

City of Crystal River



Agenda Packet
for
Regular Council Meeting
Monday, September 24th, 2018
7:00 p.m.



Agenda
Crystal River City Council
Regular Council Meeting
Monday, September 24th, 2018 @ 7:00 p.m.
Council Chamber, City Hall

Jim Farley, Mayor
Ken Brown, Council Seat #1/ Vice Mayor
Mike Gudis, Council Seat #2
Pat Fitzpatrick, Council Seat #3
Robert Holmes, Council Seat #5

Dave Burnell, City Manager
Jennifer Rey, 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, in order not to interrupt the meeting.
 - B. If you must speak to someone in the audience, please speak softly or go out into the hallway, in order not to interrupt the meeting.
 - C. Personal comments/remarks, directed to Council or the public, are not allowed and are considered out of order.

2. Public comment is allowed two (2) times during the Council meeting:
 - A. **Public Input:**
The general public will be allowed three (3) minutes to speak during the *Public Input* section at the beginning of the meeting. The topic is open.

 - B. **Public Input:**
The general public will be allowed five (5) minutes to speak during the *Public Input* section at the end of the meeting. The topic is open.

1. CALL TO ORDER

- A. Roll Call.....City Clerk Fink
- B. Invocation.....Council member Gudis
- C. Pledge of Allegiance.....Mayor Farley
- D. Recognition of Elected Officials in Attendance.....Mayor Farley

2. ADOPTION OF AGENDA

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

- A. Motion to approve minutes from the Regular Council meeting held August 29th, 2018, Special Workshop (Cross Connection & FOG Ordinance) held September 6, 2018 and Regular Council meeting held September 10, 2018
- B. Monthly Departmental Reports for the month of August
- C. Motion to approve a special event permit application, waiver of open container and road closure request submitted by Kings Bay Rotary for the 2018 Stone Crab Jam
- D. Motion to approve a road closure request for the 2018 CRHS Homecoming Parade
- E. Motion to approve the Fiscal Year 2019 Solid Waste Rate Structure for commercial and residential accounts handled by Advanced Disposal

6. PUBLIC INPUT

(Time Limit of Three Minutes)

7. PUBLIC HEARING

- A. Consideration of adoption of Ordinance No. 18-O-14 amending Chapter 15, Traffic, by creating a Residential Neighborhood Permit Parking Zone for the "Michigan Town" area on Final Reading.

AN ORDINANCE THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA; AMENDING CHAPTER 15, TRAFFIC, BY CREATING ARTICLE VII - RESIDENTIAL NEIGHBORHOOD PERMIT PARKING ZONE; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- 1. Read Ordinance by Title Only on Final Reading
- 2. Hold Public Hearing
- 3. Motion to Adopt Ordinance No. **18-O-14**

- B. Consideration of approval of an application for Vested Rights for Crystal Blue Waters, LLC (Crystal River Village) **QUASI-JUDICIAL**

8. CITY ATTORNEY

- A. Eminent Domain

9. CITY MANAGER

- A. Motion to execute a Commitment to Loan HTG Hidden Lake, LLC, in the amount of \$354,000.00, in conjunction with an application for the Florida Housing Finance Corporation's FY 2018 Housing Credit Finance for Affordable Housing Developments Located in Medium Counties for the development of The Fountains at Hidden Lake, an affordable rental housing development for senior citizens with 25% of the units set aside for Veterans
- B. R.V. Ordinance update
- C. Information related to Chronicle news article related to hazardous materials potentially being shipped to Citrus County for pre-treatment
- D. Update on Request for Proposal (RFP) for towing illegally park vehicles on City Streets and Private Property

10. CITY COUNCIL

11. COMMITTEE REPORTS

- A. Mayor Farley
 - *Waterfronts Advisory Board*
- B. Vice Mayor Brown
 - *Withlacoochee Regional Water Supply Authority*
 - *Crystal River Main Street*
- C. Council member Fitzpatrick
 - *Metropolitan Planning Organization*
 - *Three Sisters Springs Coordination Committee*
- D. Council member Gudis
 - *Tourist Development Council*
 - *Library Governing Advisory Board*
 - *Florida League of Cities*
 - *Citrus County Community Charitable Foundation Board*
- E. Council member Holmes
 - *Keep Citrus County Beautiful*
 - *Springs Coast Steering Committee*

12. COMMUNICATIONS

13. COUNCIL MEMBER REPORTS

- A. Mayor Farley
- B. Vice Mayor Brown
- C. Council member Fitzpatrick
- D. Council member Gudis
- E. Council member Holmes

14. PUBLIC INPUT
(Five Minute Time Limit)

15. ADJOURNMENT

City of Crystal River



Minutes from the
Regular Council Meeting held
Wednesday, August 29th, 2018
@ 7:00 p.m.



**Minutes of the
Crystal River City Council
Regular Council Meeting
Wednesday, August 29th, 2018 @ 7:00 p.m.
Council Chamber, City Hall**

1. CALL TO ORDER

Mayor Farley called the meeting to order at 7:00 p.m.

Council members Present: Mayor Farley, Vice Mayor Brown, Council member Gudis, Council member Fitzpatrick, Council member Holmes.

Council members absent: None.

Staff Present: City Manager Burnell, City Attorney Rey, City Clerk Fink, Assistant City Manager Jack Dumas, Finance Director Michelle Russell, Public Works Director Beau Keene, and Planning and Development Services Director Jackie Gorman.

Council member Gudis led the invocation and Mayor Farley led in the Pledge of Allegiance. Mayor Farley recognized City of Crystal River Mayor-Elect Joe Meek who was in attendance.

2. ADOPTION OF AGENDA

Motion to adopt the agenda was made by Council member Gudis; seconded by Vice Mayor Brown. Motion carried unanimously.

3. PRESENTATIONS

A. *Residential Beautification Award*.....Leslie Bollin
Special Events Coordinator Leslie Bollin presented update to Council regarding development of a Residential Beautification Award program (ATTACHMENT A). Discussion was held regarding a staff selection committee, separate business and residential categories and signage type.

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

- A. Motion to approve minutes from the Regular Council Meeting held August 13th, 2018
- B. Departmental Monthly Reports Summary for the month of July

Motion to approve the consent agenda was made by Council member Holmes; seconded by Council member Gudis. Motion carried unanimously.

6. PUBLIC INPUT

(Time Limit of Three Minutes)

Tom Gotterup- 6083 W. Fairhope Court- Shared details regarding an Academy of Environmental Science scuba certification course, proposed by Mike Engiles, Mary Morgan and himself, and accepted by school board.

***E. Request for Continuance to September 24th, 7:00 p.m.at City Hall- Motion to approve an application for Vested Rights submitted by Crystal River Village PUD

Original item listed as 7E, "Motion to approve a vested rights application for Crystal River Village PUD" was tabled by Mayor Farley.

City Manager Burnell advised that a request for continuance was received for the application for Vested Rights – Crystal River Village PUD and the hearing was continued to Monday, September 24th, 2018 at 7:00 p.m.

Cody Pearson- 1039 NE 5th Avenue- Spoke in opposition of Ordinance No. 18-O-09 (Chickens) some of the proposed provisions, and impact on ability for family to participate in 4-H activities, noting inaccuracy of prior assertions related to health risks associated with chickens.

Austin Pearson-1039 NE 5th Avenue- Discussed the benefits and positive aspects of raising chickens, and requesting consideration to remove the restriction on total number of chickens.

Vice Mayor Brown inquired about the location of their residence.

City Attorney Rey confirmed that the ordinance was drafted based on input from the Planning Commission, with restrictions based upon staff recommendation and noting current lack of prohibition on chickens.

Ray Schedivy- 754 NE 2nd Ave.- Spoke in opposition of the ordinance, expressing confusion with the proposed legislation due to lack of existing complaints, and discussing personal experience as an owner of chickens and benefits, noting greater health risks associated with squirrels.

City Attorney Rey confirmed that no complaints had been received, and clarified that the proposed ordinance resulted from a review of the code and identification of absence of regulation on chickens.

7. PUBLIC HEARING

- A. Consideration of approval of Ordinance No. 18-O-12 for a Small Scale Land Use Amendment for 1.49 Acres MOL of property owned by Centerstate Bank of Florida NA, located between NE 5th Street & NE 3rd Street and between NE 9th Avenue and NE 10th Avenue, Crystal River, FL on Final Reading **QUASI-JUDICIAL**

Motion to read by title only was made by Council member Gudis; seconded by Council member Fitzpatrick. Motion carried unanimously.

ORDINANCE 18-O-12 - 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 1.49 ACRES (MOL) OF PROPERTY OWNED BY CENTERSTATE BANK OF FLORIDA NA, LOCATED BETWEEN NE 5TH STREET AND NE 3RD STREET AND BETWEEN NE

9TH AVENUE AND NE 10TH AVENUE AS DESCRIBED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER (17E18S220020 3320) , FROM HIGH DENSITY RESIDENTIAL (HDR) LAND USE TO HIGHWAY COMMERCIAL (HC) LAND USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Background: [Agenda Sheet staff report (also attached) demonstrates the change from residential to commercial which is compatible with properties on the east and west side even though they currently have an incorrect land use and zoning classification for the existing use. The rear portion of the lot to the east is the back side of AutoZone and a portion of the property to the west is Chuck's Car Care.

Both properties will currently remain medium density residential which is acceptable as transitional zoning for properties abutting a commercial use. We will attempt to reach out to the owners of these properties and request that they submit a land use and zoning amendment.

Property owners within 300' have been notified and a Notice was published in the Chronicle. The Planning Commission recommended approval by a vote of 7 – 0 on August 2, 2018.

Staff Recommendation: Approval

End of Agenda Sheet]

City Attorney Rey reviewed the quasi-judicial procedure and all those wishing to give testimony were sworn in by the City Clerk. Mayor Farley called for disclosure of conflicts of interest and ex parte communications.

Conflict of Interest: There were none.

Ex Parte Communications: There were none.

Staff Presentation: Ms. Gorman presented the staff report for items 7A and 7B for inclusion in the record (ATTACHMENT B).

Applicant Presentation:

Ronnie Hicks- 6758 SW County Road, Bell, FL- Confirmed plans to develop a mini-storage facility on the site if approval is granted.

Motion to adopt Ordinance No. 18-O-12 for a Small Scale Land Use Amendment for 1.49 Acres MOL of property owned by Centerstate Bank of Florida NA, located between NE 5th Street & NE 3rd Street and between NE 9th Avenue and NE 10th Avenue, Crystal River, FL on Final Reading was made by Vice Mayor Brown; seconded by Council member Gudis.

Public Input: There was none.

Motion carried 5-0 on a roll call vote.

- B. Consideration of approval of Ordinance No. 18-O-13 for an amendment to the City of Crystal River Zoning Map for 1.49 Acres MOL of property owned by Centerstate Bank of Florida NA, located between NE 5th Street & NE 3rd Street and between NE 9th Avenue and NE 10th Avenue, Crystal River, FL on Final Reading **QUASI-JUDICIAL**

Motion to read by title only was made by Council member Holmes; seconded by Council member Fitzpatrick. Motion carried unanimously.

ORDINANCE 18-O-13 - AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA, CHANGING THE ZONING ON 1.49 ACRES (MOL) ON PROPERTIES OWNED BY CENTERSTATE BANK OF FLORIDA NA, LOCATED BETWEEN NE 5TH STREET AND NE 3RD STREET AND BETWEEN NE 9TH AVENUE AND NE 10TH AVENUE AS DESCRIBED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER (17E18S220020 3320), FROM R-2 (RESIDENTIAL) TO HIGH INTENSITY COMMERCIAL (CH); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Background: [Agenda Sheet Requested Motion: Motion to approve Ordinance No. 18-O-13 for an amendment to the City of Crystal River Zoning Map for 1.49 Acres MOL of property owned by Centerstate Bank of Florida NA, located between NE 5th Street & NE 3rd Street and between NE 9th Avenue and NE 10th Avenue, Crystal River, FL on Final Reading.

Summary: Attached you will find Ordinance #18-O-13 to amend the City's Zoning Map for 1.49 acres MOL of property owned by Centerstate Bank of Florida NA.

As previously explained during the land use amendment, the staff report (also attached) demonstrates the change from residential to commercial which is compatible with properties on the east and west side even though they currently have an incorrect land use and zoning classification for the existing use. The rear portion of the lot to the east is the back side of AutoZone and a portion of the property to the west is Chuck's Car Care.

Both properties will currently remain residential with the land use being acceptable as transitional zoning for properties abutting a commercial use. We will attempt to reach out to the owners of these properties and request that they submit a land use and zoning amendment.

Property owners within 300' have been notified and a Notice was published in the Chronicle. The Planning Commission recommended approval by a vote of 7 – 0 on August 2, 2018.

Staff Recommendation: Approval End of Agenda Sheet]

Staff Presentation: Ms. Gorman referred to staff report (ATTACHMENT C), noting zoning change from R-2 to High Intensity.

Applicant presentation: There was none.

Mayor Farley called for conflict of interest and ex parte communications disclosure.

Conflict of Interest: There were none.

Ex parte communications: There were none.

Motion to adopt Ordinance No. 18-O-13 for an amendment to the City of Crystal River Zoning Map for 1.49 Acres MOL of property owned by Centerstate Bank of Florida NA, located between NE 5th

Street & NE 3rd Street and between NE 9th Avenue and NE 10th Avenue, Crystal River, FL on Final Reading was made by Council member Gudis; seconded by Council member Fitzpatrick.

Public Input: There was none.

Motion carried 5-0 on a roll call vote.

- C. Consideration of approval of Ordinance No. 18-O-09 amending the Code of Ordinances, City of Crystal River, specifically Chapter 4, Article 1, by Creating Section 4-16 to allow Chickens on single family residential properties on Final Reading

Motion to read by title only was made by Council member Fitzpatrick; seconded by Vice Mayor Brown. Motion carried unanimously.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA; AMENDING CHAPTER 4, ARTICLE I, BY CREATING SECTION 4-16 TO ALLOW CHICKENS ON DETACHED SINGLE-FAMILY RESIDENTIAL PROPERTIES WITHIN CERTAIN ZONING DISTRICTS AND CREATING TERMS AND CONDITIONS CONCERNING THE KEEPING OF CHICKENS; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Background: Agenda Sheet Requested Motion: Motion to adopt Ordinance No. 18-O-09 Amending the Code of Ordinances, City of Crystal River, Chapter 4, Article 1, by creating Section 4-16 allowing chickens on single family residential properties on Final Reading.

Summary: Attached you will find proposed Ordinance 18-O-09 of the City's Code concerning Animals and Fowl. If you will recall, staff brought the proposed Ordinance to Council on June 11, 2018 and it was recommended that a more simplified Ordinance be taken back to the Planning Commission for discussion and recommendation. Afterwards, Council requested that staff confirm that the language would not prohibit the sales of chickens in retail, so we included language that allows the retail sale of chickens in CH zoning districts.

Attached you will find Ordinance 18-O-09 that has been revised to reflect the minimum requirements for having chickens as pets in residential zoning districts as follows:

Section 4-16. -Keeping or Harboring of Chickens

The keeping or harboring of chickens as pets on improved single family residential lots with a single family residential dwelling upon the lot; and expressly prohibits coops on commercial, multi-family units, apartments, condominiums or unimproved properties/vacant lots within the City of Crystal River is as follows:

- a) Residents shall be allowed to keep one (1) backyard hen (*Gallus domesticus*) per one-thousand six-hundred fifty square feet (1,650) total lot area on single family residential use lots not less than a minimum of 5,000 square feet not to exceed a total 6 hens, only, if all other requirements in this section are met.

- b) Roosters (defined as a male chicken of any age and generally characterized by an ability to crow) and any other crowing chickens are prohibited in the city limits of the City of Crystal River and are subject to the nuisance provision set forth in Chapter 12, Article 1, Section 12-10(2) of the City Ordinance
- c) No backyard hens or male chickens shall be slaughtered on-site.
- d) The backyard coop must provide for no less than two (2) square feet per chicken.
- e) The backyard coop and chicken run area must be impermeable to rodents, snakes, wild birds and including dogs and bears and adequately contain the backyard hens.
- f) Chickens shall at all times be kept in the rear yard in either a fenced area or covered enclosure. Covered enclosures shall meet the setback requirements for an accessory structure.
- g) Backyard coops and covered enclosures may not be located in the front yard, or seen from the right-of-way.
- h) Backyard coops shall provide for protection from the elements such as shelter from rain or extreme hot/cold temperatures, provide for access to food and water and provide for the good health and prevent unnecessary or unjustified suffering.
- i) No backyard coop shall be built onto any fence.
- j) Odors from chickens, their manure, or any related substances shall not be detectable at the property boundaries.
- k) Backyard coops and enclosures shall be kept in a neat and sanitary condition including provision of clean, dry bedding materials and regular removal of waste materials. All manure not used for composting or fertilizing must be removed promptly.
- l) All feed or other items associated with the keeping of chickens shall be kept in secure containers or otherwise protected to prevent rodents, bears and other pests from gaining access.
- m) Code Enforcement staff shall be permitted the right of entry to the property to inspect the backyard coop or its conditions in the rear yard of a home.

Staff took the most relevant information from the former draft ordinance for your consideration. The Planning Commission met on August 2, 2018 and voted 4-3 recommending approval to the City Council.

Please let us know if you need further information.

Staff Recommendation: Approval

End of Agenda Sheet]

Public Hearing:

Cody Pearson-1039 NE 5th Avenue- Spoke in opposition of the ordinance, requesting consideration to eliminate or reconsider provisions, noting several issues with the language, including the number allowed per household, and inconsistency with the way in which they are sold and noting a general lack of need for such an ordinance.

Mayor Farley inquired about exemptions included and staff confirmed inclusion of an exception for businesses in commercial zoning districts.

Nancy Schedivy- 754 NE 2nd Avenue Spoke in opposition of the proposed ordinance and concurrence with previous points made by Mr. Pearson, noting the benefits of chickens.

Keith Raym-1290 NE 19th Court Discussed the exemption for businesses suggested during the previous hearing, and expressed concerns with various provisions with in the ordinance, including ability for code enforcement staff to enter properties for inspections, noting a conflicting A.G. opinion. (ATTACHMENT D & E).

Mary Morgan-124 N. Citrus Avenue- Spoke in opposition to the ordinance due to interference with 4-H activities.

Valerie Bryant- Crystal River- Spoke in opposition of the ordinance due to conflict with children's 4-H activities and limitation on number of chickens.

Jessica Pearson-1039 NE 5th Avenue- Spoke in concurrence with Mr. Pearson's comments, and expressed concerns with limitation on number, and ability for city staff to enter private property.

Council discussion was held regarding previous concerns with chicken keeping, validity of points and concerns raised throughout the hearing and public comment, including lack of existing chicken related complaints, staff ability to enter private property and benefits of chickens keeping.

Motion to deny Ordinance No. 18-O-09 Amending the Code of Ordinances, City of Crystal River, Chapter 4, Article 1, by creating Section 4-16 allowing chickens on single family residential properties on Final Reading was made by Council member Fitzpatrick; seconded by Vice Mayor Brown.

Vice Mayor Brown noted the benefits of due process.

Motion carried unanimously.

- D. Consideration of approval of Ordinance No. 18-O-01 amending the City of Crystal River Land Development Code, specifically Chapter 5, Accessory Temporary and Special Use Situations, Section 5.01.02 Accessory Buildings and Structures in all Residential Districts and Section 5.01.11 Fences, Hedges and Walls allowing fences on vacant properties on Final Reading

Motion to read by title only was made by Council member Fitzpatrick; seconded by Council member Gudis. Motion carried unanimously.

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE CITY OF CRYSTAL RIVER LAND DEVELOPMENT CODE, CHAPTER 5 - ACCESSORY TEMPORARY, AND SPECIAL USE SITUATIONS, SECTION 5.01.02 ACCESSORY BUILDINGS AND STRUCTURES IN ALL RESIDENTIAL DISTRICTS BY ADDING FOOTNOTE 2 EXCLUDING FENCES FROM THE LIST OF ACCESSORY STRUCTURES REQUIRING A MAIN STRUCTURE WITH CONDITIONS; AND SECTION 5.01.11 FENCES, HEDGES AND WALLS BY REMOVING 5.01.11(I) IN ITS ENTIRETY AND REPLACING THIS SECTION WITH LANGUAGE FOR INDUSTRIAL FENCING AND COMMERCIAL FENCING WITH PROPER APPROVAL; AND ADDING SECTION (L) LISTING CONDITIONS FOR ALLOWING A FENCE ON A VACANT PROPERTY(S); PROVIDING FOR REPEAL

OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Background: Agenda Sheet **Requested Motion: Motion to approve Ordinance No. 18-O-01 amending the City of Crystal River Land Development Code, specifically, Chapter 5 Accessory Temporary and Special Use Situations, Section 5.01.02 Accessory Buildings and Structures in all Residential Districts and Section 5.01.11 Fences, Hedges and Walls allowing fences on vacant properties on Final Reading.**

Summary: On March 1, 2018 the Planning Commission recommended approval of Ordinance 18-O-01 amending the City's Land Development Code to allow fences to be placed on the property with the condition that it be removed if the lot is sold.

This was the result of a request by Clark Stillwell who is representing a resident that received a Code violation for constructing a fence without a permit. In this case the owner had two (2) separate lots and did not want to combine these lots for the fence.

The proposed text would have protected the City by requiring documents to be filed in the public records, (1) affidavit of joint use; and (2) termination of use and removal of accessory structures at sale or termination. With having these documents recorded, buyers are on notice by such filings.

As a result of the Council meeting dated March 12, 2018, staff was asked to revise the proposed Ordinance clarifying specifically what accessory structures would be prohibited on the adjacent lot. A Revised Ordinance was prepared reflecting these changes.

During the April 5, 2018 Planning Commission meeting staff was directed to revisit the Fence Ordinance and bring back a recommendation allowing fences on vacant properties that would be less difficult to manage than what was proposed by Mr. Stillwell and Council. The Planning Commission, after lengthy discussion, recommended approval during the August 2, 2018 meeting.

Attached please find Ordinance 18-O-01 that has been modified to allow fences on vacant properties as follows:

Purpose Statement:

The City of Crystal River and its residents take pride in the prestigious appearance presentation, and safety of our community. Vacant lots can create a safety hazard which can be mitigated through proper maintenance and the construction of a fence that will protect the property owner from unauthorized uses.

SECTION 5.01.11 – Fences, hedges and walls

I. No barbed wire or electric fences in any form shall be permitted in any Zoning District. However, a security fence in an Industrial Zoning District may use barbed wire, provided that the fence shall not exceed eight (8) feet in height and the barbed wire on top of the fence shall not exceed an additional (1) foot. A Commercial Zoning District may apply for the same type fencing with approval by the City Manager.

L. Classification of Fences on Vacant Properties (Properties within the CRA District must comply with Chapter 4 of the Land Development Code for appearance.)

A. On lots with a main structure that has a vacant adjacent lot under the same ownership, the fence must meet all applicable codes. No accessory structure other than a fence may be constructed on an adjacent vacant property. The maximum height in the front cannot exceed 4' from grade, must be a minimum of 50% transparent and the fence must be constructed along the entire vacant lot (all sides). Adjacent vacant lot must be maintained at all times.

B. Vacant lots (stand-alone): 4' maximum height measured from grade. Materials must meet fencing criteria for 50% transparency. No accessory structure or use other than a fence is allowed on stand-alone vacant properties. The property must be maintained at all times.

Staff recommends moving forward with these revisions which will provide a mechanism for our citizens to protect their properties from illegal uses by others (i.e. boat trailer parking, trespassing, etc.).

Staff Recommendation: Approval

End of Agenda Sheet]

Public Hearing: No one spoke for or against the ordinance.

Motion to adopt Ordinance No. 18-O-01 amending the City of Crystal River Land Development Code, specifically, Chapter 5 Accessory Temporary and Special Use Situations, Section 5.01.02 Accessory Buildings and Structures in all Residential Districts and Section 5.01.11 Fences, Hedges and Walls allowing fences on vacant properties on Final Reading was made by Council member Fitzpatrick; seconded by Council member Holmes. Motion carried unanimously.

8. CITY ATTORNEY

A. Parking Ordinance –Ticketing

City Attorney Rey provided a status update on review of existing city parking code, currently specific to curbs or ends of ROW, and review of draft ordinance to implement interim solutions, which includes enforcement mechanism and requesting feedback on any further changes. She also addressed Council questions regarding fee schedule, repeated violations, and effected areas (city-wide vs. neighborhood specific). City Manager Burnell discussed specific methods being utilized to address “Michigan Town” parking issues, and long term solutions, included targeted zones for parking enforcement and permitted parking.

B. Noise Ordinance Conflict

City Attorney Rey provided an update on the status of code review pertaining to noise ordinances, identifying specific inconsistencies, and suggesting consolidation of provisions with clear definitions to provide a consistent framework moving forward. Brief discussion was also held regarding noise enforcement from the water.

9. CITY MANAGER

A. Motion to issue a Notice to Proceed to Pave-Rite for Miscellaneous Paving related services for FY 18

Background: [Agenda Sheet Requested Motion: Motion to issue a Notice to Proceed to Pave-Rite, Inc. under “Continuing Contract for Paving and Related Services, Solicitation 18-B-01” in an amount not to exceed \$95,000.00 for FY18 work and approve an allowance of \$15,000.00 for DPW to handle the associated drainage, landscaping, and striping improvements.

Summary: On May 14, 2018 Council awarded a continuing contract for paving services to Pave-Rite, Inc. The contract establishes unit prices for a variety of tasks which are based on quantity thresholds. Staff seeks approval to issue a Notice to Proceed for FY18 paving-related projects which include:

Copeland Park ~ Pave parking area on NE 3rd St; allow for three landscape islands; provide pervious drainage strip (complete with under drain) to include landscape beautification; seal basketball courts and existing parking lot

Hunter Springs Park ~ Pave parallel parking (or alternate golf cart parking) on NE 2nd St.; provide pervious strip with under drain; pave existing grass parking near dumpster; pave four additional parking spaces

Seal Three Sisters Center at City Hall

Legrone Park ~ Seal basketball and portions of existing parking lot; overlay portion parking lot; pave existing gravel lot in front of DAV building

Mill/Overlay NE 5th St/NE 2nd Ave tee intersection

Overlay City lot across from Train Depot

Attachment: Scope of Work dated 8/22/18; the contract documents are available upon request.

Staff Recommendation: Approve the requested motion.

End of Agenda Sheet]

City Manager Burnell provided a brief overview of the item.

Motion to issue a Notice to Proceed to Pave-Rite, Inc. under “Continuing Contract for Paving and Related Services, Solicitation 18-B-01” in an amount not to exceed \$95,000.00 for FY18 work and approve an allowance of \$15,000.00 for DPW to handle the associated drainage, landscaping, and striping improvements was made by Council member Holmes; seconded by Council member Fitzpatrick. Motion carried unanimously.

B. Riverwalk Update

Background: [Agenda Sheet] **Requested Motion: None- Update regarding the status of Phase II of the Riverwalk project.**

Summary: City Manager wishes to provide a brief verbal update to Council on the status of Phase II of the Riverwalk Project. This update will include information regarding grant funding, and recent attendance to a training offered by Department of Treasury to eligible RESTORE Act funding recipients on Post Federal Award Requirements, Procurement Standards and Sub-recipient Monitoring, and Management for Federal Awards.

Staff Recommendation: Information only.

End of Agenda Sheet]

City Manager Burnell provided a brief update on the Riverwalk project, including a recent meeting with engineers this week, dock relocation, multi-phased environmental permitting and status of easement agreements. He also discussed a recent training attended by staff for entities eligible for

RESTORE Act funding recipients, specific to Federal Procurement Standards and new CFR guidelines for federally funded projects.

Brief Council discussion was held regarding the application process, and ramp relocation. City Manager Burnell also introduced the new Three Sisters Springs Manager Beth Perez.

C. FDEP Excavation Project Status Update

Background: [Agenda Sheet **Requested Motion:** None- Update regarding status of Florida Department of Environmental Protection (FDEP) excavation project.

Summary: City Manager wishes to provide a brief verbal update to Council regarding the status of an FDEP excavation project located on Highway 19 near the Crosstown Trail.

Staff Recommendation: Information only.

End of Agenda Sheet]

City Manager Burnell provided a brief status update on the project and steps being taken to ensure no turbidity will be caused in local waters.

He also confirmed that the grass would be mowed at a vacant eatery on Highway 19 and cause of delay.

10. CITY COUNCIL

11. COMMITTEE REPORTS

A. Mayor Farley

- *Waterfronts Advisory Board*

B. Vice Mayor Brown

- *Withlacoochee Regional Water Supply Authority*
- *Crystal River Main Street*

C. Council member Fitzpatrick

- *Metropolitan Planning Organization*
- *Three Sisters Springs Coordination Committee*- Reported on discussion of grant for paving road, pending restroom facility quote and utility connection.

D. Council member Gudis

- *Tourist Development Council* – Confirmed approval of use of TDC funding for engineering for the connector trail.
- *Library Governing Advisory Board*
- *Florida League of Cities*
- *Citrus County Community Charitable Foundation Board*- Reported on FY 19 budget and grant funding flexibility discussions.

E. Council member Holmes

- *Keep Citrus County Beautiful*- Reported on SOWW activities and upcoming Three Sisters Springs tour, noting surveys of shoreline that have been completed.
- *Springs Coast Steering Committee*- Reported on discussion of new septic system ordinance, and funding application to address water quality in areas throughout Kings Bay.

12. COMMUNICATIONS

Requested update cemetery wall repair.

13. COUNCIL MEMBER REPORTS

- Mayor Farley
- Vice Mayor Brown- Expressed concerns regarding muddy ROW in front of Hunter Springs Park.
- Council member Fitzpatrick
- Council member Gudis- Reported on recent meeting at United Way regarding development of a mental health crisis facility.
- Council member Holmes

14. PUBLIC INPUT

(Five Minute Time Limit)

Pete Langolis- 3rd Ave SE-Crystal River- Confirmed existing code addresses roosters, and discussed inconsistencies with existing code related to noise.

Christie Croteau-3rd Ave SE-Crystal River- Expressed concerns with noise levels and partying and lack of recourse.

Mary Morgan- Crystal River- Commented on recent paving in “Michigan Town” area and issues related to parking in the area, requesting no parking established on Citrus Avenue.

Keith Raym- 1290 NW 19th Ct- Discussed noise ordinance and other enforcement related issues, including lack of weekend code enforcement. Brief discussion was held regarding Sheriff’s Office role in enforcement of local ordinances.

15. ADJOURNMENT

Mayor Farley adjourned the meeting at 9:07 p.m.



City Beautification Award

The City of Crystal River is proud to announce the first phase of its City-wide beautification initiative, the City Beautification Award. With this award, the Council wants to reward and recognize those businesses and residents that have done an outstanding job of beautifying and improving their homes and buildings for themselves and the community. The award will be given quarterly and showcase those properties that show great curb appeal and improvements that our whole city can be proud to see. They will also publicly acknowledge property owners who have invested to make Crystal River a more beautiful place to live!

Nominations

Nominees may be a business or resident that has made a significant improvement to their property and enhanced the overall appearance and improved the quality of life for the residents of the city. These improvements may include: complete remodels, property clean-ups, landscaping, painting, etc.

Nominations may be submitted by any individual, including self-nomination, group or organization; however, the property nominated must be located within the City of Crystal River limits.

Applications are available on the city website at www.crystalriverfl.org and can be picked up at City Hall. All submitted applications must also include pictures of the property that showcase the reason for the nomination.

Recognition

The winners will be presented their award at a designated City Council meeting. Presentation will include a slide show of images of the property and improvements that were made.

Awards winners will also receive a City designed sign to display in the front of their property that designates them a "City Beautification Award Winner."



City Beautification Award Application

Residential Nomination

Commercial Nomination

Nominee Information

Address

Contact Name

(If available)

Email Address

(If available)

Phone Number

(If available)

Reason for Nomination

Submitted by

Phone Number

Email Address

Submissions must be accompanied by pictures of the property that showcase the reason for the nomination. Applications may be submitted in person or via mail with printed pictures to:

City of Crystal River
City Beautification Award
123 NW Highway 19
Crystal River, FL 34428

Or emailed to lbollin@crystalriverfl.org with pictures attached.

ATTACHMENT "B"



City of Crystal River

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

August 29, 2018

City of Crystal River Council

Re: Crystal River Village Vested Rights Hearing for August 29, 2018

Dear, Crystal River Elected Officials

In discussions with Crystal River Development Services related to a planned hearing tonight, August 29, 2018 for Crystal River Village, staff learned a request from R. Clay Mathews, Esq. for an extension of the Vested Rights Hearing attained in 1987 via a PUD agreement. The ordinance requires the City Manager to approve such a delay of a hearing once a date is agreed upon and posted. This request for delay normally requires a seven days advance notice but due to viable circumstances staff is requesting the hearing to be moved to September 24, 2018 to better serve all parties related this transaction.

Sincerely,

David Burnell

R. Clay Mathews, Esq.

Jennifer Rey, Esq.

Jackie Gorman, Development Services

Jack Brown, Assistant City Manager



Centerstate Bank, Owner/Hicks, Agent
Proposed Land Use Change & Zoning Change
PZ18-0032 (Land Use)
PZ18-0026 (Zoning)
Staff Report and Recommendation
August 13, 2018



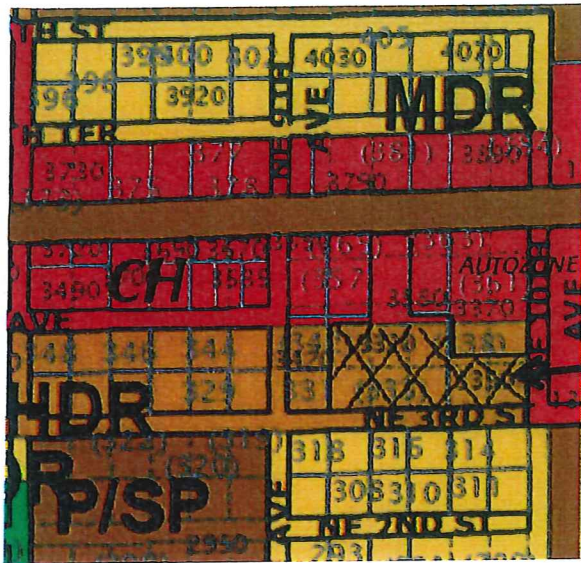
I. Project Description:

1.49 Acres (MOL)

Petitioner & Property Owner:
Ronald and/or Shelly Hicks (buyers) & Agent for
CenterState Bank, owner

Request:

Land Use: To amend the Future Land Use Map reclassifying 1.49 acres (MOL) from *High Density Residential (HDR – 12 du/acre)* to *Highway Commercial (HC)*



Zoning: To amend the Zoning Map for 1.49 acres (MOL) from R-2 to *High Intensity Commercial (CH)*.



II. Site Data:

Existing Use:

Vacant

Proposed Use:

RV/Boat Storage

Parcel Alt Key: 1080347 & 2961333

Parcel Size - 1.49 acres (MOL)

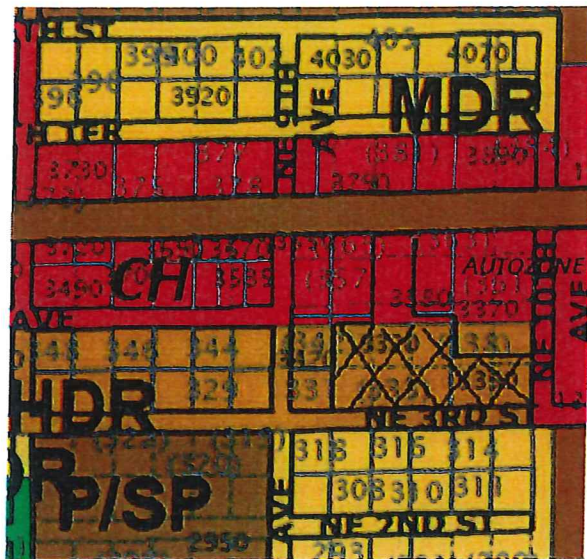
For Surrounding Land Uses

North – Existing Commercial

South – Residential

East – Commercial/Residential split zoning for AutoZone

West - High Density Residential with existing legal non-conforming commercial auto repair shop (Chuck's Car Care).



Proposed Use: RV/Boat Mini-Storage

III. Applicable Comprehensive Plan Provisions:

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

Future land Use Element: 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.

Staff Analysis:

Currently this property has split zoning with the property along SR 44 currently zoned Commercial and the back of the property is High Density Residential which is a transitional zone. Property to the south is residential. Although a road exists between the proposed commercial and the existing residential to the south, staff recommends buffering against the residential neighborhood with fencing and landscaping for noise. It is also recommended that traffic have ingress/egress off of SR 44 and NE 10th Avenue and no ingress/egress be allowed at NE 3rd Street.

Florida Attorney General Advisory Legal Opinion

A.G.
Robert Butterworth

Number: AGO 2002-27

Date: April 4, 2002

Subject: Code enforcement, search of private property

Mr. Mark F. Carpanini
Polk County Attorney
Drawer AT01
Post Office Box 9005
Bartow, Florida 33831-9005

RE: LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS-COUNTIES- ORDINANCES--
INSPECTIONS-WARRANTS-authority of code enforcement officers to
search private property. U.S. Const. amend. IV; Fla. Const. Art. 12,
s. 12; Ch. 162, Fla. Stat.

Dear Mr. Carpanini:

You have asked for my opinion on substantially the following
question:

Is a local government code inspector authorized by law to enter onto
private premises to conduct inspections or assure compliance with
local technical codes without the consent of the owner or occupant,
or having first procured a warrant?

In sum:

A local government code inspector is not authorized to enter onto
any private, commercial or residential property to assure compliance
with or to enforce the various technical codes or to conduct any
administrative inspections or searches without the consent of the
owner or the operator or occupant of such premises, or without a
duly issued search or administrative inspection warrant.

Part I of Chapter 162, Florida Statutes, was adopted to

"promote, protect, and improve the health, safety, and welfare of the citizens of the counties and municipalities of this state by authorizing the creation of administrative boards with authority to impose administrative fines and other noncriminal penalties to provide an equitable, expeditious, effective, and inexpensive method of enforcing any codes and ordinances in force in counties and municipalities, where a pending or repeated violation continues to exist." [1]

Local code inspectors are the authorized agents or employees of the county or municipality responsible for assuring code compliance, [2] whose duty it is to initiate enforcement proceedings of the various codes. [3] No member of the code enforcement board has the power to initiate enforcement proceedings. [4] Code compliance and enforcement proceedings may be initiated against any building or premises, commercial or residential, subject to the technical codes referred to in section 162.02, Florida Statutes.

The Fourth Amendment to the United States Constitution, made applicable to the states through the due process clause of the Fourteenth Amendment, [5] guarantees to all persons the right to be secure from unreasonable governmental intrusion. Further, the Florida Constitution provides protection from unreasonable searches and seizures in Article I, section 12:

"The right of the people to be secure in their persons, houses, papers and effects against unreasonable searches and seizures, and against the unreasonable interception of private communications by any means, shall not be violated. No warrant shall be issued except upon probable cause, supported by affidavit, particularly describing the place or places to be searched, the person or persons, thing or things to be seized, the communication to be intercepted, and the nature of evidence to be obtained. This right shall be construed in conformity with the 4th Amendment to the United States Constitution, as interpreted by the United States Supreme Court. Articles or information obtained in violation of this right shall not be admissible in evidence if such articles or information would be inadmissible under decisions of the United States Supreme Court construing the 4th Amendment to the United States Constitution." [6]

Administrative searches or inspections conducted outside the judicial process without consent and without prior approval (as

evidenced by an administrative search warrant) are not reasonable, unless it can be shown that the administrative search or inspection falls within one of the well-established exceptions to this rule.[7] The protection from unreasonable searches provided by section 12, Article I, Florida Constitution, and the Fourth Amendment to the U.S. Constitution, are extended to both business or commercial premises and to private residences.[8]

The United States Supreme Court has established a limited exception to the administrative warrant requirement. This line of cases holds that, even in the absence of consent, an administrative inspection may be made without a warrant if the business searched is one in which there is a legitimate public interest in close regulation and if the search is conducted under the authority of a statute meeting certain specificity requirements.[9] Among those enterprises for which the courts have recognized such an exception are those in which government regulation is pervasive such as liquor sales, firearms sales, and sales of secondhand goods.[10]

The Florida Legislature has made provision for the issuance of limited administrative search warrants in sections 933.20- 933.30, Florida Statutes. These written orders, designated "inspection warrant(s)," must be signed by a judge or committing magistrate and directed to a state or local official to conduct an inspection of any building, place, or structure as authorized or required by state or local law or rule relating to municipal or county building, fire, safety, environmental, animal control, land use, plumbing, electrical, health, minimum housing, or zoning standards.[11] Owner-occupied family residences are specifically exempted from the provisions of this act.[12]

In sum, it is my opinion that a municipal code inspector is without authority to enter onto any private, commercial, or residential property to assure compliance with or to enforce the various technical codes of the county or to conduct any administrative inspections or searches without the consent of the owner or the operator or occupant of such premises, or without a duly issued search or administrative inspection warrant. The procurement and issuance of administrative inspection warrants is governed by the provisions of sections 933.20-933.30, Florida Statutes. However, owner-occupied family residences are exempt from the provisions of sections 933.20-933.30, and a search warrant or prior consent and approval of the owner is required for a search of these premises.

Sincerely,

Robert A. Butterworth
Attorney General

RAB/tgh

[1] Section 162.02, Fla. Stat.

[2] Section 162.04(2), Fla. Stat.

[3] Section 162.06(1), Fla. Stat.

[4] *Id.*

[5] *Mapp v. Ohio*, 367 U.S. 643, reh. den., 368 U.S. 871 (1961).

[6] Article I, s. 12, Fla. Const., was amended in 1982 by H.J.R. No. 31-H, adopted by the electorate at the November 1982 general election, which provides that the right to be free from unreasonable searches and seizures shall be construed in conformity with the 4th Amendment to the United States Constitution and provides that illegally seized articles or information are inadmissible if decisions of the United States Supreme court make such evidence inadmissible.

[7] See, e.g., *See v. City of Seattle*, 387 U.S. 541 (1967); *Peterman v. Coleman*, 764 F.2d 1416 (11th Cir., [Fla.] 1985); *Jones v. City of Longwood*, 404 So. 2d 1083 (Fla. 5th DCA 1981), pet. for rev. den., 412 So. 2d 467 (Fla. 1982); Ops. Att'y Gen. Fla. 84-32 (1984), 82-07 (1982). In addition, exigent circumstances may exist which justify a warrantless entry onto the premises. As an example, a burning building creates an exigency which justifies a warrantless entry by fire officials to fight the fire. See *Michigan v. Clifford*, 464 U.S. 287 (1984). And see *J.A.R. v. State*, 689 So. 2d 1242 at 1244 (Fla. 2d DCA 1997), "[t]he danger created by students carrying guns, knives, and other weapons is now apparently sufficient to warrant random suspicionless administrative searches in some schools in this state."

[8] See *See v. City of Seattle*, supra n. 7, in which the U.S. Supreme Court held that administrative inspections of commercial structures as well as private residences are forbidden by the Fourth Amendment when conducted without a warrant; and *Jones v. City of Longwood, Florida*, supra n. 7, in which the court, in a wrongful death action, stated that an ordinance requiring the building inspector and fire chief to periodically inspect all buildings and structures within the city was qualified by the Fourth Amendment and could not authorize inspections of private property without a warrant.

[9] *United States v. Biswell*, 406 U.S. 311 (1972). See also *Colonnade Catering Corp. v. United States*, 397 U.S. 72 (1970); *Donovan v. Dewey*, 452 U.S. 594 (1981).

[10] See, *Colonnade Catering Corp., v. United States*, id. (sale of alcoholic beverages); *United States v. Biswell*, id. (sale of firearms); *Peterman v. Coleman*, 764 F.2d 1416 (C.A. 11 [Fla.] 1985) (pawnbrokers).

[11] See ss. 933.20-933.30, Fla. Stat.

[12] Section 933.21, Fla. Stat.

ATTACHMENT "E"

Florida Attorney General
Advisory Legal Opinion

A.G. Jim Smith

Number: AGO 84-32

Date: April 2, 1984

Subject: Inspectors entering private property

Mr. Maynard A. Gross
Town of Medley Attorney
Town Suite 200, Dadeland West
10651 North Kendall Drive
Miami, Florida 33176

RE: LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS ACT--Entry on certain premises by local code inspector without consent or inspection or search warrant unauthorized

Dear Mr. Gross:

This is in response to your request for an Attorney General's Opinion on substantially the following question:

Is a municipal code inspector authorized by law to enter onto private premises to conduct inspections or assure compliance with local technical codes without the consent of the owner or occupant or having first procured a warrant?

This request has been submitted on behalf of the Mayor and Town Council of the Town of Medley. According to your letter the Town of Medley enacted an ordinance in 1981 pursuant to former Ch. 166, F.S. (now Ch. 162, F.S.) which created a code enforcement board. Concern has been expressed recently regarding the authority of a municipal code inspector to inspect private premises to which the officer was denied access or, once on such premises, the officer was requested to leave. Your inquiry generally refers to "premises" without distinction between business premises and private residential premises.

The intent of the "Local Government Code Enforcement Boards Act," ss. 162.01-162.13, F.S., is to protect and improve the health, safety and welfare of county or municipal citizens by authorizing the creation of administrative boards to provide an equitable, expeditious, effective and inexpensive method of enforcing county or municipal technical codes. Section 162.02, F.S. The local code inspectors are the authorized agents or employees of the county or municipality responsible for assuring code compliance (s. 162.04[2], F.S.), whose duty it is to initiate enforcement proceedings of the various codes (s. 162.06, F.S.). No member of the code enforcement board has the power to initiate such enforcement proceedings. Section 162.06(1), F.S. Such assurance of code compliance and enforcement proceedings apply or pertain to any building or premises, commercial or residential, subject to the technical codes described in s. 162.02, F.S.

The Fourth Amendment to the United States Constitution, made applicable to the states through the due process clause of the Fourteenth Amendment, Mapp v. Ohio, 367 U.S. 643, *rehearing denied*, 368 U.S. 871 (1961), guarantees to all persons the right of privacy free from unreasonable state intrusion. In addition, s. 12, Art. I, State Const., provides protection from unreasonable searches and seizures:

"The right of the people to be secure in their persons, houses, papers and effects against unreasonable searches and seizures, and against the unreasonable interception of private communications by any means, shall not be violated. No warrant shall be issued except upon probable cause, supported by affidavit, particularly describing the place or places to be searched, the person or persons, thing or things to be seized, the communication to be intercepted, and the nature of evidence to be obtained. This right shall be construed in conformity with the 4th Amendment to the United States Constitution, as interpreted by the United States Supreme Court. . . ."

Administrative searches or inspections such as those under consideration in the instant inquiry, which are conducted outside the judicial process without consent and without prior approval (as evidenced by an administrative search warrant) are not reasonable, unless a showing can be made that the administrative search or inspection falls within one of the well-established exceptions to this rule. See, e.g., *See v. City of Seattle*, 387 U.S. 541 (1967); *United States v. Sokolow*, 450 F.2d 324 (5th Cir. 1971); *Benton v.*

State, 329 So.2d 385 (1 D.C.A. Fla., 1976); Parsons v. State, 334 So.2d 308 (1 D.C.A. Fla., 1976); and AGO 82-7. Cf. Colonnade Catering Corp. v. United States, 397 U.S. 72 (1970), and Michigan v. Tyler, 436 U.S. 499 (1978).

Both business or commercial premises and private residences are afforded protection from unreasonable searches by s. 12, Art. I, State Const., and the Fourth Amendment to the U.S. Constitution. See *See v. City of Seattle*, supra, in which the U.S. Supreme Court held that administrative inspections of commercial structures as well as private residences are forbidden by the Fourth Amendment when conducted without a warrant; and *Jones v. City of Longwood, Florida*, 404 So.2d 1083 (5 D.C.A. Fla., 1981), in which the court, in a wrongful death action, stated that an ordinance requiring the building inspector and fire chief to periodically inspect all buildings and structures within the city was qualified by the Fourth Amendment and could not authorize inspection of private property without a warrant.

A limited exception to the "administrative warrant" requirement has been established by the United States Supreme Court, holding that, even in the absence of consent, an administrative inspection may be made without a warrant if the business searched is one in which there is a legitimate public interest in close regulation and if the search is conducted under the authority of a statute meeting certain specificity requirements. *United States v. Biswell*, 406 U.S. 311 (1972). See also *Colonnade Catering Corp. v. United States*, supra; *Donovan v. Dewey*, 452 U.S. 594 (1981). Compare, e.g., ss. 455.243, 465.017, F.S.; *Olson v. State*, 287 So.2d 313 (Fla. 1973). No such statutory authority for warrantless searches appears to exist with regard to local code enforcement boards or code inspectors. Therefore, the administrative searches or inspections under consideration may not be constitutionally conducted without the consent of the owner or the operator or occupant of the affected premises or without a duly issued search or administrative inspection warrant.

The Florida Statutes, however, now make provisions for the procurement and issuance of "inspection warrant(s)" which authorize a state or local official to conduct an inspection of any building, place or structure, other than an owner-occupied family residence, as authorized or required by state or local law or rule relating to municipal or county building, fire, safety, plumbing, electrical,

health, minimum housing, or zoning standards. See ss. 933.20-933.30, F.S. Section 933.21, F.S., specifically provides that "[o]wner-occupied family residences are exempt from the provisions of (ss. 933.20-933.30, F.S.)." As related to municipal or county building, fire, safety, plumbing, electrical, health, minimum housing or zoning standards, all other places, dwellings, structures or premises are subject to the provisions of ss. 933.20-933.30, F.S.

Therefore, it is my opinion that a municipal code inspector is without authority to enter onto any private, commercial or residential property to assure compliance with or to enforce the various technical codes of the municipality or to conduct any administrative inspections or searches without the consent of the owner or the operator or occupant of such premises or without a duly issued search or administrative inspection warrant. The procurement and issuance of administrative inspection warrants is governed by the provisions of ss. 933.20-933.30, F.S. However, owner-occupied family residences are exempt from the provisions of ss. 933.20-933.30, F.S., and as to those residences a search warrant or the prior consent and approval of the owner is required.

Sincerely,

Jim Smith
Attorney General

Prepared by:

Gerry Hammond
Assistant Attorney General

City of Crystal River



Minutes from the Special Workshop
[Cross Connection & Grease (F.O.G.) Ordinance]
held Thursday, September 6th, 2018
@ 1:00 p.m.



**Minutes of the
Crystal River City Council
Special Workshop:
Cross-Connection & Grease (FOG) Ordinance
Thursday, September 6, 2018 @ 1:00 p.m.
Council Chamber, City Hall**

1. **CALL TO ORDER Mayor** - Mayor Farley called the workshop to order at 1:00 p.m.
 - A. Roll Call- Mayor Jim Farley and Council Member Robert Holmes.
2. **ADOPTION OF AGENDA** Council member Holmes moved to adopt the agenda, Mayor Farley seconded the motion. Motion carried 2-0.
3. **CROSS-CONNECTION CONTROL ORDINANCE**
 - A. *Need for Ordinance* – Chris Saliba of US Water presented information on the need for an ordinance (see Attachment A). Joe Mittauer presented information related to backflow devices (see Attachment B). Mr. Saliba provided a backflow device for the Council to examine. Mr. Saliba presented information on backpressure devices. Mr. Saliba showed the Council a double check backflow device. Mr. Saliba discussed testing of the backflow devices. Mr. Saliba showed council photos of current issues with grease back-ups that have been repaired in the City. Brandon Buckingham of Advanced Septic spoke about current issues related sanitary septic overflows within the City. Mr. Buckingham spoke about a recent issue near Hardwood Smokehouse because of grease trap failures (see attachment I). Also see attachments C-I.
Council member Holmes asked if there was anything on the books now that requires grease traps for businesses. Mr. Saliba provided information as to what the current ordinance states.
 - B. *Discussion of Draft Ordinance* – Mr. Saliba presented information related to the draft ordinance.
 - C. *Funding of Implementation* – This item was briefly discussed under item 4C.
 - D. *Decisions to be made* - Mayor Farley and Council member Holmes stated that they felt the council would support the implantation of this ordinance.
4. **GREASE (FOG) ORDINANCE** (FOG = Fats, Oils, Grease)
 - A. *Need for Ordinance* – Joe Mittauer presented information on the need for the FOG ordinance. Council member Holmes asked if there was an ordinance on the books for motor oil drainage. Currently there is a very vague and general addressing of motor oil.
 - B. *Discussion of Draft Ordinance* – Mr. Mittauer presented information on the draft ordinance. Discussion related to the draft ordinance. The Mayor and Council member Holmes asked questions related to the draft ordinance.

C. *Funding of Implementation* – Mr. Mittauer explained how the funding for the project would work. Mr. Mittauer stated the council would need to decide if there would be a fee charged. Mr. Mittauer explained options to implement a fee. Council member Holmes suggested staff handle things related to bringing forth the ordinance.

D. *Decisions to be made* – Mr. Mittauer presented Council with some of the decisions to be made.

5. ADJOURNMENT

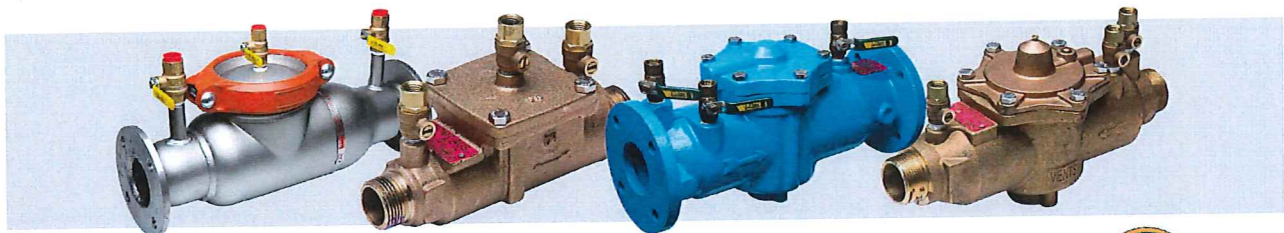
Mayor Farley adjourned the meeting at 1:50 p.m.

City of Crystal River Cross-Connection Control and Backflow Prevention



Overview

- History & Regulation
- What Causes Backflow
- Types of Back Flow
- Backflow Prevention
- What does this mean to me?
- Reports
- Enforcement
- Summary



Safe Drinking Water Act

- SDWA - Safe Drinking Water Act Established in 1974
- City of Crystal River has an existing policy for Backflow and Cross-Connection



U.S. Water
Services Corporation

A study conducted by the University of Southern California Foundation for Cross-Connection Control and Hydraulic Research (USCFCHR), discovered that 9.6% of the homes included in the study group had direct health hazards cross-connections.



What Causes Backflow

- Backflow is the potential cross contamination of a contaminant into a potable water supply caused by the reversal of flow of water or mixture of water and / or other substances into the distribution pipes of the potable water supply from any other source or sources.

There are two conditions that can cause a backflow:

- Back-Siphonage
- Back-Pressure



U.S. Water
Services Corporation



Back-Siphonage

What is back-siphonage?

Back-siphonage is the reversal of normal flow in a systems caused by a negative pressure (vacuum or partial vacuum) in the supply piping.

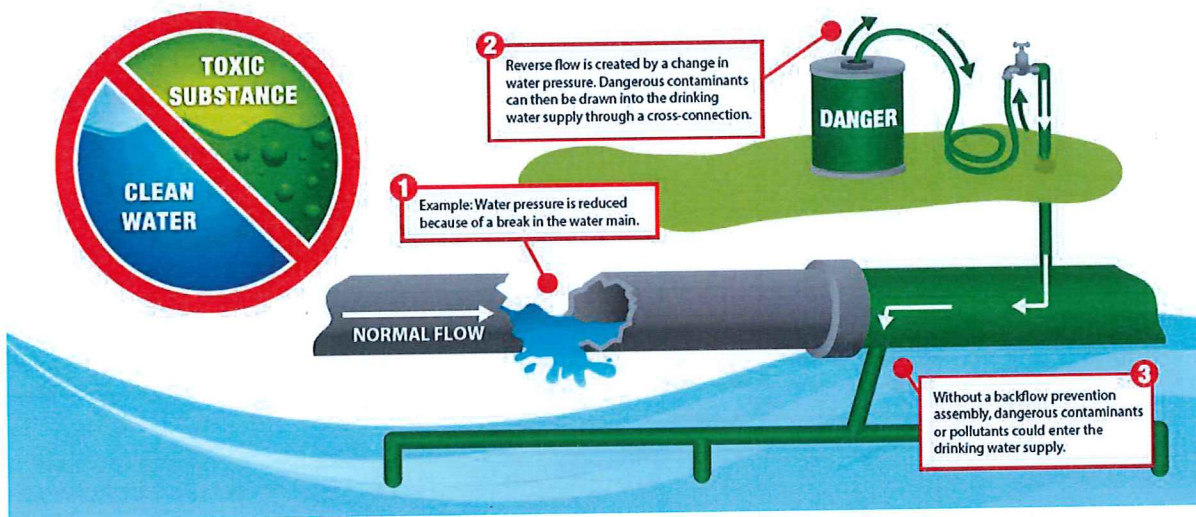


What factors can cause back-siphonage?

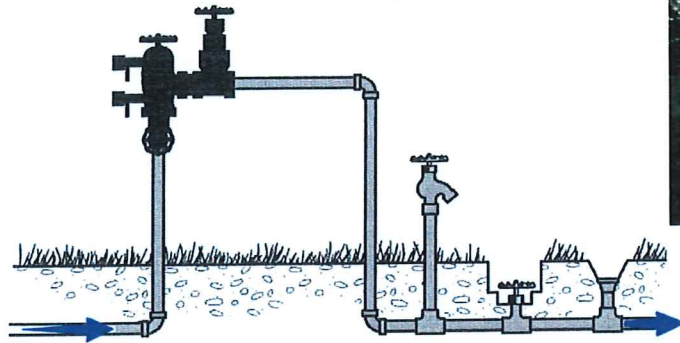
Back-siphonage can be created when there is a stoppage of the water supply due to nearby fire fighting, repairs or breaks in city main, etc. The effect is similar to sipping through a straw, which induces a flow in the opposite direction by creating a lower pressure zone.



Back-Siphonage



Back-Siphonage



U.S. Water
Services Corporation



Back-Pressure



What is Back-Pressure?

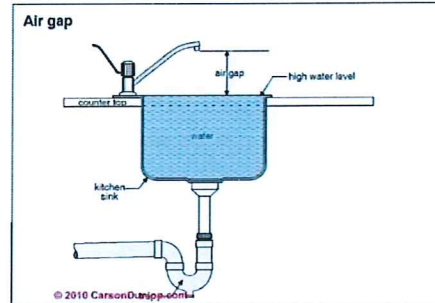
Back-pressure is a reversal in flow that occurs when the pressure downstream increases over the system pressure and causes a reversal in flow of water.

U.S. Water
Services Corporation



Air Gap

Air Gap – required at or for service connections conveying water to a tank or waste discharges; provides maximum protection if not altered and must be available for inspections.



Backflow Preventer Selection

• Backflow Selection should consider:

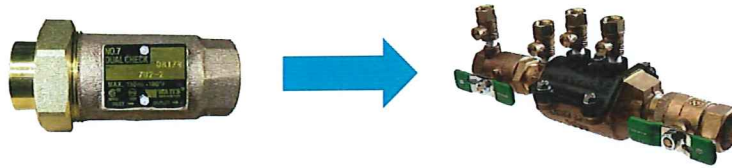
- Level of Hazard
 - High
 - Health hazard
 - Contaminant
 - Impairs water quality
 - Will cause sickness or death
 - Low
 - Non-health hazard
 - Pollutant
 - Impairs water quality
 - Will not cause sickness or death



So What Does All This Mean to Me?

Water Meter Replacement Program

- The City is actively seeking grant funding to complete a city-wide water meter replacement program
- Residential backflow prevention is incorporated into the meter change out program
- Revenue will likely increase after meter change out program
- Most connections have a dual check valve that will be replaced



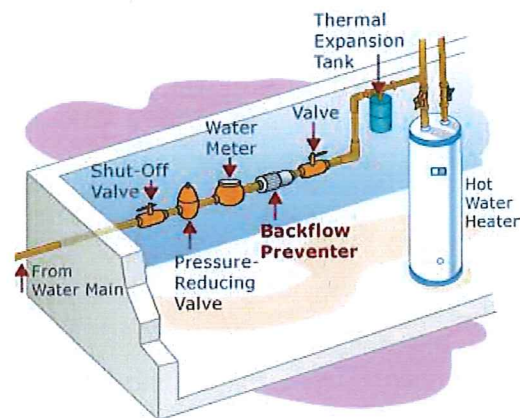
U.S. Water
Services Corporation



So What Does All This Mean to Me?

Residential

- City will purchase and install the devices on ALL residential connections
- City will test, repair and maintain the assemblies biennially (every two years)
- Thermal protection provided as required



U.S. Water
Services Corporation



So What Does All This Mean to Me?



U.S. Water
Services Corporation

Commercial

- Owners must provide and install required devices
- Owners must test, repair and maintain assemblies annually



Questions?



U.S. Water
Services Corporation



Introduction of Proposed Ordinances

August 13, 2018

1. Cross Connection Control
2. FOG – Fats, Oils & Grease

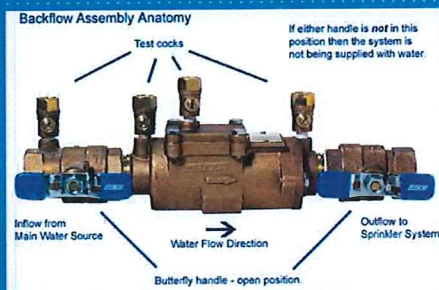


Prepared by Mittauer & Associates, Inc. Consulting Engineers

1

Cross Connection Control

- Ordinance is required by FDEP
- Prevents backflow contamination from entering the drinking water distribution system



2

Cross Connection Control

- The City is considering installing backflow prevention devices on all residential connections.
- Funding will be from the FL DEP and the rate base.
- Commercial customers will supply their own devices



3

Why regulate FOG?



Grease that was poured down kitchen drains & from poorly maintained grease traps

- Clogs sewer pipes & pump stations
- Causes backups and overflows
- Can create serious problems at sewer treatment facility
- Costly to City



4

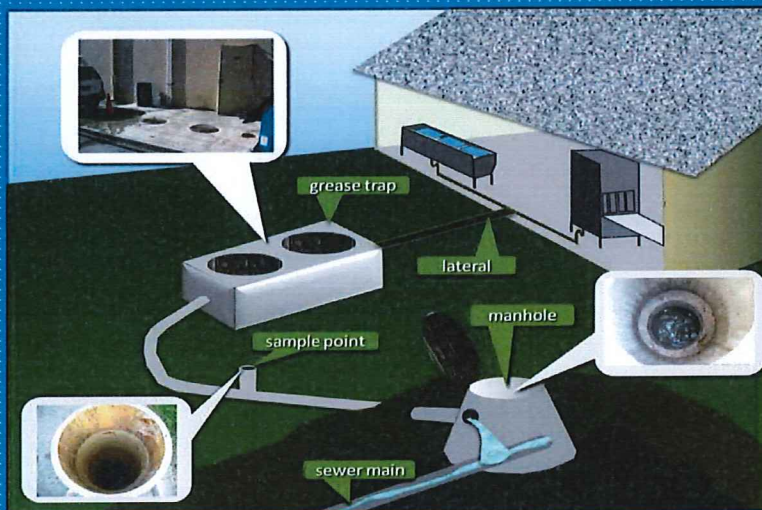
FOG Ordinance may include

- Scheduled clean-out of grease traps
- Periodic Inspections
- Design requirements
- Transition time for existing facilities
- Education program for businesses, residents and visitors



5

Typical Commercial Grease Trap Layout



6



Don't feed the

GREASE MESS MONSTER!

He's a nasty public enemy--known for causing sewer overflows and discharges of dangerous partially-treated effluent!

Let's join forces to protect our "AQUA" culture--the union of our green city and our blue waters.

STOP GREASE AT THE SINK!

Protecting our water is as easy as 1-2-3!

- 1. WIPE grease from pans, using squeegees or paper towels.**
- 2. Pour cooled grease in CONTAINERS.**
- 3. Always place food scraps in collection CONTAINERS.**

Remember--a drain is NOT proper grease disposal! Help to educate others.

The base picture shown above is an actual photo of grease balls removed from Cedar Key's sewers.

Cedar Key Water and Sewer District: 352-543-5285 www.ckwater.org

CEDAR KEY WATER AND SEWER DISTRICT

COOKING OIL RECYCLING SERVICE

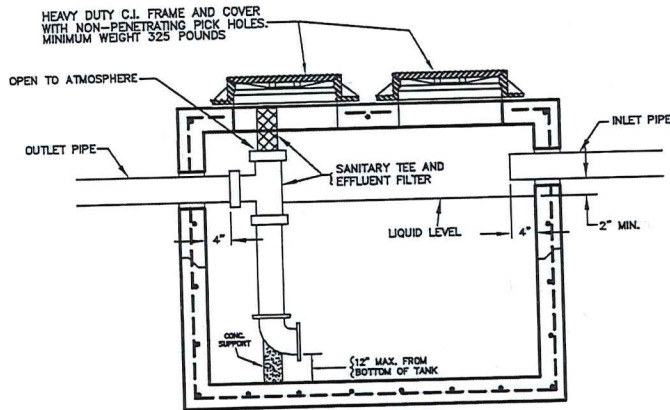
SAVE RESOURCES AND

KEEP YOUR WASTEWATER SYSTEM WORKING PROPERLY

**RECYCLE YOUR USED COOKING OIL IN THE BLACK
CONTAINER NEXT TO THE DISTRICT BUILDING
FACING C STREET**

**REMEMBER! NEVER PUT COOKING OIL DOWN THE DRAIN
IT CLOGS WASTEWATER PIPES AND PUMPS**





NOTES

1. ALL PIPING SHALL BE A MINIMUM OF 4" PVC.
2. PIPING SHALL BE INSTALLED USING A CONCRETE MANHOLE ADAPTER.
3. SANITARY 'T' OUTLET SHALL BE INSTALLED 4" INSIDE OF WALL.
4. TANK SHALL BE A MINIMUM OF 750 GALLONS, AND A MAXIMUM OF 1250 GALLONS.
5. TANK SHALL BE TRAFFIC BEARING AND CONCRETE SHALL COMPLY WITH ASTM C 478, LATEST REVISION.
6. WALLS & BOTTOM SLABS SHALL BE MINIMUM 4" THICK REINFORCED CONCRETE.
7. TOP SLAB SHALL BE A MINIMUM 6" THICK REINFORCED CONCRETE.
8. SECTIONS SHALL BE JOINED AND SEALED WITH MINIMUM 1" "RAM-NEK" SEALER OR EQUIVALENT TO FORM A WATER TIGHT SEAL.
9. RISER JOINTS SHALL COMPLY WITH ASTM C 443, LATEST REVISION.
10. EFFLUENT FILTER SHALL BE SIZED BY THE ENGINEER AND INSTALLED AT LOCATIONS STIPULATED BY THE U.D. ZABEL A300-8 SERIES OR APPROVED EQUAL.
11. WHEN THE REQUIRED EFFECTIVE CAPACITY OF THE TANK IS GREATER THAN 1250 GALLONS, INSTALLATION OF MULTIPLE GREASE TRAPS IN SERIES IS REQUIRED.
12. GREASE TRAP DESIGN SHALL CONFORM TO F.A.C. 64E-6.013 (8)
13. IF THE FACILITIES INCLUDE FOOD PREPARATION AND LAUNDRY SERVICES, THE GREASE TRAP SHALL BE LARGE ENOUGH TO COOL THE SOLUTIONS SO GREASE IS NOT PASSED THROUGH IT.

GREASE, OIL AND SAND INTERCEPTOR

DETAIL No.V-7

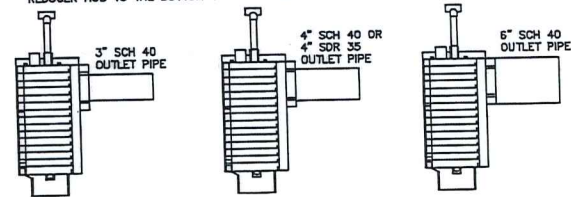
REVISED NOV. 2005

DIMENSIONS							
MODEL	DIAMETER	HEIGHT	FILTRATION	SETTLING AREA	TOTAL FILTER SURFACE	MIN. FEET OF DEPTH	GALLONS PER DAY
A300-8X12	8"	11.5"	1/32"	246 IN ²	664 IN ²	39	800
A300-8X18	8"	18.5"	1/32"	492 IN ²	1,329 IN ²	78	1200
A300-8X25	8"	25.5"	1/32"	773 IN ²	2,088 IN ²	123	1800
A300-8X32	8"	32.5"	1/32"	1,019 IN ²	2,753 IN ²	162	2400

MULTIPLE FILTERS MAY BE INSTALLED TO HANDLE LARGER FLOWS.

OUTLET HUB ACCEPTS 3", 4" OR 6" PIPE.

EXTRA SUPPORT FOR THE 26" AND 32" LONG MODELS MAY BE ACHIEVED BY EXTENDING A 4" SUPPORT PIPE FROM THE REDUCER HUB TO THE BOTTOM OF THE TANK.



ZABEL A300-8 SERIES OR APPROVED EQUAL.

GREASE INTERCEPTOR AND SPECIAL APPLICATIONS FILTER

DETAIL No.V-8

CITRUS COUNTY STANDARD DETAILS
Current as of AUG 2018

City of Crystal River
FOG & Cross Connection Ordinance Considerations
August 13, 2018

FOG/GREASE INTERCEPTORS	
ISSUE	OPTIONS
Inspections	Fee Or performed free by City
Permitting	Require a permit for every grease trap Or only require as a part of building permit
When FOG device fails / compliance schedule	Allow 7 days for repair 30 days for plans/corrective action plan 90 days for installation Or as required by City based on conditions
Unlawful discharge – not meeting schedule	Cease discharge or get water cut off
All existing facilities	Provide as-built plans within 90 days
Existing facilities whose design doesn't meet code	90 days for plans 180 days for construction Alternatively: more frequent pup-outs
Frequency of cleaning	Every 60 days Or as needed By licensed hauler
Frequency of full pump-out	Minimum 1/year Or minimum 180 days
Record keeping	Kept by owner Or maintained by City if reporting is required
Reporting of cleaning, repairs	Sent to City (possibly online) Or kept onsite
Training	Required and must be reported Or left up to owner
Grease traps connected to septic system	Included in ordinance?

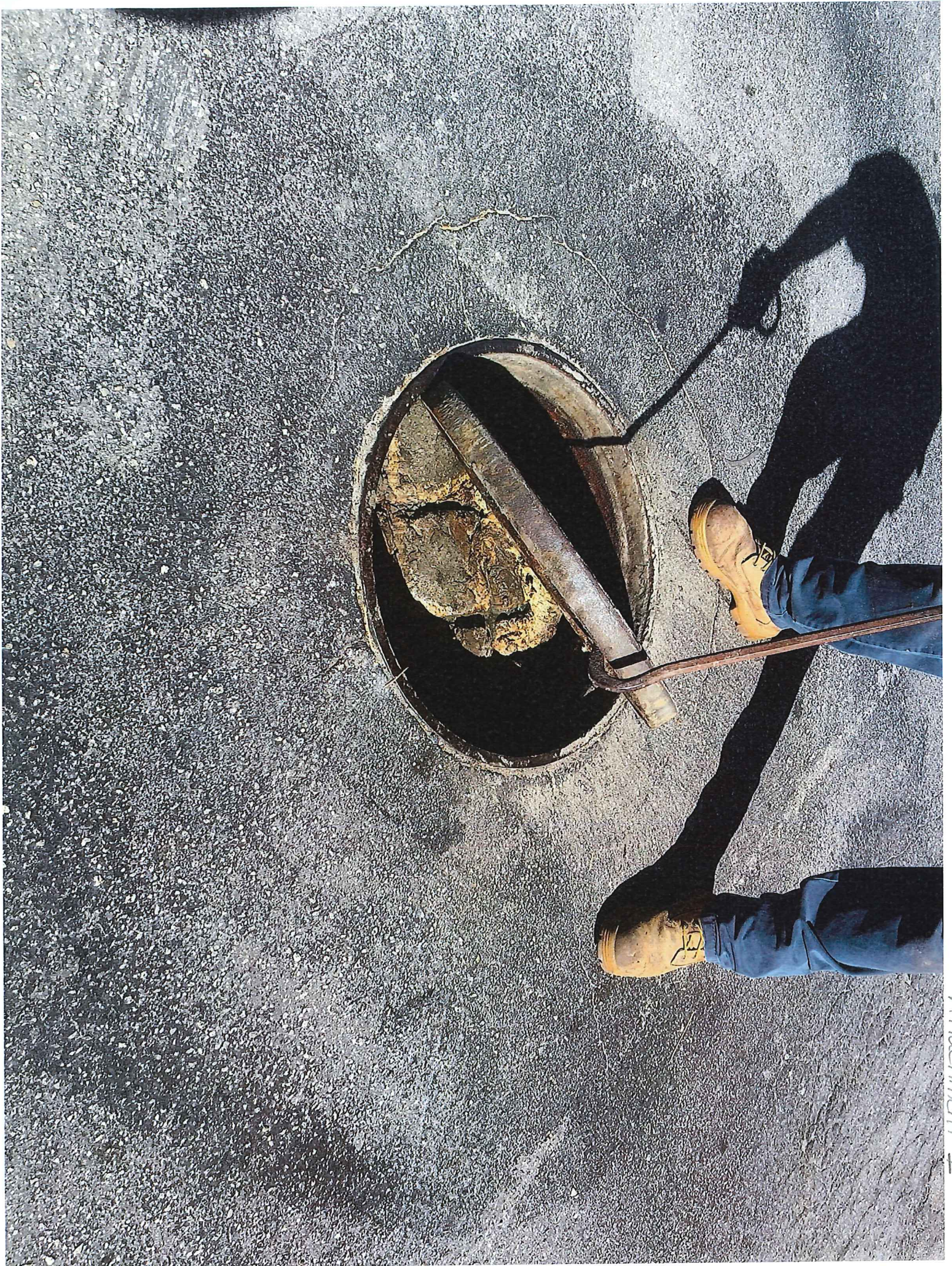
CROSS CONNECTION CONTROL	
ISSUE	OPTIONS
Inspections - residential	City to provide for residential
Inspections - commercial	Owner must provide
Installation - residential	City to provide
Installation - commercial	Owner must provide
Recordkeeping	City for residential Owner for commercial
Education	Frequently Asked Questions on Website, mailers in bills, outreach to restaurants,



Attachment G



Attachment-H



Attachment I

City of Crystal River



Minutes from the
Regular Council Meeting held
Monday, September 10th, 2018
@ 7:00 p.m.



**Minutes of the
Crystal River City Council
Regular Council Meeting
Monday, September 10th, 2018 @ 7:00 p.m.
Council Chamber, City Hall**

1. CALL TO ORDER

Mayor Farley called the meeting to order at 7:00 p.m.

Council members Present: Mayor Farley, Vice Mayor Brown, Council member Fitzpatrick, Council member Holmes

Council members absent: Council member Gudis.

Staff Present: Assistant City Manager Jack Dumas, City Attorney Rey, City Clerk Fink, Finance Director Michelle Russell, Public Works Director Beau Keene, and Planning and Development Services Director Jackie Gorman

Council member Gudis led the invocation and Mayor Farley led in the Pledge of Allegiance.

2. ADOPTION OF AGENDA

Fitzpatrick; Brown

3. PRESENTATIONS

A. Save Our Waters Week Proclamation.....Keep Citrus County Beautiful
Mayor Farley presented the proclamation to Susie Metcalfe, Curt Ebitz and Randy Messer. Ms. Metcalfe acknowledged Mr. Ebitz 23 year involvement, since the initial Save Our Waters Week, announced that it is the first year with Keep Citrus County Beautiful as the organizers, and provided information regarding scheduled activities including Environmental Jeopardy, 28th Annual Lakes, Rivers and Coastal Clean-Up, and Three Sisters Springs Walking Tour (ATTACHMENT A).

B. Recovery Month Proclamation.....Renee Teaster, Anti-Drug Coalition of Citrus County
Mayor Farley presented the proclamation to Renee Teaster and Joan Trehy. Ms. Trehy discussed National Recovery Month aimed to end stigma of recovering from mental health and addictions, and distributed information regarding an upcoming Citrus Recovery Walk, including Celebration Walk, Community Resources and Guest Speakers (ATTACHMENT B).

C. Constitution Week Proclamation.....Daughters of the American Revolution
Mayor Farley presented the proclamation (*previously listed as September 11 Memorial Proclamation in error*) to Dale Merrill, Esq., who announced planned distribution of free Constitutions at local schools and libraries throughout Citrus County from September 17-21. (ATTACHMENT C).

D. CCSO Quarterly Report.....Captain Ryan Glaze

Captain Ryan Glaze presented the report and addressed Council questions regarding number of calls for service and on the water citations. Vice Mayor Brown requested inclusion of an additional category for on-the-water citations.

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. Motion to approve minutes from the Budget Workshop held August 24th, 2018
Motion to approve the consent agenda was made by Council member Fitzpatrick; seconded by Council member Holmes. Motion carried 4-0.

6. PUBLIC INPUT

(Time Limit of Three Minutes)

Tom Gotterup- 6083 W Fairhope Court- Confirmed that students that could not afford cost of scuba certification program would be subsidized by himself, Ms. Morgan and/or Mr. Engiles.

Pamela Drilca- 915 NE 2nd Street- Expressed concerns, as a new resident, drainage issues and lack of drainage pipe in her back yard.

Assistant City Manager Jack Dumas briefed Council members on ongoing efforts to address those issues identified in that area, noting completion of analysis, identification of issues plans for a recommended solution to be brought forth at an upcoming meeting.

7. PUBLIC HEARING

A. Adoption of Resolution No. 18-R-20 Setting a Tentative Millage Rate of 4.5 Mills for FY 2018/2019 on First Public Hearing and setting the Final Public Hearing Date for Adoption of the Final Millage Rate for September 25, 2018 at 6:00 p.m.

Background: [Agenda Sheet Requested Motion(s):

A. Adoption of Resolution No. 18-R-20 Setting a Tentative Millage Rate of 4.5 Mills for FY 2018/2019 on First Public Hearing and setting the Final Public Hearing Date for Adoption of the Final Millage Rate for September 25, 2018 at 6:00 p.m.

B. Adoption of Resolution No. 18-R-22, Adopting the Tentative Budget for FY 2018/2019 on First Public Hearing and setting the Final Public Hearing Date for Adoption of the Final FY 2018/2019 Budget for September 25, 2018 at 6:00 p.m.

C. Adoption of Resolution No. 18-R-21, Adopting the Tentative Budget for the Community Redevelopment Agency for FY 2018/2019 on First Public Hearing and setting the Final Public Hearing Date for Adoption of the Final CRA Budget for FY 2018/2019 for September 25, 2018 at 6:00 p.m.

Summary: State statutes establish certain procedural steps that must be followed in adopting the City budget. Two public hearings are required, and the calculation/discussion of a rolled-back rate must be the first substantive issue discussed at the public hearings. At the second public hearing, adoption of the final millage rate and the final budget must be by separate votes, with the final millage rate being adopted prior to the adoption of the final budget.

The roll-back rate for FY 2018/2019 has been determined to 4.2618 mills. The millage rate being proposed for FY 2018/2019 is 4.5 mills, reflecting no increase from the adopted rate for FY 2017/2018. The final General Fund budget for FY 2018/2019 totals \$4,776,466.

A copy of the final FY 2018/2019 budget documents are attached as is a budget transmittal memorandum. Budget detail material has previously been presented to Council during budget workshops.

Staff Recommendation: Staff recommends approval of the three proposed resolutions.

End of Agenda Sheet]

Motion to approve Resolution No. 18-R-20 Setting a Tentative Millage Rate of 4.5 Mills for FY 2018/2019 on First Public Hearing and setting the Final Public Hearing Date for Adoption of the Final Millage Rate for September 25, 2018 at 6:00 p.m. was made by Council member Fitzpatrick; seconded by Council member Holmes.

Public Hearing:

Phil Jannarone- 1405 SE 5th Avenue- Noted property value increase and possible consideration of roll back or millage rate reduction.

Vice Mayor Brown noted concerns regarding potential loss of property tax revenues if additional exemption is implemented.

Motion carried 4-0.

B. Adoption of Resolution No. 18-R-22, Adopting the Tentative Budget for FY 2018/2019 on First Public Hearing and setting the Final Public Hearing Date for Adoption of the Final FY2018/2019 Budget for September 25, 2018 at 6:00 p.m.

Motion to approve Resolution No. 18-R-22, Adopting the Tentative Budget for FY 2018/2019 on First Public Hearing and setting the Final Public Hearing Date for Adoption of the Final FY 2018/2019 Budget for September 25, 2018 at 6:00 p.m. was made by Council member Fitzpatrick; seconded by Vice Mayor Brown.

Public Hearing: No one spoke for or against the resolution.

Motion carried 4-0.

C. Adoption of Resolution No. 18-R-21, Adopting the Tentative Budget for the Community Redevelopment Agency for FY 2018/2019 on First Public Hearing and setting the Final Public Hearing Date for Adoption of the Final CRA Budget for FY2018/2019 for September 25, 2018 at 6:00 p.m.

Motion to approve Resolution No. 18-R-21, Adopting the Tentative Budget for the Community Redevelopment Agency for FY 2018/2019 on First Public Hearing and setting the Final Public Hearing Date for Adoption of the Final CRA Budget for FY 2018/2019 for September 25, 2018 at 6:00 p.m. was made by Council member Fitzpatrick; seconded by Council member Holmes.

Public Hearing: No one spoke for or against the resolution.

Motion carried 4-0.

D. Consideration of approval of Ordinance No. 18-O-14 amending Chapter 15 of the Code of Ordinances "Traffic" on First Reading and setting a public hearing for Monday, September 24, 2018 at 7:00 p.m.

Motion to read by title only was made by Council member Fitzpatrick; seconded by Mayor Farley. Motion carried.

**AN ORDINANCE THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA;
AMENDING CHAPTER 15, TRAFFIC, BY CREATING ARTICLE VII - RESIDENTIAL
NEIGHBORHOOD PERMIT PARKING ZONE; PROVIDING FOR CONFLICTS;
PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Background: [Agenda Sheet **Requested Motion:** Motion to approve Ordinance No. 18-O-14 amending Chapter 15, "Traffic", by creating a Residential Neighborhood Permit Parking Zone for the Michigan Town area on First Reading and setting a public hearing for September 24, 2018.

Summary: Staff previously discussed the need to regulate parking around Hunter Springs Park due to the parking issues affecting the "Michigan Town" neighborhood.

Currently there is a problem with the chronic non-resident parking along their streets as a result of the "spill over" from the recreators at Hunter Springs Park and the quality of life in this neighborhood is declining. One solution to this problem would be to create a no parking zone except for residents and their guests.

Attached please find Ordinance 18-O-14 that creates a "Decal-only" parking zone for a certain area around the park for your review. This type of restrictive parking is common in other cities that experience spill overs from nearby nonresidential activity areas and works alongside of existing parking requirements already established in the city's Code.

This Ordinance will serve as a temporary solution until such time as we have the complete street study done for the downtown area.

Planning Commission held their Public Hearing on September 6, 2018. Results of this meeting are being confirmed at this September 10th City Council meeting.

Staff Recommendation: Approval

End of Agenda Sheet]

Assistant City Manager Jack Dumas provided a brief overview of the item.

Motion to approve Ordinance No. 18-O-14 amending Chapter 15, "Traffic", by creating a Residential Neighborhood Permit Parking Zone for the Michigan Town area on First Reading and setting a public hearing for September 24, 2018 was made by Vice Mayor Brown; seconded by Council member Fitzpatrick.

Public Hearing: No one spoke for or against the ordinance.

Motion carried 4-0.

8. CITY ATTORNEY

9. CITY MANAGER

A. Motion to approve draft Purchasing Policy Revisions

Background: [Agenda Sheet **Requested Motion:** Motion to approve draft City of Crystal River Purchasing Policy revisions.

Summary: Staff recently attended a training offered by Department of Treasury to eligible RESTORE Act funding recipients on Post Federal Award Requirements, Procurement Standards and Sub-recipient

Monitoring, and Management for Federal Awards. As an eligible sub-recipient for RESTORE Act funding through Citrus County, both the pass-through and sub-recipient entities are subject to federal sub-recipient monitoring requirements. Monitoring activities include a sub-recipient risk assessment conducted by Citrus County Office of Management Budget. Recommendations included an update to the City of Crystal River Purchasing Policy to ensure implementation of statutory changes to the Code of Federal Regulations .

Specifically, 2 CFR 200 Subpart D- Post Federal Award Requirements addresses Standards for Financial Program Management. The standards address the following areas: §200.300 Statutory and National Policy Requirements, § 200.301 Performance Measurement, § 200.302 Financial Management, § 200.303 Internal Controls, § 200.304 Bonds, § 200.305 Payments, § 200.306 Cost Sharing or Matching, § 200.307 Program Income, § 200.308 Revision of Budget and Program Plans, and § 200.309 Period of Performance.

This draft update to the Purchasing Policy is being brought before Council to ensure adherence to these statutory guidelines and minimize financial audit risk, as required.

Staff Recommendation: Information only.

End of Agenda Sheet]

Assistant City Manager Jack Dumas provided a brief overview of the item, noting that subsequent updates would be made to the draft document.

Motion to approve draft City of Crystal River Purchasing Policy revisions was made by Council member Holmes; seconded by Council member Fitzpatrick. Motion carried 4-0.

B. Motion to approve draft "City of Crystal River Grants Administration Manual"

Background: [Agenda Sheet Requested Motion: Motion to approve draft City of Crystal River Grants Administration Manual.

Summary: Staff recently attended a training offered by Department of Treasury to eligible RESTORE Act funding recipients on Post Federal Award Requirements, Procurement Standards and Sub-recipient Monitoring, and Management for Federal Awards. As an eligible sub-recipient for RESTORE Act funding through Citrus County, both the pass-through and sub-recipient entities are subject to federal sub-recipient monitoring requirements. Monitoring activities include a sub-recipient risk assessment conducted by Citrus County Office of Management Budget. Recommendations included an update to the City of Crystal River Purchasing Policy to ensure implementation of statutory changes to the Code of Federal Regulations.

An additional recommendation based on the Sub-recipient Risk Assessment was to adopt a Grants Administration Manual, laying out internal processes for identification of suitable funding sources, submission of grant applications and proposals and post-award and program administration.

This draft Grants Administration Manual is being brought before Council to ensure adherence to a variety of statutory guidelines and minimize financial audit risk, as required. Additional appendices, including Grant Application Review Form and Grant Release Checklist will subsequently completed as staff continues development of this internal document.

Staff Recommendation: Information only.

End of Agenda Sheet]

Assistant City Manager Jack Dumas provided a brief overview of the item.

Motion to approve draft City of Crystal River Grants Administration Manual was made by Vice Mayor Brown; seconded by Council member Fitzpatrick. Motion carried 4-0.

C. Update regarding Cross Connection Control and F.O.G. (Fats, Oils, Grease) Ordinance Workshop

Background: [Agenda Sheet Information Only: Update regarding Cross Connection Control and F.O.G. (Fats, Oils, Grease) Ordinance Workshop

Summary: The City held a Public Workshop September 6, 2018 on options to modify/add changes to Ordinances related to backflow prevention and grease/oil controls in the water distribution and wastewater collection systems. The Workshop is to educate/clarify and take feedback of the improvements options in the public water and wastewater systems.

The water distribution aspect is part of an overall project to reduce water loss, improve security of the water system, improve reliability and improve water usage metering.

The discussion on the amount of oils and greases entering the wastewater system is currently problematic for reliability of the collection system and overall treatment of wastewater. It is a problem caused by dumping of oils and greases without systems to remove them prior to leaving the property, this is primarily commercial operations. This Workshop is to explain the problem, discuss possible solutions and hear concerns related to this from the public. There is also a public educational aspect to discuss related to not dump greases and oils directly down the drain.

This Agenda Item was written prior to the workshop, and staff will give a verbal update of the meeting.

Staff Recommendation: NA

End of Agenda Sheet]

Assistant City Manager Jack Dumas provided a brief overview of the item and Mayor Farley noted that the city would incur no cost for this grant-funded ordinance development or implementation.

10. CITY COUNCIL

11. COMMITTEE REPORTS

A. Mayor Farley

- *Waterfronts Advisory Board*- reported on business from the September 4th meeting, including straw-free initiative discussion, and potential WRWSA grant for toilet rebate program.

B. Vice Mayor Brown

- *Withlacoochee Regional Water Supply Authority*
- *Crystal River Main Street*

C. Council member Fitzpatrick

- *Metropolitan Planning Organization*
- *Three Sisters Springs Coordination Committee*

D. Council member Gudis

- *Tourist Development Council*

- *Library Governing Advisory Board*
- *Florida League of Cities*
- *Citrus County Community Charitable Foundation Board*

E. Council member Holmes

- *Keep Citrus County Beautiful-* Reported on business from the September 10 meeting, including upcoming grant reimbursement, America Recycles Day and Save Our Waters Week planning, School Science nights planning and One-Bag-at-a-Time events.
- *Springs Coast Steering Committee*

Assistant City Manager Jack Dumas raised a discussion regarding status of the FDEP excavation project located at the Cross-Town Trail, including a recent pre-construction meeting with FDEP and SWFWMD officials, with new contractors to proceed with additional caution, and permitting status. He also updated Council on the Wawa project, reporting ongoing efforts by the contractor to ensure prevention of offsite turbidity discharge and staff correspondence with ownership.

Council discussion was held regarding communications received regarding observed turbidity, potential methods of recourse for damages, with City Attorney Rey noting contract-based contingencies, and methods to ensure similar issues do not occur in the future, including stipulations included with site plan upon approval.

12. COMMUNICATIONS

13. COUNCIL MEMBER REPORTS

A. Mayor Farley

B. Vice Mayor Brown

Spoke regarding the recent coverage of the scuba certification program and subsidy for students in need, and inquired about the status of the City Hall feasibility study, and Mr. Dumas confirmed that Long and Associates staff were on site during the past week.

C. Council member Fitzpatrick

D. Council member Gudis

E. Council member Holmes

14. PUBLIC INPUT

(Five Minute Time Limit)

Mary Morgan- Crystal River- Spoke in favor of creating a no parking zone on Citrus Avenue from 3rd Street to Bay Path Drive.

15. ADJOURNMENT

Mayor Farley adjourned the meeting at 8:01 p.m.

Keep Citrus County's Waters Beautiful

ATTACHMENT "A"

23rd Annual Save Our Waters Week

FEATURED ACTIVITIES

All activities are free
unless otherwise noted.

Sept. 15-22, 2018

Saturday, Sept. 15, sunrise to 11:30 a.m.
28th Annual Lakes, Rivers and Coastal Cleanup.
Groups/organizations are encouraged to volunteer.
Registration deadline: Sept. 8.
Visit <http://tinyurl.com/yc67swka> for an application.
More info call 352-527-7620 or email
tracey.ivkovic@citrusbocc.com.

Saturday, Sept. 15, lunch served at 11:30 a.m.
Eastside Volunteer Appreciation Cookout.
All registered cleanup volunteers welcome.
Lake Hernando Beach, 3699 E. Orange Dr., Hernando.
Call (352) 419-1569 for information. FREE.

Saturday, Sept. 15, lunch served at noon.
Westside Volunteer Appreciation Cookout.
All registered cleanup volunteers welcome.
Sponsored by and located at
American Pro Diving Center,
821 S.E. US 19, Crystal River.
Call (352) 419-1569 for information. FREE.

**FREE Presentation on "All You Ever Wanted to
Know About Recycling"** at libraries across the
county.

Location, date/time as follows:

Homosassa - Monday, Sept. 17 at 5:30-6:30 p.m.,
Coastal Region - Tuesday, Sept. 18 at 5:30-6:30 p.m.,
Central Ridge - Thursday, Sept. 20 at 5:30-6:30 p.m.,
Floral City - Friday, Sept. 21 at 3:30-4:30 p.m.,
Lakes Region - Saturday, Sept. 22 at 3:30-4:30 p.m.
Call (352) 746-9077 for more information.

Monday, Sept. 17, Tour at 8 a.m.
**Walking Tour of Three Sisters Springs Projects
with the Southwest Florida Water
Management District.**
Tour the Three Sisters Springs Wetland Treatment
Project and Bank Stabilization Project with a springs
expert.
601 Three Sisters Springs Trail, Crystal River.
Call (352) 796-7211, ext. 4768 or email
Michele.Sager@WaterMatters.org to register.
Capacity: 30. FREE.

Tuesday, Sept. 18, Tours at 8 a.m., 10 a.m. & noon.
Kayak Tours.
Paddle through quiet canals to Three Sisters Springs
and back.
Launch from A Crystal River Kayak Company,
1422 Bldg. B, S.E. US 19, Crystal River.
Call (352) 795-2255 (option 1 for registration).
Capacity: 10 people per tour.
Cost: \$10 - refunded at end of tour.

**Tuesday, Sept. 18, Tours at 10 a.m.-1 p.m. &
3-6 p.m.**
**Guided Eco-Tour with Hunter Springs Kayaks on
Hall's River.**
Cruise through the incredible backwaters of
Homosassa and get a rare chance to see unspoiled
Old Florida.
Reserve your seat by Sept. 16. Call (352) 228-4715.
Visit www.hunterspringskayaks.com/unique-guided-tours
or email Taela@hunterspringskayak.com.
Capacity: 10. FREE.

Tuesday, Sept. 18 Tours 10:30 a.m. and 1:30 pm.
**Heritage Eco Boat Tours @ Crystal River
Preserve State Park.**
Experience the Estuary boat tour on the Crystal River.
Depart from Crystal River Preserve State Park,
3266 N. Sailboat Ave., Crystal River.
Call (352) 228-6028 advance registration required.
Capacity: 24 people per tour. FREE.
Sponsored by the Friends of Crystal River Parks, Inc.
Donations appreciated.

Wednesday, Sept. 19, 5:30 p.m.
**Local High Schools Environmental Jeopardy
Competition.**
Local high schools compete in testing their
environmental knowledge. Public invited.
Event held at Conference Center,
College of Central Florida, Citrus Campus,
3800 S. Lecanto Hwy, Lecanto.
Call (352) 613-6850 for information. FREE.

Wednesday, Sept. 19, 7 p.m.
**Local Middle Schools Environmental Jeopardy
Competition.**
Local middle schools compete in testing their
environmental knowledge. Public invited.
Event held at Conference Center,
College of Central Florida, Citrus Campus,
3800 S. Lecanto Hwy, Lecanto.
Call (352) 613-6850 for information. FREE.

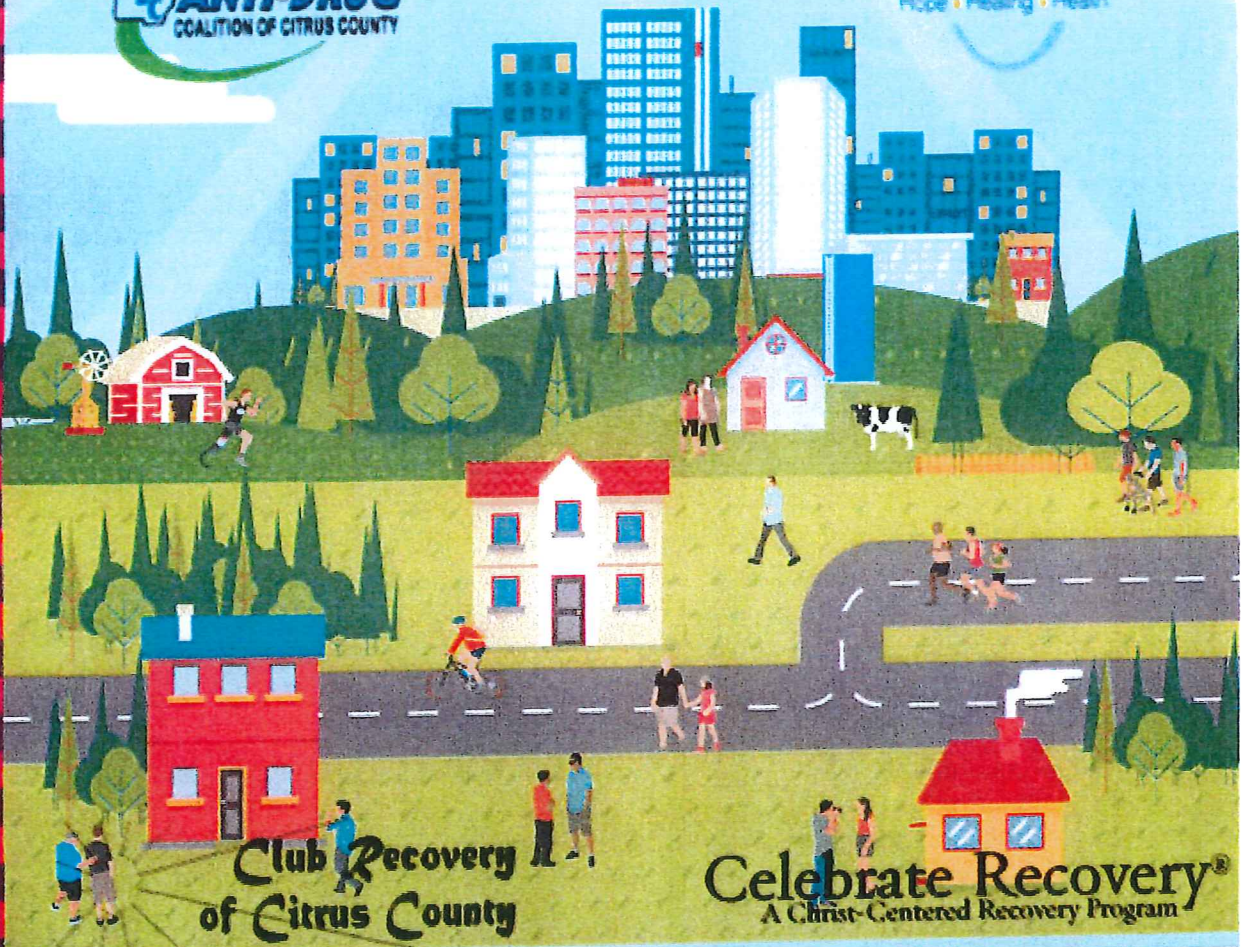
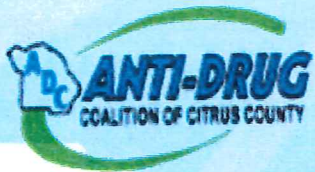
Thursday, Sept. 20 Tours at 10:30 a.m. and 1:30 p.m.
**Heritage Eco Boat Tours @ Crystal River
Preserve State Park.**
Experience the Estuary boat tour on the Crystal River.
Depart from Crystal River Preserve State Park,
3266 N. Sailboat Ave., Crystal River.
Call (352) 228-6028 advance registration required.
Capacity: 24 people per tour.
Complimentary, sponsored by the Friends of
Crystal River Parks, Inc.
Donations appreciated.

Friday, Sept. 21 at 8:30 a.m. to noon.
Archaeo-Eco Kayak Tour.
Explore archeological sites on the shores or beneath
the surface of the Crystal and Salt Rivers with the
Florida Public Archaeology Network and Florida
Aquatic Preserves staff.
Depart State Park, 3266 N. Sailboat Ave., Crystal River.
Contact Nigel Rudolph at snrudolph@usf.edu.
Limited capacity, please email for registration.
Cost: \$25/rent, \$20 bring your own boat.

Saturday, Sept. 22 from 9 a.m. to noon.
**Sixth annual National Estuaries Day
Celebration.**
Come learn about local estuary communities, their
importance, and about the plants and animals that
call them home through a wide variety of activities
for both kids and adults. Get up close and personal
with local marine life in a touch tank, participate in a
kids casting clinic, or have your face painted at one of
the many booths set up at the Visitor's Center. PLUS a
FREE boat ride over to the Marine Science Station to
explore the beautiful grounds, the Aquarium, and
climb the Estuary Tower to get a bird's eye view of our
expansive estuary system! No reservations required.
More information call Jamie Letendre at
(352) 228-6032. All visitors must park at the
Crystal River Preserve State Park Visitor Center.
3266 North Sailboat Avenue, Crystal River

Saturday, Sept. 22 from 2-3:30 p.m.
Water: The Life of Florida PRESENTATION
by Eric Flagg, springs activists, professor, co-owner
Jellyfish Smack Productions, documentary film
production company producing numerous
documentaries relating to environmental topics.
Location: Old Courthouse Heritage Museum -
Inverness.
Register at (352) 341-6428.
Capacity: 150 people. FREE.
Sponsored in part by the Inverness Cultural Heritage
Council.

JOIN THE VOICES FOR RECOVERY STRENGTHEN FAMILIES AND COMMUNITIES



Citrus Recovery Walk

Celebrating the Gains Made By Those in Recovery
Tuesday, September 18th 6:00pm

RiverWalk & King's Bay Park

Celebration Walk, Community Resources, Guest Speakers

Meet up at the Entrance to the RiverWalk in Crystal River across from City Hall at 5:45pm,
Walk begins at 6pm to King's Bay Park for
Event - For more information call 601-6620.

National
Recovery Month
September - October Treatment is Effective - People Recover
september 2018



Proclamation

Whereas, Our Founding Fathers, in order to secure the blessings of liberty for themselves and their posterity, did ordain and establish a Constitution for the United States of America; and

Whereas, It is fitting and proper to officially recognize this magnificent document and the anniversary of its two hundred and twenty-eight year since the drafting on September 17 by the Constitutional Convention; and

Whereas, it is fitting and proper to remember the achievements of the Framers of the Constitution and the rights, privileges, and responsibilities afforded us in this unique document whether by birth or naturalization, should be celebrated by appropriate ceremonies and activities during Constitution Week, September 17th through 23rd, ; and

Whereas, public law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through 23rd as Constitution week now;

THEREFORE, I Jim Farley, Mayor of the City of Crystal River, county of Citrus, state of Florida do hereby proclaim September 17th through 23rd, 2018 to be

"Constitution Week"

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Crystal River to be affixed this 10th day of September in the year of our Lord Two Thousand Eighteen.

*Jim Farley, Mayor
City of Crystal River*

ATTEST:

Mia Fink,
City Clerk

SEAL

City of Crystal River



DEPARTMENTAL MONTHLY REPORTS SUMMARY

August 2018

City of Crystal River



DEPARTMENTAL MONTHLY REPORTS

August 2018



Departmental Monthly Reports Summary

CITY MANAGER

FINANCE DEPARTMENT: No Report submitted by deadline.

CLERK'S OFFICE:

During the month of August Clerk's office staff attended and prepared minutes for 6 meetings, prepared 6 agendas and 17 agenda items, handled 16 public records requests, handled 1 lot purchase/sales inquiries and 0 deed inquiries, plot marking requests, prepared and filed 3 liens, prepared and filed, 2 release of liens, 1 order for abatement, performed 22 notarizations, and the Clerk's office facilitated 0 bid openings. Clerk's office staff published advertising and notices of meetings, ordinances and workshops. Staff facilitated election related tasks. Staff facilitated legal and IT requests, managed cellphone account, FEMA reporting, printer copy and postage reports, maintained the Golf Cart registry and handled golf cart registrations. Clerk's office staff performed many election related tasks and fielded numerous questions related to the election. Staff has begun preparation for the implementation of Agenda Management software. The Clerk's office also drafted a grant procedure manual for the City. City Clerk attended Federal Compliance and RESTORE Act funding training.

THREE SISTERS SPRINGS

The City welcomed new Three Sisters Manager Beth Perez and lost Three Sisters Coordinator Molly Daly.

Three Sisters Springs had a total of 559 visitors throughout the month of August, 367 more visitors than we had during August of last year. Since October 1, 2017 we have had 35,520 visitors.

Staff implemented a new point of sale system that will allow for better reporting as well as a speedier check out for visitors. New interpretative posters have been installed at the Three Sisters Springs Center.

This month on social media:

- Facebook:
 - New followers: 498
 - Total followers: 26,486
 - Post with the most people reached: "Saying goodbye to the work week" reached 5,667 people.
- Instagram:
 - New followers: 222
 - Total followers: 3,694
 - Post with the most people reached: 1,821 on Fun Fact Friday

PUBLIC WORKS:

Parks:

- Staff continued working on Copeland Park and Michigan Town parking matters.
- Beach sand re-nourishment at Hunter Springs Park (HSP) was completed.
- Staff assisted with the grant reimbursement request for the HSP overflow parking land acquisition.

Personnel:

- The Capital Projects Manager position was advertised for external applicants.

Facilities:

- Staff secured a speed upgrade from 10 to 100 Mbps for City Hall (for the same monthly fee).
- The Coast Guard Auxiliary building was prepped for demolition.
- The new City Hall feasibility study continues.

Public Water:

- Staff continued with providing supporting documentation related to the SRF application for a comprehensive water meter replacement program.
- Staff assisted with preparation of the pad to accept delivery of the new generator for the water plant.

Public Sewers:

- Staff worked with consultants in the development of the grease ordinance.
- LS #1 soil stabilization project and Lift Station #W-21 pump replacement was approved by Council.
- The return activated sludge flow meters for the wastewater plant were ordered.
- The archeological site's septic abandonment and connection to central sewer was completed.
- Indian Waters Phase II and Southern Sewer Expansion Springs Initiative grant projects were approved.

Solid Waste:

- Solid waste figures have been within normal averages; specific tonnages are available.

Community Redevelopment Area:

- The consultants proceeded with the permitting of the individual dock replacements for Riverwalk Phase II.

Roads:

- Nothing new to report.

Drainage:

- Staff fielded numerous drainage complaints due to the excessive amount of rainfall experienced this year.

Grant Projects:

- DPW continues to work with Division of Emergency Management for the FEMA grant for sanitary lift station emergency bypass pumping.
- Staff assisted the consultants of the Hunter Springs DRA improvement project.

SPECIAL EVENTS: No Report submitted by deadline.

ASSISTANT CITY MANAGER
COMMUNITY SERVICES

FIRE DEPARTMENT:

CRFD responded to 38 calls during the month of August, with 4 calls being canceled. There were 32 calls in city 2 of which were canceled, 6 outside of city calls 2 of which were canceled. Total water usage for the period was approximately 8,550 gallons.

PLANNING & DEVELOPMENT SERVICES: No Report submitted by agenda deadline.

PERMITTING & INSPECTIONS:

There were a total of (55) permits issued this month – Grand Total - \$22,509.28.

Total Inspections – (115)

Ed Hollenbeck, Building Official – (108) Inspections
Mike Dow, Fire Chief - (03) Final Fire Inspections
(04) Fire Plan Reviews

BUSINESS LICENSES:

There were 25 businesses that submitted paperwork to apply for new business license and/or were issued a new business license in the City between August 1st and August 31st, 2018

Business license renewals are active throughout the State of Florida, with all renewals due by September 30th, annually. The City completed the renewal process for all business that submitted payment with the exception of 4 businesses that need to provide additional information or complete further action for the State of Florida. The City of Crystal River currently has:

686 active business licenses
16 additional businesses were identified during the renewal process as having been terminated
258 of the 686 business licenses have been renewed or obtained (37.5%).
428 license renewals were pending as of August 31st.

CODE ENFORCEMENT:

- 23 cases opened
- 7 complaints investigated, verified, and case folders prepared
- 10 cases prepared for hearings
- 9 cases heard at hearings

- Vacation rentals: Investigation continued. Identified 1 new vacation rental and 1 bed and breakfast violation. Multiple overgrown lawns and unauthorized dumping issues brought to hearing. Partnered with business owner with clean-up behind restaurant to bring into ordinance compliance.

- Assisted Business Licensing with initial influx of license renewals and covered Park Ranger duties weekly.

PARK RANGERS:

Hunter Springs Park: The overflow parking lot was temporarily shut down due to flooding from heavy rain. A muddy area on NE 2nd Street was marked with stakes and caution tape to prevent people from driving on it or parking there.

Park staff encountered a very inebriated male subject. Park staff asked a patrolling CCSO Deputy to check on the subject. The Deputy ejected the man from the park.

Rangers were notified about a boat sinking across from Hunter Springs. Park staff located a neighbor who had permission to be on the neighbor's property and accompanied Park staff to access the dock area. A different neighbor called the owner and corrected the problem, preventing the boat from fully capsizing. It was learned the boat had not been properly secured to the dock and it had sunk once before.

King's Bay Park: A citizen informed Park staff that they found and picked up five razor blades on the boat launch at Kings Bay.

Three Sister Springs: A Park Ranger escorted a few people out of the closed refuge one evening.

Yeoman Park: Closed for fourth month due to water issues. The county is working on the water lines across from the park. Public Works Director is following up with the county as to the status.

WATER PATROL:

Scallop Season continues to bring large volumes of visitors and waterway traffic. Staff worked to ease congestion/crowding in and around City Parks and Boat Ramps with influx of vessel traffic. Provided additional help to USFWS volunteers/staff and City Park Rangers during peak times.

Staff worked on a Clean Vessel Act Grant through the Florida Dept. of Environmental Protection to cover costs of the repair of the City's pump-out vessel. Staff coordinated with Public Works staff to keep pump-out operations on schedule by towing vessel when needed.

Potential violations observed while on patrol (not all potential violations observed or reflected): 69 vessel speed concerns; 16 dive flag concerns; 12 paddle craft or boats without proper safety equipment; 7 Bow Riding; 11 instances of alcohol in exclusion areas; 6 vessels in the swim area at Hunter Springs Park; 1 vessel loose from mooring and/or adrift, or sunk; 10 interfere/ block navigation of another; 2 Unsafe Vessel Operations where significant risk of collision or bodily injury existed or occurred.

City of Crystal River



CITY MANAGER

August 2018

City of Crystal River



FINANCE DEPARTMENT Departmental Monthly Report

August 2018

City of Crystal River



CLERK'S OFFICE DEPARTMENT Departmental Monthly Report

August 2018



City Clerk's Monthly Report



August 2018

Meetings Resulting in Official Minutes:

- 08/02/18 Planning Commission Meeting
- 08/07/18 Waterfronts Advisory Board Meeting
- 08/12/18 CRA and Council Meetings
- 08/23/18 Budget Workshop
- 08/29/18 Council Meeting

Public Records Requests: 16

Cemetery: 1 Lot Maintenance/Plot Location Inquiries

Bid Opening(s): None

Lien Activity:

Releases Filed	▪	2
Liens	▪	3
Other	▪	1 Abatement Order

Agendas and Items Prepped : 6 Agendas and 17 Items

Other

- Public Notarizations – 22
- Scheduled and published all advertising notices of meetings, ordinances, workshops, etc. as required.
- Scanned and uploaded all necessary items to website
- Bi-weekly timesheet entries for relevant departments
- Prepared monthly departmental report summaries
- Facilitation of legal and IT requests
- Cellphone account and device management
- Social media management
- Hurricane Hermine & Irma- FEMA financial reporting and follow-up
- Printer and postage reports
- Golf Cart Registration Program duties
- Election-related tasks
- Attended Federal Compliance and RESTORE Act Funding training
- Purchased social media archiving software and implemented social media records mgmt. program
- Completion of Grant Procedure Manual for City
- Coordination with SOE staff for Primary Election
- Coordination with Special Events on Fallen Heroes Memorial Event Planning

City of Crystal River



PUBLIC WORKS DEPARTMENT Departmental Monthly Report

August 2018



City of Crystal River

DEPARTMENT of PUBLIC WORKS

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

MEMORANDUM

To: Dave Burnell, City Manager
From: Beau Keene, P.E. – Public Works Director /s **BEK**
Date: September 17, 2018
RE: **DPW Monthly Report ~ August 2018**

Parks:

- Staff continued working on Copeland Park and Michigan Town parking matters.
- Beach sand renourishment at Hunter Springs Park (HSP) was completed.
- Staff assisted with the grant reimbursement request for the HSP overflow parking land acquisition.

Personnel:

- The Capital Projects Manager position was advertised for external applicants.

Facilities:

- Staff secured a speed upgrade from 10 to 100 Mbps for City Hall (for the same monthly fee).
- The Coast Guard Auxiliary building was prepped for demolition.
- The new City Hall feasibility study continue.

Public Water:

- Staff continued with providing supporting documentation related to the SRF application for a comprehensive water meter replacement program.
- Staff assisted with preparation of the pad to accept delivery of the new generator for the water plant.

Public Sewers:

- Staff worked with consultants in the development of the grease ordinance.
- LS #1 soil stabilization project and Lift Station #W-21 pump replacement was approved by Council.
- The return activated sludge flowmeters for the wastewater plant were ordered.
- The archeological site's septic abandonment and connection to central sewer was completed.
- Indian Waters Phase II and Southern Sewer Expansion Springs Initiative grant projects were approved.

Solid Waste:

- Solid waste figures have been within normal averages; specific tonnages are available.

Community Redevelopment Area:

- The consultants proceeded with the permitting of the individual dock replacements for Riverwalk Phase II.

Roads:

- Nothing new to report.

Drainage:

- Staff fielded numerous drainage complaints due to the excessive amount of rainfall experienced this year.

Grant Projects:

- DPW continues to work with Division of Emergency Management for the FEMA grant for sanitary lift station emergency bypass pumping.
- Staff assisted the consultants of the Hunter Springs DRA improvement project.

City of Crystal River



SPECIAL EVENTS DEPARTMENT Departmental Monthly Report

August 2018

5B

City of Crystal River



THREE SISTERS Monthly Report

August 2018

AUGUST 2018 REPORT

THREE SISTERS SPRINGS

Three Sisters Springs had a total of 559 visitors throughout the month of August, 367 more visitors than we had during August of last year. Since October 1, 2017 we have had 35,520 visitors.

Staff implemented a new point of sale system that will allow for better reporting as well as a speedier check out for visitors. New interpretative posters have been installed at the Three Sisters Springs Center.

This month on social media:

- Facebook:
 - New followers: 498
 - Total followers: 26,486
 - Post with the most people reached: "Saying goodbye to the work week" reached 5,667 people.
- Instagram:
 - New followers: 222
 - Total followers: 3,694
 - Post with the most people reached: 1,821 on Fun Fact Friday

City of Crystal River



ASSISTANT CITY MANAGER
COMMUNITY SERVICES DEPARTMENT
Departmental Monthly Report

August 2018

5B

City of Crystal River



COMMUNITY SERVICES Departmental Monthly Report

August 2018

Community Services Dept. Monthly Report August 2018

Business Licensing

There were 25 businesses that submitted paperwork to apply for new business license and/or were issued a new business license in the City between August 1st and August 31st, 2018:

- All Inclusive Lawn and Landscape (Home Occupation)
- Florida adventures RV and Marine (Garage), 644 S. Suncoast Blvd
- Pete's Pier Management, Inc. (Marina) 1 SW 1st Place
- Martin's aluminum Specialty & Trim (Out of Town Registration/Contractor), Chiefland
- The Honey Hole...Unique Gifts, Treasures, & Trinkets (Merchant), 244 SE US Hwy 19
- Monkeytime Outdoors (Out of Town Reg/Watercraft Rentals), New Port Richey
- Joseph F. Bendig (Barber) Town N Country, 3438 N. Citrus Ave.
- Crystal River Mall 9 Concession (Restaurant/Food Service), CR Mall
- Olive Tree Restaurant (Restaurant, change of owner update), 963 S. Suncoast Blvd.
- Savanna Installation, LLC (Contractor) 3540 N. Citrus Ave.
- Elfrieda Romanelli (Home Occ/Property Management), various business locations
- Frank Romanelli (Home Occ/Property Management), various business locations
- Como Auto Sales and Service (RV Dealer), CR Mall Suite 581 and NW parking lot
- Kelly Bloomer (Cosmetologist), Town N Country, 3426 N. Citrus Ave.
- Crystal Aero Group, (Airfield Services), 718 N. Lindberg Dr.
- Reel Sport Charters of Florida (home Occ/Fishing Charter)
- Wendy Hargrove (Cosmetologist), T.G. Stylz Salon, CR Mall
- Debra Volpe (Cosmetologist), T.G. Stylz Salon, CR Mall
- Rebecca Bilby (Cosmetologist and Permanent Make-up/Tattooing), T.G. Stylz Salon, CR Mall
- Tara Trogdon (Cosmetologist), T.G. Stylz Salon, CR Mall
- Natalie Council (Cosmetologist), T.G. Stylz Salon, CR Mall
- Cierra Burgess (Cosmetologist), T.G. Stylz Salon, CR Mall
- Gulf Coast River Charters (Home Occ/Fishing Charter)
- Crystal Ford (Auto Sales and Garage), 2440 N.W. U.S. Hwy. 19
- Elite Roofing & Gutters (Contractor), 705 NE 5th Street

Business license renewals are active throughout the State of Florida, with all renewals due by September 30th, annually. The City completed the renewal process for all business that submitted payment with the exception of 4 businesses that need to provide additional information or complete further action for the State of Florida. The City of Crystal River currently has:

686 active business licenses

16 additional businesses were identified during the renewal process as having been terminated

258 of the 686 business licenses have been renewed or obtained (37.5%).

428 license renewals were pending as of August 31st.

Code Enforcement

- 23 cases opened
- 7 complaints investigated, verified, and case folders prepared
- 10 cases prepared for hearings
- 9 cases heard at hearings

- Vacation rentals: Investigation continued. Identified 1 new vacation rental and 1 bed and breakfast violation. Multiple overgrown lawns and unauthorized dumping issues brought to hearing. Partnered with business owner with clean-up behind restaurant to bring into ordinance compliance.

- Assisted Business Licensing with initial influx of license renewals and covered Park Ranger duties weekly.

Park Rangers

Hunter Springs Park: The overflow parking lot was temporarily shut down due to flooding from heavy rain. A muddy area on NE 2nd Street was marked with stakes and caution tape to prevent people from driving on it or parking there.

Community Services Dept. Monthly Report August 2018

Park staff encountered a very inebriated male subject. Park staff asked a patrolling CCSO Deputy to check on the subject. The Deputy ejected the man from the park.

Rangers were notified about a boat sinking across from Hunter Springs. Park staff located a neighbor who had permission to be on the neighbor's property and accompanied Park staff to access the dock area. A different neighbor called the owner and corrected the problem, preventing the boat from fully capsizing. It was learned the boat had not been properly secured to the dock and it had sunk once before.

King's Bay Park: A citizen informed Park staff that they found and picked up five razor blades on the boat launch at Kings Bay.

Three Sister Springs: A Park Ranger escorted a few people out of the closed refuge one evening.

Yeoman Park: Closed for fourth month due to water issues. The county is working on the water lines across from the park. Public Works Director is following up with the county as to the status.

Additional:

- Park Rangers answered many questions regarding manatees, the springs, and about launching kayaks from city parks.
- Park Rangers and Code Enforcement Officer patrolled the Riverwalk looking for any type of vandalism or problems.
- Park Rangers patrolled Three Sisters Springs to ensure no one is at the park after hours.

Water Patrol

Water Patrol staff continued daily patrols on the waterways within city limits. Officer continued to observe and document potential violations and provided educational materials and outreach to the public and partners. Responded to calls for service vessel speeds and issues at Three Sisters Springs, city docks and Pete's Pier.

Scallop Season continues to bring large volumes of visitors and waterway traffic. Staff worked to ease congestion/crowding in and around City Parks and Boat Ramps with influx of vessel traffic. Provided additional help to USFWS volunteers/staff and City Park Rangers during peak times.

Staff worked on a Clean Vessel Act Grant through the Florida Dept. of Environmental Protection to cover costs of the repair of the City's pump-out vessel. Staff coordinated with Public Works staff to keep pump-out operations on schedule by towing vessel when needed.

Potential violations observed while on patrol (not all potential violations observed or reflected): 69 vessel speed concerns; 16 dive flag concerns; 12 paddle craft or boats without proper safety equipment; 7 Bow Riding; 11 instances of alcohol in exclusion areas; 6 vessels in the swim area at Hunter Springs Park; 1 vessel loose from mooring and/or adrift, or sunk; 10 interfere/ block navigation of another; 2 Unsafe Vessel Operations where significant risk of collision or bodily injury existed or occurred.

City of Crystal River



FIRE DEPARTMENT Departmental Monthly Report

August 2018

CRYSTAL RIVER FIRE DEPARTMENT

Monthly Incident Summary

Station 1

August 1-31, 2018

Prepared by: R. Wilkinson

Call Type	CRFD Response Inside City	CRFD Response Outside City	Mutual Aid Provided to CRFD # of Units Responding	
			# Calls	# Units
Structure Fire		2		
Vehicle Fire	2			
Miscellaneous Fire	10			
Brush Fire		1		
Unauthorized Burn				
Fire Alarm	4			
Vehicle Accident	10	3	2	2
Hit & Run				
EMS Assist	4			
Landing Zone Set-Up	1			
Urgent WBC				
Non-Urgent WBC				
Good Intent				
Assist CCSO				
Extrication/Rescue	1		1	1
THRU INCIDENT # 3881				
TOTAL CALLS	32	6	3	3
Combined Responses Inside/Outside City Limits	38			
Canceled	2	2	1	1

CRYSTAL RIVER FIRE DEPARTMENT

AUGUST 2018 CALL-OUT LOG

Chief: "Jack" Dumas, III

Prepared by: Richard Wilkinson

DATE	INC #	ADDRESS	INCIDENT TYPE	MUTUAL AID	CANCELLED? WATER USAGE	DISTANCE
08/01	3427	1485 THREE SISTERS SPRINGS TRL (CR)	MISC FIRE	NONE	NO	1.36
08/02	3440	6 TH AVE & 10 TH ST (CR)	MISC FIRE	NONE	NO	0.75
08/03	3449	THREE SISTERS SPRINGS & US 19 (CR)	VEHICLE ACCIDENT	NONE	YES	0.48
08/05	3488	9301 W FT ISLAND TRL (CR)	TECH RESCUE	RECEIVED	NO	1.52
08/05	3489	TURKEY OAK DR & N HOLIDAY DR (CR)	VEHICLE ACCIDENT	GIVEN	YES	1.69
08/06	3493	431 NE 10 TH ST (CR)	EMS ASSIST	NONE	NO	0.65
08/07	3508	3845 W DELTONA BLVD (CITRUS SPGS)	STRUCTURE FIRE	GIVEN	YES	9.97
08/07	3509	2123 N SUNSHINE PATH (CR)	STRUCTURE FIRE	GIVEN	NO (100 Gal)	2.39
08/07	3523	625 NE HWY 19 (CR)	VEHICLE ACCIDENT	NONE	NO	0.57
08/08	3529	822 SE HWY 19 (CR)	FIRE ALARM	RECEIVED	NO	1.07
08/08	3533	1801 NW HWY 19 (CR)	VEHICLE ACCIDENT	NONE	NO	0.78
08/08	3538	W STATE PARK & W SPRING CIR (CR)	MISC FIRE	NONE	NO	1.7
08/08	3539	N CITRUS AVE & NE CRYSTAL ST (CR)	VEHICLE ACCIDENT	NONE	NO	0.24
08/10	3573	US HWY 19 & CR 488 (CR)	VEHICLE ACCIDENT	GIVEN	NO	5.29
08/11	3583	502 NW 6 TH ST (CR)	EMS ASSIST	NONE	NO	0.14
08/12	3596	510 NE 18 TH CT (CR)	EMS ASSIST	NONE	NO	0.98
08/12	3597	NE HWY 19 (HARDEES) (CR)	VEHICLE ACCIDENT	RECEIVED	YES	0.83
08/12	3600	1910 NW HWY 19 (CR)	VEHICLE ACCIDENT	NONE	NO	1.08
08/13	3609	4695 N TALLAHASSEE RD (CR)	BRUSH FIRE	GIVEN	NO	2.43
08/14	3624	1660 NW 19 TH ST (CR)	MISC FIRE	NONE	NO (200 Gal)	1.47
08/18	3684	1208 NE 5 TH ST (CR)	MISC FIRE	NONE	NO	1.56
08/21	3720	822 SE HWY 19 (CR)	FIRE ALARM	NONE	NO	1.11
08/21	3721	231 NW HWY 19 (CR)	MISC FIRE	NONE	NO	0.06
08/21	3722	311 NE 4 TH AVE (CR)	FIRE ALARM	NONE	NO	0.61
08/23	3751	1801 NW HWY 19 (CR)	VEHICLE FIRE	NONE	NO	1.06

08/23	3754	654 NE 1 ST ST (CR)	MISC FIRE	NONE	NO	0.9
08/25	-----	SE 5 TH TERR (CR)	TRAINING	----	7500 Gal	----
08/25	3769	NE HWY 19 & THREE SISTERS SPRGS (CR)	VEHICLE ACCIDENT	NONE	NO	0.48
08/25	3784	809 N CITRUS AVE (CR)	MISC FIRE	NONE	NO	0.24
08/26	3790	864 NE 5 TH ST (CR)	VEHICLE ACCIDENT	NONE	NO	1.04
08/27	3799	786 NE 6 TH TERR (CR)	VEHICLE FIRE	NONE	NO (750 Gal)	0.95
08/28	3813	1001 NE 5 TH ST (CR)	VEHICLE ACCIDENT	NONE	NO	1.25
08/29	3837	NE 7 TH AVE/NE CRYSTAL ST (CR)	MISC FIRE	NONE	NO	0.85
08/30	3849	125 NE HWY 19 (CR)	VEHICLE ACCIDENT	NONE	NO	0.81
08/30	3852	754 NE 3 RD AVE (CR)	EMS ASSIST	NONE	NO	0.46
08/30	3862	1710 SE 3 RD CT (CR)	LANDING ZONE	NONE	NO	1.33
08/31	3864	625 NE HWY 19 (CR)	MISC FIRE	RECEIVED	NO	0.55
08/31	3867	4055 N CITRUS AVE (CR)	VEHICLE ACCIDENT	GIVEN	NO	1.35
08/31	3881	8624 W CRYSTAL ST (CR)	FIRE ALARM	NONE	NO	1.13

NOTE: Those entries highlighted in "yellow" reflect responses by the CRFD which exceed five miles in a direct line. Those entries highlighted in "red" reflect water usage from hydrants located within the City of Crystal River. Total water consumption for this period was approximately 8,550 gallons.

SUMMARY OF CALLS

	RESPONSES WITHIN THE CITY	RESPONSES OUTSIDE OF THE CITY
Calls Where Mutual Aid Was Received	4	N/A
Calls Cancelled	3	1
Calls Where Mutual Aid Was Given	N/A	6
Calls With No Mutual Aid	32	N/A

City of Crystal River



PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
Departmental Monthly Report

August 2018

Monthly Report for the Month of August 2018

Building Permits

There were a total of (55) permits issued this month – Grand Total - \$22,509.28

Total Inspections – (115)

Ed Hollenbeck, Building Official – (108) Inspections

Mike Dow, Fire Chief - (03) Final Fire Inspections

(04) Fire Plan Reviews

CRYSTAL RIVER CITY COUNCIL
Agenda Item Summary

Meeting Date: September 24, 2018

Agenda Item Number: 5C

Requested Motion: Motion to approve the special events permit, road closure request, and waiver of open container submitted by Kings Bay Rotary for the 2018 Stone Crab Jam.

Summary: Kings Bay Rotary has submitted a special event permit for their annual Stone Crab Jam to be held on Saturday, November 3, 2018 from 12:00pm-10:00pm. The event will take place on Citrus Avenue from 19 to NW 3rd Street, down to Kings Bay Park and off Citrus Ave. onto NE 5th Street and the City owned lot at Highway 19 & Citrus Ave. They will follow the same footprint as in year's past and will hire CCSO Deputies for security.

Staff Recommendation: Staff recommends approval

Funding Information:

Project Cost:

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:


Originating Department


City Manager

City Attorney (if applicable)

Attachments:

Special Events Permit and Road Closure Request

Council Action:

Approved _____ Denied _____ Deferred _____ Other _____

ORIGINAL



CITY OF CRYSTAL RIVER

Special Event Permit

APPLICATION &
GUIDELINES

RECEIVED
SEP 11 2018
BY: _____

APPLICANT INFORMATION	
ORGANIZATION NAME	KINGS BAY ROTARY CHARITABLE FOUNDATION
CONTACT PERSON #1	EA WILSEK
TITLE	EVENT CHAIRMAN
ADDRESS	19 VINCA ST HOMOSASSA, FL 34446
PHONE NUMBERS	C-352-212-2084 W-795-5900
E-MAIL ADDRESS	EWILSEK3@AOL.COM
CONTACT PERSON #2	JULIE KIDDER REYNOLDS
TITLE	EVENT CO CHAIRMAN
ADDRESS	461 NW 14TH PL CRYSTAL RIVER FL 34428
PHONE NUMBER	C-352-634-0117
E-MAIL ADDRESS	JULIE KIDDER@TAMPABAY.RR.COM
ORGANIZATION WEBSITE	KINGS BAY ROTARY.ORG
IS ORG 501-C	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, must provide documentation
GROUP LIABILITY INS.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INSURED COMPANY	LEXINGTON INSURANCE CO
POLICY NUMBER	# 19437 CONTACT ALI SULITA 1-833-3ROTARY
General liability insurance is required naming the City of Crystal River as additional insured. Limits of liability should be no less than \$1,000,000.00 each occurrence combined single limit for bodily injury and property damage. If food is being served, product liability must be included. If the event is approved for alcohol sales, insurance must include an alcohol endorsement.	

EVENT INFORMATION	
NAME OF EVENT	THE STONE CRAB JAM
TYPE OF EVENT	MUSIC & FOOD FESTIVAL
EVENT DATE(S)	NOVEMBER 3RD 2018
EVENT TIMES	12:00 PM - 10:00 PM
EVENT DATE(S)	
EVENT TIMES	
EVENT LOCATION	CITRUS AVE, 5TH ST, KINGS BAY PARK
ADDRESS	LOT CITRUS AVE & HWY 19
DESCRIPTION OF EVENT	LIVE MUSIC - 3 STAGES FESTIVAL # 11 FOOD, BEER, WINE, ASSORTED MERCANDISE

# OF PEOPLE EXPECTED	10,000 -			
FEES INVOLVED	ENTRANCE	\$ 10 -	DONATION	\$
	VENDOR	\$ 85 - SMART	BOOTH	\$
	OTHERS	\$		
PROCEEDS BENEFIT	KINGS BAY ROTARY CHARITABLE FOUNDATION			
OPEN TO THE PUBLIC	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
FOOD SALES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
ALCOHOL SALES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
REQUESTING OPEN CONTAINER WAIVER	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
MERCHANDISE VENDORS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
MUSICIANS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		

EVENT SERVICES			
REQUESTING CITY PROPERTY FOR EVENT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	If yes, list property name and address below
	PROPERTY ADDRESS	LOT CITRUS AVE & HWY 19, KINGS BAY PARK CITY PARKING LOT 1ST & 5TH ST	
REQUESTING ELECTRIC FROM CITY SITES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
LOCATION(S)			
WASTE PLAN	YES		
WASTE HAULER	ADVANCED DISPOSAL		
RESTROOM FACILITIES	<input type="checkbox"/> ON PROPERTY	<input checked="" type="checkbox"/> PORTABLE FACILITIES	
	If portable, Company name	ADVANCED DISPOSAL	
# OF RESTROOMS	204	# OF HANDICAPPED	3+
SECURITY	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	If alcohol is served, CCSO must be hired
SECURITY COMPANY	CCSO		
# OF PERSONS	14		
PARKING LOCATION(S)	1. RVR PARKING - CRYSTAL RIVER MALL 2. VIP LOT - NW 1ST AVE 3. HANDICAPPED 12 SP - ERNST WOODS		
TOTAL SPACES			
HANDICAPPED SPACES	12 - ERNST WOODS - LOT NW 1ST ST		
If parking location is insufficient on site, parking arrangement letter(s) may be obtained from owner(s), renter(s) of additional parking sites. Letter must state permission from owner(s)/renter(s), date(s) of event, and number of handicapped and regular parking spaces provided.			
OTHER SERVICES	REQUEST TO MOVE PARKING BUMPERS ON CITRUS AVE AND LOT CITRUS 119 IF POSSIBLE		

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

SPECIAL EVENT FEE SCHEDULE			
Non-Profit		For-Profit	
Special Event	\$50.00	Special Event	\$150.00
Festival, with road closures and/or alcohol sales	\$250.00	Festival, with road closures and/or alcohol sales	\$500.00
Festival Cleanup*	\$150.00	Festival Cleanup*	\$150.00
Permits received less than 60 days prior to the event will incur an additional \$50.00 charge.			
Permits received less than 30 days prior to the event date will not be accepted.			
<i>Special event fees are due immediately following approval of the event from the City of Crystal River council. Failure to submit payment within 15 days after receipt of invoice may result in cancellation of event.</i>			

CONTACT INFORMATION	
EVENT NAME	STONE CRAB JAM
EVENT DATE	NOVEMBER 3RD, 2018
EVENT TIMES	12:00 PM - 10:00 PM
ORGANIZATION NAME	KINGSBAY ROTARY CHARITABLE FOUNDATION
CONTACT PERSON	EA WILSEK
TITLE	EVENT CHAIRMAN
ADDRESS	19 VINCA ST NOMOSASSA FL 34446
PHONE NUMBER(S)	
E-MAIL ADDRESS(ES)	

ROAD CLOSURE INFORMATION			
DATES OF CLOSURES	NOVEMBER 3RD 2018		
	From	From	From
TIMES OF CLOSURES	7:00 AM	12:00 AM	
Include set up and breakdown in dates and times			
REQUESTED ROAD #1	CITRUS AVE BETWEEN 3RD ST & HWY 19		
START			
END			
REQUESTED ROAD #2	5TH ST BETWEEN NE 1ST AVE & CITRUS AVE		
START			
END			
REQUESTED ROAD #3	KINGSBAY PARK (THIRD ST)		
START			
END			
REQUESTED ROAD #4	3 PARKING SPACES IN FRONT CRYSTAL MANATEE MOTEL		
START	3RD/CITRUS AVE NOV 2ND 7PM - 12AM NOV 3RD		
END			
REQUESTED ROAD #5	CITY PARKING LOT - 5TH & NE 1ST AVE		
START	NOV 2ND 7PM - NOV 3RD 12:00AM		
END			

* VENDORS WILL BE STAGING ON NE VINCA ST
FROM TSS TR - CITRUS AVE STARTING 6:30 AM

Road closure requests must be submitted with special events permit and are approved when special event permit is approved by The City of Crystal River Council.

OUTSIDE CODE ORDINANCE SIGNAGE REQUESTS	
Sign #1	STONE CLAB JAN 2018
# Requested	1
Location(s)	EMPTY LOT CITRUS AVE & US HWY 19
Size	APPX 7' X 4' STARTING OCT 1ST
Sign #2	HWY 19 - DIRECTIONAL SIGNS
# Requested	TO PARKING - RURAL KING CR MALL
Location(s)	TEMPORARY STICK IN GROUND
Size	3' X 3' APPX Thru. out
Sign #3	
# Requested	HWY 44 DIRECTIONAL SIGNS
Location(s)	TO PARKING - RURAL KING - CR MALL
Size	TEMPORARY STICK IN GROUND
	3' X 3' APPX
Sign #4	Thru. out
# Requested	
Location(s)	
Size	

Signage requests must be submitted with special events permits and applies to signs your event is requesting to use from the City of Crystal River. This application is not for use of personal event signs that you are wanting to use for your event.

**CITY OF CRYSTAL RIVER
SPECIAL EVENT PERMIT
AGREEMENT**

The City of Crystal River issues a Special Event Permit to
KINGS BAY ROTARY CHARITABLE FOUNDATION
(a ___ person, ___ corporation, ___ partnership), hereinafter called "the Permittee," for a
special event, described as
THE STONE CRAB JAM
to be held on the 3RD day of NOVEMBER, 2018 until the
___ day of _____, 20____, during the hours of
12:00pm AND 10:00 PM.

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

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

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

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

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

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

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

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

Witness their hands and seals this day and year.

Date: _____

Permittee: KINGS BAY ROTARY CHARITABLE FOUNDATION
(Name of Organization)

Signed By: _____
(Contact person)

Print Name: EA WILSEK

Print Title: EVENT CHAIRMAN

City of Crystal River

Signed By: _____
(City Designee)

Print Name: _____

Print Title: _____

IF PERMITTEE IS A CORPORATION OR PARTNERSHIP:

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

Eric C Wilsek
Signature

Date

EDWARD C WILSEK
Printed Name

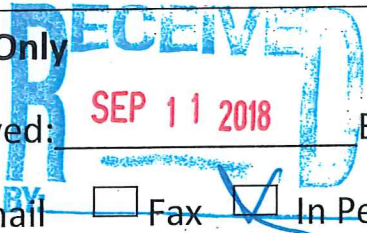
Address: 19 VINCA ST

Telephone: 352-212-2084

HOMOSASSA, FL 34446

E-mail: EWILSEK3@AOL.COM

Office Use Only



Date Received:

SEP 11 2018

By:

[Signature]

Via: E-mail

Fax

In Person

Mail

Office Use Only

City Staff Approval

[Signature]

9/14/18

Sherriff's Department

Date

[Signature]

9/14/18

Fire Department

Date

[Signature]

9.19.18

Community Planning

Date

~~Waterfronts Manager~~

Date

[Signature]

9/18/18

Public Works

Date

[Signature]

9.11.18

Special Events

Date

City Manager/City Clerk

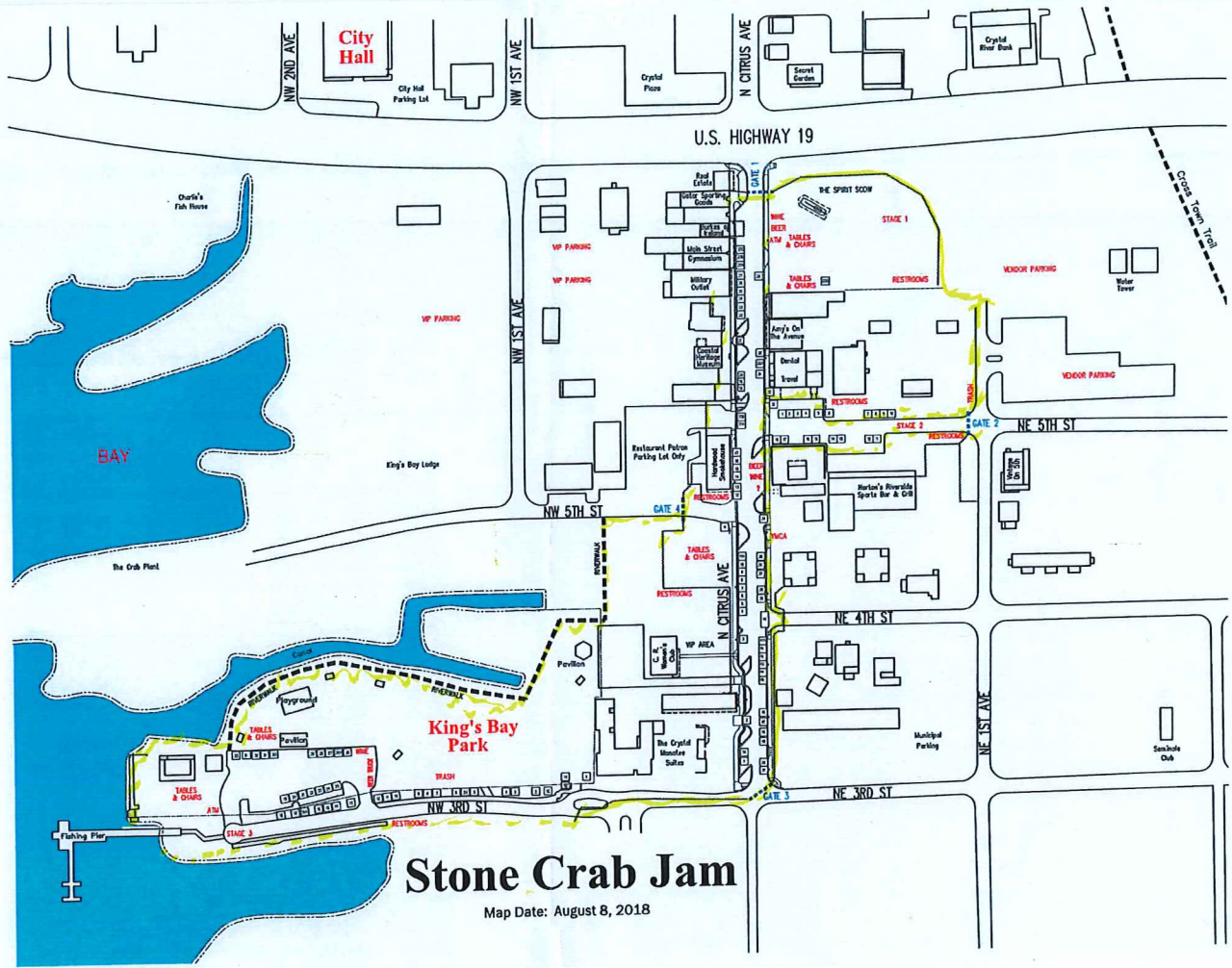
Date

Council Date:

September 24, 2018

Approved _____

Denied _____



Stone Crab Jam

Map Date: August 8, 2018



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/11/18

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

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

PRODUCER
Arthur J. Gallagher Risk Management Services, Inc.
2850 Golf Road
Rolling Meadows IL 60008

CONTACT NAME: Ali Sulita
PHONE (A/C, No, Ext): 1-833-3ROTARY
E-MAIL: rotary@ajg.com
FAX (A/C, No): 630-285-4062

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Lexington Insurance Company	19437
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
All Active US Rotary Clubs & Districts
Rotary Club of Kings Bay-Crystal River
ATTN: Risk Management Dept.
1560 Sherman Ave.
Evanston, IL 60201-3698

COVERAGES CERTIFICATE NUMBER: 899307648 REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor Liability Included GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			015375594	7/1/2018	7/1/2019	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			015375594	7/1/2018	7/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			NOT APPLICABLE			E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate holder is included as additional insured where required by written contract or permit subject to the terms and conditions of the general liability policy, but only to the extent bodily injury or property damage is caused in whole or in part by the acts or omissions of the insured.

CERTIFICATE HOLDER	CANCELLATION
City of Crystal River 123 Hwy 19 Crystal River, FL 34428 Stone Crab Jam Rotary Club of Kings Bay-Crystal River, District 6950 10/31/18-11/5/18	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/11/18

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

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

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 2850 Golf Road Rolling Meadows IL 60008	CONTACT NAME: All Sulita	PHONE (A/C, No, Ext): 1-833-3ROTARY	FAX (A/C, No): 630-285-4062	
	E-MAIL ADDRESS: rotary@ajg.com			
INSURED All Active US Rotary Clubs & Districts Rotary Club of Kings Bay-Crystal River ATTN: Risk Management Dept. 1560 Sherman Ave. Evanston, IL 60201-3698	INSURER(S) AFFORDING COVERAGE		NAIC #	
	INSURER A: Lexington Insurance Company		19437	
	INSURER B:			
	INSURER C:			
	INSURER D:			
	INSURER E:			


COVERAGES **CERTIFICATE NUMBER:** 899307648 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor Liability Included GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			015375594	7/1/2018	7/1/2019	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			015375594	7/1/2018	7/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			NOT APPLICABLE			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

The Certificate holder is included as additional insured where required by written contract or permit subject to the terms and conditions of the general liability policy, but only to the extent bodily injury or property damage is caused in whole or in part by the acts or omissions of the insured.

CERTIFICATE HOLDER Stone Crab Jam Rotary Club of Kings Bay-Crystal River, District 6950 10/31/18-11/5/18	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/11/18

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

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

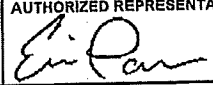
PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 2850 Golf Road Rolling Meadows IL 60008	CONTACT NAME: Ali Sulita PHONE (A/C, No, Ext): 1-833-3ROTARY E-MAIL ADDRESS: rotary@ajg.com	FAX (A/C, No): 630-285-4062
	INSURER(S) AFFORDING COVERAGE INSURER A: Lexington Insurance Company	
INSURED All Active US Rotary Clubs & Districts Rotary Club of Kings Bay-Crystal River ATTN: Risk Management Dept. 1560 Sherman Ave. Evanston, IL 60201-3698		NAIC # 19437
INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** 899307648 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor Liability Included GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			015375594	7/1/2018	7/1/2019	EACH OCCURRENCE	\$2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$500,000
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$2,000,000
							GENERAL AGGREGATE	\$4,000,000
							PRODUCTS - COMP/OP AGG	\$4,000,000
								\$
A	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			015375594	7/1/2018	7/1/2019	COMBINED SINGLE LIMIT (Ea accident)	\$2,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB			NOT APPLICABLE			EACH OCCURRENCE	\$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	\$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			NOT APPLICABLE			PER STATUTE	OTH-ER
	Y/N		N/A				E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate holder is included as additional insured where required by written contract or permit subject to the terms and conditions of the general liability policy, but only to the extent bodily injury or property damage is caused in whole or in part by the acts or omissions of the insured.

CERTIFICATE HOLDER Citrus County School Board Transportation Services Dept 1007 West Main St Inverness, FL 34450 Stone Crab Jam Rotary Club of Kings Bay-Crystal River, District 6950 11/3/18	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/11/18

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

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

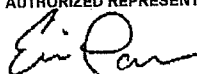
PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 2850 Golf Road Rolling Meadows IL 60008	CONTACT NAME: Ali Sulita PHONE (A/C, No, Ext): 1-833-3ROTARY E-MAIL ADDRESS: rotary@ajg.com	FAX (A/C, No): 630-285-4062
	INSURER(S) AFFORDING COVERAGE	
INSURED All Active US Rotary Clubs & Districts Rotary Club of Kings Bay-Crystal River ATTN: Risk Management Dept. 1560 Sherman Ave. Evanston, IL 60201-3698	INSURER A: Lexington Insurance Company	NAIC # 19437
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER: 899307648** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor Liability Included GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			015375594	7/1/2018	7/1/2019	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			015375594	7/1/2018	7/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below			NOT APPLICABLE			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate holder is included as additional insured where required by written contract or permit subject to the terms and conditions of the general liability policy, but only to the extent bodily injury or property damage is caused in whole or in part by the acts or omissions of the insured.

CERTIFICATE HOLDER Rural King- Crystal River Mall 1801 NW US Hwy 19 Crystal River, FL 34428 Stone Crab Jam Rotary Club of Kings Bay-Crystal River, District 6950 11/3/18	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/11/18

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

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

PRODUCER
Arthur J. Gallagher Risk Management Services, Inc.
2850 Golf Road
Rolling Meadows IL 60008

CONTACT NAME: Ali Sulita
PHONE (A/C, No, Ext): 1-833-3ROTARY
E-MAIL ADDRESS: rotary@ajg.com
FAX (A/C, No): 630-285-4062

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Lexington Insurance Company	19437
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
All Active US Rotary Clubs & Districts
Rotary Club of Kings Bay-Crystal River
ATTN: Risk Management Dept.
1560 Sherman Ave.
Evanston, IL 60201-3698

COVERAGES CERTIFICATE NUMBER: 899307648 REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor Liability Included GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			015375594	7/1/2018	7/1/2019	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COM/POP AGG \$4,000,000 \$
A	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			015375594	7/1/2018	7/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ AGGREGATE \$ \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below			NOT APPLICABLE			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

The Certificate holder is included as additional insured where required by written contract or permit subject to the terms and conditions of the general liability policy, but only to the extent bodily injury or property damage is caused in whole or in part by the acts or omissions of the insured.

CERTIFICATE HOLDER

Southern Heritage Inc. Tax Parcel #211817-0070-0020
N. Citrus Ave Crystal River, FL 34428

Stone Crab Jam
Rotary Club of Kings Bay-Crystal River, District 6950
10/31/18-11/5/18

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **DEC 13 2007**

KINGS BAY ROTARY CHARITABLE
FOUNDATION INC
550 N CITRUS AVE
CRYSTAL RIVER, FL 34428

Employer Identification Number:
20-8164927
DLN:
17053310304027
Contact Person:
DIANE M GENTRY ID# 31361
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a)(2)
Form 990 Required:
Yes
Effective Date of Exemption:
December 26, 2006
Contribution Deductibility:
Yes
Advance Ruling Ending Date:
December 31, 2010
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

If you distribute funds to other organizations, your records must show whether they are exempt under section 501(c)(3). In cases where the recipient

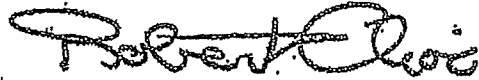
Letter 1045 (DO/CG)

KINGS BAY ROTARY CHARITABLE

organization is not exempt under section 501(c)(3), you must have evidence the funds will be used for section 501(c)(3) purposes.

If you distribute funds to individuals, you should keep case histories showing the recipient's name and address, the purpose of the award, the manner of selection, and the relationship of the recipient to any of your officers, directors, trustees, members, or major contributors.

Sincerely,



Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Publication 4221-PC
Statute Extension

CRYSTAL RIVER CITY COUNCIL
Agenda Item Summary

Meeting Date: September 24, 2018

Agenda Item Number: 5D

Requested Motion: Motion to approve the special event permit and road closure request for the Crystal River High School Homecoming Parade.

Summary: Crystal River High School has submitted a Special Event Permit for their Annual Homecoming Parade on October 11, 2018. The parade route will start at the First Baptist Church parking lot, across Citrus Avenue down Crystal Street, past 8th Avenue and into Pirate Stadium. The parade is scheduled to begin at 5:00 pm and end around 6:00 pm. The school is coordinating with CCSO for the road closure.

Staff Recommendation: Staff recommends approval.

Funding Information:

Project Cost:

Funding Source:


Amount Available:

Finance Department Approval: _____

Approvals:



Originating Department



City Manager

City Attorney (if applicable)

Attachments: Special Event Permit and Road Closure Request

Council Action:

Approved _____ Denied _____ Deferred _____ Other _____

APPLICANT INFORMATION	
ORGANIZATION NAME	Crystal River High School
CONTACT PERSON #1	Robert Verlato
TITLE	Athletics/Activities Director
ADDRESS	3195 Crystal River High Drive Crystal River, FL.
PHONE NUMBERS	795-4641 ext. 4830
E-MAIL ADDRESS	verlato@citrus.k12.fl.us
CONTACT PERSON #2	Sally Brown
TITLE	Athletics/Activities Director Secretary
ADDRESS	3195 Crystal River High Dr. Crystal River, FL.
PHONE NUMBER	795-4641 4810
E-MAIL ADDRESS	brown3@citrus.k12.fl.us
ORGANIZATION WEBSITE	
IS ORG 501-C	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, must provide documentation
GROUP LIABILITY INS.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INSURED COMPANY	FSBIT
POLICY NUMBER	FSBIT@CAST-1
<p>General liability insurance is required naming the City of Crystal River as additional insured. Limits of liability should be no less than \$1,000,000.00 each occurrence combined single limit for bodily injury and property damage. If food is being served, product liability must be included. If the event is approved for alcohol sales, insurance must include an alcohol endorsement.</p>	

EVENT INFORMATION	
NAME OF EVENT	Homecoming Parade
TYPE OF EVENT	Parade
EVENT DATE(S)	October 11, 2018
EVENT TIMES	5:00 6:00
EVENT DATE(S)	
EVENT TIMES	
EVENT LOCATION	Crystal St. Citrus Ave to back of School
ADDRESS	
DESCRIPTION OF EVENT	C.R. H.S. Homecoming Parade

# OF PEOPLE EXPECTED	500			
FEES INVOLVED	ENTRANCE	\$	DONATION	\$
	VENDOR	\$	BOOTH	\$
	OTHERS	\$		
PROCEEDS BENEFIT				
OPEN TO THE PUBLIC	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
FOOD SALES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
ALCOHOL SALES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
REQUESTING OPEN CONTAINER WAIVER	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
MERCHANDISE VENDORS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
MUSICIANS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		

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

**CITY OF CRYSTAL RIVER
SPECIAL EVENT PERMIT
AGREEMENT**

The City of Crystal River issues a Special Event Permit to Crystal River High School
(a person, corporation, partnership), hereinafter called "the Permittee," for a
special event, described as C.R.H.S. Homecoming Parade
to be held on the 11th day of October, 20 18 until the
11th day of October, 20 18, during the hours of
4:30 - 6:30 pm.

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

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

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

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

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

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

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

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

Witness their hands and seals this day and year.

Date: September 13, 2018

Permittee: Crystal River High School
(Name of Organization)

Signed By: Robert Verlato
(Contact person)

Print Name: Robert Verlato

Print Title: Athletic/activities Director

City of Crystal River

Signed By: Leslie Bollin
(City Designee)

Print Name: Leslie Bollin

Print Title: S.E.C

IF PERMITTEE IS A CORPORATION OR PARTNERSHIP:

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

Signature

Date

Printed Name

Address:

Telephone:

E-mail:

Office Use Only



Date Received: SEP 14 2018

By: [Signature]

Via: E-mail

Fax

In-Person

Mail

Office Use Only

City Staff Approval

[Signature]

9/14/18

Sheriff's Department

Date

[Signature]

Fire Department

Date

Approved via email

9.14.18

Community Planning

Date

Approved via email

9.14.18

Waterfronts Manager Code Enforcement

Date

[Signature]

Public Works

Date

9/18/18

[Signature]

Special Events

Date

9.14.18

City Manager/City Clerk

Date

Council Date: 9.24.18

Approved _____

Denied _____



CITY OF CRYSTAL RIVER

Special Event Permit

Road Closure & Signage Request Form

RECEIVED
SEP 14 2018
BY: _____

ROAD CLOSURE INFORMATION			
EVENT NAME	C.R.H.S. Homecoming Parade		
DATES OF CLOSURES	10/11/18		
	From	From	From
TIMES OF CLOSURES	4:45	6:15	
<i>Include set up and breakdown in dates and times</i>			
REQUESTED ROAD #1	Crystal St.		
START	Start @ First Baptist Church of C.R.		
END	End @ Back Entrance of School off Crystal St.		
REQUESTED ROAD #2			
START			
END			
REQUESTED ROAD #3			
START			
END			
REQUESTED ROAD #4			
START			
END			
REQUESTED ROAD #5			
START			
END			

Water Barricades	
<p>Any events with road closures require the use of water barricades for public safety. The organization planning the event is responsible for rental, placement, filling and emptying of barricades and clearing them from the roadway after the event. Each event will be evaluated by CCSO and The City of Crystal River to determine proper placement of the barricades. City of Crystal River Fire Department can be hired to fill barricades at the following cost:</p> <p style="text-align: center;">\$125 for Fire Truck \$4.76/1000 gallons of water</p>	
BARRICADE COMPANY	
DELIVERY DATE	
DELIVERY LOCATION	
FINAL ROAD CLOSURE TIME	

Road Closure map required with this permit

Road closure requests must be submitted with special events permits and are approved when special event permits are approved by The City of Crystal River Council.

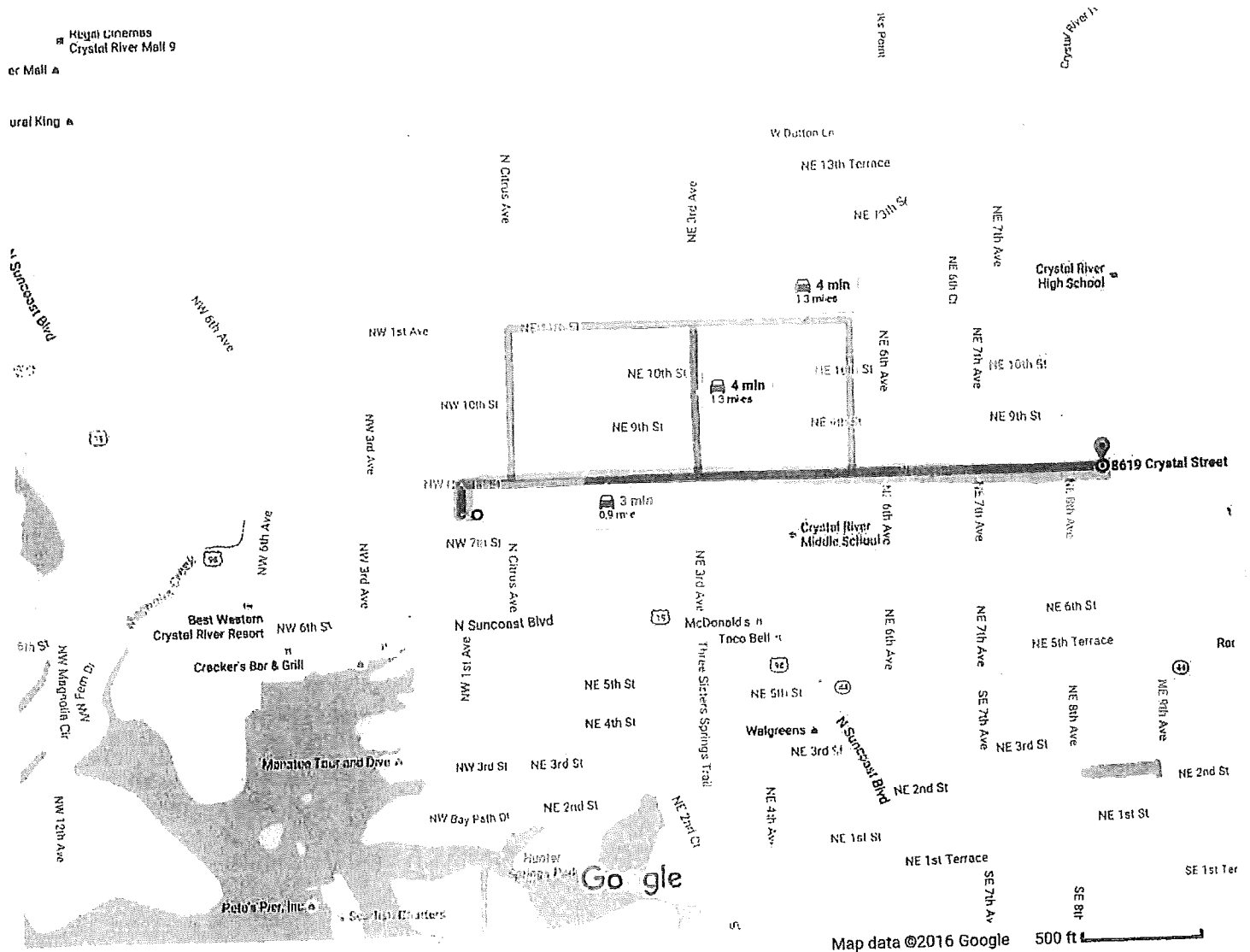
Google Maps




700 N Citrus Ave, Crystal River, FL to 8619 Crystal Street, Crystal River, FL 34428

Drive 0.9 mile, 3 min

Kinoy Cinemas
Crystal River Mall 9

ural King



- 
 via NW Crystal St
 3 min without traffic
 0.9 mile
- 
 via NE Crystal St
 4 min without traffic
 1.3 miles
- 
 via NE 11th St and NE Crystal St
 4 min without traffic
 1.3 miles



CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 1
DATE (MM/DD/YYYY)
05/18/2018

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

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

PRODUCER Willis Administrative Services Corporation DBA Willis Pooling c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: PHONE (A/C No. Ext): 1-877-945-7378 FAX (A/C No.): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com
	INSURER(S) AFFORDING COVERAGE INSURER A: Florida School Boards Insurance Trust INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** W6232118 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			FSBIT18CAS7-1	07/01/2018	07/01/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ Included MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ Included GENERAL AGGREGATE \$ Unlimited PRODUCTS - COMP/OP AGG \$ Included
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			FSBIT18CAS7-1	07/01/2018	07/01/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED. RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N		FSBIT18CAS7-1	07/01/2018	07/01/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
A	Auto Physical Damage - Actual Cash Value			FSBIT18PROP	05/01/2018	05/01/2019	Comprehensive Ded \$5,000 Collision Ded \$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
For the General Liability policy, General Aggregate is Unlimited.

CERTIFICATE HOLDER

CANCELLATION

Informational Purposes Only

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

AUTHORIZED REPRESENTATIVE

CRYSTAL RIVER CITY COUNCIL
Agenda Item Summary

Meeting Date: September 24, 2018

Agenda Item Number: 5E

Requested Motion: Motion to approve the Fiscal Year 2019 Solid Waste Rate Structure for commercial and residential accounts handled by Advanced Disposal.

Summary: The contract between Advanced Disposal and the City of Crystal River allows for annual adjustments to the contract price structure based on changes in the Consumer Price Index (CPI). Staff has reviewed Advanced Disposal's rate increase based on Bureau of Labor Statistics reporting of a CPI increase of 2.4% increase for March, 2018. This increase will apply to the base rate across all fee structures.

A summary example of the proposed new rates along with historical rates over the past few years follows:

	2015	2016	2017	2018	Proposed 2019
Single Family Resident	\$ 12.03	\$ 11.94	\$ 11.73	\$ 11.73	\$ 12.01
Two Yard Commercial/1 wk.	\$ 45.36	\$ 45.02	\$ 44.58	\$ 45.56	\$ 46.65
Eight yard Commercial 5/wk.	\$907.24	\$900.44	\$891.64	\$911.26	\$933.13

Detailed Rate Adjustment Matrix with effective date of 10/1/2018 available upon request

Staff Recommendation: Staff recommends approval of the FY2019 Solid Waste Rate Structure.

Funding Information:

Project Cost: No Capital Cost

Funding Source:

Amount Available: _____

Finance Department Approval: _____

Approvals:



Originating Department



City Manager

City Attorney (if applicable)

Council Action:

Approved _____ Denied _____ Deferred _____ Other _____

CRYSTAL RIVER CITY COUNCIL
Agenda Item Summary

Meeting Date: September 19, 2018

Agenda Item Number: 7A

Requested Motion: Motion to adopt Ordinance No. 18-O-14 amending Chapter 15, Traffic, by creating a Residential Neighborhood Permit Parking Zone for the "Michigan Town" area on Final Reading.

Summary: Staff previously discussed the need to regulate parking around Hunter Springs Park due to the parking issues affecting the Michigantown neighborhood.

Currently there is a problem with the chronic non-resident parking along their streets as a result of the "spill over" from the recreators at Hunter Springs Park and the quality of life in this neighborhood is declining. One solution to this problem would be to create a no parking zone except for residents and their guests.

Attached please find Ordinance 18-O-14 that creates a "Decal-only" parking zone for a certain area around the park for your review. This type of restrictive parking is common in other cities that experience spill overs from nearby nonresidential activity areas and works alongside of existing parking requirements already established in the city's Code.

This Ordinance will serve as a temporary solution until such time as we have the complete street study done for the downtown area. We have set the effective date for November 15, 2018.

Planning Commission held their Public Hearing on September 6, 2018 and voted 7-0 to recommend approval of Ordinance 18-O-14.

Staff Recommendation: Approval

Funding Information:

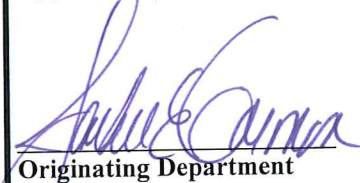
Project Cost:

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:



Originating Department



City Manager

City Attorney (if applicable)

Attachments: Ordinance 18-O-14

Council Action:

Approved _____ Denied _____ Deferred _____ Other _____

ORDINANCE NO. 18-O-14

AN ORDINANCE THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA; AMENDING CHAPTER 15, TRAFFIC, BY CREATING ARTICLE VII - RESIDENTIAL NEIGHBORHOOD PERMIT PARKING ZONE; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crystal River is a properly formed political subdivision of the State of Florida and has broad authority for the adoption of ordinances to provide for self-governance; and

WHEREAS, the City Council acknowledges the need to enhance the quality of life in neighborhoods experiencing chronic non-resident parking along their streets that is a result of parking that "spills over" from the nearby nonresidential activity centers; and

WHEREAS, the City Council has concluded it is in the public interest to amend its ordinances to creating a "decal-only" area that will allow only residents and their guests with the proper decal on their vehicles to park along the street during the designated times.

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

SECTION 1. A new Chapter 15, Article VII is hereby added to the Code of Ordinance of the City of Crystal River to read as follows:

ARTICLE VII – RESIDENTIAL NEIGHBORHOOD PERMIT PARKING ZONE

15-83 – Purpose and Intent

It is the intent of this Article to enhance the quality of life in neighborhoods experiencing chronic non-resident parking along their streets that is a result of parking that "spills over" from the nearby nonresidential activity centers.

15-84 - Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Residential Neighborhood Permit Parking Zone is the list of streets and sections of streets designated in this chapter for restricted parking by residential neighborhood permit only at those designated times.

Single household detached dwelling means a building designed for the occupancy of one family or household. Proof of address will be required for the purpose of allowing a Residential Neighborhood Permit Parking pass.

Visitor permit is a permit to park in the Residential Neighborhood Permit Parking Zone on a temporary basis.

Section 15-85 - Applicability

It shall be unlawful to park a vehicle in any area of a residential permit parking zone unless a valid and appropriate permit is properly displayed.

The following zones are designated as residential neighborhood permit parking zones:

The *Michigan Town Neighborhood* shall apply to the following streets identified in Exhibit A.

In addition to the requirements of the Land Development Code, Chapter 6, Section 6.04.00. - Transportation, access, and parking requirements, no recreational or heavy commercial vehicles will be allowed in the designated residential neighborhood permit parking zones. This includes RV's, Boats, Boat Trailers, or Heavy Commercial Vehicles.

Parking permits and visitor permits valid for one zone shall not be valid of another zone.

Section 15-86 – Hours in effect

These zones shall be in effect 24 hours a day.

Section 15-87 – Eligibility

Each single household detached dwelling and multiple household dwelling is entitled to obtain one parking permit per motor vehicle. Each single household detached dwelling and multiple household dwelling is entitled to purchase one visitor permit for each household. Appeals for additional parking and/or visitor permits shall be made in writing, with all relevant documentation attached, to the City Manager or designee.

Section 15-88 – Fees

Fees, if any, will be reflected in the City's adopted Fee Resolution.

Section 15-89 – Expiration of Permits

Permits will expire one year from date of issue. The date of expiration will be clearly marked on all permits. Permits issued under this Chapter shall be invalid if the permit holder moves from the residence address contained in the application for a residential neighborhood parking permit.

Section 15-90 – Information required on application

Permits will be issued only to residents of an address within the Neighborhood Permit Parking Zone. Proof of residency must be submitted upon making an application for a parking or visitor permit. In addition, proof of ownership or principal use of the motor vehicle must be submitted upon making application for a parking permit. Final determination of eligibility will be made by the City. Each application for a parking permit shall also contain the following information: applicant name and address; make, model and license tag number of

motor vehicle(s) for which an application is made, and any other information deemed relevant by the City of Crystal River.

Section 15-91 – Decal Required

Regular permits shall be visibly displayed and permanently affixed to the vehicle in the lower left corner of the rear window or other location as determined by the City of Crystal River. Visitor permits shall be visibly displayed by hanging the permit from the rearview mirror in the front windshield.

Section 15-92 – Parking Space Not Guaranteed

A residential neighborhood permit parking decal shall not guarantee or reserve the holder an on-street parking space.

Section 15-93 – Replacement of Permit

If the make, model or license tag number of a permitted vehicle changes during the year, the applicant may bring in the new information to the City to obtain a replacement sticker.

Section 15-94 – Change of residency

If residents of a property change during the calendar year, the new resident may complete a change of residency form and request application for permit.

Section 15-95 – Precedence of abandoned vehicle regulations

No part of this chapter shall conflict with existing regulations for abandoned vehicles.

Section 15-96 - Special Exceptions

The City Manager shall have the authority to make a Special Exception from the Residential Neighborhood Permit Parking Regulations for a one-day period only and may be granted a temporary one-day permit with no fee.

SECTION 2. CONFLICTING ORDINANCES

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. SEVERABILITY

The various parts, sections and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph section or clause is adjudged unconstitutional or invalid by any court of competent jurisdiction, the remainder of the ordinance shall not be affected thereby.

SECTION 4. INCLUSION IN THE CODE OF ORDINANCES

It is the intention of the City Council of Crystal River that the provisions of this Ordinance shall be codified and included in the Code of Ordinances, and any renumbering of the various sections are hereby authorized as necessary to achieve this directive.

SECTION 5. EFFECTIVE DATE

This ordinance shall become effective **November 15, 2018**.

SODONE THIS ____ DAY OF _____, ____.

By: _____

Jim Farley, Mayor

Attest:

Mia Fink, City Clerk

Approved as to form and legality:

Jennifer C. Rey
Hogan Law Firm

CROSTOWN TRAIL

NE 3rd ST

S CITRUS AVE

NE 2nd ST

NE 1st AVE

NE 2nd AVE



MICHIGAN TOWN PERMIT PARKING AREA

Revision: 5SEP2018 1" = 150'

CRYSTAL RIVER CITY COUNCIL
Agenda Item Summary

Meeting Date: September 24, 2018

Agenda Item Number: 7B

Requested Motion: Motion to approve an application for Vested Rights – Crystal River Village PUD

Summary:

This Public Hearing is an approved continuance from the Public Hearing that was scheduled for August 29, 2018.

Attached you will find Affidavits from the owners of Crystal River Village that attests to the timeline of events surrounding the Crystal River Village development that transpired since its inception in 1978 along with a comprehensive list of consolidated exhibits.

Crystal River Village is under contract for sale. R. Clay Mathews, attorney for Smolker Bartlett Loeb Hinds & Thompson, PA submitted an application for Vested Rights pursuant to Section 9.06.02 of the City's Land Development Code.

Currently the owners of Crystal River Village own all properties and rent the individual lots to accommodate each residents privately owned mobile home. 540 units were originally approved for both Phase I & II. Phase I includes 253 units that have been approved by the City and State for development and 287 spaces remain undeveloped in Phase II.

Staff has reviewed the attached documents and feels confident in moving forward with approval of the Vested Rights Application. We have been in discussion with Mr. Clay's office concerning some future changes to the utility billing which should not impede the approval of the Vested Rights Application.

David Eastman, attorney for Crystal River Village and Timothy Garding, attorney for the potential buyers will be present at the meeting to answer any questions.

Staff Recommendation: Approval of Vested Rights application for Phase I and Phase II for Crystal River Village as identified in the attached documents.

Funding Information:

Project Cost: N/A

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:

Originating Department



City Manager

City Attorney (if applicable)

Attachments: Vested Rights Application
Affidavits
Exhibits

Council Action:

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

CRYSTAL RIVER CITY COUNCIL
Agenda Item Summary

Meeting Date: September 24, 2018

Agenda Item Number: 9A

Requested Motion: Motion to execute a Commitment to Loan HTG Hidden Lake, LLC, in the amount of \$354,000.00, in conjunction with an application for the Florida Housing Finance Corporation's FY 2018 Housing Credit Finance for Affordable Housing Developments Located in Medium Counties for the development of The Fountains at Hidden Lake, an affordable rental housing development for senior citizens with 25% of the units set aside for Veterans.

Summary:

HTG Hidden Lake, LLC is seeking leverage funding and local government support of their application for FY 2018 Housing Credit Financing for Affordable Housing Developments Located in Medium Counties (RFA 2018-110) issued by Florida Housing Finance Corporation on 9/6/2018.

HTG Hidden Lake, LLC is planning a 100 unit new construction senior's rental housing development, with 25% Veteran set aside, on approximately 15.83 acres of the Southeast corner of Hidden Lake Preserve located off of Turkey Oak Drive. The development would consist of single story homes with a clubhouse and a variety of amenities, and be income and rent restricted to seniors earning up to 60% area median income. The financing and construction of this \$19,000,000 development would provide a positive economic impact to the city including employment opportunities, approximately \$490,000 in permit, impact, \$491,000 in water and sewer capacity and meter fees, \$40,000 in annual tax revenue, and an estimated \$70,000 in annual water and sewer service revenue.

The loan would be in the amount of \$354,000.00 secured by a second mortgage on the property. Loan would be a three year balloon with all principal and unpaid accrued interest due at that time. Interest rate will be between 1% and 3%. Loan would be required to be funded within 90 days of Certificate of Completion (CO).

To demonstrate that the proposed project has received local support, applicants are required to obtain a local government commitment to loan valued at \$354,000 and corresponding Local Government Verification forms. HTG Hidden Lake, LLC is requesting that the Mayor execute a Local Government Verification of Contribution-Loan Form as evidence of a Local Government backing of the project. The commitment is contingent upon Florida Housing's Board approval of the RFA 2018-110 scoring committee's recommendations that this development be tentatively funded and invited into credit underwriting.

Staff Recommendation: Staff Recommends Approval

Funding Information: N/A

Finance Department Approval: _____

Approvals:



Originating Department



City Manager

City Attorney (if applicable)

Attachments: Local Government Verification of Contribution- Loan Form and

Council Action:

Approved _____ Denied _____ Deferred _____ Other _____

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – LOAN FORM**

Name of Development: The Fountains at Hidden Lake
N Turkey Oak Dr, approx. 1,000 ft NE of the intersection of N Turkey Oak Dr and US Hwy 19, Crystal

Development Location: River
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Crystal River, commits \$ 354,000.00 (which may be used as an FHFC Non-Corporation Funding Proposal in an Application for FHFC funding if it meets the required criteria) in the form of a reduced interest rate loan to the Applicant for its use solely for assisting the proposed Development referenced above.

The value of the contribution based on the difference between the face amount of the above-referenced loan and the net present value of its payment stream, inclusive of a reduced interest rate and the designated discount rate (as stated in the applicable RFA) is: \$ _____.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this loan must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature

Print or Type Name

Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If the Application is not eligible for automatic points, this contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is altered or retyped. The certification may be photocopied.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS
CONSISTENT WITH ZONING AND LAND USE REGULATIONS**

Name of Development: The Fountains at Hidden Lake

Development Location: N Turkey Oak Dr, approx. 1,000 ft NE of the intersection of N Turkey Oak Dr and US Hwy 19,
Crystal River
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 100
This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development's proposed number of units, density, and intended use are consistent with current land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no hearings or approvals required to obtain the appropriate zoning classification. Assuming compliance with the applicable land use regulations, there are no known conditions that would preclude construction or rehabilitation of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of Crystal River has vested in me the authority to verify
(Name of City/County)
consistency with local land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

Date Signed

Jackie Gorman
Print or Type Name

Director, Planning & Community Development
Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - WATER**

Name of Development: The Fountains at Hidden Lake

Development Location: N Turkey Oak Dr, approx. 1,000 ft NE of the intersection of N Turkey Oak Dr and US Hwy 19,
Crystal River

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 100
This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Potable water is available to the proposed Development, subject to item 2 below.
2. To access such water service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, provide easements, and remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that water service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive water service. The availability of water services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

CERTIFICATION

I certify that the foregoing information is true and correct.

<hr/> Signature	<u>City of Crystal River</u> Name of Entity Providing Service
<hr/> Print or Type Name	<u>123 NW Highway 19</u> Address (street address, city, state)
<hr/> Print or Type Title	<u>Crystal River, FL 34428</u>
<hr/> Date Signed	<u>352-795-4216</u> Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS**

Name of Development: The Fountains at Hidden Lake

N Turkey Oak Dr, approx. 1,000 ft NE of the intersection of N Turkey Oak Dr and US Hwy 19,

Development Location: Crystal River

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development;
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development; and
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

<p>_____ Signature</p> <p>_____ Print or Type Name</p> <p>_____ Print or Type Title</p> <p>_____ Date Signed</p>	<p><u>City of Crystal River</u> Name of Entity Providing Service</p> <p><u>123 NW Highway 19</u></p> <p><u>Crystal River, FL 34428</u> Address (street address, city, state)</p> <p><u>352-795-4216</u> Telephone Number (including area code)</p>
--	--

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE –
SEWER CAPACITY, PACKAGE TREATMENT, OR SEPTIC TANK**

Name of Development: The Fountains at Hidden Lake
N Turkey Oak Dr, approx. 1,000 ft NE of the intersection of N Turkey Oak Dr and US Hwy 19,

Development Location: Crystal River
At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 100
This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Sewer Capacity or Package Treatment is available to the proposed Development; or
2. There are no known prohibitions to installing a Septic Tank system with adequate capacity for the proposed Development location or, if necessary, upgrading an existing Septic Tank system with adequate capacity for the proposed Development location.

To access such waste treatment service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, provide easements, and/or remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that waste treatment service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive waste treatment service. The availability of waste treatment services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

For projects located within Miami-Dade County, the Applicant is advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

CERTIFICATION

I certify that the foregoing information is true and correct.

_____ Signature	<u>City of Crystal River</u> Name of Entity Providing Service
_____ Print or Type Name	<u>123 NW Highway 19</u> Address (street address, city, state)
_____ Print or Type Title	<u>Crystal River, FL 34428</u>
_____ Date Signed	<u>352-795-4216</u> Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

(Form Rev. 8-18)

CRYSTAL RIVER CITY COUNCIL
Agenda Item Summary

Meeting Date: September 24, 2018

Agenda Item Number: 9B

Requested Motion: R.V. Parking Ordinance Update

Summary: The Planning Commission held workshops on April 5, 2018; May 3, 2018, June 7, 2018 and August 2, 2018 to discuss if there is a need to amend Section 6.04.08 of the Land Development Code concerning RV Parking in a residential district.

During the June 7, 2018 meeting the Planning Commission recommended 4-2 not to revise the City's Land Development Code concerning RV Parking. On July 9, 2018 the City Council requested the Planning Commission to reconsider their decision based on the fact that there was a petition in support of making some change to allow RV's more flexibility for parking in residential neighborhoods.

Staffs discussed this issue in detail and submitted three options for the Planning Commission's consideration:

1. Allow RV's to encroach into the front yard by 10',
2. Allow RV's to park within a percentage (%) of the front yard understanding the various shapes and sizes of lots in Crystal River, or
3. Allow a percentage (%) of the RV to encroach into the front yard.

After lengthy discussion on August 2, 2019, the Planning Commission voted not to amend the LDC but opted to consider Variance applications from anyone that cannot meet the requirements of the Land Development Code for parking their RV. The option of applying for a Variance was well received by both the Planning Commission and the members of the audience.

Please let us know if we can provide any additional information.

Staff Recommendation: None

Funding Information:

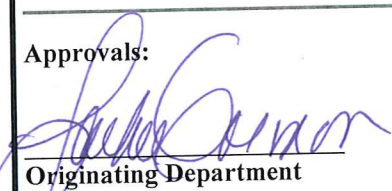
Project Cost:

Funding Source:

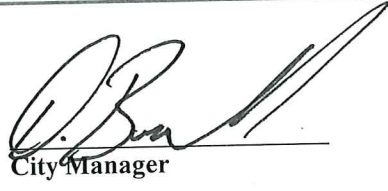
Amount Available:

Finance Department Approval: _____

Approvals:



Originating Department



City Manager

City Attorney (if applicable)

Attachments:

Council Action:

Approved _____ Denied _____ Deferred _____ Other _____

CRYSTAL RIVER CITY COUNCIL
Agenda Item Summary

Meeting Date: September 24, 2018

Agenda Item Number: 9C

Requested Motion: N/A Information related to Chronicle News Article related to Hazardous Materials potentially being shipped to Citrus County for pretreatment.

Summary: The back-up material attached outlines the story we presently are aware of. The City and County had no knowledge of this plan until the Chronicle News article dated September 16, 2018. The County and City discussed the issue that Monday morning and a letter was written to the Secretary for the Department of Environmental Protection outlining initial concerns. It is critical for the City's eco tourist economically to be part of this effort to assure environmental protection of the water assets of Citrus County.

City staff will assist Citrus County to get further definition on the proposed project and update Council and the general public as information is available.

Staff Recommendation: Allow staff to keep Council and the public aware of efforts moving this project and to make all efforts required in conjunction with Citrus County staff to protect the aquifers and public safety.

Funding Information:

Project Cost: NA

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:

Originating Department



City Manager

City Attorney (if applicable)

Attachments:

Council Action:

Approved _____ Denied _____ Deferred _____ Other _____



OFFICE OF THE COUNTY ADMINISTRATOR
Citrus County Board of County Commissioners
Executive Offices

3600 W. Sovereign Path, Lecanto, FL 34461
Phone: (352) 527-5205 Fax: (352) 527-5204

"We will be a user-friendly and common sense organization dedicated to responsive citizen services."

September 17, 2018

EOL 18-56

Florida Department of Environmental Protection
3900 Commonwealth Boulevard M.S. 49
Tallahassee, FL 32399

Registered Mail
Return Receipt

Attention: Noah Valenstein, Secretary

Dear Mr. Valenstein:

The Citrus County Chronicle on September 16, 2018 had a front-page story regarding the City of Fort Myers transporting 30,000 tons of "toxic sludge" to the Lafarge Holcim facility north of Crystal River for pre-treatment, and then on to a plant in Theodore, Alabama. A copy of that article is enclosed. We have also enclosed a copy of the Agenda item from the City of Fort Myers outlining the process.

It is concerning that the County and the City of Crystal River were not aware of a situation that may adversely affect our community prior to this media report. Receiving second hand information through media sources is not the best approach. While Wil Bryant with the State Health Department has been helpful, he does not have the answers to our specific questions.

We would request the following from your agency:

- A copy of the permit, supporting documentation with composition/toxicity report that FDEP received from the company regarding the "toxic sludge" in Fort Myers;
- A copy of the permit delineating what safe guards are or will be in place to insure the Lafarge Holcim in Citrus County properly handles the "toxic waste: Our understanding is this requires permitting from FDEP.
- Local governments receive data on the toxicity issues related to the sludge and does it remain consistent in nature as related to the entire contaminant stream.
- Please confirm that the end us of the material will not be in Citrus County.
- What measures FDEP is taking to protect and safe guard our citizens and the environment (i.e. inspections and protocols).

Page Two
Department of Environmental Protection
September 17, 2018

We would also like to schedule a presentation by FDEP to the Board of County Commissioners and the Public to insure our issues and our concerns are addressed.

Thank you for your prompt attention to this important matter.

Sincerely,

Charles R. Oliver

Charles R. "Randy" Oliver
County Administrator

Xc: Board of County Commissioners
Mr. Jim Farley, Mayor of Crystal River
Mr. Joe Meek, Mayor Elect Crystal River
Lafarge Holcim
Mr. Tito Rubio, Health Officer, Citrus County Health Department
Mr. Will Bryant, Director of Environmental Health, Citrus County Health Department
Ms. Denise Lyn, Citrus County Attorney



Are you Registered?



https://www.chronicleonline.com/news/local/fort-myers-toxic-sludge-headed-to-crystal-river-facility/article_82775ea6-b863-11e8-819d-7b3f30dbeat7.html

Fort Myers toxic sludge headed to Crystal River facility

Mike Wright Sep 14, 2018 Updated Sep 14, 2018



Vacant property in Fort Myers is cordoned off as the site of buried toxic sludge that was dumped there in the 1960s. The city is contracting with a consultant to remove the sludge and its first of two stops is the LafargeHolcim quarry in Crystal River. Photo courtesy of WINK-NEWS, Fort Myers

The city of Fort Myers has wrestled for years about what to do with toxic sludge that it deposited decades ago on land that is now surrounded by a neighborhood.

So the city has a plan: The sludge will be removed and transported to Crystal River, and then to Alabama where it will be recycled into cement.

Fort Myers officials hired a consultant to oversee the removal of 30,000 tons of toxic sludge. The consultant, in its plan with the city, says the sludge will be trucked to the LafargeHolcim quarry north of Crystal River for "pre-treatment," then onto a LafargeHolcim cement plant in Theodore, Alabama.

According to city records, the company hopes to begin the removal process in October and have it completed by year's end.

Florida Department of Environmental Protection officials say they are working closely with Fort Myers in ensuring the sludge is properly removed and transported.

Asked, however, if DEP has issued a permit for the sludge's processing in Citrus County, the agency said it doesn't know yet whether one is required.

"The city has not yet provided the department its disposal work plan," DEP spokeswoman Dee Ann Miller said in an email response to the Chronicle. "The review of that plan will inform the need for any additional permitting or authorization that may or may not be necessary."

She added: "We are aware anecdotally from our discussions with the city's consultant that they have been working on a plan for disposal via reuse by an out-of-state facility."

A Chronicle email to LafargeHolcim's media office asking for an explanation of the pre-treatment process was unanswered.

PPM Consultants, the company Fort Myers hired to oversee the sludge's removal, said in its report to the city that a 5-gallon sample of the sludge was tested by LafargeHolcim in April and the company deemed it was acceptable for its recycling operation.

Media reports and Fort Myers website show the toxic sludge site has been a source of controversy for many months or even years.

The city bought the property in the 1960s to dispose sludge from the city's water plant. When the new water plant was built in 1993, it no longer needed the sludge disposal.

In 1994, the city contracted with Habitat of Humanity to build affordable home, but rescinded the contract when tests showed lime from the treatment plant was used as fill and would require pilings, which would render the homes unaffordable.

The city conducted numerous tests in the years since and in 2007 said it would come up with a remedial action plan to remove the sludge. Media reports said arsenic showed up in tests in 2007 but the city didn't reveal that until 10 years later.

The city's reports said arsenic levels are generally below the state standard.

Meanwhile, a group of 200 residents of the Dunbar neighborhood filed a \$500 million federal lawsuit against the city, saying it should never have dumped the sludge into an open field surrounded by residential streets without precautions.

The city notified DEP in a letter Friday that the city council approved all contracts for removal of the sludge at its Aug. 30 meeting. The letter said the city was moving forward with its remediation plan.

Contact Chronicle reporter Mike Wright at 352-563-3228 or mwright@chronicleonline.com.

MIKE WRIGHT

Senior reporter

FORT MYERS CITY COUNCIL AGENDA ITEM SUMMARY

MEETING DATE: 9/4/2018	WARD: 1, 2	AGENDA ITEM NO 42. Revised:
Regular Meeting		Quasi-Judicial: No

CITY MANAGERS ITEMS

MOTION: Approve Proposal dated August 13, 2018, from PPM Consultants to transport and dispose of lime residual at 3348 South Street.	MANAGEMENT RECOMMENDATION: Approve.
FUNDING SOURCE: South Street Environmental Improvements 31100268 FY 2018 & FY 2019 Budget	
FISCAL IMPACT: \$3,270,000.00	
BUDGETED ITEM: Yes	
WHAT ACTION ACCOMPLISHES: Provides an agreement for the transportation and disposal of lime residual from 3348 South Street.	

BACKGROUND INFORMATION:

The City owns approximately 2.77 acres, more or less, of property located at 3348 South Street. It is believed that the City placed lime softening sludge, a by-product of the lime softening water treatment plant, which closed in early 1993, in borrow pits on the property site until 1967. Initial testing has been completed and results submitted to Florida Department of Environmental Protection (FDEP.)

On August 7, 2017, the City approved Supplemental Task Authorization No. 13, to Professional Services Agreement – Continuing Contract for Engineer of Record for Water Treatment Plant, Request for Qualifications No. 05 14 14 PW with Black & Veatch, Inc. provided for engineering and consulting services to assist with the site environmental assessment (including lime sludge) at 3348 South Street.

On December 4, 2017, the City approved Amendment No. 2 to Supplemental Task Authorization No. 3, to Professional Services Agreement- Continuing Contract Environmental Engineering Services, RFQ No. 03-12-12-PW, with GFA International Inc. to assess the nature and vertical extent of contamination, collect and analyze soil samples, collect and analyze groundwater samples, and prepare a work plan for the environmental assessment of

the site.

A Change Order with GFA for excavation monitoring, Forestry Resources for tree and brush removal/disposal, and Black & Veatch for oversight are required to be approved simultaneously to this contract. Contract with Karle Environmental for excavation and lime residual removal must be approved simultaneously for removal of the residual to commence.

Person Initiating Request: Richard Thompson, P.E., Nicole Monahan, P.E., Richard Moulton, MBA

Department: Engineering
Division:

ATTACHMENTS:

Description

South Street Map

Proposal from PPM

Upload Date

8/27/2018

8/27/2018

Type

Cover Memo

Cover Memo



SIMPLIFYING THE COMPLEX

August 13, 2018

Mr. Randall P. Henderson, Jr., Mayor
City of Fort Myers
2200 Second Avenue
Fort Myers, Florida 33902

RE: Proposal for Lime Sludge Waste Material (LSWM) Recycling
South Street Property
3348 South Street
Fort Myers, Florida
PPM Proposal No. 18-70020

Dear Mr. Henderson:

PPM Consultants, Inc. (PPM) appreciates this opportunity to present this proposal for material transport and recycling with a cost estimate for project planning, coordination, and recycling of Lime Sludge Waste Material (LSWM) from the above referenced facility. The purpose of the action is to remove, transport and properly recycle LSWM in accordance with applicable laws and regulations.

1.0 BACKGROUND

PPM understands the City of Fort Myers (City) is the generator of the LSWM and desires alternative disposal rather than a landfill. The estimated in-place weight of the LSWM is 30,000 short tons (i.e. 2,000 pounds per ton). The final weight will not be known until after the project is completed. The South Street Property occupies a City block that is bordered by South Street to the north, to the east by Midway Avenue, to the south by Jeffcott Street, and to the west by Henderson Avenue

The site assessment and analysis may be found in Florida Department of Environmental Protection's (FDEP) records under ID#COM 288039

Removal activities will begin after the summer rainy and hurricane seasons have passed per the City's requirement. The anticipated start date for removal activities is October 1, 2018, dependent upon weather conditions.

Mr. Randall P. Henderson, Jr., Mayor
August 6, 2018
Page 2

The City's objective is the removal of LSWM as quickly as possible. A 5-gallon sample of the LSWM was shipped to LafargeHolcim on April 6, 2018. LafargeHolcim evaluated the LSWM and deemed it acceptable for their recycling operations. The LSWM from this site will be mineralized at temperatures >2,500 degrees Fahrenheit as it will be calcined with other raw materials for the production of cement at the LafargeHolcim cement plant in Theodore, Alabama. The operating temperatures provide a thermal destruction efficiency of >99.9%. At completion of the process, PPM will provide a statement in our final report that arsenic has been substantially stabilized through mineralization that has occurred during the thermal heating process.

Several contractors will be involved in the site work excavating and loading the LSWM on site who will be contracting either directly with the City or other contractors associated with the project. PPM is solely responsible for the removal of LSWM from the site, including transportation, staging and disposal of the LSWM in accordance with the process stated above. The currently estimated time needed to excavate and load 30,000 short tons of LSWM is approximately 3 months or 13 working weeks.

The City, or its contractors, will undertake:

- Site clearing of vegetation and overburden soil;
- Removal of visible organics from LSWM material;
- Disposal of removed vegetation, visible organic material, and overburden soil;
- Excavation of LSWM;
- Loading of LSWM onto dump trucks provided for and supervised by PPM; and,
- Returning the site to desired conditions that includes backfilling if necessary.

2.0 PPM SCOPE OF WORK

The current estimate of LSWM is 30,000 short tons. The LSWM will be loaded by another contractor at the site onto dump trucks provided by PPM then transported to LafargeHolcim's facility in Crystal River, Florida, for pre-treatment, then transported to their facility in Theodore, Alabama, as their final destination for recycling. PPM's

subcontractor will take ownership of the LSWM material at the time the dump trucks leave the site in route to Crystal River, Florida.

PPM will be responsible for the following tasks:

- Preparation of a final work plan detailing the transportation to be provided, the supervision of transportation, delivery of LSWM and beneficial reuse of the LSWM material.
- PPM will furnish a certificate of insurance indicating the types and amounts of coverage maintained per Exhibit B.
- PPM will assure a minimum 20 dump trucks per day.
- Field oversight and coordination of dump truck arrivals and loading with the excavation and loading contractor(s).
- A PPM representative will be present during all loading activities to ensure that trucks are loaded to their capacities and with material that is suitable for recycling as defined by the receiving facility (LafargeHolcim). PPM will provide a representative who will be located at the site for excavation and loading activities during the hours of operation mandated by the City or its designee.
- Signing of transportation manifests as an authorized agent of the City.
- Initial transportation of LSWM material via dump truck to the LafargeHolcim facility in Crystal River, Florida.
- Weighing of dump trucks on certified scales to determine tonnage of each truck load for the fee basis.
- Final transportation of LSWM from Crystal River, Florida, to the LafargeHolcim facility in Theodore, Alabama, where the material will be recycled for beneficial use in cement products.
- Providing a final report that will detail the final tally of all LSWM tonnage and the recycling process for all transported material.
- PPM personnel will coordinate with the overall project manager and the transportation and recycle contractor to ensure the LSWM is being loaded and transported properly and in a timely manner.

Deliverables from PPM will include a final work plan and a final report. The final work plan will detail the loading, transport and recycling process for the LSWM material. This work plan will be provided to the City no later than September 1, 2018. The final report will summarize the transportation and disposal efforts and include the total weight of material transported to the destination facility and

Mr. Randall P. Henderson, Jr., Mayor
August 13, 2018
Page 4

copies of all relevant manifests, receipts, certificates, and permits. The final report will be provided within 30 days after the final load of LSWM has been thermally treated.

The City, or its contractors, will be responsible for the following tasks:

- Control over the site for excavation and loading.
- Providing matting/parking pads for the dump trucks and proper cleaning prior to leaving the city to ensure no LSWM is released to roadways used for transportation.
- Determining the hours of operation at the site for excavation and loading activities. Except for inclement weather or an emergency, the City will notify PPM at least 48 hours in advance of plans to cease excavation and loading activities.

3.0 COST PROPOSALS

3.1 COST ASSUMPTIONS FOR PROJECT IMPLEMENTATION

This cost proposal is based on the following assumptions:

- The anticipated start date for excavation and transportation is October 1, 2018
- PPM assumes this waste is non-hazardous based on its review of FDEP's records under ID#COM_288039, the City's testing data and samples of the LSWM
- It will require approximately 3 months or 13 work weeks to excavate and load all of the material, which time frame will be calculated from the actual start date provided by the City.
- The final weight of suitable recyclable material is 30,000 short tons. Recyclable material is defined as LSWM that is free of visible organics.
- The City, or its contractors, will provide site clearing of vegetation and removal of overburden soil.
- The City, or its contractors, will provide sufficient excavation and loading equipment in order to load 20 dump trucks per day.
- The City, or its contractors, will load LSWM that is visibly free of organic matter onto the dump trucks. The City will use root rakes and other equipment as necessary to remove the organic material from the LSWM material
- PPM will accept ownership, liability, and responsibility for each truckload once it has left the Fort Myers site.

Mr. Randall P. Henderson, Jr., Mayor
August 13, 2018
Page 5

- The cost of fuel at the time of transportation will not exceed 15% of the price of diesel fuel per gallon compared to the date of acceptance of this Proposal.
- The City will provide matting/parking pads for the dump trucks and proper cleaning prior to leaving the city to ensure no LSWM is released to roadways used for transportation.
- PPM will be able to smoothly coordinate our mutual needs with the City and the other contractors including contractual flow-down provisions with any and all subcontractors prior to initiating work.

If conditions are encountered that vary from the assumptions listed above, this will constitute a change in the scope and per ton fee, but under no circumstances will any change in the scope or per ton fee occur without a written change order authorized in the same manner as this proposal.

3.2 COMPENSATION

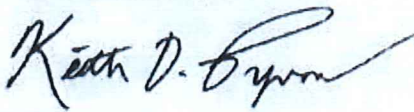
PPM proposes to perform the scope of work on a unit rate basis in accordance with our standard Business Terms and Conditions in **Attachment A**, unless otherwise stated in this proposal. PPM and the City have reached agreement with regards to the City's insurance requirements, which are included as Exhibit B. PPM proposes the cost of performing the scope of work described herein to be as follows: Costs for transportation and disposal of the LSWM will be charged at **\$109.00** per short ton with an estimated total cost to be **\$3,270,000.00** (based on 30,000 short tons).

This cost is estimated based upon 13 weeks to complete removal activities. If the schedule is prolonged due to a shortfall in loading capacity by the City, then an additional \$6,000 per week will be charged for each week exceeding the 13-week projected schedule. PPM will invoice at a frequency of not less than 14 days. Invoicing will be based upon the total weight of LSWM removed during that period, with payment due within 30 days of invoicing. To retain our services, please sign and date the **Authorization to Proceed, Attachment C** or provide a contract, purchase order, or other acceptable authorization.

Mr. Randall P. Henderson, Jr., Mayor
August 13, 2018
Page 6

Thank you for allowing us the opportunity to provide you with this proposal. If you have any questions or need additional information, please contact us at (407) 240-1127.

Sincerely,
PPM Consultants, Inc.

A handwritten signature in black ink that reads "Keith D. Pyron". The signature is written in a cursive style with a large, sweeping "K" and a long, horizontal flourish at the end.

Keith D. Pyron, P.G.
Principal

KDP:css

Attachments

CRYSTAL RIVER CITY COUNCIL
Agenda Item Summary

Meeting Date: September 24, 2018

Agenda Item Number: 9D

Requested Motion: N/A Update on Request for Proposal (RFP) for towing illegally park vehicles on City Streets and Private Property.

Summary: The growing parking issue on the City Streets has lead by the request by City Council to have a towing service available twenty four hours a day/seven days a week for illegally parked cars in tow away zones, blocking traffic lanes and the option for private property owners to use this service if vehicles are parked on their property. They also have the right to call any towing company for this service but this (RFP) sets costs and locations that the car can be returned to the owners.

The proposal will go out to bid next week, the primary requirements are to set number and types of towing equipment, cost structure, response time requirements and costs.

Staff is also discussing this with the Citrus County Sheriff's Department to develop.

Staff Recommendation: Go forward with bidding.

Funding Information:

Project Cost: NA

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:

Originating Department



City Manager

City Attorney (if applicable)

Attachments: Letter

Council Action:

Approved _____ Denied _____ Deferred _____ Other _____

VESTED RIGHTS APPLICATION

Date Submitted: _____ Case #: _____

Include evidence necessary to demonstrate compliance with the statement of intent set forth in Section 9.06.01.

1. The Applicant shall demonstrate that he has undertaken development in the City and has relied in good faith on the Codes and Ordinances of the City.

See Affidavit of Property Owner and other supporting documentation submitted herewith.

2. The Applicant shall demonstrate that he is dependent upon some act or omission of the City.

See Affidavit of Property Owner and other supporting documentation submitted herewith.

3. The Applicant shall demonstrate that he has such a substantial change in position or has incurred such extensive obligations and expenses to his detriment that it would be highly inequitable to deny relief and unjust to destroy the rights acquired (*Salkosky v. City of Coral Gables; 151 So. 2d 433, Fla. 1963*).

See Affidavit of Property Owner and other supporting documentation submitted herewith.

Attachments:

1. Standard Application Form
2. Deed, or other proof of ownership
3. Other documentation as considered necessary to support the application

Vested Rights Checklist

The City recognizes that development has and is taking place prior to the adoption of this LDC. It is the legislative intent of the City that:

Finding	Criteria (Sec. 9.06.01)
	1. No taking or abrogation of vested rights is intended by this LDC
	2. Nothing contained in this LDC shall be construed as applied to constitute a temporary or permanent taking of private property or the abrogation of validly existing vested rights. It shall be the duty and responsibility of the party alleging vested rights to affirmatively demonstrate the legal requisites of vested rights.
	3. Rights shall vest upon a demonstration to the City or agency thereof that the applicant: <ul style="list-style-type: none"> ➤ Has relied in good faith; ➤ Is dependent upon some act or omission of the government; and ➤ Has made such a substantial change in position or incurred such extensive obligations and expenses to his detriment that it would be highly inequitable to deny relief and unjust to destroy the rights acquired (<i>Salkosky v. City of Coral Gables</i>; 151 So. 2d 433, Fla. 1963).
	4. The mere existence of zoning contrary to the comprehensive plan shall not be determined to vest rights.
	5. Nothing contained in this LDC shall limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380, F.S.; or who has been issued a final development order, and development has commenced and is continuing in good faith as provided in Chapter 163, Laws of Florida.
	6. An applicant's right to develop is vested if the applicant can demonstrate that the development is a valid and properly filed condominium project with declarations of condominium, including a site plan filed with the appropriate governmental authorities and recorded in the public records of Citrus County, Florida, as required by existing law prior to the enactment of this LDC and if construction of at least one (1) unit, and the common elements, have been commenced prior to the enactment of this LDC.

STANDARD APPLICATION

STAFF USE ONLY

		Status	Date	Signature
Applications determined to be complete	1	Pre-application conference held		
	2	Date application received (initial submittal)		
	3	Application determined complete		
	4	Case number assigned		
	5	Notice of completeness sent to applicant		
Applications determined to be incomplete	6	Application is not complete		
	7	Notice of missing materials sent to applicant		
	8	Date of submittal of missing materials or resubmittal of entire application		
	9	Application determined complete		
	10	Case number assigned		
	11	Notice of completeness sent to applicant		
Withdrawn	12	Application withdrawn for failure to submit missing materials		
	13	Notice of withdrawal sent to applicant		

Type of Application	Check Type
Site plan for development without supplemental standards	
Minor subdivisions	
Minor development permits	
Minor amendments to development permits	
Administrative waivers	
Site plan for development subject to supplemental standards	
Variance	
Appeal of administrative decisions	
Preliminary and final subdivision plats	
PUD master plan and rezoning	
Rezoning	
Amendment to the LDC	
Major amendments to development permit	
Other (specify): Vested rights determination	X

Required Attachments for All Applications (Sec. 10.01.02):

1. A property survey containing the legal description, land area, and existing improvements on the site. The survey shall be signed by a surveyor licensed in the State, and shall have been performed not more than two (2) years prior to the date of application.
2. Proof of payment of applicable fees.
3. An application regarding development within or affecting wetlands (see Chapter 3) shall include proof of receipt of applicable permits or exemptions from regional, State, or federal agencies with permitting authority for wetlands.
4. All site plans and drawings for an application shall be prepared at the same scale. The sheet size shall not be less than eleven inches by seventeen inches (11 x 17) and shall not be more than by thirty-six inches by forty-eight inches (36 x 48).
5. The number of copies of the application materials as specified by the City.
6. Any development application for development proposed within the airport height notification zone established for the Crystal River Airport shall provide notification to the FAA as required by Title 14, Code of Federal Regulations, Part 77 Subpart C. Comments by the FAA shall be included as part of the submittal.

OWNERSHIP INFORMATION

Property Owner: Crystal Blue Water, L.L.C., a Florida Limited Liability Company


Address: 1801 S.E. U.S. Highway 19, Crystal River, Florida 34429

Phone #: 352-795 7161 Cell phone #: 352-795 7161 Fax #: 352-795-7879

Email address: whiteshark377@gmail.com

Property Address: 1801 S.E. Highway 19, Crystal River, Florida 34429

OWNER'S SIGNATURE:



 Signature of the property owner

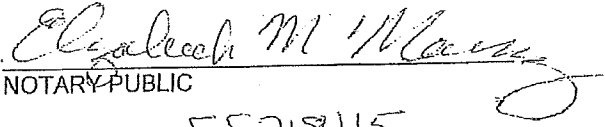
 Signature of the property owner

NOTARIZATION FOR OWNER'S SIGNATURE

STATE OF Florida COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 13 day of July who is personally known to me or who has produced Florida Driver License as identification and who did/did not take an oath.




 NOTARY PUBLIC
 Commission No. FF218115
 Commission Expires: April 7, 2019

City of Crystal River

Development Services

123 NW Hwy 19, Crystal River, FL 34428(352-795-6511)

www.crystalriverfl.org

If the applicant or agent is a representative of the property owner, a notarized statement authorizing the representative to act as an agent of the property owner with regard to the application and associated procedure, shall be completed with this application.

Agent's Name: Smolker, Bartlett, Loeb, Hinds & Thompson, P.A.

Agent's Street Address: 100 North Tampa, Suite 2050


City: Tampa ST: Florida Zip: 33602

Phone #: 813-223-3888 Cell phone #: 813-223-3888 Fax #: 813-228-6422

Email address: claym@smolkerbartlett.com

AGENT AUTHORIZATION

Smolker, Bartlett, Loeb, Hinds & Thompson, P.A. agent, is hereby authorized as my legal representative and designated agent to speak in my behalf for the subject matter.



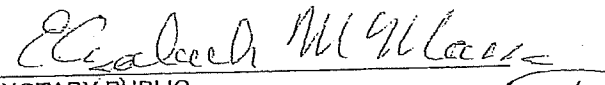
Signature of the Property Owner

NOTARIZATION FOR OWNER'S SIGNATURE

STATE OF Florida COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 13 day of July who is personally known to me or who has produced Florida Driver License as identification and who did/did not take an oath.





NOTARY PUBLIC

Commission No. FF 218115

Commission Expires: April 7, 2019

TABLE OF CONTENTS

OF CONSOLIDATED EXHIBITS

Exhibit "A" – Legal Description of Property	Page 2
Exhibit "B" – PUD Petitions	Pages 3 - 65
Exhibit "C" – Sewer Connection Agreement	Pages 67 - 77
Exhibit "D" – Ordinance 87-0-6	Pages 78 - 91
Exhibit "E" – Ordinance 87-0-14	Pages 82 - 93
Exhibit "F" – Road Dedication	Pages 94 - 97
Exhibit "G" – PUD Approval Letter	Pages 98 - 100
Exhibit "H" – Street Name Diagram	Pages 101 - 102
Exhibit "I" – Permits for Property	Pages 103 - 105

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Phase 1: From the Southwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 18 South, Range 17 East, Citrus County, Florida, thence North $0^{\circ} 03' 56''$ West 42.95 feet, for a Point of Beginning, thence North $0^{\circ} 03' 56''$ West along the 40 acre line 550.67 feet, thence South $89^{\circ} 57' 03''$ East 145.03 feet, thence North $0^{\circ} 03' 56''$ West 170.0 feet, thence North $89^{\circ} 47' 23''$ East 70.63 feet, thence North $0^{\circ} 03' 56''$ West 620.0 feet, thence South $89^{\circ} 57' 03''$ West 165.03 feet, to the Easterly right-of-way line of Southeast 8th Avenue (previously dedicated), thence North $0^{\circ} 11' 11''$ West 440.0 feet, thence North $89^{\circ} 56' 04''$ East 1320.59 feet, to the North-South centerline of said Section, thence South $0^{\circ} 21' 21''$ East along said centerline 509.89 feet to a point, thence South $00^{\circ} 16' 36''$ East 1602.04 feet to the Northerly right-of-way line of Mayo Drive, thence North $89^{\circ} 49' 26''$ West along said right-of-way line 362.36 feet, to the Easterly line of The Crystal Landing (a Condominium) as recorded in Book 1, Pages 48 and 49, Public Records of Citrus County, Florida, thence North $0^{\circ} 23' 45''$ East 125.25 feet, to the Northerly line of said (Condominium), thence South $89^{\circ} 46' 42''$ West along said Northerly line 610.03 feet, to the Easterly line of Lot 14, Block B, Crystal River Village, Unit One, as recorded in Plat Book 12, Page 5, Citrus County, Florida, thence North $01^{\circ} 00' 25''$ West along said Easterly line 80.47 feet, thence North $00^{\circ} 10' 31''$ West along said Easterly line 123.65 feet to a point, thence North $89^{\circ} 46' 08''$ West 405.09 feet, to the 40 acre line, and the Point of Beginning, also the Northwest corner of said lot, all lying in Section 27, Township 18 South, Range 17 East, Citrus County, Florida.

Commercial Tract: Commencing at the Southwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 18 South, Range 17 East, Citrus County, Florida, thence North $0^{\circ} 03' 56''$ West along the 40 acre line 593.62 feet, for a Point of Beginning, thence South $89^{\circ} 57' 03''$ East 145.03 feet, thence North $0^{\circ} 03' 56''$ West 170.0 feet, thence North $89^{\circ} 47' 23''$ East 70.63 feet, thence North $0^{\circ} 03' 56''$ West 620.0 feet, thence South $89^{\circ} 57' 03''$ West 165.03 feet, to the Easterly right-of-way line of Southeast 8th Avenue (previously dedicated), thence South $0^{\circ} 03' 56''$ East 576.14 feet, thence along a curve to the right, whose chord bears South $24^{\circ} 01' 45''$ West 122.47 feet, arc of 126.16 feet, and radius of 150.0 feet, thence South $0^{\circ} 03' 56''$ East 101.99 feet to the Point of Beginning.

Undeveloped Tract: From the Southwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 18 South, Range 17 East, run thence North $0^{\circ} 03' 56''$ West, along the 40 acre line, 877.46 feet, thence North $89^{\circ} 57' 03''$ East 50.0 feet, thence North $0^{\circ} 03' 56''$ West parallel with the 40 acre line, 518.15 feet to the East-West centerline of said Section 27, Township 18 South, Range 17 East, thence North $0^{\circ} 11' 11''$ West parallel with the 40 acre line, 496.18 feet to the Point of Beginning, thence continue North $0^{\circ} 11' 11''$ West 1151.49 feet to the North line of South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 18 South, Range 17 East, thence along the said North line, North $89^{\circ} 43' 09''$ East 1317.16 feet to the Northeast corner of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 18 South, Range 17 East, thence South $0^{\circ} 21' 21''$ East 1156.45 feet, thence South $89^{\circ} 56' 04''$ West 1320.59 feet to the Point of Beginning.

COMPOSITE EXHIBIT "B"
PUD PETITIONS

John Crider, P.A.

Attorneys at Law

JOHN CRIDER
GEORGE H. ANDERSON III

April 17, 1984

P.O. BOX 2410
PLANTATION VILLAGE
(ACROSS FROM PLANTATION INN)
Crystal River, Florida 32629
TELEPHONE (904) 795-2946

HAND DELIVERED

Mr. Wallace Payne
City Manager
City Hall
U.S. 19
Crystal River, Florida 32629

Mr. John W. Henning, Chairman
Building and Zoning Department
City Hall
U.S. 19
Crystal River, Florida 32629

RE: Application of Don Whitehurst for Planned
Unit Development Designation and Approval
for Crystal River Village; a manufactured
housing development

Gentlemen:

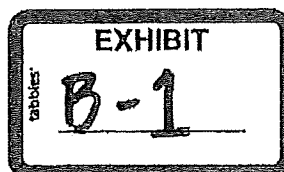
Enclosed please find the above-referenced Application
and Petition.

Attached to said Petition are topographic contours
and other supporting data required by Section 12-1.40 of
the Code of the City of Crystal River.

As you know, we had our pre-application conference in
several parts prior to today. Mr. Herb Heesch, consultant
to Mr. Whitehurst and assisting me in this application, has
met with Mr. Henning on several occasions and, of course, Mr.
Henning and I have conferred on April 17, 1984. Full infor-
mation and site plans have been furnished herewith. Please
report this matter to the next regular meeting of the Planning
and Zoning Commission and take necessary steps per the code,
to have proper notification run in the newspaper and notices
given as required.

I would appreciate the earliest possible notice of the
date that the Crystal River Planning and Zoning Commission will
consider this application.

We feel we are totally complete in our application but
if there is anything in the way of information we can furnish
or additional information needed, please advise me at once.



Mr. Wallace Payne
Mr. John Henning
April 17, 1984
Page 2

Sincere thanks for your cooperation and looking forward
to hearing from you soon, I am

Very truly yours,



JOHN CRIDER

Attorney for the Applicant

JC/cc

PETITION FOR PUD APPROVAL
FOR
CRYSTAL RIVER VILLAGE

SUBMITTED TO THE
CRYSTAL RIVER PLANNING AND ZONING COMMISSION

BY
DONALD R. WHITEHURST, OWNER
3135 U.S. 19 NORTH
CLEARWATER, FLORIDA 33516

DATE OF SUBMITTAL
APRIL 17, 1984

PREPARED BY
CENTRAL FLORIDA PLANNING AND DEVELOPMENT CORPORATION
ROUTE 2, BOX 185-A
DUNNELLON, FL 32630

INTRODUCTION

This petition is for a PUD on a 100-acre tract of land lying east of U.S. 19 and north of Mayo Drive in Crystal River, Florida.

In format, this petition follows exactly the provisions of ARTICLE 12-1 of the Crystal River Zoning Ordinance. That article requires, and this petition provides, the presentation of the following information:

- (a) A general location map;
- (b) Existing topographic conditions including contour intervals based on field surveys or photogrammetric methods;
- (c) The existing and proposed land uses and the approximate location of all buildings and structures;
- (d) The approximate location of existing and proposed streets and major thoroughfares;
- (e) The approximate location of all existing and proposed utilities including a preliminary utility and drainage plan;
- (f) The present zoning pattern in the area;
- (g) A legal description of the subject property;
- (h) The location and use of existing and proposed public, semi-public, or community facilities, such as schools, parks, and open areas. This will include areas proposed to be dedicated or reserved for community or public use;
- (i) If a proposed development creates special problems, or involves unusual circumstances, additional information may be required.

In addition, ARTICLE 12-1 requires a written statement. The written statement submitted with the development plan requires, and this petition provides:

- (a) A statement of the present ownership of all land within the proposed development.
- (b) An explanation of the character of the proposed development, including a summary of acres, dwelling units, and gross density by type of land use. The statement shall in-

clude minimum standards for lot size, yard and space requirements.

- (c) A general statement of the proposed development schedule and progression of unit division or staging.
- (d) Agreements, provisions and covenants which govern the use, maintenance and protection of the development of common or open areas.

The written statement is provided as PART I of this petition. PART II constitutes items (a) through (h) mandated by ARTICLE 12.140 (B) (2). PART III consists of supplemental data and information provided by the applicant voluntarily, to provide the reviewing authorities and the general public with as much information about the project as is possible.

PART I
WRITTEN STATEMENT

Section I(a)
Ownership

The owner of the entire PUD property is Donald R. Whitehurst. Two parcels of land, Units 13 and 14 of Crystal River Village, Unit 1, are currently under separate ownership (Perley), and although they are surrounded by the PUD, they are not a part of it. (See Section (b) which follows for additional clarification.)

Section I(b)
Character Of The Proposed Development

First as an overview, the underlying concepts behind the PUD need to be explained. Unit 1 was originally conceived, and partially developed, as a conventional single-family subdivision. Since that time, changing market conditions have necessitated that the owner revise his community plan. That has been accomplished, while simultaneously protecting and preserving that portion of Unit 1 which has already been sold and developed.

The original site plan has also been modified to more adequately preserve key vegetative features, wildlife habitat, and natural water retention and drainage areas. These design changes have been further enhanced through the addition of a soil and vegetation berm to serve as a buffer between Crystal River Village and other contiguous residential areas. Finally, the site plan has been modified to create a gated community, to assure the privacy and security of the new residents of Crystal River Village, a PUD.

Acreage
100 acres, more or less.

Dwelling Units
580 more or less, manufactured housing
20 more or less, conventional
600 more or less, total

Gross Density
6.00 dwelling units per acre

Minimum Standards

Lot Width	50' minimum, 80' maximum
Lot Depth	70' minimum, 100' maximum
Front Yard	7' minimum
Rear Yard	3' minimum
Side Yard	5' minimum

Space standards are not applicable to this community, as all land will remain under a single ownership. However, it should be noted that the community site plan (see attached Exhibit 1) provides an abundance of natural areas, buffer areas, and a community center and lake where at present only a borrow pit exists. Excluding the buffer areas, the recreation and open space areas total 13 acres, more or less; or, 13% of the total land area.

Section I(c)
Development Schedule

1st month	Begin 1st phase of 150 spaces (to include total development of lake, recreation center and nature preserve)
12th month	Begin 2nd phase of 150 spaces
15th month	Complete sell out of 1st phase
27th month	Begin 3rd phase of 150 spaces
30th month	Complete sell out of 2nd phase
42nd month	Begin 4th phase of 150 spaces
45th month	Complete sell out of 3rd phase
55th month	Complete sell out of entire park

This schedule shows that Crystal River Village will be sold out in approximately 4.5 years. The schedule is using an average market absorbency of 10 units per month.

Section I(d)
Agreements Governing Use, Maintenance
And Protection of Recreational Areas

Each renter will receive assurances as a part of the lease agreement that they will have access to improved recreational areas, and, that all recreational areas will be provided and maintained by the owner.

PART II
GENERAL INFORMATION

Section II(a)
General Location Map

Two maps have been prepared to provide the reader with the general location of the proposed community. Map II (a)(1) gives the general location relative to major highways and communities in western Citrus County. Map II (a)(2) shows that the property lies east of U.S. 19 at its intersection with CR 44-A; north of Mayo Drive, and east of the Paradise Gardens subdivision.

Section II(b)
Topographic Conditions

Because of its size, a contour map has been attached to the application as Exhibit 2. This map provides 1-foot contour intervals, and, it shows that elevations range from a low of 3.6 feet in the existing borrow pit to a high of 16.6 feet directly to the east of Paradise Gardens. (See Section III(a) for drainage calculations).

Note: Records in the office of John Henning indicate that this property has a 100-year flood elevation of 8 feet. All lots shown on the site plan (Exhibit 1) will be improved to assure that the first floor of each dwelling unit will be elevated at or above the 100-year flood elevation.

Section II(c)
Land Use

Existing land uses are shown on Map II(c)(1) which follows. This map shows both on-site and off-site, contiguous land uses. Future land uses are shown on the site plan, Exhibit 1.

On-Site

Only two lots, numbers 13 and 14, are developed at this time. The land uses are residential, conventional single-family. The roads shown in solid lines are paved at present. No other improvements are found on-site.

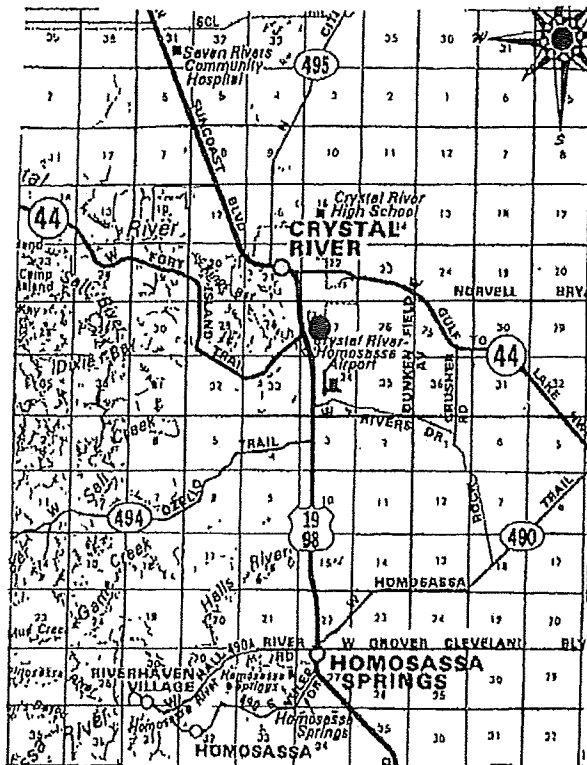
Off-Site

Contiguous properties to the north are vacant at present. The area shown to the north as "H" is the Cypress

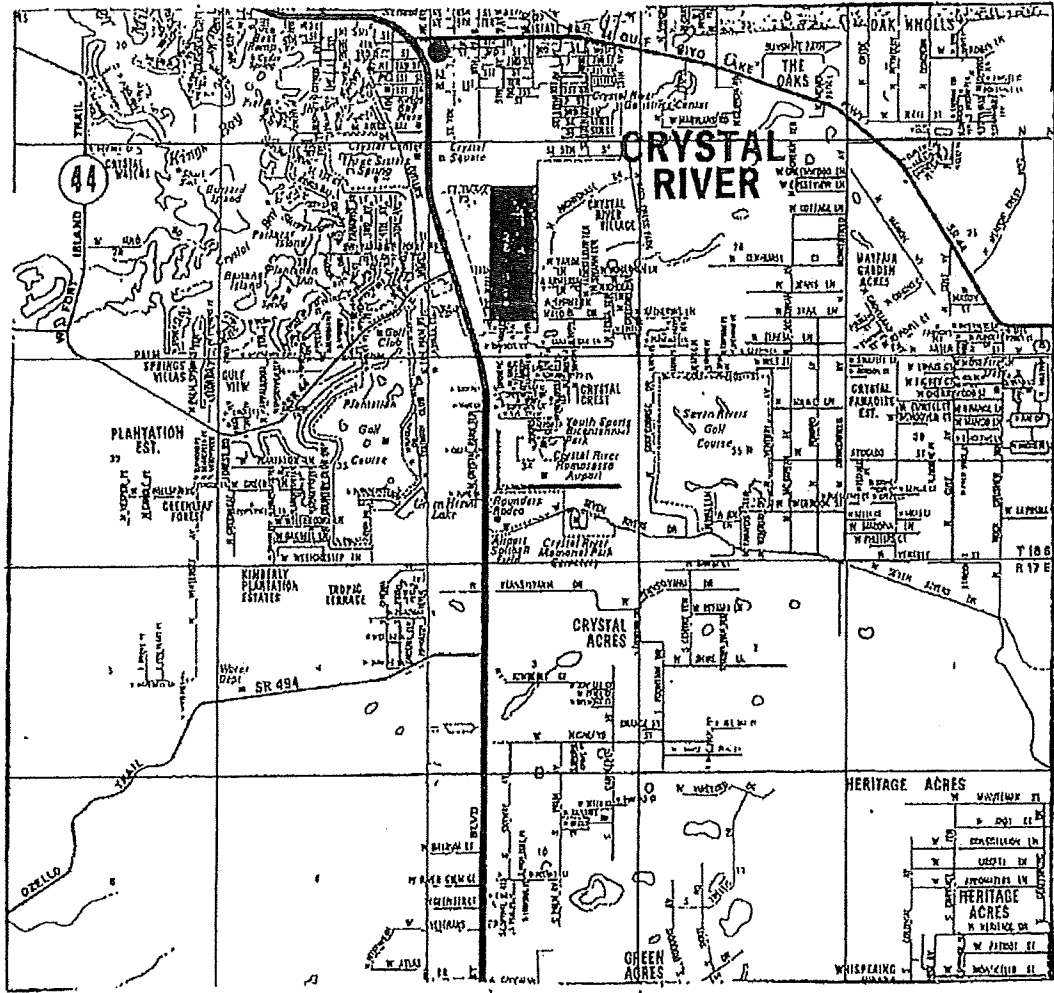
Cove Care Center, Inc. S.E. 8th Avenue is paved to the northern boundary of the P.U.D.

Beginning in the northwest corner, Paradise Gardens abuts this P.U.D. An illegal, unimproved road is utilized by trespassers to gain access to the P.U.D. property by driving through Paradise Gardens.

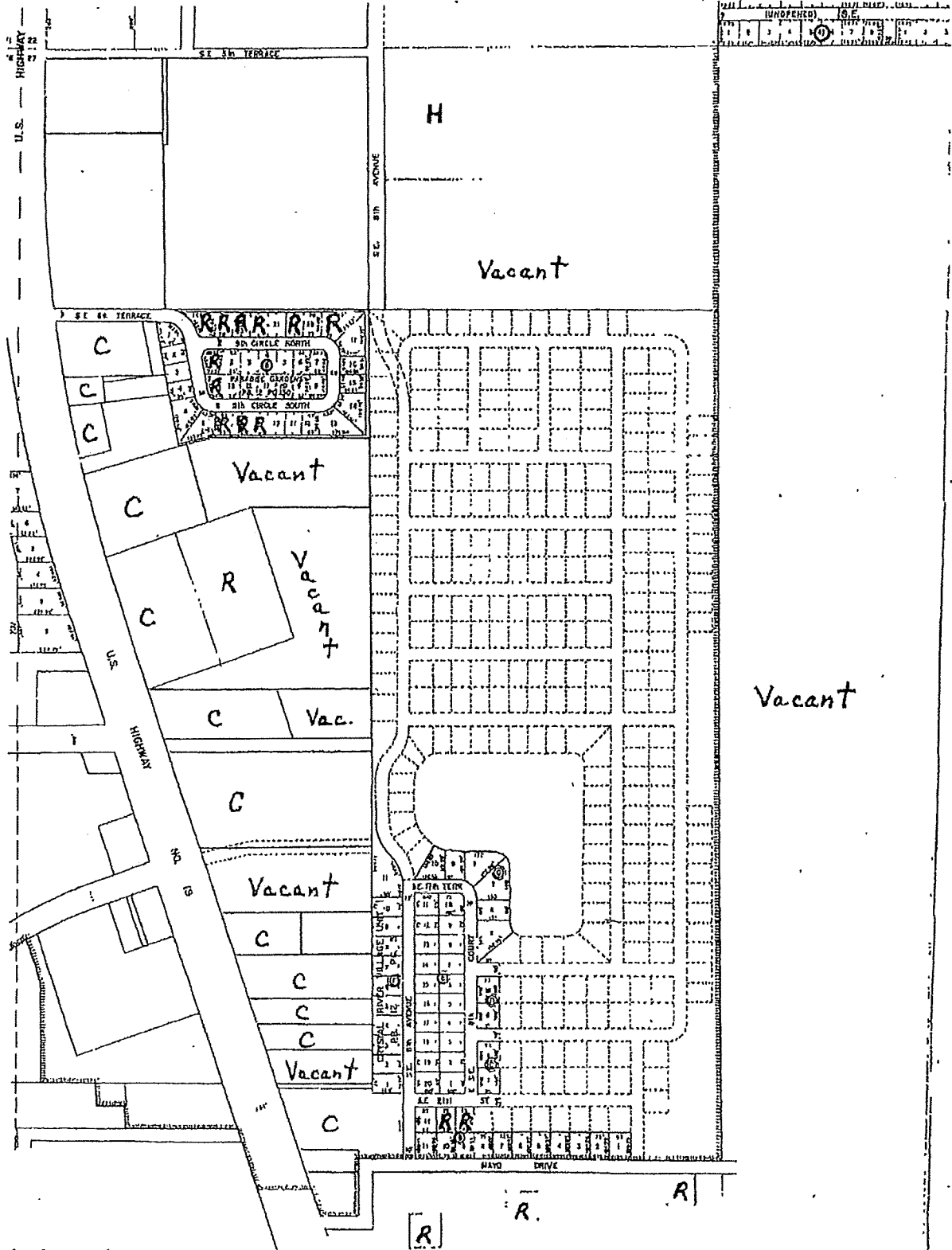
MAP II(a)(1)
 GENERAL LOCATION,
 CRYSTAL RIVER VILLAGE



MAP 11(a)(2)
GENERAL LOCATION,
CRYSTAL RIVER VILLAGE



MAP II(c)(1)
 LAND USES
 IN AND AROUND CRYSTAL
 RIVER VILLAGE



With the exception of the Bunts residence, all other properties on the west side are either commercial or vacant.

On the south side, Mayo Drive provides access to scattered residential, conventional single-family land uses. These all lie in unincorporated Citrus County.

On the east side, also in unincorporated Citrus County, the contiguous land use is vacant.

Section II(d) Streets

At present, access is via Mayo Drive on the south side, and S. E. 8th Avenue on the north side. No east-west access exists at present, although such access was proposed as a part of the comprehensive plan after the proposed P.U.D. property was annexed. The existing street system (and the system previously proposed) is shown on Map II(c)(1) as previously referenced.

Major changes in street access are proposed as a part of this application. First, S.R. 44-A is proposed for extension across U.S. 19 to connect to S.E. 8th Avenue. Second, both to protect the internal security of this proposed community, and to provide buffering between the developed lots in Unit 1 (Perley) and the P.U.D., access from Mayo Drive north along S. E. 8th Avenue will terminate at S.E. 21st Street. This will become a cul-de-sac, for use only by adjacent occupants of conventional single-family dwellings in the existing residential area.

The future street system is shown as part of Exhibit 1. It is anticipated that this new means of access has the potential for removing substantial volumes of local traffic from U.S. 19, thereby relieving congested conditions on that arterial.

The third revision proposed in access is that Crystal River Village will be a gated community, for security purposes. Other than an emergency entrance, all traffic will enter and exit through a single entrance with a landscaped median.

Section II(e) Utilities

Water lines, fire hydrants, and sewer lines have already been installed in former Crystal River Village, Unit

1. These lines will be retained. City water and sewer lines, both 6" in size, are located on U.S. 19 as far south as Jim Eyster Realty (sewer) and Mayo Drive (water) based upon a preliminary conference with the City Public Works Director.

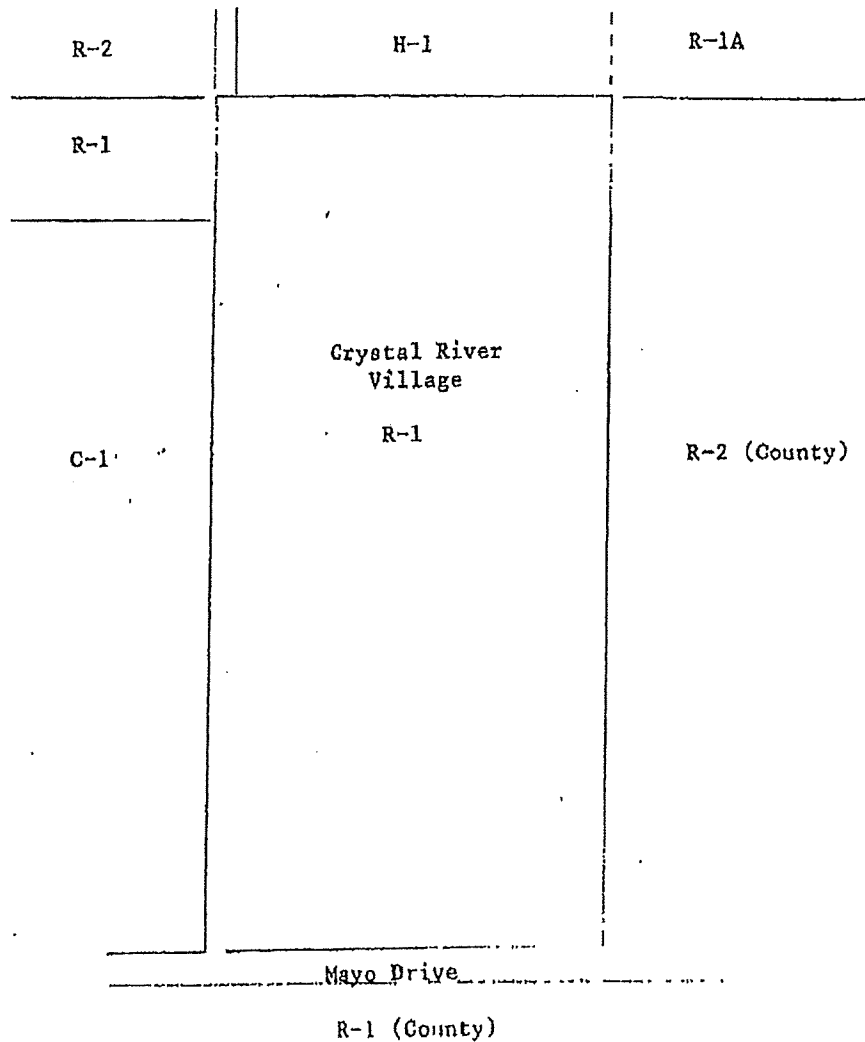
The future locations of water and sewer lines are shown on Exhibit 1, the site plan, along with fire hydrant locations. All utilities, including electricity and cable T.V., will be installed below ground. From an aesthetic viewpoint, this is especially important to adjacent landowners, as there will not be a forest of antennas sticking up above the protective berm.

(See Part III for drainage.)

Section II(f)
Zoning Patterns

The illustration below shows the contiguous zoning. To the east and south, the property is subject to zoning by unincorporated Citrus County, which has adopted R-2 (mobile homes allowed) on the east side, and R-1 (mobile homes prohibited) on the south side.

The City of Crystal River has adopted H-1 zoning on the north of this property, for Geriatric use. City zoning on the west side of the property is R-1 (Paradise Village) and C-1 for the balance.



Section II(g)
Legal Description

Being a part of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of Section 27, Township 18 South, Range 17 East, Crystal River, Citrus County, Florida, described as follows:

FROM THE SW. CORNER OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION @&, TOWNSHIP 18 SOUTH, RANGE 17 EAST, RUN THENCE N $0^{\circ}03'56''$ W. ALONG THE 40 ACRE LINE, 1087.08 FT. FOR THE POINT OF BEGINNING; THENCE CONTINUE N $0^{\circ}03'56''$ W ALONG THE 40 ACRE LINE, 241.10 FT TO THE SW CORNER OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 27; THENCE N $0^{\circ}11'11''$ W, ALONG THE 40 ACRE LINE, 1647.37 FT.; THENCE N $89^{\circ}43'09''$ E. 1368.64 FT. TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 27; THENCE S $0^{\circ}16'17''$ E, ALONG SAID NORTH-SOUTH CENTER LINE, 3271.09 FT TO THE NORTHERLY RIGHT-OF-WAY LINE OF MAYO DRIVE; THENCE N $89^{\circ}43'11''$ W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 361.94 FT. TO THE SE. CORNER OF LOT 1, BLOCK "B", OF CRYSTAL RIVER VILLAGE UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 5 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID CRYSTAL RIVER VILLAGE UNIT 1 FOR THE NEXT SEVENTEEN (17) CALLS; 1) N $0^{\circ}03'56''$ W, 105.25 FT. ; 2) S $89^{\circ}56'04''$ W, 610.00 FT. ; 3) N $0^{\circ}03'56''$ W, 100.0 FT.; 4) N $89^{\circ}56'04''$ E, 100.0 FT.; 5) $0^{\circ}03'56''$ W, 550.0 FT. ; 6) S $89^{\circ}56'04''$ W, 85.0 FT. ; 7) N $51^{\circ}00'25''$ E, 192.16 FT.; 8) N $44^{\circ}38'43''$ E, 174.85 FT.; 9) N $0^{\circ}03'56''$ W, 375.0 FT. ; 10) S $89^{\circ}56'04''$ W, 375.0 FT.; 11) S $21^{\circ}20'08''$ W, 180.47 FT. ; 12) S $32^{\circ}10'18''$ W, 156.02 FT. ; 13) S $89^{\circ}56'04''$ W, 50.54 FT.; 14) A CURVE TO THE LEFT, WHOSE CHORD BEARS N $27^{\circ}47'40''$ W, 92.02 FT., ARC OF 93.56 FT. AND RADIUS OF 148.57 FT.; 15) A CURVE TO THE RIGHT, WHOSE CHORD BEARS N $22^{\circ}57'03''$ W, 154.44 FT., ARC OF 158.63 FT. AND RADIUS OF 198.57 FT. ; 16) N $0^{\circ}03'56''$ W, 76.25 FT. ; 17) S $89^{\circ}56'04''$ W, 15.0 FT. TO THE POINT OF BEGINNING.

Section II(h)
Public Facilities

There are no public or semi-public facilities either existing or proposed. A private community center, including a building and adjacent recreation and open space facilities, will be reserved for residents of Crystal River Village and their guests.

PART III
SUPPLEMENTAL DATA

This part has been provided voluntarily by the applicant, to expedite the review process.

Section III(a)
Drainage

There are 22.41 acre-feet of storage required for this community. A total of 22.49 acre-feet are provided, using the lake, natural areas, and ditches along the east and west boundaries for storage. The preliminary drainage notes are attached at the end of this section.

Section III(b)
Taxes and the Economy

1. If the community has 600 units, and each owner purchases a 12-month tag, and about 1/2 the units are single-wides and 1/2 are double-wides, the average tag revenues returned to the City of Crystal River will be \$59.50 per unit each year, or, \$35,700. If all of the units are double-wides, the municipal revenue will be \$79.75 per unit per year, or, \$47,850. An equal amount goes to the school board.
2. Each occupant will pay a tangible tax on improvements, such as carports, awning, patio roofs, screened porches, utility rooms, etc. If each dwelling unit has tangible real property valued at \$10,000, and the municipal tax rate is .0037 (3.7 mils), the revenue to the city from each unit will be about \$36 annually, or \$21,600 for the entire community.
3. Each time a unit is sold, about 10% of the state 5% sales tax is returned to the county. Of the money returned to the county, Crystal River will receive about 5%. Therefore, if the average value of the sale is \$25,000, and the average turnover is 6 years, the average tax return to the City of Crystal River will be $25,000 \times .05 \times .10 \times .05 \div 6 \times 600$; or \$600 per year for the entire community.
4. All land and improvements thereto will be owned by the developer; therefore, 100% taxable. These improvements will include paved streets, paved sidewalks, a community center, recreation facilities, street

lights, water and sewer lines, etc. The total value of these improvements is currently estimated to increase the property value from \$1,500 per acre (1983) and \$404 in city tax revenues (1983) to \$84,000 per acre (1984) and \$31,080 (1984) in annual municipal tax revenues.

In summary, whereas the proposed community is currently generating only \$404 in annual city tax revenues, it is expected at full development to generate at least the following for the city:

\$47,850 in tag sales taxes
21,600 in tangible taxes
600 in sales tax
31,080 in real property taxes

\$101,130 TOTAL ANNUAL MUNICIPAL TAX REVENUES

The 600 households in this community will also have a significant impact on the economy of Crystal River. Unlike some planned developments, this community will contain no commercial lots; therefore, existing businesses in the area will receive a substantial new market. Since the primary residents will be retirees, there will be a substantial infusion of transfer payments into the local economy.

There will be indirect benefits through the form of ownership. All roads, water and sewer lines, and other improvements will be owned and maintained by the applicant, therefore, the City of Crystal River will realize the tax benefits without having to spend money on maintenance. Being a gated community, and having an internal security system, the need for additional police protection will be substantially less than in a conventional development. The only service needs which will potentially require additional municipal input will be fire, ambulance and library services.

Section III(c) Natural Areas

A major purpose for applying for a PUD in this area is to preserve natural areas through flexible design and dimensional requirements. The proposed community will, as a PUD, substantially increase the amount of open space and natural areas over what was previously proposed through conventional zoning. The minor amount of filling to be done will be to raise uplands to the requisite flood elevation, and, to construct access roads.

Section III(d)
Trip Generation

It is estimated that this community will generate 1,800 external trips by automobile on a daily basis. This was computed as follows:

1. Average of retiree-type communities similar to Crystal River Village = 3.0 trips per day. (Source: Florida DOT Trip Generation Reports.)

2. 3 trips x 600 units = 1,800 trips per day.

The current traffic volumes on U.S. 19 are 26,000 vehicles per day, up from 21,000 in 1982 and 20,000 in 1980.

As the Crystal River Village community develops over the next five years, it is expected that 1/2 of the trips will be to U.S. 19. Projecting traffic volumes on U.S. 19 to reach 31,000 by 1989 without this community, it is apparent that:

1. U.S. 19 will have to be improved to increase its capacity, and,

2. The Crystal River Village community will, at buildout, contribute about 900 vehicle trips per day to traffic on U.S. 19. This equals about 4% of the projected 1985 traffic, and about 3% of the 1989 traffic . . . neither of these figures are considered to be significant.

Section III(e)
Soils

On-site investigation indicates that the predominant soils are droughty, well-drained sands. A caving hazard exists for cut-banks, as in trenching for sewer and water lines; otherwise, there are no limitations to development. All dwelling units will be connected to the municipal sewer system; therefore, seasonally high water tables will not pose a problem.

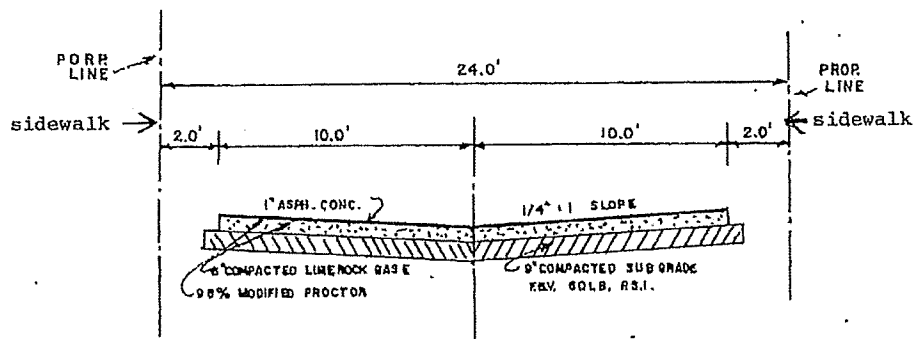
Section III(f)
Street Design

All streets will be paved 20' wide and constructed of 1" asphaltic concrete on a 6" compacted limerock base on top of a 9" compacted subgrade. A typical street section follows.

As with his development in Clearwater, the applicant proposes to provide sidewalks on both sides of every street.

Section III (g)
Guarantees

A common means of guaranteeing that a PUD will be constructed and used as approved is for the political jurisdiction to require the applicant to deposit a surety bond. The applicant in this case is prepared to meet such a condition or any other reasonable condition to guarantee to the elected officials that the project will be built as conditionally approved.



STREET SECTION

DRAINAGE NOTES
Crystal River Village

3/3/87

① Rqd Storage $\frac{9.96 \times 0.4 \times 6.96}{12} = \underline{22.41 \text{ Ac.Ft.}}$

② Avail. Storage

a.) Lake Berm = Elev. 6.0 } 1.0' Freeboard
 DHW = Elev. 5.0 }
 DLW = Elev. 3.6 }
 $1.4 \times 8.21 \text{ Ac} = \underline{11.49 \text{ Ac.Ft}}$

Note: Excavate Lake To Bottom
 Elev. 1.0 To Control Weeds &
 Promote Fish Growth to
 Control Insects

b.) East Drain Area (2:1 Slopes) $\underline{3.95 \text{ Ac.Ft.}}$

1.) South Area

627' x 205' Berm = Elev. 6.0 } 1.0' Freeboard
 623' x 201' DHW = " 5.0 }
 617' x 195' DLW = Elev. 3.6 }

2.) Central Area $\underline{2.39 \text{ Ac.Ft}}$

665' x 120' Berm = Elev. 6.0 } 1' FB.
 661' x 116' DHW = " 5.0 }
 655' x 110' DLW = Elev. 3.6 }

3.) North Area $\underline{2.50 \text{ Ac.Ft}}$

592' x 140' Berm = Elev. 6.0 } 1.0' FB
 588' x 136' DHW = " 5.0 }
 582' x 136' DLW = Elev. 3.6 }

4.) East Ditch $\underline{1.75 \text{ Ac.Ft}}$

1660' x 40' Berm = Elev. 6.0 }
 1660' x 30' DHW = " 5.0 } 1.0' FB
 1660' x 30' DLW = Elev. 3.6 }

SEE NOTE 2a. Above

a.) West Ditch $\underline{0.41 \text{ Ac.Ft}}$

1.) 2981' x 15' Berm = Elev. 6.0 } 1.0' F.B.
 2975' x 9' DHW = " 5.0 }
 2967' x 1' DLW = Elev. 3.6 }

d.) Total Avail. Stg. = $\underline{22.49 \text{ Ac.Ft.}}$

PETITION FOR PUD APPROVAL
FOR
CRYSTAL RIVER VILLAGE

SUBMITTED TO THE
CRYSTAL RIVER PLANNING AND ZONING COMMISSION

BY
DONALD R. WHITEHURST, OWNER
3135 U.S. 19 NORTH
CLEARWATER, FLORIDA 33516

APPROVED BY CITY COUNCIL

7 August 1984
DATE

Phillip W. Pucci
COUNCIL PRESIDENT

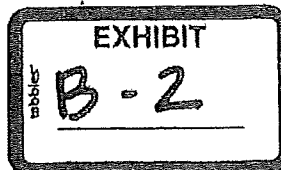
ATTEST:

Walker A. Pope
CITY MANAGER/CITY CLERK

DATE OF SUBMITTAL
APRIL 17, 1984

REVISED
JUNE 28, 1984

PREPARED BY
CENTRAL FLORIDA PLANNING AND DEVELOPMENT CORPORATION
ROUTE 2, BOX 185-A
DUNNELLON, FLORIDA 32630



INTRODUCTION

This petition is for a PUD on a 100-acre tract of land lying east of U.S. 19 and north of Mayo Drive in Crystal River, Florida.

In format, this petition follows exactly the provisions of ARTICLE 12-1 of the Crystal River Zoning Ordinance. That article requires, and this petition provides, the presentation on the following information:

- (a) A general location map;
- (b) Existing topographic conditions including contour intervals based on field surveys or photogrametric methods;
- (c) The existing and proposed land uses and the approximate location of all buildings and structures;
- (d) The approximate location of existing and proposed streets and major thoroughfares;
- (e) The approximate location of all existing and proposed utilities including a preliminary utility and drainage plan;
- (f) The present zoning pattern in the area;
- (g) A legal description of the subject property;
- (h) The location and use of existing and proposed public, semi-public, or community facilities, such as schools, parks, and open areas. This will include areas proposed to be dedicated or reserved for community or public use;
- (i) If a proposed development creates special problems, or involves unusual circumstances, additional information may be required.

In addition, ARTICLE 12-1 requires a written statement. The written statement submitted with the development plan requires, and this petition provides:

- (a) A statement of the present ownership of all land within the proposed development.
- (b) An explanation of the character of the proposed development, including a summary of acres, dwelling units, and gross density by type of land use. The statement shall in-

clude minimum standards for lot size, yard and space requirements.

- (c) A general statement of the proposed development schedule and progression of unit division or staging.
- (d) Agreements, provisions and covenants which govern the use, maintenance and protection of the development of common or open areas.

The written statement is provided as PART I of this petition. PART II constitutes items (a) through (h) mandated by ARTICLE 12.140 (B) (2). PART III consists of supplemental data and information provided by the applicant voluntarily, to provide the reviewing authorities and the general public with as much information about the project as is possible.

PART I
WRITTEN STATEMENT

Section I(a)
Ownership

The owner of the entire PUD property is Donald R. Whitehurst. Two parcels of land, Lots 13 and 14 of Crystal River Village, Unit 1, are currently under separate ownership (Perley), and although they are surrounded by the PUD, they are not a part of it. (See Section (b) which follows for additional clarification.)

Section I(b)
Character Of The Proposed Development

First as an overview, the underlying concepts behind the PUD need to be explained. Unit 1 was originally conceived, and partially developed, as a conventional single-family subdivision. Since that time, changing market conditions have necessitated that the owner revise his community plan. That has been accomplished, while simultaneously protecting and preserving that portion of Unit 1 which has already been sold and developed.

The original site plan has also been modified to more adequately preserve key vegetative features, wildlife habitat, and natural water retention and drainage areas. These design changes have been further enhanced through the addition of a soil and vegetation berm to serve as a buffer between Crystal River Village and other contiguous residential areas. Finally, the site plan has been modified to create a gated community, with a gate attendant, mechanical gate, or both, to assure the privacy and security of the new residents of Crystal River Village, a PUD.

Acreage
97 acres, more or less.

<u>Dwelling Units - Preliminary</u>	<u>Final Plan</u>
580 more or less, manufactured housing	579 manufactured
<u>20</u> more or less, conventional	<u>21</u> conventional
600 more or less, total	600 total

Gross Density
6.00 dwelling units per acre

Minimum Standards

Lot Width	45' minimum, 80' maximum
Lot Depth	80' minimum, 100' maximum
Front Yard)	Flexible to match topography
Rear Yard)	and vegetation, as well as
Side Yard)	irregular lot shapes.

Space standards are not applicable to this community, as all land will remain under a single ownership. However, it should be noted that the community site plan (see attached Exhibit 1) provides an abundance of natural areas, buffer areas, and a community center and lake where at present only a borrow pit exists. Including the buffer areas, the recreation and open space areas total 21 acres, more or less; or, 21% of the total land area.

Section I(c)
Development Schedule

The development schedule is an estimate only, and will vary according to market conditions and the national economy; therefore, it shall not be binding upon the applicant and a change in the schedule shall not constitute a substantial change in the approved plan.

1st month	Begin 1st phase of 140 spaces (to include total development of lake, recreation center and nature preserve)
12th month	Begin 2nd phase of 150 spaces
15th month	Complete sell out of 1st phase
27th month	Begin 3rd phase of 140 spaces
30th month	Complete sell out of 2nd phase
42nd month	Begin 4th phase of 150 spaces
45th month	Complete sell out of 3rd phase
55th month	Complete sell out of entire park

This schedule shows that Crystal River Village will be sold out in approximately 4.5 years. The schedule is using an average market absorbency of 10 units per month.

Section I(d)
Agreements Governing Use, Maintenance
And Protection of Recreational Areas

Each rentor will receive assurances as a part of the lease agreement that they will have access to improved recreational areas, and, that all recreational areas will be provided and maintained by the owner.

PART II
GENERAL INFORMATION

Section II (a)
General Location Map

Two maps have been prepared to provide the reader with the general location of the proposed community. Map II (a) (1) gives the general location relative to major highways and communities in western Citrus County. Map II (a) (2) shows that the property lies east of U.S. 19 at its intersection with CR 44-A; north of Mayo Drive, and east of the Paradise Gardens subdivision.

Section II (b)
Topographic Conditions

Because of its size, a contour map has been attached to the application as Exhibit 2. This map provides 1-foot contour intervals, and, it shows that elevations range from a low of 3.6 feet in the existing borrow pit to a high of 16.6 feet directly to the east of Paradise Gardens. (See Section III(a) for drainage calculations).

Note: Records in the office of John Henning indicate that this property has a 100-year flood elevation of 8 feet. All lots shown on the site plan (Exhibit 1) will be improved to assure that the first floor of each dwelling unit will be elevated at or above the 100-year flood elevation.

Section II (c)
Land Use

Existing land uses are shown on Map II(c) (1) which follows. This map shows both on-site and off-site, contiguous land uses. Future land uses are shown on the site plan, Exhibit 1.

On-Site

Only two lots, numbers 13 and 14, are developed at this time. The land uses are residential, conventional single-family. The roads shown in solid lines are paved at present. No other improvements are found on-site.

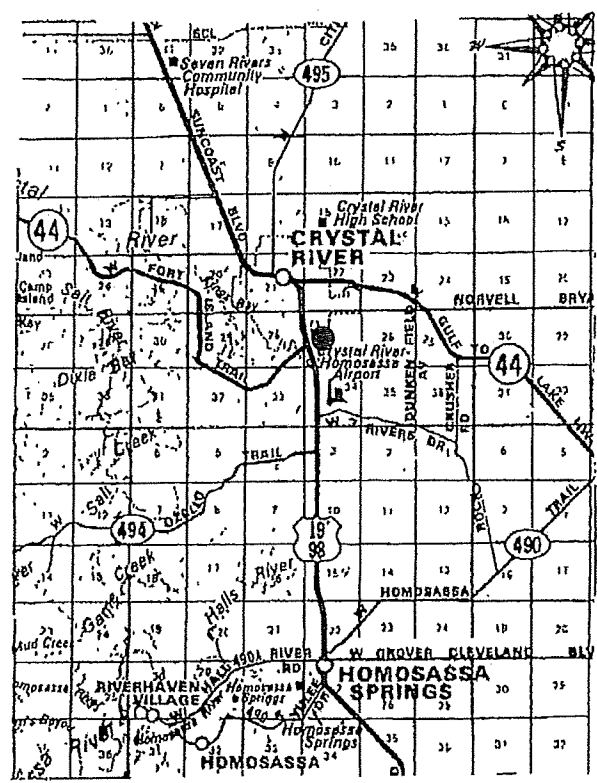
Off-Site

Contiguous properties to the north are vacant at present. The area shown to the north as "H" is the Cypress

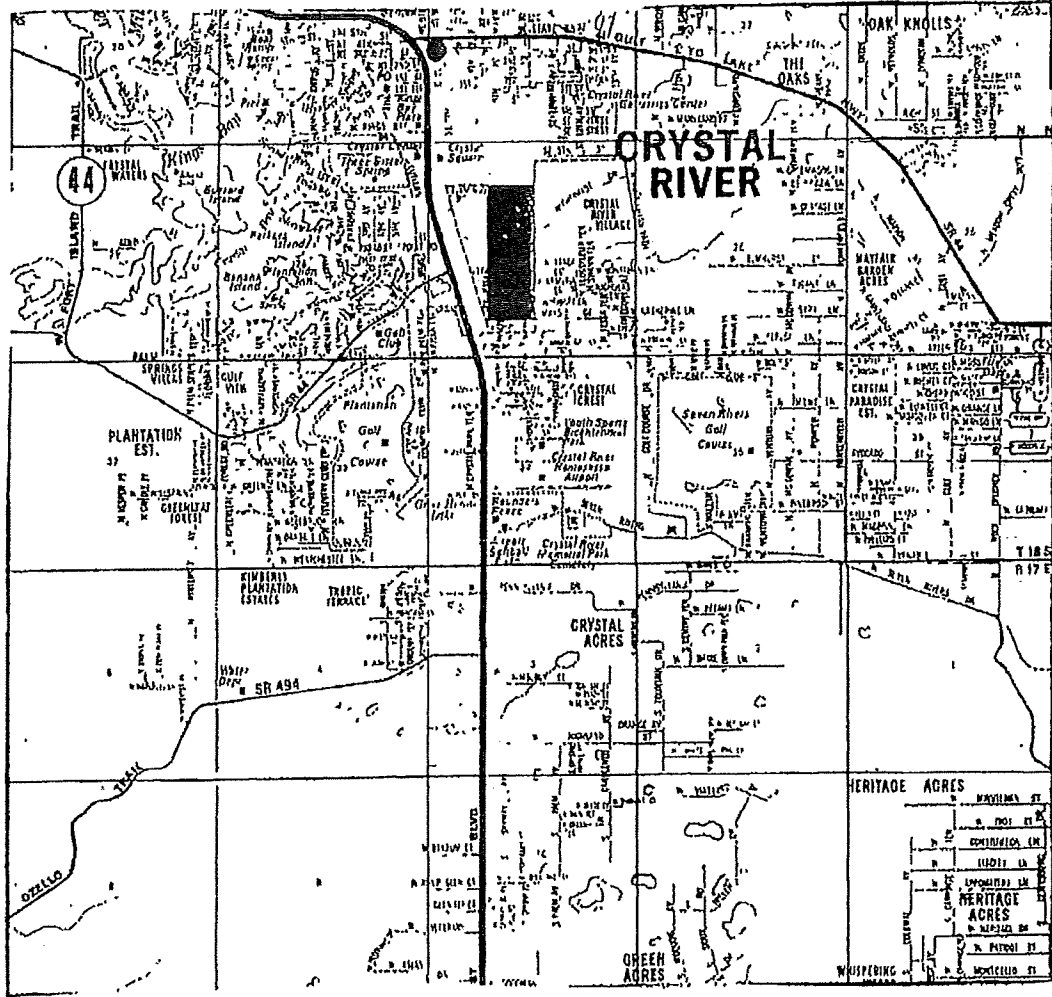
Cove Care Center, Inc. S.E. 8th Avenue is paved to the northern boundary of the P.U.D.

Beginning in the northwest corner, Paradise Gardens abuts this P.U.D. An illegal, unimproved road is utilized by trespassers to gain access to the P.U.D. property by driving through Paradise Gardens.

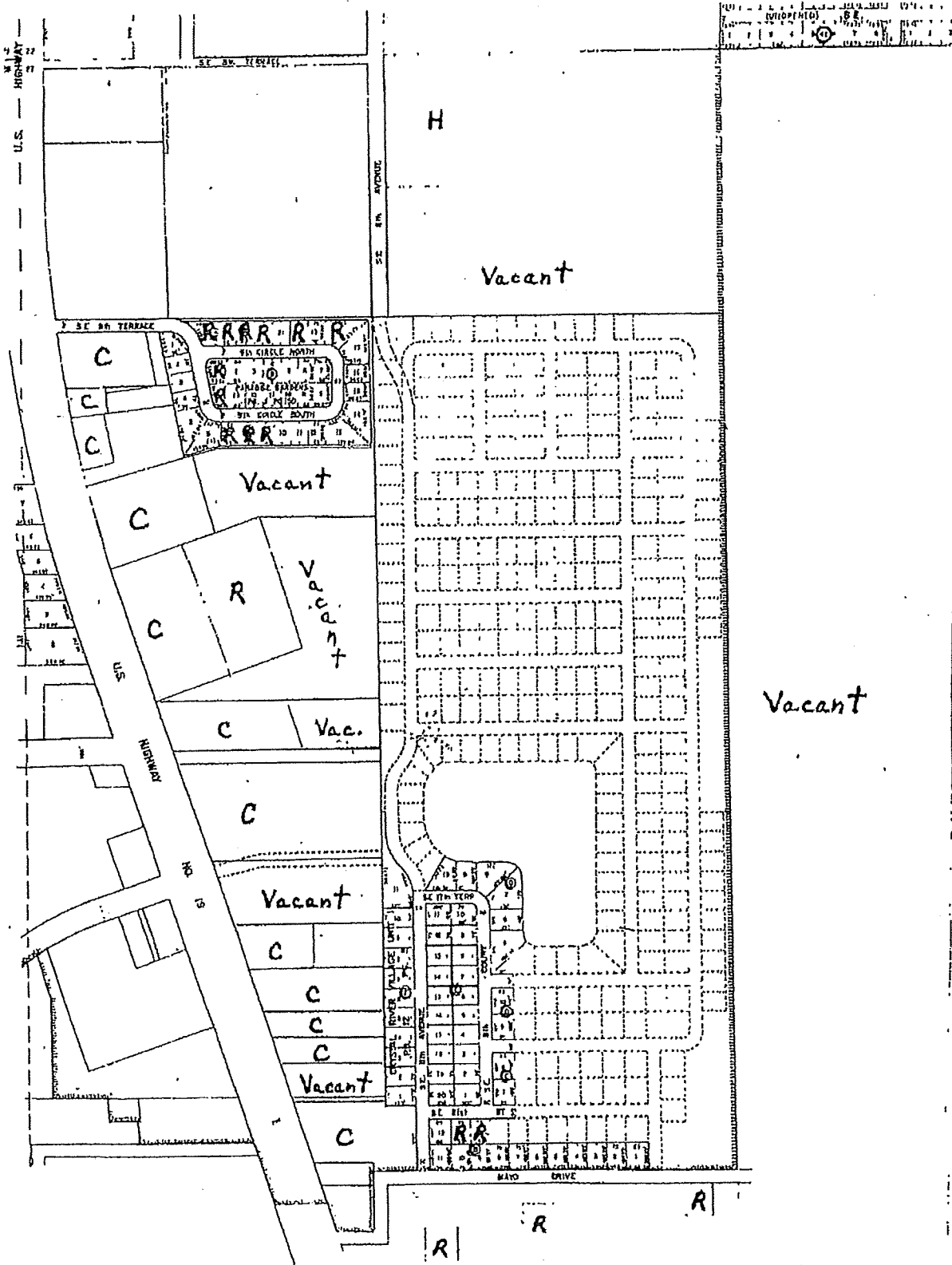
MAP 11(a)(1)
 GENERAL LOCATION,
 CRYSTAL RIVER VILLAGE



MAP 11(a)(2)
 GENERAL LOCATION,
 CRYSTAL RIVER VILLAGE



MAP II(c)(1)
LAND USES
IN AND AROUND CRYSTAL
RIVER VILLAGE



With the exception of the Bunts residence, all other properties on the west side are either commercial or vacant.

On the south side, Mayo Drive provides access to scattered residential, conventional single-family land uses. These all lie in unincorporated Citrus County.

On the east side, also in unincorporated Citrus County, the contiguous land use is vacant.

Section II(d) Streets

At present, access is via Mayo Drive on the south side, and S. E. 8th Avenue on the north side. No east-west access exists at present, although such access was proposed as a part of the comprehensive plan after the proposed P.U.D. property was annexed. The existing street system (and the system previously proposed) is shown on Map II(c) (1) as previously referenced.

Major changes in street access are proposed as a part of this application. First, S.R. 44-A is proposed for extension across U.S. 19 to connect to S.E. 8th Avenue. Second, both to protect the internal security of this proposed community, and to provide buffering between the developed lots in Unit 1 (Perley) and the P.U.D., access from Mayo Drive north along S. E. 8th Avenue will terminate at S.E. 21st Street. This will become a cul-de-sac, for use only by adjacent occupants of conventional single-family dwellings in the existing residential area.

The future street system is shown as part of Exhibit 1. It is anticipated that this new means of access has the potential for removing substantial volumes of local traffic from U.S. 19, thereby relieving congested conditions on that arterial.

The third revision proposed in access is that Crystal River Village will be a gated community, for security purposes. Other than an emergency entrance, all traffic will enter and exit through a single entrance with a landscaped median.

Section II(e) Utilities

Water lines, fire hydrants, and sewer lines have already been installed in former Crystal River Village, Unit

1. These lines will be retained. City water and sewer lines, both 6" in size, are located on U.S. 19 as far south as Jim Eyster Realty (sewer) and Mayo Drive (water) based upon a preliminary conference with the City Public Works Director.

The future locations of water and sewer lines are shown on Exhibit 1, the site plan, along with fire hydrant locations. All utilities, including electricity and cable T.V., will be installed below ground. From an aesthetic viewpoint, this is especially important to adjacent landowners, as there will not be a forest of antennas sticking up above the protective berm.

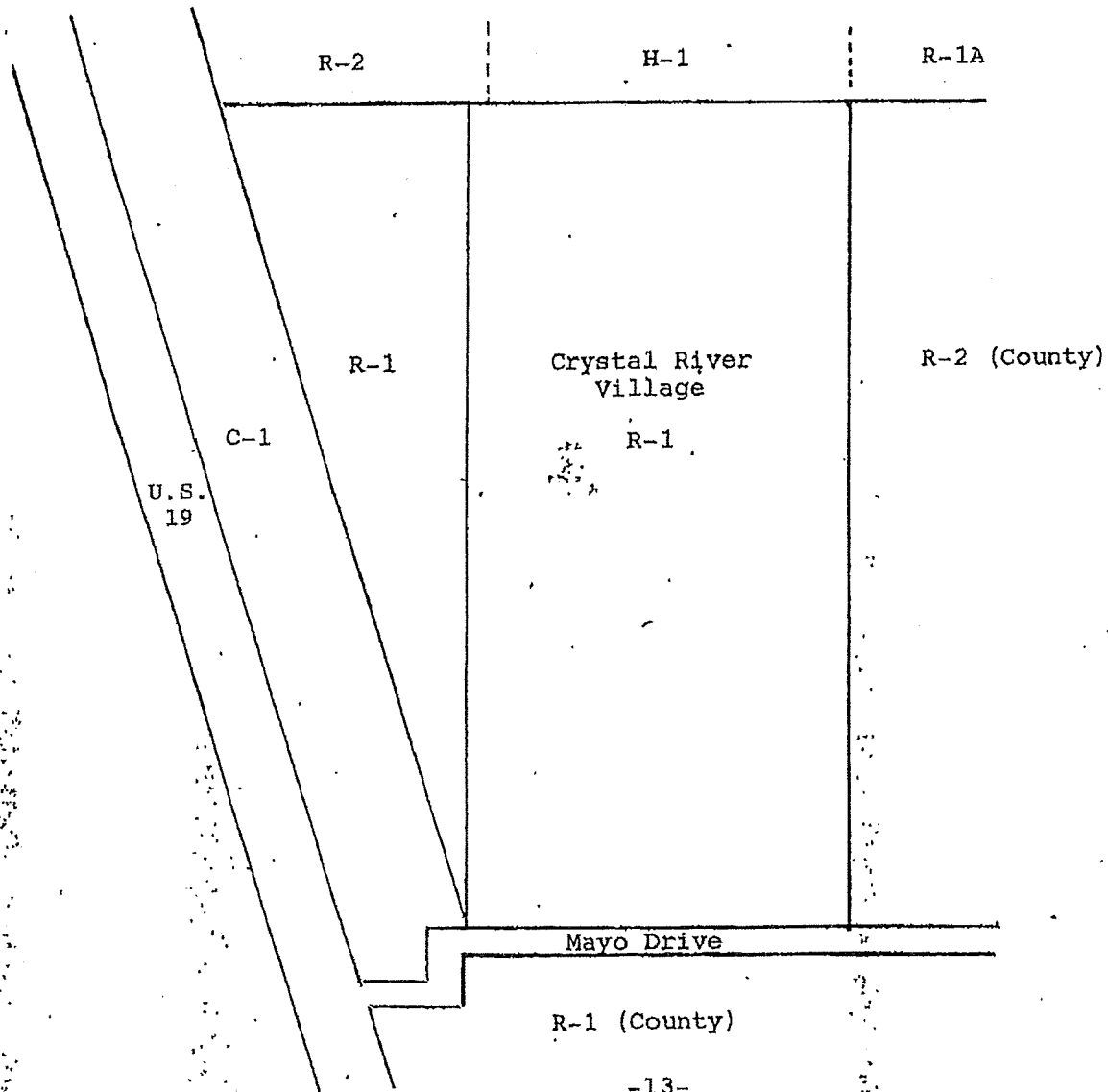
A generally accepted planning standard for water use is 120 gallons per day per person. Assuming an average household size of 1.65, Crystal River Village at buildout will utilize approximately 120,000 gallons of treated water per day. Sewage volumes will be less, at about 100 gallons per day per person; therefore, Crystal River Village at buildout will generate approximately 100,000 gallons of sewage per day.

Note that all water and sewer lines will be installed by the applicant, who will retain ownership and provide all maintenance.

Section II(f)
Zoning Patterns

The illustration below shows the contiguous zoning. To the east and south, the property is subject to zoning by unincorporated Citrus County, which has adopted R-2 (mobile homes allowed) on the east side, and R-1 (mobile homes prohibited) on the south side.

The City of Crystal River has adopted H-1 zoning on the north of this property, for Geriatric use. City zoning on the west side of the property is R-1 from Paradise Gardens to Mayo Drive.



Allied
Engineering &
Surveying, Inc.

LEGAL DESCRIPTIONS

PARCEL NO. 1 :

ALL OF THE LOTS OF CRYSTAL RIVER VILLAGE UNIT 1, EXCLUDING LOTS 13 AND 14, BLOCK B OF UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 5 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PARCEL NO. 2 :

BEING A PART OF THE NW. $\frac{1}{4}$ & THE SW. $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 18 S, RANGE 17 E, CRYSTAL RIVER, CITRUS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS :

FROM THE SW. CORNER OF THE NE. $\frac{1}{4}$ OF THE SW. $\frac{1}{4}$ OF SAID SECTION 27, TOWNSHIP 18 S, RANGE 17 E, RUN THENCE N $0^{\circ}03'56''$ W, ALONG THE 40 ACRE LINE, 1087.08 FT. FOR THE POINT OF BEGINNING; THENCE CONTINUE N $0^{\circ}03'56''$ W, ALONG THE 40 ACRE LINE, 241.10 FT. TO THE SW. CORNER OF THE SE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$ OF SAID SECTION 27; THENCE N $0^{\circ}11'11''$ W, ALONG THE 40 ACRE LINE, 1647.37 FT.; THENCE N $89^{\circ}43'09''$ E, 1368.64 FT. TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 27; THENCE S $0^{\circ}16'17''$ E, ALONG SAID NORTH-SOUTH CENTER LINE, 3271.09 FT. TO THE NORTHERLY RIGHT-OF-WAY LINE OF MAYO DRIVE; THENCE N $89^{\circ}43'11''$ W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 361.94 FT. TO THE SE. CORNER OF LOT 1, BLOCK "B", OF CRYSTAL RIVER VILLAGE UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 5 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID CRYSTAL RIVER VILLAGE UNIT 1 FOR THE NEXT SEVENTEEN (17) CALLS; 1) N $0^{\circ}03'56''$ W, 105.25 FT.; 2) S $89^{\circ}56'04''$ W, 610.0 FT.; 3) N $0^{\circ}03'56''$ W, 100.0 FT.; 4) N $89^{\circ}56'04''$ E, 100.0 FT.; 5) N $0^{\circ}03'56''$ W, 550.0 FT.; 6) S $89^{\circ}56'04''$ W, 85.0 FT.; 7) N $51^{\circ}00'25''$ E, 192.16 FT.; 8) N $44^{\circ}38'43''$ E, 174.85 FT.; 9) N $0^{\circ}03'56''$ W, 375.0 FT. 10) S $89^{\circ}56'04''$ W, 375.0 FT.; 11) S $21^{\circ}20'08''$ W, 180.47 FT.; 12) S $32^{\circ}10'18''$ W, 156.02 FT.; 13) S $89^{\circ}56'04''$ W, 50.54 FT.; 14) A CURVE TO THE LEFT, WHOSE CHORD BEARS, N $27^{\circ}47'40''$ W, 92.02 FT., ARC OF 93.56 FT. AND RADIUS OF 148.57 FT.; 15) A CURVE TO THE RIGHT, WHOSE CHORD BEARS, N $22^{\circ}57'03''$ W, 154.44 FT., ARC OF 158.63 FT. AND RADIUS OF 198.57 FT.; 16) N $0^{\circ}03'56''$ W, 76.25 FT.; 17) S $89^{\circ}56'04''$ W, 15.0 FT. TO THE POINT OF BEGINNING.

LESS THE WEST 60.0 FT. OF THE NORTH 1888.58 FT. FOR ROAD RIGHT-OF-WAY.

Section II (h)
Public Facilities

There are no public or semi-public facilities either existing or proposed. A private community center, including a building and adjacent recreation and open space facilities, will be reserved for residents of Crystal River Village and their guests.

PART III
SUPPLEMENTAL DATA

This part has been provided voluntarily by the applicant, to expedite the review process. The issues addressed are those normally associated with much larger developments, and although not required by the Crystal River Zoning Ordinance, the applicant wishes to answer all questions which might arise.

Section III(a)
Drainage

The preliminary drainage notes are attached to the plans.

Section III(b)
Taxes and the Economy

1. If the community has 600 units, and each owner purchases a 12-month tag, and about 1/2 the units are single-wides and 1/2 are double-wides, the average tag revenues returned to the City of Crystal River will be \$59.50 per unit each year, or, \$35,700. If all of the units are double-wides, the municipal revenue will be \$79.75 per unit per year, or \$47,850. An equal amount goes to the school board.
2. Each occupant will pay a tangible tax on improvements, such as carports, awning, patio roofs, screened porches, utility rooms, etc. If each dwelling unit has tangible real property valued at \$10,000, and the municipal tax rate is .0037 (3.7 mils), the revenue to the city from each unit will be about \$36 annually, or \$21,600 for the entire community.
3. Each time a unit is sold, about 10% of the state 5% sales tax is returned to the county. Of the money returned to the county, Crystal River will receive about 5%. Therefore, if the average value of the sale is \$25,000, and the average turnover is 6 years, the average tax return to the City of Crystal River will be $25,000 \times .05 \times .10 \times .05 + 6 \times 600$; or \$600 per year for the entire community.

4. All land and improvements thereto will be owned by the developer; therefore, 100% taxable. These improvements will include paved streets, paved sidewalks, a community center, recreation facilities, street lights, water and sewer lines, etc. The total value of these improvements is currently estimated to increase the property value from \$1,500 per acre (1983) and \$404 in city tax revenues (1983) to \$84,000 per acre (1984) and \$31,080 (1984) in annual municipal tax revenues.

In summary, whereas the proposed community is currently generating only \$404 in annual city tax revenues, it is expected at full development to generate at least the following for the city:

\$47,850 in tag sales taxes
21,600 in tangible taxes
600 in sales tax
31,080 in real property taxes

\$101,130 TOTAL ANNUAL MUNICIPAL TAX REVENUES

The 600 households in this community will also have a significant impact on the economy of Crystal River. Unlike some planned developments, this community will contain no commercial lots; therefore, existing businesses in the area will receive a substantial new market. Since the primary residents will be retirees, there will be a substantial infusion of transfer payments into the local economy.

There will be indirect benefits through the form of ownership. All roads, water and sewer lines, and other improvements will be owned and maintained by the applicant, therefore, the City of Crystal River will realize the tax benefits without having to spend money on maintenance. Being a gated community, and having an internal security system, the need for additional police protection will be substantially less than in a conventional development. The only service needs which will potentially require additional municipal input will be fire, ambulance and library services.

Section III(c) Natural Areas

A major purpose for applying for a PUD in this area is to preserve natural areas through flexible design and dimensional requirements. The proposed community will, as a PUD, substantially increase the amount of open space and natural areas over what was previously proposed through conventional zoning. The minor amount of filling to be done will be to raise uplands to the requisite flood elevation, (8 feet) and, to construct access roads.

Access roads which were proposed to cross the natural prairie have been eliminated. Additionally, natural cypress stands have been retained.

Section III(d)
Trip Generation

It is estimated that this community will generate 1,800 external trips by automobile on a daily basis. This was computed as follows:

1. Average of retiree-type communities similar to Crystal River Village = 3.0 trips per day. (Source: Florida DOT Trip Generation Reports.)
2. 3 trips x 600 units = 1,800 trips per day.

The current traffic volumes on U.S. 19 are 26,000 vehicles per day, up from 21,000 in 1982 and 20,000 in 1980.

As the Crystal River Village community develops over the next five years, it is expected that 1/2 of the trips will be to U.S. 19. Projecting traffic volumes on U.S. 19 to reach 31,000 by 1989 without this community, it is apparent that U.S. 19 will have to be improved to increase its capacity.

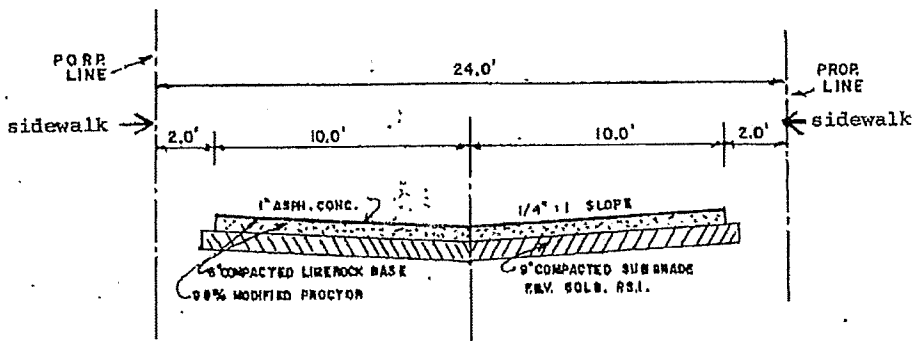
The Crystal River Village community will, at buildout, contribute about 900 vehicle trips per day to traffic on U.S. 19. This equals about 4% of the projected 1985 traffic, and about 3% of the 1989 traffic ... neither of these figures are considered to be significant.

Section III(e)
Soils

On-site investigation indicates that the predominant soils are droughty, well-drained sands. A caving hazard exists for cut-banks, as in trenching for sewer and water lines; otherwise, there are no limitations to development. All dwelling units will be connected to the municipal sewer system; therefore, seasonally high water tables will not pose a problem.

Section III(f)
Street Design

All streets will be paved 20' wide with a 2' sidewalk on each side and constructed of 1" asphaltic concrete on a 6" compacted limerock base on top of a 9" compacted subgrade. A typical street section follows.



STREET SECTION

-61-

Section III(g)
Guarantees

A common means of guaranteeing that a PUD will be constructed and used as approved is for the political jurisdiction to require the applicant to deposit a surety bond. The applicant in this case is prepared to meet such a condition or any other reasonable condition to guarantee to the elected officials that the project will be built as conditionally approved.

Section III(h)
Relationship To The Comprehensive Plan

The following policies from the Crystal River Comprehensive Plan formed a foundation for this PUD petition.

<u>Page</u>	<u>Plan Policy</u>
3-26	The city will encourage the dedication and/or use of undeveloped areas as parks, preserves and open space.
3-28	It will be a city policy to provide, through appropriate ordinances and regulations, for the continued existence of optimum populations of all species of wildlife.
4-18	A local zoning ordinance will be proposed... assuring that the opportunity exists for construction of a range of housing (costs and types); and, to assure that the character and integrity of existing neighborhoods are preserved.
4-19	The city land use plan for the "verge" areas will provide for the continuation and expansion of mobile home uses.
4-19	Planned neighborhoods, providing for innovative mixes of housing types and land uses, ... will be encouraged.
5-13	The Crystal River Zoning Ordinance will be reviewed and updated as necessary to minimize the increases in storm water runoff and flooding. (This has not occurred, but our development, if allowed as a PUD, could retain the unique natural features of the property and minimize runoff off-site.)

- 8-12 For those portions of the "verge" area which are designated for residential development ... low gross densities where vital areas are retained as open space and the dwelling units are concentrated....
- 8-26 Existing land uses will expand in a manner which continues the predominant character or type of desired land use. The "like with like" concept will be the prevailing policy, particularly with regard to residential land uses.

Section III(i)
Air Quality

This community will be 100% residential, with substantial amounts of open space; therefore, air quality will be unaffected. During construction, any burning which is necessary will be done with the approval of the Florida Division of Forestry, to maintain air quality in adjacent areas.

JULY 1984 AMENDMENT
TO THE
PETITION FOR PUD APPROVAL
FOR
CRYSTAL RIVER VILLAGE

SUBMITTED TO THE
CRYSTAL RIVER CITY MANAGER
FOR THE
CRYSTAL RIVER CITY COUNCIL

BY
DONALD R. WHITEHURST, OWNER
3135 U.S. 19 NORTH
CLEARWATER, FLORIDA 33516

prepared by
Central Florida Planning and Development Corporation
Route 2, Box 185-A
Dunnellon, Florida 32630

ADDITIONAL

CRYSTAL RIVER VILLAGE STIPULATIONS

SUMMARY

1. Berms. 4 to 15 feet high. Evergreen trees, shrubs, grass and irrigation to be provided by applicant.
2. Emergency Access. 2 additional gated exits for emergency use only at the north and south ends.
3. Dead-end Streets. A paved 60' circle or 'T' at each.
4. Spacing Between Units. Minimum 10'.
5. Residency Requirement. Restricted to adults, no children.
6. Recreational Amenities. A 5,000 square foot minimum clubhouse, swimming pool and shuffleboard courts.
7. Parking. A minimum of two paved spaces per dwelling unit.
8. Density. 600 units or less.

The following information is provided as a supplement to clarify various issues or concerns raised by the Crystal River City Council in regard to Crystal River Village. The applicant desires that this amendment be considered as an amendment to the petition submitted on April 17, 1984 and revised on June 28, 1984. The applicant hereby requests that the information which follows be used, where appropriate, in developing the stipulations and conditions which are to be met as a part of the City Council approval of the Crystal River Village Planned Unit Development.

1. Berms

A. Locations. To be provided along the entire west side and along the entire south side. May be provided, at the option of the applicant, at selected locations on the east and north boundaries without the need to petition Council for an amended site plan.

B. Standards For Construction. (See Exhibits 1 and 2)

- (1) Minimum of 4' high, 15' wide.
- (2) Height may vary to provide an undulating appearance for aesthetic purposes.
- (3) Vegetation shall include evergreen trees on top, at a minimum spacing of 6' between trees. A solid wood or masonry fence, with a minimum height of 2', may substitute for the trees. Evergreen shrubs or trees are proposed for the side slopes. Mulch with grass seed, or sod, will stabilize all portions of the berms.
- (4) Irrigation will be provided for all berms.

C. Maintenance. Applicant will replace any trees or shrubs which die during the first five years, and will mow, trim, fertilize and otherwise maintain the vegetation, grass and all other improvements.

2. Emergency Access

Two emergency access points will be constructed at the northwest corner and either at the south side connecting to Mayo Drive or on the west-central side connecting to the new C.R. 44 extension. Each entrance will be blocked with either a break-away decorative fence or a swinging gate, with the design specifications prepared by a licensed engineer.

3. Dead-end Streets

Each cul-de-sac in the community will be provided with either a 60' diameter paved turnaround or a 60' hammerhead 'T', also paved.

4. Fire Hydrants (See Exhibit 3, Part 10.3)

The applicant has located fire hydrants to meet minimum standards for mobile home parks. Additional locations as deemed necessary by City Council and the Crystal River Fire Chief will, within reason, be considered negotiable by the applicant.

5. Spacing Between Homes (See Exhibit 3, Part 3.3.2)

No two mobile homes will be closer than 10 feet from each other, as per the above-referenced standards. Where double-wides are centered on 50' lots, the typical spacing between units without accessory buildings will be 26 feet. Where the separation between two units is the minimum as described above, the opposite side yards will be substantially increased ... in accord with Article 12-1.10 (d) of the Crystal River Zoning Ordinance which states: "Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of this zoning code."

6. Tax Revenues (See Exhibit 4)

An amended tax computation documents the methodology utilized in arriving at the municipal tax revenue estimates contained in the original petition.

Existing conventional homes contiguous to the proposed community generate an average of \$100 in annual city tax revenues. Conventional homes valued at \$45,000 on owner-occupied lots might generate \$126 in annual city tax revenues per unit per year.

The applicant's planning consultants estimate that the average per unit city tax revenue from the planned community will be \$166. The school board will realize a windfall of \$39 to \$79 per unit each year ... between \$22,581 and \$45,741 depending upon whether the units are single-wide or double-wide.

Very substantial county taxes will be paid on this property, including roads, utilities, all rental lots and common areas, and extensive recreational facilities around the lake. The applicant will own all of this, and, he will pay taxes on all of it. We have not placed a dollar value on this, as we consider the primary issue to be municipal impacts.

7. Restricted Community

This will be an adult community. The only children will be visitors; i.e. with grandparents.

Our attorneys have thoroughly reviewed the Florida and Federal statutes, and there are no laws which preclude the applicant's capability to restrict residency to couples with-

out children. Allowing children in the community would detract from sales to the main market ... retirees.

8. Transients

This is a quality community which will have permanent residents living in permanently placed units with attached accessory buildings, screened porches, carports, skirting, expensive and well-maintained landscaping, paved sidewalks on both sides of every street and a paved driveway capable of holding at least two cars on every lot. Underground utilities and extensive recreational amenities add to the quality of the community. Transients cannot afford to reside in such a community, they will not be welcome or solicited by the applicant, and, they certainly would not be tolerated by those permanent residents who will have a substantial investment in, and a commitment to, their community.

9. Pavement Widths

The 20' pavement width exceeds that found on virtually all existing streets in Crystal River, and it meets or exceeds minimum standards generally accepted for subdivisions and adopted by the City of Crystal River.

10. Fire Hazard (See Exhibit 5)

The strict fire safety requirement for manufactured housing has reduced the fire rate below that for conventional housing; therefore, the probability that a fire will even start in this community will be lower than if it were built entirely with conventional homes.

11. Utility Placement

As the owner of virtually all land within the PUD, the applicant has the capability of placing utilities wherever it is most convenient, without the need for rights-of-way or easements. Within existing Unit 1, the utilities are already in place.

12. Recreational Specifications

The applicant certifies that the recreation facilities will include, at a minimum:

Clubhouse, including a total area of 5,000 square feet, kitchen, card room, billiards, laundry, dining and meeting rooms, bathrooms, miscellaneous equipment and a full schedule of activities. A swimming pool and shuffleboard outside.

13. Owners Land Value (See Exhibit 6)

A recent appraisal of Serendipity shows a per lot value of \$15,500 per space. We have used \$14,084 in Crystal River.

14. Impact Fees

The applicant is providing a cash payment of \$32,000 to assist with the paving of C.R. 44. This equals \$53 per space. An estimated 1,800 feet of 60-foot wide right-of-way, totaling 2.48 acres are being donated to the City of Crystal River. The applicant is providing a community which will be self-contained in terms of road maintenance, utility maintenance, most security, the provision of recreational opportunities, etc. For these reasons, the costs to the municipality will be exceeded by the tax revenues generated, and any comparison with other cities or conventional development is inappropriate.

Stuart, Florida, for example, charges an impact fee to cover the additional costs anticipated for new developments. The problem with comparing Crystal River and Stuart, however, is that the water and sewer hookup fee is very high (\$2000 per unit) whereas the Stuart rate is only \$1045 per unit. In other words, the two cities are not comparable when using one set of figures without examining all sources of municipal fees.

15. DRI

The Development of Regional Impact threshold in Citrus County is 750 units. This community is not a DRI because it contains only 600 units.

There are no regional impacts of a negative nature which can be attributed to this community. There will be no impact on Kings Bay and Crystal River. Traffic volumes on U.S. 19 will actually be reduced when C.R. 44 is built as an alternate route for local traffic. During 4 public hearings, not one example of an adverse regional impact was raised by any member of the audience, Planning Commission, or City Council.

16. Parking

As noted in section 8, each space will have a paved driveway capable of parking at least two vehicles.

17. Incompatibility

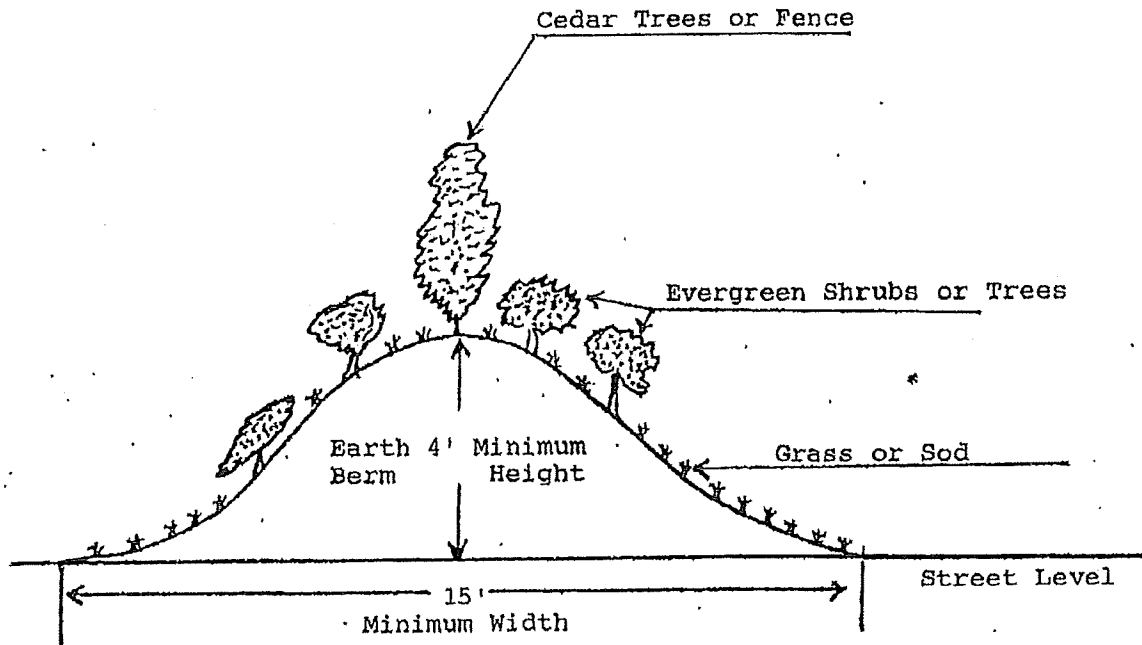
As stated in the Crystal River PUD Ordinance, and intent of a PUD is to: "Provide an environment of stable character compatible with surrounding residential areas." This community has been designed to satisfy this intent, and not one single person has stated that it will be incompatible with adjacent land uses.

18. Density

A conventional mobile home park requires a minimum of 6,000 square feet per unit, or about 7 units per acre (7.26). This planned unit development is well below the level that could be approved under conventional zoning for mobile home use, at 6 units per acre.

EXHIBIT 1

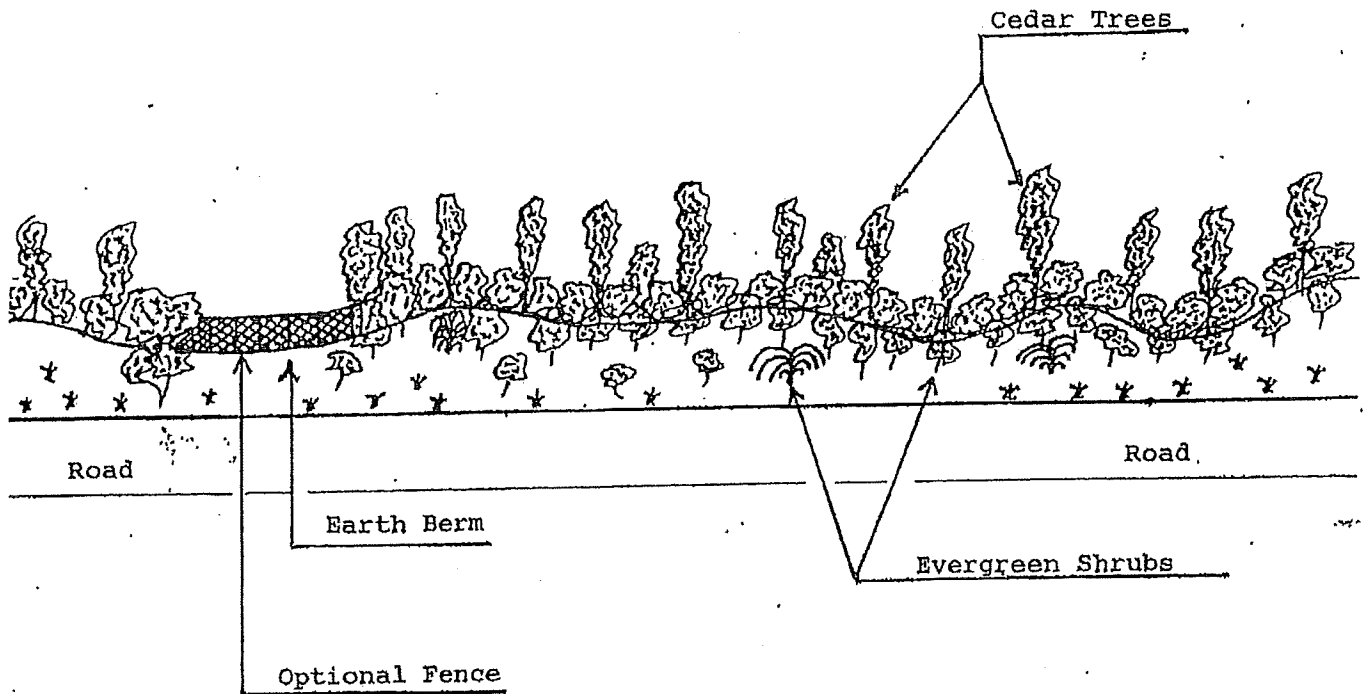
TYPICAL BERM CROSS-SECTION



Standards

1. Vegetation. Cedar trees to be planted 6' apart in middle of berm, with no minimum height when planted. A solid masonry or wood fence (2' minimum) may be substituted for trees. Evergreen shrubs or trees to be planted on side slopes, at a minimum spacing of 6'. All side slopes are to be seeded with mulch or sodded.
2. Irrigation. An underground sprinkler system shall be installed to provide periodic watering.
3. Maintenance. During the first 5 years, any trees or shrubs which die will be replaced. Applicant will mow, trim, fertilize and otherwise maintain the vegetation and grass.

EXHIBIT 2
TYPICAL BERM SIDE VIEW



Standards

1. Berm height 4' above road elevation (minimum), variable above that
2. Fence height 2' above berm top (minimum), may be higher.
3. Cedar trees every 6' (minimum) along top of berm, except where there is an optional fence.
4. Evergreen shrubs every 6' (minimum), between cedar trees and on side slopes.
5. All side slopes to be seeded with mulch, or, sodded.

501A-2

INSTALLATION OF MOBILE HOMES

EXHIBIT 3

TAKEN FROM:
NATIONAL
FIRE
PROTECTION
ASSOCIATION

Committee on
Mobile Homes and Recreational Vehicles
Listing as of Date of Balloting (March 1977)

Correlating Committee

Lloyd W. Garner, Chairman
Cobb County Fire Department, P.O. Box 649, Marietta, GA 30061
George H. Tryon, Administrative Secretary
National Fire Protection Association, 470 Atlantic Ave., Boston, MA 02210

Delavan J. Arnold, Vevey Company
Russell R. Bahr, State of California, Department of Health and Community Development (Chairman, Sectional Committee on Mobile Homes)
Archie O. Barker, Idaho State Electrical Board
C. E. Blome, American Association of Retired Persons
Willard E. Bryant, Maryland Dept. of Economic & Community Development (National Conference of State on Building Codes and Standards)
Walter N. Burke, Veterans Administration
H. William Swig, Utica Mutual Insurance Company (Chairman, Sectional Committee on Recreational Vehicle Parks and Campgrounds)
Donald R. Falmer, U.S. Dept. of Housing & Urban Development, Federal Housing Administration (Chairman, Sectional Committee on Mobile Home Installations)
James G. Grose, Office of Building Standards and Code Services, National Bureau of Standards, U. S. Department of Commerce
Jordan Hylman, American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc.

Walter H. Johnson, National LPGA Association (Chairman, Sectional Committee on Recreational Vehicles)
Norman Latta, International Assoc. of Plumbing & Mechanical Officials
W. J. Smith, Underwriters Laboratories, Inc.
G. Pete Van Zandt, Familien Stern Club
Phillip R. Winroy, Kampgrounds of America
Vincent J. Wanzek, Fleetwood Enterprises

Nonvoting Members

Francis E. Greenleaf, Western Manufactured Housing Institute (Secretary, Sectional Committee on Mobile Home Installations)
Henry Ormon, Manufactured Housing Institute (Secretary, Sectional Committee on Mobile Homes)
Phillip N. Shreve, Recreation Vehicle Industry Association (Secretary, Sectional Committee on Recreational Vehicles and Recreational Vehicle Parks and Campgrounds)

Nonvoting

COMMITTEE PERSONNEL

501A-3

Sectional Committee on Mobile Home Installations

Donald R. Falmer, Chairman
U.S. Department of Housing & Urban Development,
Federal Housing Administration, Washington, DC 20410

Francis E. Greenleaf, Secretary
Western Manufactured Housing Institute
3835 East LaPalma Ave., Anaheim, CA 92806

Ted Hatter, Texas Mobile Home Association
A. O. Barker, Idaho State Electrical Board (ex. National Electrical Code Committee, International Association of Electrical Inspectors)
Nicholas H. Best, Fire Marshals Association of North America
Hubert W. Behrend, American Society of Civil Engineers
Pat Bantz, National Association of Home Builders
Norman Butch, Western Mobilhome Association
Tom Collins, Manufactured Housing Institute
Jane Kestly, Conrad, American Mobile Home Association/Mobile Home Life
Tom S. Cahle, National Sanitation Foundation
Lloyd W. Garner, Fire Marshals Association of North America
Hans R. Grigo, National Safety Council
James G. Grose, National Bureau of Standards, U.S. Dept. of Commerce
R. H. Harman, Mobile Home & Recreational Vehicle Division, State of Utah

Jordan Hylman, American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc.
D. E. Hughes, American Gas Association
Walter H. Johnson, National LPGA Association
Charles W. Lane, Commercial International
Norman J. Latta, International Association of Plumbing & Mechanical Officials
James E. Lewis, American Society of Sanitary Engineers
E. J. Orth, Jr., Electric Light & Power Group
Dr. Mary S. Pickett, Illumination Technicians Society
Kenneth D. Rhoads, Gold Seal, Division of UTL, Inc.
Paul L. Solomon, Department of Health and Community Development, State of California
Ted L. Strasser, Nebraska Mobile Home Institute, Inc.
Victor Subeny, American Society of Mechanical Engineers
J. Herbert White, American Assn. of Retired Persons

Alternates

S. L. Biechman, American Gas Association (Alternate to D. E. Hughes)
Robert J. Collins, National Sanitation Foundation (Alternate to Tom S. Cahle)
James H. Fielert, National Bureau of Standards (Alternate to James G. Grose)
John Piercing, National Safety Council (Alternate to Hans R. Grigo)
Nicholas A. LaCourrie, American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc. (Alternate to D. E. Hughes)

Nell MacLean, International Association of Plumbing & Mechanical Officials (Alternate to Norman J. Latta)
Ronald B. Singer, Southern California Edison Company (Alternate to E. J. Orth, Jr.)
Alan R. Tridillo, National Association of Home Builders (Alternate to Pat Bantz)

Nonvoting

Walter N. Burke, Veterans Administration
Eric Kent, Canadian Standards Association
Wilford J. Summers, National Fire Protection Association

Chyster L. Tate, Jr., U.S. Department of Health, Education & Welfare
George H. Tryon, National Fire Protection Association
Brian Weir, Canadian Standards Association

Nonvoting

Mobile Home Service Equipment. That equipment containing the disconnecting means, overcurrent protective devices, and receptacles or other means for connecting a mobile home feeder assembly.

Mobile Home Site. A designated parcel of land in a mobile home park designed for the accommodation of one mobile home, its accessory buildings or structures, and accessory equipment for the exclusive use of the occupants.

Mobile Home Stand. That area of a mobile home site which has been reserved for the placement of a mobile home.

Occupied Area. The total of all of the site area covered by a mobile home and roofed mobile home accessory buildings and structures on a mobile home site.

Park Electrical Wiring System. All of the electrical wiring, fixtures, equipment and appurtenances related to electrical installations within a mobile home park, including the mobile home service equipment.

Park Street. A private way which affords principal means of access to abutting individual mobile home sites and auxiliary buildings.

Permanent Building. Any building except a mobile home or a mobile home accessory building or structure.

Pier. That portion of the support system between the footing and the mobile home exclusive of caps and shims.

Porch. An outside walking area having the floor elevated more than eight inches above grade.

Ramada. Any free-standing roof, or shade structure installed or erected above an occupied mobile home or any portion thereof.

Special Permission. The written consent of the authority having jurisdiction.

Stabilizing Devices. All components of the anchoring and support systems such as piers, footings, ties, anchoring equipment, ground anchors and any other equipment which supports the mobile home and secures it to the ground.

Stabilizing System. A combination of the anchoring system and the support system when properly installed.

Storage Structure. A structure located on a mobile home site which is designed and used solely for the storage and use of personal equipment and possessions of the mobile home occupants.

Structure. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Support System. A combination of footings, piers, caps, and shims that will, when properly installed, support the mobile home.

Tie. Strap, cable or securing device used to connect the mobile home to ground anchors.

Vertical Tie. A tie intended to primarily resist the uplifting and overturning forces.

Windbreak. A vertical wall structure designed and erected as a free-standing unit, the vertical surface of which is not more than 50 percent open.

Part 3. Mobile Home Park Design and Land Use

3.1 General. The material in this Part contains provisions for new mobile home park design and land use where local regulations governing such design and land use are not in effect. The criteria is intended to give minimum guidance which is considered good practice.

3.2 Setbacks. Each mobile home shall be located at least 25 feet from any park property boundary line abutting upon a public street or highway.

3.3 Space Utilization. Site coverage and building separation in a mobile home park for each mobile home and its accessory structures shall be in accordance with the following:

3.3.1 The occupied area of a mobile home site shall not exceed 75 percent of the site area.

3.3.2 A mobile home shall not be located closer than 10 feet from any other mobile home or permanent building within the mobile home park. A mobile home accessory building shall not be closer than 3 feet from a mobile home or building on an adjacent site.

3.4 Access to Park Streets. Each mobile home site within a mobile home park shall have direct access to a park street. The access shall be an unobstructed area, not less than 14 feet in width.

Part 10. Mobile Home Park Fire Safety

10.1 General Park Fire Safety Considerations

10.1.1 **Park Location and Arrangement.** The location and arrangement of each mobile home park shall meet the approval of the chief of the fire department responsible for providing the necessary fire protection services. Where there could be possible time response delays for emergency equipment (fire, police, or ambulance services) occasioned by a single access to a mobile home park (such as might be caused by railroad crossings, limited access highways, one-way streets, grades which can become impassable under snow or icing conditions), a second access or emergency access roadway should be provided. A site plan shall be supplied to the fire and law enforcement agencies having jurisdiction.

NOTE: Such a "site plan" shall show the numerical designation or street name and number of each mobile home site in the park.

10.1.2 **Access to Mobile Homes for Fire Protection Services.** Access to a mobile home for fire protection services shall be such as to permit fire apparatus to approach within 100 feet of each mobile home.

10.1.3 **Clearance from Mobile Homes to Other Structures.** Mobile homes shall not be located closer than 10 feet from any other mobile home or permanent building within or adjacent to the mobile home park. A mobile home accessory building or structure shall not be closer than 3 feet from any adjacent mobile home or mobile home accessory building or structure. (See also 3.3.2 and 5.7.)

Exception: See Paragraph 5.9.2

10.1.4 **Use of Fire Protection Equipment.** The mobile home park operator should instruct his staff in the use of the fire protection equipment available in the park and define their specific duties in the event of fire. Tenants should be instructed in applicable fire prevention and fire protection rules (see Section 10.5 herein).

10.1.5 **Incinerators.** Where provision is made for the burning of rubbish in the park, incinerators shall be constructed in accordance with the *NFPA Standard on Incinerators (NFPA 82-1972)*.

10.1.6 **Outside Hazards.** Care shall be taken to maintain the park area free of dry brush, leaves and weeds which might communicate fires between mobile homes and other buildings in the park.

10.1.7 **Heat Tapes.** As noted in 7.1.5.3, heat tapes shall be of the listed type.

10.2 Fire Detection and Alarm Services

10.2.1 **Detection Systems in Buildings Open to the Public.** Fire detection and alarm systems installed in buildings open to the public shall be installed in accordance with the *NFPA Standard on Local Protective Signaling Systems (NFPA 72A-1975)*.

NOTE: See NFPA Standards No. 71, 72B, 72C or 72D for other suitable types of fire protective signaling systems.

10.2.2 **Public Fire Alarm Services.** Street fire alarm services for the park, if provided, shall be in accordance with the *NFPA Standard for the Installation, Maintenance and Use of Public Fire Service Communications (NFPA 73-1975)*. Where such services are not available, alarm procedures shall be posted in each mobile home and in each public building in the park as required by the local fire department.

10.3 **Water Supplies for Fire Protection.** Water supplies for fire department operations shall be as required by the authority having jurisdiction. Where there are no such requirements, water supplies shall be adequate to permit the effective operation of at least two 1½-inch hose streams on any fire in a mobile home or elsewhere in the mobile home park whether the supply is derived from hydrants connected to an underground water supply system, a reservoir or water supply source of not less than 3,000 gallons (suitably accessible for fire department drafting operations), or fire department apparatus equipped with a water tank(s) constructed in accordance with the *NFPA Standard for Automotive Fire Apparatus (NFPA 1901-1975)*. Hydrants, if provided, shall be located along park streets or public ways readily accessible for fire department use and located within 500 feet of all mobile home sites. Hydrant hose coupling threads shall be national standard threads (see *NFPA Standard for Hose Threads and Gaskets for Fire Hose Connections, NFPA 194-1974*) or shall conform to those used by the local fire department if different from those specified in the referenced Standard.

10.4 Mobile Home Park Portable Fire Fighting Facilities

10.4.1 **Permanent Buildings.** Permanent buildings shall be provided with listed portable fire extinguishers in accordance with the provision of the *NFPA Standard for Portable Fire Extinguishers (NFPA 10-1975 (ANSI))*.

EXHIBIT 4

COMPARISON BETWEEN CONVENTIONAL AND MOBILE
HOME DWELLING UNIT TAX REVENUES

COMPARISON BETWEEN CONVENTIONAL AND MOBILE.
HOME DWELLING UNIT TAX REVENUES

A. Mobile Homes

1. Tag Fees. CFPDC contacted Charles H. Allen, Property Appraiser, and the Division of Motor Vehicles, Kirkman Building, Tallahassee, for the following facts.

a. 66' Mobile Home Fee = \$ 81.00
66' Double-wide = \$162.00

- b. From each tag fee, the State of Florida deducts the following:

(1) \$.50 to service and registration
(2) \$.50 to air pollution control
(3) \$1.50 to general fund

\$2.50 Total State Deduction

- c. After deducting the \$2.50 in State Fees, one-half of the tag fee remaining is returned to the local government, and one-half to the county board of education.

- d. Results:

<u>Unit</u> <u>Size</u>	<u>City Revenue</u> <u>Per Unit</u>	<u>School Board</u> <u>Revenue Per Unit</u>
Single-wide 66'	\$39.25	\$39.25
Double-wide 66'	\$79.75	\$79.75

2. Municipal Revenues

- a. CFPDC conservatively estimates municipal revenues from tag sales as being constituted of 1/2 single-wides and 1/2 double-wides. The actual ratio of double-wides is expected to be substantially higher (see petition).

- b. If the entire community was 600 mobile home units (we computed it this way for comparative purposes) the municipal revenues would be a minimum of:

300 x 39.25 = \$11,775.00 per year

300 x 79.75 = \$23,925.00 per year

TOTAL \$35,700.00 per year

JUST FROM TAG FEES.

c. If the entire community was 600 double-wides, the municipal revenue would be \$47,850.

3. Total City Tax Revenues

As previously noted in our petition, adding all other revenues from taxes this community would, with 600 mobile homes, generate about \$100,000.00 in annual city taxes, or, \$166.00 per unit per year. This forms the basis for a comparison with conventional houses.

B. Conventional Homes

1. Existing On-Site or Contiguous 1983 City Tax Paid

a. Lot 13, CRV \$161.38

b. Lot 14, CRV 139.86

c. Stony, *PG 0.00

Average Tax \$100.41

2. Hypothetical Values and Revenues

a. Assume an average home to cost \$45,000.00

b. Assume an average lot to value 14,000.00

Total \$59,000.00

- Homestead Exemption - 25,000.00

Taxable Value \$34,000.00

c. Assume city milage 3.7 mils x .0037

Average Tax \$ 125.80

C. Conclusions

Neither the existing conventional homes in the area, nor hypothetical homes at an average cost of \$45,000.00, will generate as much per unit as a mobile home on a rental lot. The taxable value, after homestead exemption, must equal \$44,864.86 for a conventional house to generate the same tax revenues as a mobile home...this would, in the above example with \$14,000.00 in land value, require an average

home value of \$55,864.86!!

*Mr. Stony spoke at the 2nd Planning Board hearing, objecting to the fact that mobile homes do not pay any taxes. His home and lot are in Paradise Gardens.

EXHIBIT 5

RELATIVE BENEFITS

In addition to tax contributions, it is helpful to consider the relative burden of mobile home owners on county services including roads, water and sewer systems, schools, police and fire protection, etc.

All citizens use public roads. However, roads and other services located within a park are paid for and maintained by the park owner, not by county tax dollars. In addition, the roads are considered improvements to the real property and, therefore, the park owner (and consequently the residents) will pay taxes for these items. Instead of being provided these services by the county, it is likely that the park owner and, therefore, the residents pay extra for these services.

Public school systems make up a large portion of a county's budget; however, the 1970 census (1980 data not available as of this writing) shows that there is only one child per five mobile homes or .2 children per mobile home. In comparison 1970 census figures reveal site built home households have an average of 1.5 children (1980 census figures show 1.6 children per household). In addition, a 1981 study for Foremost Insurance found that 76% of Florida mobile home residents sampled are over 50 years old. Generally, this group has few school age children. It is clear that mobile home residents are less of a burden for a school system than site built home residents.

Alarm Alert (July, 1982), a recent publication from the State Fire Marshall states that manufactured or mobile homes represent only 1.7% of all reported fires in Florida. This is far below the percentage of mobile homes or trailers to total housing units reported by 1980 census figures in Table 9. According to the State Fire Marshall, this low percentage is a result of the strict fire safety requirement for manufactured housing imposed by the Department of Housing and Urban Development in 1976. As reported by the Florida Manufactured Housing Association, data from the National Fire Protection Association show that, nationally, mobile homes manufactured since 1976 have an incidence of fire 30% lower than site built homes. In addition, mobile homes in parks will have less police protection than site built housing because police are not routinely allowed on private property.

Although county services are provided on the basis of need not by tax contribution or ability to pay, it is evident that mobile home residents are a relatively small burden on tax funded county services.

FLORIDA MOBILE HOME TAX CONTRIBUTIONS
CENTER FOR ECONOMIC & MARKETING RESEARCH
UNIVERSITY OF FLORIDA
JULY 1982
G. HARLEY MELLISH - F.H.I. DIRECTOR

JOSEPH H. HARRELL & ASSOCIATES, INC.

J. H. HARRELL M.A.I., APPRAISER

Appraisers

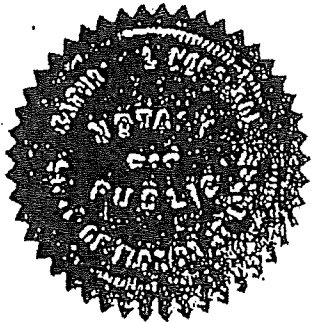
CERTIFICATE OF VALUATION

The undersigned appraiser hereby certifies that application for valuation, having been made by Mr. John Thomas, on behalf of Mr. D. R. Whitehurst, that he has personally examined and appraised the Serendipity Mobile Home Village and Commercial Plaza, located at 3135 U.S. Highway 19 N., Clearwater, Florida.

It is his opinion, that as of April 2, 1984, the estimated market value of the subject property was:

Estimated Contributory Value of Commercial Properties:	\$2,050,000.00
Estimated Contributory Value of Mobile Home Park:	<u>\$6,400,000.00</u>
ESTIMATED VALUE OF SUBJECT PROPERTY:	\$8,450,000.00

The appraiser certifies he has no personal interest in the property, either present or contemplated, and employment in and compensation for making the appraisal are in no manner contingent upon the value reported.



JOSEPH H. HARRELL & ASSOCIATES, INC.

Joseph H. Harrell
Joseph H. Harrell, M.A.I.

Sworn to and subscribed before me, this 25th day of April, 1984.

William L. ...
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
BY COMMISSION EXPIRES 01.22.1984
BONDED THROUGH 01.22.1984

ROAD RESEARCH

RE: Measurements of various road in Crystal River, Citrus County, Florida as of 7/26/84

John:

The following is a list of various roads in Crystal River, and their measurements.

<u>NAME OF ROAD/STREET</u>	<u>LOCATION</u>	<u>MEASUREMENT</u>
SE Paradise Point Road	A well traveled road that goes from US 19 (Corner of SunBank) to Port Paradise and residential homes	20 feet
SE 3rd Court	Picardy Village, residential subdivision off of SE Paradise Point Road	14' 6"
Cutler Spur Blvd.	Major blvd. that is the by-pass road in Crystal River	21' 10"
NE 9th Street	1 block from C.R.M.S. residential area	17'
NE 3rd Avenue	1 block from C.R.M.S. residential area	18'
NW 19th Street	Main road into Woodland Estates-residential area	18'
NW 17th Street	A Road off the the main road in Woodland Estates	15'
Kingsbay Drive	A well traveled road that goes from US 19 (corner of Citizens) to Pete's Pier, and services alot of residential areas and subdivisions	18'

SUBMITTED this 27th day of July, 1984, by Richard Price.

EXHIBIT "C"
SEWER CONNECTION AGREEMENT

SEWER CONNECTION AGREEMENT

THIS AGREEMENT made and entered into this 3rd day of March, 1986, between DON R. WHITEHURST and JEAN V. WHITEHURST, Serendipity Homes, 3135 U.S. Highway 19 North, Clearwater, Florida 33575, hereinafter referred to as DEVELOPER and the CITY OF CRYSTAL RIVER, a municipal corporation authorized under the laws of the State of Florida, hereinafter referred to as CITY.

WHEREAS, DEVELOPER is the owner of certain real property described on the attached Exhibit A incorporated herein by reference, and

WHEREAS, the DEVELOPER intends to place certain improvements upon such property pursuant to the plans and specifications submitted to the CITY by such DEVELOPER which such designated use design and plans represent a material and an express condition of this Agreement with the CITY and shall be referred to as the PROJECT. Further, all of the PROJECT has been approved as a planned unit development and shall likewise be referred to and considered as part of the PROJECT. Such plans are attached hereto and incorporated herein by reference. However, it is understood that it is only the first phase of such PROJECT involving 253 lots that are subject to this Agreement.

WHEREAS, the CITY has the capacity available at its sewer facility and shall reserve for the DEVELOPER Fifty-One Thousand Nine Hundred (51,900) gallons per day flow to service 253 lots in Phase I of the PROJECT and such reservation being a material consideration to the DEVELOPER and the CITY obligating itself to preserve such capacity to the extent that such can not be offered to other development projects.

NOW, THEREFORE, the parties, for the purpose expressed herein, promise, agree and covenant as follows:

1. The CITY shall provide to the DEVELOPER Fifty-One Thousand Nine Hundred (51,900) gallons per day flow to service 253 lots in Phase I of the PROJECT from its sanitary sewer collection system currently in existence for the PROJECT proposed by the DEVELOPER.

2. That the DEVELOPER has constructed all necessary lines to effectuate the connection of sewer services to the CITY's facilities pursuant to the design plans and specifications shown on the attached engineering plans marked Exhibit B and incorporated herein by reference and the CITY has inspected and approved of same. All costs of such construction, engineering and inspections shall be the responsibility of the DEVELOPER. Said plans show all improvements including all sewer lines, shall be placed upon the private property of the DEVELOPER, with the CITY's lift station abutting at the NW corner.

3. There shall be no changes, modifications, alterations, amendments or deletions, no matter their kind or nature in the scope of the PROJECT as represented to the CITY or the engineering design plans for the sewer connection lines unless written approval is first obtained from the CITY.

4. It is agreed by the parties hereto that the DEVELOPER shall pay to the CITY all required hookup fees upon execution of this Agreement in the amounts and the time table set forth in paragraph 19 herein. Said hookup fees are calculated upon one (1) Equivalent Residential Unit at the cost of \$1,050.00 per Equivalent Residential Unit multiplied by Two Hundred Fifty Three (253) residential units, comprising a part of the units, proposed pursuant to the PROJECT plans of the DEVELOPER. Other individual commercial establishments such as small stores and shops, separate single offices and similar unit facilities shall be equal to one (1) Equivalent Residential Unit for each restroom. The reservation of capacity is estimated based upon the normal average waste flows associated with each Equivalent Residential Unit computed to be contained within the PROJECT. The hookup fees paid by the DEVELOPER are non-refundable, however, if there are any minor changes or modifications to the PROJECT or a minor change in the number of Equivalent Residential Unit calculated, the hookup fees shall be appropriately adjusted upon application to the CITY.

5. Hookup fees paid to the CITY become the sole property of the CITY upon payment and shall be full payment to the CITY for reserving the estimated capacity for the DEVELOPER'S PROJECT. However, the reservation of capacity is based upon estimated Equivalent Residential Units and nothing herein shall be construed to grant, transfer or reserve capacity at the CITY'S sewer facilities that are in excess of that actually estimated to be utilized by each calculated Equivalent Residential Unit.

6. The CITY shall place all hookup fees paid by the DEVELOPER in a special interest bearing fund upon payment with all such proceeds and accumulated interest being the CITY'S. Such is created solely to guarantee the DEVELOPER that funds will be available to make any approved refunds pursuant to the terms and conditions of this Agreement.

7. It is understood that the DEVELOPER shall have Forty-Eight (48) months from the date of this contract to complete its PROJECT ie., apply and obtain all building permits, obtain certificates of occupancy from appropriate governmental bodies and to complete all connections and extension to the CITY'S facilities. Failure to complete the PROJECT within the time provided above shall result in the complete and total forfeiture of the hookup fees paid by the DEVELOPER as to that portion of the project not connected to the CITY'S system and the reservation of capacity shall be terminated with the CITY being entitled to contract for such capacity with any other prospective applicants. For the purposes of this paragraph 7, the completion of the PROJECT shall relate to the development work and improvements contemplated in Exhibit "B" attached hereto and shall not be constructed so as to relate to the installation of mobile home units on lots within the PROJECT or permitting relating hereto.

8. The CITY, in its sole discretion upon written request of the DEVELOPER may extend the time periods provided in Paragraph 7 above. Additionally, the CITY in its sole discretion

may allow a partial refund of the forfeited hookup fees, upon written request of the DEVELOPER. No findings of cause need be shown by the CITY in refusing to refund any hookup fees forfeited pursuant to Paragraph 7 above.

9. It is understood and agreed by the DEVELOPER and the CITY that all sewer line extensions and appurtenances thereto required to be constructed by the DEVELOPER pursuant to Paragraph 2 above, have been inspected and approved by the CITY. All such sewer lines are located on DEVELOPER's private property, and DEVELOPER shall retain title thereto in accordance with paragraph 12 set out in Exhibit "B" attached hereto. Nothing herein shall be construed to require the CITY to accept, operate or maintain any improvements constructed that are installed upon private property, although all such improvements have been inspected and shall comply with Paragraph 11 hereafter. All cost of inspections by the CITY shall be at the expense of the DEVELOPER and shall be paid to the CITY before final approval of final connection to the CITY facilities.

10. It is understood by the parties hereto that any monthly service charges levied for the use of sanitary sewer collection system shall be paid to the CITY in a like manner that all other similar customers of the system shall be charged.

11. It is understood by the parties hereto that the construction of the appropriate sewer lines described above by DEVELOPER shall comply with any and all regulations or requirements of the CITY's engineering staff, any and all requirements set forth by the duly enacted ordinances of the CITY, any and all requirements or regulations set forth by the governing body of Citrus County, and any and all requirements, regulations or laws of the State of Florida.

12. The CITY's sewer lift station is contiguous to the PROJECT, and no sewer collection system lines connecting DEVELOPER's property to the CITY facilities are required. In

accordance with the attached Exhibit "B", all utilities, water and sewer lines are to be installed by DEVELOPER who will retain ownership and be responsible for maintenance.

13. The parties hereby state that this Agreement constitutes the entire agreement between them and that there were no other statements, promises or agreements on the part of either party not included or specifically mentioned herein, and that all parties to this Agreement shall rely on its terms as set forth herein. Nothing herein shall supercede any ordinance in effect at the date of this Agreement or subsequently enacted.

14. This Agreement is not transferrable or assignable without the express written consent of the CITY and any such assignment shall only be approved if it is in the best interest of the public and only if the PROJECT remains that as represented, proposed and contemplated by this Agreement. Any such assignment shall be so conditional.

15. Failure of the DEVELOPER to adhere to any of the terms and conditions of this Agreement, including but not limited to the representations of its PROJECT, shall result in the breach of this Agreement, the denial of sewer hookup to the CITY facilities and the absolute forfeiture of all monies deposited with the CITY.

16. Any dispute over the terms, conditions, compliance and interpretation of this agreement shall be governed by the Laws of Florida and any and all such actions, claims and disputes shall be judicially resolved in Citrus County, Florida and such County shall be the venue.

17. This Agreement shall be binding upon the personal representatives, heirs, successors and assigns of the parties hereto.

18. That the DEVELOPER shall pay a sum of \$35,000.00 upon execution of this Agreement representing 33 Equivalent Residential Units, together with a one time PROJECT sewer connection fee, and the CITY shall promptly thereupon render the

PROJECT lift station operative. Thereafter, the DEVELOPER shall pay as follows:

- a. \$46,130.00 for 44 Equivalent Residential Units on or before June 3, 1986.
- b. \$46,130.00 for 44 Equivalent Residential Units on or before September 3, 1986.
- c. \$46,130.00 for 44 Equivalent Residential Units on or before December 3, 1986.
- d. \$46,130.00 for 44 Equivalent Residential Units on or before March 3, 1987.
- e. \$46,130.00 for 44 Equivalent Residential Units on or before June 3, 1987.

Failure of the DEVELOPER to make payment pursuant to the above time-table, will result in the forfeiture of all unpaid capacity and/or Equivalent Residential Unit set aside by this Agreement, result in a default hereunder, relieving the CITY from any further responsibility to provide sewer services to the project other than those units actually paid for subject to the provisions of paragraph 7 above.

19. It is further understood that water connection fees are separate and apart from this agreement and are governed by the policies of the CITY. All such fees for water connections are payable upon application for appropriate building permits. Provided that no building permit shall be issued upon proposed units in advance of the applicable sewer connection fees being paid as set forth in this Agreement.

20. The DEVELOPER is responsible for obtaining all applicable F.D.E.R. permits for the Project. If all such permits cannot be obtained within Forty-Five (45) days of this Agreement all monies paid shall be refunded to the DEVELOPER excluding any interest earned thereon by the CITY which shall be retained and this contract shall be automatically terminated. DEVELOPER shall produce proof of obtaining such permits within 45 days to the CITY.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals and executed this Agreement on the day and year first above mentioned.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

B.R. Whitehurst
WITNESS

Christie C. Whitehurst
WITNESS

ATTEST:

H.E. [Signature]
WITNESS

Shirley L. Carroll
WITNESS

DEVELOPER

BY:

Title:

[Signature]
Jean V. Whitehurst

CITY OF CRYSTAL RIVER

BY:

Title:

[Signature]
City Manager

LEGAL DESCRIPTION

A PART OF THE SE. $\frac{1}{4}$ OF THE SW. $\frac{1}{4}$, THE NE. $\frac{1}{4}$ OF THE SW. $\frac{1}{4}$, THE SE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$, THE NE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$, ALL OF SECTION 27, TOWNSHIP 18 S, RANGE 17 E, ALSO A PART OF CRYSTAL RIVER VILLAGE UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 5 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

FROM THE SW. CORNER OF THE NE. $\frac{1}{4}$ OF THE SW. $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 18 S, RANGE 17 E, CITRUS COUNTY, FLORIDA, RUN THENCE N $0^{\circ}03'56''$ W, ALONG THE 40 ACRE LINE, 77.95 FT. FOR THE POINT OF BEGINNING; THENCE CONTINUE N $0^{\circ}03'56''$ W, 800.23 FT.; THENCE N $89^{\circ}56'04''$ E, 60.0 FT.; THENCE N $0^{\circ}03'56''$ W, PARALLEL WITH THE 40 ACRE LINE, 450.42 FT. TO THE E-W CENTER LINE OF SAID SECTION 27, TOWNSHIP 18 S, RANGE 17 E; THENCE N $0^{\circ}11'11''$ W, PARALLEL WITH THE 40 ACRE LINE, 1647.17 FT. TO THE NORTH LINE OF THE S $\frac{1}{2}$ OF THE S $\frac{1}{2}$ OF THE NE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 18 S, RANGE 17 E; THENCE N $89^{\circ}43'09''$ E, ALONG SAID NORTH LINE OF THE S $\frac{1}{2}$ OF THE S $\frac{1}{2}$ OF THE NE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 18 S, RANGE 17 E, 1308.64 FT. TO THE NE. CORNER OF THE S $\frac{1}{2}$ OF THE S $\frac{1}{2}$ OF THE NE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 18 S, RANGE 17 E; THENCE S $0^{\circ}16'17''$ E, ALONG THE N-S CENTER LINE OF SAID SECTION 27, 3271.09 FT. TO THE NORTH RIGHT-OF-WAY LINE OF MAYO DRIVE; THENCE N $89^{\circ}43'11''$ W, ALONG THE NORTH RIGHT-OF-WAY LINE OF MAYO DRIVE, 361.94 FT.; THENCE N $0^{\circ}03'56''$ W, 105.25 FT.; THENCE S $89^{\circ}56'04''$ W, 410.0 FT.; THENCE N $0^{\circ}03'56''$ W, 260.0 FT.; THENCE S $89^{\circ}56'04''$ W, 605.0 FT. TO THE POINT OF BEGINNING.

DR.

EXHIBIT "A"

PETITION FOR PUD APPROVAL
FOR
CRYSTAL RIVER VILLAGE

SUBMITTED TO THE
CRYSTAL RIVER PLANNING AND ZONING COMMISSION

BY
DONALD R. WHITEHURST, OWNER
3135 U.S. 19 NORTH
CLEARWATER, FLORIDA 33516

APPROVED BY CITY COUNCIL 2 August 1984
DATE

Phillip W. ...
COUNCIL PRESIDENT

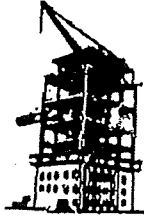
ATTEST: Wallace A. Payne
CITY MANAGER/CITY CLERK

DATE OF SUBMITTAL
APRIL 17, 1984

REVISED
JUNE 28, 1984

PREPARED BY
CENTRAL FLORIDA PLANNING AND DEVELOPMENT CORPORATION
ROUTE 2, BOX 185-A
DUNNELLON, FLORIDA 32630

COMPOSITE EXHIBIT "B" DM



**INTERNATIONAL
ENGINEERING &
CONSTRUCTION
SERVICES, INC.**

March 7, 1986

Mr. John Kelly
City Manager
City of Crystal River
Crystal River, Fl.

RE: Sanitary Sewer Inspection
Crystal River Village
Lot 531 - S.E. 17th Ave.
Crystal River, Fl. 32629

CERTIFICATION

We hereby certify to the City of Crystal River that we have inspected approximately 2300 L.F. of 10" P.V.C. Sanitary Sewer lines located from Manhole No. 1 through Manhole No. 11 inclusive and that they are constructed according to approved plans and specifications.

INTERNATIONAL ENGINEERING &
CONSTRUCTION SERVICES INC.

Kenneth C. Zechiel, P.E. 9931
Vice/Pres.

EXHIBIT "D"
ORDINANCE 87-0-6

ORDINANCE NO. 87-0-6

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA, CHANGING FROM R-1 SINGLE FAMILY RESIDENTIAL ZONING TO PUD, PLANNED UNIT DEVELOPMENT ZONING OF CERTAIN PROPERTY LOCATED IN SECTION(S) 21, TOWNSHIP(S) 18 SOUTH, RANGE(S) 17 EAST; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA, as follows:

1. The following described lands are hereby rezoned from R-1, Single Family Residential to PUD, Planned Unit Development :

Legal Description is attached hereto and made a part hereof marked Exhibit "A".

Application is contingent upon the conditions which are attached hereto and made a part hereof marked Exhibit "B".

as shown in Application 84-04.

2. The zoning map of the City of Crystal River, Florida, is hereby amended to reflect the changed described in Section 1 of this Ordinance.

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

4. This Ordinance shall become effective as provided by Florida Law.

This Ordinance shall become effective the 27th day of May, 1987.

This Ordinance was introduced and placed on the first reading on the 12th day of May, 1987 and upon motion duly made and carried was adopted on the first reading.

This Ordinance was introduced and placed on the second reading on the 26th day of May, 1987 and upon motion duly made and carried was adopted on the second reading.

Maryann Jo Capeland
PRESIDENT OF THE CITY COUNCIL
CITY OF CRYSTAL RIVER

ATTESTED:
John A. Kelly
CITY MANAGER

Approved by me as Mayor of the City of Crystal River, Florida on this 27th day of May, 1987.

Herbert W. Willett
MAYOR, City of Crystal River

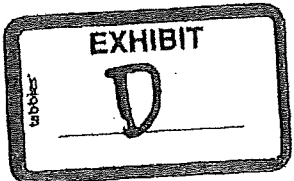


EXHIBIT "A"

PARCEL NO. 1 :

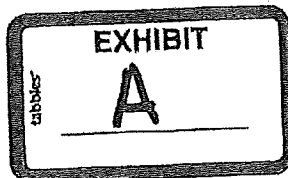
ALL OF THE LOTS OF CRYSTAL RIVER VILLAGE UNIT 1, EXCLUDING LOTS 13 AND 14, BLOCK B OF UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 5 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PARCEL NO. 2 :

BEING A PART OF THE NW. $\frac{1}{4}$ & THE SW. $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 18 S, RANGE 17 E, CRYSTAL RIVER, CITRUS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS :

FROM THE SW. CORNER OF THE NE. $\frac{1}{4}$ OF THE SW. $\frac{1}{4}$ OF SAID SECTION 27, TOWNSHIP 18 S, RANGE 17 E, RUN THENCE N $0^{\circ}03'56''$ W, ALONG THE 40 ACRE LINE, 1087.08 FT. FOR THE POINT OF BEGINNING; THENCE CONTINUE N $0^{\circ}03'56''$ W, ALONG THE 40 ACRE LINE, 241.10 FT. TO THE SW. CORNER OF THE SE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$ OF SAID SECTION 27; THENCE N $0^{\circ}11'11''$ W, ALONG THE 40 ACRE LINE, 1647.37 FT.; THENCE N $89^{\circ}43'09''$ E, 1368.64 FT. TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 27; THENCE S $0^{\circ}16'17''$ E, ALONG SAID NORTH-SOUTH CENTER LINE, 3271.09 FT. TO THE NORTHERLY RIGHT-OF-WAY LINE OF MAYO DRIVE; THENCE N $89^{\circ}43'11''$ W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 361.94 FT. TO THE SE. CORNER OF LOT 1, BLOCK "B", OF CRYSTAL RIVER VILLAGE UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 5 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID CRYSTAL RIVER VILLAGE UNIT 1 FOR THE NEXT SEVENTEEN (17) CALLS; 1) N $0^{\circ}03'56''$ W, 105.25 FT.; 2) S $89^{\circ}56'04''$ W, 610.0 FT.; 3) N $0^{\circ}03'56''$ W, 100.0 FT.; 4) N $89^{\circ}56'04''$ E, 100.0 FT.; 5) N $0^{\circ}03'56''$ W, 550.0 FT.; 6) S $89^{\circ}56'04''$ W, 85.0 FT.; 7) N $51^{\circ}00'25''$ E, 192.16 FT.; 8) N $44^{\circ}38'43''$ E, 174.85 FT.; 9) N $0^{\circ}03'56''$ W, 375.0 FT. 10) S $89^{\circ}56'04''$ W, 375.0 FT.; 11) S $21^{\circ}20'08''$ W, 180.47 FT.; 12) S $32^{\circ}10'18''$ W, 156.02 FT.; 13) S $89^{\circ}56'04''$ W, 50.54 FT.; 14) A CURVE TO THE LEFT, WHOSE CHORD BEARS, N $27^{\circ}47'40''$ W, 92.02 FT., ARC OF 93.56 FT. AND RADIUS OF 148.57 FT.; 15) A CURVE TO THE RIGHT, WHOSE CHORD BEARS, N $22^{\circ}57'03''$ W, 154.44 FT.; ARC OF 158.63 FT. AND RADIUS OF 198.57 FT.; 16) N $0^{\circ}03'56''$ W, 76.25 FT.; 17) S $89^{\circ}56'04''$ W, 15.0 FT. TO THE POINT OF BEGINNING.

LESS THE WEST 60.0 FT. OF THE NORTH 1888.58 FT. FOR ROAD RIGHT-OF-WAY.



PETITION FOR PUD APPROVAL
FOR
CRYSTAL RIVER VILLAGE

SUBMITTED TO THE
CRYSTAL RIVER PLANNING AND ZONING COMMISSION

BY
DONALD R. WHITEHURST, OWNER
3135 U.S. 19 NORTH
CLEARWATER, FLORIDA 33516

APPROVED BY CITY COUNCIL August 1984
DATE

Phillip W. Pucci
COUNCIL PRESIDENT

ATTEST: Walker A. Byrne
CITY MANAGER/CITY CLERK

DATE OF SUBMITTAL
APRIL 17, 1984

REVISED
JUNE 28, 1984

PREPARED BY
CENTRAL FLORIDA PLANNING AND DEVELOPMENT CORPORATION
ROUTE 2, BOX 185-A
DUNNELLON, FLORIDA 32630

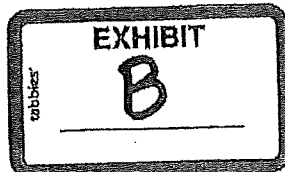


EXHIBIT "E"
ORDINANCE 87-0-14

ORDINANCE NO. 87-0-14

AN ORDINANCE AMENDING ORDINANCE 87-0-6, SECTION 1, OF THE CITY OF CRYSTAL RIVER, FLORIDA, PROVIDING FOR AN AMENDED SITE PLAN FOR THE CRYSTAL RIVER VILLAGE PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONDITIONS REGULATING MULTIPLE FAMILY AND COMMERCIAL DEVELOPMENT, SETTING CONDITIONS FOR THE CONSTRUCTION AND DEDICATION OF THE S.E. 8th AVENUE EXTENSION; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA, as follows:

Section 1.) Ordinance 87-0-6, Section 1 is hereby amended to read as follows;

1. The following described lands are hereby rezoned from R-1, Single Family Residential to PUD, Planned Unit Development:

Legal description is attached hereto and made a part hereof marked Exhibit "A".

Application is contingent upon adherence to the attached site plan made a part hereof marked Exhibit "B".

Application is contingent upon the conditions which are attached hereto and made a part hereof marked Exhibit "C".

as shown in Applications 84-04 and 87-02.

Section 2.) This Ordinance shall become effective immediately upon passage.

This Ordinance was introduced and placed on the first reading on the 14th day of July 1987 and upon motion duly made and carried was adopted on the first reading.

This Ordinance was introduced and placed on the second reading on the 28th day of July 1987 and upon motion duly made and carried was adopted on the second reading.

Margaret J. Copeland
PRESIDENT OF CITY COUNCIL
CITY OF CRYSTAL RIVER

ATTESTED:

John A. Kelly
CITY MANAGER

Approved by me as Mayor of the City of Crystal River, Florida on this 29th day of July, 1987.

Harold W. Williams
MAYOR, CITY OF CRYSTAL RIVER

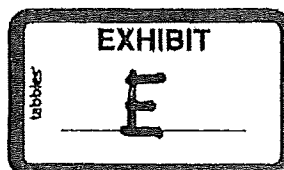


EXHIBIT "A"

PARCEL NO. 1 :

ALL OF THE LOTS OF CRYSTAL RIVER VILLAGE UNIT 1, EXCLUDING LOTS 13 AND 14, BLOCK B OF UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 4 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

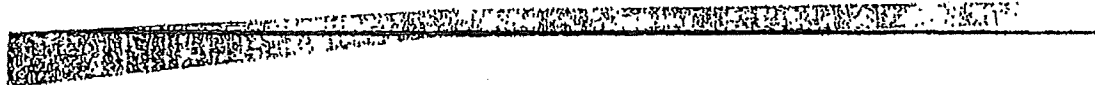
PARCEL NO. 2 :

BEING A PART OF THE NW. $\frac{1}{4}$ & THE SW. $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 18 S, RANGE 17 E, CRYSTAL RIVER, CITRUS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS :

FROM THE SW. CORNER OF THE NE. $\frac{1}{4}$ OF THE SW. $\frac{1}{4}$ OF SAID SECTION 27, TOWNSHIP 18 S, RANGE 17 E, RUN THENCE N $0^{\circ}03'56''$ W, ALONG THE 40 ACRE LINE, 1087.08 FT. FOR THE POINT OF BEGINNING; THENCE CONTINUE N $0^{\circ}03'56''$ W, ALONG THE 40 ACRE LINE, 241.10 FT. TO THE SW. CORNER OF THE SE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$ OF SAID SECTION 27; THENCE N $0^{\circ}11'11''$ W, ALONG THE 40 ACRE LINE, 1647.37 FT.; THENCE N $89^{\circ}43'09''$ E, 1368.64 FT. TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 27; THENCE S $0^{\circ}16'17''$ E, ALONG SAID NORTH-SOUTH CENTER LINE, 3271.09 FT. TO THE NORTHERLY RIGHT-OF-WAY LINE OF MAYO DRIVE; THENCE N $89^{\circ}43'11''$ W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 361.94 FT. TO THE SE. CORNER OF LOT 1, BLOCK "B", OF CRYSTAL RIVER VILLAGE UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 5 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID CRYSTAL RIVER VILLAGE UNIT 1 FOR THE NEXT SEVENTEEN (17) CALLS; 1) N $0^{\circ}03'56''$ W, 105.25 FT.; 2) S $89^{\circ}56'04''$ W, 610.0 FT.; 3) N $0^{\circ}03'56''$ W, 100.0 FT.; 4) N $89^{\circ}56'04''$ E, 100.0 FT.; 5) N $0^{\circ}03'56''$ W, 550.0 FT.; 6) S $89^{\circ}56'04''$ W, 85.0 FT.; 7) N $51^{\circ}00'25''$ E, 192.16 FT.; 8) N $44^{\circ}38'43''$ E, 174.85 FT.; 9) N $0^{\circ}03'56''$ W, 375.0 FT. 10) S $89^{\circ}56'04''$ W, 375.0 FT.; 11) S $21^{\circ}20'08''$ W, 180.47 FT.; 12) S $32^{\circ}10'18''$ W, 156.02 FT.; 13) S $89^{\circ}56'04''$ W, 50.54 FT.; 14) A CURVE TO THE LEFT, WHOSE CHORD BEARS, N $27^{\circ}47'40''$ W, 92.02 FT., ARC OF 93.56 FT. AND RADIUS OF 148.57 FT.; 15) A CURVE TO THE RIGHT, WHOSE CHORD BEARS, N $22^{\circ}57'03''$ W, 154.44 FT.; ARC OF 158.63 FT. AND RADIUS OF 198.57 FT.; 16) N $0^{\circ}03'56''$ W, 76.25 FT.; 17) S $89^{\circ}56'04''$ W, 15.0 FT. TO THE POINT OF BEGINNING.

LESS THE WEST 60.0 FT. OF THE NORTH 1888.58 FT. FOR ROAD RIGHT-OF-WAY.

EXHIBIT "A"

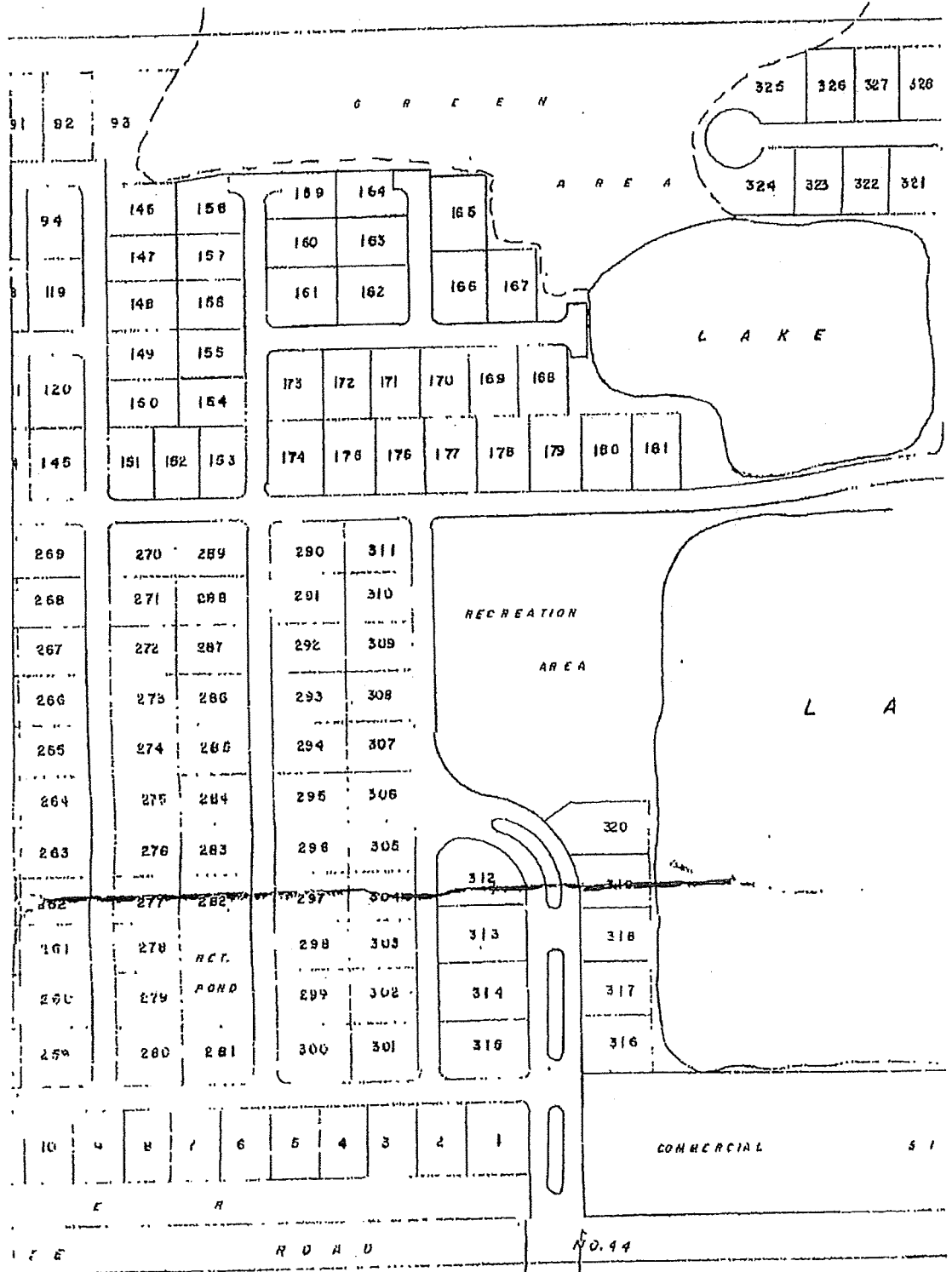


GREEN AREA																		
						80	81	82	83	84	85	86	87	88	89	90	91	92
45	46	79	106	105	104	103	102	101	100	99	98	97	96	95	94			
44	47	78	107	108	109	110	111	112	113	114	115	116	117	118	119			
43	48	77																
42	49	76	122	121	120	129	128	127	126	125	124	123	122	121	120			
41	50	75	132	131	130	129	128	127	126	125	124	123	122	121	120			
40	51	74	133	134	135	136	137	138	139	140	141	142	143	144	145			
39																		
38	52	73	182	203	204	225	226	247	248	269								
37	53	72	183	202	205	224	227	246	249	268								
36	54	71	184	201	206	223	228	245	250	267								
35	55	70	185	200	207	222	229	244	251	266								
34	56	69	186	199	208	221	230	243	252	265								
33	57	68	187	198	209	220	231	242	253	264								
32	58	67	188	197	210	219	232	241	254	263								
31	59	66	189	196	211	218	233	240	255	262								
30	60	65	190	195	212	217	234	239	256	261								
29	61	64	191	194	213	216	235	238	257	260								
28	62	63	192	193	214	215	236	237	258	259								
27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9

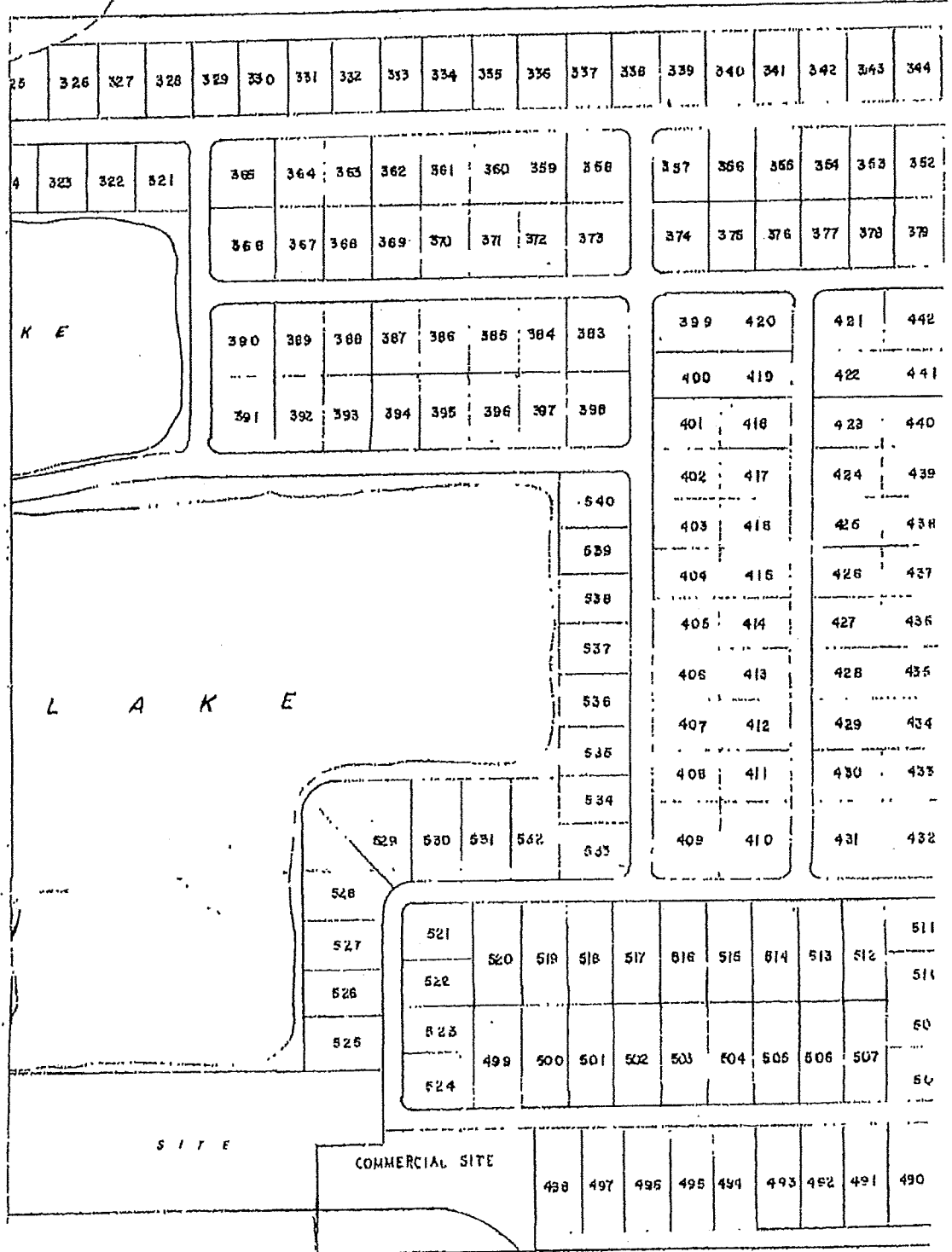
B U F F E
P R O P O S E D S T A T E

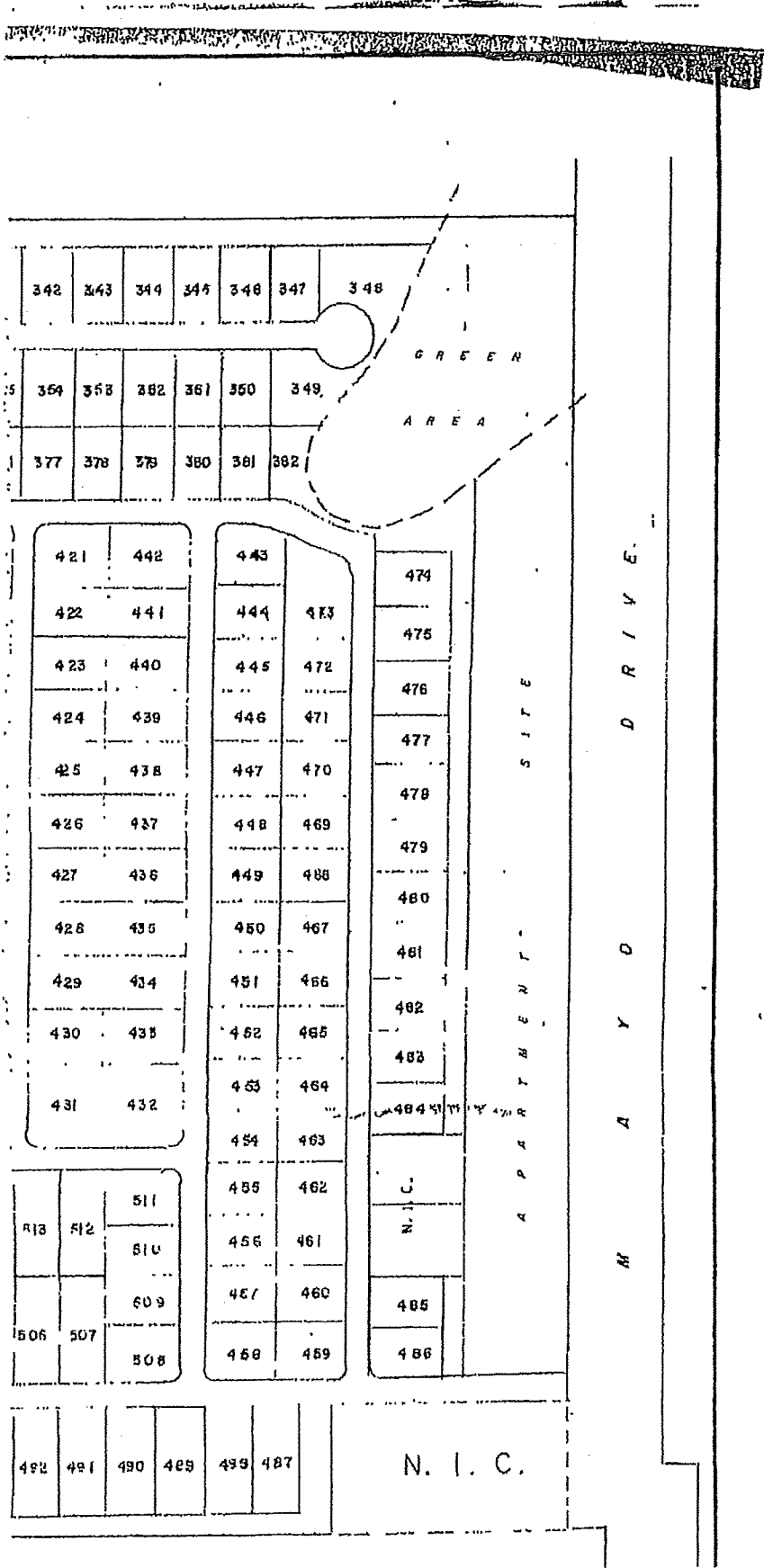
100

NOTES:
MINIMUM 1
STREET W



9'
 MINIMUM LOT SIZE: 48' x 80'
 STREET WIDTH: 24'



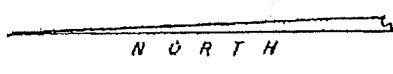


39																			
38	62	73	182	203	204	226	226	247	248	269									
37	53	72	183	202	205	224	227	246	249	268									
36	54	71	184	201	206	223	228	245	250	267									
35	55	70	185	200	207	222	229	244	251	266									
34	56	69	186	199	208	221	230	243	252	265									
33	57	68	187	198	209	220	231	242	253	264									
32	58	67	188	197	210	219	232	241	254	263									
31	59	66	189	196	211	218	233	240	255	262									
30	60	65	190	195	212	217	234	239	256	261									
29	61	64	191	194	213	216	235	238	257	260									
28	62	63	192	193	214	215	236	237	258	259									

27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	---

B U F F E
P R O P O S E D S T A T E

photo



L A K E

540	403	416	425	438
539	404	416	426	427
538	405	414	427	435
537	406	413	428	436
536	407	412	429	434
535	408	411	430	433
534	409	410	431	432

529	530	531	532	533	521	520	519	518	517	516	515	514	513	512	511
528					522										510
527					523										509
526					499	500	501	502	503	504	505	506	507		508
525					524										

S I T E

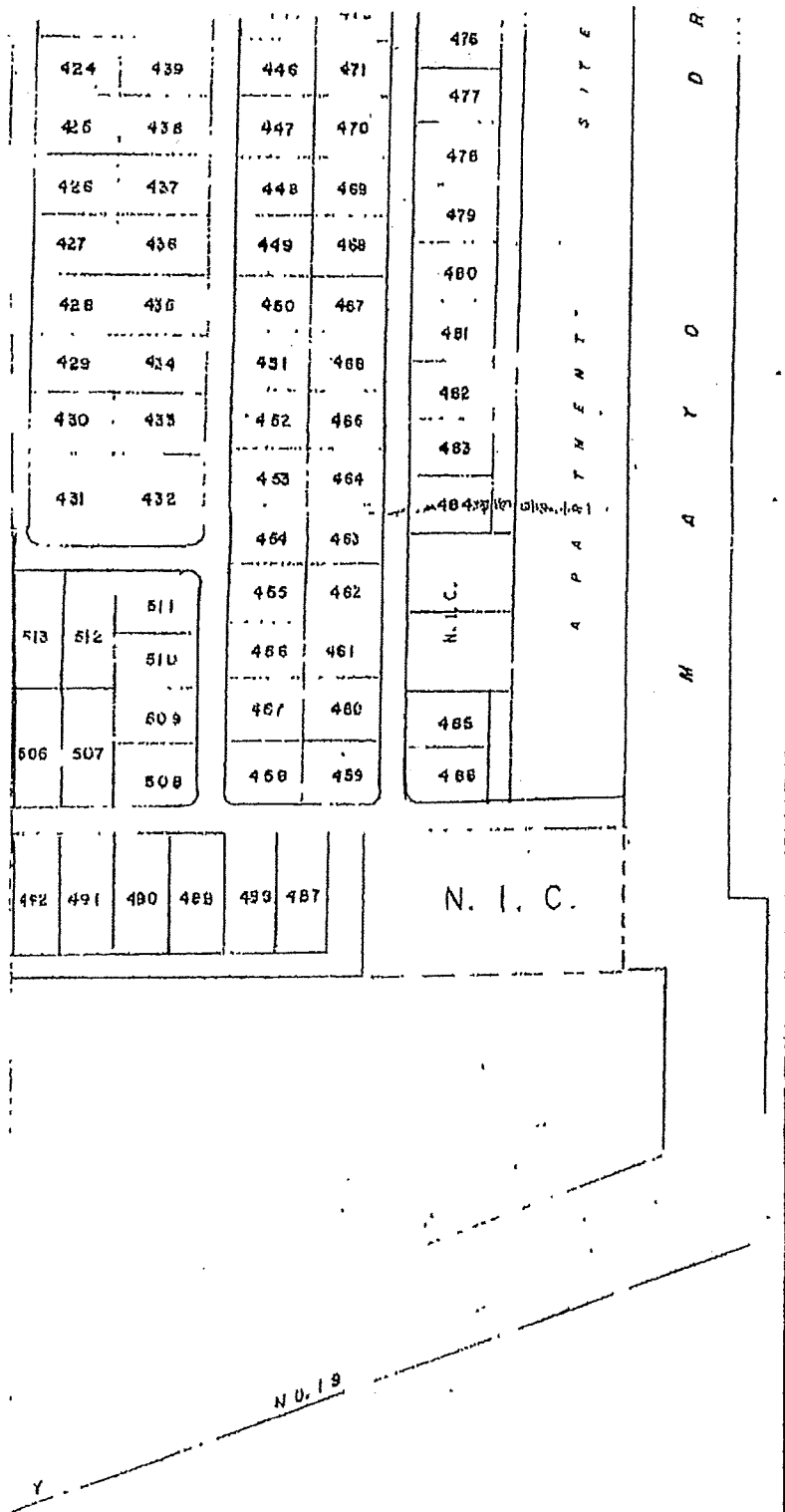
COMMERCIAL SITE

498	497	496	495	494	493	492	491	490	489
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

19700

H I G H W A Y

U. S.



CRYSTAL RIVER VILLAGE "A PLANNED UNIT DEVELOPEMENT"			
SCALE: 1" = 100'	APPROVED BY: <i>[Signature]</i> A.S.#1428	DRAWN BY: K.W.	
DATE: 6-29-84		REVISED: 2-13-87	
PLOT PLAN & STREET LAYOUT			.35-bjlll 6-25-87
ALLIED ENGINEERING & SURVEYING			DRAWING NUMBER

EXHIBIT "C"

The following conditions are hereby made a part of the Crystal River Village development plan:

1.) The development is limited to 40 multiple family dwellings to be located in the area shown on the site plan as "apartment site."

2.) Each of the multiple-family buildings will maintain a 25 foot setback from the Mayo Drive right-of-way, a 15 foot setback from the rear lot line, and a 15 foot setback from the side lot lines of the "apartment site."

3.) The development is limited to 30,000 square feet of leaseable commercial space, to be located only in the area designated commercial site on the site plan.

4.) The uses in the commercial area shall be limited to the uses in the B-1 Planned Business District except that alcoholic beverages may be sold only in establishments with a restaurant license and in which restaurant service is provided.

5.) The buildings in the commercial area must be setback 45 feet from the S.E. Eighth Avenue right-of-way, 15 feet from interior street right-of-ways and 15 feet from all residential lot lines. A specific site plan for the buildings must be approved by the Parks, Planning and Zoning Commission with particular attention given to the rear setback.

6.) The S.E. Eighth Avenue extension will be completed by the developer and the right-of-way dedicated to the City. The execution of a road agreement shall be completed within two weeks of the approval date of this amendment. The construction of the roadway shall be completed within 150 days from the execution of the roadway agreement. The developer will post a bond for one year from the date of completion, for an amount equal to 10% of the cost of completion of the road, made payable to the City of Crystal River.

7.) The development must meet the standards of the proper state regulatory agency in regard to stormwater management.

8.) The developer shall bring forth documents vacating the subdivision plat of Crystal River Village Unit 1, signed by the record owners of all lots in the subdivision, to be executed by the Mayor and City Manager. This vacation shall be completed within 90 days of the approval date of this amendment.

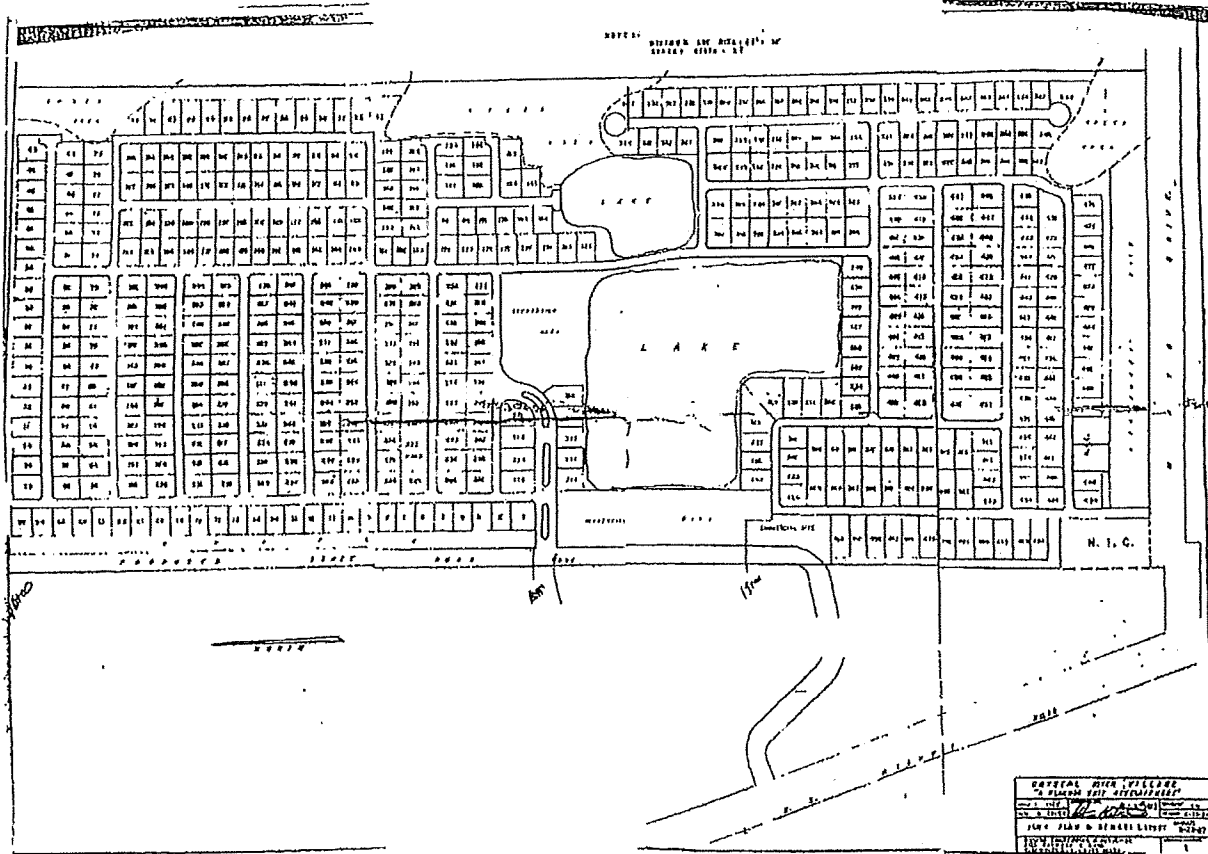


EXHIBIT "F"
ROAD DEDICATION

EASEMENT

THE UNDERSIGNED, constituting all of the owners of that certain parcel of real estate more particularly described in Exhibit "A" ("Parcel A") attached hereto and made a part hereof, do herewith grant, for the benefit of the owners of the real estate described in Exhibit "B" ("Parcel B") attached hereto and made a part hereof, their successors and assigns, an easement for ingress and egress, including vehicular traffic over and across the roadbed or pavement lying within said Parcel A providing the shortest and most direct route from Parcel B to MAYO DRIVE, CRYSTAL RIVER, CITRUS COUNTY, FLORIDA.

IN WITNESS WHEREOF, the undersigned have caused this Easement to be executed this 28th day of September, 1988.

WITNESSES:

[Signature]
[Signature]
[Signature]

[Signature]

Don R. Whitehurst

[Signature]
Jean V. Whitehurst

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this the 28th day of September, 1988, by DON R. WHITEHURST and JEAN V. WHITEHURST.

BOOK 793 PAGE 1780

My commission expires:

DD#V-15 NOTARY PUBLIC STATE OF FLORIDA AT LARGE
EXPIRES SEP 30, 1989
BONDED THROUGH MICHIGAN ANTON, INC.

[Signature]
Notary Public

This instrument prepared by:
and Return to:

James A. Staack, Esq.
JAMES A. STAACK, P.A.
601 Hercules Ave., Suite D
Clearwater, FL 34625



EXHIBIT "A"

From the SW corner of the NE 1/4 of the SW 1/4 of Section 27, Township 18 S, Range 17 E, run thence S 0 degrees 03'56" E, 282.05 feet; thence run S 89 degrees 43'11" W, along the northerly right of way of Mayo Drive 120.00 feet for a Point of Beginning; thence continue S 89 degrees 43'11" W, 50.00 feet; thence N 0 degrees 03'56" W, 200.15 feet; thence N 89 degrees 56'04" E, 235.00 feet; thence N 0 degrees 03'56" W, 50.00 feet; thence S 89 degrees 56'04" W, 235.00 feet; thence N 0 degrees 03'56" W, 75.85 feet; thence S 89 degrees 56'04" W, 50.0 feet; thence S 0 degrees 03'56" W, 325.00 feet to the Point of Beginning.

EXHIBIT "B"

A.

From the SW corner of the NE 1/4 of the SW 1/4 of Section 27, Township 18 S, Range 17 E, run thence S 0 degrees 03'56" E, 81.90 feet; thence run N 89 degrees 43'11" E, 255.00 feet to the Point of Beginning; thence continue N 89 degrees 43'11" E, 150.00 feet; thence S 0 degrees 03'56" E, 100.00 feet; thence S 89 degrees 56'04" W, 150.00 feet; thence N 0 degrees 03'56" W, 100.00 feet to the Point of Beginning.

B.

From the SW corner of the NE 1/4 of the SW 1/4 of Section 27, Township 18 South, Range 17 East for a Point of Beginning, run N 0 degrees 03'56" W, 43.67 feet; thence N 89 degrees 56'04" W, 120.00 feet; thence S 0 degrees 03'56" W, 75.00 feet; thence S 89 degrees 43'11" W, 120.00 feet; thence N 0 degrees 03'56" W, 32.05 feet to the Point of Beginning.

J. H. ...
U.C.

88 OCT 7 AM 10 07

RECORDED
INDEXED
1106

EXHIBIT "G"
PUD APPROVAL LETTER



City of Crystal River

123 North West Highway 19 // Crystal River, Florida 32629 // Telephone (904) 795-4216

August 18, 1987

Mr. Donald Whitehurst
1601 S.E. 8th Avenue
Crystal River, FL 32629

Dear Mr. Whitehurst,

This is official confirmation that the Parks, Planning and Zoning Commission and City Council have approved the Planned Unit Development zoning of the Crystal River Village.

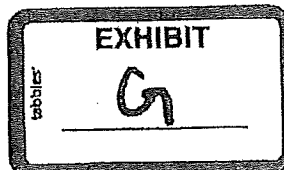
If you have any questions or desire assistance, please do not hesitate to contact us.

Sincerely,
CITY OF CRYSTAL RIVER

Dennis Dix

Dennis Dix
City Planner

DD:cg

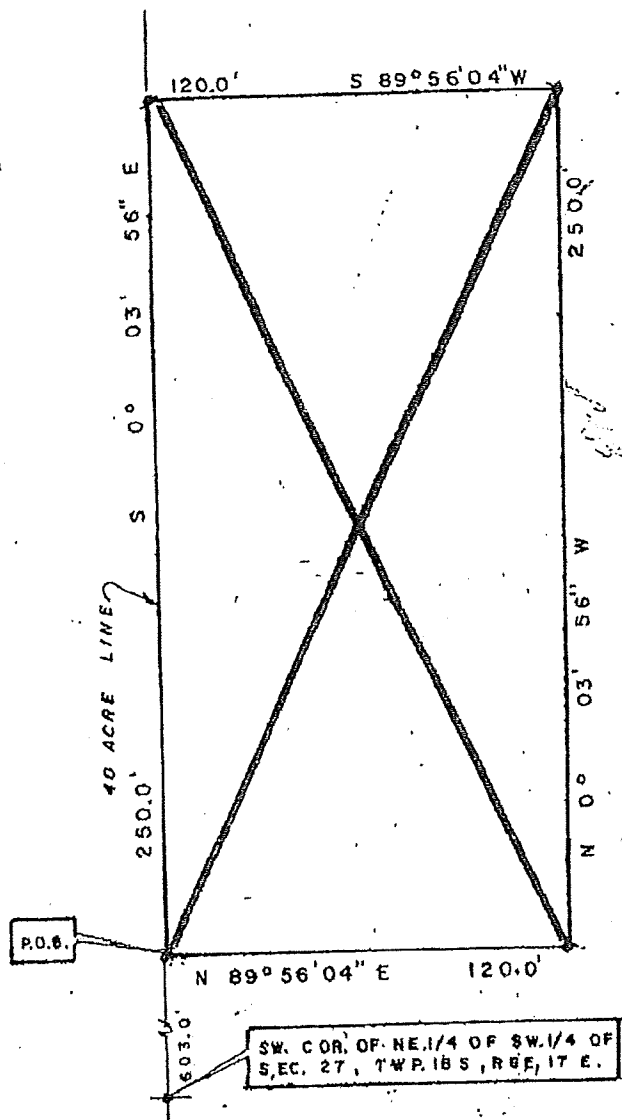


SEC. 27, TWP. 18 S, RGE. 17 E.

FILE

NORTH

SCALE: 1" = 50'



A SURVEY OF THE FOLLOWING DESCRIBED PARCEL :

COMMENCING AT THE SW. CORNER OF THE NE. 1/4 OF THE SW. 1/4 OF SECTION 27, TOWNSHIP 18 S, RANGE 17 E, CITRUS COUNTY, FLORIDA; RUN THENCE N 0° 03' 56" W, ALONG THE 40 ACRE LINE, 603.0 FT. FOR THE POINT OF BEGINNING; THENCE N 89° 56' 04" E, 120.0 FT.; THENCE N 0° 03' 56" W, 250.0 FT.; THENCE S 89° 56' 04" W, 120.0 FT.; THENCE S 0° 03' 56" E, ALONG THE 40 ACRE LINE, 250.0 FT. TO THE POINT OF BEGINNING.

I hereby certify that the survey represented hereon meets the minimum requirements adopted by the BOARD OF LAND SURVEYORS RULES 21 HH-6 and that there are no encroachments.

JULY 28, 1986.

BY:

[Signature]
 WILLIAM C. KEATING, R.L.S. #1528
 ALLIED ENGINEERING & SURVEYING
 2124 SUNNYDALE BLVD

EXHIBIT "H"
STREET NAME DIAGRAM

GREEN AREA

325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348

158	159	164	165
157	160	163	166
156	161	162	167

324 323 322 321

365	364	363	362	361	360	359	358
366	367	368	369	370	371	372	373

357	356	355	354	353	352	351	349
374	375	376	377	378	379	380	

LAKE

Niko Tent

173	172	171	170	169	168		
174	175	176	177	178	179	180	181

388	389	390	391	392	393	394	395	396	397	398
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

420	421	442	443
418	422	441	444
417	423	440	445
416	424	439	446
415	425	438	447
414	426	437	448
413	427	436	449
412	428	435	450
411	429	434	451
410	430	433	452
409	431	432	453

Recreation Area

CLUB HOUSE

POOL

LAKE

CLUBHOUSE & RECREATION AREA

320
319
318
317
316

529	530	531	532
528	527	526	525

Ring Place

521	520	519	518	517	516	515	514	513	512	511
523	499	500	501	502	503	504	505	506	507	508

Buddy Ave

498	497	496	495	494	493	492	491	490	489
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

COMMERCIAL SITE

CRYSTAL RIVER VILLAGE ENTRANCE

S.E. 8th AVENUE

VACANT LOT AREA

RV/TRAILER PARKING

289	290	311
288	291	310
287	292	309
286	293	308
285	294	307
284	295	306
283	296	305
282	297	304
281	298	303
	299	302
	300	301

COPY

EXHIBIT "I"
PERMITS FOR PROPERTY

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
02/01/2018	PM180014	C/O HVAC EQUIPMENT	\$5,597	
02/01/2018	PB180034	REPLACE SCR RM & CARPORT	\$16,988	
08/24/2016	200201345		\$0	
02/18/2015	201501453	CHANGE OUT HVAC EQUIPMENT***NOC N/A***	\$4,617	
07/28/2009	200905646	LOT 393 * CHANGE OUT HVAC EQUIPMENT * NOC N/A * CI	\$2,100	
06/25/2009	200904547	LOT 432 * CHANGE OUT HVAC EQUIPMENT * NOC N/A * CI	\$3,385	
08/26/2008	MC200856	CHANGEOUT PKG HVAC 3 TON	\$3,322	
07/20/2005	BP2005- 242	REROOF	\$23,150	
11/01/1999	99382	REROOF	\$1,790	
10/01/1999	99357	CARPORT & PATIO	\$1,318	
08/01/1999	99258	CARPORT, UTILITY RM, SCRN	\$4,036	
07/01/1999	99239	RAISED SLAB & CARPORT SLA	\$3,500	
07/01/1999	99214	CONCRETE SLAB	\$350	
05/01/1999	99151	DECK	\$3,507	
05/01/1999	99150	CONCRETE DECK	\$3,219	
05/01/1999	99149	CONCRETE DECK	\$3,219	
01/01/1998	98002	REROOF	\$1,870	
12/01/1997	97385	GLASS WINDOWS EX SCRNM RM	\$3,200	
12/01/1997	97401	MH LOT 442	\$44,040	
12/01/1997	97377	CARPORT/SCRNM RM/UTILITY R	\$4,917	
12/01/1997	97375	MISC ADDITIONS/CONCRETE W	\$5,677	
11/01/1997	97345	MH	\$26,610	
11/01/1997	97356	CARPT/SCRNM RM/UTIL	\$3,567	
11/01/1997	97364	GL WINDOWS IN EX RM	\$5,800	
11/01/1997	97366	SCRNM RM/SLAB	\$1,748	
10/01/1997	97327	CARPT, SCRNM RM #324	\$7,948	
10/01/1997	97312	MH #323	\$31,365	
10/01/1997	97328	CARPORT & SCRNM RM #323	\$4,862	
08/01/1997	97252	6' CH LNK FEN	\$900	
01/01/1997	9725	PATIO COVER & RAIL	\$2,756	
12/01/1995	2926	NEW SFMH	\$22,195	
12/01/1995	2929	REROOF MOBILE HOME	\$3,755	
11/01/1995	2914	REROOF MH W/SINGLE PLY	\$2,853	
10/01/1995	2854	MH LOT 388	\$22,995	

10/01/1995 2855	MH LOT 541	\$21,995	
12/01/1992 7477000	MH LT 410	\$11,700	12/01/1992
12/01/1992 7360000	MH LT 293	\$32,000	12/01/1992
12/01/1992 07477	MH LT 410	\$11,700	12/01/1992
12/01/1992 07360	MH LT 293	\$32,000	12/01/1992
10/01/1992 07319	MH LT 160	\$38,584	
09/01/1992 07307	MH LT 283	\$46,000	
02/01/1992 7069	MH LT 286	\$33,000	
01/01/1992 07039	MH LT 294	\$38,160	
01/01/1992 07056	MH LT 170	\$45,300	01/01/1992
01/01/1992 7039000	MH LT 294	\$38,160	
01/01/1992 7056000	MH LT 170	\$45,300	01/01/1992
07/01/1991 6832	MH LT 285	\$20,968	
07/01/1991 6965	SCRN PORCH LT ?	\$1,307	
07/01/1991 6826	MH LT 287	\$22,537	
04/01/1991 6712	MH LT 384	\$14,670	04/01/1991
03/01/1991 6667	MH LT 282	\$19,000	
02/01/1991 6621	MH LT 368 24X36	\$15,200	02/01/1991
02/01/1991 6622	MH LT 530	\$25,000	02/01/1991
02/01/1991 6635	SCRN RM TO VINYL LT 368	\$1,256	
02/01/1991 6637	SCRN RM 10X24 LT 390	\$2,200	
02/01/1991 6641	MH LT 531	\$26,000	03/01/1991
02/01/1991 6643	MH LT 174	\$23,000	
02/01/1991 6642	MH LT 281	\$13,000	03/01/1991
01/01/1991 6588	MH LT 289	\$24,000	
01/01/1991 6589	MH LT 526	\$23,000	01/01/1991
01/01/1991 6587	MH LT 291	\$15,200	01/01/1991
11/01/1990 6525	MH LT 158	\$16,000	12/01/1990
11/01/1990 6526	MH LT 288	\$23,000	12/01/1990
10/01/1990 6493	MH LT 390	\$26,000	
10/01/1990 6492	MH LT 529	\$31,700	
09/01/1990 6428	MH LT 533	\$19,429	
09/01/1990 6427	MH LT 400	\$23,385	
09/01/1990 6418	VINYL WINDOWS SCR RM L420	\$1,900	
09/01/1990 6419	VINYL WINDOWS SCR RM L407	\$1,132	
07/01/1990 6283	MH LT 173	\$20,000	
07/01/1990 5829	MH LT ?	\$10	07/01/1990
06/01/1990 6241	VINYL WINDOWS SCR RM L290	\$1,300	
05/01/1990 6168	ENCL CARPORT LT 406	\$2,161	
04/01/1990 6112	MH LT 164	\$20,000	04/01/1990
03/01/1990 6079	ENCL CARPORT LT 178	\$1,800	
02/01/1990 6020	WAREHS & MAINT LT 486&487	\$7,500	02/01/1990
01/01/1990 5976	MH LT 6	\$20,000	11/01/1990
01/01/1990 5977	MH LT 2	\$35,012	

10/01/1989 5887	MH LT 3	\$23,415	01/01/1990
10/01/1989 5889	MH LT 5	\$23,665	01/01/1990
10/01/1989 5890	MH LT 162	\$35,012	
10/01/1989 5891	MH LT 394	\$22,855	
10/01/1989 5888	MH LT 4	\$16,936	01/01/1990
07/01/1989 5751	MH LT 399	\$10	07/01/1989
07/01/1989 5750	MH LT 395	\$10	07/01/1989
07/01/1989 5749	MH LT 393	\$10	07/01/1989
07/01/1989 5752	MH LT 405	\$10	07/01/1989
01/01/1989 5503	MH LT 169	\$10	01/01/1989
01/01/1989 5204	MH LT 391	\$10	01/01/1989
12/01/1988 5208	MH LT 402	\$10	12/01/1988
12/01/1988 5205	MH LT 392	\$10	12/01/1988
12/01/1988 5203	MH LT 314	\$10	12/01/1988
12/01/1988 5414	MH LT 319	\$10	12/01/1988
11/01/1988 5212	MH LT 409	\$10	11/01/1988
01/01/1988 5060	SHED	\$4,700	
12/01/1987 4682	CANOPIES (2)	\$4,000	06/01/1987
12/01/1986 4568	GUARD HOUSE & FENCE	\$12,000	06/01/1987
10/01/1986 4489	POOL	\$41,500	06/01/1987
08/01/1986 4388	REC HALL	\$230,000	06/01/1987

**AFFIDAVIT OF AUTHORIZED REPRESENTATIVE OF PROPERTY OWNER
IN SUPPORT OF VESTED RIGHTS DETERMINATION**

STATE OF FLORIDA)
) SS:
COUNTY OF CITRUS)

BEFORE ME, the undersigned authority, personally appeared **DONALD E. WHITEHURST** (the "Affiant"), who, being first duly sworn, on oath, states as follows:

1. In 1978, Affiant's parents, Don R. Whitehurst ("Father") and Jean Whitehurst ("Mother") (collectively, "Parents") purchased the real property located at 1601 SE 8th Avenue, Crystal River, Florida, and legally described in Exhibit "A" attached hereto and incorporated herein (the "Property"). All Exhibits referred to herein are contained in the Consolidated Exhibits to this Application for Vested Rights.

2. Upon information and belief, in 1978, Affiant and Affiant's Parents began surveying and street layout of the 100-acre parcel for purposes of developing Crystal River Village.

3. Upon information and belief, between 1978 and 1984, the Property was surveyed and cleared.

4. Upon information and belief, in 1982-1983, Affiant's Parents began the process to have the Property rezoned from R-1, Single Family Residential, to PUD, Planned Unit Development.

5. Upon information and belief, Affiant's Parents engaged engineers, lawyers and land use planners, and met with staff of the City of Crystal River ("City").

6. Upon information and belief, in 1984, Affiant's Parents submitted petitions to the City to rezone the Property, which are attached hereto and incorporated herein as Composite Exhibit "B". The initial PUD Petition was filed with the City of Crystal River on April 17, 1984. (Exhibit "B-1" of Composite Exhibit "B"). The initial PUD Petition was revised on June 28, 1984, and a final submission was made on July 27, 1984. (Exhibit "B-2" of Composite Exhibit "B", the "final PUD Petition"). The City Council of the City of Crystal River approved and adopted the final PUD Petition, on August 2, 1984. The final PUD Petition sets out the terms and conditions of the PUD approval by the City of Crystal River.

7. Thereafter, between 1984 -1986, Affiant's Parents and Affiant developed the Property and installed water and sewer utility lines to the Property. In 1986, the Affiant's Parents sought a connection for water and sewer utility service to the Property.

8. In 1986, the Affiant's Parents entered into a Sewer Connection Agreement (the "SCA") with the City of Crystal River that incorporated the final PUD Petition ("Exhibit B-2" of Composite Exhibit "B"), as Exhibit "B" thereto, and among other things, established sewer and water connections for the first phase of the development involving 253 lots. See, Exhibit "C". (Exhibit "B-2" is not attached as Exhibit "B" to Exhibit "C" in the Consolidated Exhibits, except for the first page of Exhibit "B-2").

9. In 1987, the City approved the Planned Unit Development zoning for Crystal River Village and rezoned the Property from R-1, Single Family Residential, to PUD, Planned Unit Development, by Ordinance 87-0-6, which included Exhibits "A" and "B." Exhibit "A" is the legal description to the Property. Exhibit "B" to the Ordinance was not produced by the City of Crystal River pursuant to a public records request. Ordinance 87-0-6, as provided by the City of Crystal River is attached hereto as Exhibit "D". For Exhibit B, Ordinance 87-0-6 states that "Application is contingent upon the conditions which are attached hereto and made a part hereof marked Exhibit B", as shown in Application 84-04." It is Affiant's understanding and belief that the missing Exhibit B in Ordinance 87-0-6 is the 1984 final PUD Petition, set out in Exhibit "B-2" to Composite Exhibit B. (No copy of that Exhibit is attached to the Consolidated Exhibits, except for the first page of Exhibit B-2).

10. In 1987, the City also adopted Ordinance 87-0-14, which included Exhibits "A," "B" and "C," which approved the multi-family section of the Property, and provided for the dedication of the road right-of-way for S. E. 8th Avenue and S.E. 21st Street. See, Exhibit "E". Exhibit "A" is the legal description, Exhibit "B" is the lot layout for 540 units, Exhibit "C" is a set of conditions. Thereafter, the Affiant's Parents dedicated and recorded an easement for road right-of-way to the City. See, Exhibit "F".

11. The final PUD Petition, the Sewer Connection Agreement, Ordinance 87-0-6 and Ordinance 87-0-14 adopted by the City Council of the City of Crystal River, are collectively the documents adopted for the PUD approval. This is further reflected by the letter attached as Exhibit "G" from the City to Affiant's Parents dated August 18, 1987, approving the Planned Unit Development zoning (the "PUD Approval Letter").

12. The "PUD Approval" encompasses all of those matters and things adopted by and approved by the City of Crystal River including the legal description Exhibit "A", and Exhibit B-2 to Composite Exhibit "B", Exhibit "C", Exhibit "D", Exhibit "E", Exhibit "F", and Exhibit "G". All of these Exhibits are set out in the Consolidated Exhibits, except for certain repetitive attachments identified above).

13. Upon information and belief, Affiant estimates that Affiant's Parents spent over \$50,000.00 on professional services to obtain the PUD Approval.

14. Upon information and belief, from the date Affiant's Parents began the process of obtaining the PUD Approval until the date of the PUD Approval, Affiant's Parents told the City that the Property would be developed over time, but never agreed or committed to any particular timeframe for doing so. See, final PUD Petition, Exhibit "B-2" to Composite Exhibit B, See, page 4, Section 1 (c) Development Schedule.

15. On information and belief, from the date Affiant's Parents began the process of obtaining the PUD Approval until the date of the PUD Approval, Affiant's Parents told the City that the Property would be developed over time, but never agreed or committed to any particular timeframe for doing so.

16. On information and belief, from the date Affiant's Parents began the process of obtaining the PUD Approval until the date of the PUD Approval, there was no law, ordinance, or other regulation of the City, or any other governmental entity, which could affect the validity of the PUD Approval or require that the development authorized by the PUD Approval be completed within a particular timeframe.

17. The final PUD Petition, which was approved by the City Council on August 2, 1984, states:

"The development schedule is an estimate only, and will vary according to market conditions and the national economy; therefore, it shall not be binding upon the applicant and a change in the schedule shall not constitute a substantial change in the approved plan."

Subsequent to PUD Approval

18. The PUD Approval authorized the following development: 540 mobile home/manufactured housing sites, a commercial tract for up to 30,000 sq. ft. of leasable commercial space, and an apartment tract for up to 40 multiple family dwellings.

19. Upon information and belief, beginning around the date of the City's approval of the final PUD Petition, Affiant's Parents undertook to develop the Property including, but not limited to, by clearing, grading, and filling the Property; installing utilities, roadways, and other infrastructure; obtaining numerous building and development permits; building a clubhouse, pool, and other amenities; installing 253 full hook-up mobile home/manufactured home sites; and building, constructing, and installing other improvements and alterations to the Property.

20. Specifically, the lakes were dug out and the removed dirt was moved to the southeastern portion of the Property to assist with drainage.

21. Around that time, sanitary sewer lines, stormwater utilities and all water lines were installed on the Property. Specifically, the main sewer line was completed to the north end of the Property and connected to the City's lift station. Upon information and belief, Affiant's Parents paid approximately \$150,000.00 to increase the capacity of the lift station to accommodate 540 mobile homes on the Property. In addition, all underground electric utilities and pedestals were installed up to Oakgrove Street on the north end of the Property.

22. In addition, Affiant's Parents completed numerous conditions set out in the final PUD Petition conditions, and those items numbered six and eight found in Exhibit "C" to

Ordinance 87-0-14, including payment of the road impact fee of \$32,000.00 and the dedication of an easement for road right-of-way to the City. See, Exhibit "F".

23. In the mid-1980s, all streets were paved and sidewalks and street lights were installed. In addition, the recreational hall, guard house, entrance wall, parking lots, pool and shuffle board courts were all constructed and installed.

24. In or around 1987-88, Affiant's Parents built a berm along Southeast 8th Avenue to the north end of the Property which required expenses, including but not limited to, those for machinery, labor and earth-moving.

25. While not part of the Property, Affiant's Parents also developed the "apartment site" pursuant to and authorized by the PUD Approval by constructing the Crystal Landing Condominiums which were completed around 1990. Affiant was the general contractor who oversaw construction of the development onsite from start to finish.

26. Over the next 10 years, approximately 120 mobile homes were permitted and built along with the following amenities and features: Lake fountains, electric security gates at park entrance and rear exit, fencing, landscaping at entrance and recreational hall, landscape lighting and irrigation in all common areas.

27. In 1998, Joan Rollings Avenue was constructed on the southeast portion of the Property which allowed for the addition of approximately 35 more mobile home lots.

28. From approximately 1998 until 2005, 90 more mobile homes were permitted and built on the Property and additional work was done on the Property including various drainage projects.

29. On information and belief, from the date of the PUD Approval until Affiant's Father's death, Affiant's Father continuously developed, used, maintained, and operated the Property in accordance with the PUD Approval.

30. From the date of the PUD Approval until the date the Property was transferred to Owner, Affiant's Parents and Affiant continuously developed, used, maintained, and operated the Property in accordance with the PUD Approval.

31. From the date Affiant's Parents began the process of obtaining the PUD Approval until March, 2018, Affiant's Parents were never told that the PUD Approval could expire or had expired or that the development authorized by the PUD Approval must be completed within a particular timeframe.

32. On information and belief, from the date Affiant's Parents began the process of obtaining the PUD Approval until Affiant's Father's death, Affiant's Parents were never told that the PUD Approval could expire or had expired or that the development authorized by the PUD Approval must be completed within a particular timeframe.

33. From the date of the PUD Approval until the date the Property was transferred to Owner, the City granted numerous permits and authorizations for Affiant's Parents to develop, use, maintain, or operate the Property, in accordance with the PUD Approval.

34. Some of the aforesaid permits and authorizations for the Property are listed on Exhibit "H" attached hereto and incorporated herein.

35. From the date of the PUD Approval until the date the Property was transferred to Owner, the City never denied a permit or authorization for Affiant's Parent to develop, use, maintain, or operate the Property on the basis that the PUD Approval had expired or was no longer valid.

36. Affiant's Parents and Affiant, as representative of the Owner, has never agreed nor consented to any expiration of the PUD Approval or any particular timeframe for developing the Property.

37. On information and belief, Affiant's Parents never agreed nor consented to any expiration of the PUD Approval or any particular timeframe for developing the Property.

Subsequent Transfer to Owner

38. In 2005, Affiant's Mother became the sole owner of the Property after the death of Affiant's Father.

39. In 2006, Affiant's Mother transferred ownership of the Property to Crystal Blue Water, L.L.C., a Florida limited liability company ("Owner"), which is the current owner of the Property.

40. Affiant's Mother, Affiant, and Affiant's brother, Michael Whitehurst, are the sole members of Owner.

41. In 2007, four new Jacobson mobile homes were permitted and constructed along Joan Rollings Avenue.

42. During 2008 and 2015, many more capital improvement projects took place, including but not limited to: Sidewalk repair and replacement, pool resurfacing, pool equipment upgrades and new pool fencing, rebuilt retention areas, new RV parking area on north end, reconditioned shuffle board courts, reinstalled new hurricane doors at the recreational hall, new appliances, roofing and amenities installed at the recreational hall, and security camera systems installed at the recreational hall and both entrances of Property.

43. In addition, in 2012, all paved streets on the south end of the Property were given names by the Postal Service and street signs were installed. A diagram detailing the street names is attached hereto as Exhibit "I." Lake Evelyn Avenue and Hub Street are north/south streets which continue through to the north end of the Property and, as such, the northern parcel has

approved north/south street names. A list of names for the east/west street names for the northern parcel has been submitted to the Postal Service.

44. Since 2015, additional projects have occurred at the Property which include but are not limited to: Air conditioning replacements at the recreational hall, dock resurfacing, new drainage swale installation on southwest portion of Property and repaving of all streets.

45. During the term of its ownership, Owner has continuously developed, used, maintained, and operated the Property pursuant to the PUD Approval.

46. From the time Owner acquired the Property until March, 2018, Owner was never told that the PUD Approval could expire or had expired, or that the development authorized by the PUD Approval must be completed within a particular timeframe.

47. During the term of its ownership, the City granted numerous permits and authorizations for Owner to develop, use, maintain, or operate the Property, in accordance with the PUD Approval.

48. Some of the aforesaid permits and authorizations for the Property are listed on Exhibit "H" attached hereto and incorporated herein.

49. In addition to the permitted work listed in Exhibit "H," the Owner has performed construction and construction-related activities on the property that have not required a permit, such as securing approval for street signage in compliance with Citrus County requirements for the Property, performing drainage system repairs and maintenance to prevent flooding to both the presently developed and undeveloped sections of the Property, improving the recreational facilities for a larger population usage, among other things. A diagram detailing the street names is attached hereto as Exhibit "I."

50. During the term of its ownership, the City has never denied a permit or authorization for Owner to develop, use, maintain, or operate the Property on the basis that the PUD Approval has expired or is no longer valid.

51. Since Affiant's Parents acquired the Property until today, Affiant estimates that Affiant's Parents and Owner have spent approximately \$12,500,000.00 on the development, use, maintenance, and operation of the Property.

52. Affiant, as representative of the Owner, has relied in good faith on the City's Codes and Ordinances in undertaking the aforementioned development in the City.

53. Affiant, as representative of the Owner, has relied in good faith and depended on the aforementioned acts and omissions of the City in allowing for the continuous development, use, maintenance, and operation the Property in accordance with the PUD Approval and has made substantial changes in position and incurred the aforementioned extensive obligations and expenses to its detriment in reliance on those acts or omissions.

Subsequent to Contract with Buyer

54. Owner is currently under contract to sell the Property to Legacy PIII Crystal River Village LLC, a Delaware limited liability company ("Buyer").

55. On information and belief, upon acquisition of the Property, Buyer intends to continue the development, use, maintenance, and operation of the Property, in accordance with the PUD Approval.

56. Prior to acquiring the Property, Buyer requires Seller to provide confirmation that the Property, including, without limitation, the undeveloped portions thereof, may be developed, used, maintained, and operated in accordance with the PUD Approval, with no particular timeframe for completion of all development.

57. In connection with Buyer's due diligence for the Property, Affiant was made aware that, due to a provision in the City's current land development code (the "Expiration Provision"), the City would not affirm (i) that the PUD Approval is a valid, unexpired development entitlement, or (ii) that additional portions of the Property could continue to be developed in accordance with the PUD Approval.

58. On information and belief, the Expiration Provision was adopted by the City in 2005 and until that date there was no law, ordinance, or other regulation of the City, or any other governmental entity, which could affect the validity of the PUD Approval or require that the development authorized by the PUD Approval be completed within a particular timeframe.

59. Buyer's agreement to purchase, use, develop, maintain, and operate the Property is dependent on (i) the PUD Approval being a valid, unexpired development entitlement that constitutes a vested right running with the land, and (ii) that the Property can continue to be developed in accordance with the PUD Approval, without any expiration or any other specific schedule or timeframe for the exercise of the development, use, maintenance or operational rights afforded by the PUD Approval.

60. On information and belief, if (i) the PUD Approval is not a valid, unexpired development entitlement that constitutes a vested right running with the land, or (ii) the Property cannot continue to be developed in accordance with the PUD Approval, without any expiration or any other specific schedule or timeframe for the exercise of the development, use, maintenance or operational rights afforded by the PUD Approval, Buyer will not purchase the Property, and the value and benefit of Owner's investment in the Property will be substantially diminished.

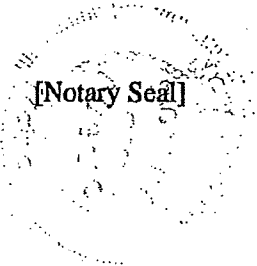
[signature page to follow]

IN WITNESS WHEREOF, Affiant has caused this Affidavit of Property Owner to be executed this 19 day of July, 2018.

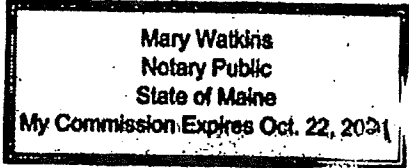
Donald E. Whitehurst
Donald E. Whitehurst

STATE OF Maine)
) SS:
COUNTY OF Hancock)

The foregoing instrument was sworn to and subscribed before me this 19 day of July, 2018, by Donald E. Whitehurst. He is (check one) [] personally known to me or [] has produced a driver's license as identification, and did take an oath.



Mary Watkins
Notary Public



9. In 1987, the City approved the Planned Unit Development zoning for Crystal River Village and rezoned the Property from R-1, Single Family Residential, to PUD, Planned Unit Development, by Ordinance 87-0-6, which included Exhibits "A" and "B." Exhibit "A" is the legal description to the Property. Exhibit "B" to the Ordinance was not produced by the City of Crystal River pursuant to a public records request. Ordinance 87-0-6, as provided by the City of Crystal River is attached hereto as Exhibit "D". For Exhibit B, Ordinance 87-0-6 states that "Application is contingent upon the conditions which are attached hereto and made a part hereof marked Exhibit B", as shown in Application 84-04." It is my understanding and belief that the missing Exhibit B in Ordinance 87-0-6 is the 1984 final PUD Petition, set out in Exhibit "B-2" to Composite Exhibit B.

10. In 1987, the City also adopted Ordinance 87-0-14, which included Exhibits "A," "B" and "C," which approved the multi-family section of the Property, and provided for the dedication of the road right-of-way for S. E. 8th Avenue and S.E. 21st Street. See, Exhibit "E." Thereafter, the Affiant and her Husband dedicated and recorded an easement for road right-of-way to the City. See, Exhibit "F".

11. The final PUD Petition, the Sewer Connection Agreement, Ordinance 87-0-6 and Ordinance 87-0-14 adopted by the City Council of the City of Crystal River, are collectively the PUD approval. This is further reflected by the letter attached as Exhibit "G" from the City to Affiant's Husband dated August 18, 1987, approving the Planned Unit Development zoning (the "PUD Approval Letter").

12. The "PUD Approval encompasses all of those matters and things adopted by and approved by the City of Crystal River including Exhibit "A", Exhibit B-2 to Composite Exhibit "B", Exhibit "C", Exhibit "D", Exhibit "E", Exhibit "F", and Exhibit "G".

13. Affiant estimates that she and her Husband spent over \$50,000.00 on professional services to obtain the PUD Approval.

14. From the date Affiant and her Husband began the process of obtaining the PUD Approval until the date of the PUD Approval, Affiant told the City that the Property would be developed over time, but never agreed or committed to any particular timeframe for doing so. See, final PUD Petition, Exhibit "B-2" to Composite Exhibit B, See, page 4, Section 1 (c) Development Schedule.

15. On information and belief, from the date Affiant and her Husband began the process of obtaining the PUD Approval until the date of the PUD Approval, Affiant's Husband told the City that the Property would be developed over time, but never agreed or committed to any particular timeframe for doing so.

16. On information and belief, from the date Affiant and her Husband began the process of obtaining the PUD Approval until the date of the PUD Approval, there was no law, ordinance, or other regulation of the City, or any other governmental entity, which could affect the validity of the PUD Approval or require that the development authorized by the PUD Approval be completed within a particular timeframe.

17. The final PUD Petition, which was approved by the City Council on August 2, 1984, states:

“The development schedule is an estimate only, and will vary according to market conditions and the national economy; therefore, it shall not be binding upon the applicant and a change in the schedule shall not constitute a substantial change in the approved plan.”

Subsequent to PUD Approval

18. The PUD Approval authorized the following development: 540 mobile home/manufactured housing sites, a commercial tract for up to 30,000 sq. ft. of leasable commercial space, and an apartment tract for up to 40 multiple family dwellings.

19. Beginning around the date of the City's approval of the final PUD Petition, Affiant and her Husband undertook to develop the Property including, but not limited to, by clearing, grading, and filling the Property; installing utilities, roadways, and other infrastructure; obtaining numerous building and development permits; building a clubhouse, pool, and other amenities; installing 253 full hook-up mobile home/manufactured home sites; and building, constructing, and installing other improvements and alterations to the Property.

20. Specifically, the lakes were dug out and the removed dirt was moved to the southeastern portion of the Property to assist with drainage.

21. Installation of sewer and storm utilities and all water lines were installed on the Property. Specifically, the main sewer line was completed to the north end of the Property and connected to the City's lift station. Upon information and belief, Affiant and her Husband paid approximately \$150,000.00 to increase the capacity of the lift station to accommodate 540 mobile homes on the Property. In addition, all underground electric utilities and pedestals were installed up to Oakgrove Street on the north end of the Property.

22. In addition, Affiant and her Husband completed numerous conditions set out in the final PUD Petition conditions, and those items numbered six and eight found in Exhibit "C" to Ordinance 87-0-14, including payment of the road impact fee of \$32,000.00 and the dedication of an easement for road right-of-way to the City. See, Exhibit "F".

23. In the mid-1980s, all streets were paved and sidewalks and street lights were installed. In addition, the recreational hall, guard house, entrance wall, parking lots, pool and shuffle board courts were all constructed and installed.

24. In or around 1987-88, Affiant and her Husband built a berm along Southeast 8th Avenue to the north end of the Property which required expenses, including but not to limited to, those for machinery, labor and earth-moving.

25. While not part of the Property, Affiant and her Husband also developed the "apartment site" pursuant to and authorized by the PUD Approval by constructing the Crystal Landing Condominiums which were completed around 1990. Affiant's son, Don E. Whitehurst, was the general contractor who oversaw construction of the development onsite from start to finish.

26. Over the next 10 years, approximately 120 mobile homes were permitted and built along with the following amenities and features: Lake fountains, electric security gates at park entrance and rear exit, fencing, landscaping at entrance and recreational hall, landscape lighting and irrigation in all common areas.

27. In 1998, Joan Rollings Avenue was constructed on the southeast portion of the Property which allowed for the addition of approximately 35 more mobile home lots.

28. From approximately 1998 until 2005, 90 more mobile homes were permitted and built on the Property and additional work was done on the Property including various drainage projects.

29. On information and belief, from the date of the PUD Approval until her Husband's death, Affiant and her Husband continuously developed, used, maintained, and operated the Property in accordance with the PUD Approval.

30. From the date of the PUD Approval until the date the Property was transferred to Owner, Affiant continuously developed, used, maintained, and operated the Property in accordance with the PUD Approval.

31. From the date Affiant and her Husband began the process of obtaining the PUD Approval until March, 2018, Affiant was never told that the PUD Approval could expire or had expired or that the development authorized by the PUD Approval must be completed within a particular timeframe.

32. On information and belief, from the date Affiant and her Husband began the process of obtaining the PUD Approval until her Husband's death, Affiant's Husband was never told that the PUD Approval could expire or had expired or that the development authorized by the PUD Approval must be completed within a particular timeframe.

33. From the date of the PUD Approval until the date the Property was transferred to Owner, the City granted numerous permits and authorizations for Affiant or her Husband to develop, use, maintain, or operate the Property, in accordance with the PUD Approval.

34. Some of the aforesaid permits and authorizations for the Property are listed on Exhibit "H" attached hereto and incorporated herein.

35. From the date of the PUD Approval until the date the Property was transferred to Owner, the City never denied a permit or authorization for Affiant or her Husband to develop,

use, maintain, or operate the Property on the basis that the PUD Approval had expired or was no longer valid.

36. Affiant has never agreed or consented to any expiration of the PUD Approval or any particular timeframe for developing the Property.

37. On information and belief, Affiant's Husband never agreed or consented to any expiration of the PUD Approval or any particular timeframe for developing the Property.

Subsequent Transfer to Owner

38. In 2005, Affiant became the sole owner of the Property after the death of her Husband.

39. In 2006, Affiant transferred ownership of the Property to Crystal Blue Water, L.L.C., a Florida limited liability company ("Owner"), which is the current owner of the Property.

40. Affiant and her two sons, Don E. Whitehurst and Michael Whitehurst, are the sole members of Owner.

41. In 2007, four new Jacobson mobile homes were permitted and constructed along Joan Rollings Avenue.

42. During 2008 and 2015, many more capital improvement projects took place, including but not limited to: Sidewalk repair and replacement, pool resurfacing, pool equipment upgrades and new pool fencing, rebuilt retention areas, new RV parking area on north end, reconditioned shuffle board courts, reinstalled new hurricane doors at the recreational hall, new appliances, roofing and amenities installed at the recreational hall, and security camera systems installed at the recreational hall and both entrances of Property.

43. In addition, in 2012, all paved streets on the south end of the Property were given names by the Postal Service and street signs were installed. A diagram detailing the street names is attached hereto as Exhibit "I." Lake Evelyn Avenue and Hub Street are north/south streets which continue through to the north end of the Property and, as such, the northern parcel has approved north/south street names. A list of names for the east/west street names for the northern parcel has been submitted to the Postal Service.

44. Since 2015, additional projects have occurred at the Property which include but are not limited to: Air conditioning replacements at the recreational hall, dock resurfacing, new drainage swale installation on southwest portion of Property and repaving of all streets.

45. During the term of its ownership, Owner has continuously developed, used, maintained, and operated the Property pursuant to the PUD Approval.

46. From the time Owner acquired the Property until March, 2018, Owner was never told that the PUD Approval could expire or had expired, or that the development authorized by the PUD Approval must be completed within a particular timeframe.

47. During the term of its ownership, the City granted numerous permits and authorizations for Owner to develop, use, maintain, or operate the Property, in accordance with the PUD Approval.

48. Some of the aforesaid permits and authorizations for the Property are listed on Exhibit "H" attached hereto and incorporated herein.

49. In addition to the permitted work listed in Exhibit "H," the Owner has performed construction and construction-related activities on the property that have not required a permit, such as securing approval for street signage in compliance with Citrus County requirements for the Property, performing drainage system repairs and maintenance to prevent flooding to both the presently developed and undeveloped sections of the Property, improving the recreational facilities for a larger population usage, among other things. A diagram detailing the street names is attached hereto as Exhibit "I."

50. During the term of its ownership, the City has never denied a permit or authorization for Owner to develop, use, maintain, or operate the Property on the basis that the PUD Approval has expired or is no longer valid.

51. Since Affiant acquired the Property until today, Affiant estimates that she, her Husband and the current Owner have spent approximately \$12,500,000.00 on the development, use, maintenance, and operation of the Property.

52. Affiant has relied in good faith on the City's Codes and Ordinances in undertaking the aforementioned development in the City.

53. Affiant has relied in good faith and depended on the aforementioned acts and omissions of the City in allowing for the continuous development, use, maintenance, and operation the Property in accordance with the PUD Approval and has made substantial changes in position and incurred the aforementioned extensive obligations and expenses to its detriment in reliance on those acts or omissions.

Subsequent to Contract with Buyer

54. Owner is currently under contract to sell the Property to Legacy PIII Crystal River Village LLC, a Delaware limited liability company ("Buyer").

55. On information and belief, upon acquisition of the Property, Buyer intends to continue the development, use, maintenance, and operation of the Property, in accordance with the PUD Approval.

56. Prior to acquiring the Property, Buyer requires Seller to provide confirmation that the Property, including, without limitation, the undeveloped portions thereof, may be developed, used, maintained, and operated in accordance with the PUD Approval, with no particular timeframe for completion of all development.

57. In connection with Buyer's due diligence for the Property, Affiant was made aware that, due to a provision in the City's current land development code (the "Expiration Provision"), the City would not affirm (i) that the PUD Approval is a valid, unexpired development entitlement, or (ii) that additional portions of the Property could continue to be developed in accordance with the PUD Approval.

58. On information and belief, the Expiration Provision was adopted by the City in 2005 and until that date there was no law, ordinance, or other regulation of the City, or any other governmental entity, which could affect the validity of the PUD Approval or require that the development authorized by the PUD Approval be completed within a particular timeframe.

59. Buyer's agreement to purchase, use, develop, maintain, and operate the Property is dependent on (i) the PUD Approval being a valid, unexpired development entitlement that constitutes a vested right running with the land, and (ii) that the Property can continue to be developed in accordance with the PUD Approval, without any expiration or any other specific schedule or timeframe for the exercise of the development, use, maintenance or operational rights afforded by the PUD Approval.

60. On information and belief, if (i) the PUD Approval is not a valid, unexpired development entitlement that constitutes a vested right running with the land, or (ii) the Property cannot continue to be developed in accordance with the PUD Approval, without any expiration or any other specific schedule or timeframe for the exercise of the development, use, maintenance or operational rights afforded by the PUD Approval, Buyer will not purchase the Property, and the value and benefit of Owner's investment in the Property will be substantially diminished.

[signature page to follow]

has not been produced by the City. For Exhibit B, Ordinance 87-0-6 states that "Application is contingent upon the conditions which are attached hereto and made a part hereof marked Exhibit B", as shown in Application 84-04." It is my understanding and belief that the missing Exhibit B in Ordinance 87-0-6 is the 1984 final PUD Petition, set out in Exhibit "B-2" to Composite Exhibit B.

8. Also in 1987, the City adopted Ordinance 87-0-14, attached as Exhibit "E". This Ordinance amended the Ordinance 87-0-6 by approving multi-family development in certain sections of the approved PUD and confirming a road dedication to the City of Crystal River. Ordinance 87-0-14 contains three Exhibits: Exhibit "A," Legal Description, Exhibit "B," Lot Layout, and Exhibit "C," Conditions for Approval. Exhibit "C" provides for dedication of road right-of-way for S.E. 8th Avenue, and S.E. 21st Street to the City of Crystal River. In 1988, the Affiant's Parents recorded an instrument dedicating the road right-of-way by a recorded easement to the City, in OR Book 793, Page 1780, Public Records of Citrus County, Florida. (Exhibit "F").

9. The approval of the PUD is further reflected by the letter attached as Exhibit "G" from the City to Affiant's Father dated August 18, 1987, approving the Planned Unit Development zoning. (the "PUD Approval Letter").

10. The "PUD Approval encompasses all of those matters and things adopted by and approved by the City of Crystal River including Exhibit "A", Exhibit B-2 to Composite Exhibit "B", Exhibit "C", Exhibit "D", Exhibit "E", Exhibit "F", and Exhibit "G".

11. Upon information and belief, from the date Affiant's Parents began the process of obtaining the PUD Approval until the date of the PUD Approval, Affiant's Parents told the City that the Property would be developed over time, but never agreed or committed to any particular timeframe for doing so.

12. The City approved the schedule for development Crystal River Village with no certain date for completion in the final PUD Petition in Exhibit "B-2" to Composite Exhibit B, See, page 4, Section 1 (c) Development Schedule.

13. Upon information and belief, from the date Affiant's Parents began the process of obtaining the PUD Approval until the date of the PUD Approval, there was no law, ordinance, or other regulation of the City, or any other governmental entity, which could affect the validity of the PUD Approval or require that the development authorized by the PUD Approval be completed within a particular timeframe.

14. The PUD Approval by the City Council of the City of Crystal River authorized the following development: 540 mobile home/manufactured housing sites, a commercial tract for up to 30,000 sq. ft. of leasable commercial space, and an apartment tract for up to 40 multiple family dwellings.

15. Beginning around the date of the approval of the final PUD Petition on August 2, 1984, the Sewer Connection Agreement in 1986 and the rezoning of the property to PUD in 1987 in Ordinance 87-0-6, and completion of the requirements of Ordinance 87-0-14, Affiant's Parents

undertook to develop the Property including, but not limited to, by clearing, grading, and filling the Property; installing utilities, roadways, and other infrastructure; obtaining numerous building and development permits; building a clubhouse, pool, and other amenities; installing 253 full hook-up mobile home/manufactured home sites; and building, constructing, and installing other improvements and alterations to the Property.

16. Upon information and belief, around that time, the lakes were dug out, and the removed dirt was moved to the southeastern portion of the Property to assist with drainage.

17. About that time and subsequently, installation of sewer and storm utilities and all water lines were installed on the Property. Specifically, the main sewer line was completed to the north end of the Property and connected to the City's lift station. Upon information and belief, Affiant's Parents paid approximately \$150,000.00 to increase the capacity of the lift station to accommodate 540 mobile homes on the Property. In addition, all underground electric utilities and pedestals were installed up to Oakgrove Street on the north end of the Property.

18. In addition, upon information and belief, Affiant's Parents completed numerous conditions set out in the final PUD Petition and those items numbered six and eight found in Exhibit "C" of Ordinance 87-0-14, including payment of the road impact fee of \$32,000.00 and the dedication of an easement for road right of way to the City of Crystal River. (Exhibit "F").

19. In the mid-1980s, all streets were paved and sidewalks and street lights were installed for 253 lots. In addition, the recreational hall, guard house, entrance wall, parking lots, pool and shuffle board courts were all constructed and installed for use by the 540 lots.

20. Upon information and belief, in or around 1987-88, Affiant's Parents built a berm along Southeast 8th Avenue to the north end of the Property which required expenses, including but not to limited to, those for machinery, labor and earth-moving.

21. In addition, while not part of the Property, Affiant's Parents also developed the "apartment site" pursuant to and authorized by the PUD Approval by constructing the Crystal Landing Condominiums which were completed around 1990. Affiant's brother, Don E. Whitehurst was the general contractor who oversaw construction of the development onsite from start to finish.

22. Over the next 10 years, approximately 120 mobile homes were permitted and built along with the following amenities and features: Lake fountains, electric security gates at park entrance and rear exit, fencing, landscaping at entrance and recreational hall, landscape lighting and irrigation in all common areas.

23. In 1998, Joan Rollings Avenue was constructed on the southeast portion of the Property which allowed for the addition of approximately 35 more mobile home lots.

24. From approximately 1998 until 2005, 90 more mobile homes were permitted and built on the Property and additional work was done on the Property, including various drainage projects.

25. In 2005, Affiant's Father passed away.

26. In 2006, Affiant's Mother transferred ownership of the Property to Crystal Blue Water, L.L.C., a Florida limited liability company ("Owner"), of which Affiant, Affiant's Mother and Affiant's brother, Don E. Whitehurst are the sole members. Owner is the current owner of the Property. Affiant is authorized as the representative of Crystal Blue Water, LLC, to attest to the facts set forth in this Affidavit in both representative and individual capacity.

27. In 2007, four new Jacobson mobile homes were permitted and constructed along Joan Rollings Avenue.

28. During 2008 and 2015, many more capital improvement projects took place, including but not limited to: Sidewalk repair and replacement, pool resurfacing, pool equipment upgrades and new pool fencing, rebuilt retention areas, new RV parking area on north end, reconditioned shuffle board courts, reinstalled new hurricane doors at the recreational hall, new appliances, roofing and amenities installed at the recreational hall, and security camera systems installed at the recreational hall and both entrances of Property.

29. In addition, in 2012, all paved streets on the south end of the Property were given names by the Postal Service and street signs were installed. A diagram detailing the street names is attached hereto as Exhibit "H". Lake Evelyn Avenue and Hub Street are north/south streets which continue through to the north end of the Property and, as such, the northern parcel has approved north/south street names. A list of names for the east/west street names for the northern parcel has been submitted to the Postal Service.

30. Since 2015, additional projects have occurred at the Property which include but are not limited to: Air conditioning replacements at the recreational hall, dock resurfacing, new drainage swale installation on southwest portion of Property and repaving of all streets.

31. Upon information and belief, from the date of the PUD Approval until today, the City has granted numerous building permits and other authorizations for Owner or Affiant's Parents to develop, use, maintain, or operate the Property, in accordance with the PUD Approval. Some of the aforesaid permits and authorizations for the Property are listed on Exhibit "I" attached hereto and incorporated herein.

32. Upon information and belief, from the date of the PUD Approval until today, the City has never denied a permit or authorization for Owner or Affiant's Parents to develop, use, maintain, or operate the Property on the basis that the PUD Approval had expired or was no longer valid.

33. From the time Owner acquired the Property until March, 2018, Owner was never told that the PUD Approval could expire or had expired, or that the development authorized by the PUD Approval must be completed within a particular timeframe.

34. Affiant has never agreed or consented to any expiration of the PUD Approval or any particular timeframe for developing the Property.

35. Upon information and belief, Affiant's Parents never agreed or consented to any expiration of the PUD Approval or any particular timeframe for developing the Property.

36. Since Affiant's Parents acquired the Property until today, Affiant estimates that his Parents and the current Owner have spent approximately \$12,500,000.00 on the development, use, maintenance, and operation of the Property.

37. Affiant has relied in good faith on the City's Codes and Ordinances in undertaking the aforementioned development in the City.

38. Affiant has relied in good faith on the aforementioned acts and omissions of the City in allowing for the continuous development, use, maintenance, and operation the Property in accordance with the PUD Approval and has made substantial changes in position and incurred the aforementioned extensive obligations and expenses to its detriment in reliance on those acts or omissions.

39. Owner is currently under contract to sell the Property to Legacy PIII Crystal River Village LLC, a Delaware limited liability company ("Buyer").

40. On information and belief, upon acquisition of the Property, Buyer intends to continue the development, use, maintenance, and operation of the Property, in accordance with the PUD Approval.

41. Prior to acquiring the Property, Buyer requires Seller to provide confirmation that the Property, including, without limitation, the undeveloped portions thereof, may be developed, used, maintained, and operated in accordance with the PUD Approval, with no particular timeframe for completion of all development.

42. In connection with Buyer's due diligence for the Property, Affiant was made aware that, due to a provision in the City's current land development code (the "Expiration Provision"), the City would not affirm (i) that the PUD Approval is a valid, unexpired development entitlement, or (ii) that additional portions of the Property could continue to be developed in accordance with the PUD Approval.

43. On information and belief, the Expiration Provision was adopted by the City in 2005 and until that date there was no law, ordinance, or other regulation of the City, or any other governmental entity, which could affect the validity of the PUD approval or require that the development authorized by the PUD approval be completed within a particular timeframe.

44. Buyer's agreement to purchase, use, develop, maintain, and operate the Property is dependent on (i) the PUD Approval being a valid, unexpired development entitlement that constitutes a vested right running with the land, and (ii) that the Property can continue to be developed in accordance with the PUD Approval, without any expiration or any other specific

schedule or timeframe for the exercise of the development, use, maintenance or operational rights afforded by the PUD Approval.

45. On information and belief, if (i) the PUD Approval is not a valid, unexpired development entitlement that constitutes a vested right running with the land, or (ii) the Property cannot continue to be developed in accordance with the PUD Approval, without any expiration or any other specific schedule or timeframe for the exercise of the development, use, maintenance or operational rights afforded by the PUD Approval, Buyer will not purchase the Property, and the value and benefit of Owner's investment in the Property will be substantially diminished.

[signature page to follow]

