

ORDINANCE 19-O-06

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, RECLASSIFYING 1.09 ACRES (MOL) OF PROPERTY OWNED BY RHODA L. McMULLEN TRUST ALSO IDENTIFIED AS PARCEL ID 17E18S22 33300 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM OFFICE/SERVICE COMMERCIAL (O/SC) LAND USE TO HIGHWAY COMMERCIAL (HC) LAND USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; 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, a small-scale amendment may be adopted only under the conditions set forth in Chapter 163, Florida Statutes, and other provisions of State and local law; and

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

WHEREAS, Rhoda L. McMullen Trust, owner, is requesting an amendment to the Future Land Use Element of the City's Comprehensive Plan, changing 1.09 acres (MOL) from Office/Service Commercial (O/SC) Land Use to Highway Commercial (HC) Land Use (see attached Exhibit A); and

WHEREAS, in accordance with the law, the proposed amendment was required to be reviewed by the City's Local Planning Agency at a duly advertised meeting, scheduled on March 7, 2019, and the Local Planning Agency has determined such application to be consistent with the Comprehensive Plan and appropriate to the future land uses within the City; and

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

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

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

SECTION 1. PURPOSE

The purpose of this Ordinance is to allow a small scale amendment to the Comprehensive Plan of the City of Crystal River, Florida, for 1.09 acres (MOL) of property, owned by Rhoda L. McMullen Trust, from

Office/Service Commercial (O/SC) Land Use To Highway Commercial (HC) Land Use 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

The amendments to the Future Land Use Map of the Comprehensive Plan of the City of Crystal River (also shown on Exhibit "A") as set forth herein are hereby adopted:

LEGAL DESCRIPTION

COM AT SE COR OF W1/2 OF SW1/4 OF SW1/4 22-18-17, TH N 0 DEG 56M 19SW AL E LN OF W1/2 OF SW1/4 OF SW1/4 469.35 FT TO NE COR OF LANDS DESC IN OR BK 310 PG 275, TH S 89 DEG 13M 57S W AL N LN OF SD LANDS 50 FT TO POB BEING ON W R/W LN OF 50 FT WD RD & BEING ON W LN OF LANDS DESC IN OR BK 517 PG 496, TH S 89 DEG 13M 57S W AL N LN 132.72 FT TO SE COR OF LANDS DESC IN OR BK 137 PG 351, TH N 1 DEG 20M 38S W AL E LN OF LANDS DESC IN OR BK 28 PG 22 & OR BK 48 PG 287 530.08 FT TO NE COR OF LANDS DESC IN OR BK 48 PG 287 BEING SW COR OF LANDS DESC IN ORBK 247 PG 724 136.55 FT TO W R/W LN & W LN OF LANDS DESC IN OR BK 517 PG 496, TH S 0 DEG 56M 19S E AL W LN & R/W PAR TO E LN OF W1/2 OF SW1/4 OF SW1/4 534.89 FT TO POB DESC IN OR BK 872 PG 1818 & OR BK 2279 PG 1519 -- 1993 LESS OUTS: OR BK 941 PG 1753(33300-0070)

SECTION 4. 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 5. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not be construed as to render unconstitutional or invalid the remaining provision of the Ordinance.

SECTION 6. 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 on the first reading after due public notice and public hearing the _____ day of _____, 2019.

APPROVED on the second reading after due public notice and public hearing the _____ day of _____, 2019.

ATTEST:

CITY OF CRYSTAL RIVER

MIA FINK, CITY CLERK

JOE MEEK, MAYOR

PASSED on First Reading _____, 2019

NOTICE Published on _____, 2019

PASSED on Second & Final Reading _____, 2019

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

VOTE OF COUNCIL:

- Brown _____
- Guy _____
- Holmes _____
- Fitzpatrick _____
- Meek _____

Jennifer Rey, City Attorney

EXHIBIT "A"

**FROM OFFICE/SERVICE COMMERCIAL (O/SC) LAND USE TO HIGHWAY COMMERCIAL (HC)
LAND USE**



ORDINANCE 19-O-07

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA REZONING 1.09 ACRES (MOL) OF PROPERTY OWNED BY RHODA L. McMULLEN TRUST ALSO IDENTIFIED AS PARCEL ID 17E18S22 33300 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM GENERAL COMMERCIAL (CG) ZONING TO HIGH INTENSITY COMMERCIAL (CH) ZONING AS DESCRIBED IN SECTION 3; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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 of Crystal River Planning Commission held a public hearing on March 7, 2019 to consider a request that the zoning classification be changed on a parcel of land identified as Parcel ID 17E18S22 33300 in the Official Records of the Citrus County Property Appraiser, Crystal River, Florida, as described in Section 3; and

WHEREAS, the City of Crystal River Planning Commission voted _____ to recommend to the City Council that the request to amend the official zoning map be approved; and

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

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

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

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

SECTION 1. PURPOSE.

The purpose of this Ordinance is to amend the official zoning map of the City of Crystal River, Florida, for the parcel of land identified as Parcel ID 17E18S210140 0390 in the Official Records of the Citrus County Property Appraiser from General Commercial (CG) Zoning to High Intensity Commercial

(Ch) Zoning 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

The official zoning map of the City of Crystal River is hereby amended to change the zoning designation on the following described properties from General Commercial (CG) Zoning to High Intensity Commercial (Ch) Zoning.

LEGAL DESCRIPTION

COM AT SE COR OF W1/2 OF SW1/4 OF SW1/4 22-18-17, TH N 0 DEG 56M 19SW AL E LN OF W1/2 OF SW1/4 OF SW1/4 469.35 FT TO NE COR OF LANDS DESC IN OR BK 310 PG 275, TH S 89 DEG 13M 57S W AL N LN OF SD LANDS 50 FT TO POB BEING ON W R/W LN OF 50 FT WD RD & BEING ON W LN OF LANDS DESC IN OR BK 517 PG 496, TH S 89 DEG 13M 57S W AL N LN 132.72 FT TO SE COR OF LANDS DESC IN OR BK 137 PG 351, TH N 1 DEG 20M 38S W AL E LN OF LANDS DESC IN OR BK 28 PG 22 & OR BK 48 PG 287 530.08 FT TO NE COR OF LANDS DESC IN OR BK 48 PG 287 BEING SW COR OF LANDS DESC IN ORBK 247 PG 724 136.55 FT TO W R/W LN & W LN OF LANDS DESC IN OR BK 517 PG 496, TH S 0 DEG 56M 19S E AL W LN & R/W PAR TO E LN OF W1/2 OF SW1/4 OF SW1/4 534.89 FT TO POB DESC IN OR BK 872 PG 1818 & OR BK 2279 PG 1519 -- 1993 LESS OUTS: OR BK 941 PG 1753(33300-0070)

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 5. REPEAL OF CONFLICTING ORDINANCES

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

SECTION 6. SEVERABILITY

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared

unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

SECTION 7. EFFECTIVE DATE

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

THIS ORDINANCE was introduced and placed on first reading on the _____ day of _____, 2019, and upon motion duly made and seconded was passed on first reading.

THIS ORDINANCE was introduced and placed on second reading on the _____ day of _____, 2019, and upon motion duly made and seconded was passed on second reading.

ATTEST:

CITY OF CRYSTAL RIVER

MIA FINK, CITY CLERK

JOE MEEK, MAYOR

PASSED on First Reading _____, 2019

NOTICE Published on _____, 2019

PASSED on Second & Final Reading _____, 2019

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

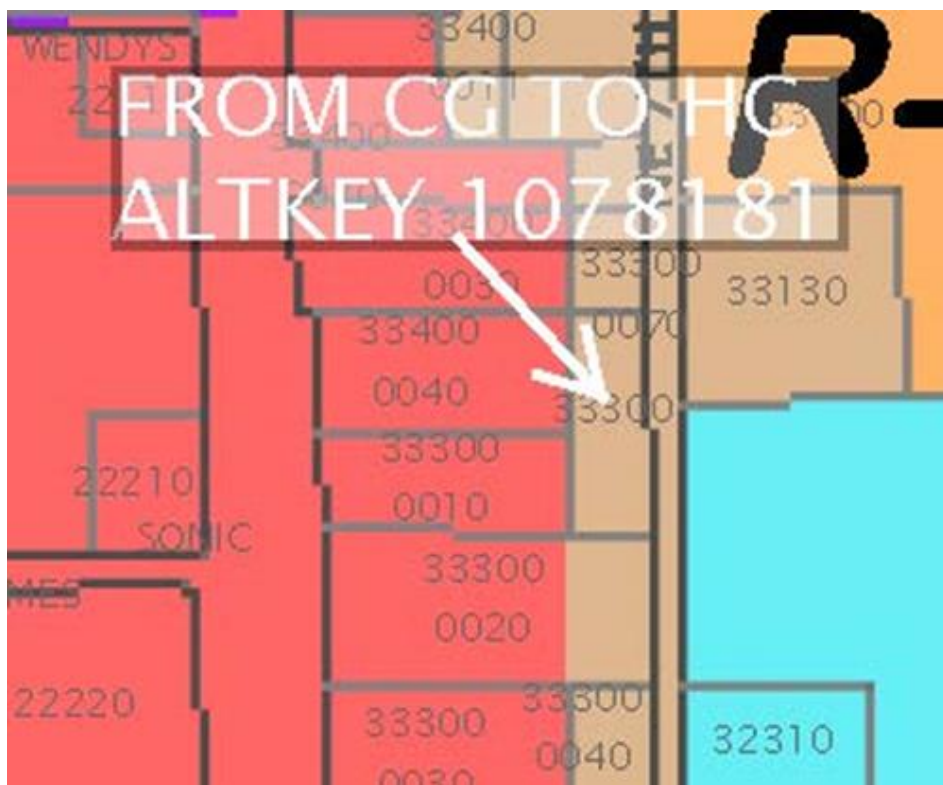
VOTE OF COUNCIL:

Brown _____
Guy _____
Holmes _____
Fitzpatrick _____
Meek _____

Jennifer Rey, City Attorney

EXHIBIT "A"

FROM GENERAL COMMERCIAL (CG) ZONING TO MEDIUM DENSITY RESIDENTIAL (R-2) ZONING



ORDINANCE 19-O-04

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, PROVIDING FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, RECLASSIFYING .39 ACRES (MOL) OF PROPERTY OWNED BY GAIL STEARNS, TRUSTEE ALSO IDENTIFIED AS PARCEL ID 17E18S210140 0390 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM OFFICE/SERVICE COMMERCIAL (O/SC) LAND USE TO MEDIUM DENSITY RESIDENTIAL (MDR) LAND USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; 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, a small-scale amendment may be adopted only under the conditions set forth in Chapter 163, Florida Statutes, and other provisions of State and local law; and

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

WHEREAS, Gail Stearns, Trustee, owner, are requesting an amendment to the Future Land Use Element of the City's Comprehensive Plan, changing .39 acres (MOL) from Office/Service Commercial (O/SC) Land Use to Medium Density Residential (R-2) Land Use (see attached Exhibit A); and

WHEREAS, in accordance with the law, the proposed amendment was required to be reviewed by the City's Local Planning Agency at a duly advertised meeting, scheduled on March 7, 2019, and the Local Planning Agency has determined such application to be consistent with the Comprehensive Plan and appropriate to the future land uses within the City; and

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

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

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

SECTION 1. PURPOSE

The purpose of this Ordinance is to allow a small scale amendment to the Comprehensive Plan of the City of Crystal River, Florida, for .39 acres (MOL) owned by Gail Stearns, Trustee from Office/Service Commercial

(O/SC) Land Use to Medium Density Residential (R-2) Land Use 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

The amendments to the Future Land Use Map of the Comprehensive Plan of the City of Crystal River (also shown on Exhibit "A") as set forth herein are hereby adopted:

LEGAL DESCRIPTION

BAYVIEW HOMES CO 1ST ADD TO CRYSTAL RIVER PB 1 PG 34 LOTS
39 & 40

SECTION 4. 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 5. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not be construed as to render unconstitutional or invalid the remaining provision of the Ordinance.

SECTION 6. 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 on the first reading after due public notice and public hearing the _____ day of _____, 2019.

APPROVED on the second reading after due public notice and public hearing the _____ day of _____, 2019.

ATTEST:

CITY OF CRYSTAL RIVER

MIA FINK, CITY CLERK

JOE MEEK, MAYOR

PASSED on First Reading _____, 2019

NOTICE Published on _____, 2019

PASSED on Second & Final Reading _____, 2019

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

VOTE OF COUNCIL:

Brown _____
Guy _____
Holmes _____
Fitzpatrick _____
Meek _____

Jennifer Rey, City Attorney

EXHIBIT "A"

FROM OFFICE/SERVICE COMMERCIAL (O/SC) LAND USE TO MEDIUM DENSITY RESIDENTIAL (R-2) LAND USE



ORDINANCE 19-O-05

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA REZONING .39 ACRES (MOL) OF PROPERTY OWNED BY GAIL STEARNS, TRUSTEE ALSO IDENTIFIED AS PARCEL ID 17E18S210140 0390 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM GENERAL COMMERCIAL (CG) ZONING TO MEDIUM DENSITY RESIDENTIAL (R-2) ZONING AS DESCRIBED IN SECTION 3; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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 of Crystal River Planning Commission held a public hearing on March 7, 2019 to consider a request that the zoning classification be changed on a parcel of land identified as Parcel ID 17E18S210140 0390 in the Official Records of the Citrus County Property Appraiser, Crystal River, Florida, as described in Section 3; and

WHEREAS, the City of Crystal River Planning Commission voted _____ to recommend to the City Council that the request to amend the official zoning map be approved; and

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

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

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

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

SECTION 1. PURPOSE.

The purpose of this Ordinance is to amend the official zoning map of the City of Crystal River, Florida, for the parcel of land identified as Parcel ID 17E18S210140 0390 in the Official Records of the Citrus County Property Appraiser from General Commercial (CG) Zoning to Medium Density Residential

(R-2) Zoning 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

The official zoning map of the City of Crystal River is hereby amended to change the zoning designation on the following described properties from General Commercial (CG) Zoning to Medium Density Residential (R-2) Zoning.

LEGAL DESCRIPTION

BAYVIEW HOMES CO 1ST ADD TO CRYSTAL RIVER PB 1 PG 34 LOTS
39 & 40

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 5. REPEAL OF CONFLICTING ORDINANCES

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

SECTION 6. SEVERABILITY

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

SECTION 7. EFFECTIVE DATE

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

THIS ORDINANCE was introduced and placed on first reading on the _____ day of _____, 2019, and upon motion duly made and seconded was passed on first reading.

THIS ORDINANCE was introduced and placed on second reading on the _____ day of _____, 2019, and upon motion duly made and seconded was passed on second reading.

ATTEST:

CITY OF CRYSTAL RIVER

MIA FINK, CITY CLERK

JOE MEEK, MAYOR

PASSED on First Reading _____, 2019

NOTICE Published on _____, 2019

PASSED on Second & Final Reading _____, 2019

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

VOTE OF COUNCIL:

Brown _____

Guy _____

Holmes _____

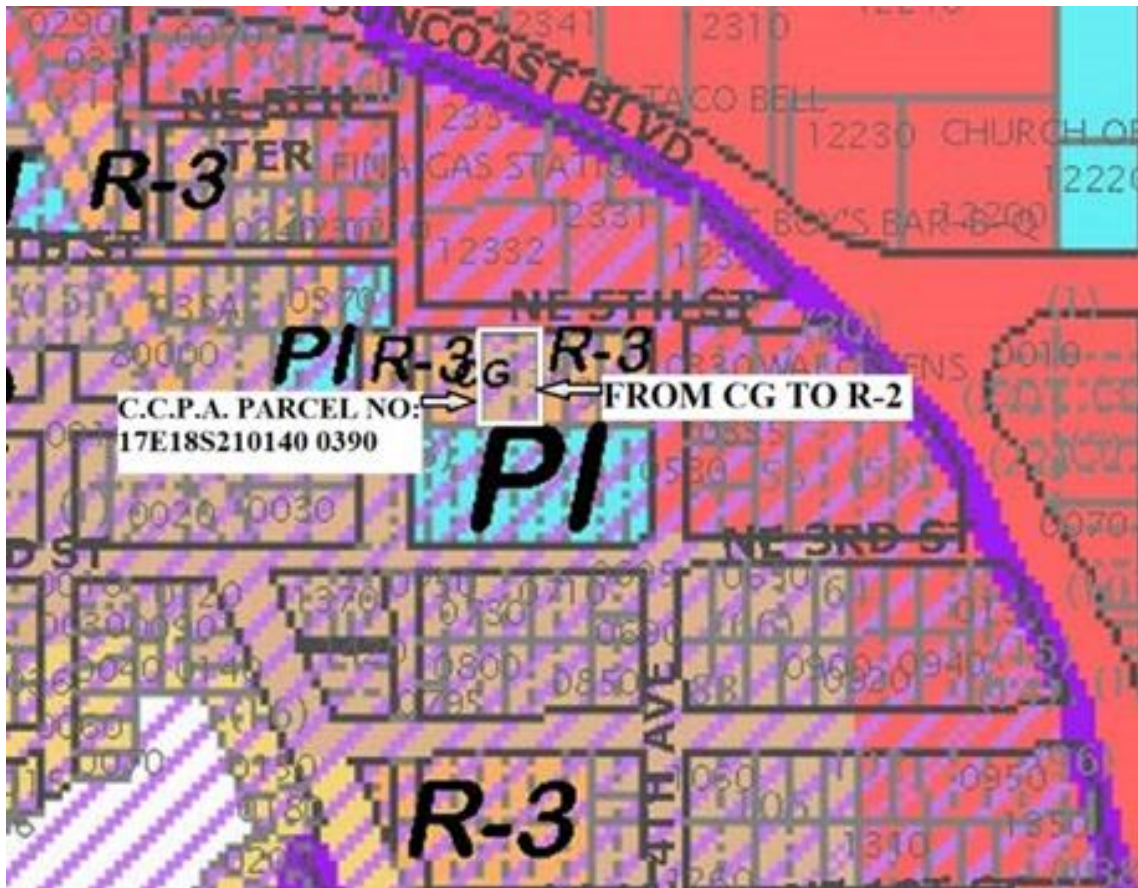
Fitzpatrick _____

Meek _____

Jennifer Rey, City Attorney

EXHIBIT "A"

FROM GENERAL COMMERCIAL (CG) ZONING TO MEDIUM DENSITY RESIDENTIAL (R-2)
ZONING



ORDINANCE 19-O-02

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, RECLASSIFYING .28 ACRES (MOL) OF PROPERTY OWNED BY TULL HOLDINGS, LLC ALSO IDENTIFIED AS PARCEL ID 17E18S210070 00170 0010 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM CENTRAL BUSINESS DISTRICT (CBD) LAND USE TO MEDIUM DENSITY RESIDENTIAL (R-2) LAND USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; 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, a small-scale amendment may be adopted only under the conditions set forth in Chapter 163, Florida Statutes, and other provisions of State and local law; and

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

WHEREAS, Tull Holdings, LLC, owner, are requesting an amendment to the Future Land Use Element of the City's Comprehensive Plan, changing .28 acres (MOL) from Central Business District (CBD) Land Use to Medium Density Residential (R-2) Land Use (see attached Exhibit A); and

WHEREAS, in accordance with the law, the proposed amendment was required to be reviewed by the City's Local Planning Agency at a duly advertised meeting, scheduled on March 7, 2019, and the Local Planning Agency has determined such application to be consistent with the Comprehensive Plan and appropriate to the future land uses within the City; and

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

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

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

SECTION 1. PURPOSE

The purpose of this Ordinance is to allow a small scale amendment to the Comprehensive Plan of the City of Crystal River, Florida, for .28 acres (MOL) of property, owned by Tull Holdings, LLC, from Central Business

District (CBD) Land Use to Medium Density Residential (R-2) Land Use 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

The amendments to the Future Land Use Map of the Comprehensive Plan of the City of Crystal River (also shown on Exhibit "A") as set forth herein are hereby adopted:

LEGAL DESCRIPTION

CRYSTAL CITY ADD TO CRYSTAL RIVER LOT 1 & W1/2 OF LOT 2 BLK
17 DESC IN OR BK 159 PGS 16 & 18 & LE IN OR BK 2176 PG
2301

SECTION 4. 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 5. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not be construed as to render unconstitutional or invalid the remaining provision of the Ordinance.

SECTION 6. 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 on the first reading after due public notice and public hearing the _____ day of _____, 2019.

APPROVED on the second reading after due public notice and public hearing the _____ day of _____, 2019.

ATTEST:

CITY OF CRYSTAL RIVER

MIA FINK, CITY CLERK

JOE MEEK, MAYOR

PASSED on First Reading _____, 2019

NOTICE Published on _____, 2019

PASSED on Second & Final Reading _____, 2019

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

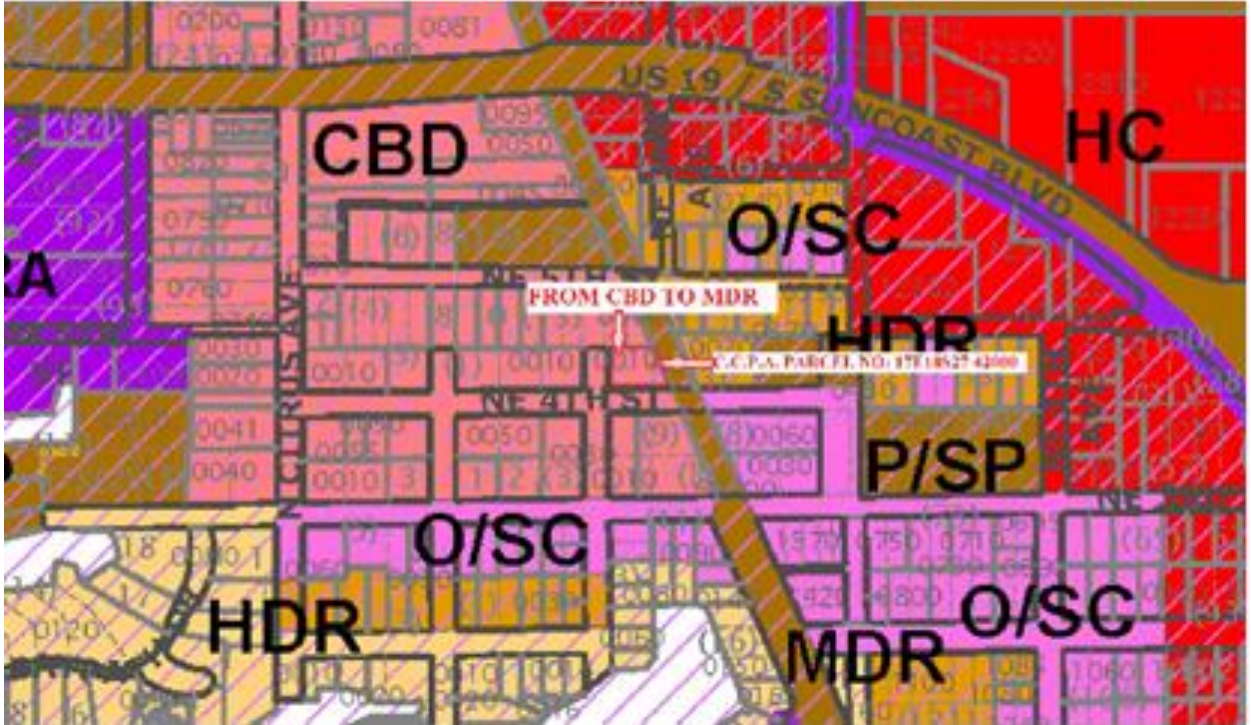
VOTE OF COUNCIL:

- Brown _____
- Guy _____
- Holmes _____
- Fitzpatrick _____
- Meek _____

Jennifer Rey, City Attorney

EXHIBIT "A"

FROM CENTRAL BUSINESS DISTRICT (CBD) LAND USE TO MEDIUM DENSITY RESIDENTIAL (R-2) LAND USE



ORDINANCE 19-O-03

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA REZONING .28 ACRES (MOL) OF PROPERTY OWNED BY TULL HOLDINGS, LLC ALSO IDENTIFIED AS PARCEL ID 17E18S210070 00170 0010 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM GENERAL COMMERCIAL (CG) ZONING TO MEDIUM DENSITY RESIDENTIAL (R-2) ZONING AS DESCRIBED IN SECTION 3; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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 of Crystal River Planning Commission held a public hearing on March 7, 2019 to consider a request that the zoning classification be changed on a parcel of land identified as Parcel ID 17E18S210070 00170 0010 in the Official Records of the Citrus County Property Appraiser, Crystal River, Florida, as described in Section 3; and

WHEREAS, the City of Crystal River Planning Commission voted _____ to recommend to the City Council that the request to amend the official zoning map be approved; and

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

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

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

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

SECTION 1. PURPOSE.

The purpose of this Ordinance is to amend the official zoning map of the City of Crystal River, Florida, for the parcel of land identified as Parcel ID 17E18S210070 00170 0010 in the Official Records of the Citrus County Property Appraiser from General Commercial (CG) Zoning to Medium Density

Residential (R-2) Zoning 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

The official zoning map of the City of Crystal River is hereby amended to change the zoning designation on the following described properties from General Commercial (CG) Zoning to Medium Density Residential (R-2) Zoning

LEGAL DESCRIPTION

CRYSTAL CITY ADD TO CRYSTAL RIVER LOT 1 & W1/2 OF LOT 2 BLK
17 DESC IN OR BK 159 PGS 16 & 18 & LE IN OR BK 2176 PG
2301

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 5. REPEAL OF CONFLICTING ORDINANCES

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

SECTION 6. SEVERABILITY

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

SECTION 7. EFFECTIVE DATE

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

THIS ORDINANCE was introduced and placed on first reading on the _____ day of _____, 2019, and upon motion duly made and seconded was passed on first reading.

THIS ORDINANCE was introduced and placed on second reading on the _____ day of _____, 2019, and upon motion duly made and seconded was passed on second reading.

ATTEST:

CITY OF CRYSTAL RIVER

MIA FINK, CITY CLERK

JOE MEEK, MAYOR

PASSED on First Reading _____, 2019

NOTICE Published on _____, 2019

PASSED on Second & Final Reading _____, 2019

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

VOTE OF COUNCIL:

Brown _____

Guy _____

Holmes _____

Fitzpatrick _____

Meek _____

Jennifer Rey, City Attorney

EXHIBIT "A"

**FROM GENERAL COMMERCIAL (CG) ZONING TO MEDIUM DENSITY RESIDENTIAL (R-2)
ZONING**

