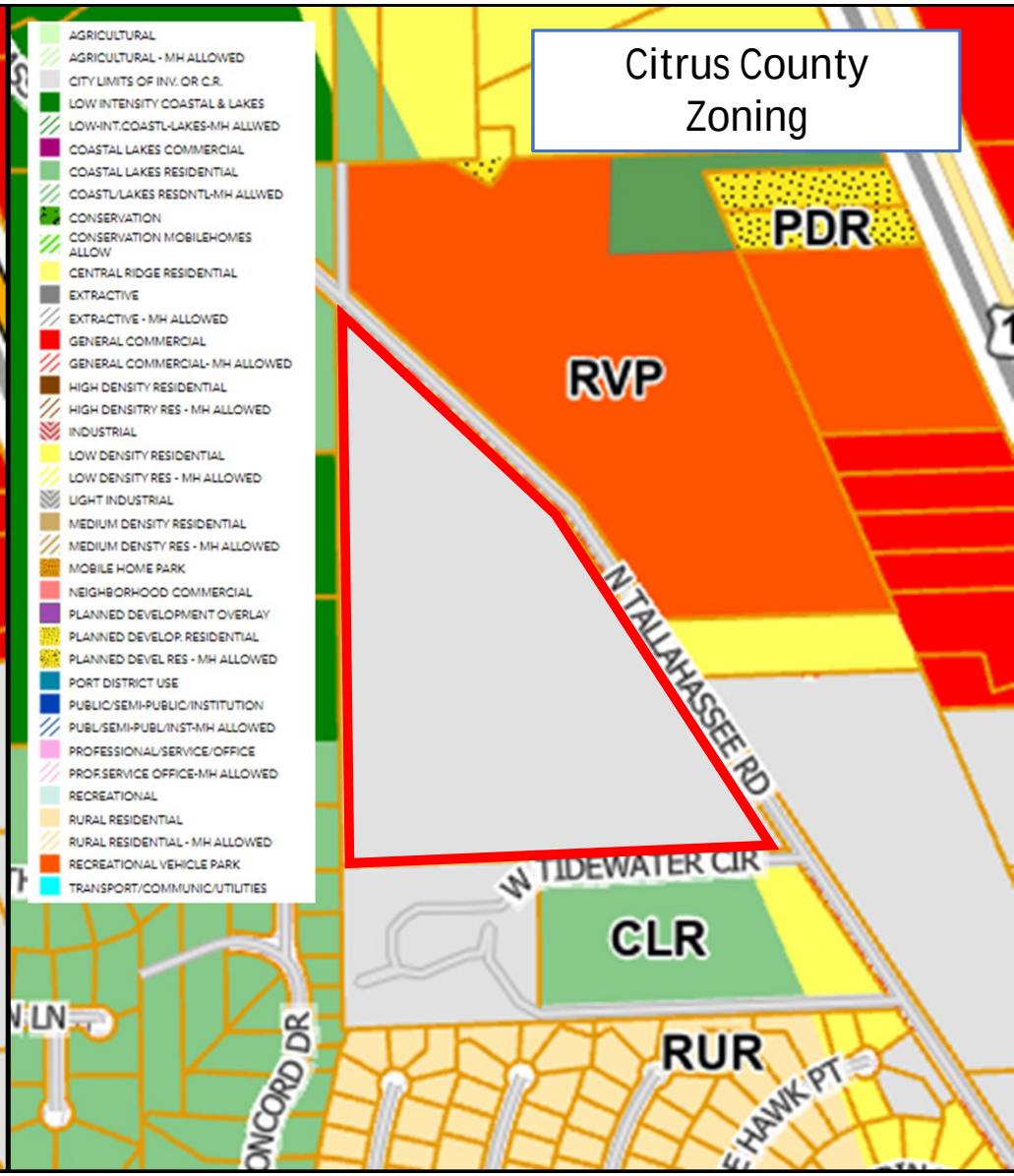

City Limits Boundary
Subject Property
21130
43330
34200
COMFORT INN
31300 00G0
31300 00D0
31300 00C0
21120
PCL "B"
PCL "B"
0140
LR 95-07
(14)
0130
(13)
0120
(12)
11
10
31400 00A0
LR 10-03
(A)
PCL "A"
31400 00B0
(B) PCL "B"
N TALLAHASSEE RD (OLD US 19)
US 19/N SUNCOAST BLVD
W TIDEWATER CIR
W CONCORD DR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


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


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


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


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


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


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


Seven Rivers Apartments
Subject Property
Tidewater Circle
Looking West


North Tallahassee
Looking Southeast
Tidewater Circle


Subject Property
North Tallahassee
Looking Northwest

Florida Statutes

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

Findings

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

Findings

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

QUESTIONS?

PA25-0001 Request for De-Annexation

Christine Johnson

PAZ5-0001

RECEIVED
APR - 3 2025
BY: CH

April 1, 2025

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

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

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

To Whom It May Concern,

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

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

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

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

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

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

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

Sincerely,

Christine Johnson
Enclosures: Original (copy) of Annex

2010053522 5 PGS

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

ORDINANCE 10-O-12

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 10. EFFECTIVE DATE.

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

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

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

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

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

CITY OF CRYSTAL RIVER

RONALD E. KITCHEN, JR., MAYOR

ATTEST:

CAROL A. HARRINGTON, CITY CLERK

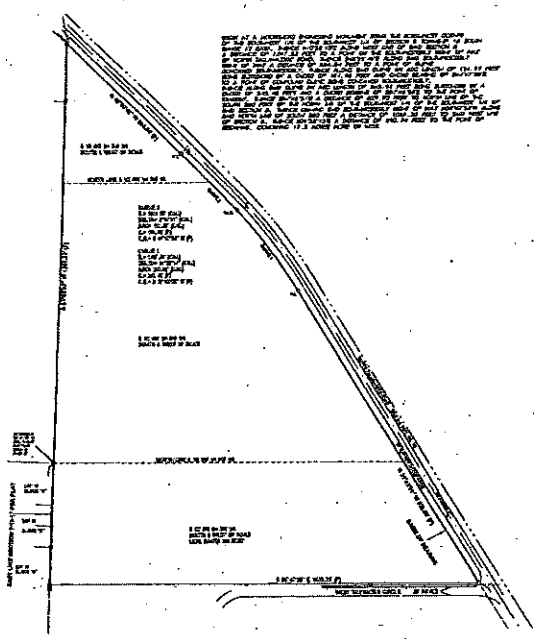
APPROVED AS TO FORM AND CONTENT:

GEORGE ANGELIADIS, CITY ATTORNEY

Attachments:

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

SKETCH OF DESCRIPTION



PREPARED FOR
CITY OF CRYSTAL RIVER

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

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

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 7.B.**

Requested Motion: Consideration of Ordinance 25-O-08 (Application No. PCA25-0002) for an amendment of the Future Land Use Map for 0.69 acres addressed 563 NE 5th Street, owned by Crystal River Church of Christ, on Second Reading for public hearing on August 11, 2025. This item is associated with the next item.

Summary:
This application is brought forward by Michael Muniz on behalf of Crystal River Church of Christ to amend the Future Land Use Category for a +/- 0.69 acre developed parcel on the corner of State Road 44/NE 5th Street and NE 6th Ave from Civic to Urban Center. The applicant wishes to redesignate the land use and zoning to redevelop the site as a Take 5 Oil. At its June 5, 2025, meeting, the Planning Commission recommended approval. Motion carried by a 6-0 vote.

Staff Recommendation:
Consideration of Ordinance 25-O-08 and, if approved, authorize the Mayor to execute the Ordinance.

Ordinance:
AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, PROVIDING FOR A SMALLSCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY RECLASSIFYING A PROPERTY (0.69 ACRES MOL) LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID 17E18S21 12220 (ALT KEY: 1068215) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY CRYSTAL RIVER CHURCH OF CHRIST FROM CIVIC 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 25-O-08
Staff Report
Application.pdf
PowerPoint

ORDINANCE NO. 25-O-08

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 PROPERTY (0.69 ACRES MOL) LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID 17E18S21 12220 (ALT KEY: 1068215) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY CRYSTAL RIVER CHURCH OF CHRIST FROM CIVIC 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 on June 5, 2025, and the Local Planning Agency has determined such application to be consistent with the Comprehensive Plan and appropriate to the future land uses within the City; and

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

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

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

SECTION 1. PURPOSE

The purpose of this Ordinance is to allow a small-scale amendment to the Future Land Use Map of the Comprehensive Plan of the City of Crystal River, Florida, for 0.69 acres (MOL) owned by Crystal River Church of Christ by redesignating the Future Land Use from Civic 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. PCA25-0002 CRYSTAL RIVER CHURCH OF CHRIST

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

a) That the property legally described as shown in **EXHIBIT "A"** attached hereto and incorporated herein by reference, for 0.69 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 to 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 useable and manageable format. The City Manager, in conjunction with the City Clerk and the City Attorney, are 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 the references thereto as if fully set forth herein verbatim.

SECTION 6. SEVERABILITY

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

SECTION 7. EFFECTIVE DATE

This Ordinance shall become effective thirty-one (31) days after adoption if no challenge is filed. If this Ordinance is challenged within thirty (30) days after adoption, small-scale development amendments do not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance with the law.

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

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

ATTEST:

_____
MIA FINK, CITY CLERK

CITY OF CRYSTAL RIVER

_____
JOE MEEK, MAYOR

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

_____
Robert W. Batsel, Jr., City Attorney

VOTE OF COUNCIL:

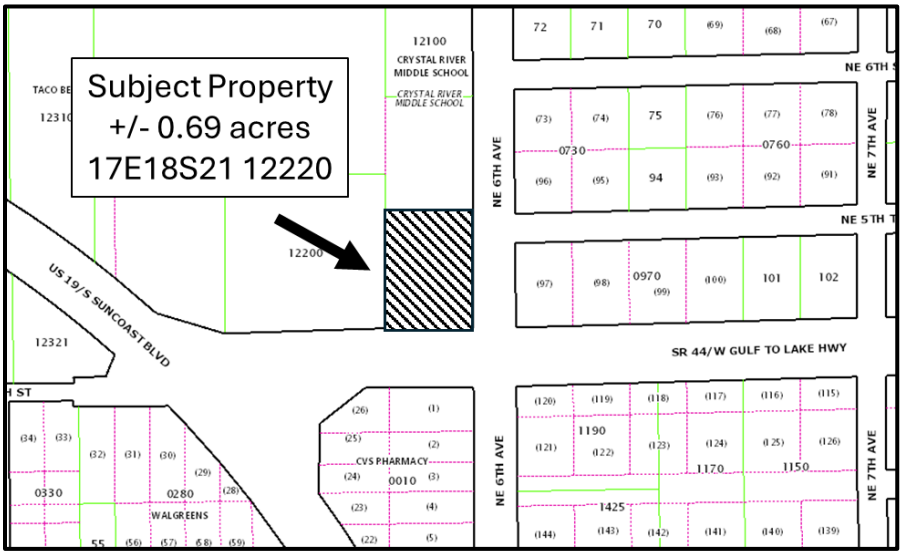
Joe Meek _____
Robert Holmes _____
Cindi Frink _____
Chris Ensing _____
Gabrielle Satchell _____

EXHIBIT "A"

A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NE 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST; THENCE NORTH ALONG THE EAST BOUNDARY OF SAID SECTION 21, 75.48 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 44; THENCE SOUTH 88 DEGREES 25'38"W., ALONG SAID RIGHT OF WAY LINE 30.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 25'38"W., ALONG SAID RIGHT OF WAY LINE 150.0 FEET; THENCE NORTH PARALLEL TO THE EAST BOUNDARY OF SAID SECTION, 200.0 FEET; THENCE NORTH 88 DEGREES 25'38" E., PARALLEL WITH SAID RIGHT OF WAY LINE 150.0 FEET; THENCE SOUTH PARALLEL WITH SAID EAST BOUNDARY 200.0 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NUMBER: 17E18S21 12220



CITY OF CRYSTAL RIVER

STAFF REPORT

Growth Management Department

MEETING DATES:	Planning Commission: June 5, 2025, at 5:30 p.m. City Council Introduction: July 14, 2025, at 5:30 p.m. City Council Second Reading & Public Hearing: August 11, 2025, at 5:30 p.m.	
PCA25-0002/PZM25-0002 – Michael Muniz on behalf of Crystal River Church of Christ – Future Land Use and Zoning Amendment		
PROPOSED AMENDMENTS:	**COMPREHENSIVE PLAN**	Small-Scale Comprehensive Plan Amendment to the Future Land Use Map to change 0.69 acres +/- from Civic to Urban Center
	ZONING MAP	Amendment to the Official Zoning Map to change 0.69 acres +/- from Civic to Urban Center 1
SUBJECT PROPERTY:	Section 21, Township 18 S, and Range 17E, specifically identified as 563 NE 5th Street, Parcel ID 17E18S21 12220 (Alt Key: 1068215) 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:	Crystal River Church of Christ	
ACREAGE:	+/- 0.69 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** – Wawa Gas Station, Urban Center 1 Zone. **South** – Across SR 44/NE 5th Street, CVS Pharmacy, Urban Center 1 Zone. **East** – Across NE 6th Ave, Dunkin Donuts, Urban Center 1 Zone. **West** – Big Dan's Car Wash, Urban Center 1 Zone.	
PREPARED BY:	Carly Hanson, AICP, Growth Management Director	

BACKGROUND INFORMATION:

These applications are brought forward by Michael Muniz on behalf of Crystal River Church of Christ to amend the Future Land Use Category and Zoning District for a +/- 0.69 acre developed parcel on the corner of State Road 44/NE 5th Street and NE 6th Ave. The applicant wishes to redesignate the land use and zoning for a portion of the parcels to redevelop the site as a Take 5 Oil.

ANALYSIS:

This is a joint application to amend the Future Land Use Map (FLUM) and Official Zoning Map for the City of Crystal River. The analysis for the proposed amendments provides for the legal status of the Comprehensive Plan and Future Land Use Map, and that the land development regulations and proposed Zoning Map Amendment are consistent with and implement the adopted Comprehensive Plan.

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

Comprehensive Plan FLUM Category:	From Existing: Civic	To Proposed: Urban Center
Category Description:	Government uses, parks, community facilities, and private fraternal and social organizations.	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*:	0.25 FAR*	3.0 FAR
Maximum Impervious Surface:	Not to Exceed 45%	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 result in an increase in allowable density, intensity, and impervious surface, while allowing the subject property to be used for commercial and residential uses.

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

Zoning District:	From Existing: Civic	To Proposed: Urban Center 1
Allowable Uses:	Library/Museum, Post Office, and conditional assembly and school	Various residential, institutional, retail, service, office, amusement uses and conditional light industrial uses
Max Density:	N/A	16 units per acre
Max Lot Coverage:	45%	90%
Max FAR:	0.25	3.0
Max Height:	42’ Top Plate 52’ To Ridge	65’ Top Plate 75’ To Ridge

FAR – Floor to Area Ratio

Source: Crystal River Community Development Code (Ord. No. 24-O-14)

The proposed Urban Center 1 Zoning District shall be used to implement the proposed Urban Center 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 a portion of the parcel while allowing the subject property to be used for commercial and residential uses.

INFRASTRUCTURE:

Transportation (Ingress/Egress) – The subject property is located on the corner State Road 44/NE 5th Street, a state-maintained 4-lane Principal Arterial-Other URBAN roadway, and NE 6th Ave, a City-maintained local roadway. Future driveway connections will require a Florida Department of Transportation and City of Crystal River right-of-way utilization permit.

Water – The City currently supplies water 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.

Sewer – The City currently supplies sewer service 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.

ENVIRONMENTAL FACTORS:

According to the FEMA Flood Insurance Rate Map, elevation contours vary from 4 to 5 feet above mean sea level (MSL). Development will be required to meet FEMA requirements.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The request for FLUM 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 proposed amendments for the subject property are comparable to the surrounding City Land Use and Zoning Designations and are compatible with the existing land use

patterns and development potential for the area. Adequate public facilities are currently available to serve the subject area.

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. Intensity, similarity in scale, bulk, and other aspects of site design will be regulated by the Community Development Code and ensured at time of building permit to be compatible with the surrounding Zones.

SUMMARY OF PUBLIC COMMENTS:

Public comments have not 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 0.69 acres +/- to change the Future Land Use Map's designation from Civic to Urban Center.
2. The request is an amendment of the City of Crystal River Official Zoning Map for a property of 0.69 acres +/- to change from the Civic Zone to the Urban Center 1 Zone.
3. Access to the subject property is supported by State Road 44/NE 5th Street, a state-maintained 4-lane Principal Arterial-Other URBAN roadway.
4. Adequate City public facilities are currently available to serve the subject area.
5. 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.
6. All other standards of the Crystal River Community Development Code will be applicable at the time of development order.

STAFF RECOMMENDATION:

Approval of the Small-Scale Comprehensive Plan Amendment and the amendment to the Official Zoning Map as presented herein. The proposed amendment is consistent with the Crystal River Comprehensive Plan.

PLANNING COMMISSION ACTION:

As conveyed in Section 8(u)(4)(a) – (b) of the Crystal River Zoning Ordinance, the Planning Commission shall recommend to the City Council that the application(s) be approved or denied.

1. PCA25-0002 Future Land Use Map Amendment
2. PZM25-0002 Zoning Amendment

Department of Planning & Community Development
123 Northwest Highway 19
Crystal River, FL 34432
Telephone: (352) 795-4216
Facsimile: (352) 795-6351
development@crystalriverfl.org

City of Crystal River

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

Fee: Small Scale - $500 for 50 ac or fewer Large Scale - $1,000 for > 50 ac
TO BE PAID AT TIME OF APPLICATION

Check One: Small Scale _____ # Acres _____
Large Scale _x_ # Acres 0.69

AltKey: 1068215
Parcel #: 17E18S2112220

Name of Petitioner(s): Michael Muniz

Address of Petitioner(s): 111 N Magnolia Ave # 1350

City Orlando State FL Zip Code 32801

Phone # 561-414-7048 Fax # _____ Cell # 561-414-7048

Email Address: mmuniz@atwell.com

Legal Description attached: Yes X No ___ *Survey attached*: Yes X No ___

Street address of property (if applicable): 563 NE 5th ST CRYSTAL RIVER, FL 34429

Existing Land Use: Church Proposed Land Use: Commercial Car Oil Change

Reason for Request: Proposed to rezone existing zoning PI-Public/Institutional to UC-1 Urban Center 1 to allow construction of oil change use.

The following items are required (applications will not be processed if these items do not accompany the application):

- X Deed or Proof of Ownership
- X Notarized signature of the current property owner(s) and the Agent's signature, if applicable.
- X Survey or aerial of property from Property Appraiser website, printed on paper that is no less than 11" x 17". (Provide a complete legal description of area under consideration.)
- X Paid application fee

I Michael Muniz, being first duly sworn, affirm and say that I am the:

(check one)

_____ owner, or

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

Signature

111 N. Magnolia Ave Suite 1350
Address

561-414-7048
Phone Number

Orlando, FL, 32801
City, State, Zip Code

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 6th, day of May, 2025, by Michael Muniz, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

Keisha McKenzie
Notary Public

Commission No.: HH256697

Commission Expires: 4/24/26

KEISHA MCKENZIE
MY COMMISSION EXPIRES 04-24-2026
NOTARY PUBLIC
COMM. # HH 256697
STATE OF FLORIDA

REZONING APPLICATION

Department of Planning & Community Development
123 Northwest Highway 19
Crystal River, FL 34432
Telephone: (352) 795-4216
Facsimile: (352) 795-6351
development@crystalriverfl.org

Applicant Information:

Name: Michael Muniz

Address: 111 N Magnolia Ave # 1350, Orlando, FL 32801

Phone #: 561-414-7048 Fax #: _____ Cell #: 561-414-7048

Email Address: mmuniz@atwell.com

Property Description:

Parcel Account #: 17E18S2112220 Alt. Key # 1068215

Street Address (or street & avenue location): 563 NE 5th ST CRYSTAL RIVER, FL 34429

Legal Description:

A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS:COMMENCING AT THE SE CORNER OF THE NE 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST; THENCE NORTHALONG THE EAST BOUNDARY OF SAID SECTION 21, 75.48 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 44; THENCE SOUTH 88 DEGREES 25'38"W., ALONG SAID RIGHT OF WAY LINE 30.00 FEET FOR THE POINT OF BEGINNING; THENCESOUTH 88 DEGREES 25'38"W., ALONG SAID RIGHT OF WAY LINE 150.0 FEET; THENCE NORTH PARALLEL TO THE EASTBOUNDARY OF SAID SECTION, 200.0 FEET; THENCE NORTH 88 DEGREES 25'38" E., PARALLEL WITH SAID RIGHT OF WAY LINE150.0 FEET; THENCE SOUTH PARALLEL WITH SAID EAST BOUNDARY 300.0 200.0 FEET TO THE POINT OF BEGINNING.

(or attachment)

Property Acreage: 0.69 Sq. ft.: 1708

Present F.L.U.M. Designation: Civic

Present Zoning Designation: PI-Public / Institutional

Requested Zoning Designation: UC-1 Urban Center

Reason for the Request: Proposed to rezone existing zoning PI-Public/Institutional to UC-1 Urban Center 1 to allow construction of oil change use.

Explain Consistency with the Future Land Use Plan: The site is surrounded around Urban Center zoning designations. Therefore it will be consistent with adjacent properties

Additional Contact Information (other than Owner or Agent)

Name: Victoria Virel Cuervo

Address: 111 N Magnolia Ave # 1350, Orlando, FL 32801

Phone #: 407-473-7250 Fax #: _____ Cell #: 407-473-7250

Email Address: vcuervo@atwell.com

Fee: $500 – To be paid at time of application

Attachments:

1. Survey & Legal Description
2. Deed, or other proof of ownership
3. Map (see Checklist)

The City of Crystal River may, within reason, request additional information, if the information provided by the applicant is insufficient to analyze the proposed change in zoning. Information submitted by the applicant at either the Planning Commission or City Council public hearing(s), which is beyond the scope of that submitted to the City in the original application, shall be grounds for a continuation of the public hearing until such time that the Planning Commission and Staff can review and analyze such information.

Check	Requirements (Sec. 10.01.06)
✓	**A.** The application shall include a map of the area that can be found on the Citrus County Property Appraiser website (www.citruspa.org)
✓	1. The current zoning district designations for the subject property and all adjacent properties. The zoning map can be found at www.crystalriverfl.org
✓	2. The land use categories from the Future Land Use Map that can be found at www.crystalriverfl.org
✓	**B.** A statement shall be provided including the following information:
✓	1. A justification for the proposed zoning.
✓	2. Deed, or other proof of ownership

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation __X__Comprehensive Plan Amendment

_____Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 21 Township 18S Range 17E Alternate Key # 1068215

Lot/Parcel 17E18S21 Block 12220

Subdivision 003634 - UNREC Tracts IN 21-18S-17E

I, Crystal River Church of Christ, owner of the above described property,
(Name of Owner)

authorize Michael Muniz of Atwell, LLC to
(Name of Representative) (Name of Business)

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: _____
(Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Stephen Hinton, who is personally known to me or provided Florida Driver License as identification and who did not take an oath.

WITNESS my hand and official seal this 5th day of May, 2025

Kai S. Redding
Printed Name

Seal

Kaitlin S. Redding
Notary Public - State of Florida

KAITLIN S. REDDING
Notary Public
State of Florida
Comm# HH483459
Expires 3/10/2026

April 17, 2024

Authorization Letter for Representative

Take 5 Properties SPV LLC ("Take 5") hereby gives authorization to Atwell, LLC to act on behalf of Take 5 to complete and submit applications for the purpose of processing, coordinating, and obtaining all permits with state, county, and local jurisdictions and also to complete and submit utility applications for the purpose of design coordination for new or relocating service. This Authorization Letter for Representative shall remain in effect as long as Atwell, LLC is under contract with Take 5 unless earlier revoked in writing by Take 5.

Take 5 Properties SPV LLC

By: Anthony Winchester
Printed Name: Anthony Winchester
Title: Vice President – Legal, Real Estate

STATE OF NORTH CAROLINA)
) **ACKNOWLEDGMENT**
COUNTY OF MECKLENBURG)

I, CAROL D DONOGHUE, a Notary Public in and for the County and State aforesaid, certify that Anthony Winchester personally appeared before me this day and acknowledged the execution of the foregoing instrument by him as the Vice President – Legal, Real Estate of Take 5 Properties SPV LLC, a Delaware limited liability company, as the act and deed of said company.

WITNESS my hand and official stamp or seal this 18th day of April, 2024.

Notary Public for NORTH CAROLINA

Carol D Donoghue

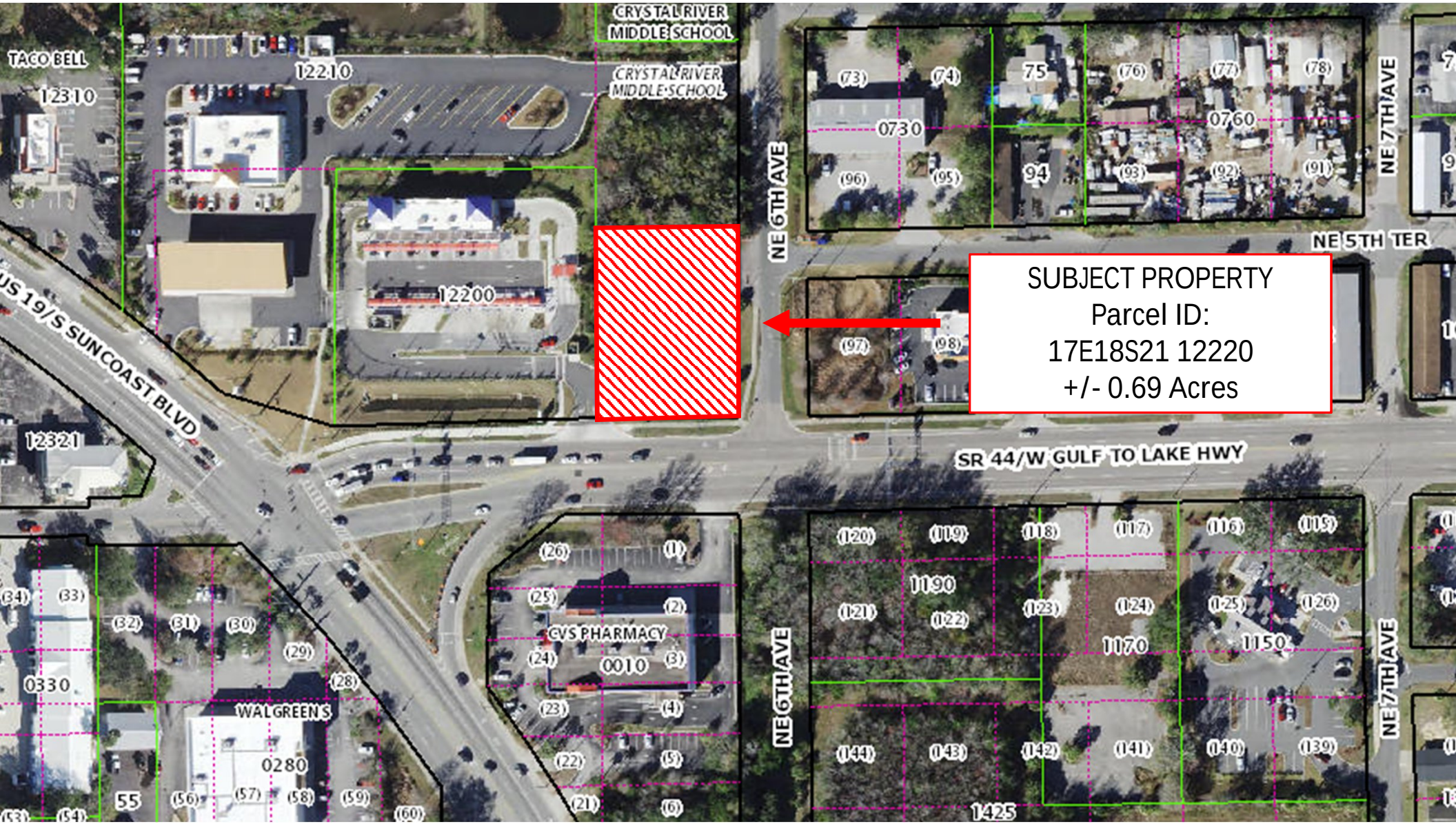
My Commission Expires: 3-9-2026

CAROL D DONOGHUE
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires 3-9-2026

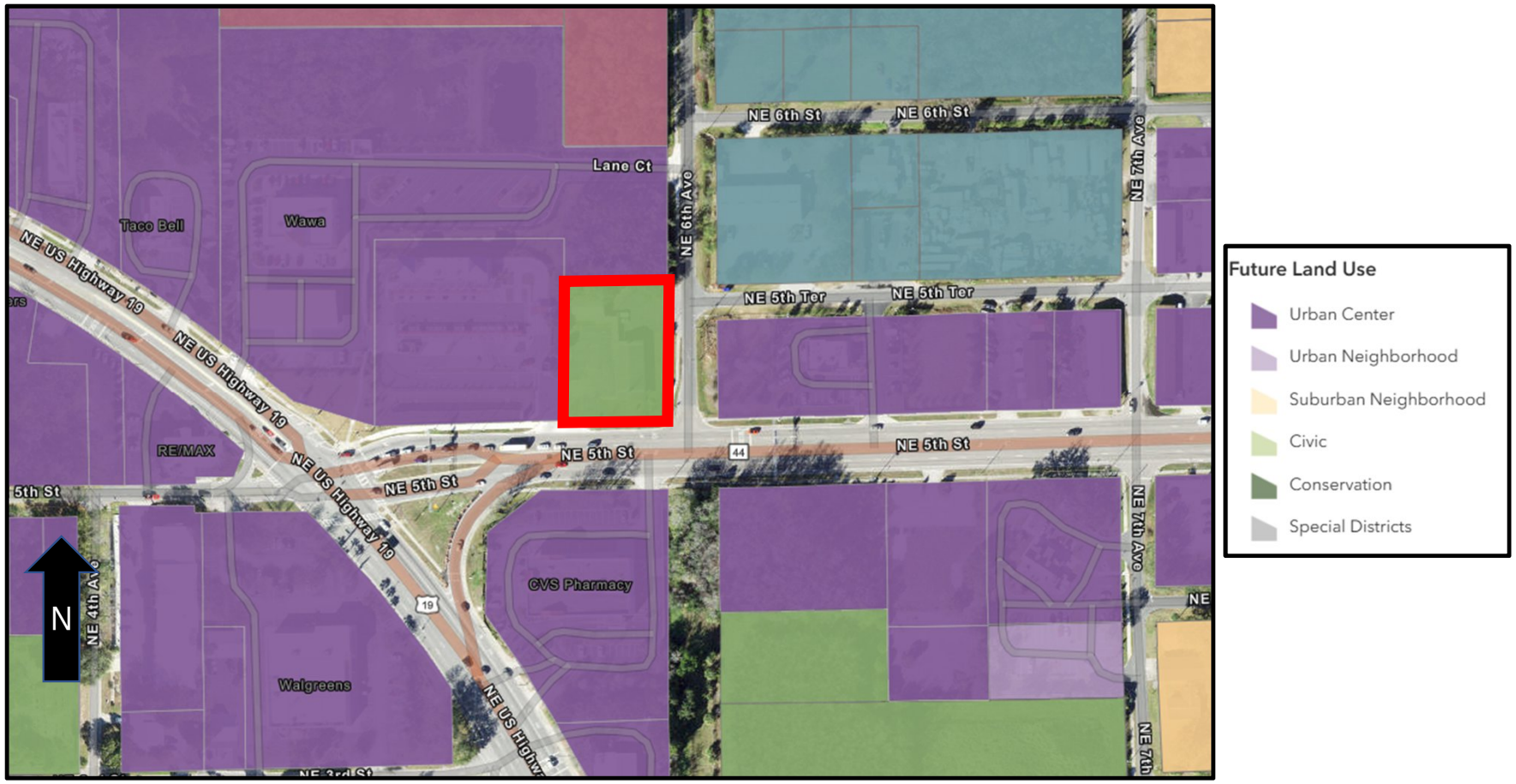
PCA25-0002 Future Land Use Amendment

PZM25-0002 Zoning Map Amendment

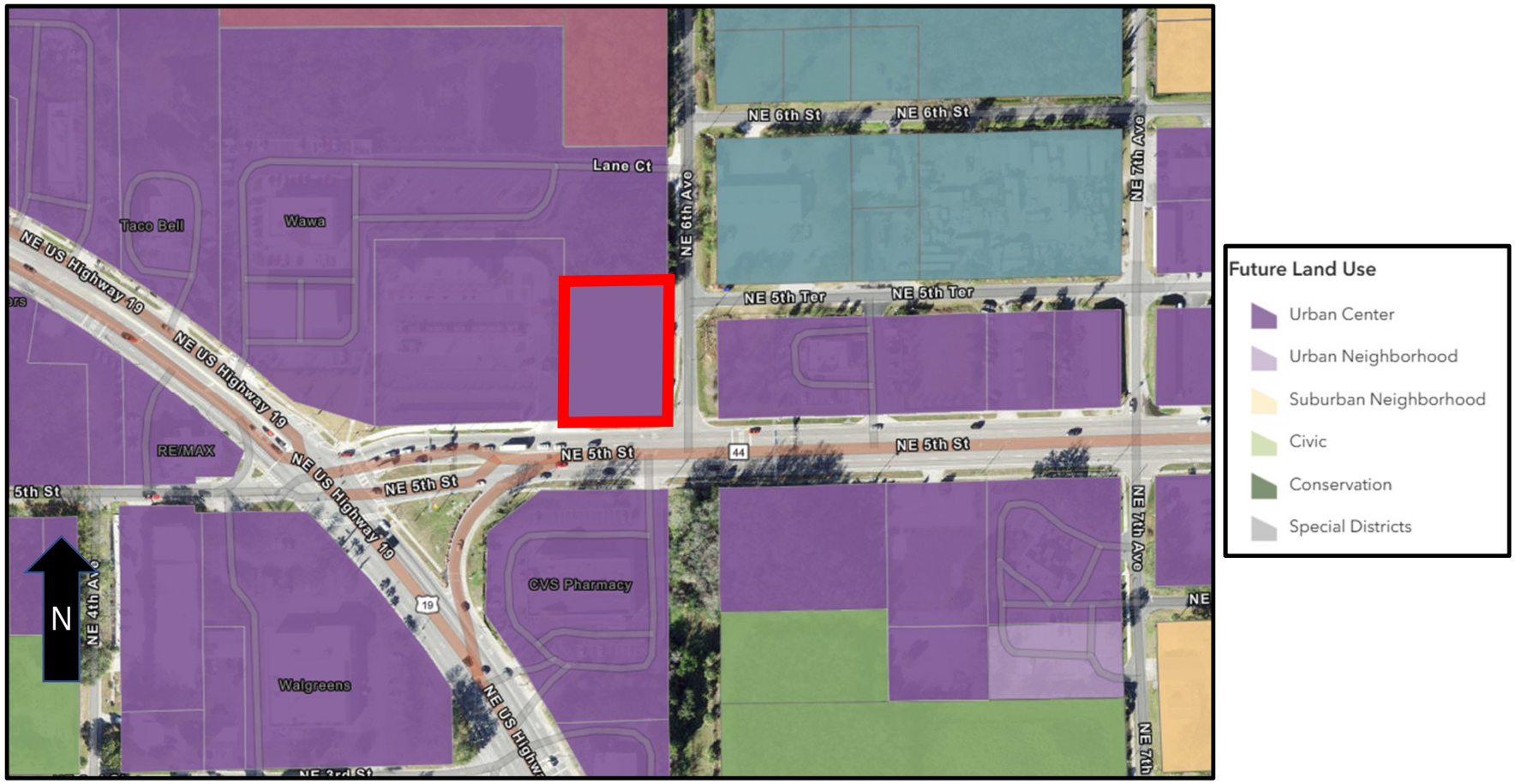
Michael Muniz on behalf of Crystal River Church of Christ


SUBJECT PROPERTY
Parcel ID:
17E18S21 12220
+/- 0.69 Acres
CRYSTAL RIVER MIDDLE SCHOOL
CRYSTAL RIVER MIDDLE SCHOOL
TACO BELL
12310
12210
12200
12321
US 19/S SUNCOAST BLVD
NE 6TH AVE
NE 7TH AVE
NE 5TH TER
SR 44/W GULF TO LAKE HWY
0730
0760
94
75
1190
1170
1150
1425
CVS PHARMACY
0010
WALGREENS
0280
0330
55

Crystal River Future Land Use Map Amendment
Existing Land Use Category
from Conservation



Crystal River Future Land Use Map Amendment
Proposed Land Use Category
from Conservation

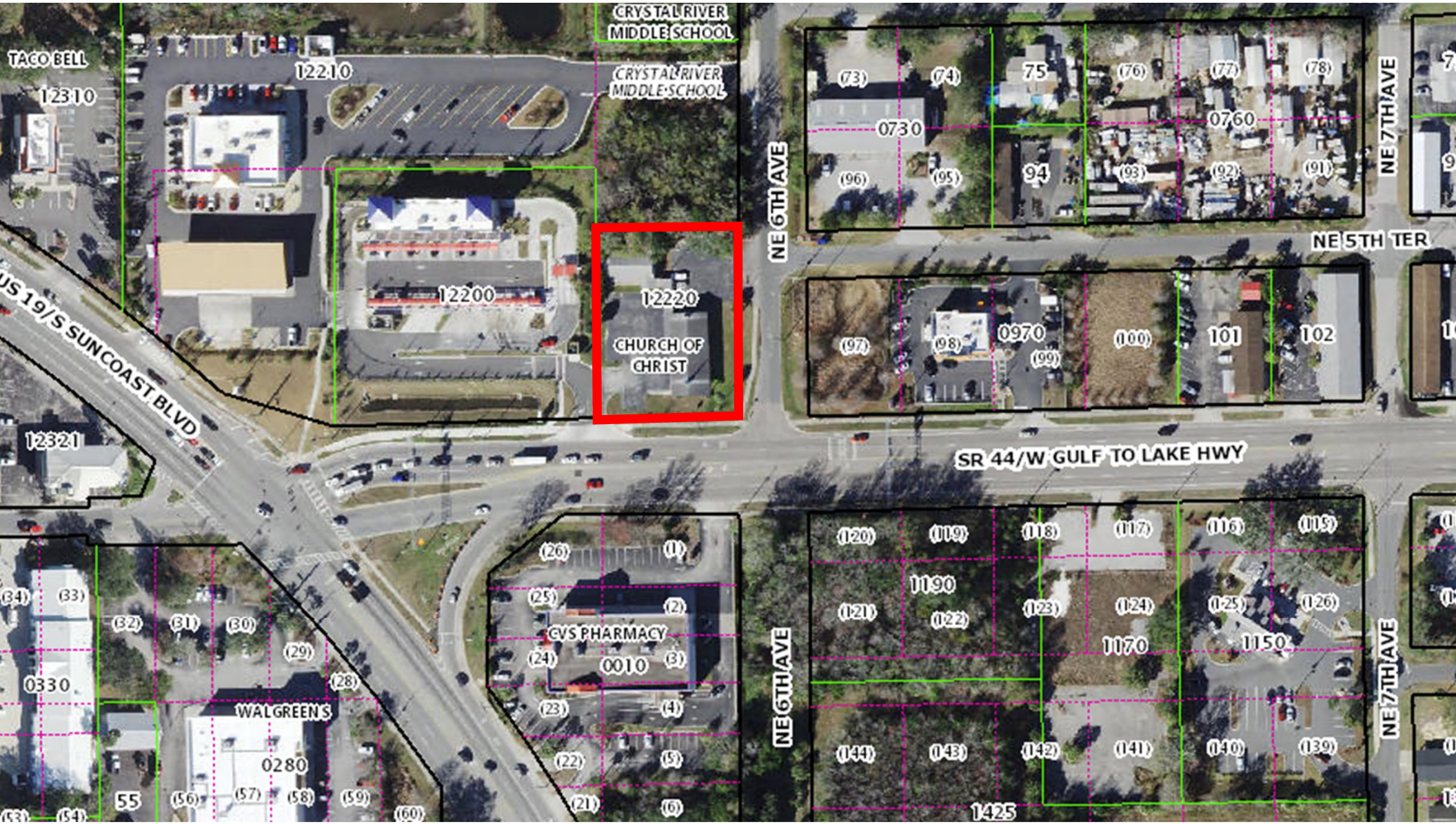


Crystal River Future Land Use Map Amendment
Existing Land Use Category
from Conservation



Crystal River Future Land Use Map Amendment
Proposed Land Use Category
from Conservation




CRYSTAL RIVER MIDDLE SCHOOL
CRYSTAL RIVER MIDDLE SCHOOL
TACO BELL
12310
12210
12200
12220
CHURCH OF CHRIST
NE 6TH AVE
NE 7TH AVE
NE 5TH TER
0730
0760
94
75
0970
101
102
US 19/S SUNCOAST BLVD
12321
SR 44/W GULF TO LAKE HWY
CVS PHARMACY
0010
1190
1170
1150
1425
0330
WALGREENS
0280
55


Taco Bell
Wawa Gas Station
Nature Coast Window & Door
Big Dan's Car Wash
Dunkin Donuts
RE/MAX Realty
CVS Pharmacy
Starbucks
Walgreens
Coney Island
TACO BELL
CRYSTAL RIVER MIDDLE SCHOOL
CRYSTAL RI MIDDLE SCH
12220
CHURCH OF CHRIST
NE 6TH
NE 7TH AVE
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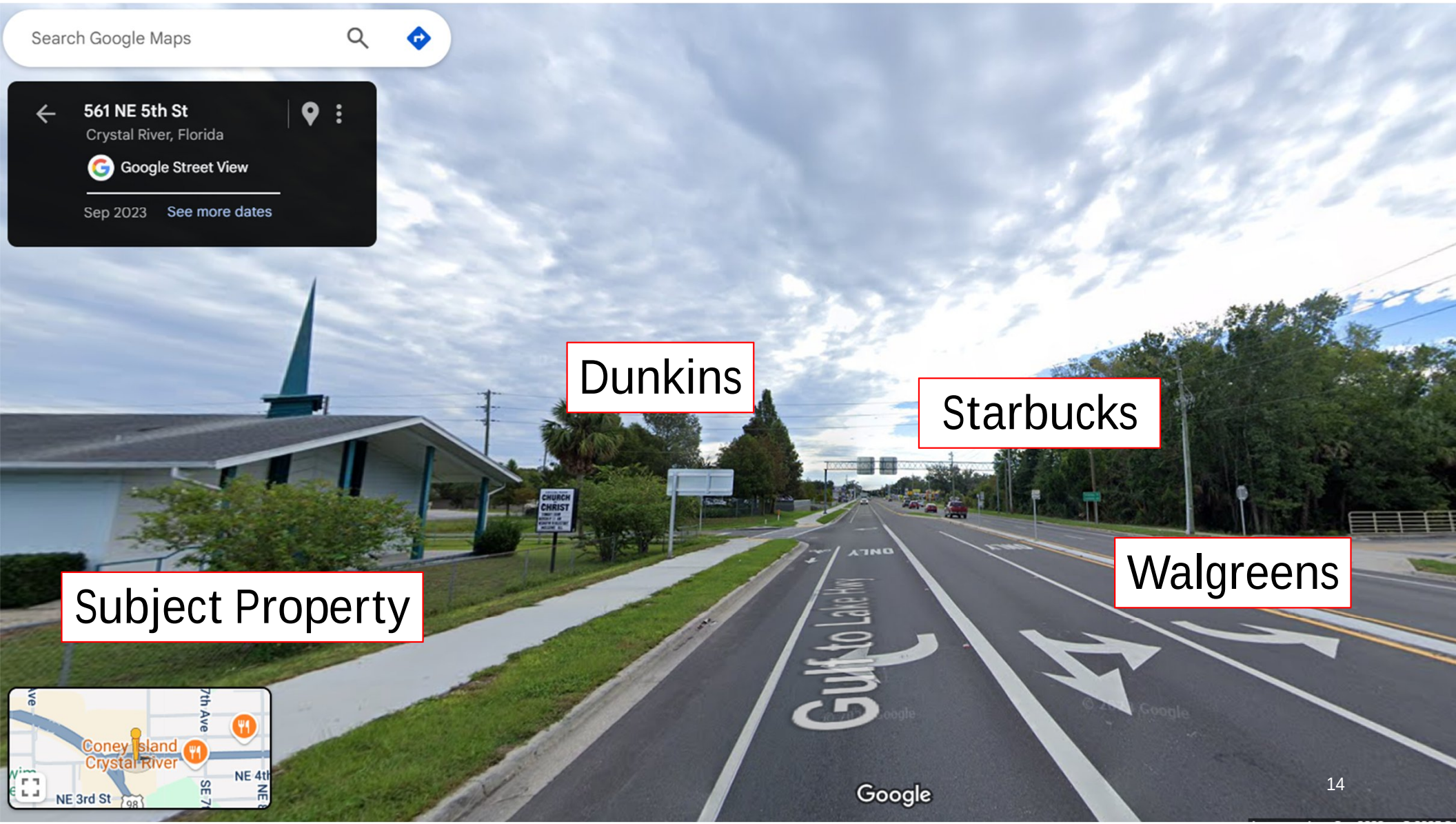

APPLICATION PENDING
FOR THE DEVELOPMENT OF THIS PROPERTY
PUBLIC INPUT ACCEPTED
CONTACT: CITY OF CRYSTAL RIVER
DEPT. OF PLANNING & DEVELOPMENT SERVICES
(352) 795-4216
APPL# PCA/PZM25-0002
DO NOT REMOVE THIS SIGN UNDER PENALTY OF LAW






Search Google Maps
NE 6th Ave
Crystal River, Florida
Google Street View
Apr 2023
See more dates
Wawa Gas Station
Various Commercial
Subject Property
Dunkin Donuts
NE 6th Ave
Coney Island Crystal River
NE 3rd St
98
NE 4th
Google


Search Google Maps
573 FL-44
Crystal River, Florida
Google Street View
Sep 2023
See more dates
Big Dan's Car Wash
Walgreens
Subject Property
ONLY
FL-44
Coney Island Crystal River
NE 3rd St
NE 4th
7th Ave
© 2023 Google
Google


Search Google Maps
561 NE 5th St
Crystal River, Florida
Google Street View
Sep 2023
See more dates
Dunkins
Starbucks
Walgreens
Subject Property
Coney Island Crystal River
NE 3rd St
NE 4th
7th Ave
Gulf to Lake Hwy
Google

QUESTIONS?

PCA25-0002 Future Land Use Amendment

PZM25-0002 Zoning Map Amendment

Michael Muniz on behalf of
Crystal River Church of Christ

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 7.C.**

Requested Motion: Consideration of Ordinance 25-O-09 (Application No. PZM25-0002) for an amendment of the Official Zoning Map for 0.69 acres addressed as 563 NE 5th Street, owned by Crystal River Church of Christ, on Second Reading for Public Hearing on August 11, 2025, at 5:30 p.m. This item is associated with the previous item.

Summary:
This application is brought forward by Michael Muniz on behalf of Crystal River Church of Christ to amend the Zoning District for a +/- 0.69 acre developed parcel on the corner of State Road 44/NE 5th Street and NE 6th Ave from Civic to Urban center 1. The applicant wishes to redesignate the land use and zoning to redevelop the site as a Take 5 Oil.
At its June 5, 2025, meeting, the Planning Commission recommended approval. Motion carried by a 6-0

Staff Recommendation:
Conduct a Public Hearing to consider Ordinance 25-O-09, if approved, authorize the Mayor to execute the Ordinance **(QUASI-JUDICIAL)**

Ordinance:
AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER BY REZONING A PROPERTY (0.69 ACRES MOL) LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY A PARCEL ID 17E18S21 12220 (ALT KEY: 1068215) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY CRYSTAL RIVER CHURCH OF CHRIST FROM CIVIC TO URBAN CENTER 1 ZONING DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ATTACHMENTS:
Description
Ordinance 25-O-09

ORDINANCE 25-O-09

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER BY REZONING A PROPERTY (0.69 ACRES MOL) LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY A PARCEL ID 17E18S21 12220 (ALT KEY: 1068215) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AND OWNED BY CRYSTAL RIVER CHURCH OF CHRIST FROM CIVIC TO URBAN CENTER 1 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 June 5, 2025, voted ___-___ to recommend to the City Council that the request to amend the official zoning map be _____; and

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

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

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

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

SECTION 1. PURPOSE.

The purpose of this Ordinance is to amend the official zoning map of the City of Crystal River, Florida, by rezoning 0.69 acres (MOL) owned by Crystal River Church of Christ by redesignating the zoning from Civic to Urban Center 1 for the reasons set forth in the above "**WHEREAS**" clauses, which are incorporated herein, in haec verba.

SECTION 2. AUTHORITY

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

SECTION 3. ZONING MAP AMENDMENT

APPLICATION NO. PZM25-0002 CRYSTAL RIVER CHURCH OF CHRIST

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

a. That the property legally described as shown in **EXHIBIT "A"** attached hereto and incorporated herein by reference, for 0.69 acres, is amended to Urban Center 1.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES

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

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER/EXHIBITS

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

SECTION 6. SEVERABILITY

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

SECTION 7. EFFECTIVE DATE

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

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

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

ATTEST:

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:

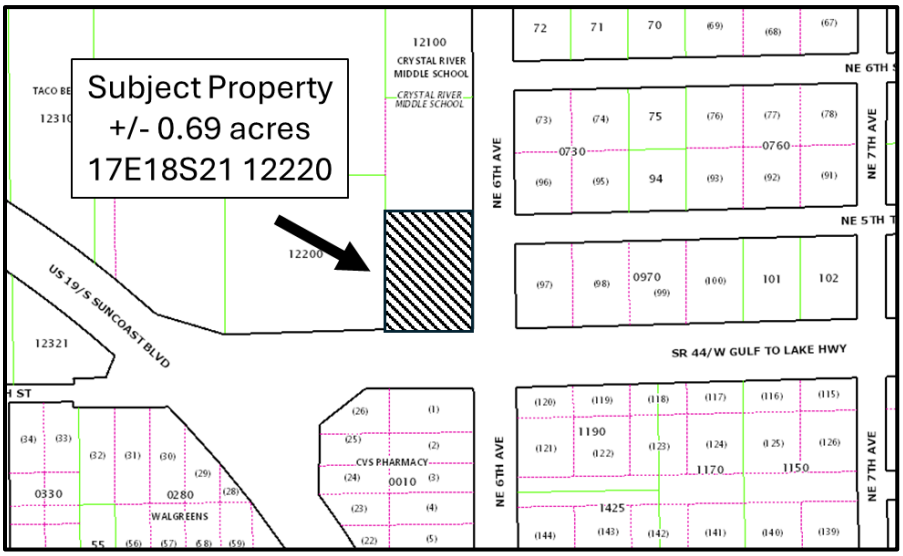
Joe Meek _____
Robert Holmes _____
Cindi Frink _____
Chris Ensing _____
Gabrielle Satchell _____

EXHIBIT "A"

A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NE 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST; THENCE NORTH ALONG THE EAST BOUNDARY OF SAID SECTION 21, 75.48 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 44; THENCE SOUTH 88 DEGREES 25'38"W., ALONG SAID RIGHT OF WAY LINE 30.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 25'38"W., ALONG SAID RIGHT OF WAY LINE 150.0 FEET; THENCE NORTH PARALLEL TO THE EAST BOUNDARY OF SAID SECTION, 200.0 FEET; THENCE NORTH 88 DEGREES 25'38" E., PARALLEL WITH SAID RIGHT OF WAY LINE 150.0 FEET; THENCE SOUTH PARALLEL WITH SAID EAST BOUNDARY 200.0 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NUMBER: 17E18S21 12220



CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 9.A.**

Requested Motion: Riverwalk Update

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 9.B.**

Requested Motion: 579 US Highway 19, LLC Update

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 10.A.**

Requested Motion: Motion to approve the acceptance of a donation of vacant property located at 660 NE Crystal Street, Crystal River, FL 34428, and authorize the City Manager to take all necessary steps to complete the transfer.

Summary:

The City has been offered a donation of approximately 3.04 acres of vacant property located at 660 NE Crystal Street, near Crystal River Middle School. As the parcel is primarily wetland, the current owner wishes to donate the land to the City.

Of the total 3.04 acres, approximately 2.47 acres are classified as wasteland (i.e. wetlands), while 0.57 acres are considered usable. The owner has opted not to pursue a formal appraisal. The City Manager would like to issue a letter of donation acceptance stating the original purchase price of $10,000.

Staff requests authorization for the City Manager to proceed with the acceptance of this donation, contingent upon review of title.

ATTACHMENTS:
Description
660 N Crystal Property Card Citrus County, FL.pdf
660 N Crystal StreamAGSJSMapImage.jpg

Altkey: 1078300
WILLIAMSON W VARDELL JR

Parcel ID: 17E18S22 44300
660 NE CRYSTAL ST , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3360 - CRYSTAL RIVER (CITY OF) NON-WATERFRONT
Tax District	000R - CITY OF CRYSTAL RIVER
Subdivision	003647 - UNREC TRACTS IN 22-18S-17E
Short Legal	3 AC IN SW1/4 OF NW1/4 OF NW1/4 S OF RD DESC IN OR BK 819643 & 658
Est. Parcel Sqft	132,517
Est. Parcel Acres	3.04
Map SC-TW-RG	22-18S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	WILLIAMSON W VARDELL JR
Mailing Address	200 S COLLEGE ST STE 1800 CHARLOTTE NC 28202

All Owners

Name	Owner Type
WILLIAMSON W VARDELL JR	TC - Tenants In Common
ANDERSON FRANCES WILLIAMSON	TC - Tenants In Common
WILLIAMSON HARRISON H	TC - Tenants In Common

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
2024	$5,230	$0	$5,230	$5,230	$0	$5,230	$0	$109.02	Link
2023	$5,230	$0	$5,230	$5,230	$0	$5,230	$0	$109.77	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	000R	CITY OF CRYSTAL RIVER	$5,230	20.8426	$109.01

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
05/01/1989	$100	0819/0658	02-MIN DOC STAMP ($100)	V
10/01/1982	$100	0606/0585	11-11	V

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.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	A-ACREAGE	.57	.0					RC
2	9600-WASTELAND	A-ACREAGE	2.47	.0					

Total Misc Value



CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: August 11, 2025 **Agenda Item Number: 10.B.**

Requested Motion: Motion to approve the lease addendum for the continued use of the Three Sisters Springs Visitor Center location, providing for a six-month lease extension and authorizing the City Manager to execute the addendum.

Summary:

The City is currently leasing property owned U&L Properties to house the Three Sisters Springs Visitor Center. Per the terms of the existing lease, the City must provide notice by August 22, 2025, if it does not intend to renew for another full year.

The City has long-term plans to relocate the Visitor Center to the historic Train Depot; however, renovations to the Depot and or train cars are underway and may not be completed before the current lease ends. As a result, the City may need to remain in the current location for a limited time beyond the lease expiration.

In coordination with the property owner, an addendum to the lease has been proposed that would allow the City to renew for an additional six months rather than a full year. This provides the City with the flexibility to remain in the space temporarily while avoiding unnecessary rental costs once the Train Depot is ready.

Staff Recommendation:
Staff recommends the approval of the lease addendum for the continued use of the Three Sisters Springs Visitor Center location, providing for a six-month lease extension and authorizing the City Manager to execute the addendum.

ATTACHMENTS:
Description
First Amendment of TSS Lease JTH 8-6-25.docx

FIRST AMENDMENT TO LEASE AGREEMENT WITH RIGHT OF FIRST REFUSAL

THIS FIRST AMENDMENT TO LEASE AGREEMENT WITH FIRST RIGHT OF REFUSAL ("Amendment") is entered into effective this ____ day of August, 2025 ("Effective Date"), between:

- **U & L PROPERTIES LLC**, a Florida limited liability company ("Landlord"); and,
- **CITY OF CRYSTAL RIVER, FLORIDA**, a municipal corporation of the State of Florida ("Tenant").

WHEREAS:

A. Landlord and Tenant are parties (the "Parties") to the Lease Agreement with First Right of Refusal dated October 2, 2023 (the "Original Lease") pursuant to which Landlord leased to Tenant the premises (the "Premises") located at 917 Three Sisters Trail, Crystal River, FL 34429.

B. The Parties now desire to hereby amend the Original Lease as set forth herein. The Original Lease as amended herein shall be referred to as the Lease.

IN CONSIDERATION of the exchange of the mutual promises set forth herein, and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the Parties hereto agree as follows:

1. **Termination By Tenant Upon Notice.** Tenant shall have the right to terminate the Lease by providing Landlord with not less than six (6) months' prior written notice of termination. The effective date of such termination shall be as specified in Tenant's notice, but in no event shall it be less than six (6) months following delivery of the notice. Upon such termination, the Lease shall be deemed terminated and of no further force or effect as of the effective date specified in the notice, except for those provisions which expressly survive termination.

2. **Effect on Original Lease**. Except as expressly set forth herein, the Original Lease is not amended or modified. All references herein or in the Original Lease to " this Agreement," " the Agreement," or similar terms shall be deemed to refer to the Original Lease as amended hereby.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Amendment to be duly executed and delivered as of the date set forth above.

U & L PROPERTIES, LLC, a Florida limited liability company

By:_____
Steven A Uiterwyk, as its Manager

CITY OF CRYSTAL RIVER, a Florida municipal corporation

By: _____
Joe Meek, Mayor

ATTEST:

_____
Mia Fink, City Clerk