Agenda

Crystal River City Council Meeting
Regular Meeting Agenda
Monday, January 13, 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

2. ADOPTION OF AGENDA

3. PRESENTATIONS

A. FDOT Project Updates

4. UNFINISHED BUSINESS

5. PUBLIC INPUT

(Three Minute Time Limit)

6. APPROVAL OF CONSENT AGENDA

A. Motion to approve minutes of the City Council meeting held December 9, 2024

B. Motion to approve minutes of the Special City Council meeting held December 26, 2024

C. Motion to authorize the Mayor to execute a letter authorizing the City Manager to sign the subgrant application to participate in Public Assistance Grant opportunities.

D. Public Assistance (PA) and Hazard Mitigation Assistance (HMA) Report from Atkins

7. PUBLIC HEARING

A. Consideration of Ordinance 25-O-01 (Application No. PCA24-0004) for an amendment of the Future Land Use Map for 14.57 acres addressed as 4264 N Tallahassee Road, owned by Scott and Christine Johnson, on Second Reading, and conduct a public hearing on January 13, 2025, at 5:30 p.m. This item is associated with the next item.

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, PROVIDING FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY REDESIGNATING THE FUTURE LAND USE FOR 14.57 ACRES (MOL) FROM CLDR, COASTAL LOW DENSITY RESIDENTIAL AND MDR, MEDIUM DENSITY RESIDENTIAL LAND USE CATEGORIES TO IND, INDUSTRIAL LAND USE CATEGORY (OR ITS FUNCTIONAL EQUIVALENT SD, SPECIAL DISTRICT, WHERE AMENDED) FOR CERTAIN REAL PROPERTY LYING IN SECTION 08, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY A PART OF PARCEL ID: 17E18S08 33100 (ALT KEY 1051991) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

B. Consideration of Ordinance 25-O-02 (Application No. PZMA24-0004) for an amendment of the Official Zoning Map for 14.57 acres addressed as 4264 N Tallahassee Road, owned by Scott and Christine Johnson, on Second Reading, and conduct a public hearing on January 13, 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, FLORIDA BY REZONING 14.57 ACRES (MOL) FROM R-C, RESIDENTIAL CONSERVATION AND R-2, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICTS TO INDUSTRIAL (IND) ZONING DISTRICT (OR ITS FUNCTIONAL EQUIVALENT IND, LIGHT INDUSTRIAL, WHERE AMENDED) FOR CERTAIN REAL PROPERTY LYING IN SECTION 08, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID: 17E18S08 33100 (ALT KEY 1051991) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES;

PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

8. INTRODUCTION AND FIRST READY OF ORDINANCES

9. CITY ATTORNEY

10. CITY MANAGER

A. Discussion and consensus to proceed with implementation of recommended salary ranges for city positions.

B. Motion to adopt Resolution No. 25-R-09 to reallocate the Assistant City Manager position funding for various appropriations not within the FY2025 adopted budget the current Management has proposed.

C. Motion to adopt the 2025 Legislative Agenda

D. Motion to adopt Resolution No. 25-R-10 appropriating funding and approving the purchase of a building at1501 NW US Hwy 19, Crystal River for $1,700,000.00 for the purpose of a temporary City Hall

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: January 13, 2025 **Agenda Item Number: 3.A.**

Requested Motion: FDOT Project Updates

Summary:

Staff Recommendation:

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: January 13, 2025 **Agenda Item Number: 6.A.**

Requested Motion: Motion to approve minutes of the City Council meeting held December 9, 2024

Summary:

Staff Recommendation:

ATTACHMENTS:
Description
Minutes 12.09.24.pdf

Minutes

Crystal River City Council
Regular Council Meeting
Monday, December 9, 2024 5:30 p.m.
Citrus County Welcome Center

1. CALL TO ORDER

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

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

Council members absent: None

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

Council member Robert Holmes led the invocation, and Mayor Meek led the Pledge of Allegiance. Mayor Meek also welcomed newly elected Council members Chris Ensing and Gabrielle Satchel, as well as Council member Holmes.

2. ADOPTION OF AGENDA

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

3. PRESENTATIONS

A. CCSO Quarterly Report

Lieutenant John Bergen presented the quarterly report, discussed C.R.O. efforts, and additional measures, including traffic control. He introduced Traffic Sargeant Laura Anstead who discussed the FDOT Highway Safety Grant "Safer Coast" grant which will provide for high visibility traffic enforcement and related equipment.

Mayor Meek presented a Key to the City to outgoing C.R.O. Jacob Fischer.

4. UNFINISHED BUSINESS

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5. PUBLIC INPUT

***Auvis Cole- Director of Citrus County TDC*-** Discussed upcoming strategic tourism plan development.

***Dave Perry- Hunter Springs Kayaks*-** Discussed launch facility issues, Paddlecraft Franchisee program, related revenues, and Kings Bay Park master plan project and related improvements.

***Charlie Kish- Crystal River*-** Discussed recent First Friday event, Kings Bay channel marker installation, and proposed ladder truck purchase.

6. APPROVAL OF CONSENT AGENDA

A. Motion to approve minutes of the City Council meeting held November 12, 2024

B. Monthly Departmental Report Summary for the month of November

C. Motion to approve a road closure request for the 2025 Manatee Festival

D. Motion to authorize the disposition of 1992 pumper truck and sell to the City of Inverness for $10,000

E. Motion to approve Resolution No. 25-R-04 to transfer funding from undesignated reserves to redirect the funding source for the 579 Demolition project in the amount of $325,000

F. Motion to authorize the Mayor to execute a letter authorizing the City Manager to sign the sub application to participate in Hazard Mitigation Grant funding opportunities

G. Motion to authorize the City Manager to execute "Mutual Aid Interlocal Agreement for Fire/Rescue Assistance Between the City of Inverness and the City of Crystal River"

H. Motion to adopt Resolution No. 25-R-07 adjusting our 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 fees for the Fiscal Year 2025

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

7. PUBLIC HEARING

A. Consideration of Ordinance No. 24-O-04 (Application PCT24-001) for an Amendment of the Future Land Use Element of the Comprehensive Plan by reclassifying

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the land use categories and designated densities and intensities, and by amending the Future Land Use Map, on Second Reading for public hearing on December 9, 2024, at 5:30 p.m. *Joint presentation and public hearing held for items 7A and 7B.*

City Clerk Fink read both ordinances by title only and Mayor Meek called for disclosure of ex parte communications and conflicts of interest. *There were none.*

Staff Presentation: Mayor Meek notes benefits of form-based code adoption and Growth Management Director Jenette Collins made the presentation (noting prior presentation and transmittal process and previously requested revisions during the 10/14/24 Council meeting). Alex Stringfellow presented a summary of changes, as requested, Ms. Collins discussed the implementation process and encouragement of mixed-use. Council member Holmes noted short-term rental concerns which City Attorney Batsel addressed, noting legal review and memo issued prior to recommendation and previous A.G. opinion issued.

Applicant Presentation: N/A

Public Hearing:
***Charlie Kish- Crystal River*-** Discussed short-term rental (and bed & breakfast) concerns.

Motion to adopt Ordinance No. 24-O-04 (Application PCT24-001) for an Amendment of the Future Land Use Element of the Comprehensive Plan by reclassifying the land use categories and designated densities and intensities, and by amending the Future Land Use Map, on Second Reading was made by Council member Ensing; seconded

B. Consideration of Ordinance No. 24-O-14 (Application PZT24-0001) for an amendment of the land development regulations for a new Appendix A - Community Development Code and new Official Zoning Map, on Second Reading for public hearing on December 9, 2024, at 5:30 p.m. *Joint presentation and public hearing held for items 7A and 7B.*

Motion to adopt Ordinance No. 24-O-14 (Application PZT24-0001) for an amendment of the land development regulations for a new Appendix A - Community Development Code and new Official Zoning Map, on Second Reading was made by

8. INTRODUCTION AND FIRST READING OF ORDINANCES

A. Introduction of Ordinance 25-O-01 (Application No. PCA24-0004) for an amendment of the Future Land Use Map for 14.57 acres addressed as 4264 N Tallahassee Road,

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owned by Scott and Christine Johnson, on First Reading, and set the public hearing for January 13, 2025, at 5:30 p.m. This item is associated with the next item.

City Clerk Fink read the ordinance by title only.

B. Introduction of Ordinance 25-O-02 (Application No. PZMA24-0004) for an amendment of the Official Zoning Map for 14.57 acres addressed as 4264 N Tallahassee Road, owned by Scott and Christine Johnson, on First Reading, and set the public hearing for January 13, 2025, at 5:30 p.m. This item is associated with the previous item.

City Clerk Fink read the ordinance by title only.

C. Introduction of Ordinance 25-O-03 (Application No. PCA24-0005) for an amendment of the Future Land Use Map for 0.57 acres addressed as 420 SW 1st Place, owned by Frye One Pete's Pier LLC, on First Reading, and set the public hearing for January 13, 2025, at 5:30 p.m. This item is associated with the next item.

Mayor Meek announced that items 8C and 8D have been pulled upon request of the applicant.

D. Introduction of Ordinance 25-O-04 (Application No. PZMA24-0005) for an amendment of the Official Zoning Map for 0.57 acres addressed as 420 SW 1st Place, owned by Frye One Pete's Pier, on First Reading, and set the public hearing for January 13, 2025, at 5:30 p.m. This item is associated with the previous item.

9. CITY ATTORNEY

City Attorney Rob Batsel commended Ms. Collins on her efforts throughout her career as a Planner with both eh City and County.

10. CITY MANAGER

A. Update on ARPA Grant Funding

City Manager Curts presented a summary of ARPA funding utilization, summarizing expenses and noting previous plan elements that were not reimbursable.

B. Motion to approve Resolution No. 25-R-05 to enter into a contract with South Florida Emergency Vehicles for the purchase of a Fouts Brothers Attack Truck (Mini-Pumper) for the net cost of $344,520.000 utilizing ARPA funding

City Manager Curts presented the item and offered to address any questions.

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Motion to approve Resolution No. 25-R-05 to enter into a contract with South Florida Emergency Vehicles for the purchase of a Fouts Brothers Attack Truck (Mini-Pumper) for the net cost of $344,520.000 utilizing ARPA funding was made by Council member Holmes; seconded by Council member Satchell. Motion carried 5-0.

C. Motion to approve Resolution No. 25-R-06 for the disposition of the City of Crystal River Fire Department 2013 Ferrara HME Pumper (R-1) to purchase a new E-One Aerial Ladder Truck from Matheny Fire & Emergency for the total cost of $1,324,864

City Manager Curts introduced Fire Chief Frank Milello who presented the item, reviewing various options moving forward and growing need for ladder truck. Discussion was held regarding proposed funding, including previous year's renewal and replacement funding, trade-in value, and sale revenues from dispositions. Previous consideration of Fire Services impact fees and restricting/expansion of paid City fire services was also discussed.

Motion to approve Resolution No. 25-R-06 for the disposition of the City of Crystal River Fire Department 2013 Ferrara HME Pumper (R-1) to purchase a new E-One Aerial Ladder Truck from Matheny Fire & Emergency for the total cost of $1,324,864 was made by Vice Mayor Frink; seconded by Council member Satchell. Motion carried 5-0.

D. Discussion and consensus regarding 2025 Legislative Agenda

City Manager Curts confirmed that the final legislative agenda would be brought forth for Council approval at the next meeting and sought Council input, noting potential inclusion of Citrus Avenue improvements associated with Suncoast Parkway. Council discussion was held regarding the draft items, and FY2025 prioritization of projects with regional impacts.

11. CITY COUNCIL

A. Motion to approve Council member Committee Assignments for 2025

Council discussion was held regarding committee assignments and related vacancies, with Council members Ensing and Satchell filling appointments previously occupied by predecessors, excluding TBRPC, to which Mayor Meek was appointed and WRWSA, to which Council member Holmes was appointed.

Motion to approve Council member Committee Assignments for 2025, as discussed was made by Council member Ensing; seconded by Council member Holmes. Motion carried 5-0.

B. Motion to nominate and elect a Vice Mayor for a one-year term pursuant to the City Council Policy Manual, Section 22

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Motion to nominate and elect Council member Holmes to serve as Vice Mayor for a one-year term pursuant to the City Council Policy Manual, Section 22 was made by Council member Ensing; Vice Mayor Frink. Motion carried 5-0.

12. COUNCIL MEMBER AND COMMITTEE REPORTS

A. Mayor Meek sought consensus to pursue purchase of parking lot adjacent to train depot. *Consensus was reached for staff to move forward.* Discussion was held regarding greater utilization of train depot and related improvements. Mayor Meek also sought consensus to hold a workshop in early January for strategic planning. *Consensus was reached for staff to move forward.*

B. Council member Frink welcomed new Council members.

C. Council member Satchell discussed collaboration with fire rescue as ER nurse.

D. Council member Ensing discussed future consideration of historic preservation code.

E. Vice Mayor Holmes provided an update on MPO meeting attendance and discussed depression in roadway.

13. PUBLIC INPUT

Terry Thompson- Crystal River- Commented on item 10C.

14. ADJOURNMENT Mayor Meek adjourned the meeting at 7:22 P.M.

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CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: January 13, 2025 **Agenda Item Number: 6.B.**

Requested Motion: Motion to approve minutes of the Special City Council meeting held December 26, 2024

Summary:

Staff Recommendation:

ATTACHMENTS:
Description
Minutes 12.26.24.docx

Minutes

Crystal River City Council
Regular Council Meeting
Thursday, December 26, 2024 1:00 p.m.
Citrus County Welcome Center

1. CALL TO ORDER

Mayor Meek called the meeting to order at 1:00 p.m.

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

Council members absent: None

Staff present: City Manager Audra Curts, Deputy City Clerk Sabrinna Utter, Assistant Finance Director Cindy Marihugh, Public Works Director Troy Slattery, Code Enforcement Officer Joe Palminteri.

Mayor Meek led the Pledge of Allegiance.

2. PUBLIC INPUT- None

3. CITY MANAGER

Mayor Meek presented background information on the project. City Manager Audra Curts provided a summary regarding the resolution request.

Mayor Meek, Council Member Frink, and Council Member Ensing asked follow-up questions regarding the project. Public Works Director Troy Slattery and City Manager Audra Curts addressed all questions.

Council Members Holmes and Satchell both expressed their approval of the proposed costs, recognizing the value.

Motion to adopt Resolution No. 25-R-08 was made by Council Member Holmes; seconded by Council Member Satchell. Motion carried 5-0

4. CITY COUNCIL

Mayor Meek reminded council of the upcoming workshop on Tuesday, January 7, 2025.

5. ADJOURNMENT Mayor Meek adjourned the meeting at 1:13 p.m.

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CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: January 13, 2025 **Agenda Item Number: 6.C.**

Requested Motion:

Motion to authorize the Mayor to execute a letter authorizing the City Manager to sign the subgrant application to participate in Public Assistance Grant opportunities.

Summary:

The City is seeking to apply for Public Assistance (PA) grants to aid in recovery efforts following Hurricane Helene and Hurricane Milton. The PA Grant Program provides supplemental federal funding to assist in restoring areas affected by disasters to their pre-disaster conditions and functionality. Staff is requesting authorization for the City Manager, Audra K. Curts-Whann, to sign the grant application and related documents 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:

Authorization for the Mayor to execute a letter authorizing the City Manager, Audra Curts-Whann, to sign the subgrant application to participate in Public Assistance grants opportunities.

ATTACHMENTS:
Description
Letter for authorized representative for PA grants.pdf

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

January 13, 2025
Stephane Malet, Grant Program Manager
Florida Division of Emergency Management (FDEM)
2555 Shumard Oak Boulevard
Tallahassee, FL 32399

RE: City of Crystal River – Authorized Agent

Dear Stephane Malet,

Please accept this letter as documentation that the City of Crystal River authorizes the position of City Manager, currently held by Audra K. Curts-Whann, to act as the Authorized Agent for the Federally Funded Sub-award and Grant Agreements for Public Assistance and any associated Risk Assessment documents. 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: January 13, 2025 **Agenda Item Number: 6.D.**

Requested Motion: Public Assistance (PA) and Hazard Mitigation Assistance (HMA) Report from Atkins

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Summary:
Staff wishes to provide an update on the status of all ongoing Hazard Mitigation Assistance and Public Assistance grants, including a detailed cost summary for Public Assistance projects provided by AtkinsRealis.

Points of clarification regarding current costs types (not included in the attached report) were also included in the email, as listed below:

As a point of clarity on the Current Cost Types for the Public Assistance project cost summary:
- Best Available Cost is referring to projects that have been reviewed by FEMA and the listed amount is currently anticipated to be obligated
- Obligated costs are finalized costs that have been approved by FEMA for reimbursement and have either been paid or are currently in the State payable process
- Estimated costs are projects that have not been reviewed by FEMA and the current cost estimate is subject to change based upon final estimates
- Withdrawal Likely costs are referring to costs that are anticipated to be withdrawn from the Public Assistance program

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Staff Recommendation:

ATTACHMENTS:
Description
City of Crystal River_Monthly Report_December 2024 ATKINS.pdf
City of Crystal River_AtkinsRealis_Monthly Report Jan 2025.pdf

MONTHLY REPORT

TO:

City of Crystal River, FL

FROM Andrew Kemler

EMAIL Andrew.kemler@atkinsrealis.com

DATE

05 December 2024

SUBJECT

December 2024 Monthly Report - 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)
    - FY 2024
      - City submitted home elevation grants for 16 homeowners in February 2024 under the FMA Swift Current Program
      - Requests to homeowners were submitted by email, attached, on Tuesday, November 19th.

        Phone call conversations were had during that same and the following week.
      - FEMA is reviewing the application and has requested additional information due December 13, 2024
      - It is anticipated that, provided the information submitted is accepted, applications will move forward. Next steps are FEMA review, and a decision could be announced late January 2025.
    - FY 2025
      - Anticipated release/announcement in January 2025 for submission of applications.
  - Hazard Mitigation Grant Program (HMGP)
    - Hurricane Idalia
      - City submitted two grant applications for street valves, grading, and to raise one section of roadway (two phases) and 21 home elevations
      - Both applications are still in review with the Florida Division of Emergency Management (FDEM).
      - The City has responded promptly to any and all requests from FDEM.
    - Hurricanes Helene/Milton

        - HMGP funding will be available for both disasters. FDEM has not released the Notice of Funding Availability (NOFA), anticipated on or before February 2025.

- PA Update
    - The City currently has 18 projects that have been Obligated by FEMA for a total of $2,319,532.03
        - At the 75% cost share this results in a net Federal reimbursement of $1,978,727.35
        - At the 12.5% cost share this results in a net State reimbursement of $224,175.89
    - There are 12 projects remaining for a finalized cost and project approval:
        - 7 of these projects have finalized costs of $342,144.15 and are pending Environmental and Mitigation Reviews before final signature.
        - 4 projects have a current estimated cost of $504,952.16 but are subject to change based upon Scope of Work modifications and Mitigation measures.
        - The project for Hunter Springs Dredging is currently estimated at $257,000.00 but will be withdrawn if there is an overlap with the Scope of the County's dredging project.
    - The project for City Hall has been submitted to FEMA for review.
        - AtkinsRéalis, City leadership and FEMA are currently discussing the final eligible scope of work at City Hall

From: Carly Hanson
To: Allemang, Heather; Shenk, Brittany; Capps, Erin
Subject: Application Update for your FMA Home Elevation Application
Date: Tuesday, November 19, 2024 2:05:37 PM
Attachments: Outlook-krcnadxg.png

Good afternoon,

We are happy to provide you with an update on the application you submitted seeking elevation on your home. Currently, the grant is in the final stages of state and federal review, and as part of this review, we need to capture a few more pieces of information from you.

During the review process, the Office of Management and Budget (OMB) updated one of the forms you completed as part of your application packet. The new form will be emailed to you and will arrive pre-populated with your property's information to make this as seamless as possible. This form, like the previous one, requires notarization. Please visit City Hall at any time during regular business hours to complete this form and have it notarized for free. Staff at City Hall will ensure it gets scanned and returned to the grant management team. Please remember to bring a copy of your ID, as the notary will require this.

Starting this week, you can expect a phone call from one of our grant management support, Heather or Brittany. Please keep this in mind if you see a phone number you do not recognize calling you. They will identify themselves and state they are with AtkinsRéalis working on behalf of the City of Crystal River. You are safe to discuss your property with them and it is very important to the grant review that we connect with you and get the last pieces of information. We do not anticipate the phone call to require more than 10 minutes of your time, and you will not need to be prepared with any of your documents beforehand (they will be asking some basic questions about your property).

Please reach out to me if you have any questions or concerns.

Thank you!

Carly Hanson, AICP
Assistant Growth Management Director
352-228-0358
123 NW Highway 19
Crystal River, FL 34428

Link to Crystal River Land Development Code Mini TOC: APPENDIX A - LAND DEVELOPMENT CODE | Code of Ordinances | Crystal River, FL | Municode Library

The City of Crystal River is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records. This footnote also confirms that this email message has been swept for the presence

of computer viruses, and illegal or questionable content. This system is a private system and is monitored for electronic tampering. Violators will be prosecuted to the fullest extent of the law. This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not the intended recipient, please delete this email.

Paid and Anticipated Cost Summary

Current Cost Type	Sum of Best Available Cost	
Best Available Cost	$	342,144.15
Obligated	$	2,319,532.03
Withdrawal Likely	$	257,000.00
Estimated	$	504,952.16
Grand Total	**$**	**3,423,628.34**

Project #	P/W #	Category	Title	Type	Process Step	Final Cost	Best Available Cost	Federal Share
737947	542	G - Parks, Recreatior	Kings Bay Park - Pier and boat dock	Specialized	Pending EHP Review	Best Available Cost	$ 30,013.00	$ 22,509.75
743678	1219	C - Roads and Bridge	11th Street (328 NE 11th St)	Work Comp	Pending EHP Review	Best Available Cost	$ 68,391.50	$ 51,293.63
737440	495	C - Roads and Bridge	Roads City-Wide - Damage due to Flooding and Response and Recovery Activities	Standard	Pending FEMA 406 HMP Completion	Best Available Cost	$ 25,883.60	$ 19,412.70
737458	499	E - Buildings and Equ	Old Pump House - Building	Standard	Pending FEMA 406 HMP Completion	Best Available Cost	$ 42,580.74	$ 31,935.56
737462	501	E - Buildings and Equ	Maintenance Shop (Scout Hut)	Standard	Pending FEMA 406 HMP Completion	Best Available Cost	$ 7,182.39	$ 5,386.80
737486	506	E - Buildings and Equ	City Garage	Standard	Pending FEMA 406 HMP Completion	Best Available Cost	$ 36,877.72	$ 27,658.29
737940	536	F - Utilities	(City Wide - Repairs) - Lift Stations, Wastewater & Vaccum Stations	Work Comp	Pending Recipient Final Review	Best Available Cost	$ 131,215.20	$ 98,411.40
737456	498	E - Buildings and Equ	Old Train Depot (Lions Club) - Building	Work Comp	Pending Applicant Project Review	Estimated	$ 4,289.90	$ 3,217.43
737474	505	E - Buildings and Equ	City Hall (Main Building & Three Sisters)	Specialized	Pending CRC Project Development	Estimated	$ 233,391.97	$ 175,043.98
737448	496	E - Buildings and Equ	City Wide Damage Contents	Work Comp	Pending Initial Project Development	Estimated	$ 219,300.00	$ 164,475.00
742780	1102	B - Emergency Prote	75% Cost Share Temporary Facilities	Work Comp	Pending PDMG Project Review	Estimated	$ 47,970.29	$ 35,977.72
737961	547	G - Parks, Recreatior	Yeomans Park	Standard	Obligated	Obligated	$ 5,854.93	$ 4,391.20
737455	497	E - Buildings and Equ	Town Square Bathroom & Old Pump House Splash Pad	Work Comp	Obligated	Obligated	$ 5,688.77	$ 4,266.58
737498	509	F - Utilities	Street Lighting - City Wide Repairs	Work Comp	Obligated	Obligated	$ 4,640.40	$ 3,480.30
737944	344	G - Parks, Recreatior	Pete's Pier City Dock	Work Comp	Obligated	Obligated	$ 6,550.00	$ 4,912.50
747019	1446	G - Parks, Recreatior	Part 2 - DRRA 1206 Code Enforcement and Floodplain Management	Work Comp	Obligated	Obligated	$ 318,130.00	$ 238,597.50
737953	545	G - Parks, Recreatior	Part 1 - DRRA 1206 Code Enforcement and Floodplain Management	Work Comp	Obligated	Obligated	$ 500,533.94	$ 375,400.46
737948	217	G - Parks, Recreatior	Kings Bay Park Grounds & Pavilion	Standard	Obligated	Obligated	$ 8,649.16	$ 6,486.87
737952	544	G - Parks, Recreatior	Hunter Springs Park - Grounds	Work Comp	Obligated	Obligated	$ 16,373.01	$ 12,279.76
737470	192	E - Buildings and Equ	Fire Hall	Standard	Obligated	Obligated	$ 73,296.78	$ 54,972.59
733227	7	A - Debris Removal	EXP - Crystal River - Cat A Debris - 1st Period of Performance - September 4, 2023 to October 3, 2023	Expedited	Obligated	Obligated	$ 517,737.81	$ 517,737.81
742775	77	A - Debris Removal	Debris Removal - ROW - 75% Costshare Period	Work Comp	Obligated	Obligated	$ 160,790.13	$ 120,592.60
742781	182	C - Roads and Bridge	Damaged Asphalt Road Over Culvert	Work Comp	Obligated	Obligated	$ 12,250.00	$ 9,187.50
737482	225	G - Parks, Recreatior	City Hall & Three Sisters City Grounds	Specialized	Obligated	Obligated	$ 8,375.56	$ 6,281.67
742776	256	B - Emergency Prote	Cat B Safety Inspections – 100% Cost Share	Work Comp	Obligated	Obligated	$ 430,188.25	$ 430,188.25
742779	98	B - Emergency Prote	CAT B - ServiceMaster Stabilization & Remediation 75% Cost share	Work Comp	Obligated	Obligated	$ 7,873.66	$ 5,905.25
742777	112	B - Emergency Prote	CAT B - ServiceMaster Stabilization & Remediation - 100% Cost share	Work Comp	Obligated	Obligated	$ 8,387.13	$ 8,387.13
737437	43	C - Roads and Bridge	10th Street - Sink Holes	Work Comp	Obligated	Obligated	$ 49,524.50	$ 37,143.38
742778	271	B - Emergency Prote	Cat B Safety Inspections – 75% Cost Share	Work Comp	Obligated	Obligated	$ 184,688.00	$ 138,516.00
737145	475	A - Debris Removal	Hunter Spring Debris Dredging	Work Comp	Pending Application Completion	Withdrawal Likely	$ 257,000.00	$ 192,750.00

MONTHLY REPORT

TO:

City of Crystal River, FL

FROM Andrew Kemler

EMAIL Andrew.kemler@atkinsrealis.com

DATE

19 January 2025

SUBJECT

January 2025 Monthly Report - 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. The City's application is still undergoing review, and a meeting with FDEM and FEMA Region Vis pending.
  - 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 grant management team is collecting updated Model Acknowledgement of Conditions Forms from homeowners and finalizing budget documents with FDEM currently.
      - Tide Valves
        - The City's HMGP Tide Valves application remains under review with FDEM. Extensive documentation was returned to FDEM State Technical Unit to support the Benefit-Cost Analysis (FDEM, being a Program Administered by State, or PAS State, completes all benefit cost analysis in-house) and the city is awaiting further information/direction from this review.
- PA Update
  - The City currently has 18 projects that have been Obligated by FEMA for a total of $2,319,532.03

- At the 75% cost share this results in a net Federal reimbursement of $1,978,727.35
- At the 12.5% cost share this results in a net State reimbursement of $224,175.89

- There are 12 projects remaining for a finalized cost and project approval:
  - 7 of these projects have finalized costs of $161,321.35 and are pending Environmental and Mitigation Reviews before final signature.
  - 3 projects have a current estimated cost of $647,220.20 but are subject to change based upon Scope of Work modifications and Mitigation measures.
  - The project for Hunter Springs Dredging is currently estimated at $257,000.00 but will be withdrawn if there is an overlap with the Scope of the County's dredging project.
- The project for (City Wide - Repairs) - Lift Stations, Wastewater & Vacuum Stations is in applicant review.
  - Project is ready for signature and once signed $131,215.20 will be obligated. Upon obligation the state and federal share will be paid out at a total of $114,813.30.
- The project for City Hall has been submitted to FEMA for review.
  - AtkinsRéalis, City leadership and FEMA are currently discussing the final eligible scope of work at City Hall

Paid and Anticipated Cost Summary

Current Cost Type	Sum of Best Available Cost
Best Available Cost	$340,506.84
Estimated	$516,005.00
Obligated	$2,319,532.03
Withdrawal Likely	$257,000.00
Grand Total	**$3,433,043.87**

Project #	Category	Title	Type	Process Step	Cost Type	Best Available Cost	Best Available Federal Share Cost
737940	F - Utilities	(City Wide - Repairs) - Lift Stations, Wastew	Work Completed / Fully I	Pending Applicant Project Review	Best Available Cost	$131,215.20	$98,411.40
737947	G - Parks, Recreational Facilitie	Kings Bay Park - Pier and boat dock	Specialized	Pending EHP Review	Best Available Cost	$30,013.00	$22,509.75
743678	C - Roads and Bridges	11th Street (328 NE 11th St)	Work Completed / Fully I	Pending EHP Review	Best Available Cost	$13,244.00	$9,933.00
737440	C - Roads and Bridges	Roads City-Wide - Damage due to Flooding &	Standard	Pending FEMA 406 HMP Completion	Best Available Cost	$25,883.60	$19,412.70
737456	E - Buildings and Equipment	Old Train Depot (Lions Club) - Building	Work Completed / Fully I	Pending FEMA 406 HMP Completion	Best Available Cost	$5,539.90	$4,154.93
737458	E - Buildings and Equipment	Old Pump House - Building	Standard	Pending FEMA 406 HMP Completion	Best Available Cost	$42,580.74	$31,935.56
737462	E - Buildings and Equipment	Maintenance Shop (Scout Hut)	Standard	Pending FEMA 406 HMP Completion	Best Available Cost	$7,182.39	$5,386.80
737486	E - Buildings and Equipment	City Garage	Standard	Pending FEMA 406 HMP Completion	Best Available Cost	$36,877.72	$27,658.29
742780	B - Emergency Protective Meas	75% Cost Share Temporary Facilities	Work Completed / Fully I	Pending PDMG Project Review	Best Available Cost	$47,970.29	$35,977.72
737474	E - Buildings and Equipment	City Hall (Main Building & Three Sisters)	Specialized	Pending CRC Project Development	Estimated	$296,705.00	$222,528.75
737448	E - Buildings and Equipment	City Wide Damage Contents	Work Completed / Fully I	Pending Initial Project Development	Estimated	$219,300.00	$164,475.00
737961	G - Parks, Recreational Facilitie	Yeomans Park	Standard	Obligated	Obligated	$5,854.93	$4,391.20
737455	E - Buildings and Equipment	Town Square Bathroom & Old Pump House S	Work Completed / Fully I	Obligated	Obligated	$5,688.77	$4,266.58
737498	F - Utilities	Street Lighting - City Wide Repairs	Work Completed / Fully I	Obligated	Obligated	$4,640.40	$3,480.30
737944	G - Parks, Recreational Facilitie	Pete's Pier City Dock	Work Completed / Fully I	Obligated	Obligated	$6,550.00	$4,912.50
747019	G - Parks, Recreational Facilitie	Part 2 - DRRA 1206 Code Enforcement and F	Work Completed / Fully I	Obligated	Obligated	$318,130.00	$238,597.50
737953	G - Parks, Recreational Facilitie	Part 1 - DRRA 1206 Code Enforcement and F	Work Completed / Fully I	Obligated	Obligated	$500,533.94	$375,400.46
737948	G - Parks, Recreational Facilitie	Kings Bay Park Grounds & Pavilion	Standard	Obligated	Obligated	$8,649.16	$6,486.87
737952	G - Parks, Recreational Facilitie	Hunter Springs Park - Grounds	Work Completed / Fully I	Obligated	Obligated	$16,373.01	$12,279.76
737470	E - Buildings and Equipment	Fire Hall	Standard	Obligated	Obligated	$73,296.78	$54,972.59
733227	A - Debris Removal	EXP - Crystal River - Cat A Debris - 1st Perioc	Expedited	Obligated	Obligated	$517,737.81	$517,737.81
742775	A - Debris Removal	Debris Removal - ROW - 75% Costshare Per	Work Completed / Fully I	Obligated	Obligated	$160,790.13	$120,592.60
742781	C - Roads and Bridges	Damaged Asphalt Road Over Culvert	Work Completed / Fully I	Obligated	Obligated	$12,250.00	$9,187.50
737482	G - Parks, Recreational Facilitie	City Hall & Three Sisters City Grounds	Specialized	Obligated	Obligated	$8,375.56	$6,281.67
742776	B - Emergency Protective Meas	Cat B Safety Inspections – 100% Cost Share	Work Completed / Fully I	Obligated	Obligated	$430,188.25	$430,188.25
742779	B - Emergency Protective Meas	CAT B - ServiceMaster Stabilization & Remo	Work Completed / Fully I	Obligated	Obligated	$7,873.66	$5,905.25
742777	B - Emergency Protective Meas	CAT B - ServiceMaster Stabilization & Remo	Work Completed / Fully I	Obligated	Obligated	$8,387.13	$8,387.13
737437	C - Roads and Bridges	10th Street - Sink Holes	Work Completed / Fully I	Obligated	Obligated	$49,524.50	$37,143.38
742778	B - Emergency Protective Meas	Cat B Safety Inspections – 75% Cost Share	Work Completed / Fully I	Obligated	Obligated	$184,688.00	$138,516.00
737145	A - Debris Removal	Hunter Spring Debris Dredging	Work Completed / Fully I	Pending Application Completion	Withdrawal Likely	$257,000.00	$192,750.00

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: January 13, 2025 **Agenda Item Number: 7.A.**

Requested Motion: Consideration of Ordinance 25-O-01 (Application No. PCA24-0004) for an amendment of the Future Land Use Map for 14.57 acres addressed as 4264 N Tallahassee Road, owned by Scott and Christine Johnson, on Second Reading, and conduct a public hearing on January 13, 2025, at 5:30 p.m. This item is associated with the next item.

Summary:

This application is brought by Scott and Christine Johnson for a small-scale comprehensive plan amendment of the Future Land Use Map (FLUM). The property area under consideration comprises 14.57 acres that is part of a 17.29 parcel located on N Tallahassee Trail. This FLUM amendment proposes to change the future land use designation from CLDR, Coastal Low Density Residential and MDR, Medium Density Residential to IND, Industrial (or its functional equivalent SD, Special District, where amended).

The applicant wishes to redesignate the land use and accompanying zoning to industrial to allow for an outdoor storage facility for RVs, cars, and boats.

At its November 7, 2024, meeting, the Planning Commission recommended denial. Motion carried by a 7-0 vote.

Staff Recommendation:

Conduct a public hearing for Ordinance 25-O-01 and if approved, authorize the mayor to execute the ordinance.

ATTACHMENTS:
Description
Ordinance 25-O-01 FLUM
Staff Report
Power Point Presentation
Applicant's Application Submittal
Public Input
Proof of Publication

ORDINANCE NO. 25-O-01

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 REDESIGNATING THE FUTURE LAND USE FOR 14.57 ACRES (MOL) FROM CLDR, COASTAL LOW DENSITY RESIDENTIAL AND MDR, MEDIUM DENSITY RESIDENTIAL LAND USE CATEGORIES TO IND, INDUSTRIAL LAND USE CATEGORY (OR ITS FUNCTIONAL EQUIVALENT SD, SPECIAL DISTRICT, WHERE AMENDED) FOR CERTAIN REAL PROPERTY LYING IN SECTION 08, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY A PART OF PARCEL ID: 17E18S08 33100 (ALT KEY 1051991) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER; 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 city is simultaneously in the process of amending the Future Land Use Map by re-classifying the land use categories due to the development of a new city-wide Community Development Code in an advertised public hearing heard by the City Council of the City of Crystal River, FL, sometime on or after December 9, 2024; and

WHEREAS, the functional equivalent of the IND, Industrial land use category would be SD, Special District, which shall be designated in place of the IND if the Future Land Map is amended by the City Council of the City of Crystal River, FL; and

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

WHEREAS, in accordance with the law, the proposed amendment was reviewed by the City's Local Planning Agency at a duly advertised meeting, scheduled on November 7, 2024, and the Local Planning Agency has determined such application to be inconsistent with the Comprehensive Plan and not 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 14.57 acres (MOL) owned by Scott and Christine Johnson, by redesignating the Future Land Use from CLDR, Coastal Low Density Residential and MDR, Medium Density Residential land use categories to IND, Industrial land use category (or its functional equivalent) 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. PCA24-0004 SCOTT AND CHRISTINE JOHNSON

The Future Land Use Map of the Comprehensive Plan of the City of Crystal River is hereby amended to change the future land use category designation from CLDR, Coastal Low Density Residential and MDR, Medium Density Residential to IND, Industrial (or its functional equivalent being SD, Special District where amended) on property legally described and as shown in **EXHIBIT "A"** attached hereto and incorporated herein by reference.

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: **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:

Meek _____
Ensing _____
Frink _____
Holmes _____
Satchell _____

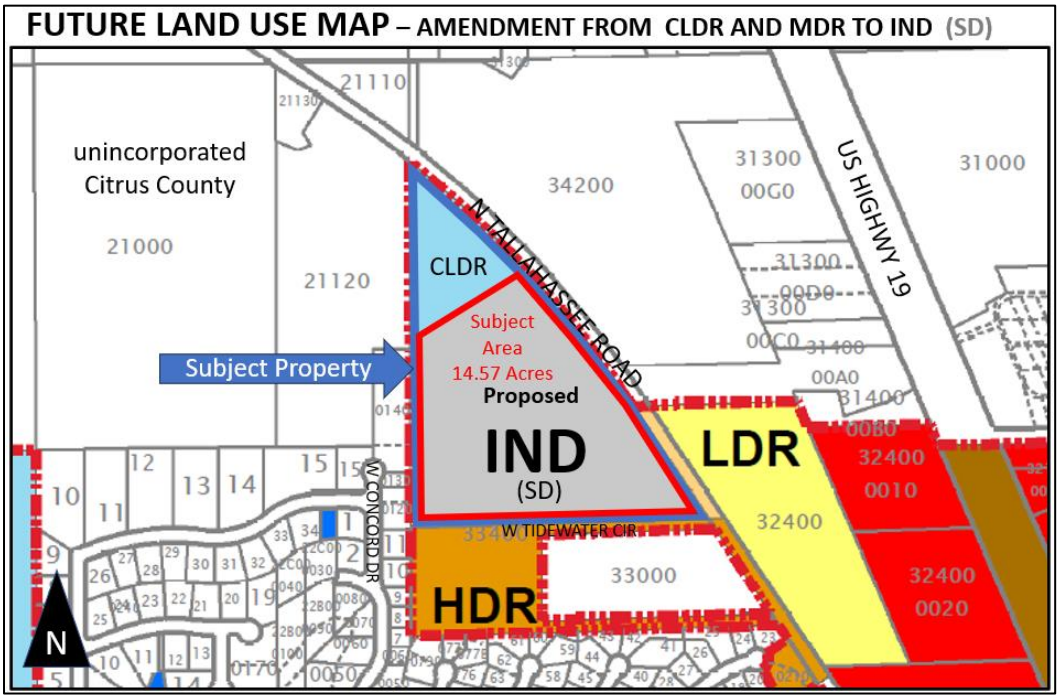
EXHIBIT "A"

LEGAL DESCRIPTION FOR COMPREHENSIVE PLAN AMENDMENT
TO THE CRYSTAL RIVER FUTURE LAND USE MAP

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

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

LOCATOR MAP
Section 08, Township 18 South, Range 17 East



End of Exhibit "A"

CITY OF CRYSTAL RIVER CITY COUNCIL

STAFF REPORT

Growth Management Department

MEETING DATE:	January 13, 2025	
APPLICATION NO.:	**PCA24-0004/PZMA24-0004 SCOTT AND CHRISTINE JOHNSON**	
PROPOSED AMENDMENTS:	**COMPREHENSIVE PLAN**	Small-scale Comprehensive Plan Amendment to the Future Land Use Map (FLUM) from CLDR, Coastal Low Density Residential and MDR, Medium Density Residential to IND, Industrial (or its functional equivalent, SD, Special District, where amended).
	ZONING MAP	Amendment to the Official Zoning Map from R-C, Residential Conservation and R-2, Medium Density Residential to IND, Industrial (or its functional equivalent IND, Light Industrial, where amended).
SUBJECT PROPERTY:	Section 08, Township 18S, Range 17E; specifically, a part of Parcel ID 17E18S08 33100 (AK# 1051991), which address is 4264 N Tallahassee Road, Crystal River. A complete legal description of the property is on file with the Growth Management Department.	
PROPERTY OWNER:	Scott A. Johnson and Christine R. Johnson	
LAST OCCUPANT:	Vacant	
ACREAGE	Approximately 14.57 acres (that is part of a 17.29-acre parcel)	
FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is in Flood Zone AE with Base Flood Elevations (BFE) of 11 Feet, as found on FIRM Panel Number 12017C0186E. (Effective date: January 15, 2021)	
SURROUNDING AREA:	**North**	Future Land Use – CL, Low Intensity Coastal & Lakes [unincorporated Citrus County]
		Zoning – 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 vacant or developed as single family residential.
	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.
Reviewed by:	Jenette Collins, AICP, Growth Management Director Crystal River Growth Management Department	

BACKGROUND INFORMATION: These applications are brought by the property owners, Scott and Christine Johnson. The subject parcel comprises approximately 17.29 acres located on N Tallahassee Road, a county maintained, 50-foot local road. The applicants make the request to amend the land use and zoning on the southern 14.57 acres of the subject parcel. The parcel is triangular shaped, vacant and densely forested, having approximately 1,600 feet of frontage along N Tallahassee Road.

The applicant desires to amend the Future Land Use map and Zoning Map to develop the property with an outdoor storage facility for motorized and non-motorized vehicles (e.g. RVs, boats). According to the City's Land Development Code, Section 2.03.02 *Table of permitted uses*, the "IND" is the only zoning district that allows for "Uses requiring primarily outdoor storage…," therefore prompting the application requests.

It is noted that the applicant has modified the request from a previous application submittal that was heard by the Planning Commission on June 1, 2023. At that time, the applicant advised that it was their intent to build their residence on the property, and after discussion by the Planning Commission, the joint applications were continued to allow the applicant to modify the request (since IND does not allow for a single-family residence). The application was later withdrawn. With this request, the northern 2.72 acres designated as CLDR on the Future Land Use Map and R-C on the Zoning Map is excluded from the amendment requests. (It is noted that the excluded area meets the minimum density standard of one dwelling unit per 2.0 acres for R-C zoning.)

ANALYSIS: This is a joint application to amend the Future Land Use Map 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 to determine if the proposals are consistent with and implement the adopted comprehensive plan. The applications have also been reviewed with consideration of a proposed new zoning ordinance (the Community Development Code) which is in the public hearing process running concurrent with an amendment to the Future Land Use Element to reclassify the land use categories within the city. This analysis includes the functional equivalent of the proposed zoning district and future land use category as may be adopted as a result of the proposed Community Development Code and amended Future Land Use Element.

Comprehensive Plan – Future Land Use Map Amendment: This request is to change the future land use category from CLDR (approximately 5.97 acres) and MDR (approximately 8.6 acres) to IND (total 14.57 acres), or the functional equivalent, SD, Special District, where amended. (The SD land use category is proposed as the functional equivalent of the current IND land use district.) The following table shows a comparison of the existing and proposed future land use designations.

Comprehensive Plan FLUM Category:	**From Existing CLDR and MDR**		**To Proposed IND*** **	**Proposed Functional Equivalent SD**
Category Description:	CLDR, Coastal Low Density Residential: Limited residential on predominantly uplands with minor disturbed wetlands.	MDR, Medium Density Residential: Single and multi-family residential.	IND, Industrial: Assembling and processing, warehousing, and shipping uses.	SD, Special District: Industrial, institutional, or utility related uses.
Maximum Density:	0.5 units per acre with water and sewer	3.1 to 8 units** per acre	n/a	n/a
Maximum FAR*	n/a	n/a	0.5	1.5

*FAR – Floor to Area Ratio **Number of units depend on the availability of central water and sewer.
***Source: Crystal River Comprehensive Plan, Future Land Use Element (Ord. No. 21-O-06)

Under the existing Comprehensive Plan, the proposed future land use amendment results in the removal of all residential allowances and allows for industrial use having a maximum FAR of 0.5 (or 7.285 acres) total floor area of a building on the land area under consideration provided all other required code development standards are met.

Under the proposed Comprehensive Plan, if the Future Land Use Element is adopted, the CLDR land use category will change to *Suburban Neighborhood* allowing 0.0 to 4.0 dwelling units per acre, and the MDR land use category will change to *Urban Neighborhood* allowing 0.0 to 12.0 dwelling units per acre as well as allowing small-scale commercial centers with a maximum 1.0 FAR allowance. An amendment of the Future Land Use Map to SD, Special District, would

result in the removal of all residential allowances and allow for light industrial use having a maximum FAR of 1.5 (or 21.855 acres) total floor area of a building on the land area under consideration provided all other code development standards are met.

Zoning Map Amendment: This request is to rezone the property to complement the requested FLUM amendment and is required to allow for the proposed outdoor storage facility. The applicant requests to rezone the property from R-C (approximately 5.97 acres) and R-2 (approximately 8.6 acres) to IND (total 14.57 acres), or the functional equivalent, IND, Light Industrial, where amended.

The new development shall be designed to comply with the Crystal River Land Development Code (LDC) or as may be required if the proposed Community Development Code is adopted prior to the submittal for a development permit. The rezoning would result in the following:

Zoning District:		**From Existing R-C and R-2**		**To Proposed IND*** **	**Proposed Equivalent IND**
Zoning Description		R-C, Residential Conservation: Single-family residential at 0.5 units per acre	R-2, Low Density Residential: Single-family residential at 8.0 units*** per acre	IND, Industrial: Assembling, processing, warehousing, and shipping uses.	IND, Light Industrial: Processing or manufacturing of finished products or parts from previously prepared materials including processing, fabrication, assembly, treatment, and packaging of such products, provided that all manufacturing processes are contained within a fully enclosed building. Open storage of equipment, materials or commodities shall be limited to the rear of the lot and fully screened.
Max ISR*:		10%	45% waterfront, 55% non-waterfront	n/a waterfront, 70% non-waterfront	70%
Max FAR:		n/a	n/a	0.5	1.5
Minimum Required planted buffers (Based on Adjacent Zoning)	**NORTH:**	New subdivision – none required adjacent to local road	New subdivision – Type "A" (10'-width) to adjacent local road	"D" (20'-width) to adjacent local road	35-foot buffer width
	SOUTH:	New subdivision – none required to adjacent residential zoning	New subdivision – Type "A" (10'-width) to adjacent residential zoning	"D" (20'-width) to adjacent residential zoning	35-foot buffer width
	EAST:	New subdivision – none required adjacent to local road	New subdivision – Type "A" (10'-width) to	"D" (20'-width) to adjacent local road	35-foot buffer width

Zoning District:		From Existing R-C and R-2		To Proposed IND***	Proposed Equivalent IND
			adjacent local road		
	WEST:	New subdivision – none required to adjacent residential zoning	New subdivision – Type "A" (10'-width) to adjacent residential zoning	"D" (20'-width) to adjacent residential zoning	35-foot buffer width

*ISR – Impervious Surface Ratio **Number of units depend on the availability of central water and sewer.
**Source: Crystal River Land Development Code (Ordinance No. 05-O-08).

Under the existing Zoning Ordinance, the proposed zoning amendment results in the removal of all residential allowances and allows for industrial use having a maximum FAR of 0.5 (or 7.285 acres) total floor area of a building on the land area under consideration provided all other required development code standards are met. The maximum height allowed in IND is 35 feet as measured from the minimum flood elevation to the top of roof.

Under the proposed Community Development Code, if adopted, the functional equivalent of the existing R-C zoning district will change to SN-2, Suburban Neighborhood Low, allowing up to 4.0 dwelling units per acre, and the existing R-2 zoning district will change to UN-2, Urban Neighborhood Low, allowing up to 12.0 dwelling units per acre (depending on the availability central water and sewer) as well as some limited commercial uses subject to conditional use approval. An amendment of the zoning map to IND, Light Industrial, would result in the removal of all residential allowances and allow for commercial and light industrial uses having a maximum FAR of 1.5 (or 21.855 acres) total floor area of a building on the land area under consideration provided all other standards of code are met. The proposed maximum building height allowed in IND, Light Industrial, is 46 feet to top plate/52 feet to ridge as measured from the minimum flood elevation.

Compatibility with Adjacent Land Uses: The subject property abuts residential land uses to the west and to the south. Across N Tallahassee Road is predominantly vacant land zoned for a Recreational Vehicle Park (in the County) that was never developed, and low density residential. The proposed FLUM and zoning amendments to an Industrial land use are not found compatible with the adjacent residential properties.

The applicant desires to develop the site with an outdoor storage facility, however, when reviewing a request for IND land use/IND zoning, all potential industrial zoning uses (highest use) inclusive of assembling, processing, warehousing, and shipping must be considered when determining compatibility with adjacent residential uses, environmental conditions, and available supporting infrastructure. The required buffers may assist in mitigating visual impacts between adjacent land uses, however other possible conditions common to industrial uses, such as noise and odors, must be considered when determining compatibility.

The new proposed IND in the Form Based Code is defined as *light industrial* which limits highest use to processing or manufacturing of finished products or parts from previously prepared materials provided that all manufacturing processes are contained within a fully enclosed building. Open storage of equipment, materials or commodities shall be limited to the rear of the lot and fully screened. The applicant intends to establish an "outdoor storage facility" which would need to be fully screened from view to meet the intent of the proposed Community Development Code if adopted.

Environmental: The property area under consideration is located in the Coastal High Hazard Area (CHHA[1]) and Level A evacuation zone. According to FEMA's electronic Flood Insurance Rate Map, elevation contours indicate that the property's elevations range from four to six feet above mean sea level (MSL).

According to the USDA Soil Survey, the soil types found on the subject property are described as follows:

- Approximately 57.1% of the site (southeast area) is classified as *(28) Redlevel fine sand* (parent material: sandy marine deposits over limestone), having a drainage class defined as somewhat poorly drained, and having a depth to water table of about 18 to 42 inches.
- Approximately 33.2% of the site (west-central area) is classified as *(64) Citronelle fine sand* (parent material: sandy marine deposits over limestone), having a drainage class of somewhat poorly drained, and having a depth to water table of 6 to 18 inches.
- Approximately 9.0% of the site (north area) is classified as *(59) Cypress Lake fine sand, frequently ponded, 0 to 1 percent slopes* (parent material: Sandy and loamy marine deposits over limestone) having a drainage class defined as very poorly drained, and having a depth to water table of about 0 inches.
- Approximately less than 1.0 percent of the site (on the north-eastern fringe) is classified as *(50) Kanapaha-Kanapaha, wet, fine sand, 0 to 5 percent slopes* (parent material: Sandy and loamy marine deposits) having a drainage class defined as poorly drained, and having a depth to water table of about 6 to 18 inches.

The LDC (Section 3.02.11, et seq.) provides standards for environmentally sensitive lands protection where applicable. According to the USDA Soil Survey[2], the soil type found on the north area of the property indicates the presence of wetlands. A professionally prepared biological survey is required for all development in excess of five (5) acres on previously undisturbed properties. Applications for development of property with designated wetlands shall protect such areas (ref: Section 3.02.02 Wetlands and shoreline protections) or must demonstrate issuance of a permit or determination of exemption from the appropriate regional, state, or federal agency with authority for wetlands permitting.

The area of the subject property designated as CLDR on the FLUM (predominant of environmentally sensitive lands) is likely not suitable for high density or high impact development.

INFRASTRUCTURE:

Transportation (Ingress/Egress): Access is taken from N Tallahassee Road, a county maintained, 50-foot local road, which parallels and leads to US Highway 19 via several east-west, local road connections. In this vicinity, US Highway 19 is a Florida Department of Transportation (FDOT) maintained, 4-lane divided principal arterial, operating at a level of service "C". The applicant would be required to obtain a right-of-way utilization permit from Citrus County government to gain access from N Tallahassee Road and determine the road's suitability for large truck traffic which may be associated with industrial uses.

Water/Sewer: Connection to the City's central water is available to the south and on the east side of N Tallahassee Road, however, via a 6" water main which may pose fire flow limitations for industrial use development. No central sewer is available. New development is required to connect to central water and a wastewater disposal system. The Future Land Use Element of the Comprehensive Plan states that the CLDR land use (a category assigned to lands containing wetland conditions) requires that all new development be required to hook up to central water and sewer services.

These applications have been reviewed for consistency with the *Infrastructure Element* of the Comprehensive Plan and compliance with Section 3.03.00 *Wellfield protection* of the LDC, as it relates to the prohibition of certain industrial uses within wellfield protection areas. It is noted that the subject property is not located within a five-hundred foot radius of any designated public wellfield.

[1] CHHA is the area below the elevation of the category one storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model [Section 163.3178 (2)(H), Florida Statutes].

[2] USDA Soil Survey – US Department of Agriculture - https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN: The proposed application for FLUM amendment and rezoning is found inconsistent with the Comprehensive Plan, more specifically, that the proposal does not meet the intent of the following Goals, Objectives and Policies of the Comprehensive Plan:

Future Land Use Element

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

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

POLICIES:

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.

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

OBJECTIVE 2.1 Provide for reasonable use of property while protecting, conserving, and maintaining the natural resources and systems identified in this and other elements of this Plan.

POLICIES:

B) Land use in wetlands will be limited to recreation, preservation or conservation, and low density residential development.

C) The City will continue to implement regulations for the protection of trees and environmentally sensitive lands consistent with policies in the Conservation Element.

D) The City will ensure that all proposed development and redevelopment is consistent with the Comprehensive Plan, and the implementing land development regulations.

E) Land development regulations shall continue to be implemented which ensure the compatibility of the proposed use with adjacent uses; regulations shall include provisions designed to mitigate incompatibility, such as setbacks, landscaping buffers, building type and/or orientation, scale, parking lot landscaping, or driveway location.

Staff Comment: The proposed FLUM amendment to IND (or its functional equivalent, SD, Special District, where amended) is not preferrable where public wastewater facilities are not available for the proposed development, where wetland conditions exist, and where industrial uses are incompatible with the existing, adjacent residential uses.

Conservation Element:

GOAL 1: Crystal River will ensure that development does not endanger important natural resources.

OBJECTIVE 1.4 The current level of groundwater quality will be maintained.

POLICIES:

B) Development in wetlands will be limited to conservation, passive recreation, preservation, and elevated low density residential uses.

D) Development in wetlands will be prohibited except where central water and sewer are available.

Staff Comment: The USDA Soil Survey identifies soil types on the subject property which are indicative of hydric (wetland) soils. The applicant has not provided any professional analysis to verify the extent of the wetland conditions onsite. Industrial land use is not favorable to lands having soil types that indicate wetland conditions. Central sewer is not available at this location.

SUMMARY OF PUBLIC COMMENTS: Public comments have not been received as of the writing of this Staff Report.

FINDINGS: As conveyed in Section 8.02.03 of the LDC, the Planning Commission shall have the role and responsibility to hear, consider, and make recommendations to the City Council regarding applications to amend the comprehensive plan and the official zoning map.

The following findings of fact are presented:

1. The request is to amend the FLUM of the Comprehensive Plan from CLDR and MDR to IND category (or its functional equivalent, SD, Special District, where amended)
2. The request is to amend the Official Zoning Map from R-C and R-2 Districts to IND district (or its functional equivalent IND, Light Industrial, where amended).
3. The subject property gains access from a 2-lane, classified local road (N Tallahassee Trail).
4. The project must be served by central water and sewer. No central sewer is available.
5. According to the USDA Soil Survey, the soil types found on the property indicate the presence of wetlands.
6. The proposal is inconsistent with goals, objectives, and policies of the Comprehensive Plan's Future Land Use Element and Conservation Element as stated herein.

STAFF RECOMMENDATION: Based on the analysis above, staff finds that the proposed amendments are inconsistent with the intent of the Comprehensive Plan for industrial land use in areas containing wetland conditions and where central sewer is not available. The requested IND (or SD, Special District, where amended) land use category and IND (or IND, Light Industrial, where amended) zoning district is found incompatible with the adjacent residentially committed properties. Staff recommends denial of the amendment requests.

SUPPORTING DIAGRAMS ILLUSTRATIONS & TABLES: Please see Staff's PowerPoint presentation.

PLANNING COMMISSION ACTION: As conveyed in Subsection (C.) (#4) of 10.03.04 Procedures for action by the Planning Commission, of the LDC, the Planning Commission shall recommend to the City Council that the application(s) be approved or denied. At its November 7, 2024, public hearing, the Planning Commission recommended denial of both applications. The vote carried 7-0.

1. PCA24-0004 – Future Land Use Map Amendment – Recommended Denial – Motion carried by a 7-0 vote.
2. PZMA24-0004 – Zoning Map Amendment – Recommended Denial – Motion carried by a 7-0 vote.

ATTACHMENTS:

1. Staff PowerPoint Presentation

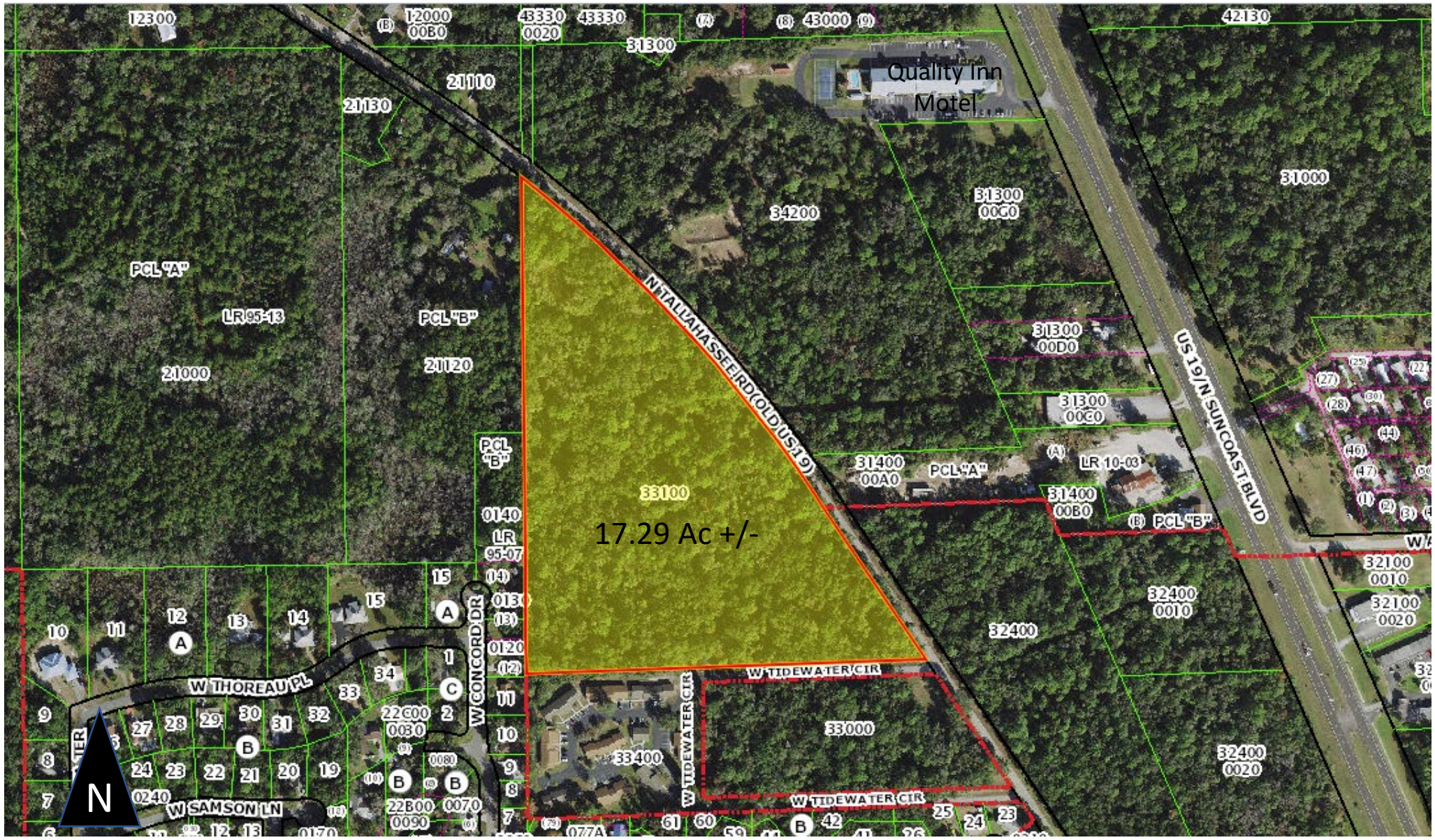
2. Draft Ordinances

3. Applicant's Submittal with supporting documents

PCA24-0004/PZMA24-0004

FLUM AMENDMENT AND ZONING AMENDMENT

SCOTT & CHRISTINE JOHNSON


Quality Inn
Motel
17.29 Ac +/-
N TALLAHASSEE RD (OLD US 19)
US 19/N SUNCOAST BLVD
W THOREAU PL
W CONCORD DR
W SAMSON LN
W TIDEWATER CIR
PCL "A"
PCL "B"
LR 95-13
LR 95-07
LR 10-03
21000
21110
21120
21130
31000
31300
31400
32100
32400
33000
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33400
34200
N


PARCEL "A"
PARCEL "B"
34200
33100
N. TALLAHASSEE ROAD
US 19/N SUNCOAST BLVD
W TIDEWATER CIR
W THOREAU PL
W SAMSON LN
N CASA TER
W CONCORD DR
PCL "A"
PCL "B"
LR 95-13
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LR 10-03
21000
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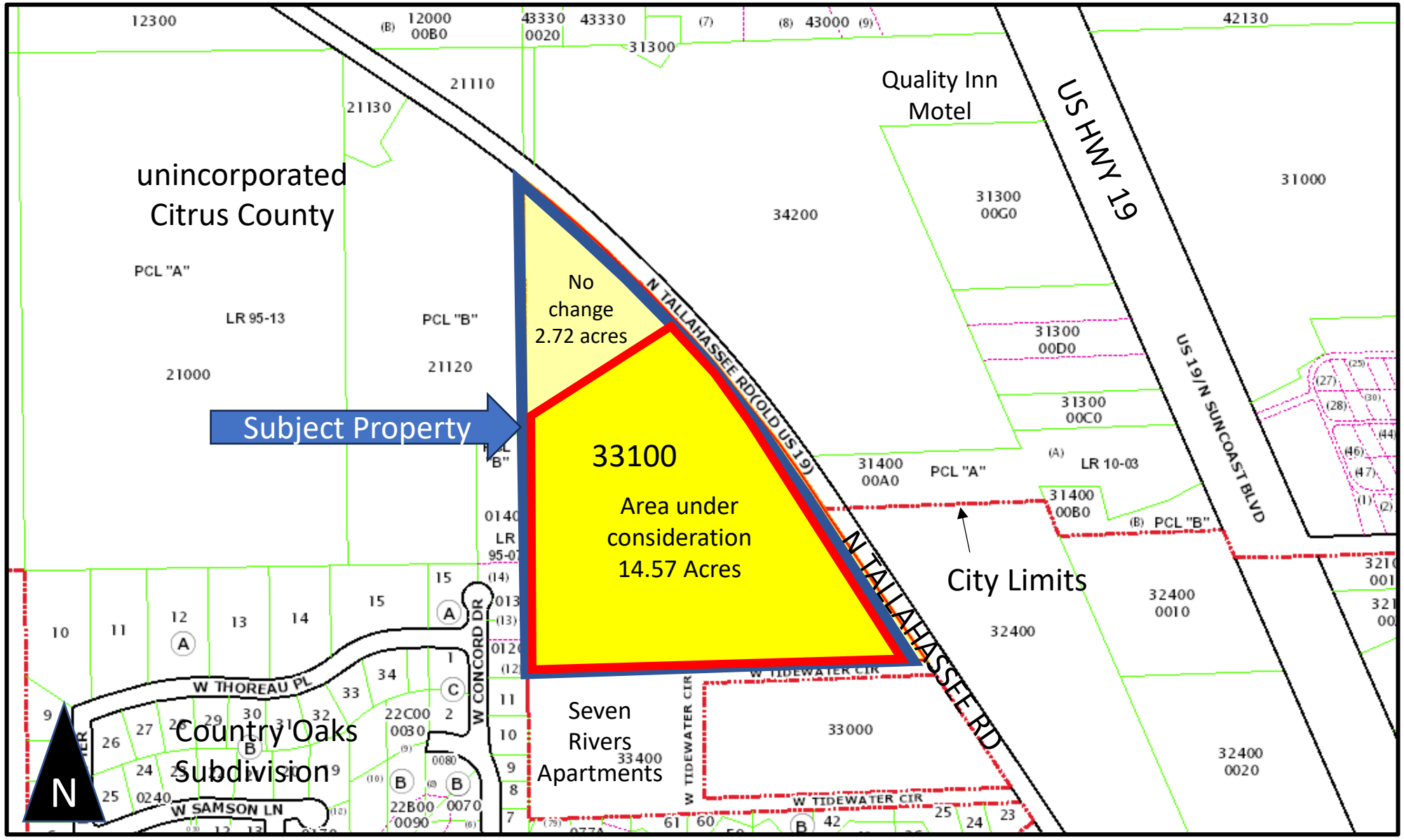
unincorporated
Citrus County
Quality Inn
Motel
US HWY 19
US 19/N SUNCOAST BLVD
N TALLAHASSEE RD(OLD US 19)
N TALLAHASSEE RD
No
change
2.72 acres
Subject Property
33100
Area under
consideration
14.57 Acres
City Limits
Seven
Rivers
Apartments
Country Oaks
Subdivision
W THOREAU PL
W SAMSON LN
W CONCORD DR
W TIDEWATER CIR
LR 95-13
LR 10-03
PCL "A"
PCL "B"
12300
12000
00B0
43330
0020
43330
31300
21110
21130
34200
31300
00G0
31000
31300
00D0
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00C0
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00B0
42130
21000
21120
32400
0010
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0070
0080
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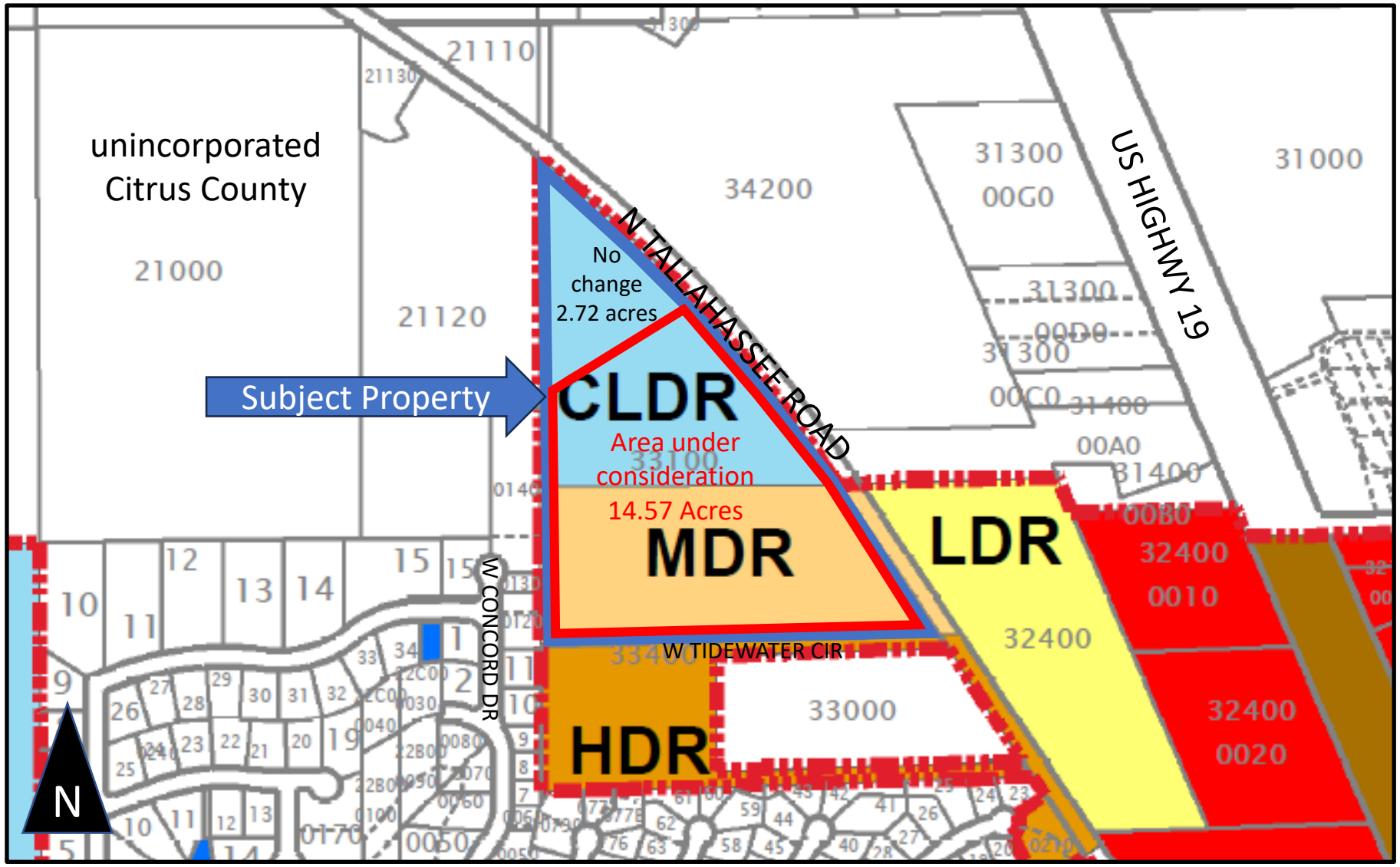
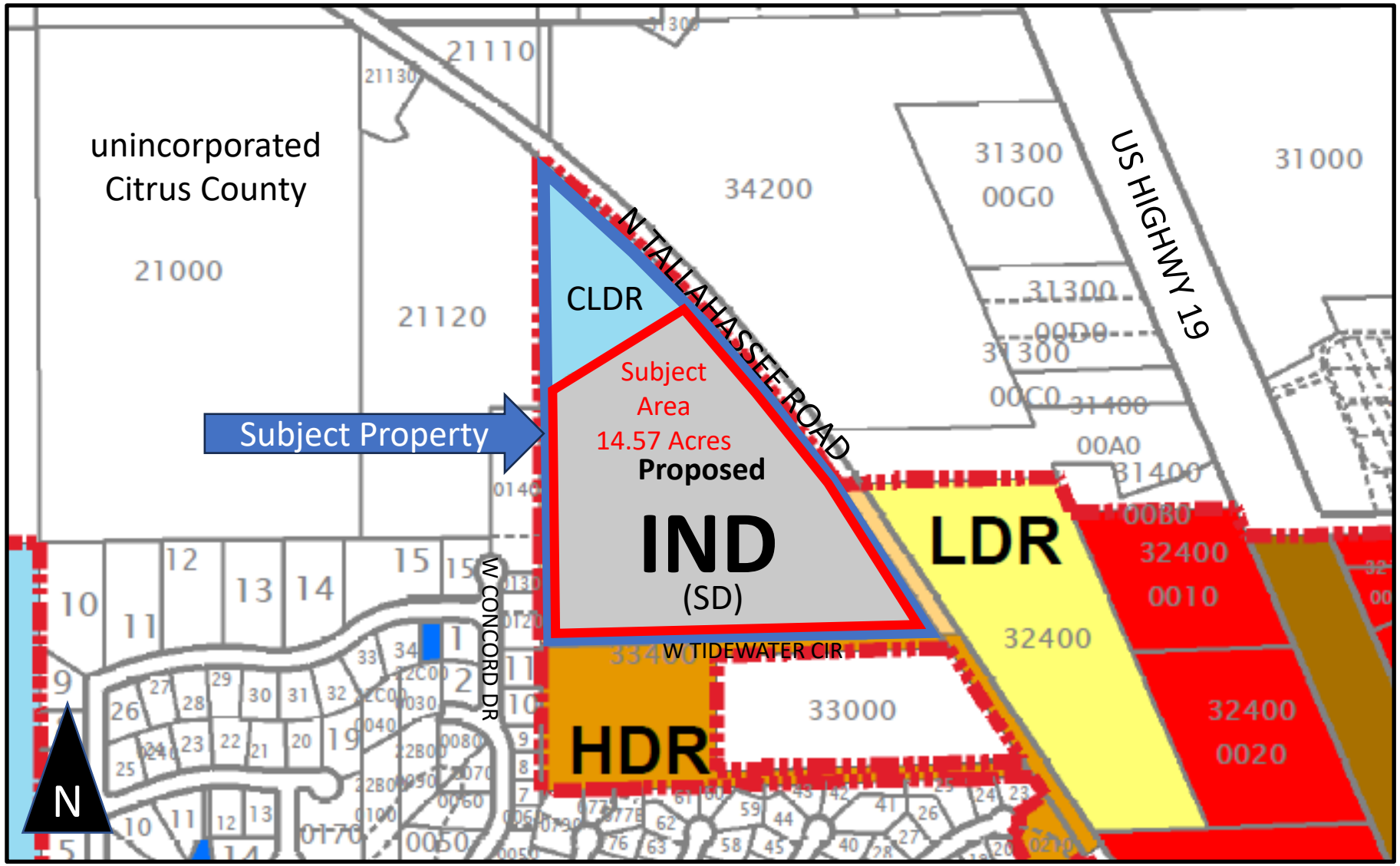
N

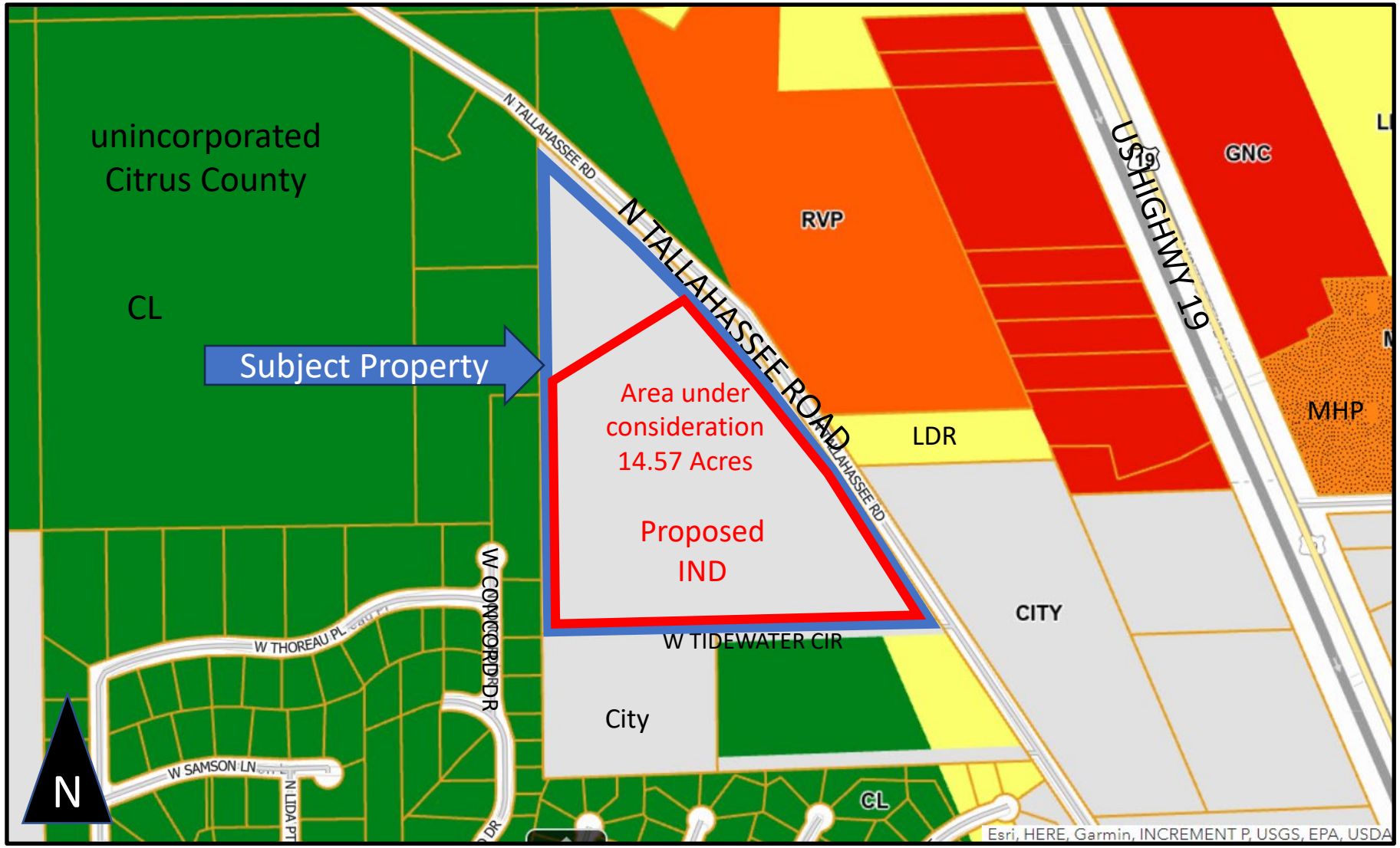
FUTURE LAND USE MAP – EXISTING LAND USE IS CLDR AND MDR



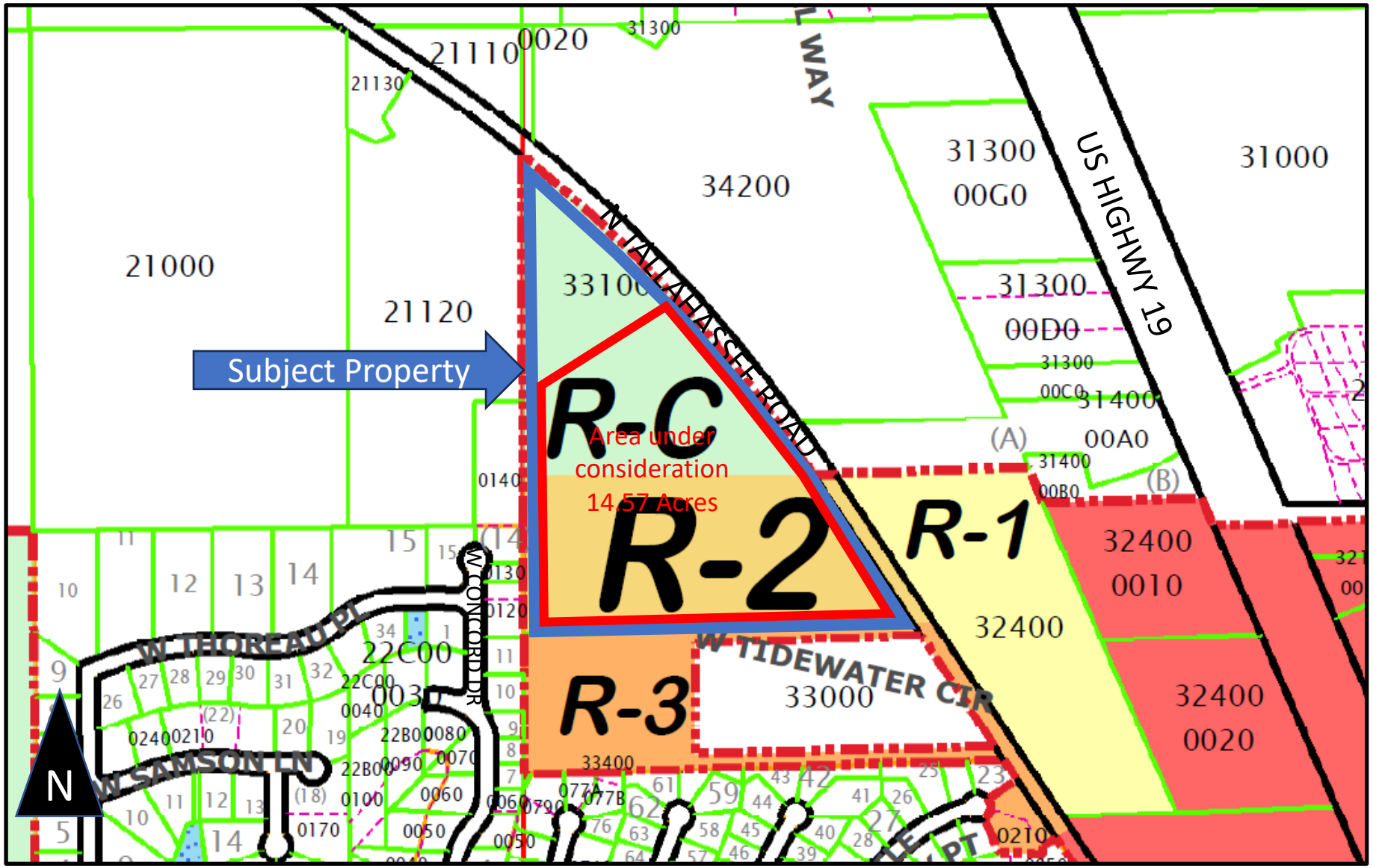
FUTURE LAND USE MAP – PROPOSED AMENDMENT FROM CLDR AND MDR TO IND (SD)



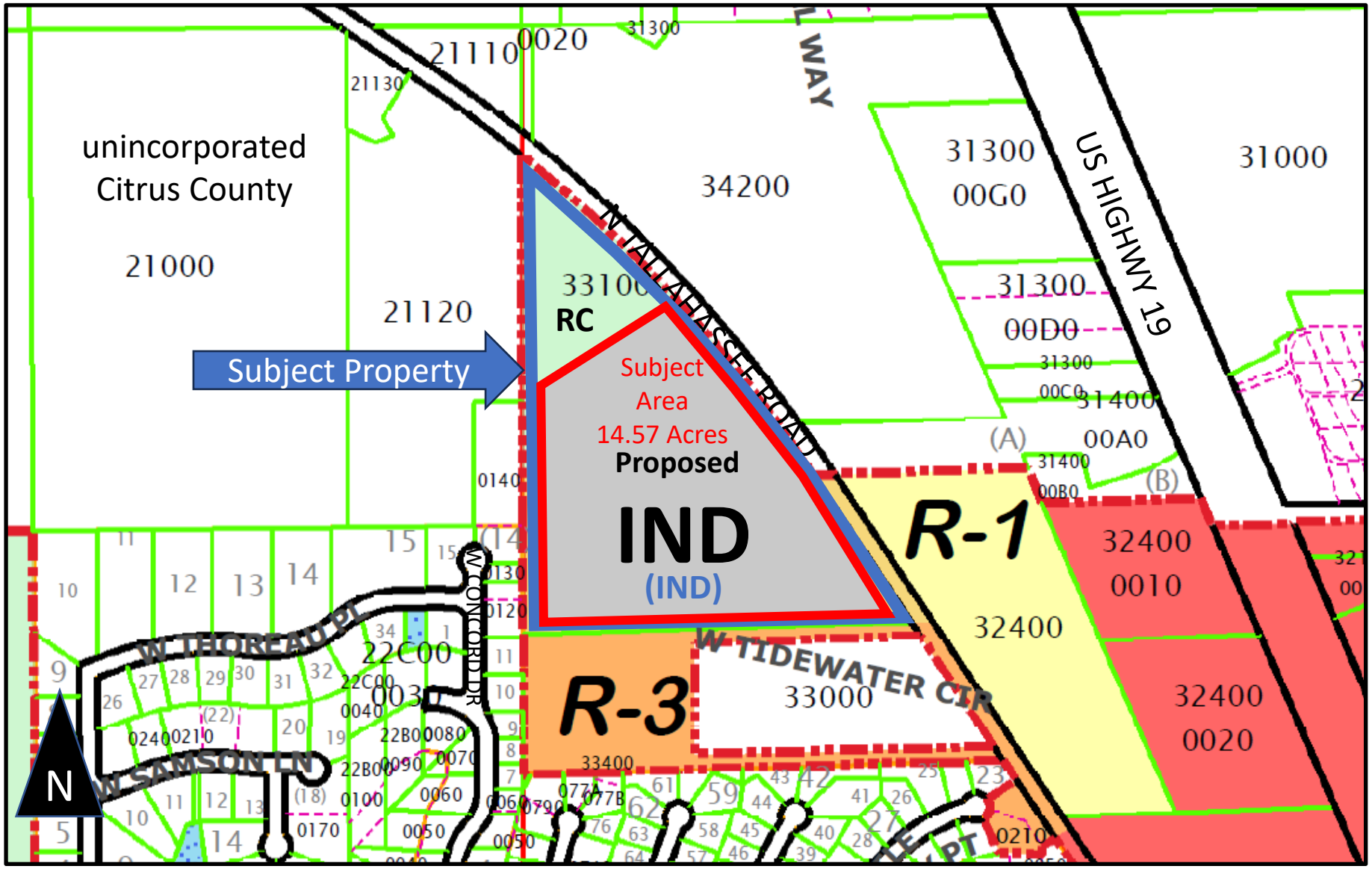
CITRUS COUNTY FUTURE LAND USE MAP – SURROUNDING LAND USE IN COUNTY



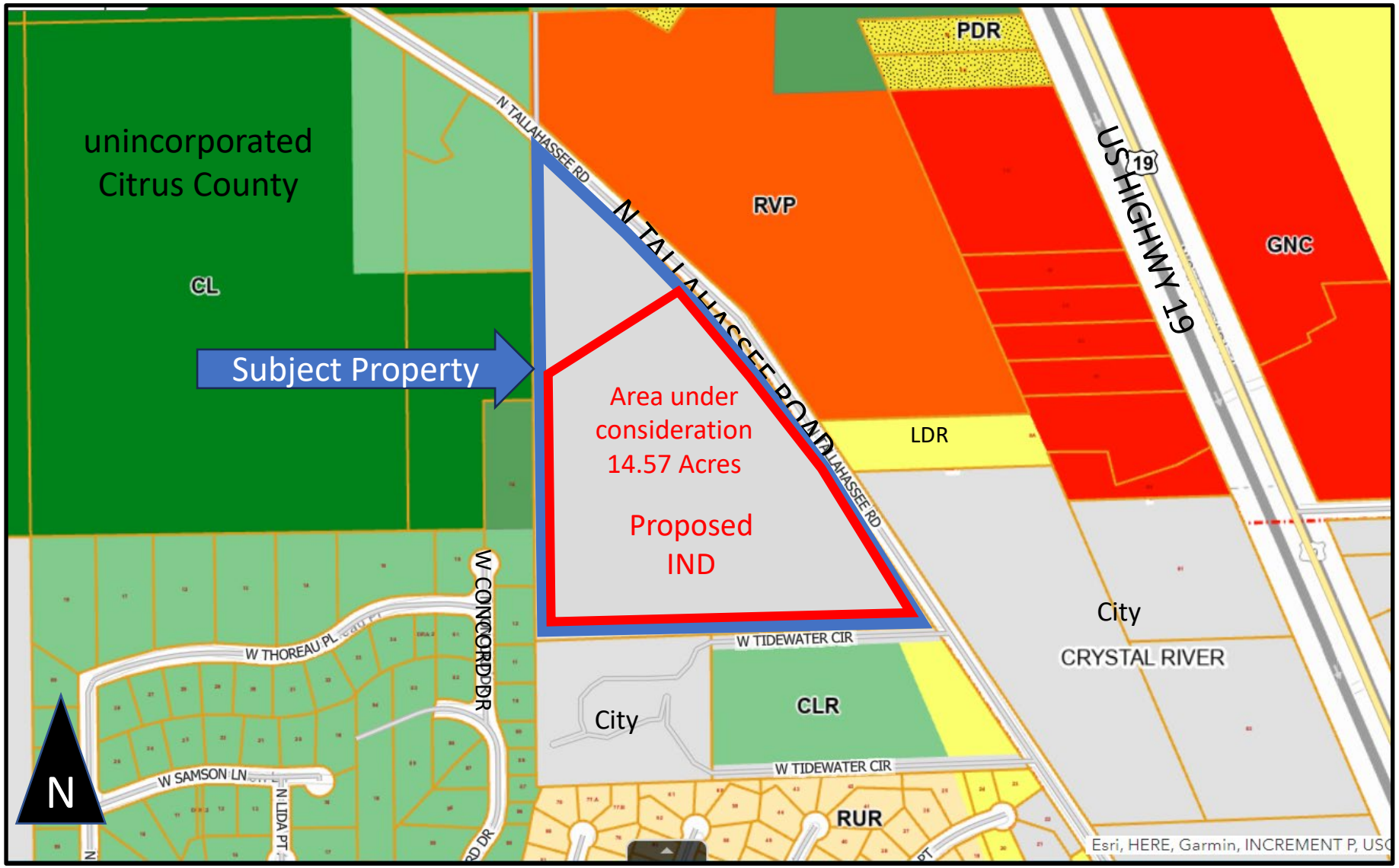
ZONING MAP – EXISTING ZONING IS R-C AND R-2



ZONING MAP – PROPOSED AMENDMENT FROM R-C AND R-2 TO IND (IND)



CITRUS COUNTY ZONING MAP – SURROUNDING ZONING



USDA Soil Map – soil classifications



- (59) Cypress Lake fine sand, frequently ponded, 0 to 1 percent slopes (9.0%) - (parent material: Sandy and loamy marine deposits over limestone) having a drainage class defined as very poorly drained and having a depth to water table of about 0 inches.
- (64) Citronelle fine sand (33.2%) - (parent material: sandy marine deposits over limestone), having a drainage class of somewhat poorly drained, and having a depth to water table of 6 to 18 inches.
- (50) Kanapaha-Kanapaha, wet fine sand, 0 to 5 percent slopes (less than 1%) - (parent material: Sandy and loamy marine deposits) having a drainage class defined as poorly drained and having a depth to water table of about 6 to 18 inches.
- (28) Redlevel fine sand (57.1%) - (parent material: sandy marine deposits over limestone), having a drainage class defined as somewhat poorly drained, and having a depth to water table of about 18 to 42 inches.

Subject Property – Posted October 18, 2024



BELOW:
Looking north on N Tallahassee Road



BELOW:
Looking west on W Tidewater Circle along the southern perimeter of the subject property – Seven Rivers Apartments abuts to the south.



Subject Property looking south on N Tallahassee Road



Property abutting to north on N Tallahassee Road – will abut the remaining CLDR on subject property




Quality Inn
Motel
PARCEL "A"
PARCEL "B"
17.29 Ac +/-
N. TALLAHASSEE ROAD
US 19/N SUNCOAST BLVD
W TIDEWATER CIR
W CONCORD DR
W THOREAU PL
W SAMSON LN
N CASA TER
LR 95-13
LR 95-07
LR 10-03
PCL "A"
PCL "B"
34200
33100
33400
33000
32400
31300
31000
21000
21110
21120
21130
42130
43000
43330
12300
N

QUESTIONS?

PCA24-0004/PZMA24-0004

FLUM AMENDMENT AND ZONING AMENDMENT

SCOTT & CHRISTINE JOHNSON

PCA24-0004 PCA24-0004

City of Crystal River

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

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 17.11 AltKey: 1051991
Large Scale ____ # Acres ____ Parcel #: 17E18S08 33100

Name of Petitioner(s): Scott A & Christine R Johnson

Address of Petitioner(s): 1598 W. Jenny St
Lecanto FL 34461

City ____ State ____ Zip Code ____

Phone # 702 376 8796 Fax # ____ Cell # ____

Email Address: LOTE314@gmail.com

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

Street address of property (if applicable): 4264 N. Tallahassee Rd.

Existing Land Use: RC/22 Proposed Land Use: R2/(LT) IND

Reason for Request: utilize residential home use & offer parking lot for cars, trucks boats trailers. daily, weekly, monthly.

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

- ✓ Deed or Proof of Ownership
- ✓ Notarized signature of the current property owner(s) and the Agent's signature, if applicable.
- ✓ 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.)
- ✓ Paid application fee

I Christine R Johnson, being first duly sworn, affirm and say that I am the:

(check one)

X owner, or

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

Signature

1598 W. Jerry St
Address

702-376-8796
Phone Number

Leanto FL 34461
City, State, Zip Code

State of Florida

County of Citrus

The foregoing instrument was acknowledged before me this 2, day of October, 2024, by Christine Johnson, who is personally known to me or has produced FL ST DL as identification and who did/did not take an oath. J525-116-66-594-0

Notary Public

MORGAN LAYNE MORRIS
Notary Public
State of Florida
Comm# HH353731
Expires 1/24/2027

Commission No.: HH353731

Commission Expires: 01/24/2027

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020017073 BK: 3049 PG: 2435 3/30/2020 12:37 PM 1 Receipt: 2020015302
RECORDING $18.50 D DOCTAX PD $674.10

PREPARED BY AND RETURN TO:
JENNIFER C. DUCA of
FIDELITY TITLE SERVICES, LLC
217 N. Apopka Ave.
Inverness, Florida 34450
incidental to the issuance of a title policy

FILE #20-014277

PARCEL ID #1051991

Corporate Warranty Deed

THIS INDENTURE, made this 25 day of **March, 2020**, A.D., between **FLORALINO PROPERTIES, INC.**, A Florida Corporation, whose post office address is: **PO Box 5017, Largo, Florida 23779**, a corporation existing under the laws of the State of Florida, Grantor, and **Scott A. Johnson and Christine R. Johnson, husband and wife**, whose post office address is: **1008 1st Street, Surf City, North Carolina 28445**, Grantee,
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individual and the successor and assigns of corporations.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Citrus, State of Florida, to wit:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO covenants, easements and restrictions of record, if any.

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

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

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name and by it duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in the presence of:

Margit G. Dippel
WITNESS

MARGIT G. DIPPEL
Witness Printed Name

Scott Supreant
~~WITNESS~~

Scott Supreant
Witness Printed Name

FLORALINO PROPERTIES, INC.

BY: Anthony T. Tubolino SR
ANTHONY T. TUBOLINO, SR., President
Address: PO Box 5017, Largo, Florida 23779

{CORPORATE SEAL}

State of FLORIDA
County of Pinellas

The foregoing instrument was acknowledged before me by means of X physical presence or [ ] online notarization, this 25th day of March, 2020 by **ANTHONY T. TUBOLINO, SR.**, as **President** of **FLORALINO PROPERTIES, INC.**, on behalf of said corporation, who is personally known to me or who produced FL Driver License as identification.

{SEAL}

My Commission Expires: 7-14-2020

Scott Supreant
NOTARY PUBLIC
Scott Supreant
Notary's Printed Name

Scott Supreant
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG006004
Expires 7/14/2020

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020017073 BK: 3049 PG: 2436 3/30/2020 12:37 PM 2 Receipt: 2020015302
RECORDING $18.50 D DOCTAX PD $674.10

File No. 20-014277

Exhibit "A"

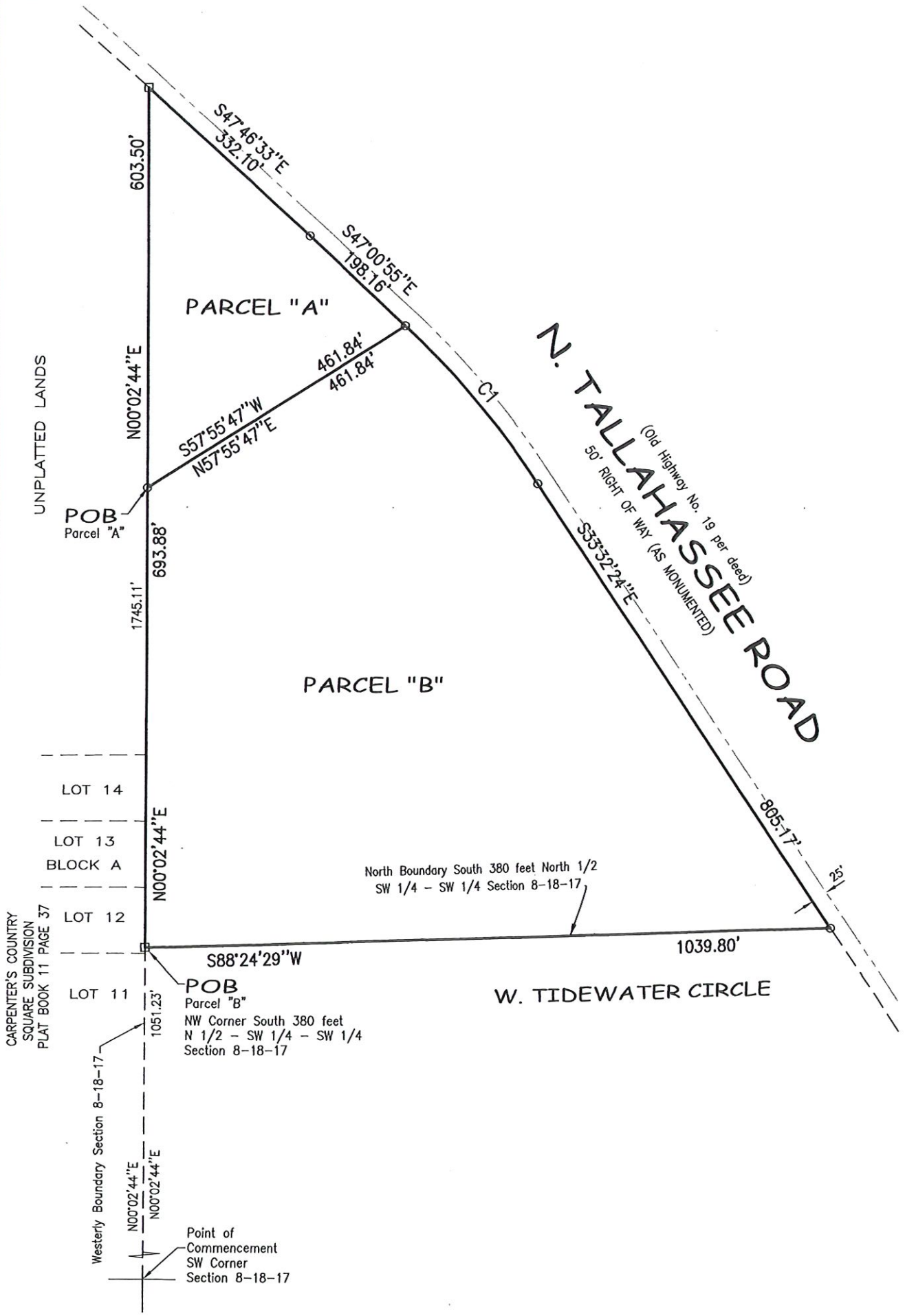
That portion of the following described property lying South and West of Old County Road, Old Highway No. 19, The N1/2 of NW1/4 of SW1/4, and S1/2 of NW1/4 of SW1/4 and N1/2 of SW1/4 of SW1/4 of Section 8, Township 18 South, Range 17 East.

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

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

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

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



CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	1335.65'	13°28'32"	314.13'	313.41'	S40°16'39"E

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

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

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

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

PARCEL "A"
A parcel of land lying in Section 8, Township 18 South, Range 17 East, Citrus County, Florida described as follows:
Commence at the Southwest Corner of said Section 8, Township 18 South, Range 17 East; thence N00°02'44"E, along the Westerly boundary thereof a distance of 1745.11 feet for a Point of Beginning; thence continue N00°02'44"E, 603.50 feet to a point on the Southwesterly right of way line of N. Tallahassee Road (Old Highway 19); thence S47°46'33"E, along said right of way line, 332.10 feet; thence continue along said right of way line, S47°00'55"E, 198.16 feet; thence S57°55'47"W, 461.84 feet to the Point of Beginning.
Contains 118,471.28 Square Feet, (2.720 Acres), more or less.

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

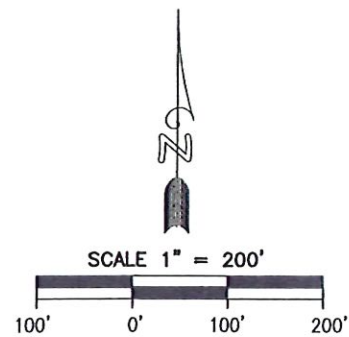
Prepared for and Certified to:
Christine and Scott Johnson

Property Address:
4264 N. Tallahassee Road
Crystal River, Florida 34428

SKETCH of DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

MERIDIAN BASED ON THE WEST BOUNDARY OF SECTION 8-18-17 AS BEARING N00°02'44"E (ASSUMED)



LEGEND

PLS	=	Professional Land Surveyor
LB	=	Licensed Business
SCIR	=	Set Capped Iron Rod
FCIR	=	Found Capped Iron Rod
FCIP	=	Found Capped Iron Pipe
FIR	=	Found Iron Rod
FIP	=	Found Iron Pipe
FCM	=	Found Concrete Monument
SN&D	=	Set Nail and Disk
FN&D	=	Found Nail and Disk
(P)	=	Plat Dimension
(F)	=	Field Measurement
(D)	=	Deed Information
(R)	=	Radial Line
POB	=	Point of Beginning
TBM	=	Temporary Benchmark
A/C	=	Air Conditioner
Conc.	=	Concrete
P/E	=	Pool Equipment
	=	Utility Pole
	=	Fire Hydrant
	=	Water Meter
	=	Telecommunications Box
	=	Guy Anchor
	=	Electric Utility Box
	=	Street Sign
	=	Water Valve
	=	Light Pole

NOTES:
1. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed and or instruments of records furnished by the client and or their agents.
2. Unless it bears the original signature and seal of a Florida licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.

I hereby certify that this Survey of the property described hereon, as surveyed and drawn under my supervision, complies with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.050 through .053, Florida Administrative Code, pursuant to 472.027, Florida Statutes.

JEFFERY A. COPELAND, PLS No.5279

JEFF COPELAND SURVEYING, INC.
LB.7951 email: jeff@jcsurveying.com
4300 LAKE IN THE WOODS DRIVE
SPRING HILL, FLORIDA 34607
PHONE: (352) 596-4111

JOB NO. 22-681-A
Field Book No. 220 Page No. 44-46

DATE	Party Chief	Drawn By	Checked By
5/29/24	JBC	JAC	GC

Proposal for Zoning Change: Medium Density Residential to Parking Facility

Applicants: Scott A. and Christine R. Johnson
Property Address: 4264 N Tallahassee Road, Crystal River, FL
Parcel 17E18S08 33100. ALT key 1051991
Date: September 3, 2024
To: Crystal River ~~BOCC (Board of County Commissioners)~~ City of Crystal River

1. Overview

We, Scott A. and Christine R. Johnson, are submitting a proposal to change the zoning designation of the property located at 4264 N Tallahassee Road, Crystal River, FL. Currently seeking to change "Medium Density Residential" to an "Industrial" zoning designation, as demonstrated on a new survey completed with the different zoned areas within the property itself labeled "Parcel A 2.720 acres and Parcel B 14.574 acres". The only 'zoning change' would be for the proposed Parcel B area of the acreage. The intention is to develop a parking facility for cars, enclosed trailers, boats, RVs, and other self-contained vehicles. This proposal aims to address the growing need for organized and secure parking facilities in Citrus County, especially given the ongoing residential development and the lack of designated parking areas for personal items.

2. Current Zoning and Issues

The property is currently zoned as "Medium Density Residential, for Parcel B." And Coastal Low density residential, for Parcel A. The upper portion, Parcel A, is to remain residential for owner oversight and management. If this zoning request is not approved and remains unchanged, the area being developed as residential, would **contribute significantly** to the county's landfill waste. *Each household of four produces approximately 6,400 pounds of trash annually*, which equates to ***32,000 pounds of trash per year per ACRE***. Given the 17-acre size of the property, this would result in an ***additional 108,800 pounds of trash being sent to the landfill every year***. This is not sustainable, considering the county's current waste management challenges.

3. Proposed Zoning Change and Benefits

We propose changing the zoning designation for Parcel B (MDR/R2) to "Industrial" to develop a well-organized parking facility. While "Industrial" zoning is typically associated with more intrusive uses, our proposed facility will be low-impact and environmentally friendly. The key benefits include:

- **Reduced Environmental Impact:** Unlike residential development, the proposed parking facility will produce minimal waste. This will significantly reduce the potential burden on local landfills.

- **High Community Demand:** There is a substantial demand for safe and secure parking for personal items such as RVs, boats, and trailers. Existing storage facilities in the area have long waitlists, some extending over two years.
- **Revenue Generation for Town and County:** The facility will generate tax revenue and provide economic benefits to both the town and the county.
- **Enhanced Tourist Experience:** The facility will cater to tourists and residents who require short-term parking solutions, allowing them to enjoy the natural beauty and recreational activities of Crystal River without contributing to environmental degradation.
- **Minimal Environmental Contamination:** Currently, hotels and motels near the Gulf are inundated with trucks and trailers parked in landscape areas. The oils, fuels, rubber, and engine coolants from these vehicles are contaminating the soil, which then washes into the Gulf during storms, harming the marine ecosystem. Our facility will help prevent this by providing a designated, safe parking area away from sensitive water bodies.

4. Facility Features and Management

The proposed facility will feature:

- **Designated Parking Spaces:** Organized parking for cars, boats, trailers, and RVs with clear demarcations.
- **Natural Aesthetic Barriers:** A 5-foot natural border of trees will be maintained around the property to preserve the visual appeal and integrity of the surrounding environment.
- **Owner Overseen with Residential Home:** The facility will be managed by an on-site owner who will reside on the property, ensuring proper oversight and security.
- **Secure and Environmentally Conscious:** The facility will focus on minimizing environmental impact by providing designated, well-maintained parking spaces that prevent soil and water contamination.

5. Addressing Environmental Concerns

The environmental concerns related to industrial zoning typically involve the use of chemicals and pollutants. However, this facility will not offer services that use harmful chemicals. It is located adjacent to commercial properties, and its longest border runs along Old Highway 19, which is already designed to handle heavy traffic. This location is suitable for the proposed use and will have a minimal environmental footprint compared to other industrial facilities in the area.

Additionally, by reducing the need for makeshift parking on hotel and motel landscapes, the proposal will prevent further contamination of the Gulf waters. The proximity to nearby commercial properties, such as a paving business, aligns the proposed facility with the existing industrial landscape without the risk of harmful chemical runoff.

6. Supporting Data and Statistics

- **Waste Production:** Average person produces 1,600 pounds of waste per year.
- **Environmental Pollution:** Vehicle oils, fuels, rubber, and coolants are major contributors to soil and water contamination, particularly near coastal waters. This has been documented as a global issue in the "Marine Pollution Bulletin" (2024).
- **Community Demand:** A severe shortage of organized parking facilities exists in Citrus County, with existing storage areas having waitlists of over a year.

7. Conclusion

The proposed zoning change from "Medium Density Residential" to "Industrial" for the development of a parking facility offers a unique opportunity for Crystal River. It provides a sustainable solution to the growing demand for organized and safe parking while reducing environmental impact, supporting local tourism, and generating revenue for the community. Given the current lack of options and the urgent need for such a facility, we believe this proposal is in the best interest of the city and its residents.

We urge the Crystal River BOCC to approve this zoning change request to enable us to move forward with this much-needed development.

If there is anything you need additionally, please do not hesitate to contact me. Thank You!

Sincerely,

Scott A. Johnson and Christine R. Johnson
RE: 4264 N Tallahassee Road, Crystal River, FL

May 30, 2023

To Zoning Board

We, the undersigned, urge you to ACT NOW to APPROVE THE ZONE VARIANCE REQUEST for Scott and Christine Johnson at the 4264 N. Tallahassee Rd., Crystal River, Florida. We are new to the area and buying in an HOA community. We are unable to park our 25" boat/classic car at our property and are looking for a safe and secure location to put our boat that would be close by. This location is perfect for what we want and need to store our boat.

Please approve and allow this business buildings to be erected and fulfill our need for the safe and secure storage of our boat and classic car.

Thank you,
Beverly Hills Residents

Larry L Hoover 717-579-2916

Jane B Hoover 717-319-0834

From: **Virgilohara** virgilohara@aol.com
Date: **May 27, 2023 at 10:57:41 AM**
To: **lote314@gmail.com**

To whom it may concern:

I would like to voice my approval of proposed RV and Boat storage facility in your community. Having lived in the area, trying to find a storage facility of this quality and amenities, is a rarity. This will only enhance the area with what is proposed. Plus the tax revenue and the appearance, will benefit our community.

Thank you for your consideration.

Virgil OHara

Petition to APPROVE Zoning Variance Request

Petition Summary and Background

Scott A Johnson, Native of Florida, Veteran, and retired Air Traffic Controller from the FAA and Christine R Johnson, Retired/Disabled Notary Public, are requesting a zone variance from Residential Conservation to Industrial Zoning designation for 17.12 acres for the following Property:

4264 N Tallahassee Road, Crystal River, FL

(Just west of the Hwy 19 and 2 blocks from the beautiful bay.)

The proposed change will effectively cease the potential Federally funded homes (section 8) from erection and a Gated RV and BOAT Storage Facility.

The massive influx of interest and population to Florida but specifically Citrus County, we are experiencing currently 45+ COMMUNITIES being built. That is HOA and very small lots. Crystal River area is BOOMING and a large RV Community is coming in right across the HWY 29 from Proposed property. The proposed change will have minimal impact on continual traffic and is intended for residents and visitors alike to store their belongings safely and securely in the beautiful city of Crystal River. We are a tourist destination and more specifically, Scallop season is a United States Wide Extravaganza and people come from all over, flooding the Quality Inn and surrounding areas to get the delicious scallops our Bay offers. This property is TWO BLOCKS from the BAY and will offer a tremendous service that is GREATLY IN DEMAND in our city!

Action Petitioned for

We, the undersigned, are concerned citizens who URGE our leaders to ACT NOW to APPROVE THE ZONE VARIANCE REQUEST for the Johnson's so that our community can this business establish can be erected and fulfill the ever-growing needs of this destination location, this magnificent city of Crystal River.

Name	Support Y or N	Contact Info	Signature
Crystal Knox	Yes	352 446 3541	Crystal Knox
Shannon Adkins	yes	941-536 6485	
Ron Knox	yes	352 770-3281	
Gordon McCarson	yes	352-601 0779	
	Yes	352 697-5220	
	Yes	352 6473850	Colleen Benders
Rhonda Knox	Yes	352 651-8226	Rhonda Knox
Tracey Tilton	yes	313804 5772	
Caleb Mccallister	yes	352-426-9821	
Jeremy Tilton	yes	352-364 1292	
Phyllis Vassar	yes	352-257 0359	Phyllis Vassar
Tiffany Proctor	yes	352 840-3707	Tiffany Proctor

Name	Support Y or N	Contact Info	Signature
Ashley N	Yes	3526137237	Ashley Nicole
Blake Brooks	Yes	352-634 8399	Blake Brooks
Brandon Vasser	Yes	540 8160165	Brandon Vasser
Samantha matteson	Yes	(352)932-3139	Samantha Matteson
Tyler Fletcher	Yes	(352)932-3139	Samantha Matteson
Chelsee LeBlanc	yes	352-~~[illegible]~~- 422-5888	Chelsee LeBlanc
Chasity Stewart	Yes	352 446 1988	Chasity Stewart
Alyssa Stewart	Yes	352 446-9966	Alyssa Stewart
Shannon Sims	YES	386-589-2379	Shannon Sims
Tiffany Howard	Yes	352-301-7100	Tiffany Howard
Anna Wray	Yes	352 634 2696	Anna Wray
Haley McCallister	Yes	3527025531	Haley McCallister

Name	Support Y or N	Contact Info	Signature
Lexie Coffman	yesss	65 0826	Lexie Coffman
Irene Franzen	Yes	813 976 0669	Irene Franzen
TiFFany Ballier	Yes	813-415-6221	Tiffany Ballier
Nancy Vios	Yes	239-465-2331	Nancy Vios
Michael Poteete	Yes	352-415-6285	Michael Poteete
Shayla Dupont	yes	352-467-9187	Shayla Dupont
Brennan Dupont	yes	" "	Brennan Dupont
Melissa Carr	yes	352-598-3436	Melissa Carr
Daisy Molina	Yes	352-737-34-13	Daisy Molina
Stephanie Smith	Yes	352 426-9821	Stephanie Smith
Mike Bosowick	Yes	954-319-2112	Mike Bosowick
Lisa Camps	yes	352 208 1427	Lisa Camps

Name	Support Y or N	Contact Info	Signature
Kathy Arnett	Y	630 8421190	Kathy Arnett
Ashley Messere	yes	352-464-5085	Ashley Messere
Crystal Brown	Yes	407 3258078	
Morgan Grizzle	Yes	352 681 1197	Morgan Grizzle
Melissa Fellhauer	yes	904 314 6489	Melissa Fellhauer
Vincent Baker	yes	352-586-2189	
Judy Rogers	yes	352 3822303	Judy Rogers
Jeff Rogers	Yes	352-257-8041	
Donny Wadsworth	yes	813 255 8245	Donny Wadsworth
Gary Brooks	yes	540 798 8756	Gary Brooks
Katelyn Gagnon	yes!	352-457 2326	Katelyn Gagnon

Name	Support Y or N	Contact Info	Signature
Karolyn A. Thoma	Yes	229.200.5609 2838 CR 615 Bushnell, FL 33513	Karolyn A. Thoma
Amy Fott	yes	407-453-7429	AFott
Tammie Sumner	Yes	2692 CR 526 Sumterville, Fl 33585	Tammie Sumner
Thena Story	Yes	1756 ~~CR~~ SR 539 Sumterville, FL	Thena L Story

2414. HEAVY INDUSTRIAL DISTRICT (IND)

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The industrial category allows for any industrial use, or for transportation, communication, and utility use.

IND District		Key – Level of Review P = Permitted C = Conditional Use	
Uses			
Outdoor Recreation			
Shooting Range	P		
Agricultural			
Aquaculture	P	Confinement Feeding	P
Viticulture	P		
Other Industrial			
Vegetative Debris/Disposal	P	Junkyards/Salvage Yards[1]	P
Commercial Incinerators	P	Commercial Recycling Centers[1]	P
Manufacturing (of non-hazardous materials)	P	Landfills[1]	P
Wholesaling	P	Hazardous Material Facilities, including LNG facilities[1]	C
Processing (of non-hazardous materials)	P	Crematorium	P
Storage	P	Power Generation Facilities	P
Distribution Center	P	C & D Facilities[1]	P
Warehousing	P	Slaughter House	P
LP Gas Storage/Distrib. (exceeding 1,000 gals.)	P	Bulk Petroleum Storage	P
Oil Refinery	C		
Public Service/Utility			
Emergency Service Facilities	P	Airports/Airfields	C
Communication/Transmission Towers (limitations apply)	P	Truck/Bus Terminals	P
Utility Facilities (Water & Wastewater)[2]	P		
Maintenance Facilities	P	Wellfields (Greater than 100,000 gpd)[2]	C*
LP Gas Storage/Distribution (up to 1,000 gals)	P	Wellfields (Less than or equal to 100,000 gpd)[2]	P
Office			
General Office	P	Government Facility	P
Neighborhood Commercial			
Fraternal Organization/Lodge	P		

General Commercial			
Sales, Rental, Service, Repair – motorized vehicles	P	Billboard & Offsite Advertising	P
Truck Stops	P	Hotel/Motel	P
Tavern, Bar, Lounge, Night Club, Dance Hall	P	Marina	P
Race Track/Outdoor Arena	C	Golf Driving Range/Miniature Golf	P
Veterinary Off/Animal Hosp./Pet Groom (with outside kennels)	P	Commercial/Trade Schools	P
Building/Trades Contractors (with outside storage)	P	Retail Sales	P
Lawn Care Operations	P	Shopping Center	P
Solid Waste Haulers Facilities	P	Grocery Store/Supermarket	P
Flea Market	P	Mini Warehouses	P
Funeral Home/Mortuary (with Crematorium)	P	Medical Marijuana Treatment Facility	P
Pharmacy/Drug Store	P	RV and/or Boat Parking Facilities	P

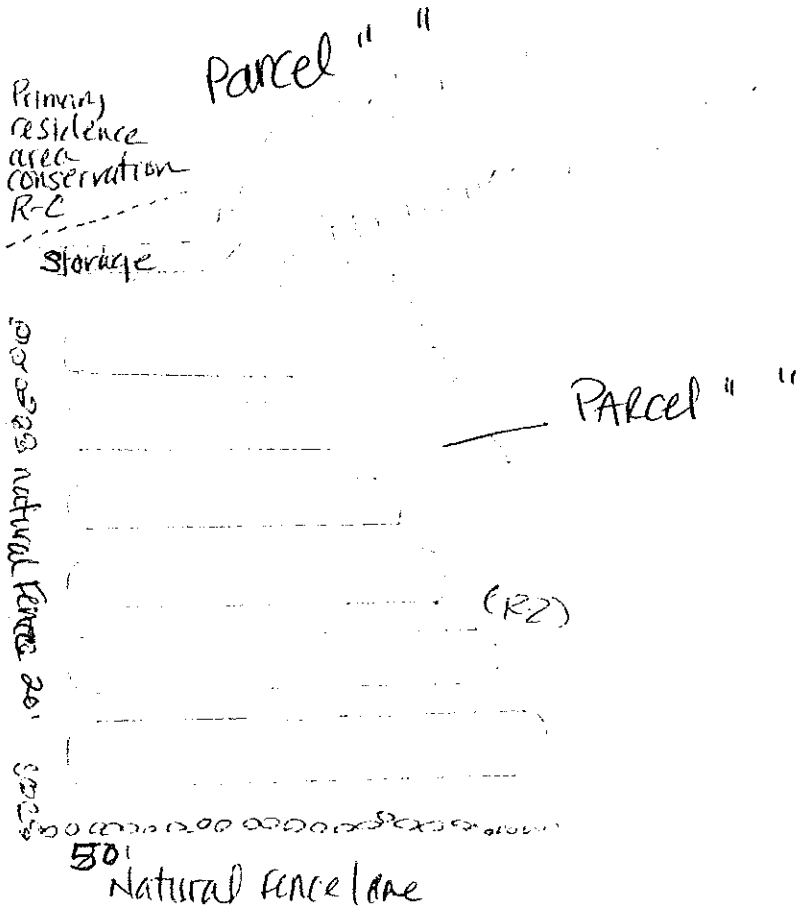
[1] Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.
[2] Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.
*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:
Maximum Lot Coverage – 70%
Floor Area Ratio (non-residential uses only) – 1.0

2415. EXTRACTIVE DISTRICT (EXT)

The extractive category allows for surface mining operations and encompasses areas rich in limestone and dolomite. This category permits rock quarries as well as strip mines such as clay, sand, gravel, and peat. Industrial complexes where extracted material is refined, packaged, or further processed are also allowed in this category.

EXT District	Key – Level of Review P = Permitted C = Conditional Use		
Uses			
Recreational			
Preserves/Reserves	P	Race Track/Outdoor Arena	C
Shooting Range	P	Heavy Recreation	P
Agricultural			
Croplands/Pastures	P	Viticulture	P
Silviculture	P	Plant Nurseries – wholesale	P
Aquaculture	P	Sod Farms	P


Parcel " "
Primary residence area conservation R-C
Storage
PARCEL " "
(R2)
50' Natural fence/hedge

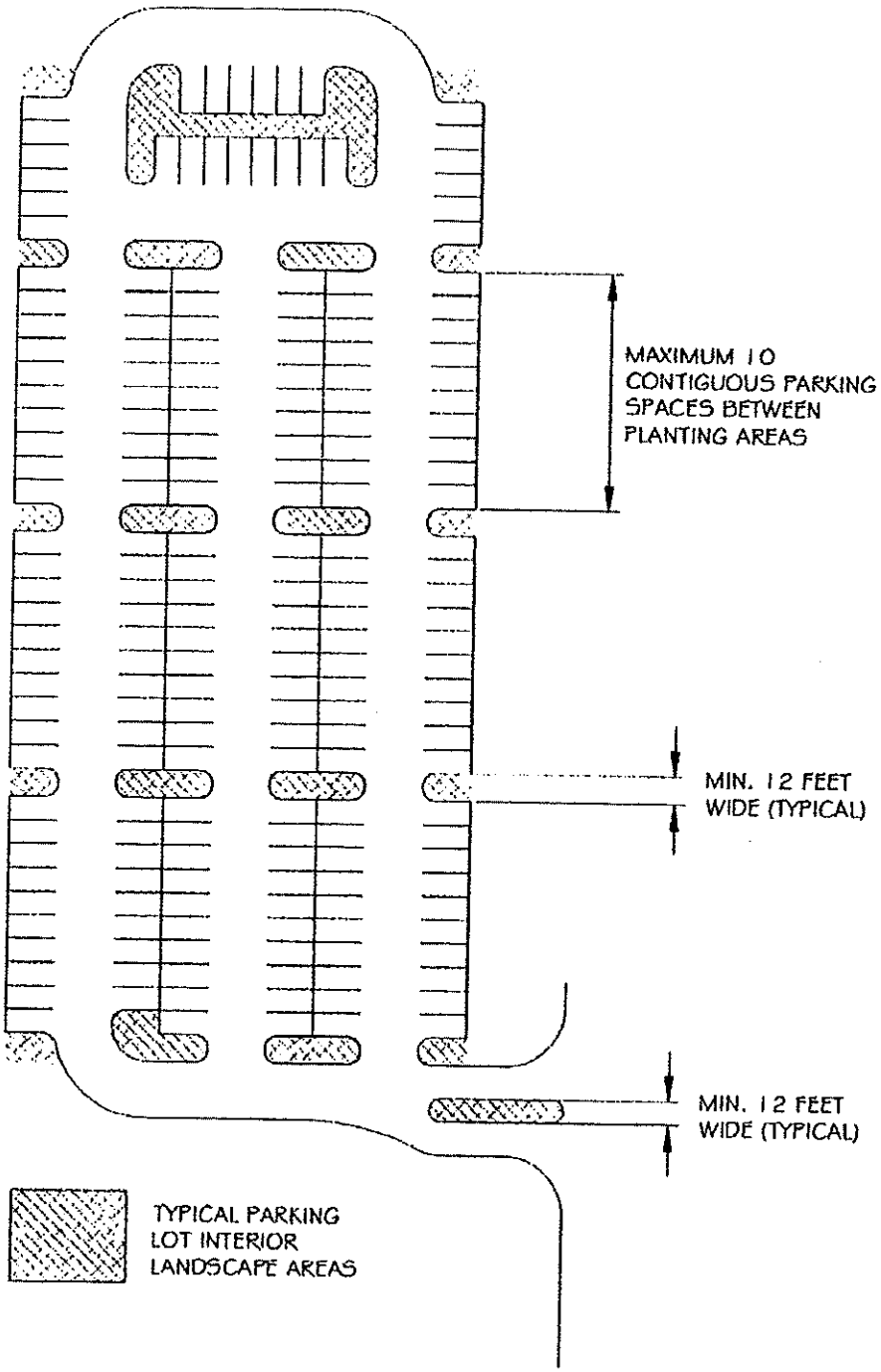
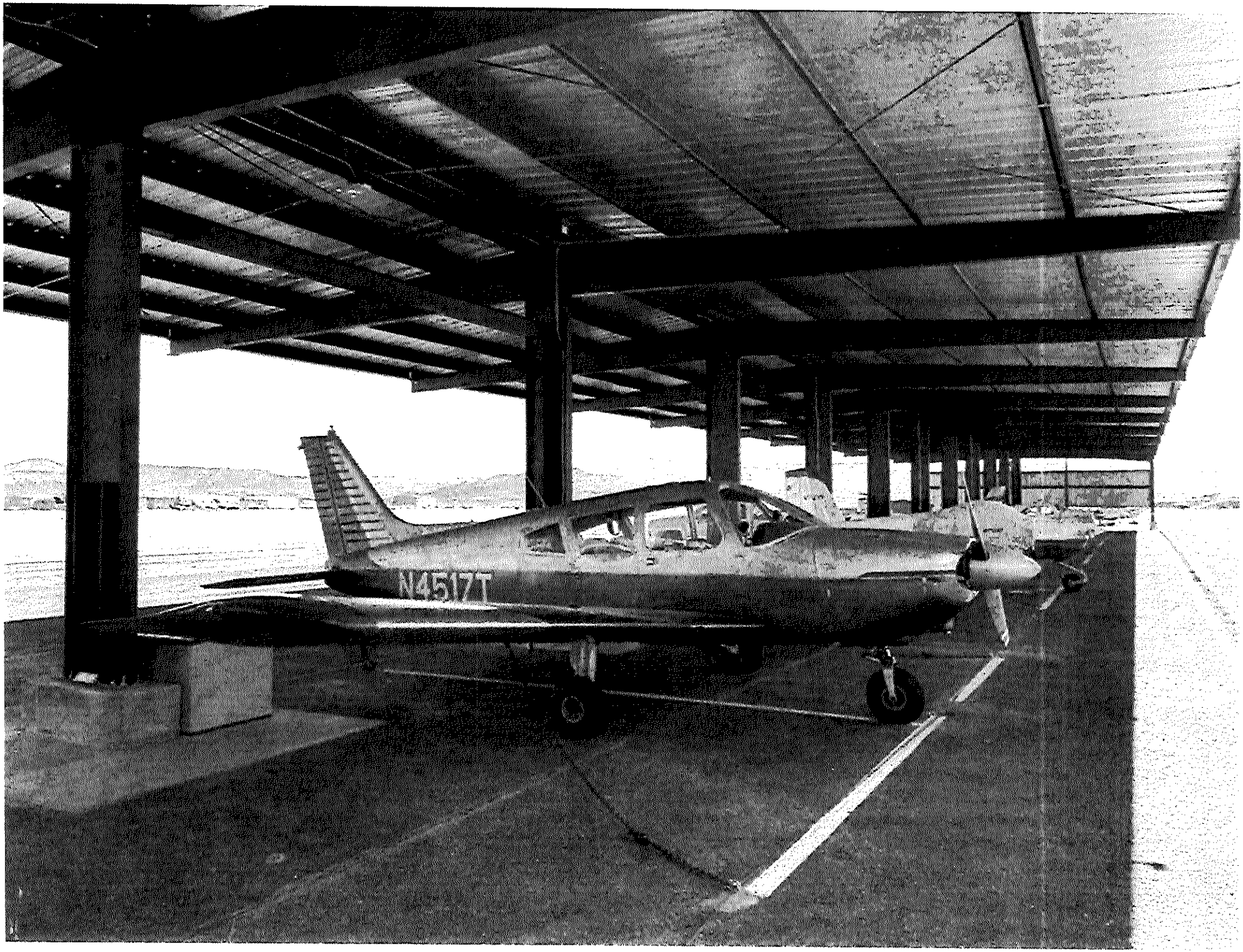


FIGURE 4E
EXAMPLE OF PARKING LOT LANDSCAPING


N4517T

Sec. 16-16. - Connections required.

(a) The owner of each lot or parcel of land within the city, or in the city's unincorporated service area, upon which lot or parcel of land any building or trailer used as a dwelling, is now situated or shall hereafter be situated, for either residential, commercial or industrial use, shall connect or cause such building or buildings or trailer or trailers to be connected with the public sewer facilities of the city and use such facilities, within one (1) year after notification by the city that the sewer system is available as defined in F.S., § 381.0065. All such connections shall be made in accordance with the rules and regulations which shall be adopted from time to time by the city council. The sewer connection fee shall be one hundred dollars ($100.00) for each residential unit or equivalent residential unit.

(b) Any new development within the city or in the city's unincorporated sewer service area shall connect to the city's sewer system, pay the connection fee established in subsection (a) above, pay the system expansion fees provided for herein, and pay the user rates established in this article, unless the system is determined to be unavailable and other sewer service for such development is approved by the city council.

(c) Any user of services of the sewer system outside the corporate limits of the city shall pay one hundred twenty-five (125) percent of the sewer connection fee established above.

(Ord. No. 68-0-6, § 9, 8-6-68; Ord. No. 76-0-2, § 9, 4-13-76; Ord. No. 77-0-1, § 9, 5-31-77; Ord. No. 80-0-1, § 9, 12-3-79; Ord. No. 82-0-11, 9-20-82; Ord. No. 84-0-9, § 1, 9-5-84; Ord. No. 88-0-2, § 2, 1-25-88; Ord. No. 95-0-12, § 6, 8-14-95; Ord. No. 03-0-21, § 1, 9-8-2003)

Cross reference— Water and sewer system expansion fee; trust account, § 16-2.1.

Sec. 16-17. - Exceptions to connections.

This article shall not be construed to require or entitle any person to cross the private property of another to make any such sewer connection.

(Ord. No. 68-0-6, § 10, 8-6-68; Ord. No. 76-0-6, § 10, 4-13-76; Ord. No. 77-0-4, § 10, 5-31-77; Ord. No. 80-0-1, § 10, 12-3-79; Ord. No. 03-0-21, § 1, 9-8-2003)

Sec. 16-18. - Connection may be made by city.

METALBUILDING
OUTLET CORP.

7651 Shaffer Pkwy Suite A

Littleton, CO 80127

303-948-2038

To Whom It May Concern,

I have had the pleasure of knowing Christine for four years now. Christine has proven herself to be a remarkably responsible, confident young woman who can overcome any obstacle. We have worked together on two separate building projects that did not come without construction issues but were easily overcome with Christine in charge.

Christine is organized, efficient, hardworking, operates with integrity and never leaves a job unfinished. I say without a doubt, she is a person of very good moral character.

On a personal level, I have really come to admire Christine and have no doubts about her abilities to succeed in the future. Any building project she is a part of will, without a doubt, be a success.

Feel free to reach out to me directly with any questions.

Sincerely,

Raymond Zukas

Sr. Project Manager

303-948-20380 Ext 103

Christine Johnson

4264 N Tallahassee Road
Crystal River, FL 34428

Dear Christine,

This letter is to serve as recognition for the Volunteer service that You have been providing to the FWC since July of 2012. You've been on the volunteer list for over 10 years and your dedication is exemplar to the preservation of our beautiful state, more particularly, the help you've provided in the safe transport and release of infected manatees throughout the many regions as far south as Ft Myers to as close as Crystal River.

Your dedication to the State of Florida is accepted with great gratitude. I feel that any business endeavor You and Scott Johnson propose would be a great benefit to the community and the City of Crystal River.

On a personal level, I have known the Owner/Applicants for zone variance for over 45 years. Scott is a Native Floridian, born in Florida. Crystal River would be so benefited by having these two folks in business in your City and community.

Sincerely yours,

Major Dennis Post

6/01/2023

386-383-2471

From: Christine Johnson lote314@gmail.com
Subject: Re: scott tina
Date: June 1, 2023 at 10:30 AM
To: Jaybird livingston jaybirdnlv@hotmail.com

Thank You so much Jaybird. I love you
Tina

On Jun 1, 2023, at 10:16 AM, Jay Livingston <jaybirdnlv@hotmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: "Livingston, Jay" <Jay.Livingston@whiting-turner.com>
Date: June 1, 2023 at 7:15:05 AM PDT
To: jaybirdnlv@hotmail.com
Subject: scott tina

Thursday June 1st, 2023

To Whom It May Concern:

My Name is Jay Livingston and I am good friends with Scott and Christina Johnson. I have know them since 2009 when I met them here in Las Vegas Nevada. We were part of a family orientated Off road Motorcycle group Called The Southern Nevada Jackrabbits. Scott and Christina were valuable members in our organization for many years, we became great friends on day one and still are today. Their work ethics and level of participation in anything they take on are of the highest level of anyone I have ever known. They have always been my goto friends if I ever have needed anything as well as for many others.

I was sorry to see them move away but I know where they are will benefit from their presence, participation in every way no matter what the project, task, event. They are a community and family based couple that I am proud to know and call them my friends / Family.

Thank you .

Jay Livingston

7887 Cliffs Edge Circle

Las Vegas Nevada 89123

702-238-9997

<WT-Orange120x82_f61f6735-a787-4878-b0a6-4f1d4323bd6e.jpg>

Jay Livingston
Superintendent
The Whiting-Turner Contracting Company
6720 Via Austi Parkway, Suite 550
Las Vegas, Nevada 89119
Phone: 407-601-3004
Mobile: 702-491-9463
www.whiting-turner.com

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wisegeek

Science Fact Checked

How Much Garbage does a Person Create in One Year?



By Diana Bocco

Updated: **May 16, 2024** Views: **264,217**

Share

According to the Environmental Protection Agency, the average American produces about 4.4 pounds (2 kg) of garbage a day, or a total of 29 pounds (13 kg) per week and 1,600 pounds (726 kg) a year. This only takes into consideration the average household member and does not count industrial waste or commercial trash. If this sounds like a staggering number, you would be surprised to know that Americans are not the number one producers of garbage in the world. In Mexico, the average household produces 30 percent more garbage than in America.

While the numbers may be difficult to grasp, consider this: with the garbage produced in America alone, you could form a line of filled-up garbage trucks and

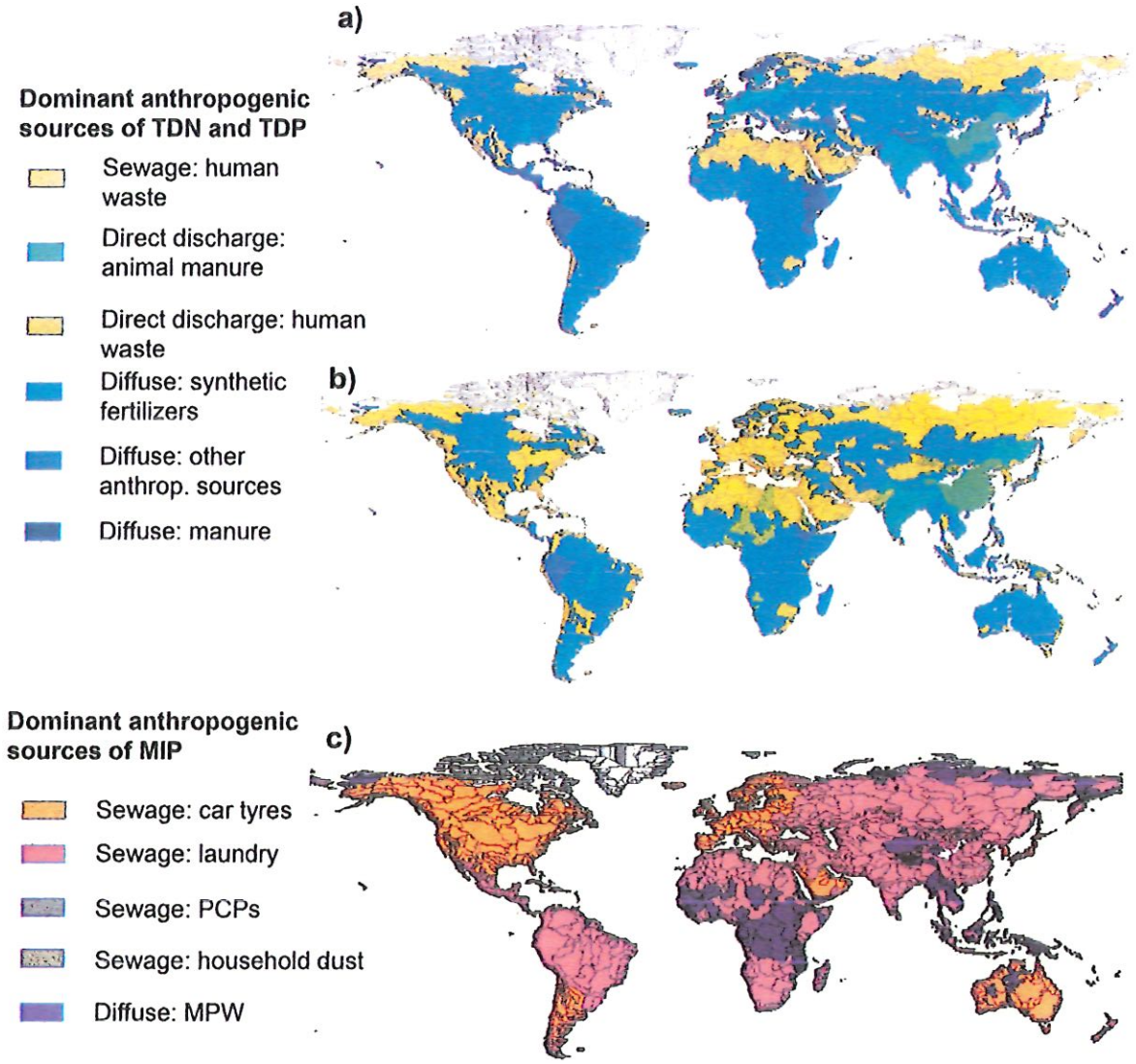


Fig. 3. Dominant anthropogenic sources of river exports of pollutants by sub-basin. The dominant sources are defined based on their dominant share in total river exports of pollutants (kg/year). a) The dominant sources for total dissolved nitrogen (TDN). b) The dominant sources for total dissolved phosphorus (TDP). c) The dominant sources for microplastics (MIP). See the description of the abbreviations in the caption of Fig. 2. Source: The MARINA-Multi model (see Section 2 for the model description).

from the fragmentation of MAP that comes from mismanaged solid waste. Many rivers draining into the Indian Ocean are located in the African and Asian continents in which the production of plastic waste is great and poorly managed. This context clarifies the higher share of diffuse sources in river exports of MIP into the Indian Ocean. Yet, there is also a variation in the share of sources among the sub-basins (Fig. 3c). Sub-basins with high sewage connections in North America, Europe, and Oceania (e.g., Australia) have generally higher amounts of MIP in their rivers from car tyre wear (point sources, Fig. 3c). It is different for sub-basins of Africa and South America, where sewage-related inputs of MIP in their rivers are largely from laundry, followed by household dust (Fig. 3c). For African sub-basins, the diffuse sources of MIP from MPW are also important as stated above.

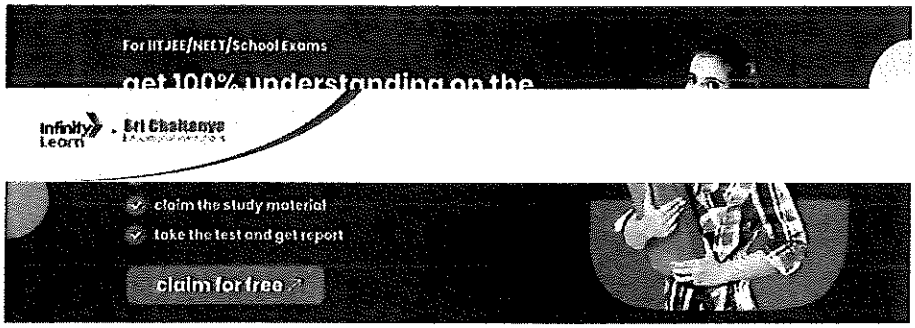
Point sources contribute by 100 % to river exports of TCS and DCL in coastal waters globally. This is because point sources are sewage systems and, in our study, we consider river exports of TCS and DCL from only sewage systems. TCS is an antibacterial agent and results in human waste from personal care products such as soap. TCS that is commonly found in household products like toothpaste as an antibacterial agent, enters sewage systems from households. DCL that is a painkiller, is consumed by individuals and later excreted in feces and urine and enter sewage systems. The entry of both TCS and DCL into rivers and their exports to coastal waters depends on the treatment level of wastewater from households. River export of TCS is generally higher for sub-basins located in North America, Europe, Oceania, and Asia (expect some basins in China). River export of DCL is generally higher for sub-basins located in South America, some parts of eastern Europe, north and east Africa, and the Middle East (Fig. C.13). This is the effect of two aspects: (1) the consumption pattern of antibacterial agents and painkiller, and (2) wastewater treatment level.

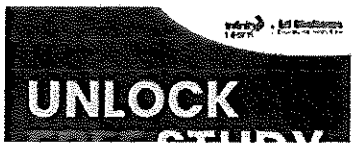
3.3. *Hotspots of sub-basins exporting pollutants to seas*

Almost 45 % of the global surface areas are pollution hotspots and accommodate 89 % of the global population (Fig. 4). We consider sub-basins a hotspot when they are within the top 25 % of the highest

Effects of Mineral Oil Soil Pollution – Causes and Prevention

Search for question





USE APP



What is Soil Pollution?

Soil pollution is the contamination of soil with harmful pollutants. These pollutants can come from a variety of sources, including factories, automobiles, and agricultural operations. Soil pollution can have a number of negative consequences, including the destruction of soil quality, the contamination of groundwater, and the poisoning of plants and animals.

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Marine Pollution Bulletin 198 (2024) 115902

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Marine Pollution Bulletin

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Causes of coastal waters pollution with nutrients, chemicals and plastics worldwide

Ilaria Micella [a,*], Carolien Kroeze [b], Mirjam P. Bak [a], Maryna Strokal [a]

[a] Water Systems and Global Change Group, Wageningen University & Research, Wageningen, the Netherlands
[b] Environmental Systems Analysis Group, Wageningen University & Research, Wageningen, the Netherlands

ARTICLE INFO

Keywords:
Coastal waters pollution
Nutrients
Chemicals
Plastics
Modeling
Global

ABSTRACT

Worldwide, coastal waters contain pollutants such as nutrients, plastics, and chemicals. Rivers export those pollutants, but their sources are not well studied. Our study aims to quantify river exports of nutrients, chemicals, and plastics to coastal waters by source and sub-basin worldwide. We developed a new MARINA-Multi model for 10,226 sub-basins. The global modelled river export to seas is approximately 40,000 kton of nitrogen, 1,800 kton of phosphorous, 45 kton of microplastics, 490 kton of macroplastics, 400 ton of triclosan and 220 ton of diclofenac. Around three-quarters of these pollutants are transported to the Atlantic and Pacific oceans. Diffuse sources contribute by 95–100 % to nitrogen (agriculture) and macroplastics (mismanaged waste) in seas. Point sources (sewage) contribute by 40–95 % to phosphorus and microplastics in seas. Almost 45 % of global sub-basin areas are multi-pollutant hotspots hosting 89 % of the global population. Our findings could support strategies for reducing multiple pollutants in seas.

1. Introduction

Coastal waters pollution is a global issue caused by several drivers (Kroeze et al., 2013; Strokal et al., 2021a; Wang et al., 2020; Beusen et al., 2022). Intensive agricultural practices and densely populated areas often contribute multiple pollutants to rivers. Rivers export those pollutants to coastal waters, decreasing their quality (Grizzetti et al., 2021; Howarth et al., 2002; Strokal et al., 2019; Malone and Newton, 2020). Examples of multiple pollutants are nutrients (Strokal et al., 2019; Mayorga et al., 2010; Seitzinger et al., 2010; Sun et al., 2019; Van Drecht et al., 2009; Li et al., 2022; Strokal et al., 2016), plastics (Avio et al., 2017; Emmerik and Schwarz, 2019; Geyer et al., 2017; Jambeck et al., 2015; Lebreton et al., 2019; Mai et al., 2020; Meijer et al., 2021a; Pilechi et al., 2022; Roebroek et al., 2022; Strokal et al., 2022), and chemicals (Acuna et al., 2020; Acuna et al., 2015a; Acuna et al., 2015b; Aldekoa et al., 2013; Aus der Beek et al., 2016; von der Ohe et al., 2012; van Wijnen et al., 2018) entering coastal waters.

Multiple pollutants have impacts on marine ecosystems and coastal areas. Those impacts can be direct or indirect, connected to reduced water availability, amplifying water competition among users and sectors (van Vliet et al., 2017; Wada et al., 2016). The increase in nutrient availability from river exports in coastal waters causes eutrophication or hypoxic areas and, in some cases, the proliferation of harmful algal blooms (HABs) (Kroeze et al., 2013; Wang et al., 2020; Vorosmarty et al., 2010; van Puijenbroek et al., 2019; van Puijenbroek et al., 2018). Plastic litter and debris can severely impact the trophic chains, but they can also affect human health (e.g., ingesting microplastics in drinking water) (Koelmans et al., 2016; Koelmans et al., 2017; Koelmans et al., 2019; Kooi et al., 2017). Furthermore, microplastics in water interact with other pollution types. For instance, microplastics may slow down nutrient uptake by plants or facilitate the sorption and concentration of hydrophobic organic compounds (HOCs), such as polycyclic aromatic hydrocarbons (PAHs) and antibiotics (Koelmans et al., 2016; Koelmans et al., 2017; Koelmans et al., 2019; Kooi et al., 2017). Chemicals like triclosan may serve as hormone disruptors for aquatic organisms (von der Ohe et al., 2012; van Wijnen et al., 2018; Diaz-Cubilla et al., 2022; Guo and Iwata, 2017; Milanovic et al., 2021; Price et al., 2010; Thompson et al., 2005; Zhang et al., 2015). Diclofenac, another chemical, and its metabolites may have synergistic interactions with existing toxins (Acuna et al., 2020; Acuna et al., 2015a; Aus der Beek et al., 2016; Bonnefille et al., 2018; Fonseca et al., 2020; Osorio et al., 2012; Zhang et al., 2008). Still, the ecological impacts of plastics and emerging pollutants (e.g., chemicals) need to be clarified by further research (Ravichandran et al., 2021; Rochman et al., 2016).

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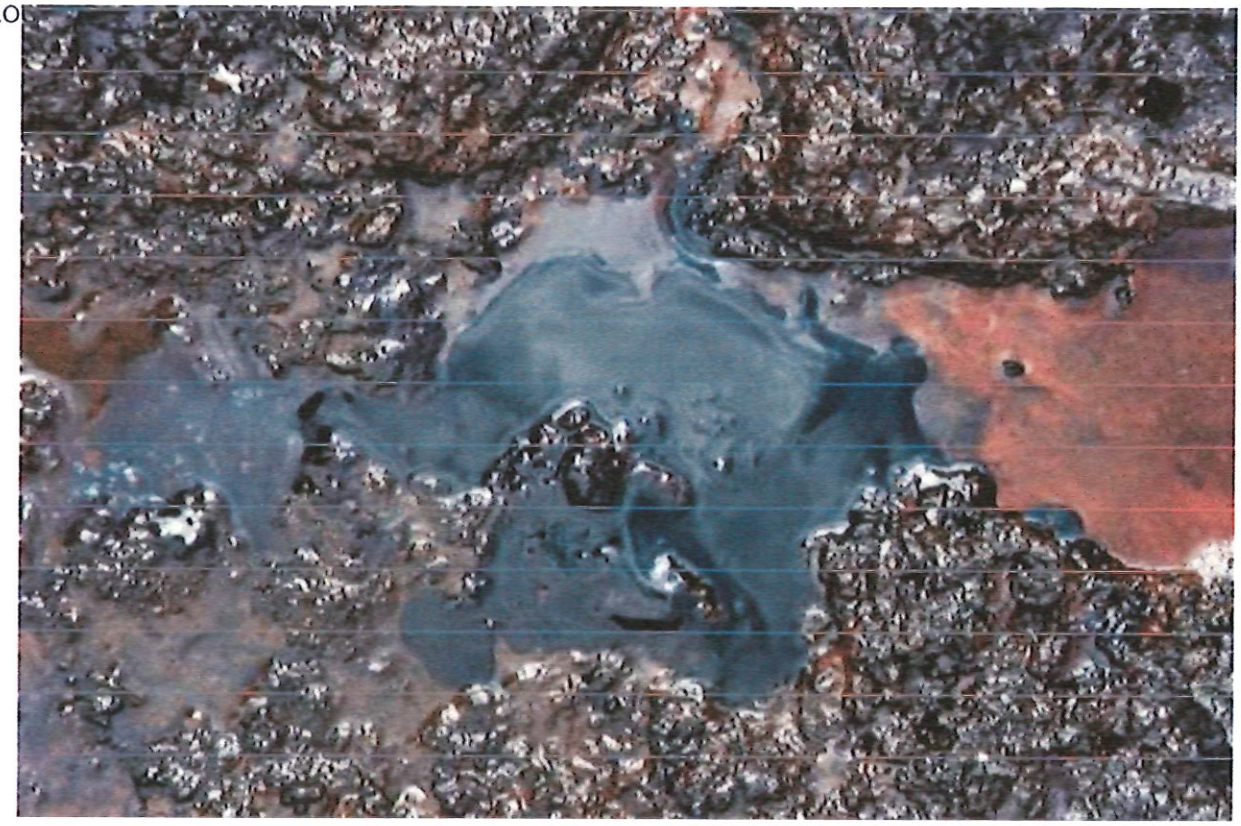

How Fuel Leaks Affect Different Soils

Leave a reply

Underground fuel tanks are prone to seep oil or leak, and the likelihood of that happening increases with the tank's age. The impact of a leak, even a more minor leak, depends mainly on the type of soil the fuel is leaking into. The type of soil can affect everything from the water table to being able to use the soil after remediation. Here's what you should know:

Oil Is Bad for All Soil Types

Oil, even oil that is naturally in the ground, has a disastrous effect on soil. The damage is difficult to measure. Fuel-contaminated soil

can:

- Render the soil toxic to animals and many plants
- Leave soil infertile because it affects the soil's ability to hold oxygen, water, and nutrients
- Contaminate water supplies

Clay Soil

Clay-based soil tends to be very dense. The density depends on the type of clay and if its purity. Generally, when a fuel leak happens in clay soil, the leak spreads slowly, and the fuel does not easily migrate through to other types of soil or the water table.

A sign of a leak in clay soil is that the soil will become discolored, often taking on a blue tinge. With severe leaks, the soil can look blue. Contaminated clay soil also has a very heavy fuel smell.

Sand/Silt

Sand or silt tends to be very porous, which means a fuel leak will spread quickly and migrate through the sand to the water table or ground below it quickly. Fuel migration in sand will also tend to spread wider than in clay.

Because oil travels quickly through sand, it tends to not become discolored or have a strong smell.

Mixed Soil

This can come in the form of loam or "tills", which are fissures between layers of clay or rock. Both get saturated or allow for the migration of oil purely dependent on what types of soil are dominant in the mixture.

If you have an underground tank, the sooner you remove it, the more likely you will be able to control any leaks. Get in touch with Professional Tank & Environmental for a consultation on how best to control leaking fuel or to remove an underground oil tank.

This entry was posted in **Uncategorized** on **February 25, 2021** by **admin**.

Post navigation

← **The Leading Causes of Oil Tank Leaks Granby vs. Roth: Which Oil Tank is Right for Your Home?** →


hotel
Tidwell Paving asphalt & chemicals
LR 95-13
21000
PCL "A"
PCL "B"
21120
PCL "B"
0140
LR 95-07
34200
33100
31300 00G0
31000
31300 00D0
31300 00E0
LR 10-03
31400 00A0
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N TALLAHASSEE RD (LDUS 19)
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FROM THE DESK OF

Donna Warwick

May 31, 2023
Christine Johnson
4264 N Tallahassee Road
Crystal River, FL 34428

Dear Christine,

Thank You for reaching out to me in regards to your concern of the massive influx of residents over the past three years, and the question of if a RV/BOAT/CAR/TRAILER Storage facility with INDOOR storage for classic car boat etc, would be a benefit to the Citrus County Area but more specifically to the Crystal River City itself.

The answer to your question is SIMPLE. YES YES AND YES. Yesterday. There are 45 PLUS COMMUNITIES being built CURRENTLY in the Citrus County area alone. The housing market is overwhelmed and the pricing has made homes with ANY room for storage unaffordable by many in this area. It is not only something that is needed, desperately, but harshly in demand by my past, current, and future customers.

I have hundreds of calls incoming daily asking questions about Citrus County because they have boats and RVs. Most importantly, they've heard such wonderful things about the inner waterways and Tsala Apopka Chain of Lakes region that can be done year round and mention of Crystal river for the manatees in Winter time and scallop season in summer. A storage facility that caters to outdoor/Covered and Indoor VEHICLE storage only is a rarity, and will enhance the beautiful city of Crystal River by providing a service that is drastically needed. It will be the answer to the common problem of HOA's, no land, no storage at the homes of residents.

The general feeling from my interactions are most folks from out of town feel that inner Citrus is year round and Crystal River only during seasons. Our inland Citrus caters to RV'ers and Boaters in the water and out of the water by offering boat and rv storage but NONE that are offering storage for classic cars etc. This would be and IS in great demand, NOT ONLY by my customers who are buying property here but locals as well.

When confronted with questions on who has secure designated RV and Boat storage with covered facilities and on site manager, there is NONE that fit this description, except the one that You are submitting Re-zoning request to build. This service You will be offering will meet the demands of the community and boost the economy of the City and the small businesses of Crystal River and surrounding areas will reap the revenue, repeated business, and future business.

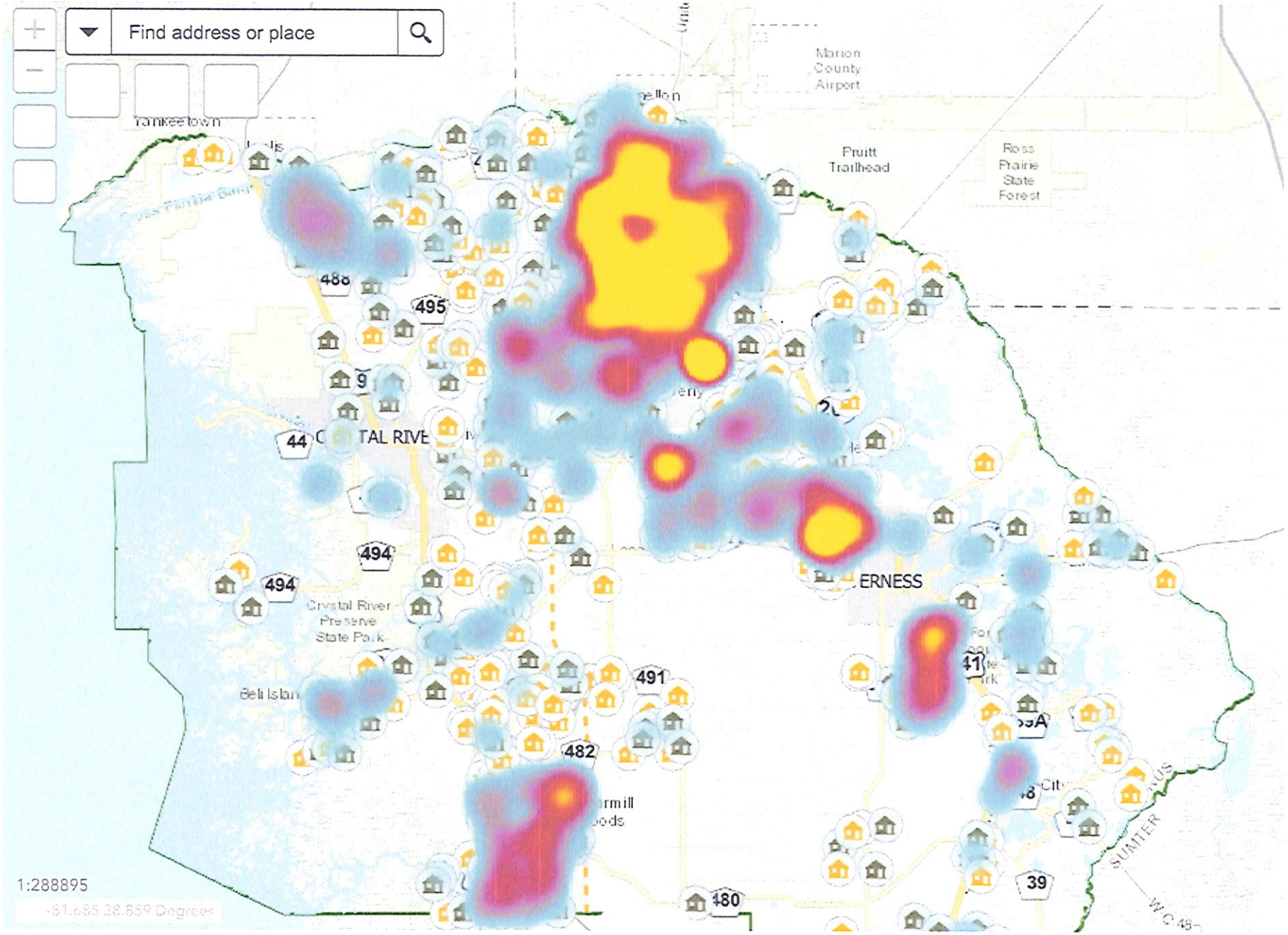
Sincerely yours,

Donna Warwick
Realtor

352-279-1986

Building Permits Issued in Past Year

Citrus County GIS Division



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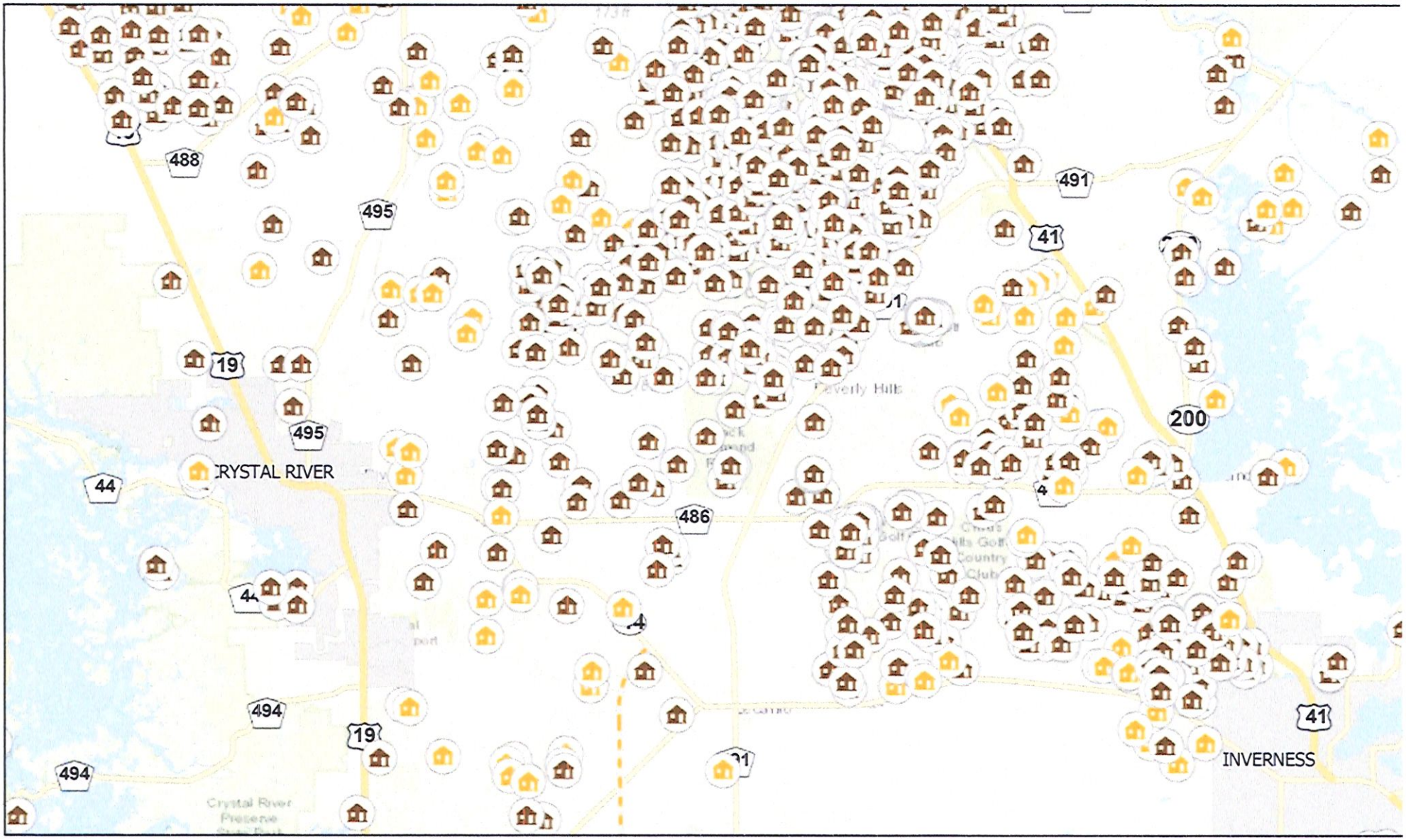
Citrus County GIS



8/31/2024, 9:23:27 AM

PERMITS BY TYPE

- Modular/Mobile
- New SFD

1:144,448

0 1 2 4 mi

0 1.75 3.5 7

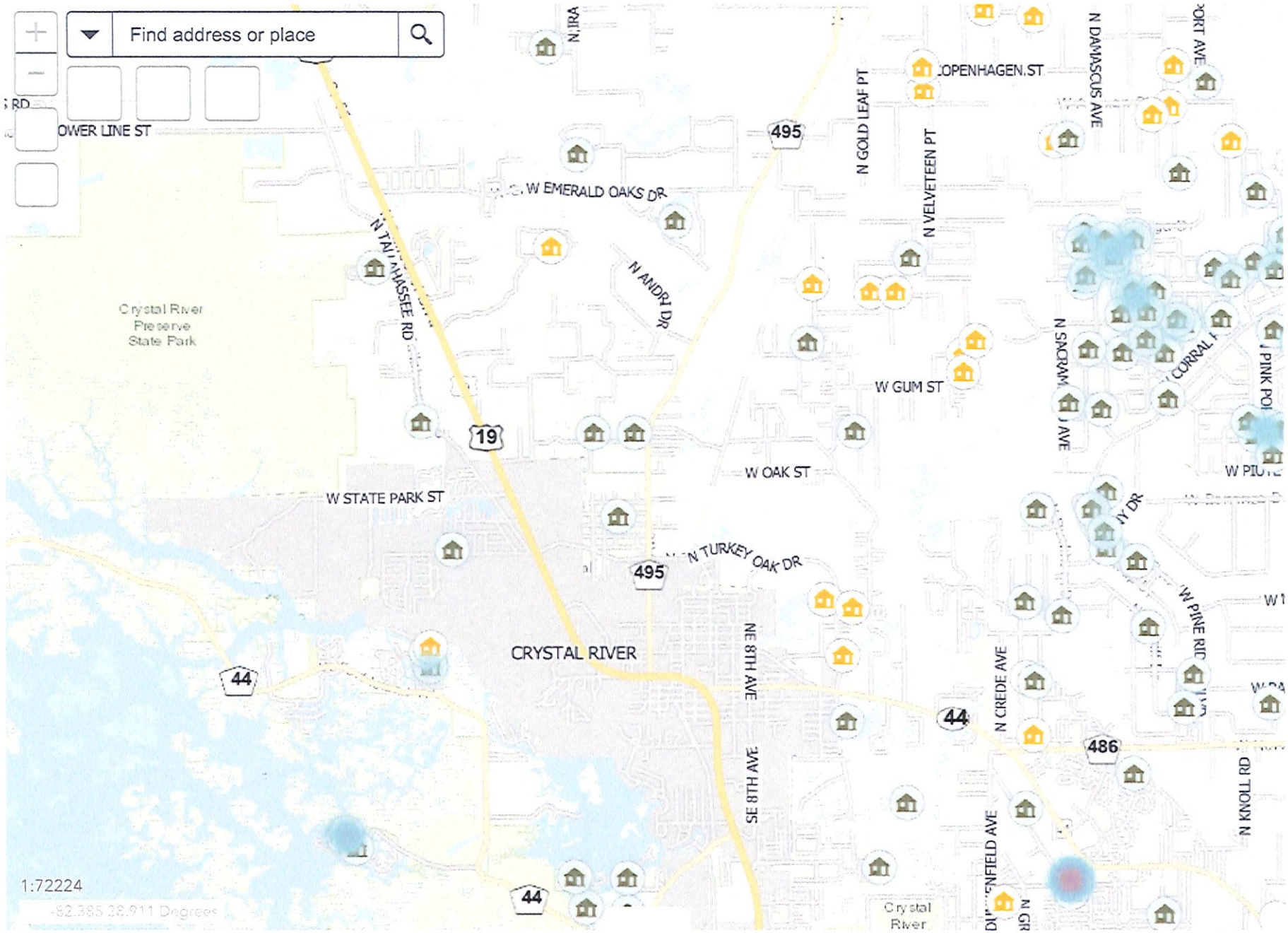
Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

Citrus County

Esri, HERE, Garmin, USGS, NGA, EPA, U

Building Permits Issued in Past Year

Citrus County GIS Division



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11:37

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development are currently under review.

• Pigeon and Associates, on behalf of Southern Oaks Property Group, LLC, has requested an AA that would amend the Pine Ridge Unit 3 Master Plan on approximately 221.9 acres. Pine Ridge Reserve proposes approximately 85 single-family residential sites in an area currently designated for golf course use at 5600 and 5601 N Elkcam Blvd in Pine Ridge. The application was recommended

for approval with conditions by the PDC on Thursday, July 20, 2023. A hearing with the BOCC was previously scheduled for Tuesday, September 12, at the College of Central Florida in Lecanto. The Sheriff's Office expressed concern about providing security for that location, so the meeting has been rescheduled to October 24, to allow application to be heard in the BOCC chambers

UF GEOPLAN CENTER

Help About (https://sls.geoplan.ufl.edu/#about)

- SLR 2040 NOAA High (N5) MHHW (1.7 - 2.0 ft)
  - Affected Transportation
  - RSLR by County (2040 N5)
  - SLR Depth Inches (2040 N5)
- SLR 2040 NOAA Int-High (N4) MHHW (1.3 - 1.6 ft)
  - Affected Transportation
  - RSLR by County (2040 N4)
  - SLR Depth Inches (2040 N4)
- Current Flood Risk
  - Affected Roads - Floodplains
  - Affected Roads - Storm Surge
  - Storm Surge Zones (FDEM & RPCs)
  - 100-Year Floodplain
  - 500-Year Floodplain
- Florida Base Layers

Jump to: COUNTY CITRUS

Pine Ridge Golf Club

Black Diamond Ranch

Lecanto

Legend

Current Flood Risk

Storm Surge Zones (FDEM & RPCs)

- T
- 1
- 2
- 3
- 4
- 5

Florida Base Layers

Coastal Areas Mapped

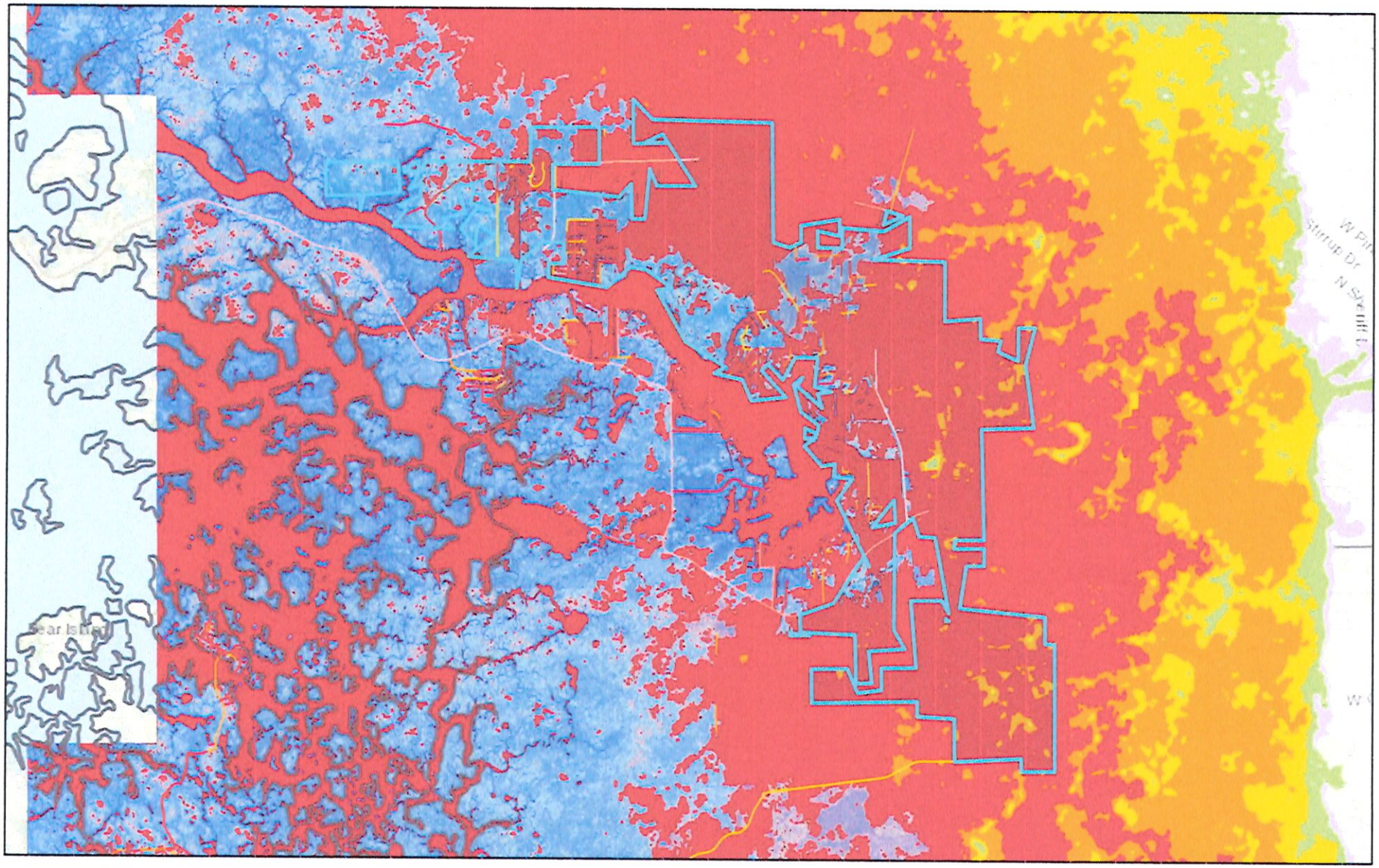
SLR 2040 NOAA Int High, MHHW

Affected Transportation

RCI Roads (2040 N4)

- < 10%
- 10% - 24%

Slr Viewer Map



August 31, 2024

Search Results (Polygons)

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0 0.5 1 2 mi

0 0.75 1.5 3 km

Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

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Help About (https://sls.geoplan.ufl.edu/#about)

- SLR 2040 NOAA High (N5) MHHW (1.7 - 2.0 ft)
  - Affected Transportation
  - RSLR by County (2040 N5)
  - SLR Depth Inches (2040 N5)
- SLR 2040 NOAA Int-High (N4) MHHW (1.3 - 1.6 ft)
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  - RSLR by County (2040 N4)
  - SLR Depth Inches (2040 N4)
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  - Affected Roads - Storm Surge
  - Storm Surge Zones (FDEM & RPCs)
  - 100-Year Floodplain
  - 500-Year Floodplain
- Florida Base Layers

Jump to: COUNTY CITRUS

Legend

Florida Base Layers

Coastal Areas Mapped

SLR 2040 NOAA Int High, MHHW

Affected Transportation

RCI Roads (2040 N4)

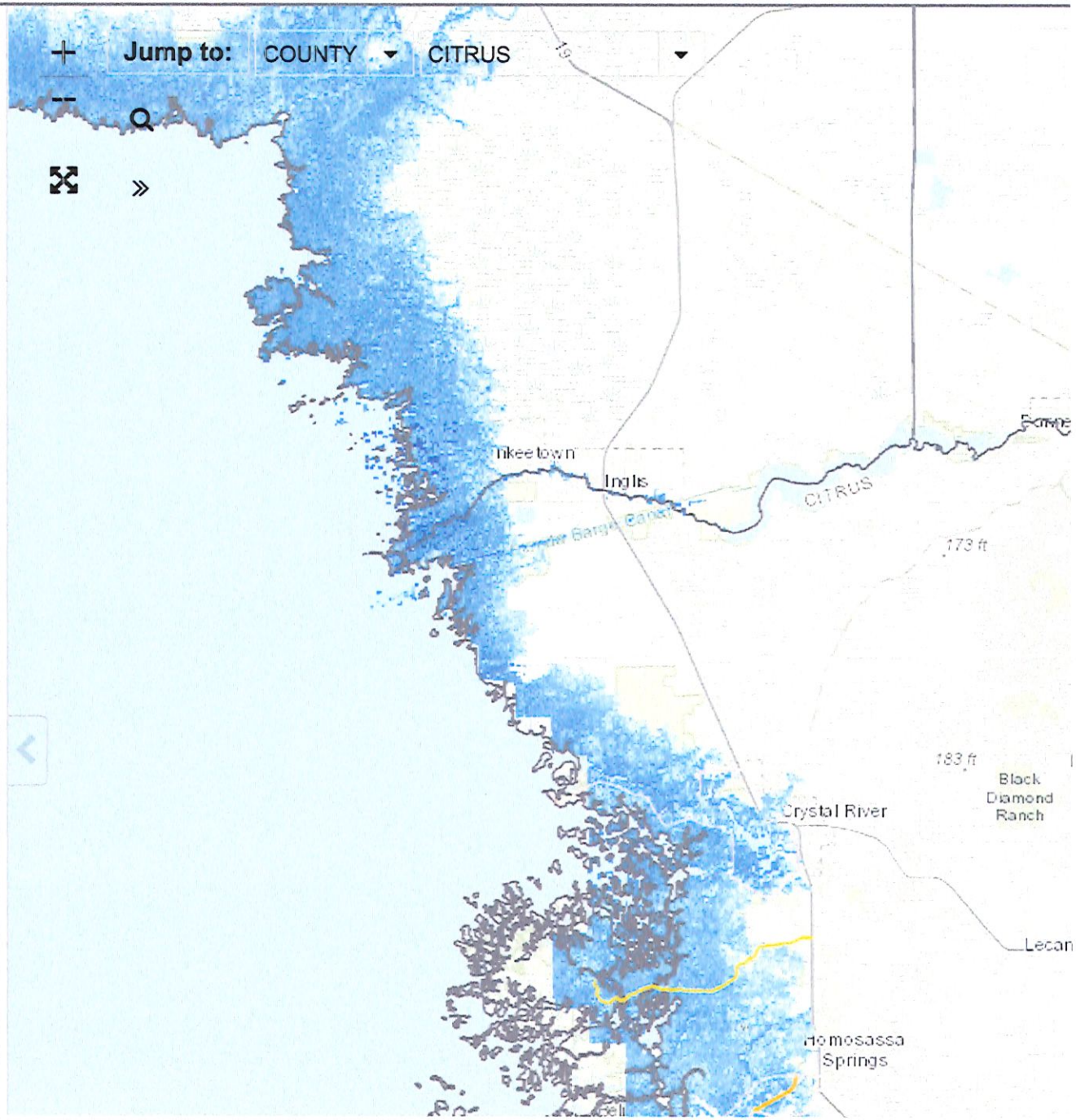
- < 10%
- 10% - 24%
- 25% - 49%
- 50% - 100%

Rails (2040 N4)

- < 33%
- 34% - 66%
- 67% - 100%

Airports (2040 N4)

- < 33%





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Crystal River
July 4 5:12 PM

Edit



9:57

Crystal River
July 4 5:12 PM

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10:01

Crystal River
July 4 5:12 PM

Edit




abc NEWS
HURRICANE IAN
STORM SURGE
Charleston
Savannah
2-5 FT
Jacksonville
3-6 FT
Apalachicola
Cedar Key
1-4 FT
4-6 FT
1-4 FT
Cape Canaveral
Tampa
5-8 FT
Sarasota
8-12 FT
Fort Myers
Naples
4-8 FT
2-4 FT
Key West





10:24

Search

Crystal River
August 30, 2023 1:53 PM

Edit

LIVE



10:27

Back

Crystal River
August 30, 2023 1:51 PM

Edit



10:31

Crystal River
August 30, 2023 2:07 PM

Edit



RECEIVED 11-6-2024
PCA24-0004/PZMA24-0004

Oct 30th, 2024

To: Jeff Peck, mayor
Karen Lyons
Jean Begeis
Patrick Fitzpatrick
Cindy Cuy

Re: 4264 N Tallahassee Road
change of zoning

To all the above. Seriously.
I'm having a hard time
believing this re-zoning is up
again.

There will be no more "Nature
Trail" on this land that the
Johnsons want to make
industrial is home to:
Tortoises (I have pictures of
them coming out of the
woods). Deer, wildhogs,
fish, snakes, bobcats, regular
turtles in wetlands, and otters.

I'm sure if I were to
walk out there I could
find protective plants. Plus
aren't wetlands protected?
Would the EPA approve of
the re-zoning which will
effect the landscape.

natural flow of water and habitant.

When there are no more protected lands, wet or dry, plants or animals. Each of you are responsible. Explain that to your children and grandchildren.

Theres so many storage units - none full normally. Look at the land thats been destroyed due to all the R.V. parks. When is enough for the board to say no and save "Nature Coast". If you or a family member lived here would you approve it? I Bet not.

Once this area is changed to industrial anything can be put there. Maybe the Johnsons want it changed and then sell it to make money. Who's to say what will be come of it.

Due to the location of being in a wooded area, what an invite for vagrants and druggies to be. Easy escape avenue in the woods.

I'm asking that you seriously consider denying this boundary need another storage, car wash or RV park.

People visit Crystal River for its beauty and quantity. Please preserve the coast.

It would have nice to have seen more notice on this. We've just gone through two hurricanes and most of the homes that back this property - lost everything. We really should not have to worry about whats happening to an area we thought had been denied and taken care of already.

Thank you

STATE OF FLORIDA

COUNTY OF CITRUS

Before the undersigned authority personally appeared Jeanne Ethridge, who on oath says that she is a Legal Advertising Representative of the Citrus County Chronicle, a daily newspaper published at 1624 N Meadowcrest Blvd, Crystal River, FL in Citrus County, Florida; that the attached copy of advertisement, being a legal notice in the matter of

1024 THCRN 25-O-01&02 JOHNSON

was published in said newspaper by print in the issues of October 24, 2024 or by notification on the newspaper's website, if authorized, on October 24, 2024.

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Jeanne Ethridge, Affiant

Sworn to and subscribed before me

this 24th day of October 2024,

by Jeanne Ethridge who is personally known to me.

Maria A Parks

Notary Public

MARIA A. PARKS

NOTARY PUBLIC STATE OF FLORIDA

MARIA A. PARKS
Commission # HH 099773
Expires April 20, 2025
Bonded Thru Budget Notary Services

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that the City of Crystal River Planning Commission and Crystal River City Council will hold Public Hearings pursuant to Chapter 163, Florida Statutes, to consider a proposed Small-Scale Amendment to the City of Crystal River Comprehensive Plan and proposed Amendment to the Zoning Map of the City of Crystal River, Florida as follows:

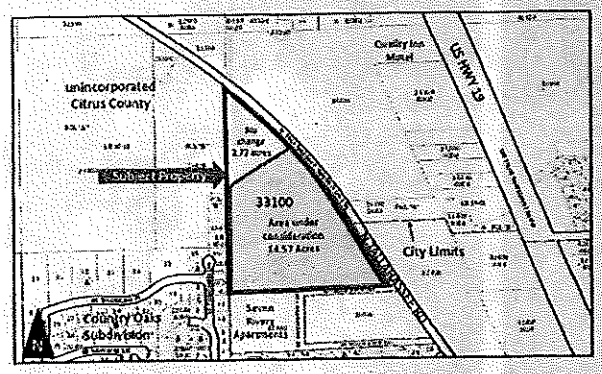
ORDINANCE 25-O-01: AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, PROVIDING FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY REDESIGNATING THE FUTURE LAND USE FOR 14.57 ACRES (MOL) FROM CLDR, COASTAL LOW DENSITY RESIDENTIAL AND MDR, MEDIUM DENSITY RESIDENTIAL LAND USE CATEGORIES TO IND, INDUSTRIAL LAND USE CATEGORY (OR ITS FUNCTIONAL EQUIVALENT SP, SPECIAL DISTRICT, WHERE AMENDED) FOR CERTAIN REAL PROPERTY LYING IN SECTION 08, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY A PART OF PARCEL ID: 17E18S08 33100 (ALT KEY 1051991) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

AND

ORDINANCE 25-O-02: AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA BY REZONING 14.57 ACRES (MOL) FROM R-C, RESIDENTIAL CONSERVATION AND R-2, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICTS TO INDUSTRIAL (IND) ZONING DISTRICT (OR ITS FUNCTIONAL EQUIVALENT IND, LIGHT INDUSTRIAL, WHERE AMENDED) FOR CERTAIN REAL PROPERTY LYING IN SECTION 08, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY A PART OF PARCEL ID: 17E18S08 33100 (ALT KEY 1051991) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 4264 N Tallahassee Road, Crystal River, Florida. A complete legal description is on file with the City of Crystal River, Planning and Community Development Department.

LOCATOR MAP



Public Hearings for this Small-Scale Comprehensive Plan Amendment and Amendment to the Zoning Map will be held on the following dates:

Planning Commission:
Thursday, November 7, 2024,
at 5:30 p.m.

City Council:
Monday, January 13, 2025,
at 5:30 p.m.

The meetings will be held in the Citrus County Chamber of Commerce/Visitor Center, 915 N Suncoast Blvd., Crystal River, Florida 34429.

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, (352) 795-4216, at least two (2) days prior to the meeting.

All interested persons who wish to be heard on this matter, take due notice of the time and place of the Public Hearings. Information on the proposed ordinance(s) is available for public inspection in the office of the City Clerk, City Hall, located at the Citrus County Chamber of Commerce/Visitor Center, 915 N Suncoast Blvd., Crystal River, Florida 34429.

50100353

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: January 13, 2025 **Agenda Item Number: 7.B.**

Requested Motion: Consideration of Ordinance 25-O-02 (Application No. PZMA24-0004) for an amendment of the Official Zoning Map for 14.57 acres addressed as 4264 N Tallahassee Road, owned by Scott and Christine Johnson, on Second Reading, and conduct a public hearing on January 13, 2025, at 5:30 p.m. This item is associated with the previous item.

Summary:
This application is brought by Scott and Christine Johnson as an amendment of the Official Zoning Map of the Land Development Code. The property area under consideration comprises 14.57 acres that is part of a 17.29 parcel located on N Tallahassee Trail. This amendment proposes to change the zoning district from R-C, Residential Conservation and R-2, Medium Density Residential to IND, Industrial (or its functional equivalent IND, Light Industrial, where amended).
The applicant wishes to redesignate the accompanying land use and zoning to industrial to allow for an outdoor storage facility for RVs, cars, and boats.
At its November 7, 2024, meeting, the Planning Commission recommended denial. Motion carried by a 7-0 vote.

Staff Recommendation:
Conduct a public hearing for Ordinance 25-O-02 and if approved, authorize the mayor to execute the ordinance.

ATTACHMENTS:
Description
Ordinance 25-O-02 Zoning
Application

ORDINANCE 25-O-02

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA BY REZONING 14.57 ACRES (MOL) FROM R-C, RESIDENTIAL CONSERVATION AND R-2, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICTS TO INDUSTRIAL (IND) ZONING DISTRICT (OR ITS FUNCTIONAL EQUIVALENT IND, LIGHT INDUSTRIAL, WHERE AMENDED) FOR CERTAIN REAL PROPERTY LYING IN SECTION 08, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID: 17E18S08 33100 (ALT KEY 1051991) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS on May 17, 2005, the City Council of the City of Crystal River, Florida, adopted the Crystal River Zoning Ordinance No. 05-O-08, 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 Land Development Code; and

WHEREAS, the city is simultaneously in the process of amending the Official Zoning Map by re-classifying the zoning districts due to the development of a new city-wide Community Development Code in an advertised public hearing heard by the City Council of the City of Crystal River, FL, sometime on or after December 9, 2024; and

WHEREAS, the functional equivalent of the IND, Industrial zoning district would be IND, Light Industrial zoning district, which shall be designated in place of the IND if the Official Zoning Map is amended by the City Council of the City of Crystal River, FL; and

WHEREAS the City of Crystal River Planning Commission on November 7, 2024, voted 7-0 to recommend to the City Council that the request to amend the official zoning map be denied; 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 hearing 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 14.57 acres (MOL) owned by Scott and Christine Johnson by redesignating the zoning from R-C, Residential Conservation and R-2, Medium Density Residential districts to IND, Industrial district (or its functional equivalent) 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. PZMA24-0004 SCOTT AND CHRISTINE JOHNSON

The official zoning map of the City of Crystal River is hereby amended to change the zoning district designation from R-C, Residential Conservation and R-2, Medium Density Residential to IND, Industrial (or its functional equivalent being IND, Industrial Light where amended) on property legally described and as shown in **EXHIBIT "A"** attached hereto and incorporated herein by reference.

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 to 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 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 immediately upon adoption by the Crystal River City Council.

THIS ORDINANCE was introduced and placed on first reading on the 9th day of December, 2025.

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

ATTEST:

_____

MIA FINK, CITY CLERK

CITY OF CRYSTAL RIVER

_____

JOE MEEK, MAYOR

APPROVED AS TO FORM AND LEGALITY:

_____

ROBERT W. BATSEL, JR., ESQUIRE
CITY ATTORNEY

VOTE OF COUNCIL:

Meek _____

Ensing _____

Frink _____

Holmes _____

Satchell _____

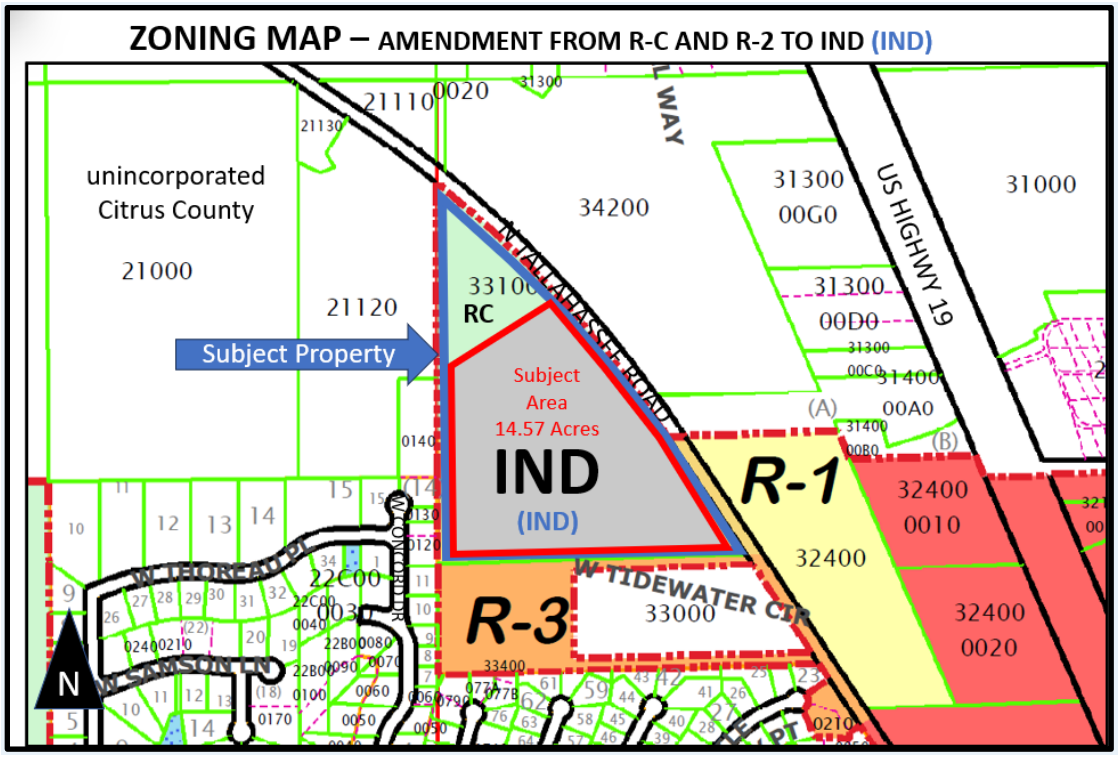
EXHIBIT "A"

LAND DESCRIPTION FOR AMENDMENT TO THE CRYSTAL RIVER ZONING MAP

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

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

LOCATOR MAP
Section 08, Township 18 South, Range 17 East



End of EXHIBIT "A"

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: Scott & Christine Johnson
Address: 1598 W Jenny St Lecanto FL
Phone #: 702-376-8796 Fax #: Cell #: (702)376-8796
Email Address: LOTE314@gmail.com

Property Description:

Parcel Account #: 17E18S0833100 Alt. Key # 1051991
Street Address (or street & avenue location): 4264 N. Tallahassee Rd. Crystal River FL
Legal Description: See attached proposed survey.

(or attachment)

Property Acreage: 17.11 Sq. ft.:
Present F.L.U.M. Designation:
Present Zoning Designation: R-C / R-2 (MDR)
Requested Zoning Designation: R-C / INDUSTRIAL LIGHT.
Reason for the Request: Split for residential & use for parking lot.

Explain Consistency with the Future Land Use Plan: It abutts an industrial property TAR company & will accomodate the growing city.

Additional Contact Information (other than Owner or Agent)

Name: Scott Johnson
Address:
Phone #: Fax #: Cell #: 702 376-3527
Email Address:

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

Rezoning Checklist

(Attach this sheet if located with the boundaries of the CRA)

Determination of Compliance

Applications for rezoning other than PUD and amendments to this LDC shall follow the process set forth below. Such applications shall be considered by the Planning Commission for recommendation to the City Council which has final authority.

	Rezoning (Sec. 10.03.02)
CRA	An application for a site plan for property within the CRA Overlay District shall be sent to the Community Redevelopment Agency for review and recommendation. The CRA shall hold a properly noticed quasi-judicial hearing as set forth in the published meeting schedule. The CRA shall make findings regarding compliance of the proposed site plan with Section 4.02.03, and shall provide a written CRA report regarding such compliance to the City for inclusion in the compliance report
Complete	Within thirty (30) days, (forty-five (45) days for projects within the CRA Overlay District) following the determination that the application is complete, the City Manager shall determine whether the application complies with the requirements, standards and criteria of the LDC, including the written report from the CRA.
Compliance Report	The compliance report, including the written report from the CRA, and the application materials shall be forwarded to the Planning Commission with a recommendation for approval, approval with conditions, or denial. Such applications shall be considered by the Planning Commission for recommendation to the City Council which has final authority.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: January 13, 2025 **Agenda Item Number: 10.A.**

Requested Motion:

Discussion and consensus to proceed with implementation of recommended salary ranges for city positions.

Summary:

The City Manager coordinated an internally performed salary study to (1) assess current titles and job descriptions for consistency and application within HR and finance systems, (2) assess current wages for reasonableness (3) to evaluate competitiveness with surrounding municipalities and counties for recruitment and retention purposes, (4) evaluate the impacts of CPI (Consumer Price Index for our region) for the past several years on overall wages (5) simplify the ranges while setting appropriate ranges within job classifications, and (6) extend maximum salaries appropriately to reflect position values over time where warranted.

The City manager felt it was important to conduct a survey this year for all positions within the city as the last documented salary study performed internally was in 2018 and did not include all positions now in existence. Revised salary ranges were approved then revoked after the departure of the previous City Manager, leaving the ranges unmodified from 2018.

This survey compared similar or equal positions in: Citrus County, Marion County, City of Inverness, City of Dunnellon, City of Brooksville and City of Ocala. We considered variances within the entities for each position, including but not limited to title, job duties, size of population, and size of workforce. The study also shows the impacts of the average annual CPI increase for our region over the past 3 years as a comparative factor.

The primary purpose of the study was not to change current personnel salaries, but to set the salary ranges fairly and logically to provide for competitiveness in recruitment and retention in the future. The recommendations provided (1) prevent long-term staff from reaching capped salary limits where proven through comparative analysis such changes are warranted (this results in two employee's salary being modified minimally because the old ranges did not allow for their normal 2024 annual cost of living adjustment due to being capped by the previous range scale; funds had been budgeted for those adjustments, but they were not awarded pending approval of this recommendation), (2) recommend minor wage adjustments for those at minimum salary and/or hourly levels to bring the lowest-paid employees slightly above the current federal minimum wage, (3) The City Manager's intention is to bring the Fire Chief to the position's new recommended minimum at the end of his probationary period. No further changes to current salaries are proposed except as described above.

Staff Recommendation:

Motion to show consensus to proceed with implementation of recommended salary ranges for city positions as presented; and authorize the city manager to modify minimum salary range within the summary in the future as necessary to implement changes in the federal minimum wage.

ATTACHMENTS:
Description
Salary Study.pdf

City of Crystal River

Salary Study/Wage Survey 2024

Summary and Recommendations for Council Approval

January 13, 2025 City Council Agenda

Assumptions:	
Using CPI for our region 2022/23/24 (3 yrs)	
2022	*8.10%*
2023	*3.70%*
2024	*2.50%*
Total	*14.30%*

Cities included:	*Counties included:*
Brooksville	*Citrus*
Dunnellon	*Marion*
Inverness	
Ocala	

Regular Full Time EE's 52wks x 40hrs = 2080 Hrs Annually
Regular Part Time EE's 52wks x 20hrs = 1040 Hrs Annually
$ 31,200 Min Wage $15/hr

ACW *12/16/2024*

Position Title	Corrected Position Title	H/S	*Actual Current*	*Last Salary Study FY2018* *Current* Minimum	*Current* Maximum	*Adjusted for CPI* Minimum	*Adjusted for CPI* Maximum	*Survey Average* Minimum	*Survey Average* Maximum	*Recommended* Minimum	*Recommended* Maximum	*Range* Dollars	*Recommended* Hourly Minimum	*Recommended* Hourly Maximum
City Manager	City Manager	S	$ 120,000.00	$ 96,820	$ 139,050	$ 110,665	$ 158,934	***$ 160,411***	***Actual Average***	**$ 100,000**	**$ 140,000**	$ 40,000		
Assistant City Manager	**Included below in Actual Current Salary*	S	$ 10,000.00	~~$ 82,400~~	~~$ 118,450~~					*Recommend Supplement for Add'l Duties/$10,000 @ this time*				
City Clerk	City Clerk	S	$ 69,480.80	$ 48,124	$ 68,124	$ 55,006	$ 77,866	$ 59,589	$ 91,063	**$ 65,000**	**$ 90,000**	$ 25,000		
Deputy City Clerk/Executive Admin Assistant	Deputy City Clerk/Executive Admin Assistant	H	$ 55,650.40	$ 40,624	$ 58,124	$ 46,433	$ 66,436	$ 47,288	$ 71,117	**$ 45,000**	**$ 70,000**	$ 25,000	**$ 21.63**	**$ 33.65**
Budget and Finance Director	Budget and Finance Director	S	$ 101,928.75	$ 82,400	$ 118,450	$ 94,183	$ 135,388	$ 84,867	$ 126,693	**$ 85,000**	**$ 125,000**	$ 40,000		
Assistant Budget and Finance Manager	Assistant Budget and Finance Director	S	$ 65,000.00	$ 70,000	$ 85,000	$ 80,010	$ 97,155	$ 61,317	$ 88,327	**$ 65,000**	**$ 90,000**	$ 25,000		
Senior Accountant	Senior Accountant	S	$ 62,315.88	$ 43,124	$ 63,124	$ 49,291	$ 72,151	$ 51,184	$ 76,017	**$ 50,000**	**$ 75,000**	$ 25,000		
Customer Service/Accounts Payable Clerk	Customer Service/Accounts Payable Clerk	H	$ 38,896.00	$ 34,452	$ 39,858	$ 39,379	$ 45,558	$ 36,702	$ 53,171	**$ 35,000**	**$ 55,000**	$ 20,000	**$ 16.83**	**$ 26.44**
Utility Billing Clerk	Utility Billing Clerk	H	$ 43,680.00	$ 38,628	$ 48,034	$ 44,152	$ 54,903	$ 37,099	$ 53,717	**$ 37,500**	**$ 57,500**	$ 20,000	**$ 18.03**	**$ 27.64**
Utility Billing Customer Service	Utility Billing Customer Service	H	$ 39,644.80	$ 34,452	$ 43,946	$ 39,379	$ 50,230	$ 35,614	$ 51,942	**$ 35,000**	**$ 55,000**	$ 20,000	**$ 16.83**	**$ 26.44**
Public Works Director	Public Works Director / Asst City Manager*	S	$ 102,792.70	$ 82,400	$ 118,450	$ 94,183	$ 135,388	$ 87,032	$ 131,381	**$ 85,000**	**$ 125,000**	$ 40,000		
Assistant Public Works Director	Assistant Public Works Director	S	$ 65,000.00	$ 58,124	$ 78,124	$ 66,436	$ 89,296	$ 69,303	$ 101,785	**$ 65,000**	**$ 90,000**	$ 25,000		
Public Works Superintendent	Public Works Superintendent	S	$ 61,048.00	$ 46,124	$ 68,124	$ 52,720	$ 77,866	$ 44,696	$ 64,155	**$ 47,500**	**$ 72,500**	$ 25,000		
Public Works Executive Admin Assistant	Public Works Executive Admin Assistant	H	$ 58,082.41	$ 40,624	$ 56,124	$ 46,433	$ 64,150	$ 42,318	$ 62,872	**$ 45,000**	**$ 70,000**	$ 25,000	**$ 21.63**	**$ 33.65**
Equipment Operator	Equipment Operator	H	$ 39,208.00	$ 32,364	$ 41,902	$ 36,992	$ 47,894	$ 35,683	$ 52,724	**$ 35,000**	**$ 55,000**	$ 20,000	**$ 16.83**	**$ 26.44**
Heavy Equipment Operator	Heavy Equipment Operator	H	*Vacant*	$ 36,540	$ 46,980	$ 41,765	$ 53,698	$ 38,775	$ 57,925	**$ 37,500**	**$ 57,500**	$ 20,000	**$ 18.03**	**$ 27.64**
Maintenance Worker I/Groundskeeper	Maintenance Worker I/Groundskeeper	H	$31,200-$33,758	$ 30,276	$ 37,814	$ 34,605	$ 43,221	$ 31,188	$ 43,985	**$ 31,500**	**$ 46,500**	$ 15,000	**$ 15.14**	**$ 22.36**
Maintenance Worker II	Maintenance Worker II	H	$33,592-$36,026	$ 31,320	$ 39,858	$ 35,799	$ 45,558	$ 28,267	$ 40,110	**$ 33,500**	**$ 48,500**	$ 15,000	**$ 16.11**	**$ 23.32**
Mechanic	Mechanic	H	$ 41,392.00	$ 36,540	$ 45,990	$ 41,765	$ 52,567	$ 39,125	$ 56,676	**$ 37,500**	**$ 57,500**	$ 20,000	**$ 18.03**	**$ 27.64**
Trades Worker	Trades Worker	H	$ 45,219.20	$ 38,628	$ 48,034	$ 44,152	$ 54,903	$ 41,025	$ 59,369	**$ 41,500**	**$ 61,500**	$ 20,000	**$ 19.95**	**$ 29.57**
Park Attendant (PT)	Park Attendant (PT)	H	$ 15,600.00	$ 15,138	$ 19,314	$ 17,303	$ 22,076	$ 15,401	$ 20,867	**$ 15,750**	**$ 23,250**	$ 7,500	**$ 15.14**	**$ 22.36**
~~Park Ranger - Enforcement (PT)~~				~~$ 15,600~~	~~$ 20,358~~					*Consolidate title "enforcement"*				
Park Ranger - PT	Park Ranger - PT	H	$15,600-$17,243	$ 15,600	$ 20,358	$ 17,831	$ 23,269	$ 15,591	$ 21,754	**$ 15,750**	**$ 23,250**	$ 7,500	**$ 15.14**	**$ 22.36**
Park Ranger - PT LEAD	Park Ranger - PT LEAD	H	$ 18,200.00	$ 17,226	$ 21,402	$ 19,689	$ 24,462	$ 16,268	$ 23,036	**$ 16,750**	**$ 24,250**	$ 7,500	**$ 16.11**	**$ 23.32**
Growth Management Director	Growth Management Director	S	$ 101,228.40	$ 82,400	$ 118,450	$ 94,183	$ 135,388	$ 87,754	$ 131,350	**$ 85,000**	**$ 125,000**	$ 40,000		
Assistant Growth Management Director	Assistant Growth Management Director	S	$ 90,000.00	$ 60,000	$ 80,000	$ 68,580	$ 91,440	$ 74,455	$ 114,312	**$ 65,000**	**$ 90,000**	$ 25,000		
Associate Planner	Associate Planner	S	$ 54,380.00	$ 46,200	$ 56,200	$ 52,807	$ 64,237	$ 50,297	$ 74,044	**$ 47,500**	**$ 72,500**	$ 25,000		
Community Development Administrator	Community Development Administrator	H	*Vacant*	$ 36,540	$ 48,034	$ 41,765	$ 54,903	$ 38,153	$ 56,957	**$ 37,500**	**$ 57,500**	$ 20,000	**$ 18.03**	**$ 27.64**
Code Enforcement Officer	Code Enforcement Officer	H	$ 44,720.00	$ 38,628	$ 55,332	$ 44,152	$ 63,244	$ 38,825	$ 59,602	**$ 40,000**	**$ 60,000**	$ 20,000	**$ 19.23**	**$ 28.85**
Code Enforcement Officer PT	Code Enforcement Officer PT	H	$ 20,280.00	$ 19,314	$ 27,666	$ 22,076	$ 31,622	$ 19,412	$ 29,801	**$ 20,000**	**$ 30,000**	$ 10,000	**$ 19.23**	**$ 28.85**
Permit Technician	Permit Technician	H	$ 39,228.80	$ 35,496	$ 44,968	$ 40,572	$ 51,398	$ 33,104	$ 49,849	**$ 35,000**	**$ 55,000**	$ 20,000	**$ 16.83**	**$ 26.44**
Community Engagement Director/PIO	Community Engagement Director/PIO	S	$ 69,708.04	$ 63,124	$ 93,124	$ 72,151	$ 106,441	$ 66,131	$ 99,906	**$ 55,000**	**$ 80,000**	$ 25,000		
Director of Visitor Services	Director of Visitor Services	S	$ 68,260.80	$ 48,124	$ 73,124	$ 55,006	$ 83,581	$ 58,424	$ 88,269	**$ 65,000**	**$ 90,000**	$ 25,000		
Trolley Driver (PT)	Trolley Driver (PT)	H	$15,660-$17,226	$ 15,138	$ 20,358	$ 17,303	$ 23,269	$ 17,988	$ 27,431	**$ 15,750**	**$ 23,250**	$ 7,500	**$ 15.14**	**$ 22.36**
Visitor Experience Specialist Lead	Visitor Experience Specialist Lead	H	$ 35,496.00	$ 30,276	$ 40,716	$ 34,605	$ 46,538	$ 33,640	$ 49,373	**$ 31,500**	**$ 46,500**	$ 15,000	**$ 15.14**	**$ 22.36**
Visitor Experience Specialist (PT Annual)	Visitor Experience Specialist (PT Annual)	H	$15,600-$16,120	$ 15,138	$ 20,358	$ 17,303	$ 23,269	$ 16,386	$ 22,631	**$ 15,750**	**$ 23,250**	$ 7,500	**$ 15.14**	**$ 22.36**
Visitor Experience Specialist (Seasonal)	Visitor Experience Specialist (Seasonal)	H	$15,600-$16,380	$ 15,138	$ 20,358	$ 17,303	$ 23,269	$ 16,386	$ 22,631	**$ 15,750**	**$ 23,250**	$ 7,500	**$ 15.14**	**$ 22.36**
Human Resource Director	Human Resource Director	S	$ 63,316.00	$ 48,124	$ 68,124	$ 55,006	$ 77,866	$ 53,900	$ 81,567	**$ 55,000**	**$ 80,000**	$ 25,000		
Fire Chief	Fire Chief	S	$ 80,000.00	NEW	NEW	NEW	NEW	$ 93,963	$ 127,354	**$ 85,000**	**$ 125,000**	$ 40,000		
~~Fire Department Manager~~				~~$ 55,000~~	~~$ 80,000~~					*Eliminated/Converted to FT Fire Chief*				
Fire Department Coordinator (*Fire I)	Station Coordinator	H	$ 40,123.20	$ 34,452	$ 43,946	$ 39,379	$ 50,230	$ 41,256	$ 59,724	**$ 40,000**	**$ 60,000**	$ 20,000	**$ 19.23**	**$ 28.85**
Firefighter I_EMT	Firefighter - Volunteer	H	Per Call Rates	N/A	N/A									
Firefighter II_EMT	Firefighter/EMT	H	$ 50,000.00	$ 45,000	$ 65,000	$ 51,435	$ 74,295	$ 31,817	$ 45,131	**$ 50,000**	**$ 70,000**	$ 20,000	**$ 16.52**	**$ 23.12**
Firefighter II_EMT	Firefighter/EMT (PT)	H	17.40/hr	N/A	N/A					**Based on Hours**	**Based on Hours**		**$ 16.52**	**$ 23.12**

Full Time Firefighters have unique scheduling 24 hrs on shift/48 hrs off shift which results in 2704 hours annually at straight time (1x hourly rate) and 216 hours annually guaranteed overtime at (1.5x hourly rate). Therefore, rates must be published differently from other types of city positions to properly reflect annual earnings along with the related hourly rates. Part Time Firefighters are paid hourly on 12 hour shifts, typically do not earn overtime unless hours exceed 40 per week, and do not receive any city benefits.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: January 13, 2025 **Agenda Item Number: 10.B.**

Requested Motion:

Motion to adopt Resolution No. 25-R-09 to reallocate the Assistant City Manager position funding for various appropriations not within the FY2025 adopted budget the current Management has proposed.

Summary:

The City Manager made the decision not to fill the budgeted Assistant City Manager position. Therefore the funds are being re-allocated to other initiatives as follows:

- The Public Works Director position has been revised to Public Works Director/ Assistant City Manager with a $10,000 salary addition only. This salary addition may be moved in the future from that position to another depending on the needs of the city, and the ability of the position to provide the supplemental/ supporting duties of Assistant City Manager as assigned above and beyond the normal role.
- The Fire Department Manager position was upgraded to full time Fire Chief upon the retirement of the volunteer Chief, and salary adjusted accordingly.
- A Firefighter II position was added to increase full time staffing in the fire department, with the intention to add two more in 2025-26, and two more in 2026-27 ultimately reaching the goal of full staffing 24/7 (two firefighters in the house at all times).
- Life insurance benefits are being modified for all city personnel – currently, group life insurance is provided in a flat amount of $25,000. The change will provide life insurance at 1X annual salary or $25,000, whichever is greater.
- In an effort to enhance communication with staff, city email addresses are being added for all part-time employees and field employees who do not always receive important information in a timely manner.
- Lastly, a small portion of these funds will be allocated to fund the request of Council to photograph/video the demolition of the 579 Plaza and memorialize the event.

With the above funding reallocations, there will be approximately $27,875 remaining for future reallocation if needed for initiatives of the City Manager throughout the year.

Staff Recommendation:

Staff recommends adoption of Resolution #25-R-09 and approval of the reallocation of the Assistant City Manager position funding for various appropriations not within the FY2025 adopted budget the current Management has proposed.

ATTACHMENTS:
Description
RES #25-R-09 Assistant City Manager Position Reallocation 1-13-2025.doc

BA #20604 Asst City Manager Position Reallocate 1-13-2025.pdf
Assistant City Manager Position Reallocation 1-13-2025.xlsx

RESOLUTION NO. 25-R-09

A RESOLUTION OF THE CITY OF CRYSTAL RIVER, FLORIDA, APPROVING THE REALLOCATION OF THE ASSISTANT CITY MANAGER POSITION FOR FUNDING VARIOUS APPROPROPRIATIONS NOT WITHIN THE FY2025 ADOPTED BUDGET THE CURRENT MANAGER HAS PROPOSED.

WHEREAS, the City Manager made the decision not to fill the budgeted Assistant City Manager position. Therefore the funds are being re-allocated to other initiatives as follows: The Public Works Director position has been revised to Public Works Director/ Assistant City Manager with a $10,000 salary addition only. This salary addition may be moved in the future from that position to another depending on the needs of the city, and the ability of the position to provide the supplemental/ supporting duties of Assistant City Manager as assigned above and beyond the normal role; and

WHEREAS, the Fire Department Manager position was upgraded to full time Fire Chief upon the retirement of the volunteer Chief, and salary adjusted accordingly.
A Firefighter II position was added to increase full time staffing in the fire department, with the intention to add two more in 2025-26, and two more in 2026-27 ultimately reaching the goal of full staffing 24/7 (two firefighters in the house at all times); and

WHEREAS, life insurance benefits are being modified for all city personnel – currently, group life insurance is provided in a flat amount of $25,000. The change will provide life insurance at 1X annual salary or $25,000, whichever is greater. In an effort to enhance communication with staff, city email addresses are being added for all part-time employees and field employees who do not always receive important information in a timely manner. Lastly, a small portion of these funds will be allocated to fund the request of Council to photograph/video the demolition of the 579 Plaza and memorialize the event.

WHEREAS, with the above funding reallocations, there will be approximately $27,875 remaining for future reallocation if needed for initiatives of the City Manager throughout the year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crystal River, Florida at a regular meeting held on the 13th day of January, 2025 that the sale, trade-in, and financing for 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:_____ By:_____

Mia Fink, City Clerk

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 _____
Satchell _____
Holmes _____
Ensing _____
Frink _____

CRYSTAL RIVER CITY
JOURNAL ENTRY
JE: 0000020604

Post Date: 11/01/2024 Entered By: MRUSSELL
Entry Date: 12/19/2024 Journal: BA
Description: ASS'T CITY MANAGER POSITION REALLOCATE

GL #	Description	DR	CR
001-01539-11000	Troy Slattery Addl Pay for Ass't City Ma	0.00	6,000.00
001-01539-21000	Troy Slattery Addl Pay for Ass't City Ma	0.00	372.00
001-01539-21001	Troy Slattery Addl Pay for Ass't City Ma	0.00	87.00
001-01539-22001	Troy Slattery Addl Pay for Ass't City Ma	0.00	2,071.20
401-41536-11000	Troy Slattery Addl Pay for Ass't City Ma	0.00	4,000.00
401-41536-21000	Troy Slattery Addl Pay for Ass't City Ma	0.00	248.00
401-41536-21001	Troy Slattery Addl Pay for Ass't City Ma	0.00	58.00
401-41536-22001	Troy Slattery Addl Pay for Ass't City Ma	0.00	1,380.80
001-01512-11000	Troy Slattery Addl Pay for Ass't City Ma	3,000.00	0.00
001-01512-21000	Troy Slattery Addl Pay for Ass't City Ma	186.00	0.00
001-01512-21001	Troy Slattery Addl Pay for Ass't City Ma	43.50	0.00
001-01512-22001	Troy Slattery Addl Pay for Ass't City Ma	1,035.60	0.00
001-01515-11000	Troy Slattery Addl Pay for Ass't City Ma	2,000.00	0.00
001-01515-21000	Troy Slattery Addl Pay for Ass't City Ma	124.00	0.00
001-01515-21001	Troy Slattery Addl Pay for Ass't City Ma	29.00	0.00
001-01515-22001	Troy Slattery Addl Pay for Ass't City Ma	690.40	0.00
601-61552-11000	TROY SLATTERY ADDL PAY FOR ASS'T CITY MA	1,500.00	0.00
601-61552-21000	Troy Slattery Addl Pay for Ass't City Ma	93.00	0.00
601-61552-21001	Troy Slattery Addl Pay for Ass't City Ma	21.75	0.00
601-61552-22001	Troy Slattery Addl Pay for Ass't City Ma	517.80	0.00
401-41536-11000	Troy Slattery Addl Pay for Ass't City Ma	1,000.00	0.00
401-41536-21000	Troy Slattery Addl Pay for Ass't City Ma	62.00	0.00
401-41536-21001	Troy Slattery Addl Pay for Ass't City Ma	14.50	0.00
401-41536-22001	Troy Slattery Addl Pay for Ass't City Ma	345.20	0.00
407-47575-11000	Troy Slattery Addl Pay for Ass't City Ma	1,500.00	0.00
407-47575-21000	Troy Slattery Addl Pay for Ass't City Ma	93.00	0.00
407-47575-21001	Troy Slattery Addl Pay for Ass't City Ma	21.75	0.00
407-47575-22001	Troy Slattery Addl Pay for Ass't City Ma	517.80	0.00
125-01512-11000	Troy Slattery Addl Pay for Ass't City Ma	1,000.00	0.00
125-01512-21000	Troy Slattery Addl Pay for Ass't City Ma	62.00	0.00
125-01512-21001	Troy Slattery Addl Pay for Ass't City Ma	14.50	0.00
125-01512-22001	Troy Slattery Addl Pay for Ass't City Ma	345.20	0.00
601-61552-91000	Troy Slattery Addl Pay for Ass't City Ma	0.00	2,132.55
407-47575-91000	Troy Slattery Addl Pay for Ass't City Ma	0.00	2,132.55
125-01512-91000	Troy Slattery Addl Pay for Ass't City Ma	0.00	1,421.70
001-00000-38205	Troy Slattery Addl Pay for Ass't City Ma	1,421.70	0.00
401-00000-38205	Troy Slattery Addl Pay for Ass't City Ma	4,265.10	0.00
001-01522-11000	Frank Melillo promoted to Fire Chief now	0.00	16,000.00
001-01522-21000	Frank Melillo promoted to Fire Chief now	0.00	992.00
001-01522-21001	Frank Melillo promoted to Fire Chief now	0.00	232.00
001-01522-22001	Frank Melillo promoted to Fire Chief now	0.00	5,246.40
001-01512-11000	Frank Melillo promoted to Fire Chief now	4,800.00	0.00
001-01512-21000	Frank Melillo promoted to Fire Chief now	297.60	0.00
001-01512-21001	Frank Melillo promoted to Fire Chief now	69.60	0.00
001-01512-22001	Frank Melillo promoted to Fire Chief now	1,573.92	0.00
001-01515-11000	Frank Melillo promoted to Fire Chief now	3,200.00	0.00
001-01515-21000	Frank Melillo promoted to Fire Chief now	198.40	0.00
001-01515-21001	Frank Melillo promoted to Fire Chief now	46.40	0.00
001-01515-22001	Frank Melillo promoted to Fire Chief now	1,049.28	0.00
601-61552-11000	Frank Melillo promoted to Fire Chief now	2,400.00	0.00
601-61552-21000	Frank Melillo promoted to Fire Chief now	148.80	0.00
601-61552-21001	Frank Melillo promoted to Fire Chief now	34.80	0.00
601-61552-22001	Frank Melillo promoted to Fire Chief now	786.96	0.00
401-41536-11000	Frank Melillo promoted to Fire Chief now	1,600.00	0.00
401-41536-21000	Frank Melillo promoted to Fire Chief now	99.20	0.00
401-41536-21001	Frank Melillo promoted to Fire Chief now	23.20	0.00
401-41536-22001	Frank Melillo promoted to Fire Chief now	524.64	0.00
407-47575-11000	Frank Melillo promoted to Fire Chief now	2,400.00	0.00
407-47575-21000	Frank Melillo promoted to Fire Chief now	148.80	0.00
407-47575-21001	Frank Melillo promoted to Fire Chief now	34.80	0.00
407-47575-22001	Frank Melillo promoted to Fire Chief now	786.96	0.00
125-01512-11000	Frank Melillo promoted to Fire Chief now	1,600.00	0.00
125-01512-21000	Frank Melillo promoted to Fire Chief now	99.20	0.00
125-01512-21001	Frank Melillo promoted to Fire Chief now	23.20	0.00
125-01512-22001	Frank Melillo promoted to Fire Chief now	524.64	0.00
601-61552-91000	Frank Melillo promoted to Fire Chief now	0.00	3,370.56
407-47575-91000	Frank Melillo promoted to Fire Chief now	0.00	3,370.56

125-01512-91000	Frank Melillo promoted to Fire Chief now	0.00	2,247.04
401-41536-91000	Frank Melillo promoted to Fire Chief now	0.00	2,247.04
001-00000-38205	Frank Melillo promoted to Fire Chief now	11,235.20	0.00
001-01522-12000	Fire Supervisor position moved to Fire C	52,735.00	0.00
001-01522-11000	Fire Supervisor position moved to Fire C	0.00	52,735.00
001-01522-11000	Frank Melillo eligble for 5% increase af	0.00	4,000.00
001-01522-21000	Frank Melillo eligble for 5% increase af	0.00	248.00
001-01522-21001	Frank Melillo eligble for 5% increase af	0.00	58.00
001-01522-22001	Frank Melillo eligble for 5% increase af	0.00	1,311.60
001-01512-11000	Frank Melillo eligble for 5% increase af	1,200.00	0.00
001-01512-21000	Frank Melillo eligble for 5% increase af	74.40	0.00
001-01512-21001	Frank Melillo eligble for 5% increase af	17.40	0.00
001-01512-22001	Frank Melillo eligble for 5% increase af	393.48	0.00
001-01515-11000	Frank Melillo eligble for 5% increase af	800.00	0.00
001-01515-21000	Frank Melillo eligble for 5% increase af	49.60	0.00
001-01515-21001	Frank Melillo eligble for 5% increase af	11.60	0.00
001-01515-22001	Frank Melillo eligble for 5% increase af	262.32	0.00
601-61552-11000	Frank Melillo eligble for 5% increase af	600.00	0.00
601-61552-21000	Frank Melillo eligble for 5% increase af	37.20	0.00
601-61552-21001	Frank Melillo eligble for 5% increase af	8.70	0.00
601-61552-22001	Frank Melillo eligble for 5% increase af	196.74	0.00
401-41536-11000	Frank Melillo eligble for 5% increase af	400.00	0.00
401-41536-21000	Frank Melillo eligble for 5% increase af	24.80	0.00
401-41536-21001	Frank Melillo eligble for 5% increase af	5.80	0.00
401-41536-22001	Frank Melillo eligble for 5% increase af	131.16	0.00
407-47575-11000	Frank Melillo eligble for 5% increase af	600.00	0.00
407-47575-21000	Frank Melillo eligble for 5% increase af	37.20	0.00
407-47575-21001	Frank Melillo eligble for 5% increase af	8.70	0.00
407-47575-22001	Frank Melillo eligble for 5% increase af	196.74	0.00
125-01512-11000	Frank Melillo eligble for 5% increase af	400.00	0.00
125-01512-21000	Frank Melillo eligble for 5% increase af	24.80	0.00
125-01512-21001	Frank Melillo eligble for 5% increase af	5.80	0.00
125-01512-22001	Frank Melillo eligble for 5% increase af	131.16	0.00
601-61552-91000	Frank Melillo eligble for 5% increase af	0.00	842.64
407-47575-91000	Frank Melillo eligble for 5% increase af	0.00	842.64
125-01512-91000	Frank Melillo eligble for 5% increase af	0.00	561.76
401-41536-91000	Frank Melillo eligble for 5% increase af	0.00	561.76
001-00000-38205	Frank Melillo eligble for 5% increase af	2,808.80	0.00
001-01512-23000-0	Employee Life Insur Increase - $25,000 o	0.00	306.80
001-01512-23000-0	Employee Life Insur Increase - $25,000 o	0.00	174.00
001-01512-23000-0	Employee Life Insur Increase - $25,000 o	0.00	200.00
001-01513-23000	Employee Life Insur Increase - $25,000 o	0.00	616.40
001-01515-23000	Employee Life Insur Increase - $25,000 o	0.00	705.50
001-01518-23000	Employee Life Insur Increase - $25,000 o	0.00	42.50
001-01522-23000	Employee Life Insur Increase - $25,000 o	0.00	317.00
001-01529-23000	Employee Life Insur Increase - $25,000 o	0.00	140.00
001-01539-23000	Employee Life Insur Increase - $25,000 o	0.00	1,193.60
120-01574-23000	Employee Life Insur Increase - $25,000 o	0.00	180.00
401-41536-23000	Employee Life Insur Increase - $25,000 o	0.00	550.45
402-42534-23000	Employee Life Insur Increase - $25,000 o	0.00	28.05
407-47575-23000	Employee Life Insur Increase - $25,000 o	0.00	368.60
601-61552-23000	Employee Life Insur Increase - $25,000 o	0.00	272.10
001-01512-11000	Employee Life Insur Increase - $25,000 o	1,088.40	0.00
001-01512-21000	Employee Life Insur Increase - $25,000 o	67.40	0.00
001-01512-21001	Employee Life Insur Increase - $25,000 o	15.78	0.00
001-01512-22001	Employee Life Insur Increase - $25,000 o	356.81	0.00
001-01515-11000	Employee Life Insur Increase - $25,000 o	725.60	0.00
001-01515-21000	Employee Life Insur Increase - $25,000 o	44.99	0.00
001-01515-21001	Employee Life Insur Increase - $25,000 o	10.52	0.00
001-01515-22001	Employee Life Insur Increase - $25,000 o	237.92	0.00
601-61552-11000	Employee Life Insur Increase - $25,000 o	544.20	0.00
601-61552-21000	Employee Life Insur Increase - $25,000 o	33.74	0.00
601-61552-21001	Employee Life Insur Increase - $25,000 o	7.89	0.00
601-61552-22001	Employee Life Insur Increase - $25,000 o	178.44	0.00
401-41536-11000	Employee Life Insur Increase - $25,000 o	362.80	0.00
401-41536-21000	Employee Life Insur Increase - $25,000 o	22.49	0.00
401-41536-21001	Employee Life Insur Increase - $25,000 o	5.26	0.00
401-41536-22001	Employee Life Insur Increase - $25,000 o	118.96	0.00
407-47575-11000	Employee Life Insur Increase - $25,000 o	544.20	0.00
407-47575-21000	Employee Life Insur Increase - $25,000 o	33.74	0.00
407-47575-21001	Employee Life Insur Increase - $25,000 o	7.89	0.00
407-47575-22001	Employee Life Insur Increase - $25,000 o	178.44	0.00
125-01512-11000	Employee Life Insur Increase - $25,000 o	362.80	0.00
125-01512-21000	Employee Life Insur Increase - $25,000 o	22.49	0.00
125-01512-21001	Employee Life Insur Increase - $25,000 o	5.26	0.00
125-01512-22001	Employee Life Insur Increase - $25,000 o	118.96	0.00
402-00000-38205	Employee Life Insur Increase - $25,000 o	28.05	0.00

601-61552-91000	Employee Life Insur Increase - $25,000 o	0.00	492.17
407-47575-91000	Employee Life Insur Increase - $25,000 o	0.00	395.67
401-00000-38205	EMPLOYEE LIFE INSUR INCREASE - $25,000 O	40.94	0.00
001-00000-38205	Employee Life Insur Increase - $25,000 o	1,148.38	0.00
001-01539-68000	Microsoft 365 Business Basics email Part	0.00	806.40
407-47575-68000	MICROSOFT 365 BUSINESS BASICS EMAIL PART	0.00	806.40
125-01573-68000	Microsoft 365 Business Basics email Part	0.00	470.40
001-01512-11000	Microsoft 365 Business Basics email Part	445.20	0.00
001-01512-21000	Microsoft 365 Business Basics email Part	27.52	0.00
001-01512-21001	Microsoft 365 Business Basics email Part	6.46	0.00
001-01512-22001	Microsoft 365 Business Basics email Part	145.90	0.00
001-01515-11000	Microsoft 365 Business Basics email Part	296.80	0.00
001-01515-21000	Microsoft 365 Business Basics email Part	18.40	0.00
001-01515-21001	Microsoft 365 Business Basics email Part	4.30	0.00
001-01515-22001	Microsoft 365 Business Basics email Part	97.32	0.00
601-61552-11000	Microsoft 365 Business Basics email Part	222.60	0.00
601-61552-21000	Microsoft 365 Business Basics email Part	13.80	0.00
601-61552-21001	Microsoft 365 Business Basics email Part	3.23	0.00
601-61552-22001	Microsoft 365 Business Basics email Part	72.99	0.00
401-41536-11000	Microsoft 365 Business Basics email Part	148.40	0.00
401-41536-21000	Microsoft 365 Business Basics email Part	9.20	0.00
401-41536-21001	Microsoft 365 Business Basics email Part	2.15	0.00
401-41536-22001	Microsoft 365 Business Basics email Part	48.66	0.00
407-47575-11000	Microsoft 365 Business Basics email Part	222.60	0.00
407-47575-21000	Microsoft 365 Business Basics email Part	13.80	0.00
407-47575-21001	Microsoft 365 Business Basics email Part	3.23	0.00
407-47575-22001	Microsoft 365 Business Basics email Part	72.99	0.00
125-01512-11000	Microsoft 365 Business Basics email Part	148.40	0.00
125-01512-21000	Microsoft 365 Business Basics email Part	9.20	0.00
125-01512-21001	Microsoft 365 Business Basics email Part	2.15	0.00
125-01512-22001	Microsoft 365 Business Basics email Part	48.66	0.00
601-61552-91000	Microsoft 365 Business Basics email Part	0.00	312.62
407-00000-38205	MICROSOFT 365 BUSINESS BASICS EMAIL PART	493.78	0.00
125-00000-38205	MICROSOFT 365 BUSINESS BASICS EMAIL PART	261.99	0.00
001-01581-91001	MICROSOFT 365 BUSINESS BASICS EMAIL PART	0.00	235.50
001-01522-12000	Firefighter II/EMT position 2 added FY25	0.00	40,385.00
001-01522-21000	Firefighter II/EMT position 2 added FY25	0.00	2,503.87
001-01522-21001	Firefighter II/EMT position 2 added FY25	0.00	585.58
001-01522-22001	Firefighter II/EMT position 2 added FY25	0.00	13,940.90
001-01512-11000	Firefighter II/EMT position 2 added FY25	12,115.50	0.00
001-01512-21000	Firefighter II/EMT position 2 added FY25	751.16	0.00
001-01512-21001	Firefighter II/EMT position 2 added FY25	175.67	0.00
001-01512-22001	Firefighter II/EMT position 2 added FY25	4,182.27	0.00
001-01515-11000	Firefighter II/EMT position 2 added FY25	8,077.00	0.00
001-01515-21000	Firefighter II/EMT position 2 added FY25	500.77	0.00
001-01515-21001	Firefighter II/EMT position 2 added FY25	117.12	0.00
001-01515-22001	Firefighter II/EMT position 2 added FY25	2,788.18	0.00
601-61552-11000	Firefighter II/EMT position 2 added FY25	6,057.75	0.00
601-61552-21000	Firefighter II/EMT position 2 added FY25	375.58	0.00
601-61552-21001	Firefighter II/EMT position 2 added FY25	87.84	0.00
601-61552-22001	Firefighter II/EMT position 2 added FY25	2,091.14	0.00
401-41536-11000	Firefighter II/EMT position 2 added FY25	4,038.50	0.00
401-41536-21000	Firefighter II/EMT position 2 added FY25	250.39	0.00
401-41536-21001	Firefighter II/EMT position 2 added FY25	58.56	0.00
401-41536-22001	Firefighter II/EMT position 2 added FY25	1,394.09	0.00
407-47575-11000	Firefighter II/EMT position 2 added FY25	6,057.75	0.00
407-47575-21000	Firefighter II/EMT position 2 added FY25	375.58	0.00
407-47575-21001	Firefighter II/EMT position 2 added FY25	87.84	0.00
407-47575-22001	Firefighter II/EMT position 2 added FY25	2,091.14	0.00
125-01512-11000	Firefighter II/EMT position 2 added FY25	4,038.50	0.00
125-01512-21000	Firefighter II/EMT position 2 added FY25	250.39	0.00
125-01512-21001	Firefighter II/EMT position 2 added FY25	58.56	0.00
125-01512-22001	Firefighter II/EMT position 2 added FY25	1,394.09	0.00
601-61552-91000	Firefighter II/EMT position 2 added FY25	0.00	8,612.31
407-47575-91000	Firefighter II/EMT position 2 added FY25	0.00	8,612.31
125-01512-91000	Firefighter II/EMT position 2 added FY25	0.00	5,741.54
001-00000-38205	FIREFIGHTER II/EMT POSITION 2 ADDED FY25	28,707.68	0.00
401-41536-91000	Firefighter II/EMT position 2 added FY25	0.00	5,741.54
001-01529-49070-2	579 demolition photographer funding	0.00	3,000.00
001-01512-11000	579 demolition photographer funding	900.00	0.00
001-01512-21000	579 demolition photographer funding	55.80	0.00
001-01512-21001	579 demolition photographer funding	13.05	0.00
001-01512-22001	579 demolition photographer funding	310.68	0.00
001-01515-11000	579 demolition photographer funding	600.00	0.00
001-01515-21000	579 demolition photographer funding	37.20	0.00
001-01515-21001	579 demolition photographer funding	8.70	0.00
001-01515-22001	579 demolition photographer funding	207.12	0.00

601-61552-11000	579 demolition photographer funding	450.00	0.00
601-61552-21000	579 demolition photographer funding	27.90	0.00
601-61552-21001	579 demolition photographer funding	6.53	0.00
601-61552-22001	579 demolition photographer funding	155.34	0.00
401-41536-11000	579 demolition photographer funding	300.00	0.00
401-41536-21000	579 demolition photographer funding	18.60	0.00
401-41536-21001	579 demolition photographer funding	4.35	0.00
401-41536-22001	579 demolition photographer funding	103.56	0.00
407-47575-11000	579 demolition photographer funding	450.00	0.00
407-47575-21000	579 demolition photographer funding	27.90	0.00
407-47575-21001	579 demolition photographer funding	6.53	0.00
407-47575-22001	579 demolition photographer funding	155.34	0.00
125-01512-11000	579 demolition photographer funding	300.00	0.00
125-01512-21000	579 demolition photographer funding	18.60	0.00
125-01512-21001	579 demolition photographer funding	4.35	0.00
125-01512-22001	579 demolition photographer funding	103.56	0.00
601-61552-91000	579 demolition photographer funding	0.00	639.77
407-47575-91000	579 demolition photographer funding	0.00	639.77
125-01512-91000	579 demolition photographer funding	0.00	426.51
001-00000-38205	579 demolition photographer funding	867.45	0.00
401-41536-91000	579 demolition photographer funding	0.00	426.51
401-41536-91000	MICROSOFT 365 BUSINESS BASICS EMAIL PART	0.00	208.41
120-00000-38203	EMPLOYEE LIFE INSUR INCREASE - $25,000	180.00	0.00
125-01512-91000	EMPLOYEE LIFE INSUR INCREASE - $25,000	0.00	509.51
	Journal Total:	215,358.49	215,358.49

APPROVED BY: _____

QUICK CALCULATE FOR PAYROLL

EMPLOYEE TYPE	Salary	SOC/MED	PENSION	INSURANCE	TOTAL CITY PAY	HRLY RATE	HRLY PAY	SOC/MED	PENSION	INSURANCE	TOTAL CITY PAY
Regular	$78,000.00	$5,967.00	$10,631.40	$12,500.00	$107,098.40	$0.00	$0.00	$0.00	$0.00	$12,500.00	$12,500.00
Management	$78,000.00	$5,967.00	$26,925.60	$12,500.00	$123,392.60	$0.00	$0.00	$0.00	$0.00	$12,500.00	$12,500.00
Elected Officials	$0.00	$0.00	$0.00	$12,500.00	$12,500.00	$0.00	$0.00	$0.00	$0.00	$12,500.00	$12,500.00
Fire	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Assistant City Manager	**$96,408.00**	**$7,375.21**	**$33,280.04**	**$12,500.00**	**$149,563.25**	$0.00	$0.00	$0.00	$0.00	$12,500.00	$12,500.00
001-01512 (CMO) = 30%	$28,922.40	$2,212.56	$9,984.01	$3,750.00	$44,868.98						
001-01515 (BLDG) = 20%	$19,281.60	$1,475.04	$6,656.01	$2,500.00	$29,912.65						
601 (CRA) = 15%	$14,461.20	$1,106.28	$4,992.01	$1,875.00	$22,434.49						
401 (W&S) = 10%	$9,640.80	$737.52	$3,328.00	$1,250.00	$14,956.33						
407 (3SS) = 15%	$14,461.20	$1,106.28	$4,992.01	$1,875.00	$22,434.49						
125 (Vistor Svcs) = 10%	9,640.80	$737.52	$3,328.00	$1,250.00	$14,956.33						
	$96,408.00	**$7,375.21**	**$33,280.04**	**$12,500.00**	$149,563.25						

New Appropriations for distribution of Assistant City Manager Postion Funding:

Troy Slattery Stipend	$10,000.00	$765.00	$3,452.00	$0.00	$14,217.00	
Fire Chief - Pay to $80,000	$16,000.00	$1,224.00	$5,246.40	$0.00	$22,470.40	*current = $64,000/increase to $80,000*
Fire Chief - 5% increase	$4,000.00	$306.00	$1,311.60	$0.00	$5,617.60	*5% increase after probation on $80,000*
Life Insurance	5,083.20				5,083.20	
Ptime Employees email	2,083.20				2,083.20	
FFII position #2	$40,384.62	$3,089.42	$13,242.12	$12,500.00	$69,216.15	*effective 1/1/2025 = 21 pays*
579 Demo??	3,000.00				3,000.00	
					121,687.55	

ALL FUNDS $ AVAILABLE	**$149,563.25**
Projected New Spend	**(121,687.55)**
Funds Remaining	**$27,875.70**

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: January 13, 2025 **Agenda Item Number: 10.C.**

Requested Motion: Motion to adopt the 2025 Legislative Agenda

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Summary:
City Manager wishes to present the 2025 Legislative Agenda for consideration and final approval.

Staff Recommendation:

ATTACHMENTS:
Description
2025_Legislative_Agenda_-_Crystal_River (002).pdf

City of Crystal River 2025 Legislative Priorities

1. **Waste Water Treatment Plant Upgrades and Expansion $12 Million**
   The City has studied necessary upgrades to allow the Crystal River Wastewater Treatment Plant to meet the upcoming higher treatment standards for effluent as well as expanding capacity to accommodate growth. A complete Facility Plan has been developed (1) which determined the process improvements and capacity modifications required at the WWTF to meet the upcoming TN effluent concentration limit of 3.0 mg/L (2) which conducted a site evaluation and condition assessment of the WWTF to characterize issues and deficiencies within the existing treatment facility (3) which worked in conjunction with the City of Crystal River, Citrus County, and FGUA to update the City's utility service area to accurately reflect the areas they intend to serve through the build-out of their collection system (4) which calculated the projected wastewater flows over the next 20 years to understand the future capacity of the WWTF and (5) which identified three improvement alternatives for the WWTF to address their existing and upcoming regulatory requirements. The City of Crystal River has been allocated grants and funding in the amount of $12 million towards a total estimated cost of $24 million, leaving a current deficit in funding of $12 million.

2. **Hunter Springs/Seawall/Beach Restoration $1.5 Million**
   Hunter Springs is a park heavily utilized by residents of Citrus and surrounding counties as well as visitors / tourists. The group "Save Crystal River" is currently utilizing a state grant to pump out spring vents, removing sediment. At the end of manatee season (4/1/25) the Hunter Springs basin and its corresponding spring vents will be pumped out. The critical concern is finding funding to prevent beach sand from entering the springs and plugging the spring vents ensuring the springs' survival via a DEP approved plan. The city appears to have three options – (1) remove the sand beach, replace the seawall previously removed during the Hunter Springs Park improvement project in 2015, and restore the grass patron area (2) replace the seawall, make the beach flat back to the parking area, and engineer it appropriately to stop washout of sand in the future or (3) return the shore to its original state – a living shoreline.

3. **Funding for expansion/improvement of existing vessel launch facilities $5 million**
   The Crystal River City Council, in partnership with the Board of County Commissioners, is in need of funding for the added capacity at the existing Fort Island Trail Park boat ramp. As part of the Riverwalk construction, the boat ramp located at NW 3rd Ave will soon be closed. The City previously requested that the State allow for the construction of a new boat ramp at the Crystal River Preserve State park, which was ultimately denied. An alternative to a new boat ramp is to improve the capacity at the Fort Island Trail Park ramp and/or parking area, a proposal which was presented to the Citrus County BOCC, who was in favor of the partnership and the project. The City and County have entered into an interlocal agreement outlining the details of the partnership, including identification of funding sources ($3.5 million estimated cost) and project management. by which the City and County will collaborate to identify funding sources and who is in favor of the partnership and the project. The city owned boat ramp located at Pete's Pier has deteriorated from age and multiple flooding events and is in need of renovation/repairs ($1.5 million estimated). Due to the relocation of the NW 3rd Avenue boat ramp, this will be the only public ramp remaining within city limits. This ramp is heavily utilized by residents of Citrus County as a whole, as well as visitors / tourists from other areas.

4. **City Hall Reconstruction- $4 Million**
   The City was allocated a $1.35 million FY23 Legislative appropriation for the "Crystal River Government Center Project", to include design and permitting (for the future reconstruction) of a new City Hall and

Emergency Operations Center. Since that time, the City experienced the devastating effects of Hurricane Idalia and then Hurricane Helene, during which City Hall, Three Sisters Visitor Center and our Fire Department were all repetitively flooded. City operations continue at a temporary, leased location. The city expects a total loss settlement on Old City Hall in the amount of approximately $1.6 million and is also pursuing demolition costs of the damaged buildings from FEMA and private insurance due to the repetitive flood events and catastrophic damage. A new, existing structure and site is being sought with the FEMA and insurance proceeds. The need for additional funding for a buildout of the new site is of critical importance to the city – we anticipate the cost of the construction (new roof, new HVAC, exterior modifications and interior buildout) to be approximately $4 million. We believe the new site will be able to accommodate city hall, our law enforcement partners, and our fire department in a single location.

CRYSTAL RIVER CITY COUNCIL MEETING
Agenda Item Summary

Meeting Date: January 13, 2025 **Agenda Item Number: 10.D.**

Requested Motion: Motion to adopt Resolution No. 25-R-10 appropriating funding and approving the purchase of a building at1501 NW US Hwy 19, Crystal River for $1,700,000.00 for the purpose of a temporary City Hall

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Summary:
Council approved staff to move forward with negotiating a contract for the purchase of the building at 1501 NW US Highway 19, Crystal River with the goal of securing it as a City asset to serve as temporary City Hall.

The property is valued at $2,500,000.00 and $2,155,000 based on two appraisals. The property's current owners are offering the City a significant price decrease in exchange for a donation value. The City would pay $1,700,000.00 cash and the owners would "donate" $800,000 of the value to the City.

A portion of Bridge Loan previously made available to the City will be utilized for the purchased but refunded upon receipt of final payment for City Hall damages by FEMA & Insurance. The sale is contingent on Council approval, and a clear inspection (excluding roof replacement and HVAC repairs).

Staff Recommendation:
Adoption Resolution No. 25-R-10 appropriating funding and approval of the purchase of a building at1501 NW US Hwy 19, Crystal River for $1,700,000.00 for the purpose of a temporary City Hall.

ATTACHMENTS:
Description
RESOLUTION_#25-R-10 New Temporary City Hall Building Purchase 1-13-2025.doc
BA #20650 1-13-2025.pdf

RESOLUTION NO. 25-R-10

A RESOLUTION OF THE CITY OF CRYSTAL RIVER, FLORIDA, APPROVING A TRANSFER FROM THE GENERAL FUND HURRICANE IDALIA FUNDING IN THE AMOUNT OF $1,700,000 TO APPROVE THE PURCHASE OF A BUILDING AT 1501 NW US HIGHWAY 19, CRYSTAL RIVER FOR THE PURPOSE OF A TEMPORARY CITY HALL

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

WHEREAS, Council approved staff to move forward with negotiating a contract for the purchase of the building at 1501 NW US Highway 19, Crystal River with the goal of securing it as a City asset to serve as temporary City Hall;

The property is valued at $2,500,000.00 and $2,155,000 based on two appraisals. The property's current owners are offering the City a significant price decrease in exchange for a donation value. The City would pay $1,700,000.00 cash and the owners would "donate" $800,000 of the value to the City;

A portion of Bridge Loan previously made available to the City will be utilized for the purchased but refunded upon receipt of final payment for City Hall damages by FEMA & Insurance;

The sale is contingent on Council approval, and a clear inspection (excluding necessary roof replacement and HVAC repairs);

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crystal River, Florida at a regular meeting held on the 13th day of January, 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:_____ By:_____
Mia Fink, City Clerk Joe Meek, Mayor

Approved as to form and content VOTE OF COUNCIL:
For the reliance of the City of Meek _____

Crystal River only:

Satchell _____
Holmes _____
Ensing _____
Frink _____

_____
Robert W. Batsel, Jr. City, Attorney

CRYSTAL RIVER CITY
JOURNAL ENTRY
JE: 0000020650

Post Date: 01/13/2025 Entered By: MRUSSELL
Entry Date: 01/09/2025 Journal: BA
Description: NEW TEMPORARY CITY HALL BLDG PURCHASE

GL #	Description	DR	CR
001-01519-62000-IDALI	BUILDINGS	0.00	1,700,000.00
001-01599-49013-IDALI	HURRICANE EXPENSES	1,700,000.00	0.00
	Journal Total:	1,700,000.00	1,700,000.00

APPROVED BY: _____