

**Planning Commission Agenda
March 03, 2022 - 5:30 p.m.**

**Daniel Grannan – Chair
Tonia Herring – Vice Chair
Billy Gause
Randy Martin
Doug Smith**



**Terry Thompson
Alternate 1 –
Alternate 2 –
Chuck Dixon – School Board***

- 1) Call to Order
- 2) Roll Call
- 3) Moment of Silence
- 4) Pledge of Allegiance
- 5) Chairman Comments
- 6) Adoption of Agenda
- 7) Approval of Minutes: **February 03, 2022**
- 8) Citizen Input: 3 minutes
- 9) Public Hearings:
 - a) **Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PZ22-0016 – brought by CRYSTAL BAY RV RESORT LLC** – Amendment to renew and modify an expired Planned Unit Development (PUD) Master Plan known as “Crystal Bay RV Resort” (f/k/a Coastal Bay RV Resort) to allow for a recreational vehicle (RV) park on 15.59 acres. Section 22, Township 18 S, Range 17 E; specifically, Parcel ID: 17E18S22 12000 0011 (AK No. 3431298), which address is **8172 W Balloon Lane, Crystal River, FL.**
 - b) **1. Conduct a Public Hearing for APPLICATION NO. PZ22-0017 – brought by GULF COAST RV AND BOAT STORAGE LLC** - Amendment to the Comprehensive Plan’s Future Land Use Map (FLUM) from Highway Commercial (HC) to Industrial (IND) on 8.25 acres. Section 27, Township 18S, Range 17E; specifically, a part of Parcel ID 17E18S21 32210 (AK# 1089018), which address is **1075 N Suncoast Boulevard, Crystal River.**
2. Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PZ22-0018 – brought by GULF COAST RV AND BOAT STORAGE LLC - Amendment to the Official Zoning Map from High Intensity Commercial (CH) to Industrial (IND) on 8.25 acres. Section 27, Township 18S, Range 17E; specifically, a part of Parcel ID 17E18S21 32210 (AK# 1089018), which address is **1075 N Suncoast Boulevard, Crystal River.**

NOTICE TO PUBLIC

Any person who decides to appeal any decision of the Planning Commission 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, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.

c) **1. Conduct a Public Hearing for APPLICATION No. PZ22-0012/PZ22-0013 – brought by the City of Crystal River (Town Square)** - Amendment to the Comprehensive Plan’s Future Land Use Map (FLUM) from Central Business District (CBD) to Public/Semi-Public (P/SP). Section 21 Township 18S, Range 17E; specifically, Parcels 17E18S210170 0050 (AK 3506185), 17E18S210170 0095 (AK 3506213), 17E18S210170 0110 (AK 1077257), 17E18S210170 0045 (AK 2914157), and 17E18S210080 0080 (AK 1075289), comprising approximately 3.33 Acres (MOL), and which address is **559 N Citrus Avenue, Crystal River.**

2. Conduct a Quasi-Judicial Public Hearing for APPLICATION No. PZ22-0012/PZ22-0013 – City of Crystal River (Town Square) - Amendment to the Official Zoning Map from General Commercial (CG) to Public Institutional (PI). Section 21 Township 18S, Range 17E; specifically, Parcels 17E18S210170 0050 (AK 3506185), 17E18S210170 0095 (AK 3506213), 17E18S210170 0045 (AK 2914157), and 17E18S210080 0080 (AK 1075289), comprising approximately 2.84 Acres (MOL), and which address is **559 N Citrus Avenue, Crystal River.**

- 10) Unfinished Business
- 11) New Business
- 12) Citizen Input: 5 minutes
- 13) Staff Comments
- 14) Commissioner’s Comments
- 15) Chairman’s Comments
- 16) Adjournment

*Appointed by School Board pursuant to §163.3174, Florida Statutes.

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**Planning Commission Minutes
February 03, 2022 - 5:30 p.m.**

**Daniel Grannan – Chair
Tonia Herring – Vice Chair
Billy Gause
Randy Martin
Doug Smith**



**Terry Thompson
Alternate 1 –
Alternate 2 –
Chuck Dixon – School Board***

- 1) Call to Order by Chairman Grannan at 5:30pm.
- 2) Roll Call

Commissioners Present: Daniel Grannan, Tonia Herring, Billy Gause, Randy Martin, Doug Smith, Terry Thompson.

Commissioners Absent: None.

Staff Present: City Attorney Robert Batsel (remotely via telephone), Planning and Community Development Director Brian Herrmann, Urban Planner Jenette Collins, Zoning Coordinator Zach Ciciera.

- 3) Moment of Silence was led by Chairman Grannan.
- 4) Pledge of Allegiance was led by Chairman Grannan.
- 5) Chairman Comments – N/A
- 6) **Motion to adopt agenda was made by Commissioner Smith; seconded by Commissioner Thompson. Motion carried 7-0.**
- 7) **Motion to approve minutes of the Planning Commission meeting held December 02, 2021 was made by Commissioner Thompson, seconded by Commissioner Smith. Motion carried 7-0.**
- 8) Citizen Input: Raymond Richard Jones Jr. addressed the commission.
- 9) Public Hearings:
 - a) **Conduct a Public Hearing for Project No. JCPTA-0002/Application No. PZ22-0003 – Brought by the City of Crystal River Planning and Development Services Department – Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendment – Ordinance No. 22-O-03 – An Amendment to the Crystal River Comprehensive Plan by providing revision to the Capital Improvements Element pursuant to Chapter 163, Florida Statutes.**

Staff Presentation:

Jenette Collins discussed developing an interlocal agreement between the City and the School Board to coordinate school planning in lieu of removing the Public School Facilities Element.

Commission Discussion:

Motion to recommend Council adoption and approval of Application No. PZ22-0003 – Brought by the City of Crystal River Planning and Development Services Department – Evaluation and

Appraisal Report (EAR) Based Comprehensive Plan Amendment – Ordinance No. 22-O-03 – An Amendment to the Crystal River Comprehensive Plan by providing revision to the Capital Improvements Element pursuant to Chapter 163, Florida Statutes was made by Chairman Grannan, seconded by Commissioner Martin. Motion carried 7-0.

- b) **Conduct a Public Hearing for Project No. JCPTA-0003/Application No. PZ22-0009 - City of Crystal River Planning and Development Services Department – Comprehensive Plan Amendment – Ordinance No. 22-O-04 – An Amendment to the Crystal River Comprehensive Plan by removing the Public School Facilities Element, pursuant to Chapter 163, Florida Statutes.**

Staff Presentation:

Jenette Collins presented the staff report to Commissioners.

Commission Discussion:

Motion to recommend Council adoption and approval of Application No. PZ22-0009 - City of Crystal River Planning and Development Services Department – Comprehensive Plan Amendment – Ordinance No. 22-O-04 – An Amendment to the Crystal River Comprehensive Plan by removing the Public School Facilities Element, pursuant to Chapter 163, Florida Statutes was made by Commissioner Thompson, seconded by Commissioner Martin. Motion carried 6-0.

- 10) Unfinished Business: Brian Herrmann provided an update on the proposed Civic Master Plan, amending the Comprehensive Plan, and development of the Form Based Code for adoption into the Land Development Code. Discussion ensued about the process for adoption.
- 11) New Business: None.
- 12) Citizen Input: None.
- 13) Staff Comments: None.
- 14) Commissioner’s Comments: Commissioner Doug Smith addressed the Planning Commission about FEMA requirements for raising buildings to meet Base Flood Elevation standards and adopting a Historic Preservation District. In response, Brian Herrmann discussed the process for reviewing FEMA standards.
- 15) Chairman’s Comments: None.
- 16) Adjournment: Meeting was adjourned at 6:08 p.m.

ATTEST:

Recording Secretary Zach Ciciera

Chairman Daniel Grannan



CITY OF CRYSTAL RIVER PLANNING COMMISSION

STAFF REPORT

Planning and Development Services Department

MEETING DATE:	March 03, 2022	
APPLICATION NO. PZ22-0016 – CRYSTAL BAY RV RESORT LLC		
PROPOSED AMENDMENT:	PUD AMENDMENT	Amendment to renew and modify an expired Planned Unit Development (PUD) Master Plan known as “Crystal Bay RV Resort” (f/k/a Coastal Bay RV Resort) to allow for a recreational vehicle (RV) park on 15.59 acres.
SUBJECT PROPERTY:	Section 22, Township 18 S, Range 17 E; specifically, Parcel ID: 17E18S22 12000 0011 (AK No. 3431298), which address is 8172 W Balloon Lane, Crystal River, FL. A complete legal description of the property is on file with the Planning & Development Services Department.	
PROPERTY OWNER:	Crystal Bay RV Resort LLC	
LAST OCCUPANT:	vacant	
LAND USE:	EXISTING FUTURE LAND USE (FLUM) : HC, Highway Commercial	
ZONING:	EXISTING ZONING: PUD, Planned Unit Development	
FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is in Flood Zone AE with a Base Flood Elevation (BFE) of 11 feet, as found on FIRM Panel Number 1207C0189E. (Effective date: January 15, 2021)	
SURROUNDING AREA:	North – Future Land Use Map (FLUM) Category is MDR, Medium Density Residential (unincorporated County); and Zoning District is MDR - Manufactured Housing (unincorporated County). The residentially committed lots located across the street of W Balloon Lane are vacant or developed with mobile homes.	
	South – FLUM Category is HC, Highway Commercial (City limits) and GNC, General Commercial (unincorporated County); and Zoning District is CH, High Intensity Commercial (City limits) and GNC (unincorporated County). The properties are developed with a hotel, bank (vacant), and retail store.	
	East – FLUM Category is MDR and GNC (unincorporated County); and Zoning District is MDR and GNC (unincorporated County). The residentially committed lots located across the street of N Turkey Oak Drive are vacant or developed with mobile homes or service businesses (as per zoning).	
	West – IND, Industrial on the FLUM (unincorporated County); and Zoning District is IND (unincorporated County). This property is developed with a service business and is vacant where it abuts the subject property.	
REVIEWED BY:	Jenette Collins, AICP, Urban Planner Planning and Community Development Services Department	

BACKGROUND INFORMATION:

This is a request to amend a Planned Unit Development (PUD) by renewing and modifying a Master Plan of development to allow for a Recreational Vehicle (RV) Park having 72 camp/RV sites (68 RV pads and 4 tent sites), and associated office-clubhouse and swimming pool. The applicant has advised that the owner (Crystal River RV Resort, LLC) has purchased the Kampgrounds of America (KOA) franchise for this area and the proposed RV Park will be a "KOA Holiday" campground.

The subject property maintains a PUD designation on the zoning map. However, the former Master Plan for a RV Park that was approved by the City Council on May 28, 2019 (Ordinance No. 19-O-09), has since expired pursuant to section 10.00.04 of the Crystal River Land Development Code (LDC). The former plan allowed for 88 RV lots and a clubhouse.

It is noted that the 2019 ordinance had required a separate Developer's Agreement to establish the desired infrastructure and development standards for the proposed RV Park. The applicant submitted the fee, but the City never received a proposed Developer's Agreement. Based on the applicant's current submittal, staff has determined that there is no need for a Developer's Agreement since the PUD Ordinance may establish desired development standards that are legally enforceable and binding as provided by Section 4.04.00 *Standards for Planned Unit Development (PUD)*, et seq. of the LDC.

ANALYSIS:

Permitted Use and Density/Intensity – The Comprehensive Plan's Future Land Use Map (FLUM) designation is HC, Highway Commercial which allows a PUD as an underlying zoning district. The HC land use category allows a maximum density of eight (8) dwelling units per acre (where a MXD – Mixed Use zoning district is permissible). Using that ratio, the conversion for maximum number of dwelling units when considering 15.59 acres is 124 units. The request is to allow for a maximum 72 Camp/RV sites that does not exceed the maximum density allowance per the Comprehensive Plan. However, it is important to note that RV units do not translate to dwelling units. The RV park is considered a commercial land use, and the RV units are proposed for transient lodging as defined by Florida Statutes section 320.01 (1) (b) for "recreational vehicle-type units."

The RV park will be privately owned and operated for the purpose of renting camp/RV sites. No sale of RV sites is proposed. No park trailers are proposed, and any future plan to include such units would require an amendment to an approved PUD Master Plan.

Lot Dimensions/Setbacks/Heights: The Crystal River LDC does not include a "Recreational Vehicle Park" as a permitted or supplemental use within any zoning district. Thus, the LDC provides no guidance or specific development standards for RV Parks. When a land use is not identified in the City's LDC, section 2.03.01 provides that such use is prohibited unless it is found to be substantially similar to a permitted use by the City Manager. Further, section 4.04.03 of the LDC provides the specific uses allowable in PUD districts, which does not include the applicant's proposed use. However, the PUD district provides flexibility in tandem with appropriate limitation and regulation. Thus, the City may consider a RV Park use through a PUD rezoning and master plan as long as adequate assurances are included through conditions that ensure compliance with the LDC and Comprehensive Plan.

The applicant has provided a Master Plan of development together with a landscape plan and details for the “pull-through” and “back-in” RV sites designed at 60-degree angles. Development shall take place consistent with the Master Plan which shall be made a part of the ordinance as may be approved.

Impervious Surface Ratio (ISR) – The project is not planned to exceed the maximum 75 percent ISR that would be allowed for a commercial project in the HC land use category. Proposed impervious surface calculates at approximately 24 percent coverage. This is consistent with the Comprehensive Plan.

Internal Circulation/Parking – The Master Plan shows internal paved driveway isles that provide for a continuous path of travel throughout the RV park. Individual RV spaces have access only from internal driveway isles. The drives are proposed to have a maximum 15-foot paved width for one-way isles and a maximum 24-foot paved width for two-way isles to facilitate turning movements and will be privately maintained. The LDC does not contain a specific driveway isle widths for RV parks, however traditional width requirements of section 6.04.07 of the LDC vary from a maximum 11 to 16 feet in width for one-way drives depending on the degree of parking angle, and maximum 20 feet in width for two-way drives. The proposed isle widths are designed to accommodate the larger vehicles and will be conditioned in the ordinance.

Refuse Collection – The LDC requires dumpster or garbage containers for commercial development. All such facilities shall be screened with plantings or fencing and shall not be located within any required buffer area, including parking lot landscaping or stormwater management area. Land Development Code (Sec. 5.01.10) requirements for dumpster containment will be applied at time of development permit.

Landscaping and Tree Protection – Buffer requirements are based on the predominant use within the PUD as it abuts the adjacent zoning district or type of street. The applicant has requested the following perimeter Buffering standards as compared to section 4.05.03 *Buffer requirements*, of the LDC for a comparable CH zoning designation:

Adjacent Zoning Districts	Adjacent Uses	Applicant Requested Perimeter Buffering	LDC Required Perimeter Buffering* (per 100 linear feet prop. Line)
North abutting local road W Balloon LN; (County) MDR Medium Density Residential	Single-family residential and vacant residential	Type B – 15-foot width with 4 trees, and continuous hedge per 100 linear feet.	Type C – 15-foot width having 4 canopy trees, 4 understory trees, & continuous hedge, in a double-staggered row.
South abutting adjacent (City) CH, High Intensity Commercial and (County) GC, General Commercial	Hotel, bank, and retail	Maintained drainage ponds and wetland areas as part of projects state stormwater/mitigation plan	Type A – 10-foot width having 2 canopy trees and 2 understory trees.
East abutting major collector road N Turkey Oak Dr.; (County) MDR and GC	Single-family residential	Type A – 10-foot width having 2 trees and continuous hedge per 100 linear feet.	Type C – 15-foot width having 4 canopy trees, 4 understory trees, & continuous hedge, in a double-staggered row.

Adjacent Zoning Districts	Adjacent Uses	Applicant Requested Perimeter Buffering	LDC Required Perimeter Buffering* (per 100 linear feet prop. Line)
West abutting (County) IND, Industrial	Vacant (where it abuts site) and service businesses	Type C – 15-foot having 6 trees and continuous hedge per 100 linear feet.	Type C – 15-foot width having 4 canopy trees, 4 understory trees, & continuous hedge, in a double-staggered row.

Staff objects to the requested buffers where buffer widths and plantings are less than specified LDC requirements except for the where project maintains the drainage ponds and wetlands to the south. Conditions of approval as presented by staff in the proposed ordinance will reflect this. Alternative plans for the location of required tree plantings may be considered where buffers are located directly adjacent to overhead utility lines.

The applicant has not specified any interior buffering. The LDC requires that amenity parking areas be landscaped having a requirement of one tree island for every 8 parking spaces, which shall be planted with one overstory (canopy) tree and groundcover. Likewise, the clubhouse/office shall require building foundation plantings in accordance with section 4.05.04 D. of the LDC.

The LDC (Sec. 4.05.05) also calls for a Tree Protection Survey to identify all non-prohibited trees that are 12 inches DBH or more in size. This shall be required to be submitted at time of development permit. It is noted that the retention of trees is encouraged within the required buffer areas (which may be counted toward the total tree requirement).

Flood Plain Management – Article XV Floodplain Administration of Chapter 6. *Building Code* for the City of Crystal River, concerns improvements and structures in flood hazard areas and includes requirements for flood resistant development consistent with the Federal Emergency Management Agency (FEMA) standards for floodplain management. Specifically, Section 6-194, “*Recreational vehicles and park trailers,*” requires the following standards:

Sec. 6-194. – Recreational vehicles and park trailers

(a) Temporary placement. Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

- (1) Be on the site for fewer than one hundred eighty (180) consecutive days; or*
- (2) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.*

(b) Permanent Placement. Recreational vehicles and park trailers that do not meet the limitations in subsection (a) or temporary placement shall meet the requirements of section 6-193 of this article for manufactured homes.

(Ord. No. 14-O-04, § 2, 9-8-2014)

Staff recommends that the RV Park use is defined and conditioned in the ordinance such that “recreational vehicle” shall have the definition set forth in section 320.01(1)(b), Florida Statutes, and shall be fully licensed and ready for highway use at all times. “Ready for highway use” means the recreational vehicle is not affixed to the ground, is on wheels or a jacking system, is attached to the site only by quick-disconnect type utilities and security devices, has no permanent attachments such as additions, rooms, stairs, decks or porches, and is capable of removal within twelve hours during a mandatory evacuation. “Park trailers” shall be motor vehicles as defined in section 320.01(1)(b)(7), which are not permitted within the subject property.

Environmental – The LDC provides standards for environmentally sensitive lands protection where applicable. The LDC requires the submittal of a professionally prepared biological survey when there is the presence of endangered, threatened, or species of special concern or the development of environmentally sensitive lands. While part of the site has been previously altered due to the existing drainage retention pond, there is still a distinguishable amount of wooded area. Approximately 4.51 acres are designated wetlands that will be preserved on the site. A Biological survey shall be required as applicable at time of development order in accordance with section 3.02.01 *Endangered, threatened, and species of special concern protection*, of the LDC.

The *Soils Survey Map for Citrus County, FL (FL017)* prepared by the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service, defines the three soil types found on the site as *Basinger fine sand, depressionnal, 0 to 1 percent slopes* (found on approximately 42% of site, on south end), described as very poorly drained; *Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes* (found on approximately 36.4% of site, central to site), described as poorly drained; , and *Tavares fine sand, 0 to 5 percent slopes* (found on approximately 21.4% of site, on northeast corner), described as and moderately well drained.

According to the Digital FIRM Map (Citrus County GIS), starting from the site’s southern perimeter and extending northward, the property elevations vary from 3 feet to 10 feet above mean sea level. No discernible environmental concerns are noted.

Other Items: As a PUD, the project is required to remain under unified ownership and control. No phasing is proposed.

INFRASTRUCTURE:

Transportation (Ingress/Egress) – The proposed project will gain primary access from N Turkey Oak Drive and have a secondary access from W Balloon Lane. North Turkey Oak Drive is a county-maintained right-of-way designated as a major collector on the county’s Functional Classification Map Series. West Balloon street is a local, county-maintained right-of-way. The county does not require transportation concurrency but does review for driveway connections, and traffic ingress and egress lane requirements. The County’s Engineering Division has reviewed the requested PUD, and has provided the following comments:

The (Citrus County) Engineering Division has reviewed the request for Crystal Bay RV Resort, 72 unit RV Park with access from North Turkey Oak Drive, a major collector roadway and West Balloon Lane, a local roadway. I have discussed this project with the County Engineer and we are providing the following comments:

- *The location of the proposed driveway connections meet the separation criteria of Table 7.1, Access Classification and Spacing Requirements, and the corner parcel spacing requirements of Table 7.2, Corner Parcel Access Spacing, of the Land Development Code.*
- *The project would generate approximately 15 am peak hour trips and 20 pm peak hour trips. Based on the estimated trip generation the project meets the requirements of Section 7130.C for throat distance, and Section 7190, Auxiliary Lanes where turn lanes are not required.*
- *The driveway apron on Balloon is wider than 36-feet and would need to be reduced in width.*
- *The right of way for W. Balloon Ln. is 50-ft in width.*
 - *It appears that a sidewalk is proposed to be placed in the right of way (ROW) by the applicant. The sidewalk would need to be placed near the ROW line and be designed and constructed meeting FDOT requirements.*
 - *Reviewing the landscape plan it would appear that that landscaping is planned to be installed in the right of way, which would not be allowed.”*

Recommended Conditions of approval:

- *In accordance with Section 7900, Driveway Aprons, the driveway must be constructed meeting FDOT standards, where the minimum width is 24 feet up to a maximum of 36 feet. The driveway apron will need to meet the clear sight triangle requirements of Section 212.11.1 of the FDOT Design Manual. The design should also address Chapter 4, Driveway Grade, of the FDOT Driveway Information Guide 2008.*
- *A Right of Way Utilization Permit from Citrus County Board of County Commissioners will be required.*

Water – The project is required to connect to a public potable water supply system. The applicant will be required to extend water lines to serve the project. Extension of utility lines constructed within the public roadway will require right-of-way utilization permits from the appropriate local government agency.

Sewer – The project is required to connect to the City of Crystal River sanitary sewer system. The applicant will be required to extend sewer lines to serve the project. Extension of utility lines constructed within the public roadway will require right-of-way utilization permits from the appropriate local government agency.

Stormwater Management – Stormwater management requirements must be approved as established by the Southwest Florida Water Management District (SWFWMD) for a commercial project. The applicant has advised that they have been working with the SWFWMD to amend the project’s Environmental Resource Permit to address the existing stormwater system plan for onsite retention that also serves adjacent properties to the south and addresses wetland protection and mitigation.

All stormwater treatment systems shall meet the latest SWFWMD and State standards for water quality and peak discharge. This requires that the rate of post-development runoff conditions shall not exceed pre-development runoff conditions.

CONSISTENCY WITH THE COMPREHENSIVE PLAN: The PUD amendment is found consistent with the City's Future Land Use Element of the Comprehensive Plan for the HC, Highway Commercial category as shown on the Future Land Use Map for the subject property. A review of the PUD proposed uses are found to be consistent with the density and intensity of the Future Land Use Element for the HC category as stated above. The following objective and policy of the Future Land Use Element are relevant:

OBJECTIVE 3.1: The City shall preserve, protect and improve the character of the City through the implementation of compatibility standards and the consideration of innovative development standards that may include transfer of development rights, planned unit developments, form-based regulations, conservation subdivisions, or other regulations that encourage mixed use and clustered development patterns.

POLICIES:

A) The planned unit development or PUD concept may be utilized in Crystal River.

A-1: All planned unit development shall go through a site plan review which examines impact on the environment, compatibility with adjacent land uses, provision of on-site parking, stormwater retention, landscaping, and provision of urban services.

FINDINGS:

The PUD amendment has been reviewed in accordance with the terms of Section 4.04.00, *Standards for Planned Unit Development (PUD)*, et seq., of the LDC, and has been found to meet the minimum requirements of a PUD district for the proposed use.

Pursuant to section 4.04.04 *Compatibility requirements in a PUD district*, the proposed PUD shall be compatible with existing adjacent uses and uses allowable in adjacent zoning districts. Compatibility shall be based on the following factors:

A. The existing development pattern, considering the street system, lot size, dimension, layout, and blocks.

Development of the RV Park shall take place in accordance with the proposed master plan, which provides a development pattern with driveway isles, and RV site layout. Landscape buffering requirements shall assist in mitigating compatibility with the adjacent residentially committed properties.

B. The scale and dimensions of buildings, considering height, length and overall mass.

The RV Park proposes one main office/clubhouse building having 2,872.10 square to be located inside the main entrance. The building height proposed at 27'7" does not exceed the maximum 35' height allowance for the zoning district.

C. Density and housing type for residential development.

Not applicable. The proposal is for a commercial RV park having a maximum 72 camp/RV sites on 15.59 acres.

D. Intensity of nonresidential uses, as measured by floor area ratio.

The proposed intensity as measured by floor area ratio is .004 that does not exceed the maximum allowed 0.7 for properties in a HC land use. The impervious coverage proposed at 24 percent does not exceed the maximum allowed 75 percent ISR for the land use category.

E. *Extent, location, and design of off-street parking.*

Location and design of RV parking is maintained on site. Internal paved driveway isles provide for a continuous path of travel internally throughout the RV park.

F. *Amount, location, design, and direction of outdoor lighting.*

Outdoor light fixtures will be required to be shielded and meet the minimum design criteria of Section 4.04.04 *Lighting*, of the LDC.

G. *The extent, type, and location of open space.*

Development of the project is proposed on approximately the north half of the site due to the limits of a wetland area and a proposed floodplain mitigation area which serves as open space. For recreation, the RV Park proposes a clubhouse and swimming pool area, which lies adjacent and outside to the extent of the identified wetland areas.

H. *The location of accessory structures such as dumpsters, recreational equipment, swimming pools, or other structures likely to generate negative impacts such as noise, lights, or odors.*

Location of accessory and incidental uses to the RV park are limited to the clubhouse and swimming pool that is located internal to the project and must be buffered. The dumpster location shall be designed and shielded in accordance with the requirements of the LDC.

STAFF RECOMMENDATION:

Staff finds that the application is consistent with the requirements of the PUD district for the LDC and the Comprehensive Plan, and that granting this request will not adversely affect the public interest and would be generally compatible with existing uses and uses allowable in adjacent zoning districts and other properties in the zoning district, provided there is strict adherence to the proposed conditions as presented in **Exhibit B** of the draft Ordinance attached herewith.

SUPPORTING DIAGRAMS ILLUSTRATIONS & TABLES:

Please see Staff's PowerPoint presentation.

PLANNING COMMISSION ACTION:

As conveyed in subsection (B.) of 8.02.03 of the Crystal River Zoning Ordinance, the Planning Commission shall have the role and responsibility to hear, consider, and make recommendations to the City Council regarding applications to amend the official zoning map (rezoning), and amend the official zoning map to PUD together with a PUD master plan. Pursuant to subsection (C.) (4.) of 10.03.04. *Procedures for action by the Planning Commission*, the Planning Commission shall recommend to the

City Council that the application be approved, approved with conditions, or denied. The recommendation shall be in writing and shall include findings to support the recommendation(s).

- 1) PZ22-0016 PUD Amendment

CITY COUNCIL ACTION:

- 1) PZ22-0016 PUD Amendment

ATTACHMENTS:

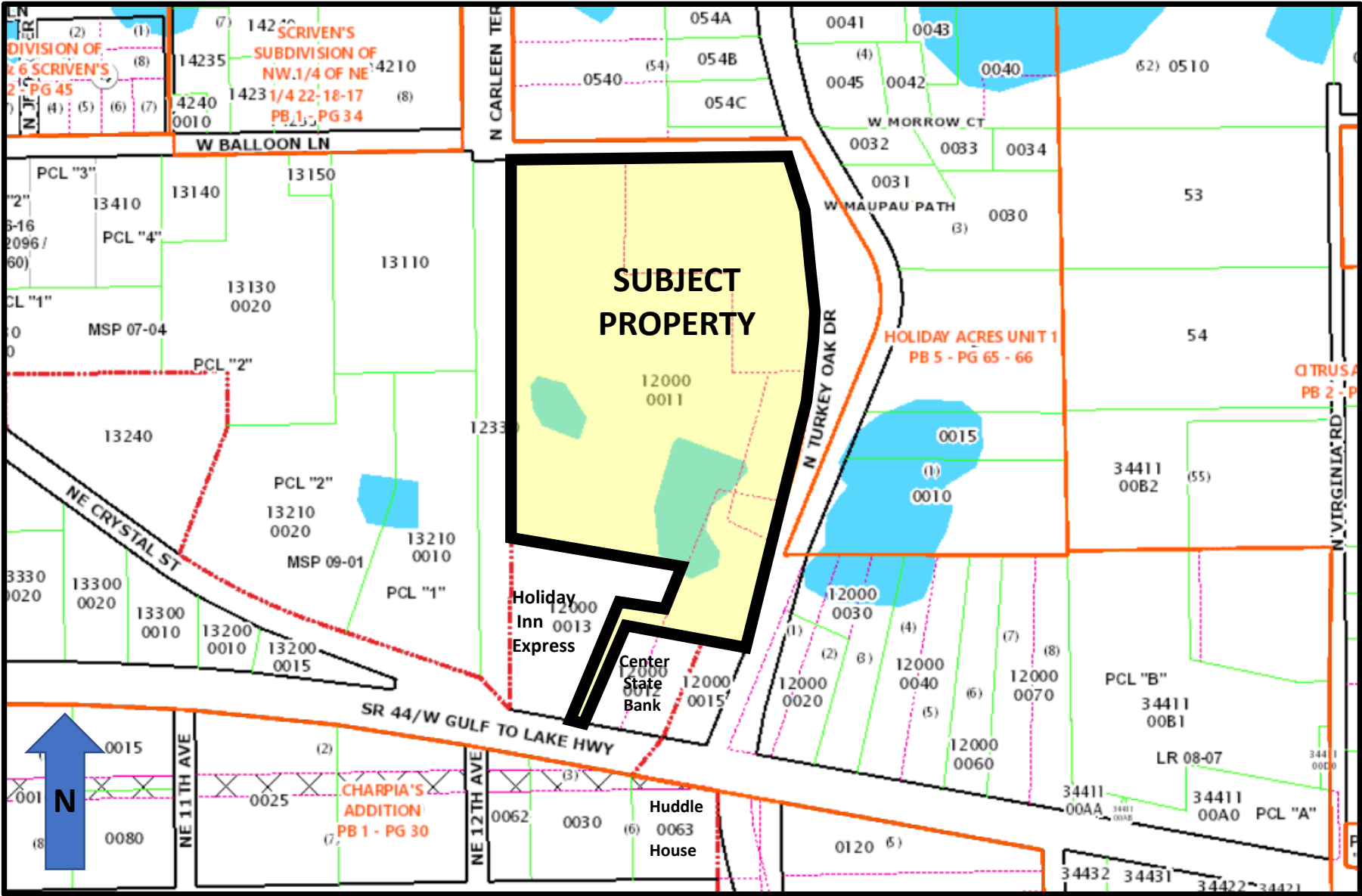
1. Staff PowerPoint Presentation
2. Draft Ordinance with proposed conditions of approval and master plan
3. Notice/Locator Map of subject property
4. Applicant's Submittal with supporting documents



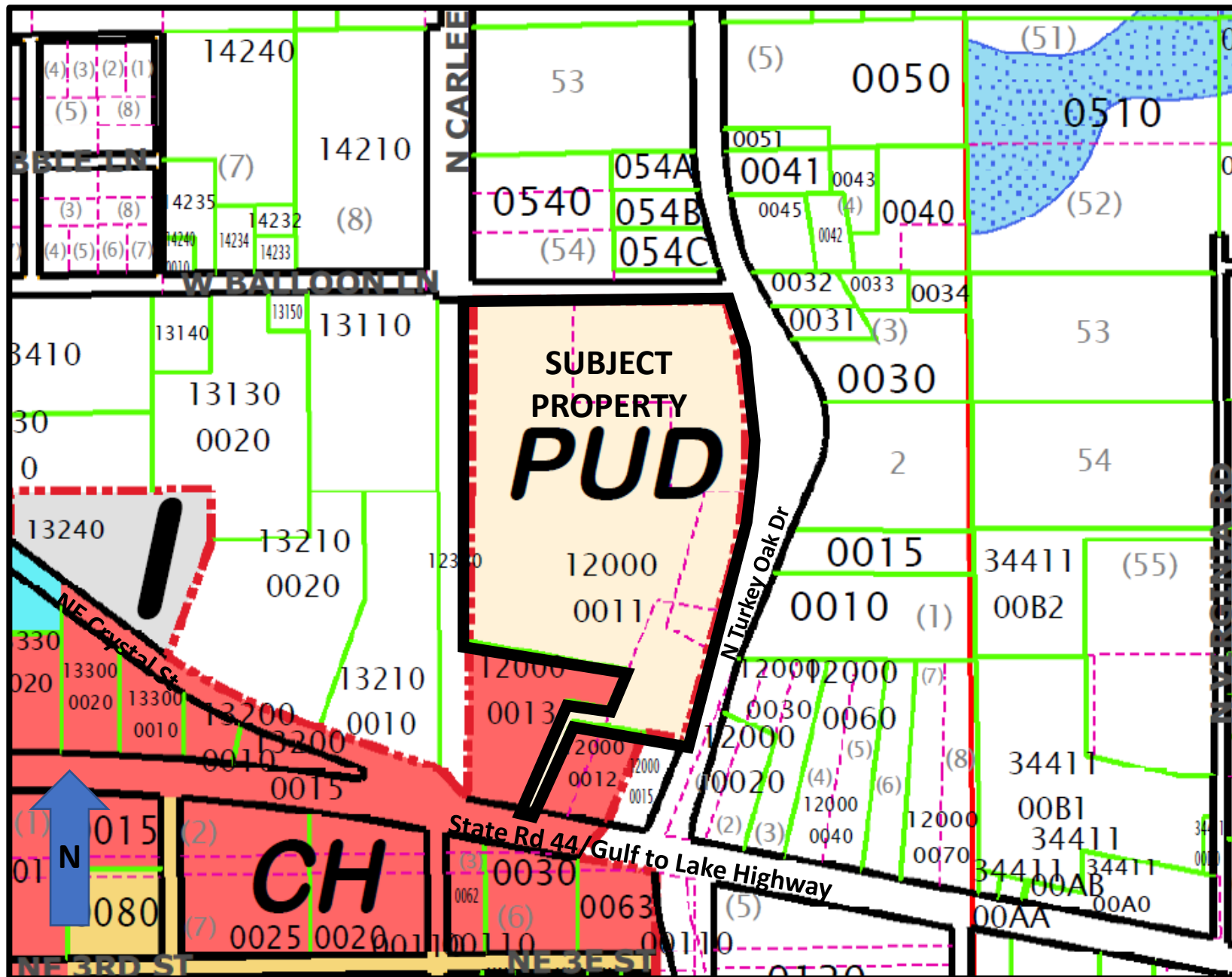
PZ22-0016 PUD MODIFICATION

CRYSTAL BAY RV RESORT LLC

LOCATOR MAP



Zoning Map



AERIAL



North Perimeter of Property looking east along W Balloon Lane



Looking north from subject property across W Balloon Lane



East Perimeter of Property looking south
along N Turkey Oak Drive



Subject property facing
N Turkey Oak Drive
as Posted



COMMERCIAL PROPERTIES ON SR-44 THAT ABUT SUBJECT PROPERTY





QUESTIONS?

PZ22-0016 PUD Modification

CRYSTAL BAY RV RESORT LLC

ORDINANCE 22-O-09

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA, BY RENEWING AND MODIFYING AN EXPIRED PLANNED UNIT DEVELOPMENT (“PUD”) MASTER PLAN KNOWN AS “CRYSTAL BAY RV RESORT” (F/K/A COASTAL BAY RV RESORT”) TO ALLOW FOR A RECREATIONAL VEHICLE (RV) PARK ON 15.59 ACRES OF REAL PROPERTY DESCRIBED AS PARCEL ID: 17E18S22 12000 0011 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER; PROVIDING FOR CODIFICATION; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICTS OF LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on May 17, 2005, the City of Crystal River City Council adopted the City of Crystal River Land Development Code (LDC) as Ordinance 05-O-08; and

WHEREAS, on May 28, 2019, the City of Crystal River City Council amended the official zoning map of the City of Crystal River by adopting Ordinance 19-O-09 to establish a Planned Unit Development (PUD) having a Master Plan formerly known as “Coastal Bay RV Resort” for a Recreational Vehicle (“RV”) Park; and

WHEREAS, the City of Crystal River Planning Commission held a public hearing on **<DATE>** to consider a request to renew and modify the PUD adopted by Ordinance 19-O-09 of the City of Crystal River by amending the Master Plan now known as “Crystal Bay RV Resort”; and

WHEREAS, the City of Crystal River Planning Commission voted **<x-x >** to recommend **<approval/denial>** to the City Council of the request to renew and modify the PUD Master Plan concerning that certain real property specifically described the attached **Exhibit A**; and

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

WHEREAS, this Ordinance, upon adoption by the City Council of the City of Crystal River, effectively renews and modifies the PUD formerly known as “Coastal Bay RV Resort” and now known as “Crystal Bay RV Resort” by replacing and superseding Ordinance 19-O-09; and

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WHEREAS, approval of this Ordinance is conditioned upon the applicant’s agreement to accept the conditions and obligations set forth in the Conditions of Approval incorporated herein, failure of which will result in termination of the PUD Master Plan; and

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

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

SECTION 1. PURPOSE.

The purpose of this Ordinance is to modify the Master Plan for the PUD formerly known as “Coastal Bay RV Resort”, subsequently amending the Master Plan of development for the RV Park for the reasons set forth in the above "**WHEREAS**" clauses, which are incorporated herein, in haec verba.

SECTION 2. AUTHORITY

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

SECTION 3. PUD MODIFICATION TO THE ZONING MAP

PZ22-0016 – CRYSTAL BAY RV RESORT LLC

That certain expired PUD and PUD Master Plan for the “Crystal Bay RV Park” (f/k/a “Coastal Bay RV Park”) is hereby renewed, modified and designated on the Zoning Map for the City of Crystal River, as presented in PZ22-0016, on properties described in **Exhibit A**, subject to the Conditions of Approval specified in **Exhibit B**, and that certain PUD Master Plan (including Site Details) as shown in **Exhibit C**, which exhibits are attached hereto and incorporated herein by reference.

SECTION 4. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER/EXHIBITS

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

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accomplish the provisions of this Section. The Exhibits to this Ordinance are hereby incorporated herein by the references thereto as if fully set forth herein verbatim.

SECTION 5. MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING

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

SECTION 6. REPEAL OF CONFLICTING ORDINANCES

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

THIS ORDINANCE was introduced and placed on first reading on the _____ day of _____, 2022 and upon motion duly made and seconded was passed on first reading.

THIS ORDINANCE was introduced and placed on a second reading on the _____ day of _____, 2022, and upon motion duly made and seconded was passed on second reading.

ATTEST:

CITY OF CRYSTAL RIVER

MIA FINK, CITY CLERK

JOE MEEK, MAYOR

PASSED on First Reading _____, 2022

NOTICE Published on _____, 2022

PASSED on Second & Final Reading _____, 2022

APPROVED AS TO FORM
AND LEGALITY:

ROBERT W. BATSEL, JR., ESQUIRE
CITY ATTORNEY

VOTE OF COUNCIL:

Meek _____
Guy _____
Brown _____
Fitzpatrick _____
Holmes _____

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EXHIBIT A

**Crystal Bay RV Resort
Land Description**

For property lying in Section 22, Township 18 South, Range 17 East, as follows:

ALT KEY 3431298 (Parcel ID: 17E18S22 12000 0011) BEING MORE FULLY DESCRIBED AS:

TRACT 1: A PTN OF THE E1/2 OF SEC 22-18-17 MORE FULLY DESCRIBED AS FOL: BEG AT THE SW COR OF LOT 54 HOLIDAY ACRES UNIT 1 PB 5 PG 60, TH N 89D 44M 05S E AL THE S BDRY OF SD LOT 54 A DIST OF 675.99 FT TO THE SE COR THEREOF, TH S AL THE WLY R/W LN OF HOLIDAY DR THE FOL COURSES AND DIST: S 30D 39M 30S E 300.01 FT TO A PT OF A CURVE, TH S AL A CURVE TO THE RIGHT WHOSE RAD IS 225 FT, CH = S 04D 03M 05S E 201.54 FT, TH S 22D 33M 20S W 425.92 FT, TH N 79D 44M 10S W 200 FT, TH S 22D 33M 20S W 600 FT TO A PT ON THE N R/W LN OF ST RD 44, TH N 79D 44M 10S W AL SD N R/W LN 254.84 FT, TH N 0D 05M 30S W 1322.36 FT TO THE POB, ---LESS N 51 FT THEREOF FOR RD R/W ---AND--- COM AT THE SW COR OF LOT 1 HOLIDAY ACRES UNIT 1 PB 5 PG 65, TH S 22D 33M 20S W AND AL THE E R/W LN OF HOLIDAY DR AS IT NOW EXISTS, A DIST OF 486.71 FT TO A PT ON THE NE R/W LN OF ST RD 44, TH N 79D 44M 10S W 51.17 FT TO THE POB, TH CONT N 79D 44M 10S W 200 FT, TH N 22D 33M 20S E 600 FT, TH S 79D 44M 10S E 200 FT TO THE W R/W LN OF THE AFORESD HOLIDAY DR, TH S 22D 33M 20S W AND AL THE AFORESD W R/W LN A DIST OF 600 FT TO THE POB, ---LESS S'LY 250 FT OF E'LY 100 FT THEREOF

---&---

LESS E 180 FT (AS MEAS PAR TO THE N R/W LN OF ST RD 44) OF THE S 249.94 FT (AS MEAS PAR TO THE ORIGINAL W R/W OF HOLIDAY DR) OF THE ABOVE DESC PROPERTY

---&---

LESS PCLS DESCR IN OR BK 687 PG 564 (PCL 124), OR BK 852 PG 1934 (PCL 2), & OR BK 841 PG 992 (PCLS 7, 8 & 8A) DESCR AS FOL: PCL 124: THAT PT OF THE ABOVE DESC TR 1 LY W/IN THE FOLL DESC BOUNDARIES COM ON THE W LN OF THE NE 1/4 OF SEC 22 T18S R17E AT A PT 62.39 FT N 0D 40M 19S W OF THE SW COR OF THE NE 1/4 OF SD SEC 22 TH RUN N 88D 24M 30S E A DIST OF 125.62 FT TO THE BEG OF A CURVE CONC TO THE SLY HAV A RAD OF 5729.58 FT TH RUN ELY AL THE ARC OF SD CURVE THROUGH A CENTRAL ANG OF 11D 53M 00S A DIST OF 1188.33 FT TO THE END OF SD CURVE TH RUN S 79D 42M 30S E A DIST OF 166.53 FT FOR THE POB TH RUN N 10D 17M 30S E A DIST OF 50 FT TH RUN N 55D 29M 40S W A DIST OF 140.66 FT TH RUN S 00D 46M 42S E A DIST

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OF 109.73 FT TH RUN S 79D 42M 30S E A DIST OF 107.21 FT TO THE POB.; PCL 8: BEG AT NE COR OF LANDS DESC IN OR BK 423 PG 149, TH N 79 DEG 3M 29S W AL N LN OF SD LAND S 42.74 FT, TH N 16 DEG 25M 35S E 120.58 FT TO PC OF CURVE W'LY HAVING CTRL ANG OF 31 DEG 48M 52S & RAD OF 1110 FT, TH N'LY AL ARC OF SD CURVE 616.35 FT TO PT OF SD CURVE (CHORD BEARING & DIS BETW SD PTS BEING N 0DEG 31M 9S E 608.46 FT), TH N 15 DEG 23M 17S W 72.43 FT TO PT 50 FT FROM MEAS AT RT ANG TO S LN OF LOT 54 AS ON SD PB, SD PT ALSO BEING 80 FT FROM MEAS AT RT ANG TO N LN OF LANDS DESC IN OR BK 333 PG 271 , TH S 89 DEG 35M 48S E PAR TO SD N LN OF SD LANDS 56.24 FT TO PT ON W'LY R/W LN OF HOLIDAY DR AS ON SD PB, TH S 29 DEG 59M 31S E AL SD W'LY R/W LN 100.04 FT TO PT ON CURVE CONC W'LY HAVING CTRL ANG OF 23 DEG 25M 27S & RAD OF 1190 FT, TH LEAVING SD W'LY R/W LN AL ARC OF SD CURVE 486.51 FT TO PT ON SD W'LY R/W LN OF HOLIDAY DR (CHORD BEARING & DIS BETW SD PTS BEING S 1 DEG 45M 54S E 483.12 FT), TH S 23 DEG 12M 52S W AL SD W'LY R/W LN 252.55 FT TO POB --&-- LESS PCL 8A: COM AT SE COR OF LOT 54 HOLIDAY ACRES UNIT 1 PB 5 PG 65, SD PT BEING ON W'LY R/W LN OF HOLIDAY DR AS ON SD PB, SD PT ALSO BEING NE COR OF LANDS DESC IN OR BK 333 PG 271, TH S 29 DEG 59M 31S E AL SD W'LY R/W LN & AL E'LY LN OF SD LANDS 158 FT TO POB, TH CONT AL SD W'LY R/W LN & AL SD E'LY LN OF SD LANDS FOL COURSES & DIS: S 29 DEG 59M 31S E 142.01 FT TO PC OF CURVE CONC W' LY HAVING CTRL ANG OF 53 DEG 12M 23S & RAD OF 225.16 FT, TH S'LY AL ARC OF SD CURVE 209.09 FT TO PT OF SD CURVE, TH S 23 DEG 12M 52S W 172.57 FT TO PT ON CURVE CONC W'L Y HAVING CTRL ANG OF 23 DEG 25M 27S & RAD OF 1190 FT, TH N'LY LEAVING SD W'LY R/W LN & SD E'LY LN OF LANDS AL ARC OF SD CURVE 486.51 FT TO POB (CHORD BEARING & DIS BETW SD PTS BEING N 1 DEG 45M 54S W 483.12 FT) --&-- LESS PCL 7 FOR RD: BEG AT NE COR OF LANDS DESC IN OR BK 423 PG 149, SD PT ALSO BEING ON W'LY R/W LN OF HOLIDAY DR AS ON PB 5 PG 65, TH S 23 DEG 12M 52S W AL E LN OF SD LANDS & AL SD W'LY R/W LN OF HOLIDAY DR 350 FT TO NE COR OF LANDS DESC IN OR BK 777 PG 1164, TH N 79 DEG 3M 29S W AL SD N LN OF SD LANDS 1.19 FT, TH N 16 DEG 25M 35S E 343.57 FT TO PT ON N LN OF SD LANDS DESC IN OR BK 423 PG 149 TH S 79 DEG 3 M 29S E AL SD N LN 42.74 FT TO POB (18.62AC)

---&---

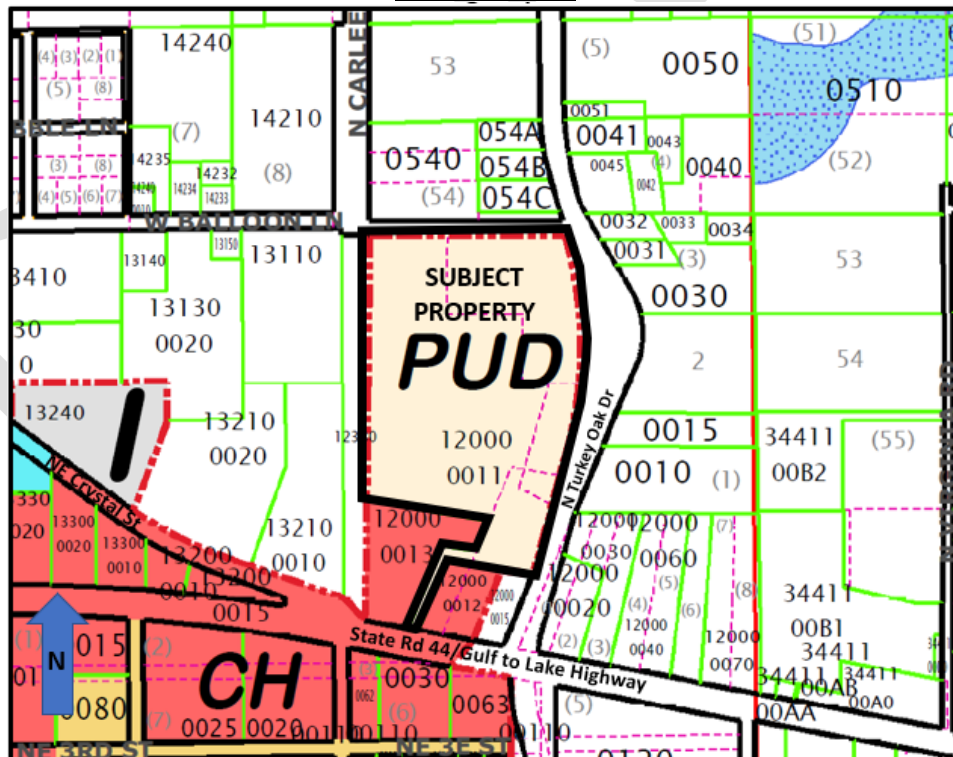
LESS: (PCL 0013 AS DESCR IN OR BK 2191/809) COM AT THE N R/W LINE OF ST RD 44 (W GULF TO LAKE HWY) AND THE W R/W LINE OF N TURKEY OAK DR, SD PT ALSO BEING THE SE COR OF LANDS DESCR IN OR BK 929/1862, TH N 79D 37M 26S W AL SD N R/W LINE OF W GULF TO LAKE HWY AND THE S BDRY OF SD LANDS A DIST OF 100 FT TO A PT, SD PT ALSO BEING THE MOST W CORN OF SD LANDS, TH

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CONT N 79D 37M 26S W AL SD N R/W LINE 210.70 FT TO THE POB,
TH CONT N 79D 37M 26S W AL SD N R/W LINE A DIST OF 144.38 FT
TO THE E BDRY OF LANDS DESCR IN OR BK 1892 PG 1330, TH N 0D
1M 49S W AL SD LINE A DIST OF 405 FT, TH S 79D 37M 26S E PAR
TO THE N R/W LINE OF ST RD 44 A DIST OF 411.49 FT, TH S 22D
34M 58S W 106.55 FT, TH N 79D 45M 4S W 108.43 FT, TH S 22D
34M 58S W 300.65 FT TO THE POB --- TOGETHER WITH AN EASE FOR
INGRESS AND EGRESS DESCR AS FOL: COM AT THE INTERSECTION OF
THE N R/W LN OF STATE RD 44 (W GULF TO LAKE HWY) AND THE W
R/W LN OF N TURKEY OAK DR, SD PT ALSO BEING THE SE COR OF
LANDS DESCR IN OR BK 929 PG 1862, TH N 79D 37M 26S W AL SD N
R/W LN OF ST RD 44 AND S BDRY OF SD LANDS A DIST OF 100 FT
TO A PT ON THE W BDRY OF SD LANDS DESCR IN OR BK 929 PG
1862, TH N 23D 34M 58S E AL SD LN 249.94 FT TO THE POB, TH N
79D 37M 26S W PAR TO THE N R/W LN OF ST RD 44 180 FT TO A
PT, TH N 22D 34M 58S E 51.07 FT TO A PT, TH S 79D 45M 04S E
272.59 FT TO A PT ON THE W R/W LN OF TURKEY OAK DR, TH S 15D
52M 06S W AL SD R/W LN 50.24 FT TO A PT, TH N 79D 45M 04S W
98.51 FT TO THE POB ---SUBJ TO AGREE TO ASSURE ADEQUATE
RETENTION AND PARKING IN OR BK 2106 PG 136

Comprising approximately 15.59 Acres (MOL)

LOCATOR MAP



END OF EXHIBIT A

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EXHIBIT B

Crystal Bay RV Resort Conditions of Approval

In lieu of execution of a Developer's Agreement, Crystal Bay RV Resort LLC (c/o Christina Roddey) 2140 Edythe Dr., Dunedin, FL (“Developer”) seeks approval from the City of Crystal River, a Florida municipal corporation (“City”) for rezoning of its subject property subject to the following conditions. The PUD master plan approval shall be conditioned upon Developer’s performance the following obligations and ongoing compliance with the following requirements concerning use, operation and maintenance of the subject property, as well as development timing and infrastructure. Failure to abide by the following terms shall constitute a violation of the City River Code of Ordinances and may result in termination of the PUD Master Plan and/or code enforcement action against Developer or its successor(s) or assign(s).

1. Development Concept. The project shall be developed as a Planned Unit Development (“PUD” or “Project”) substantially in accordance with this Ordinance and be maintained under unified ownership and control. The Project is a total of 15.59 acres and will be developed as a commercial Recreational Vehicle (RV) Park having a maximum 72 Camp/Recreational Vehicles¹ (“RV”) Sites, an office/clubhouse and pool, and associated parking area.
2. Planned Unit Development Plan. The Project shall be developed in a manner that is consistent with the PUD Master Plan attached hereto and incorporated as composite Exhibit C, pursuant to Crystal River Land Development Code (LDC), Section 10.01.03.
3. Planned Unit Development Conditions. The approval and ongoing effectiveness of the PUD Master Plan approved through this ordinance is conditioned on satisfaction and ongoing compliance with the following conditions:
 - i. Detailed site improvement plans shall be submitted to the City prior to commencement of construction.
 - ii. Prior to the City’s approval of the permit for site improvement plans, the following conditions must be satisfied by the developer:
 - a. The Project must connect to potable water and sanitary sewer as required by the City of Crystal River Code of Ordinances. Concurrency for potable water and sanitary sewer must be met in accordance with Section 6.01.05 of the LDC. The City may request that the Developer retain the services of a registered professional engineer to analyze the City's offsite utility systems (potable water transmission and sanitary sewer collection) to determine if any offsite improvements are needed for the planned increase in utility demands. Should any offsite improvements to the transmission or collection systems be determined by City to be necessary to serve this Project, such improvements shall be the responsibility of the Developer. The

¹ For purposes of this Ordinance and Exhibits, “recreational vehicle” shall have the definition set forth in section 320.01(1)(b), Florida Statutes, and shall be fully licensed and ready for highway use at all times. “Ready for highway use” means the recreational vehicle is not affixed to the ground, is on wheels or a jacking system, is attached to the site only by quick-disconnect type utilities and security devices, has no permanent attachments such as additions, rooms, stairs, decks or porches, and is capable of removal within twelve hours. “Park trailers” shall be motor vehicles as defined in section 320.01(1)(b)(7), which are not permitted within the subject property.

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Developer acknowledges that the fire-flow available for this project is limited to the flows and pressures currently available to the property.

- b. As part of the City’s potable water service to the project, the City shall require the Developer provide one master water meter for the RV project at a location that is agreed upon by the City of Crystal River Department of Public Works.
 - c. The Developer shall coordinate with Citrus County, Division of Engineering, to obtain the necessary right-of-way utilization permits from Citrus County Board of County Commissioners for driveway connections to N Turkey Oak Drive and W Balloon Lane.
4. RV Sites shall be designated as shown on the *Master Plan* attached hereto as **Exhibit C**. RV Sites shall be designed to accommodate recreational vehicles, with or without patios and car parking, for pull-through and back-in sites.
5. A Landscape Buffering Plan for the project must be submitted and approved at time of site improvement plans. Buffers shall be provided within the project’s property boundaries as specified in the following table.

Adjacent Zoning Districts	Required Perimeter Buffering (per 100 linear feet prop. Line)
<u>North</u> abutting local road W Balloon LN; (County) MDR Medium Density Residential	Type C – 15-foot width having 4 canopy trees, 4 understory trees, & continuous hedge, in a double-staggered row.
<u>South</u> abutting adjacent (City) CH, High Intensity Commercial and (County) GC, General Commercial	Maintained drainage ponds and wetland areas as part of the project’s state stormwater/ mitigation plan.
<u>East</u> abutting major collector road N Turkey Oak Dr.; (County) MDR and GC	Type C – 15-foot width having 4 canopy trees, 4 understory trees, & continuous hedge, in a double-staggered row.
<u>West</u> abutting (County) IND, Industrial	Type C – 15-foot width having 4 canopy trees, 4 understory trees, & continuous hedge, in a double-staggered row.

- i. Where buffers are located directly adjacent to overhead utility lines, the developer may request alternative plans for location of tree plantings to be reviewed and approved by the City’s Planning Director.
 - ii. A detailed Building Foundation Plantings Plan must be submitted and approved at time of site improvement plans pursuant to Section 4.05.04 *Landscaping requirements for parking lots and building foundations*, of the LDC for the Office/Clubhouse/Pool area.
6. A Tree Survey must be submitted and approved at time of site improvement plans pursuant to Section 4.05.05 *Requirements for trees and tree protection*, of the LDC.
7. A Biological Survey must be submitted and approved at time of site improvement plans pursuant to Section 3.02.01 *Endangered, threatened, and species of special concern protection*, of the LDC.

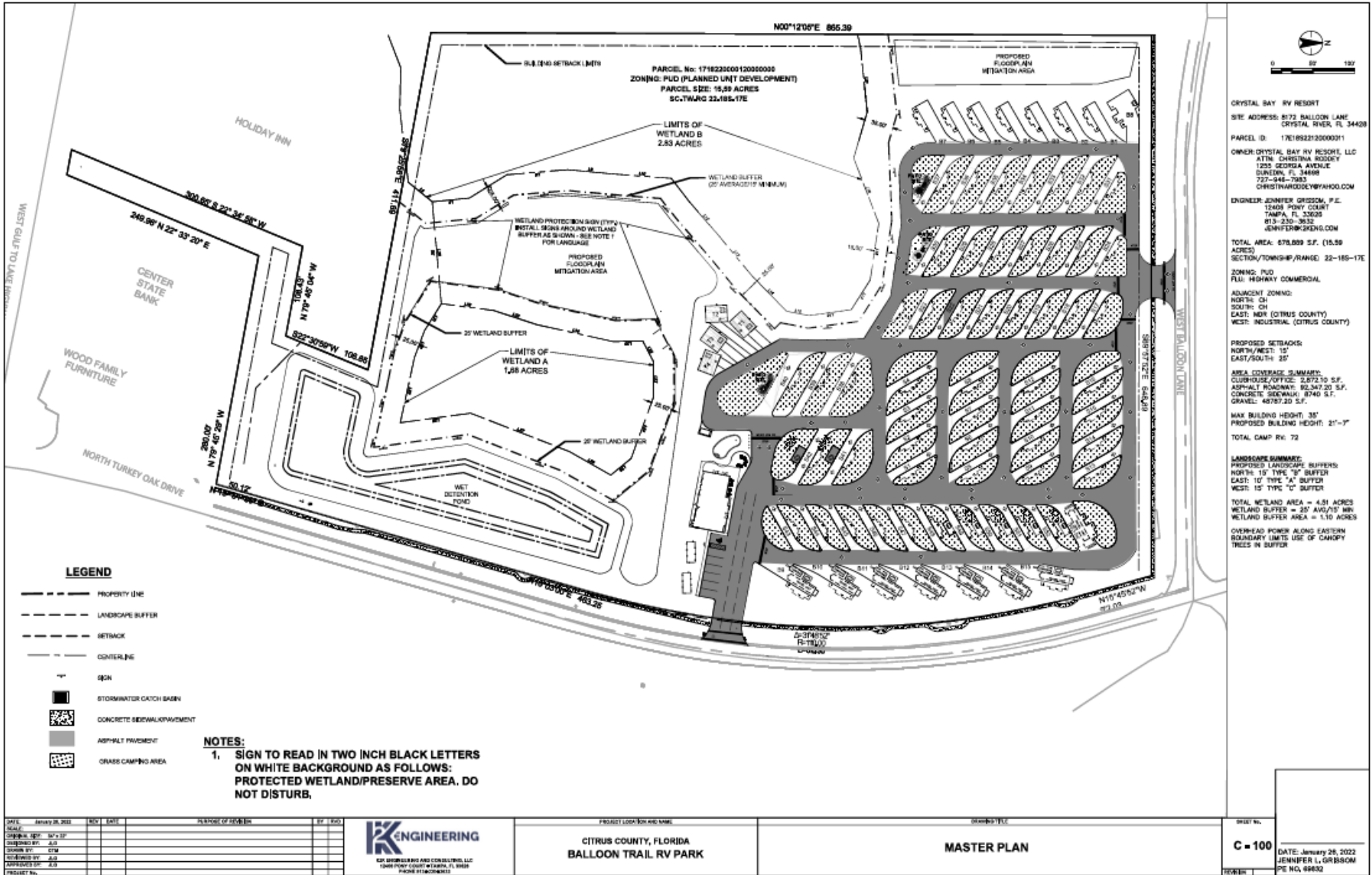
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8. Internal driveway and traffic circulation isles shall be provided consistent with the *Master Plan* attached hereto as **Exhibit C**. subject to the following:
 - i. Internal parking and driveway isles shall be paved and designed to meet the design standards of Section 6.04.00 *Transportation, access and parking requirements*, of the LDC. Internal driveway isles may have a maximum 15-foot paved width for one-way isles and 24-foot paved width for two-way isles, and shall be privately maintained and adequately designed to facilitate easy turning movements for recreational vehicle traffic.
 - ii. Bicycle parking facilities shall be provided at the Office/Clubhouse/Pool parking area having a minimum standard of 0.5 space per required vehicle parking space.
 - iii. All RV Site pads shall be on an adequate base, graded, and surfaced to facilitate drainage and to reduce dust.
 - iv. Access gates (if planned at entry and exit points) shall be siren activated (or allow access by another method) as found acceptable by the City's emergency regulatory agencies. In this case, adequate driveway stacking distance must be maintained at each entrance to deter vehicles from queuing onto the public rights-of way.
9. A determination for expiration of development rights for the PUD Master Plan shall be in accordance with those procedures set forth in Section 10.00.04 of the LDC, except that the term to obtain a development permit for site improvement plans shall be for three (3) years.
10. The Developer is responsible for obtaining any and all permits and approvals required by the City and all other federal, state, and local government permits to operate the property as provided herein.
11. Where standards are not specified herein, the Crystal River LDC standards (or current code standards) will apply.
12. Minor modifications to this Planned Unit Development may be approved by the City Manager (or his designee) as outlined within Section 10.05.02, *Procedures for Minor Amendments*, as specified in the LDC.
13. The continuing and unmitigated failure of Developer or its successors or assigns to materially satisfy any condition or perform or comply with any obligation set forth herein, and caused solely by the actions or inaction of the Developer, shall constitute a violation of the City Code of Ordinances that may be enforced through the City's code enforcement procedure, which could lead to the imposition of restrictions or limitations on future development until compliance is achieved.

End of **Exhibit B**

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EXHIBIT C
Crystal Bay RV Resort
Master Plan



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EXHIBIT C
Crystal Bay RV Resort
RV Site Details

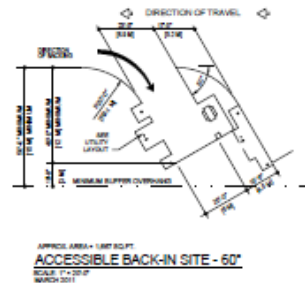
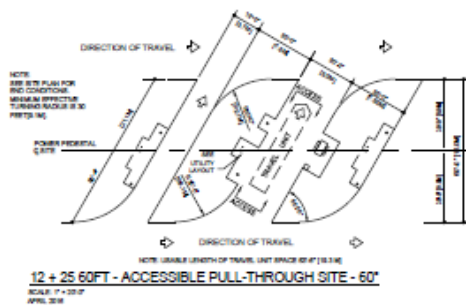
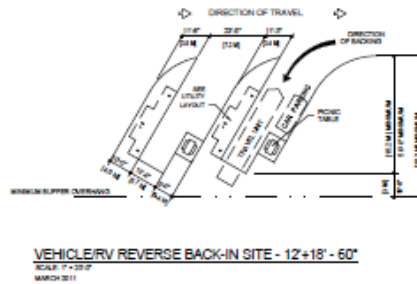
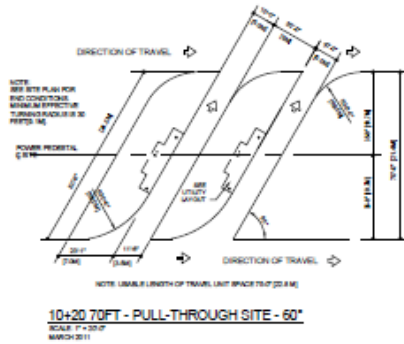
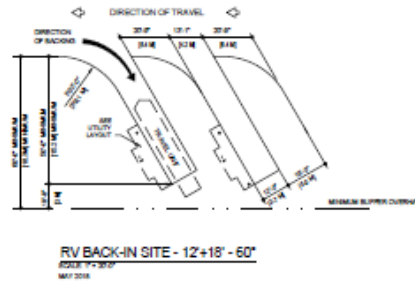
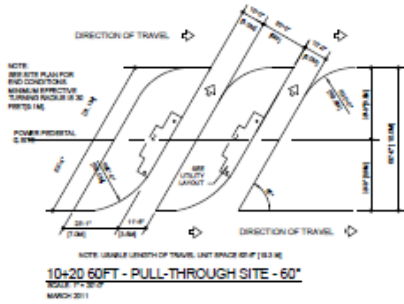
site count:

- 8 - back in sites (1 hc)
- 6 - back in sites with car parking
- 40 - 60' pull through sites (1 hc)
- 7 - 70' pull through sites
- 7 - 80' pull through sites (1 hc)
- 4 - deluxe tent sites

total 72 (6-patio sites shown)

other:
REGistration building/store/restroom/showers
trash
patios
kamp k9

5 future deluxe cabins (Requires Amendment to PUD)





City of Crystal River

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

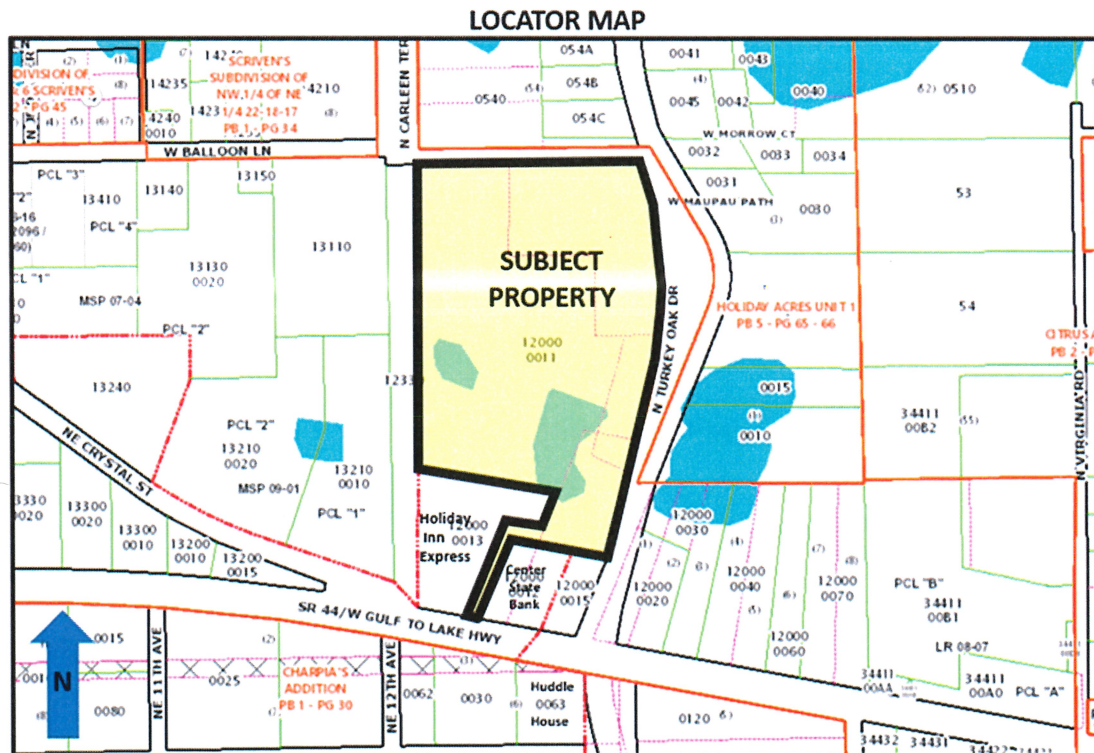
REF: Application No. PZ22-0016

February 14, 2022

Notice of Proposed Amendment to the Official Zoning Map of the City of Crystal River.

Dear Property Owner:

Please be advised that **Crystal Bay RV Resort LLC** has made formal application to the City of Crystal River for an amendment to the Official Zoning Map of the City of Crystal River to renew and modify an expired Planned Unit Development (PUD) Master Plan known as "Crystal Bay RV Resort" (f/k/a Coastal Bay RV Resort) to allow for a recreational vehicle (RV) park on 15.59 acres of real property described as Parcel ID 17E18S22 12000 0011 (AK No. 3431298) in the records of the Citrus County Property Appraiser. The subject property is located at 8172 W Balloon Lane, Crystal River, Florida 34429. A complete legal description is on file with the City of Crystal River, Planning and Community Development Department.



Subject Property: 8172 W Balloon Lane, Crystal River

You are being sent a notification because you are located within 300' of the property. If you wish to speak for or against this request for an Amendment to the Zoning Map for PUD Modification, please be advised that Quasi-Judicial Public Hearings will be held on the following dates:

Planning Commission: Thursday, March 03, 2022, at 5:30 p.m.

City Council: First Reading - Monday, March 28, 2022, at 5:30 p.m.
Second Reading - Monday, April 11, 2022, at 5:30 p.m.

The meetings will be held in the City Council Chambers, City Hall, 123 NW Highway 19, Crystal River, FL 34428.

This application is available for viewing during normal business hours, 8:30 a.m. to 4:30 p.m. in the Planning and Community Development Department located at 123 NW Highway 19, Crystal River, Florida.

Any person deciding to appeal any decision made by the commission with respect to any matter considered at this meeting or hearing will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.

If you have any questions concerning this application, please call 352-795-4216, Ext. 340.

Sincerely,



Jenette Collins, AICP
Urban Planner
City of Crystal River
Planning and Community Development Department

CC: File PZ22-0016



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

REZONING APPLICATION PUD MODIFICATION

Fee: \$500.00 – To be paid at time of application

Applicant Information:

Name: Christina Roddey
 Address: 2140 Edythe Dr Dunedin, FL 34698
 Phone #: _____ Fax #: _____ Cell #: 727-946-7983
 Email Address: cpaigeroddey@gmail.com

Property Description:

Parcel Account #: 17E18S22 12000 0011 Alt. Key # 3431298
 Street Address: 8172 W Ballon LN, Crystal River
 Legal Description: Please see attached Property Deed for detailed Description
 (or attachment)
 Property Acreage: 15.59 Sq. ft.: 678,889 FLUM: HC Zoning: PUD-O

Requested PUD Modification: For purpose of renewing a master plan of the development that has expired.
 Reason for the Request: _____

Explain Consistency with the Future Land Use Plan: The proposed park is consistent with the land use of the surrounding properties (CH). It is less intense than the surrounding commercial properties and this RV park will encourage cooperative relationships between adjacent land uses.

Additional Contact Information (other than Owner or Agent)

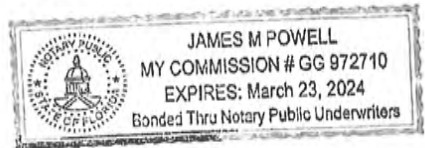
Name: Jennifer Grissom
 Address: 12406 Pony Cr. Tampa, FL 33626
 Phone #: _____ Fax #: _____ Cell #: 813-230-3632
 Email Address: Jennifer@k2keng.com

Christina Roddey _____ 1-25-2022
Applicant's Signature **Date**

**STATE OF FLORIDA
 COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me by physical presence or remote audio-visual means this 25th day of JAN 2022,
 By Christina Roddey who is personally known to me or has produced FL DII as identification and who did not take an oath

James M Powell
 Signature of Notary Public



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

Requirements: (Sec. 10.01.06)

- The application shall include a map of the area that can be found on the Citrus County Property Appraiser website (www.citruspa.org)
- The current zoning district designations for the subject property and all adjacent properties.
- The land use categories from the Future Land Use Map shall be provided including the following information:
 - Description of the proposed modification.
 - Deed or other proof of ownership
- City maps can be found at: <https://www.crystalriverfl.org/planning/page/zoning-plans-and-maps>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CRYSTAL BAY RV RESORT, LLC

Filing Information

Document Number L18000284398
FEI/EIN Number APPLIED FOR
Date Filed 12/11/2018
Effective Date 12/11/2018
State FL
Status ACTIVE

Principal Address

8172 W BALLOON LANE
CRYSTAL RIVER, FL 34428

Mailing Address

2140 Edythe Dr
Dunedin, FL 34698

Changed: 08/28/2019

Registered Agent Name & Address

RODDEY, CHRISTINA P
2140 Edythe Dr
Dunedin, FL 34698

Address Changed: 08/28/2019

Authorized Person(s) Detail

Name & Address

Title MGR

RODDEY, CHRISTINA P
2140 Edythe Dr
Dunedin, FL 34698

Annual Reports

Report Year	Filed Date
2019	08/28/2019
2020	06/12/2020
2021	01/22/2021

Document Images

01/22/2021 – ANNUAL REPORT	View image in PDF format
06/12/2020 – ANNUAL REPORT	View image in PDF format
08/28/2019 – ANNUAL REPORT	View image in PDF format
12/11/2018 – Florida Limited Liability	View image in PDF format

Altkey: 3431298
 CRYSTAL BAY RV RESORT LLC

Parcel ID: 17E18S22 12000 0011
 8172 W BALLOON LN , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 1000 - VACANT COMM
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 0144 - HWY 44 EAST OF CRYSTAL RIVER TO TURKEY O
 Tax District 000R - CITY OF CRYSTAL RIVER
 Subdivision 003647 - UNREC TRACTS IN 22-18S-17E
 Short Legal TRACT 1: A PTN OF THE E1/2 OF SEC 22-18-17 MORE FULLY DESCRAS FOL:
 BEG AT THE SW COR OF LOT 54 HOLIDAY ACRES UNIT 1 PB5 PG 60, TH N 89D
 44M 05S E AL THE S BDRY OF SD LOT 54 A
 Est. Parcel Sqft 678,889
 Est. Parcel Acres 15.59
 Map SC-TW-RG 22-18S-17E

Mailing Address

Name CRYSTAL BAY RV RESORT LLC
 Mailing Address 1255 GEORGIA AVE
 DUNEDIN FL 34698

All Owners

Name	Owner Type
CRYSTAL BAY RV RESORT LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	\$235,260	\$0	\$235,260	\$235,260	\$0	\$235,260	\$0	\$4,767.64	Link
2020	\$235,260	\$0	\$235,260	\$235,260	\$0	\$235,260	\$0	\$4,387.10	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/26/2019	\$100	2973/1212	01-CORRECTIVE/QC/TD/COT	V
12/20/2018	\$100	2947/1619	03-SAME FAMILY/DEED FOL	V
12/04/2018	\$200,000	2944/2175	00-WARRANTY DEED	V
01/14/2016	\$100	2735/2318	02-MIN DOC STAMP (\$100)	V
12/09/2015	\$100	2730/0764	01-CORRECTIVE/QC/TD/COT	V
07/30/2015	\$75,000	2705/0881	04-TO OR FROM BANKS/LOAN CO.	V
06/01/2011	\$100	2426/1593	04-TO OR FROM BANKS/LOAN CO.	V
02/01/2006	\$800,000	1981/0103	00-WARRANTY DEED	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
------	----------	------	-------	----------	-------	---------	------------------	------------	--------

1	1000-COMMERCIAL OFF HWY	A-ACREAGE	4.83	.0	CH
3	9600-WASTELAND	A-ACREAGE	6.75	.0	CH
4	9500-SUBMERGED	A-ACREAGE	4.00	.0	CH

Total Misc Value

Legal Description

Legal Description

TRACT 1: A PTN OF THE E1/2 OF SEC 22-18-17 MORE FULLY DESCR AS FOL: BEG AT THE SW COR OF LOT 54 HOLIDAY ACRES UNIT 1 PB 5 PG 60, TH N 89D 44M 05S E AL THE S BDRY OF SD LOT 54 A DIST OF 675.99 FT TO THE SE COR THEREOF, TH S AL THE WLY R/W LN OF HOLIDAY DR THE FOL COURSES AND DIST: S 30D 39M 30S E 300.01 FT TO A PT OF A CURVE, TH S AL A CURVE TO THE RIGHT WHOSE RAD IS 225 FT, CH = S 04D 03M 05S E 201.54 FT, TH S 22D 33M 20S W 425.92 FT, TH N 79D 44M 10S W 200 FT, TH S 22D 33M 20S W 600 FT TO A PT ON THE N R/W LN OF ST RD 44, TH N 79D 44M 10S W AL SD N R/W LN 254.84 FT, TH N 0D 05M 30S W 1322.36 FT TO THE POB, ---LESS N 51 FT THEREOF FOR RD R/W ---AND--- COM AT THE SW COR OF LOT 1 HOLIDAY ACRES UNIT 1 PB 5 PG 65, TH S 22D 33M 20S W AND AL THE E R/W LN OF HOLIDAY DR AS IT NOW EXISTS, A DIST OF 486.71 FT TO A PT ON THE NE R/W LN OF ST RD 44, TH N 79D 44M 10S W 51.17 FT TO THE POB, TH CONT N 79D 44M 10S W 200 FT, TH N 22D 33M 20S E 600 FT, TH S 79D 44M 10S E 200 FT TO THE W R/W LN OF THE AFORESD HOLIDAY DR, TH S 22D 33M 20S W AND AL THE AFORESD W R/W LN A DIST OF 600 FT TO THE POB, ---LESS S'LY 250 FT OF E'LY 100 FT THEREOF

---&---

LESS E 180 FT (AS MEAS PAR TO THE N R/W LN OF ST RD 44) OF THE S 249.94 FT (AS MEAS PAR TO THE ORIGINAL W R/W OF HOLIDAY DR) OF THE ABOVE DESC PROPERTY

---&---

LESS PCLS DESCR IN OR BK 687 PG 564 (PCL 124), OR BK 852 PG 1934 (PCL 2), & OR BK 841 PG 992 (PCLS 7, 8 & 8A) DESCR AS FOL: PCL 124: THAT PT OF THE ABOVE DESC TR 1 LY W/IN THE FOLL DESC BOUNDARIES COM ON THE W LN OF THE NE 1/4 OF SEC 22 T18S R17E AT A PT 62.39 FT N 0D 40M 19S W OF THE SW COR OF THE NE 1/4 OF SD SEC 22 TH RUN N 88D 24M 30S E A DIST OF 125.62 FT TO THE BEG OF A CURVE CONC TO THE SLY HAV A RAD OF 5729.58 FT TH RUN ELY AL THE ARC OF SD CURVE THROUGH A CENTRAL ANG OF 11D 53M 00S A DIST OF 1188.33 FT TO THE END OF SD CURVE TH RUN S 79D 42M 30S E A DIST OF 166.53 FT FOR THE POB TH RUN N 10D 17M 30S E A DIST OF 50 FT TH RUN N 55D 29M 40S W A DIST OF 140.66 FT TH RUN S 00D 46M 42S E A DIST OF 109.73 FT TH RUN S 79D 42M 30S E A DIST OF 107.21 FT TO THE POB.; PCL 8: BEG AT NE COR OF LANDS DESC IN OR BK 423 PG 149, TH N 79 DEG 3M 29S W AL N LN OF SD LAND S 42.74 FT, TH N 16 DEG 25M 35S E 120.58 FT TO PC OF CURVE W'LY HAVING CTRL ANG OF 31 DEG 48M 52S & RAD OF 1110 FT, TH N'LY AL ARC OF SD CURVE 616.35 FT TO PT OF SD CURVE (CHORD BEARING & DIS BETW SD PTS BEING N 0DEG 31M 9S E 608.46 FT), TH N 15 DEG 23M 17S W 72.43 FT TO PT 50 FT FROM MEAS AT RT ANG TO S LN OF LOT 54 AS ON SD PB, SD PT ALSO BEING 80 FT FROM MEAS AT RT ANG TO N LN OF LANDS DESC IN OR BK 333 PG 271 , TH S 89 DEG 35M 48S E PAR TO SD N LN OF SD LANDS 56.24 FT TO PT ON W'LY R/W LN OF HOLIDAY DR AS ON SD PB, TH S 29 DEG 59M 31S E AL SD W'LY R/W

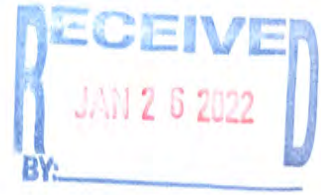
LN 100.04 FT TO PT ON CURVE CONC W'LY HAVING CTRL ANG OF 23 DEG 25M 27S & RAD OF 1190 FT, TH LEAVING SD W'LY R/W LN AL ARC OF SD CURVE 486.51 FT TO PT ON SD W'LY R/W LN OF HOLIDAY DR (CHORD BEARING & DIS BETW SD PTS BEING S 1 DEG 45M 54S E 483.12 FT), TH S 23 DEG 12M 52S W AL SD W'LY R/W LN 252.55 FT TO POB --&-- LESS PCL 8A: COM AT SE COR OF LOT 54 HOLIDAY ACRES UNIT 1 PB 5 PG 65, SD PT BEING ON W'LY R/W LN OF HOLIDAY DR AS ON SD PB, SD PT ALSO BEING NE COR OF LANDS DESC IN OR BK 333 PG 271, TH S 29 DEG 59M 31S E AL SD W'LY R/W LN & AL E'LY LN OF SD LANDS 158 FT TO POB, TH CONT AL SD W'LY R/W LN & AL SD E'LY LN OF SD LANDS FOL COURSES & DIS: S 29 DEG 59M 31S E 142.01 FT TO PC OF CURVE CONC W' LY HAVING CTRL ANG OF 53 DEG 12M 23S & RAD OF 225.16 FT, TH S'LY AL ARC OF SD CURVE 209.09 FT TO PT OF SD CURVE, TH S 23 DEG 12M 52S W 172.57 FT TO PT ON CURVE CONC W'L Y HAVING CTRL ANG OF 23 DEG 25M 27S & RAD OF 1190 FT, TH N'LY LEAVING SD W'LY R/W LN & SD E'LY LN OF LANDS AL ARC OF SD CURVE 486.51 FT TO POB (CHORD BEARING & DIS BETW SD PTS BEING N 1 DEG 45M 54S W 483.12 FT) --&-- LESS PCL 7 FOR RD: BEG AT NE COR OF LANDS DESC IN OR BK 423 PG 149, SD PT ALSO BEING ON W'LY R/W LN OF HOLIDAY DR AS ON PB 5 PG 65, TH S 23 DEG 12M 52S W AL E LN OF SD LANDS & AL SD W'LY R/W LN OF HOLIDAY DR 350 FT TO NE COR OF LANDS DESC IN OR BK 777 PG 1164, TH N 79 DEG 3M 29S W AL SD N LN OF SD LANDS 1.19 FT, TH N 16 DEG 25M 35S E 343.57 FT TO PT ON N LN OF SD LANDS DESC IN OR BK 423 PG 149 TH S 79 DEG 3 M 29S E AL SD N LN 42.74 FT TO POB (18.62AC)

--&--

LESS: (PCL 0013 AS DESCR IN OR BK 2191/809) COM AT THE N R/W LINE OF ST RD 44 (W GULF TO LAKE HWY) AND THE W R/W LINE OF N TURKEY OAK DR, SD PT ALSO BEING THE SE COR OF LANDS DESCR IN OR BK 929/1862, TH N 79D 37M 26S W AL SD N R/W LINE OF W GULF TO LAKE HWY AND THE S BDRY OF SD LANDS A DIST OF 100 FT TO A PT, SD PT ALSO BEING THE MOST W CORN OF SD LANDS, TH CONT N 79D 37M 26S W AL SD N R/W LINE 210.70 FT TO THE POB, TH CONT N 79D 37M 26S W AL SD N R/W LINE A DIST OF 144.38 FT TO THE E BDRY OF LANDS DESCR IN OR BK 1892 PG 1330, TH N 0D 1M 49S W AL SD LINE A DIST OF 405 FT, TH S 79D 37M 26S E PAR TO THE N R/W LINE OF ST RD 44 A DIST OF 411.49 FT, TH S 22D 34M 58S W 106.55 FT, TH N 79D 45M 4S W 108.43 FT, TH S 22D 34M 58S W 300.65 FT TO THE POB --- TOGETHER WITH AN EASE FOR INGRESS AND EGRESS DESCR AS FOL: COM AT THE INTERSECTION OF THE N R/W LN OF STATE RD 44 (W GULF TO LAKE HWY) AND THE W R/W LN OF N TURKEY OAK DR, SD PT ALSO BEING THE SE COR OF LANDS DESCR IN OR BK 929 PG 1862, TH N 79D 37M 26S W AL SD N R/W LN OF ST RD 44 AND S BDRY OF SD LANDS A DIST OF 100 FT TO A PT ON THE W BDRY OF SD LANDS DESCR IN OR BK 929 PG 1862, TH N 23D 34M 58S E AL SD LN 249.94 FT TO THE POB, TH N 79D 37M 26S W PAR TO THE N R/W LN OF ST RD 44 180 FT TO A PT, TH N 22D 34M 58S E 51.07 FT TO A PT, TH S 79D 45M 04S E 272.59 FT TO A PT ON THE W R/W LN OF TURKEY OAK DR, TH S 15D 52M 06S W AL SD R/W LN 50.24 FT TO A PT, TH N 79D 45M 04S W 98.51 FT TO THE POB ---SUBJ TO AGREE TO ASSURE ADEQUATE RETENTION AND PARKING IN OR BK 2106 PG 136

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.



CRYSTAL BAY RV RESORT

8172 BALLOON LANE
CRYSTAL RIVER, FLORIDA 34428
Section 22/18S/17E, CITRUS COUNTY



REQUEST FOR PUD MODIFICATION/RENEWAL



Purpose:

Crystal Bay RV Resort, LLC (Owner) owns the property located at 8172 Balloon Trail in the City of Crystal River. The overall property acreage is approximately 15.6 acres and is located at the northwest corner of Turkey Oak Drive and State Road (SR) 44. The property was rezoned from High Intensity Commercial (CH) to Planned Unit Development (PUD) in 2018. The Ordinance is provided as **Attachment 1**. Since the time of rezoning approval, Crystal River RV Resort, LLC has purchased the KOA franchise for this area and the proposed RV Park will be a KOA Holiday campground.

The approved PUD consisted of a RV Park with 88 sites. We are seeking to modify and renew the previously approved PUD. Based on input from KOA, the PUD has been revised to improve circulation and create a better customer experience. The total number of proposed RV sites has been reduced from the previously approved 88 sites to 72 sites. Please refer to the revised drawings provided as **Attachment 2**.

Permitting:

The owner will be responsible for obtaining all local and state permits required prior to any construction on site. The site is currently permitted under Environmental Resource Permit, No. 32346.003. A request to modify the permit to reflect the site plan shown in Attachment 2 has been submitted to the agency for approval, which is anticipated by 2/28.22.

ATTACHMENT 1

ORDINANCE 19-O-09

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA REZONING 15.59 ACRES (MOL) OF PROPERTY OWNED BY CHRISTINA RODDEY ALSO IDENTIFIED AS PARCEL ID 17E18S22 12000 0011 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM HIGH INTENSITY COMMERCIAL (CH) TO PLANNED UNIT DEVELOPMENT (PUD) ZONING AS DESCRIBED IN SECTION 3; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed rezoning was advertised as required by the Florida Statutes, and the City of Crystal River Land Development Code; and

WHEREAS, the City of Crystal River Planning Commission held a public hearing on April 4, 2019 to consider a request that the zoning classification be changed on a parcel of land identified as Parcel ID 17E18S22 12000 0011 in the Official Records of the Citrus County Property Appraiser, Crystal River, Florida, as described in Section 3; and

WHEREAS, the City of Crystal River Planning Commission voted 5-0 to recommend to the City Council that the request to amend the official zoning map be approved; and

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

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

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

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

SECTION 1. PURPOSE.

The purpose of this Ordinance is to amend the official zoning map of the City of Crystal River, Florida, for the parcel of land identified as Parcel ID 17E18S22 12000 0011 in the Official Records of the Citrus County Property Appraiser from High Intensity Commercial (Ch) Zoning to Planned Unit Development (PUD) for the reasons set forth in the above "WHEREAS" clauses, which are incorporated herein, in haec verba.

SECTION 2. AUTHORITY

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

SECTION 3. ZONING MAP AMENDMENT

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

LEGAL DESCRIPTION

TRACT 1: A PTN OF THE E1/2 OF SEC 22-18-17 MORE FULLY DESCR AS FOL: BEG AT THE SW COR OF LOT 54 HOLIDAY ACRES UNIT 1 PB 5 PG 60, TH N 89D 44M 05S E AL THE S BDRY OF SD LOT 54 A DIST OF 675.99 FT TO THE SE COR THEREOF, TH S AL THE WLY R/W LN OF HOLIDAY DR THE FOL COURSES AND DIST: S 30D 39M 30S E 300.01 FT TO A PT OF A CURVE, TH S AL A CURVE TO THE RIGHT WHOSE RAD IS 225 FT, CH = S 04D 03M 05S E 201.54 FT, TH S 22D 33M 20S W 425.92 FT, TH N 79D 44M 10S W 200 FT, TH S 22D 33M 20S W 600 FT TO A PT ON THE N R/W LN OF ST RD 44, TH N 79D 44M 10S W AL SD N R/W LN 254.84 FT, TH N 0D 05M 30S W 1322.36 FT TO THE POB, ---LESS N 51 FT THEREOF FOR RD R/W ---AND--- COM AT THE SW COR OF LOT 1 HOLIDAY ACRES UNIT 1 PB 5 PG 65, TH S 22D 33M 20S W AND AL THE E R/W LN OF HOLIDAY DR AS IT NOW EXISTS, A DIST OF 486.71 FT TO A PT ON THE NE R/W LN OF ST RD 44, TH N 79D 44M 10S W 51.17 FT TO THE POB, TH CONT N 79D 44M 10S W 200 FT, TH N 22D 33M 20S E 600 FT, TH S 79D 44M 10S E 200 FT TO THE W R/W LN OF THE AFORESD HOLIDAY DR, TH S 22D 33M 20S W AND AL THE AFORESD W R/W LN A DIST OF 600 FT TO THE POB, ---LESS S'LY 250 FT OF E'LY 100 FT THEREOF

---&---

LESS E 180 FT (AS MEAS PAR TO THE N R/W LN OF ST RD 44) OF THE S 249.94 FT (AS MEAS PAR TO THE ORIGINAL W R/W OF HOLIDAY DR) OF THE ABOVE DESC PROPERTY

---&---

LESS PCLS DESCR IN OR BK 687 PG 564 (PCL 124), OR BK 852 PG 1934 (PCL 2), & OR BK 841 PG 992 (PCLS 7, 8 & 8A) DESCR AS FOL: PCL 124: THAT PT OF THE ABOVE DESC TR 1 LY W/IN THE

FOLL DESC BOUNDARIES COM ON THE W LN OF THE NE 1/4 OF SEC 22 T18S R17E AT A PT 62.39 FT N 0D 40M 19S W OF THE SW COR OF THE NE 1/4 OF SD SEC 22 TH RUN N 88D 24M 30S E A DIST OF 125.62 FT TO THE BEG OF A CURVE CONC TO THE SLY HAV A RAD OF 5729.58 FT TH RUN ELY AL THE ARC OF SD CURVE THROUGH A CENTRAL ANG OF 11D 53M 00S A DIST OF 1188.33 FT TO THE END OF SD CURVE TH RUN S 79D 42M 30S E A DIST OF 166.53 FT FOR THE POB TH RUN N 10D 17M 30S E A DIST OF 50 FT TH RUN N 55D 29M 40S W A DIST OF 140.66 FT TH RUN S 00D 46M 42S E A DIST OF 109.73 FT TH RUN S 79D 42M 30S E A DIST OF 107.21 FT TO THE POB.; PCL 8: BEG AT NE COR OF LANDS DESC IN OR BK 423 PG 149, TH N 79 DEG 3M 29S W AL N LN OF SD LAND S 42.74 FT, TH N 16 DEG 25M 35S E 120.58 FT TO PC OF CURVE W'LY HAVING CTRL ANG OF 31 DEG 48M 52S & RAD OF 1110 FT, TH N'LY AL ARC OF SD CURVE 616.35 FT TO PT OF SD CURVE (CHORD BEARING & DIS BETW SD PTS BEING N 0DEG 31M 9S E 608.46 FT), TH N 15 DEG 23M 17S W 72.43 FT TO PT 50 FT FROM MEAS AT RT ANG TO S LN OF LOT 54 AS ON SD PB, SD PT ALSO BEING 80 FT FROM MEAS AT RT ANG TO N LN OF LANDS DESC IN OR BK 333 PG 271 , TH S 89 DEG 35M 48S E PAR TO SD N LN OF SD LANDS 56.24 FT TO PT ON W'LY R/W LN OF HOLIDAY DR AS ON SD PB, TH S 29 DEG 59M 31S E AL SD W'LY R/W LN 100.04 FT TO PT ON CURVE CONC W'LY HAVING CTRL ANG OF 23 DEG 25M 27S & RAD OF 1190 FT, TH LEAVING SD W'LY R/W LN AL ARC OF SD CURVE 486.51 FT TO PT ON SD W'LY R/W LN OF HOLIDAY DR (CHORD BEARING & DIS BETW SD PTS BEING S 1 DEG 45M 54S E 483.12 FT), TH S 23 DEG 12M 52S W AL SD W'LY R/W LN 252.55 FT TO POB --&-- LESS PCL 8A: COM AT SE COR OF LOT 54 HOLIDAY ACRES UNIT 1 PB 5 PG 65, SD PT BEING ON W'LY R/W LN OF HOLIDAY DR AS ON SD PB, SD PT ALSO BEING NE COR OF LANDS DESC IN OR BK 333 PG 271, TH S 29 DEG 59M 31S E AL SD W'LY R/W LN & AL E'LY LN OF SD LANDS 158 FT TO POB, TH CONT AL SD W'LY R/W LN & AL SD E'LY LN OF SD LANDS FOL COURSES & DIS: S 29 DEG 59M 31S E 142.01 FT TO PC OF CURVE CONC W'LY HAVING CTRL ANG OF 53 DEG 12M 23S & RAD OF 225.16 FT, TH S'LY AL ARC OF SD CURVE 209.09 FT TO PT OF SD CURVE, TH S 23 DEG 12M 52S W 172.57 FT TO PT ON CURVE CONC W'LY HAVING CTRL ANG OF 23 DEG 25M 27S & RAD OF 1190 FT, TH N'LY LEAVING SD W'LY R/W LN & SD E'LY LN OF LANDS AL ARC OF SD CURVE 486.51 FT TO POB (CHORD BEARING & DIS BETW SD PTS BEING N 1 DEG 45M 54S W 483.12 FT) --&-- LESS PCL 7 FOR RD: BEG AT NE COR OF LANDS DESC IN OR BK 423 PG 149, SD PT ALSO BEING ON W'LY R/W LN OF HOLIDAY DR AS ON PB 5 PG 65, TH S 23 DEG 12M 52S W AL E LN OF SD LANDS & AL SD W'LY R/W LN OF HOLIDAY DR 350 FT TO NE COR OF LANDS DESC IN OR BK 777 PG 1164, TH N 79 DEG 3M 29S W AL SD N LN OF SD LANDS 1.19 FT, TH N 16 DEG 25M 35S E 343.57 FT TO PT ON N LN OF SD LANDS DESC IN OR BK 423 PG 149 TH S 79 DEG 3 M 29S E AL SD N LN 42.74 FT TO POB (18.62AC)

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LESS: (PCL 0013 AS DESCR IN OR BK 2191/809) COM AT THE N R/W LINE OF ST RD 44 (W GULF TO LAKE HWY) AND THE W R/W LINE OF N TURKEY OAK DR, SD PT ALSO BEING THE SE COR OF LANDS DESCR IN OR BK 929/1862, TH N 79D 37M 26S W AL SD N R/W LINE OF W GULF TO LAKE HWY AND THE S BDRY OF SD LANDS A DIST OF 100 FT

TO A PT, SD PT ALSO BEING THE MOST W CORN OF SD LANDS, TH CONT N 79D 37M 26S W AL SD N R/W LINE 210.70 FT TO THE POB, TH CONT N 79D 37M 26S W AL SD N R/W LINE A DIST OF 144.38 FT TO THE E BDRY OF LANDS DESCR IN OR BK 1892 PG 1330, TH N 0D 1M 49S W AL SD LINE A DIST OF 405 FT, TH S 79D 37M 26S E PAR TO THE N R/W LINE OF ST RD 44 A DIST OF 411.49 FT, TH S 22D 34M 58S W 106.55 FT, TH N 79D 45M 4S W 108.43 FT, TH S 22D 34M 58S W 300.65 FT TO THE POB --- TOGETHER WITH AN EASE FOR INGRESS AND EGRESS DESCR AS FOL: COM AT THE INTERSECTION OF THE N R/W LN OF STATE RD 44 (W GULF TO LAKE HWY) AND THE W R/W LN OF N TURKEY OAK DR, SD PT ALSO BEING THE SE COR OF LANDS DESCR IN OR BK 929 PG 1862, TH N 79D 37M 26S W AL SD N R/W LN OF ST RD 44 AND S BDRY OF SD LANDS A DIST OF 100 FT TO A PT ON THE W BDRY OF SD LANDS DESCR IN OR BK 929 PG 1862, TH N 23D 34M 58S E AL SD LN 249.94 FT TO THE POB, TH N 79D 37M 26S W PAR TO THE N R/W LN OF ST RD 44 180 FT TO A PT, TH N 22D 34M 58S E 51.07 FT TO A PT, TH S 79D 45M 04S E 272.59 FT TO A PT ON THE W R/W LN OF TURKEY OAK DR, TH S 15D 52M 06S W AL SD R/W LN 50.24 FT TO A PT, TH N 79D 45M 04S W 98.51 FT TO THE POB ---SUBJ TO AGREE TO ASSURE ADEQUATE RETENTION AND PARKING IN OR BK 2106 PG 136

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

SECTION 5. PLANNED UNIT DEVELOPMENT AGREEMENT GENERAL PROVISIONS

- A. Development Concept. The project shall be developed as a Planned Unit Development substantially in accordance with this Ordinance. The project is a total of 15.59 acres and will consist of 88 R.V. lots and clubhouse.
- B. Planned Unit Development Plan. The project includes a PUD Master Plan pursuant to Land Development Code Section 10.01.03 prepared by Grissom Smith, LLC dated January 2019 and is incorporated into this Ordinance as *Exhibit B* (Master Plan) attached.
- C. Planned Unit Development Conditions. The following conditions apply to the approval of this ordinance:
 1. Detailed improvement plans will be submitted prior to commencement of construction.
 2. Prior to approval of the site plan, the following conditions must be complied with:

- a. The Developer shall enter into a Developer's Agreement compliant with LDC Chapter 14 which identifies the responsibilities of the Developer for any development timing, infrastructure analysis, and maintenance and operation responsibilities.
- b. The Developer shall retain the services of a registered professional engineer to analyze the City's offsite utility systems (potable water transmission and sanitary sewer collection) to determine if any offsite improvements are needed for the planned increase in utility demands. Should any offsite improvements to the transmission or collection systems be needed to directly serve this PUD, those improvements shall be the responsibility of the Developer. Should any offsite improvements to utility plant capacities be needed to directly serve this PUD, those improvements shall be the responsibility of the City. The Developer acknowledges that the fire-flow available for this project is limited to the flows and pressures currently available to the property.
- c. The Developer shall retain the services of a registered professional engineer to analyze safety and operational capacities of the adjacent Roadways (State Road 44, South Turkey Oak Drive, and Balloon Lane and intersections. The intersections and roadways to be analyzed shall be agreed upon by the Developer and City in writing prior to preparing the analysis. Should any offsite improvements be needed to directly serve this PUD, those improvements shall be the responsibility of the Developer. May require approval from Citrus County.
- d. Property was not platted when divided and sold; Developer agrees to plat if required by City legal staff. The plat may also include property including those adjoining properties owned by MLD 2 LLC, Parcel Id Number 17E18S22 12000 0013 and Centerstate Bank West Florida NA, Parcel Id Number 17E18S22 12000 0012.
- e. Based upon previous development the City desires to address stormwater and wetlands conditions, clarify ownership and authorized users, ongoing maintenance responsibilities, and access. The Developer shall obtain and submit a Southwest Florida Water Management District Environmental Resources Permit.

SECTION 6. REPEAL OF CONFLICTING ORDINANCES

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

THIS ORDINANCE was introduced and placed on first reading on the 8th day of APRIL, 2019, and upon motion duly made and seconded was passed on first reading.

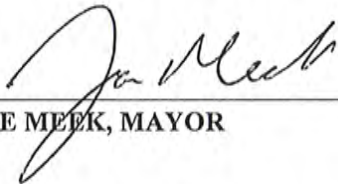
THIS ORDINANCE was introduced and placed on second reading on the 28th day of MAY, 2019, and upon motion duly made and seconded was passed on second reading.

ATTEST:

CITY OF CRYSTAL RIVER



MIA FINK, CITY CLERK



JOE MECK, MAYOR

PASSED on First Reading APRIL 8th, 2019

NOTICE Published on MAY 17th, 2019

PASSED on Second & Final Reading MAY 28th, 2019

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

VOTE OF COUNCIL:

Brown	<u>Y</u>
Guy	<u>A</u>
Holmes	<u>Y</u>
Fitzpatrick	<u>Y</u>
Meek	<u>Y</u>

Carrie N Felice, Esq. for
Jennifer Rey, City Attorney



EXHIBIT "A"

FROM HIGH INTENSITY COMMERCIAL (CH) TO PLANNED UNIT DEVELOPMENT (PUD) ZONING

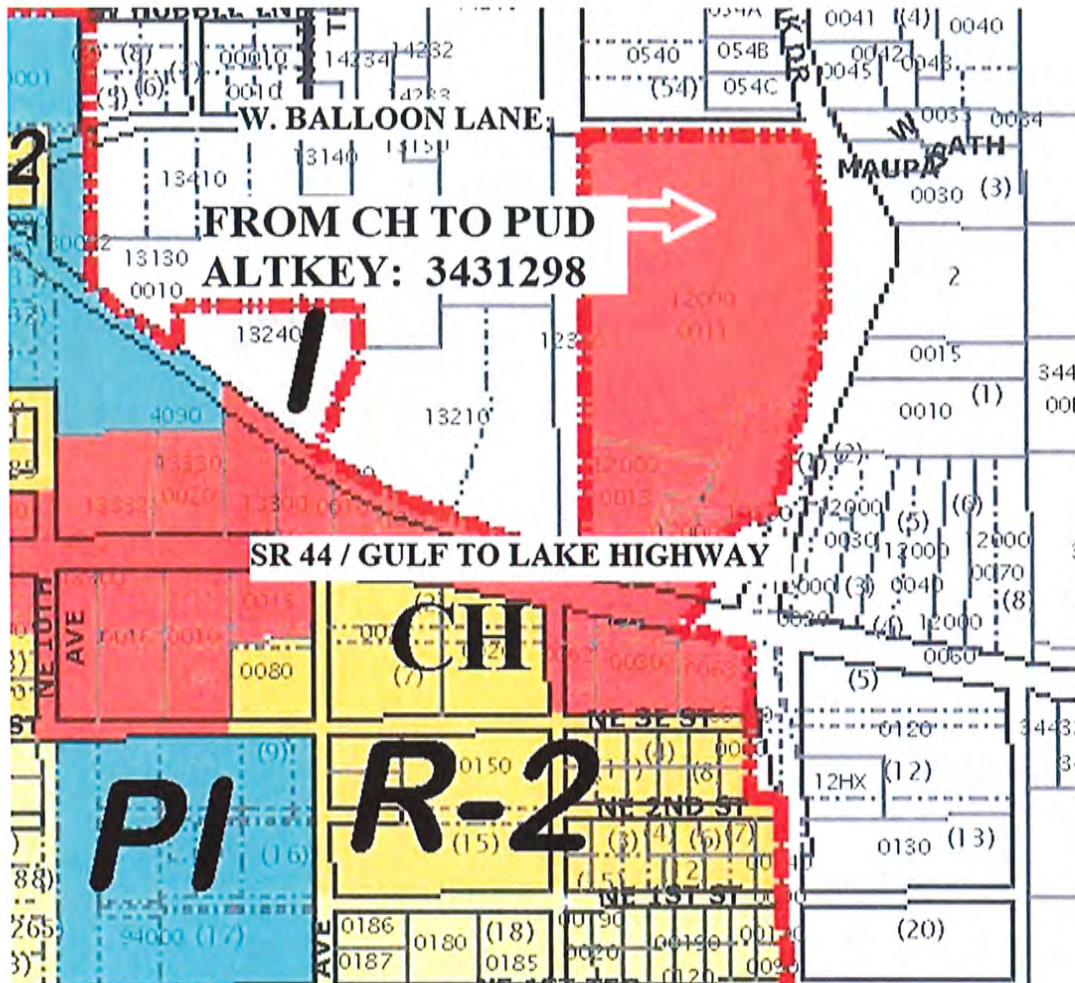


EXHIBIT "B"

COASTAL BAY RV RESORT

COASTAL BAY RV RESORT

PUD MASTER PLAN

LOCATED IN SECTION 22, TOWNSHIP 18 SOUTH,
RANGE 17 EAST

CRYSTAL RIVER, FLORIDA

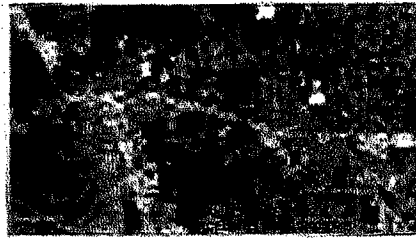
JANUARY 2019

APPLICANT/OWNER

CHRISTINA RODDY
1324 GEORGIA AVENUE
DUNEDIN, FL 34638
727-944-7143
CHRISTINARODDY@YAHOO.COM

CIVIL ENGINEER

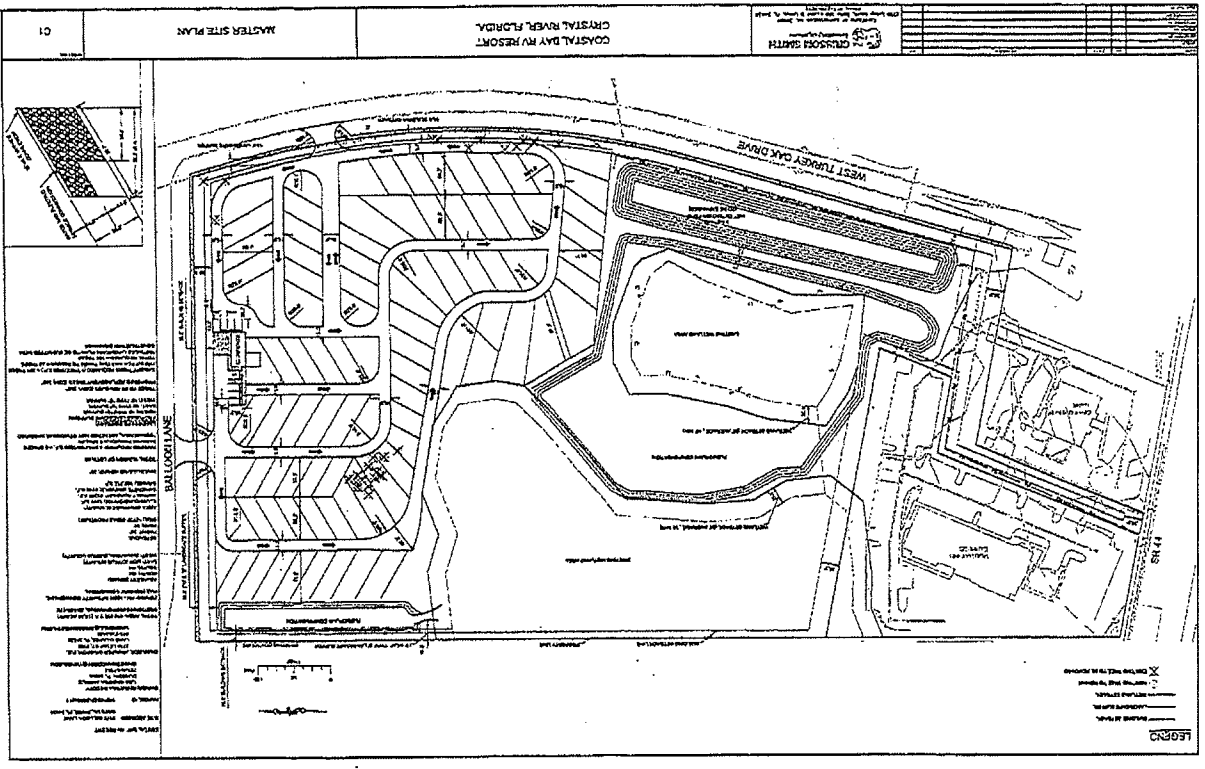
GRISSOM SMITH, LLC
C/O JENNIFER L. GRISSOM, PE
2719 LETAP COURT, #102
LAND O LAKES, FL 34658
813-286-0112
GRSSO303A@GRISSOMSMITH.COM
FL CEA NO. 37493

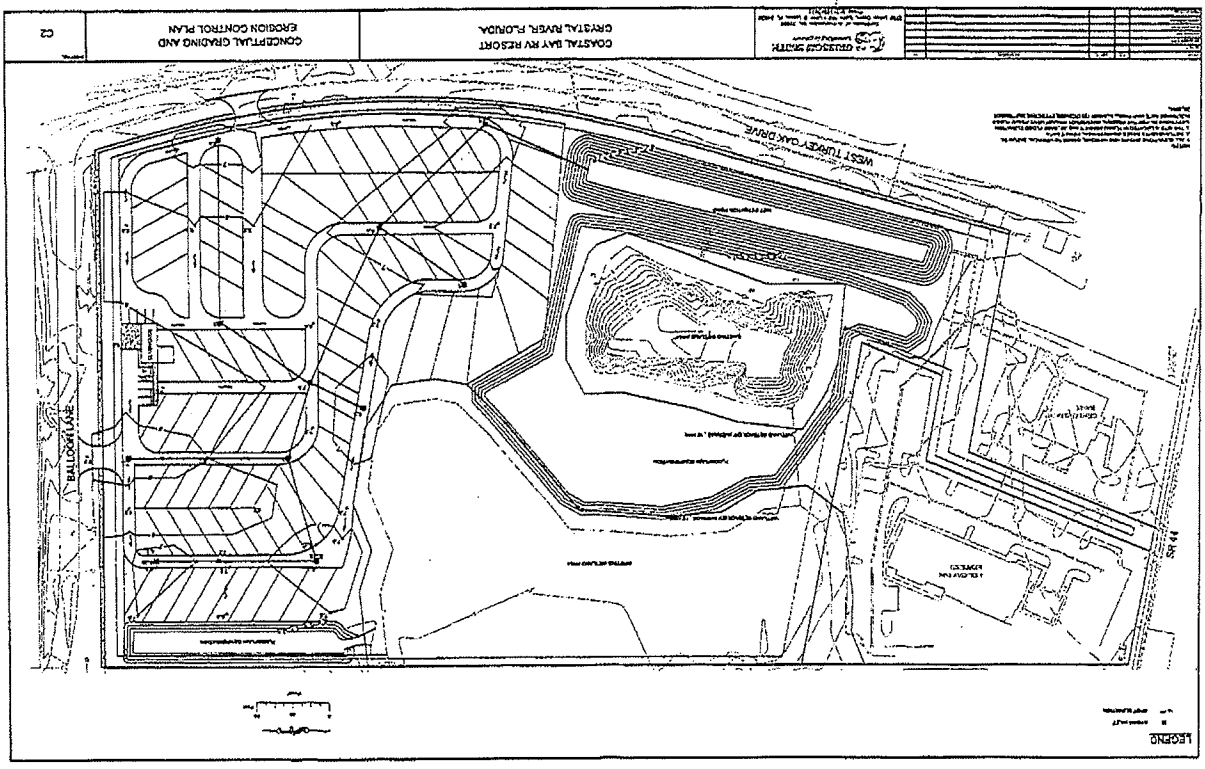


INDEX OF DRAWINGS

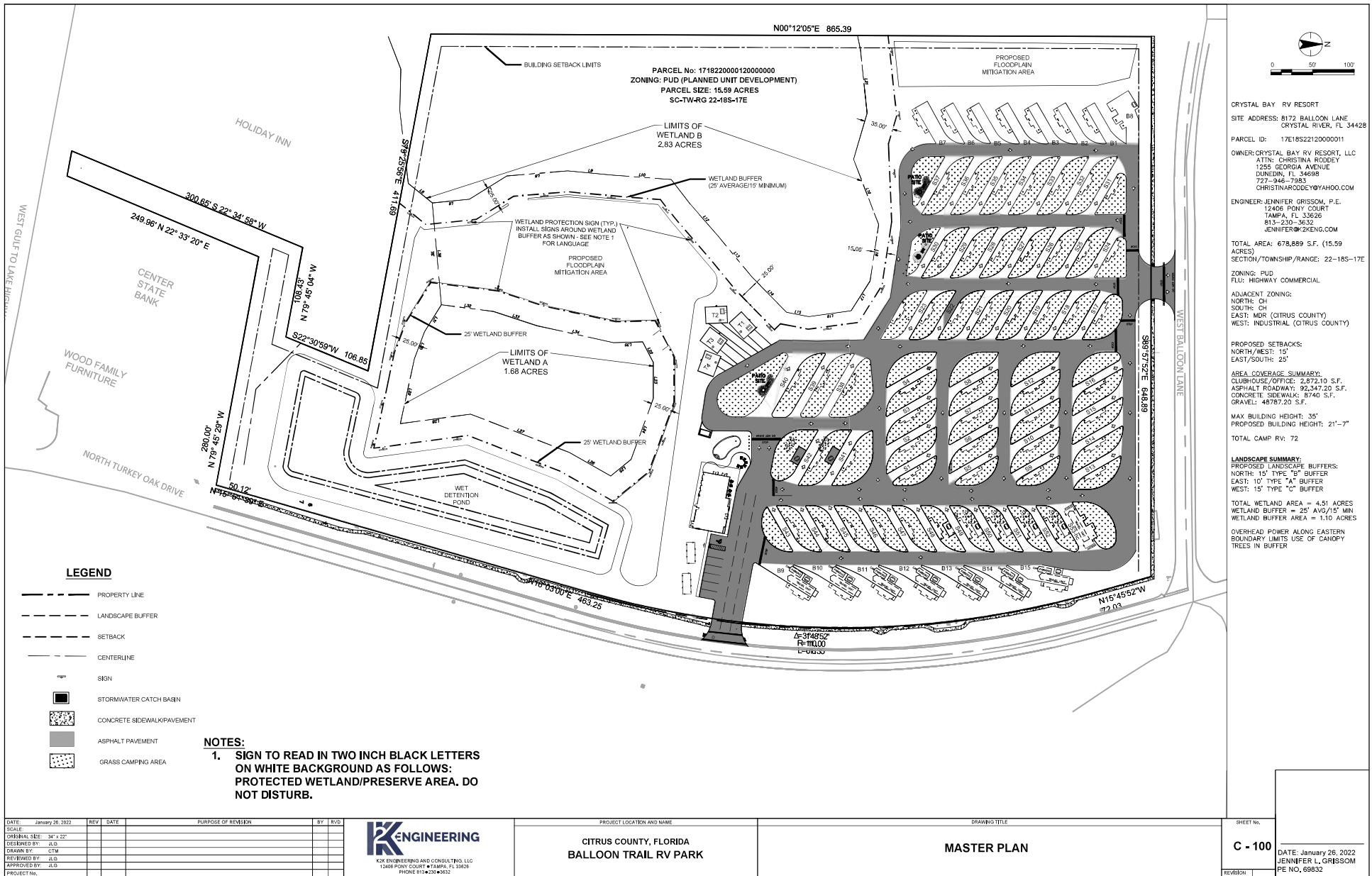
TITLE	SHEET NO.
COVER SHEET	-
MASTER SITE PLAN	C-1
CONCEPTUAL GRADING PLAN	C-2
CONCEPTUAL UTILITY PLAN	C-3







ATTACHMENT 2



CRYSTAL BAY RV RESORT
 SITE ADDRESS: 8172 BALLOON LANE
 CRYSTAL RIVER, FL 34428
 PARCEL ID: 17E18S2212000011
 OWNER: CRYSTAL BAY RV RESORT, LLC
 ATTN: CHRISTINA RODDEY
 1255 GEORGIA AVENUE
 DUNEDIN, FL 34698
 727-946-7983
 CHRISTINARODDEY@YAHOO.COM
 ENGINEER: JENNIFER GRISSOM, P.E.
 12406 PONY COURT
 TAMPA, FL 33626
 813-230-3632
 JENNIFER@2KENG.COM

TOTAL AREA: 678,889 S.F. (15.59 ACRES)
 SECTION/TOWNSHIP/RANGE: 22-18S-17E
 ZONING: PUD
 F.U.: HIGHWAY COMMERCIAL
 ADJACENT ZONING:
 NORTH: CH
 SOUTH: CH
 EAST: MDR (CITRUS COUNTY)
 WEST: INDUSTRIAL (CITRUS COUNTY)

PROPOSED SETBACKS:
 NORTH/WEST: 15'
 EAST/SOUTH: 25'

AREA COVERAGE SUMMARY:
 CLUBHOUSE/OFFICE: 2,872.10 S.F.
 ASPHALT ROADWAY: 92,347.20 S.F.
 CONCRETE SIDEWALK: 8740 S.F.
 GRAVEL: 48787.20 S.F.

MAX BUILDING HEIGHT: 35'
 PROPOSED BUILDING HEIGHT: 21'-7"
 TOTAL CAMP RV: 72

LANDSCAPE SUMMARY:
 PROPOSED LANDSCAPE BUFFERS:
 NORTH: 15' TYPE "D" BUFFER
 EAST: 10' TYPE "A" BUFFER
 WEST: 15' TYPE "C" BUFFER

TOTAL WETLAND AREA = 4.51 ACRES
 WETLAND BUFFER = 25' AVG/15' MIN
 WETLAND BUFFER AREA = 1.10 ACRES

OVERHEAD POWER ALONG EASTERN
 BOUNDARY LIMITS USE OF CANOPY
 TREES IN BUFFER

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- SETBACK
- CENTERLINE
- *** SIGN
- STORMWATER CATCH BASIN
- ▨ CONCRETE SIDEWALK/PAVEMENT
- ASPHALT PAVEMENT
- ▨ GRASS CAMPING AREA

NOTES:

1. SIGN TO READ IN TWO INCH BLACK LETTERS ON WHITE BACKGROUND AS FOLLOWS:
PROTECTED WETLAND/PRESERVE AREA. DO NOT DISTURB.

DATE	REV	DATE	PURPOSE OF REVISION	BY	RVD
January 26, 2022					
ORIGINAL SIZE: 34" x 22"					
DESIGNED BY: JLG					
DRAWN BY: CTM					
REVIEWED BY: JLG					
APPROVED BY: JLG					
PROJECT NO.					



PROJECT LOCATION AND NAME
**CITRUS COUNTY, FLORIDA
 BALLOON TRAIL RV PARK**

DRAWING TITLE
MASTER PLAN

SHEET NO.
C - 100
 DATE: January 26, 2022
 JENNIFER L. GRISSOM
 PE NO. 69832



PLANT SCHEDULE

TREES	CODE	COMMON NAME
	AR	RED MAPLE
	IE	EAGLESTON HOLLY
	LM	MUSKOGEE CRAPE MYRTLE
	PP	LONGLEAF PINE
	QV	SOUTHERN LIVE OAK
	SP	SABAL PALM
	TD	BALD CYPRESS
SHRUBS	CODE	COMMON NAME
	EH	CORAL BEAN
	HC	DWARF FIREBUSH
	VM	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM

DATE	REVISION	DATE	PURPOSE OF REVISION	BY	RVD
January 21, 2022					

K2K ENGINEERING AND CONSULTING, LLC
 12406 PONY COURT • TAMPA, FL 33626
 PHONE 813 • 230 • 3632

PROJECT LOCATION AND NAME
**CITRUS COUNTY, FLORIDA
 BALLOON TRAIL RV PARK**

DRAWING TITLE
LANDSCAPE PLAN

SHEET No.
L - 101
 DATE: January 21, 2022
 CASEY M. STALLCUP
 LA NO. 6667409

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA NUMBER ONE GRADE.
- TREES MAY BE PLANTED IN A SINGLE ROW OR GROUPED AND MUST BE MAINTAINED. ALL TREES, EXCEPT PALMS, MUST BE A MINIMUM OF SIX FEET IN HEIGHT WITH A MINIMUM CALIPER WIDTH OF AT LEAST TWO INCHES WHEN MEASURED AT SIX INCHES ABOVE GRADE IMMEDIATELY AFTER PLANTING.
- IN THE CASE OF PALMS, THE REQUIRED HEIGHT SHALL BE SIX FEET MEASURED FROM GROUND LEVEL TO BASE OF FRONDS. AT MATURITY, TREES SHALL HAVE A CROWN SPREAD, MEASURED AT THE DIAMETER OF THE CROWN, AVERAGING FIFTEEN FEET. TREES HAVING A MATURE CROWN SPREAD OF LESS THAN FIFTEEN FEET MAY BE GROUPED TO CREATE THE EQUIVALENT OF A CROWN SPREAD OF FIFTEEN FEET, BUT SUCH GROUPINGS SHALL ONLY COUNT FOR ONE REQUIRED TREE UNDER THE PROVISIONS OF THIS ORDINANCE.
- ALL LANDSCAPED AREAS SHALL BE PROTECTED BY WHEEL STOPS OR CURBING.
- FOR TYPE A AND B BUFFERS, SO AS TO FORM A VISUAL SCREEN AT LEAST 24 INCHES IN HEIGHT WITHIN ONE YEAR AFTER THE TIME OF PLANTING.
- FOR TYPE C BUFFERS, SO AS TO FORM A CONTINUOUS VISUAL SCREEN 36 INCHES IN HEIGHT WITHIN ONE YEAR AFTER THE TIME OF PLANTING.
- TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (2/3) OF ANY DRAINAGE SWALE OR WITHIN THREE (3) FEET MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE; WHICHEVER IS GREATER. SWALES MUST ALLOW THE POSITIVE FLOW OF WATER WITHOUT ANY OBSTRUCTION.
- THE LAND OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BUFFER AREAS WHICH SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTED AREAS SHALL BE PROVIDED WITH AN ADEQUATE WATER SUPPLY TO ENSURE HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE INCLUDES THE PROMPT REPLACEMENT OF ALL DEAD PLANT MATERIALS.
- CONTRACTOR TO INSTALL 100% AUTOMATIC IRRIGATION SYSTEM TO COVER ALL PROPOSED PLANT MATERIAL WITH ADEQUATE WATER FOR ESTABLISHMENT. THE LOWEST WATER QUALITY SOURCE AVAILABLE SHALL BE UTILIZED FOR IRRIGATION. IRRIGATION DESIGN STANDARDS, ONE HUNDRED (100) PERCENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE REQUIRED FOR ALL PROJECTS. THE FOLLOWING STANDARDS SHALL APPLY TO THE DESIGN, INSTALLATION AND MAINTENANCE OF THE IRRIGATION SYSTEMS.
 - EXISTING PLANT COMMUNITIES AND ECOSYSTEMS MAINTAINED IN A NATURAL STATE DO NOT GENERALLY REQUIRE SUPPLEMENTAL IRRIGATION.
 - RAIN OR MOISTURE SENSING SHUT-OFF DEVICES SHALL BE INSTALLED WITH ANY IRRIGATION SYSTEM. DRIP OR MICROJET IRRIGATION SHALL BE USED WHERE POSSIBLE. LOW TRAJECTORY SPRAY NOZZLES ARE ENCOURAGED.
 - ALL IRRIGATION SYSTEMS SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. STORMWATER REUSE, RECLAIMED WATER USE AND GREY WATER IRRIGATION SYSTEMS SHALL BE USED WHERE FEASIBLE. SHALLOW WELLS AND WET RETENTION/DETENTION PONDS SHALL ALSO BE IN USED AS AN ALTERNATIVE TO POTABLE WATER.
 - THE APPLICANT SHALL PROVIDE AN IRRIGATION PLAN THAT SHALL SHOW THE LOCATION OF THE WATER SOURCE AND SIZE OF WELL (IF APPLICABLE), BACKFLOW PREVENTER (IF APPLICABLE), THE LOCATION OF IRRIGATION HEADS, DRIP LINES, WATER LINES OR OTHER ITEMS THAT WILL SHOW THAT ONE HUNDRED (100) PERCENT AUTOMATIC IRRIGATION IS SERVING ALL REQUIRED LANDSCAPE AREAS ON THE PLAN.

CITRUS COUNTY CODE REQUIREMENTS

SECTION 5400: LANDSCAPE BUFFER TYPES

THERE ARE SEVERAL LANDSCAPE BUFFER TYPES, AS DESCRIBED BELOW. EACH TYPE INCLUDES A MINIMUM WIDTH AND A MINIMUM NUMBER OF TREES AND SHRUBS PER 100-LINEAR-FOOT SEGMENT OF BOUNDARY.

NORTH:	TYPE 'B' REQUIREMENTS	REQUIRED	PROVIDED
	BUFFER LENGTH: 593 LF		
	MINIMUM WIDTH: 10 FEET MINIMUM; 15 FEET PREFERRED	10 FEET	15 FEET
	MINIMUM NUMBER OF TREES: 4	24	24
	MINIMUM NUMBER OF SHRUBS: 20	119	119
EAST:	TYPE 'A' REQUIREMENTS	REQUIRED	PROVIDED
	BUFFER LENGTH: 1,069 LF		
	MINIMUM WIDTH: 5 FEET MINIMUM; 10 FEET PREFERRED	5 FEET	10 FEET
	MINIMUM NUMBER OF TREES: 2	21	21
	MINIMUM NUMBER OF SHRUBS: 20	214	214
WEST:	TYPE 'C' REQUIREMENTS	REQUIRED	PROVIDED
	BUFFER LENGTH: 300 LF		
	MINIMUM WIDTH: 15 FEET MINIMUM; 20 FEET PREFERRED	15 FEET	15 FEET
	MINIMUM NUMBER OF TREES: 6	18	18
	MINIMUM NUMBER OF SHRUBS: 24	72	72

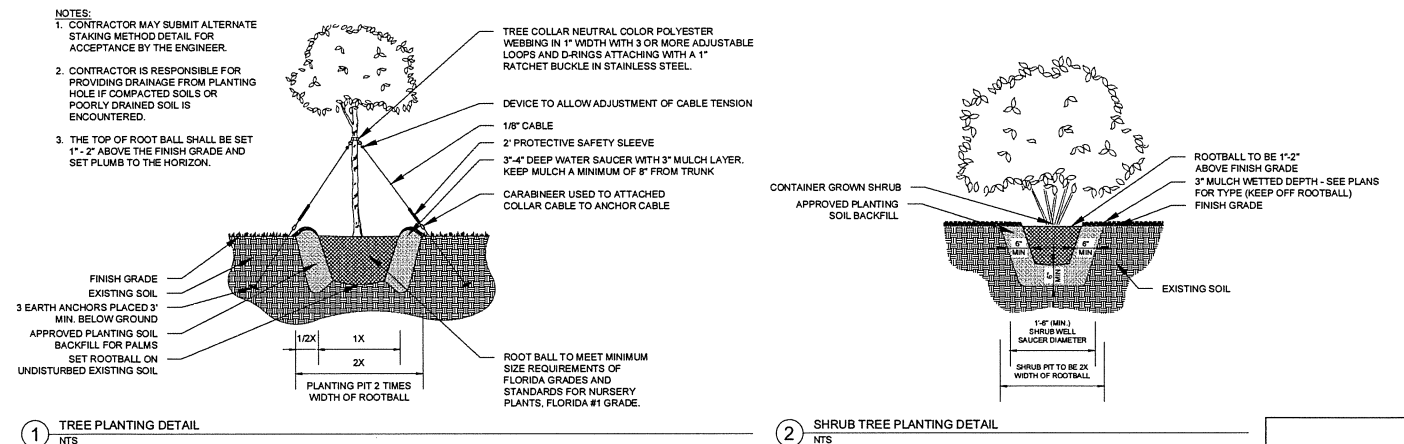
SECTION 5725: NONRESIDENTIAL DEVELOPMENT STANDARDS

A MINIMUM OF 10 TREES FOR EVERY ACRE WILL BE MAINTAINED ON ALL NONRESIDENTIAL PROPERTY WITH ONE TREE FOR EVERY ADDITIONAL 4,356 SQUARE FEET OR FRACTION THEREOF. TREES WITHIN REQUIRED BUFFERS AND LANDSCAPING MAY COUNT TOWARDS THIS BASE MINIMUM STANDARD.

TOTAL DEVELOPABLE AREA: 8.68 ACRES
 TOTAL TREES REQUIRED: 87
 TOTAL TREES PROVIDED: 87

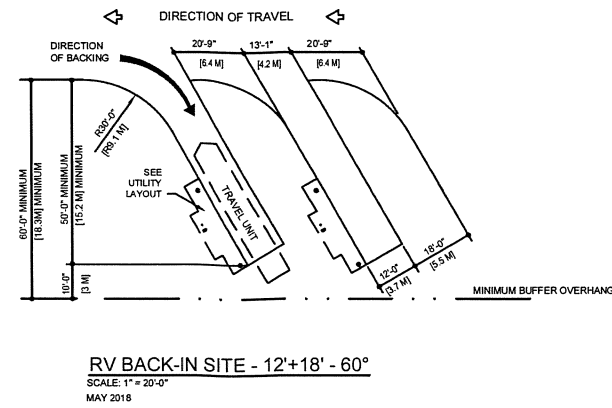
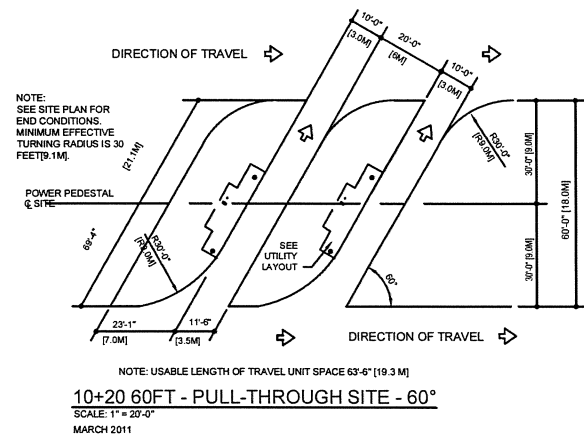
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
	AR	6	ACER RUBRUM	RED MAPLE	30 GAL	6' HT MIN, 2" CAL
	IE	27	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	30 GAL	6' HT MIN, 2" CAL
	LM	20	LAGERSTROEMIA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	30 GAL	6' HT MIN, MULTI, 3-5 STEMS, 3" CAL (TOTAL OF ALL STEMS)
	PP	15	PINUS PALUSTRIS	LONGLEAF PINE	30 GAL	6' HT MIN, 2" CAL
	QV	7	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30 GAL	6' HT MIN, 2" CAL
	SP	6	SABAL PALMETTO	SABAL PALM	FG	10'-16" CT RANGE, REGEN, NO BOOTS
	TD	9	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL	6' HT MIN, 2" CAL
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	EH	73	ERYTHRINA HERBACEA	CORAL BEAN	3 GAL	16" HT X 16" SPR
	HC	120	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3 GAL	16" HT X 16" SPR
	VM	218	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	3 GAL	16" HT X 16" SPR



DATE: January 21, 2022	REV	DATE	PURPOSE OF REVISION	BY	RVD	PROJECT LOCATION AND NAME	DRAWING TITLE	SHEET No.
SCALE: 34" x 22"						CITRUS COUNTY, FLORIDA BALLOON TRAIL RV PARK	LANDSCAPE NOTES & DETAILS	L - 102
DESIGNED BY: CMS								
DRAWN BY: CMS								REVISION
REVIEWED BY: CMS								
APPROVED BY: CMS								
PROJECT No.								

K2K ENGINEERING AND CONSULTING, LLC
 12406 PONY COURT • TAMPA, FL 33626
 PHONE 813 • 230 • 3632



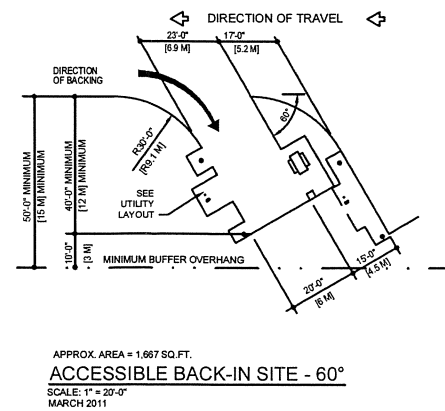
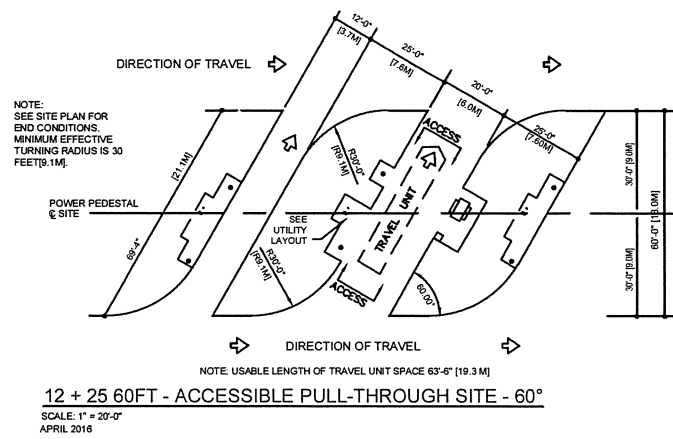
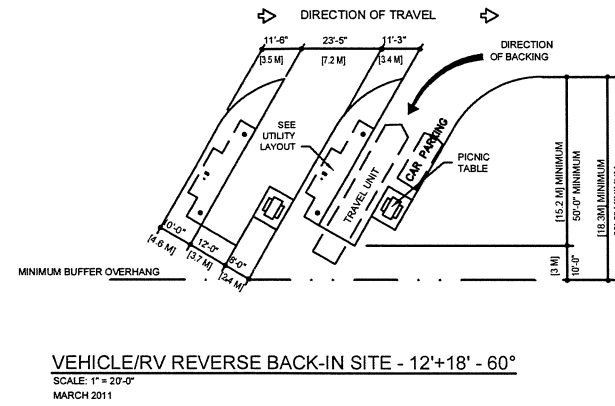
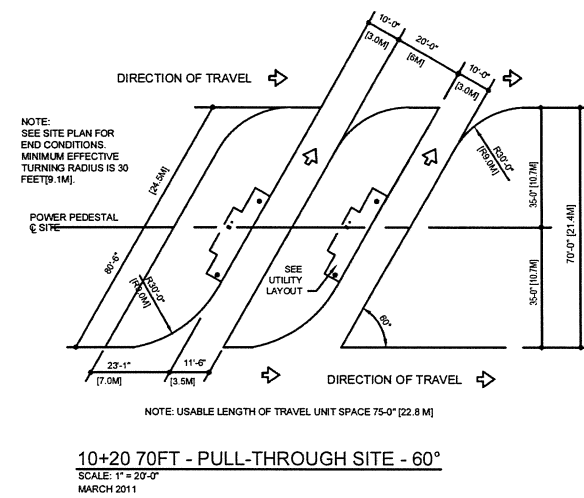
site count:

- 8 - back in sites (1 hc)
- 6 - back in sites with car parking
- 40 - 60' pull through sites (1 hc)
- 7 - 70' pull through sites
- 7 - 80' pull through sites (1 hc)
- 4 - deluxe tent sites

total 72 (6-patio sites shown)

other:
REgistration building/store/restroom/showers
trash
patios
kamp k9

5 future deluxe cabins





CITY OF CRYSTAL RIVER PLANNING COMMISSION

STAFF REPORT

Planning and Community Development Services Department

MEETING DATE:	March 03, 2022	
APPLICATION NO.:	PZ22-0017/PZ22-0018 – GULF COAST RV AND BOAT STORAGE LLC	
PROPOSED AMENDMENTS:	COMPREHENSIVE PLAN	Amendment to the Comprehensive Plan’s Future Land Use Map (FLUM) from Highway Commercial (HC) to Industrial (IND).
	ZONING MAP	Amendment to the Official Zoning Map from High Intensity Commercial (CH) to Industrial (IND).
SUBJECT PROPERTY:	Section 27, Township 18S, Range 17E; specifically, a part of Parcel ID 17E18S21 32210 (AK# 1089018), which address is 1075 N Suncoast Boulevard, Crystal River. A complete legal description of the property is on file with the Planning & Development Services Department.	
PROPERTY OWNER:	Gulf Coast RV and Boat Storage LLC	
LAST OCCUPANT:	Vacant commercial (former mobile home park)	
ACREAGE	Approximately 8.25 acres	
FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is in Flood Zone AE with Base Flood Elevations (BFEs) of 10 Feet and 11 feet, as found on FIRM Panel Number 12017C0189E. (Effective date: January 15, 2021)	
SURROUNDING AREA:	North	FLUM Category – RUR, Rural Residential (unincorporated Citrus County) Zoning Designation – RUR (unincorporated Citrus County) These properties have been developed with multi-family apartments.
	South	FLUM Category – IND, Industrial (City limits) Zoning Designation – IND (City limits) This property is partially vacant industrial and serves as a staging site (utility pipes) for the US 19 roadwork.
	East	FLUM Category – MDR, Medium Density Residential (unincorporated Citrus County) Zoning Designation – MDR (unincorporated Citrus County) The residential lots are approximately 1.2 acres in area and developed with single family residences.
	West	FLUM Category – HC, Highway Commercial (abutting City limits) and GNC, General Commercial (across US Hwy 19, unincorporated Citrus County) Zoning Designation – CH, High Intensity Commercial (abutting City limits) and GNC, General Commercial (unincorporated Citrus County) These properties have been developed with a hotel (abutting), house of worship and a professional office (across US Hwy 19).
Reviewed by:	Jenette Collins, AICP, Urban Planner Planning and Community Development Services Department	

BACKGROUND INFORMATION: The subject property is part of a parent parcel having a total acreage of 9.1 acres that fronts and gains access from US Highway 19. The parcel is shaped as a flag lot having approximately 90 feet of frontage along US Highway 19, and a total depth of 1,413 feet. The applicant requests a Future Land Use amendment and a Zoning Map amendment for the rear portion of the property described as the easternmost 8.25 acres +/-, and being approximately 335 feet in width by 1,073 feet in depth.

The site was formerly developed with a mobile home park, which was abandoned, and the structures removed sometime around the year 2013. The applicant has indicated a desire to develop the site with an outdoor recreational vehicle (RV) and boat storage facility. According to the City’s Land Development Code, Section 2.03.02 *Table of permitted uses*, the “IND” is the only zoning district that allows for “Uses requiring primarily outdoor storage...,” therefore prompting this application request.

The front of the property, which will remain CH on the Zoning Map, is reserved for commercial development.

ANALYSIS: This is a joint application to amend the Future Land Use Map and Official Zoning Map for the City of Crystal River.

Comprehensive Plan – Future Land Use Map Amendment: This request is to change the land use category on the eastern, rear portion of property (8.25 acres +/-). This part is currently designated as HC land use category on the FLUM. The applicant requests to change this part of the property from HC to IND.

Comprehensive Plan FLUM Category:	From HC, Highway Commercial	To IND, Industrial
Category Description:	retail, vehicle sales and repair, service stations, restaurants, convenience stores, lodging, financial institutions, theaters, and entertainment uses	Assembling and processing, warehousing and shipping

Source: Crystal River Comprehensive Plan, Future Land Use Element (Ord. No. 21-O-06)

It is noted that the first 398 feet lying parallel to, and abutting US Hwy 19 is designated as HC category on the Future Land Use Map (FLUM) of the Comprehensive Plan. The land use category on this part of the property is not changing.

Zoning Map Amendment: This request is to rezone the eastern, rear portion of property (8.25 acres +/-) consistent with the requested FLUM amendment. This part of the property is currently designated as CH zoning on the Official Zoning Map. The applicant requests to rezone this part of the property from CH to IND. The balance of the property comprising the front 398 feet lying parallel to, and abutting US Hwy 19 is designated CH zoning on the Official Zoning Map. The zoning on this part of the property is not changing.

New development shall be designed to comply with the Crystal River Land Development Code (LDC). The rezoning would result in the following density/intensity changes as per the LDC:

Zoning District:	From CH, High Intensity Commercial	To IND, Industrial
Max Density/Use:	Large-scale business, commercial, light assembly, and institutional uses	Assembling, processing, warehousing, and shipping uses
Max ISR:	75%	70%
Max FAR:	0.7	0.5
Minimum Required planted buffers	NORTH:	“D” (20’-width) adjacent to the County’s RUR
	SOUTH:	“C” (15’-width) adjacent to IND
		“A” (10’-width) adjacent to IND

Zoning District:		From CH, High Intensity Commercial	To IND, Industrial
(Based on Adjacent Zoning)	EAST:	“D” (20’-width) adjacent to the County’s MDR	“D” (20’-width) adjacent to the County’s MDR
	WEST:	“A” (10’-width) adjacent to CH (abutting the hotel site)	“C” (15’-width) adjacent to CH (abutting the hotel site)

Compatibility with Adjacent Land Uses: The proposed FLUM amendment is found compatible with the IND designation of the parcel that abuts to the south. The CH commercial zoning district will be maintained on that portion of the subject property which abut US Highway 19 and aligns with the adjacent hotel (Hampton Inn) site.

Behind (north and east of) the subject property are residential lots in the County’s jurisdiction that have been developed with apartments and single-family houses. These residential properties gain access from local roads where there is no possibility of conflicting traffic uses. The increased landscape buffering requirements assist in reducing incompatibility with the adjacent residentially committed properties.

Environmental: The subject property was previously developed as a mobile home park, and remnants of the former driveway and foundations are still evident. A substantial tree canopy exists along the northern and eastern perimeter of the site. A Tree Plan has been presented by the applicant as part of this submittal. The developer will be required to preserve and/or mitigate trees that are protected as identified in the City’s Land Development Code, Section 4.05.05, *Requirements for trees and tree protection*, and will be encouraged to maintain existing trees within the required landscape buffers, which can be credited toward the required plantings.

The Soils Survey Map for Citrus County, FL (FL017) prepared by the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service, defines the soil types found on the site as Adamsville fine sand (predominant; approximately 95% of site), 0 to 2 percent slopes and being somewhat poorly drained, and Immokalee fine sand (on the northwestern most corner of the site), 0 to 2 percent slopes and being poorly drained. Starting from the site’s northwest corner and moving west, the property elevations vary from 4 feet to 9 feet above mean sea level.

The LDC provides standards for environmentally sensitive lands protection where applicable. No wetlands are evident. The LDC exempts the requirement for a Biological survey for previously disturbed properties where there are no classified wetlands, however this does not preclude the developer from following Florida Fish and Wildlife Conservation Commission standards where there may be the presence of endangered, threatened, or species of special concern.

Crystal River Airport: The subject property is located within the northernmost boundary of the runway protection zone of the Crystal River Airport. At this location, the Federal Aviation Administration (FAA) would prohibit structural heights that exceed 100 vertical feet. The LDC limits building heights to a maximum 35 feet (above the designated FIRM Base Flood Elevation) in the IND District. No conflict is evident.

INFRASTRUCTURE:

Transportation (Ingress/Egress): Primary access shall be taken from US Highway 19, which is a Florida Department of Transportation (FDOT) maintained, 6-lane, principal arterial operating at a level of service “C”.

Water/Sewer: New development is required to connect to central water and sewer services.

Stormwater Management: Stormwater management requirements must be approved as established by the Southwest Florida Water Management District (SWFWMD) for a commercial project. All stormwater treatment systems shall meet the latest SWFWMD and State standards for water quality and peak discharge.

This requires that the rate of post-development runoff conditions shall not exceed pre-development runoff conditions.

CONSISTENCY WITH THE COMPREHENSIVE PLAN: The following Goal, Objective and Policies of the Comprehensive Plan are relevant:

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

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

POLICIES:

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

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

The proposed amendments are found to be consistent with the Comprehensive Plan. All new development must adhere to the current Land Development Code standards, as well as FEMA flood regulations. Proper buffering and strict adherence to the LDC standards will assist to reduce incompatibility with the adjacent land uses.

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

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

The following findings of fact are presented:

1. The request is to amend the Future Land Use Map of the Comprehensive Plan from HC to IND.
2. The request is to amend to Official Zoning Map from CH to CH.
3. The proposed amendment for the easternmost 8.25 acres +/- of the property to IND, while maintaining the front CH designation, is found consistent with the land use and zoning of the bordering properties that front and gain access from US Highway 19.
4. The project will be served by central water and sewer.
5. New development shall be designed to be compliant with current development standards of the Land Development Code (LDC) and other code standards shall assist in mitigating incompatibility with the adjacent residentially committed properties.

STAFF RECOMMENDATION: Staff finds that proposed amendments are consistent with the intent of the Comprehensive Plan. The requested land use/zoning district is found compatible with the neighboring high intensity commercial and industrial surrounding land uses which gain access from a major arterial highway. Development standards as required by the Land Development Code shall serve to mitigate any negative conflicts where the subject property abuts the residentially committed neighborhoods.

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

PLANNING COMMISSION ACTION: As conveyed in Subsection (C.) (#4) of 10.03.04 Procedures for action by the Planning Commission, of the LDC, the Planning Commission shall recommend to the City Council that the application(s) be approved, or denied.

1. PZ22-0017 – Future Land Use Map Amendment
2. PZ22-0018 – Zoning Amendment

PLANNING COMMISSION ACTION:

1. PZ22-0017 – Future Land Use Map Amendment
2. PZ22-0018 – Zoning Amendment

ATTACHMENTS:

1. Staff PowerPoint Presentation
2. Notice/Locator Map of subject property
3. Applicant’s Submittal with supporting documents

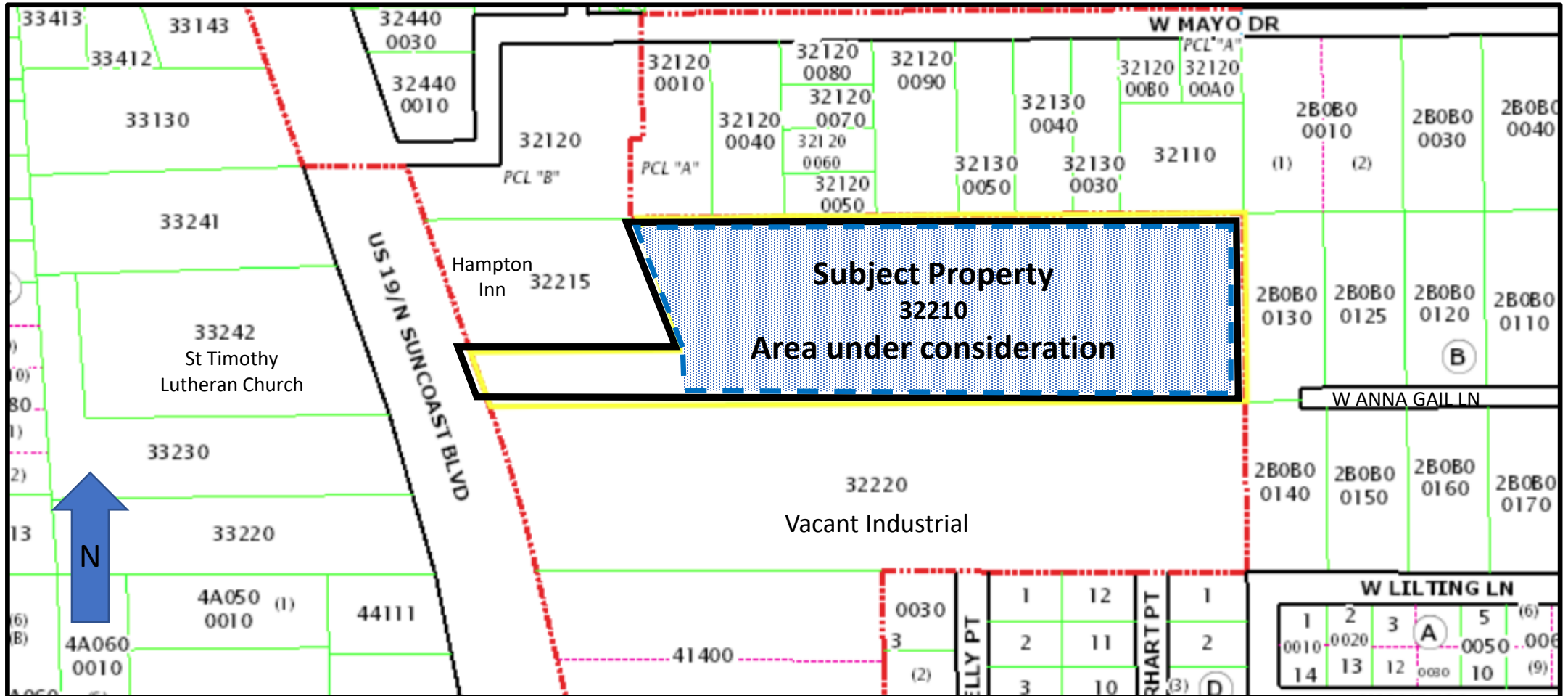


PZ22-0017 FUTURE LAND USE AMENDMENT

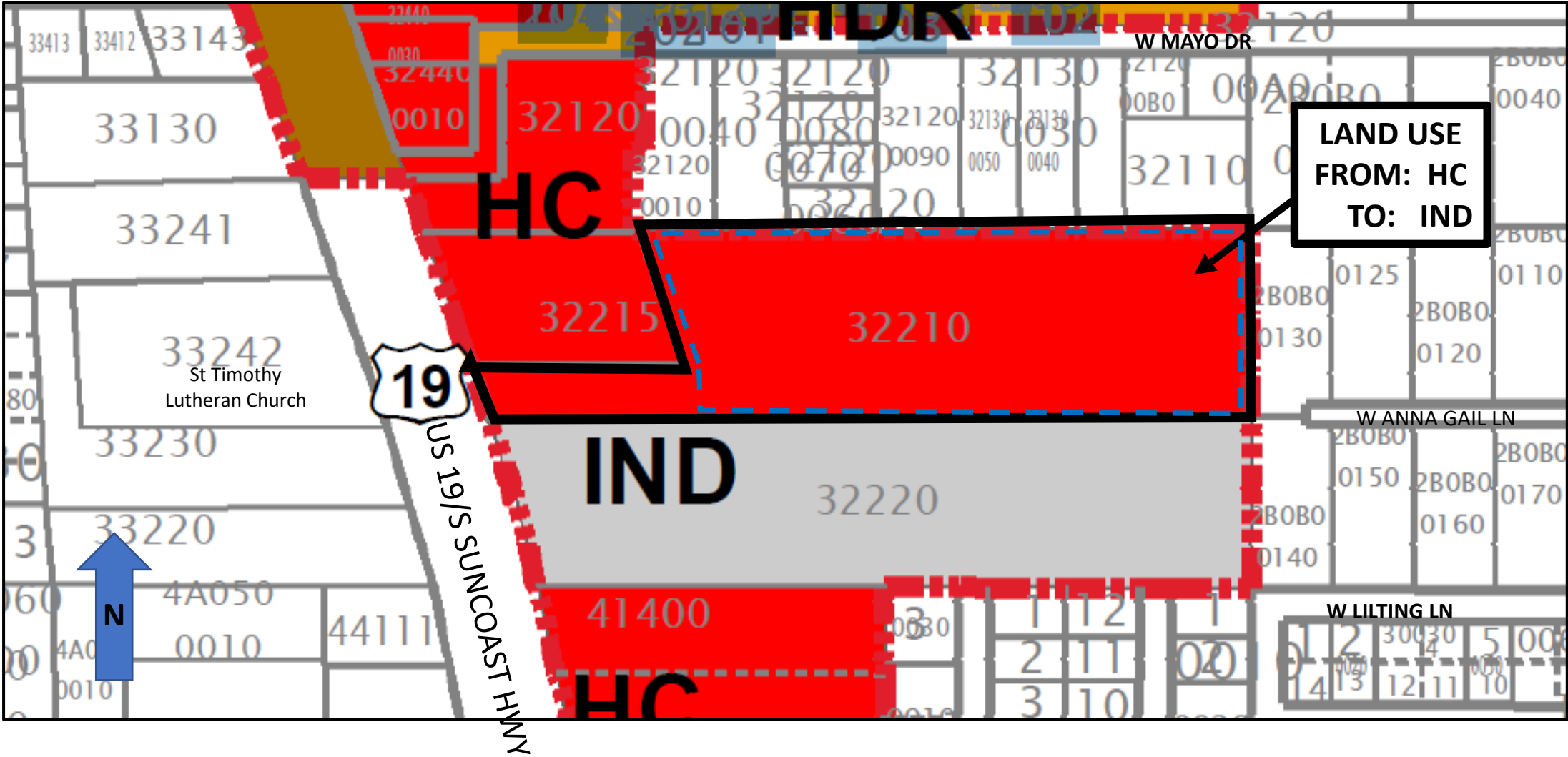
PZ22-0018 ZONING MAP AMENDMENT

**GULF COAST RV AND BOAT
STORAGE LLC**

LOCATOR MAP



FUTURE LAND USE AMENDMENT

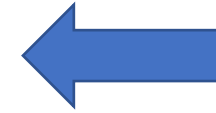


AERIAL





Subject Property Posted as it fronts US Hwy 19 (first 398' remains HC/CH)



Location where FLUM Amendment and re-zoning begins behind the hotel property

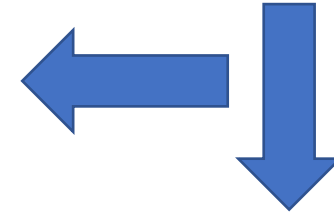


Site was a former Mobile Home Park



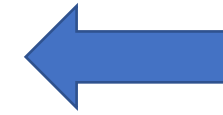


The Hampton Inn looking north and from the subject property where it will remain HC/CH.





Looking south and adjacent to the subject property.
This property is Industrial.

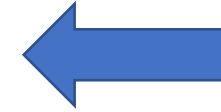


Looking west and across US Hwy 19 from the subject property.
This property is in the County and designated commercial.





Sampling of the multi-family apartments lying north and adjacent to the subject property. These front on W Mayo Dr. and are in the County's jurisdiction.



Single family residence lying east and behind the subject property. This residence fronts on W Anna Gail Ln and is in the County's jurisdiction.





QUESTIONS?

PZ22-0017 FUTURE LAND USE AMENDMENT

PZ22-0018 ZONING MAP AMENDMENT

**GULF COAST RV AND BOAT
STORAGE LLC**

DRAFT
ORDINANCE NO. 22-O-07

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, PROVIDING FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY RECLASSIFYING 8.25 ACRES (MOL) OF PROPERTY OWNED BY GULF COAST RV AND BOAT STORAGE LLC FROM HIGHWAY COMMERCIAL (HC) TO INDUSTRIAL (IND) LAND USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the City Council of the City of Crystal River, Florida recognizes the need to plan for orderly growth and development; and

WHEREAS the City Council of the City of Crystal River, Florida adopted the Crystal River Comprehensive Plan, Ordinance No. 11-O-06 on September 12, 2011, and subsequent amendments, and

WHEREAS a small-scale amendment may be adopted only under the conditions set forth in Chapter 163, Florida Statutes, and other provisions of State and local law; and

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

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

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

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

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

SECTION 1. PURPOSE

The purpose of this Ordinance is to allow a small scale amendment to the Future Land Use Map of the Comprehensive Plan of the City of Crystal River, Florida, for 8.25 acres (MOL) owned by Gulf Coast RV and Boat Storage LLC by redesignating the Future Land Use from Highway Commercial (HC) to Industrial (IND) Land Use for the reasons set forth in the above "**WHEREAS**" clauses, which are incorporated herein, in haec verba.

SECTION 2. AUTHORITY

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

The City Council of the City of Crystal River, Florida, hereby adopts and incorporates into this Ordinance the memorandum and application packet relating to the proposed amendments to the Future Land Use Map of the City of Crystal River, as if fully restated herein, in their entirety.

SECTION 3. FUTURE LAND USE MAP AMENDED

APPLICATION NO. PZ22-0017 GULF COAST RV AND BOAT STORAGE LLC

The Future Land Use Map of the Comprehensive Plan of the City of Crystal River is hereby amended to change the Future Land Use Designation from Highway Commercial (HC) to Industrial (IND) Land Use on property described in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES

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

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER/EXHIBITS

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

SECTION 6. SEVERABILITY

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

SECTION 7. EFFECTIVE DATE

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

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

APPROVED on the first reading after due public notice and public hearing the _____ day of _____, 2022.

APPROVED on the second reading after due public notice and public hearing the _____ day of _____, 2022.

ATTEST:

CITY OF CRYSTAL RIVER

MIA FINK, CITY CLERK

JOE MEEK, MAYOR

PASSED on First Reading _____, 2022

NOTICE Published on _____, 2022

PASSED on Second & Final Reading _____, 2022

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

VOTE OF COUNCIL:

Brown _____
Guy _____
Holmes _____
Fitzpatrick _____
Meek _____

Robert W. Batsel, Jr., City Attorney

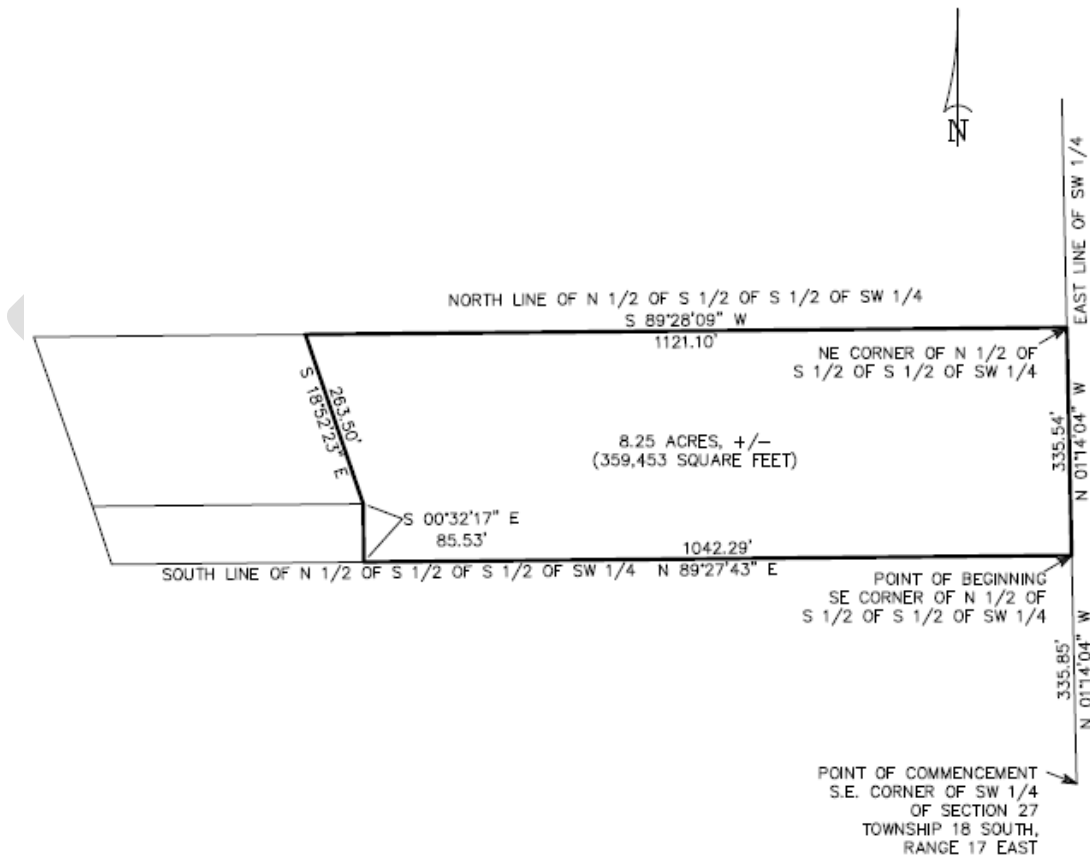
EXHIBIT "A"
LEGAL DESCRIPTION FOR COMPREHENSIVE PLAN AMENDMENT
TO THE CRYSTAL RIVER FUTURE LAND USE MAP

For property lying in Section 27, Township 18 South, Range 17 East, specifically a Part of Parcel ID 17E18S27 32210 (Alt Key 1089018), as follows:

A portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida and run thence North 01°14'04" West, along the East line of said Southwest 1/4, a distance of 335.85 feet to the southeast corner of the North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4 of Section 27 and the Point of Beginning; thence continue North 01°14'04" West, along said East line, 335.54 feet to the northeast corner of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4; thence South 89°28'09" West, along the North line of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4, a distance of 1121.10 feet; thence South 18°52'23" East, 263.50 feet; thence South 00°32'17" East, perpendicular to the South line of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4, a distance of 85.53 feet to a point on said South line; thence North 89°27'43" East, along said South line, 1042.29 feet to the Point of Beginning.

Containing 8.25 Acres (359,453 Square Feet), more or less.



DRAFT

ORDINANCE 22-O-08

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA BY REZONING 8.25 ACRES (MOL) OF PROPERTY OWNED BY GULF COAST RV AND BOAT STORAGE LLC FROM HIGH INTENSITY COMMERCIAL (CH) TO INDUSTRIAL (IND) ZONING; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 17, 2005, the City Council of the City of Crystal River, Florida, adopted the Crystal River Zoning Ordinance No. 05-O-08, and subsequent amendments, and

WHEREAS, certain rezonings are necessary to maintain consistency with the Crystal River Comprehensive Plan; and

WHEREAS, the proposed rezoning was advertised as required by the Florida Statutes, and the City of Crystal River Land Development Code; and

WHEREAS, the City of Crystal River Planning Commission on **<date>**, voted ___ - ___ to recommend to the City Council that the request to amend the official zoning map be _____; and

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

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

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

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

SECTION 1. PURPOSE.

The purpose of this Ordinance is to amend the official zoning map of the City of Crystal River, Florida, by rezoning 8.25 acres (MOL) owned by Gulf Coast RV and Boat Storage LLC, from High Intensity Commercial (CH) to

Industrial (IND) Zoning for the reasons set forth in the above "WHEREAS" clauses, which are incorporated herein, in haec verba.

SECTION 2. AUTHORITY

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

SECTION 3. ZONING MAP AMENDMENT

APPLICATION NO. PZ22-0018 GULF COAST RV AND BOAT STORAGE LLC

The official zoning map of the City of Crystal River is hereby amended to change the zoning designation from High Intensity Commercial (CH) to Industrial (IND) Zoning on property described in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES

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

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER/EXHIBITS

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

SECTION 6. SEVERABILITY

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

SECTION 7. EFFECTIVE DATE

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

THIS ORDINANCE was introduced and placed on first reading on the _____ day of _____, 2022 and upon motion duly made and seconded was passed on first reading.

THIS ORDINANCE was introduced and placed on a second reading on the _____ day of _____, 2022, and upon motion duly made and seconded was passed on second reading.

ATTEST:

CITY OF CRYSTAL RIVER

MIA FINK, CITY CLERK

JOE MEEK, MAYOR

PASSED on First Reading _____, 2022

NOTICE Published on _____, 2022

PASSED on Second & Final Reading _____, 2022

APPROVED AS TO FORM AND LEGALITY:

VOTE OF COUNCIL:

Meek _____

Guy _____

Brown _____

Fitzpatrick _____

Holmes _____

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

EXHIBIT "A"

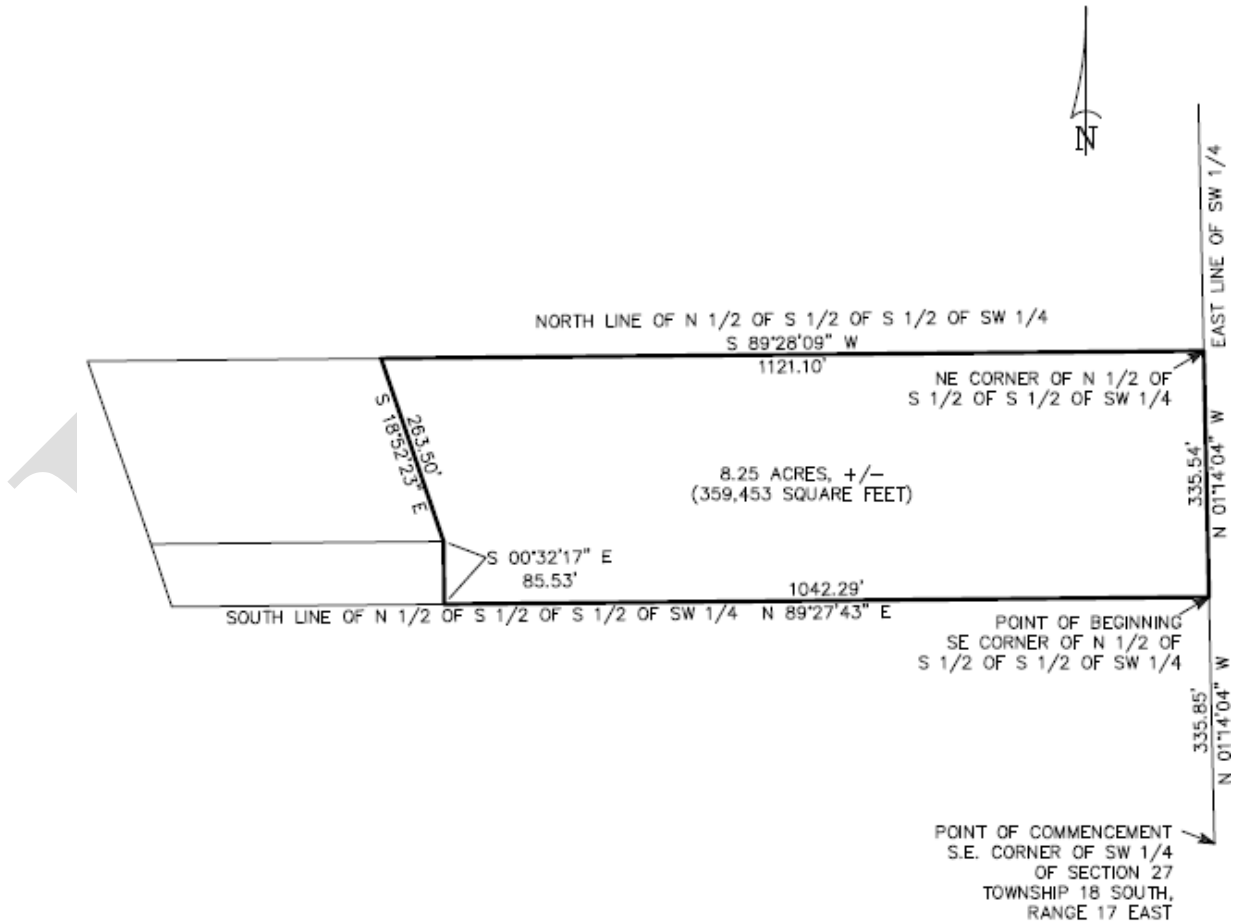
LEGAL DESCRIPTION FOR AMENDMENT TO THE CRYSTAL RIVER ZONING MAP

For property lying in Section 27, Township 18 South, Range 17 East, specifically a Part of Parcel ID 17E18S27 32210 (Alt Key 1089018), as follows:

A portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida and run thence North 01°14'04" West, along the East line of said Southwest 1/4, a distance of 335.85 feet to the southeast corner of the North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4 of Section 27 and the Point of Beginning; thence continue North 01°14'04" West, along said East line, 335.54 feet to the northeast corner of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4; thence South 89°28'09" West, along the North line of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4, a distance of 1121.10 feet; thence South 18°52'23" East, 263.50 feet; thence South 00°32'17" East, perpendicular to the South line of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4, a distance of 85.53 feet to a point on said South line; thence North 89°27'43" East, along said South line, 1042.29 feet to the Point of Beginning.

Containing 8.25 Acres (359,453 Square Feet), more or less.





City of Crystal River

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

RE: Application Nos. PZ22-0017/PZ22-0018

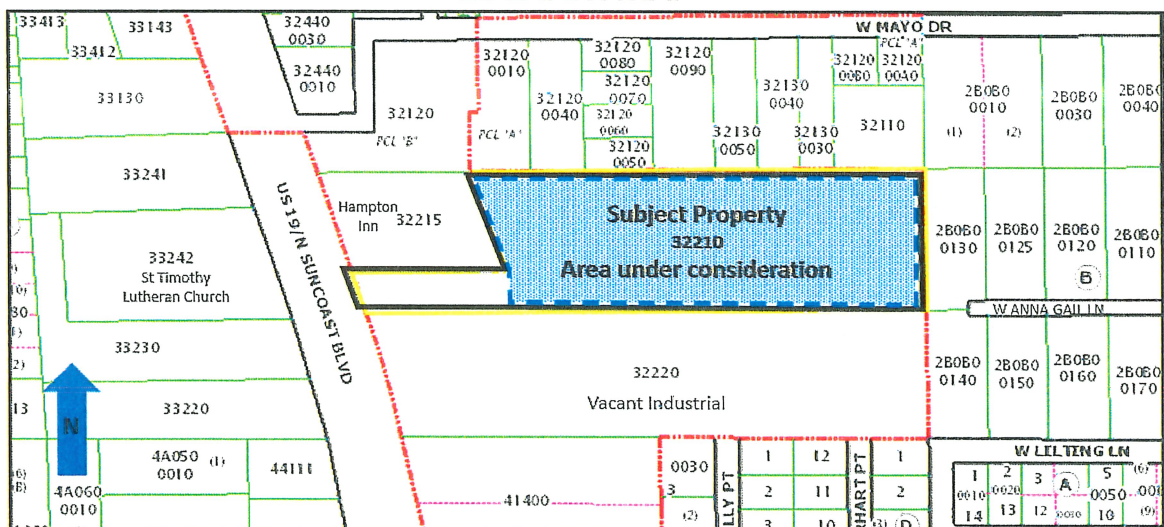
February 14, 2022

Notice of Proposed Small-Scale Comprehensive Plan Amendment and Proposed Amendment to the Official Zoning Map of the City of Crystal River.

Dear Property Owner:

Please be advised that **Gulf Coast RV and Boat Storage LLC** has made formal application to the City of Crystal for a small scale amendment to the Future Land Use Map of the Comprehensive Plan of the City of Crystal River, Florida, for 8.25 acres (MOL) to redesignate the Future Land Use from Highway Commercial (HC) to Industrial (IND) land use category; and by reclassifying the property on the Official Zoning Map from High Intensity Commercial (CH) to Industrial (IND) zoning district. The subject property is located at 1075 N Suncoast Boulevard, Crystal River, Florida 34429, lying in Section 27, Township 18S, Range 17E, specifically, a part of Parcel ID 17E18S27 32210 (AK 1089018), as identified in the records of the Citrus County Property Appraiser. A complete legal description is on file with the City of Crystal River, Planning and Community Development Services Department.

LOCATOR MAP



Subject Property: 1075 N Suncoast Boulevard, Crystal River

You are being sent a notification because you are located within 300 feet of the subject property. If you wish to speak for or against this request for a Future Land Use Map Amendment and Re-Zoning Request, please be advised that Public Hearings will be held on:

Planning Commission: Thursday, March 03, 2022, at 5:30 p.m.

City Council: First Reading - Monday, March 28, 2022, at 5:30 p.m.
Second Reading - Monday, April 11, 2022, at 5:30 p.m.

The meetings will be held in the City Council Chambers, City Hall, 123 NW Highway 19, Crystal River, FL 34428.

This application is available for viewing during normal business hours, 8:30 a.m. to 4:30 p.m. in the Planning and Community Development Department located at 123 NW Highway 19, Crystal River, Florida.

Any person deciding to appeal any decision made by the commission with respect to any matter considered at this meeting or hearing will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.

If you have any questions concerning this application, please call 352-795-4216 Ext. 340.

Sincerely,



Jenette Collins, AICP
Urban Planner
Planning and Community Development Services Department
City of Crystal River

CC: File PZ21-0017/PZ21-0018



City of Crystal River

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

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

**Fee: Small Scale - \$250 <10 ac Large Scale - \$750
TO BE PAID AT TIME OF APPLICATION**

Check One: Small Scale # Acres 8.25 +/- AltKey: 1089018
Large Scale # Acres _____ Parcel #: 32210

Name of Petitioner(s): Clay Sweger - eda consultants, inc.

Address of Petitioner(s): 720 SW 2nd Avenue, South Tower, Ste. 300

City Gainesville State FL Zip Code 32601

Phone # 352-373-3541 Fax # N/A Cell # 352-316-1984

Email Address: csweger@edaf1.com

Legal Description attached: Yes No Survey attached: Yes No

Street address of property (if applicable): 1075 N. Suncoast Blvd

Existing Land Use: Highway Commercial Proposed Land Use: Industrial

Reason for Request: A proposed small scale land use map change from Highway Commercial (HC) to Industrial (I) on approximately 8.25 acres to allow a proposed future RV & Boat Storage Facility.

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

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

Clay Sweger, being first duly sworn, affirm and say that I am the:

(check one)

_____ owner, or

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

Clay Sweger
Signature

720 SW 2nd Ave. South Tower, Suite 300
Address

(352) 373-3541
Phone Number

Gainesville, FL 32601
City, State, Zip Code

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me this 21st, day of January, 2022, by Clay Sweger, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

Audra Burrell
Notary Public



Commission No.: 676 919961

Commission Expires: 12/1/23

AGENT AUTHORIZATION

APPLICATION REQUEST: (check one)

___ Variance ___ Special Use ___ Minor Subdivision/Lot Reconfiguration

___ Plat Vacation ___ Street Vacation X Comprehensive Plan Amendment

X Zoning Amendment ___ Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section ___ Township ___ Range ___ Alternate Key # 1089018

Lot/Parcel 32210 Block N/A

Subdivision N/A

I, Micah Linton of Gulf Coast RV and Boat Storage, LLC, owner of the above described property, authorize Clay Sweger of eda consultants, inc. to serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: [Signature]
(Signature of Owner)

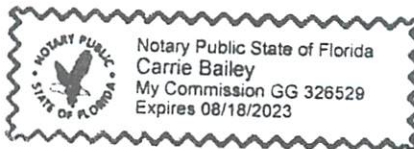
STATE OF FLORIDA
COUNTY OF CITRUS

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

WITNESS my hand and official seal this 20 day of January, 2022

Carrie Bailey Seal
Printed Name

[Signature]
Notary Public - State of Florida



Altkey: 1089018
GULF COAST RV AND BOAT STORAGE LLC

Parcel ID: 17E18S27 32210
1075 N SUNCOAST BLVD , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 1000 - VACANT COMM
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 0119 - HWY 19 CRYSTAL RIVER AREA
Tax District 000R - CITY OF CRYSTAL RIVER
Subdivision 003649 - UNREC TRACTS IN 27-18S-17E
Short Legal THE NORTH 1/2 OF SOUTH 1/2 OF SOUTHEAST 1/4 OF
SOUTHWEST 1/4---AND ALL THAT PART OF THE NORTH
1/2 OF SOUTH 1/2 OFSOUTHWEST 1/4 OF SOUTHWEST
1/4 THAT LIES EAST OF U.S.
Est. Parcel Sqft 427,295
Est. Parcel Acres 9.81
Map SC-TW-RG 27-18S-17E

Mailing Address

Name GULF COAST RV AND BOAT STORAGE LLC
Mailing Address 343 NW COLE TER STE 201
LAKE CITY FL 32055

All Owners

Name	Owner Type
GULF COAST RV AND BOAT STORAGE LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	\$416,930	\$0	\$416,930	\$416,930	\$0	\$416,930	\$0	\$8,449.25	Link
2020	\$416,930	\$0	\$416,930	\$416,930	\$0	\$416,930	\$0	\$7,774.87	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/27/2018	\$450,000	2894/1368	00-WARRANTY DEED	I
03/19/2015	\$100	2679/0800	03-SAME FAMILY/DEED FOL	I
07/01/1998	\$185,300	1255/1044	00-WARRANTY DEED	I
12/01/1994	\$235,000	1062/1065	00-WARRANTY DEED	I

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
04/30/2013	PD130003	DEMO ALL MOBILES EXCEPT #10	\$18,300	
03/10/2000	200001783	MH 14X68 "1988" SKYLINE	\$20,000	11/10/2020
04/01/1998	199802598	REPL MH '97 16X80 OAKWOOD	\$40,000	
03/01/1998	199802011	200 AMP ELEC UPGRADE	\$100	
12/01/1997	199708021	MH REPLACEMENT	\$12,453	
01/01/1995	9500447	FENCE 8' & SUBDIVISION ID	\$400	03/01/1995
01/01/1995	9500071	MH- MH RPL '95 FLEETWOOD	\$11,000	03/01/1995
07/01/1992	9204704	89 MH 26X36 LT 17	\$19,995	07/01/1992
10/01/1990	9017139	MH 12 X 50 LT 11	\$1,000	04/01/1991
05/01/1990	9013005	MH RELOCATE FROM LT8 TO14	\$1,500	07/01/1990
05/01/1990	9013460	MH REPLACEMENT 12X50 L-10	\$5,000	06/01/1990

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1019-COMM HWY 19	A-ACREAGE	9.81	100.0	1431				CH

Total Misc Value

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1089018		000R

GULF COAST RV AND BOAT STORAGE
LLC
343 NW COLE TER STE 201
LAKE CITY, FL 32055

1075 N SUNCOAST BLVD
THE NORTH 1/2 OF SOUTH 1/2 OF SOUTHEAST 1/4 OF
SOUTHWES
See Additional Legal on Tax Roll
Exemptions:

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	416,930	0	416,930	6.1937	2,582.34
Transportation Trust	416,930	0	416,930	0.5972	248.99
Health Department	416,930	0	416,930	0.0626	26.10
Library	416,930	0	416,930	0.3207	133.71
Schools Local Req'd Effort	416,930	0	416,930	3.5690	1,488.02
Schools Capital Outlay	416,930	0	416,930	1.5000	625.40
Schools Discretionary	416,930	0	416,930	0.7480	311.86
City of Crystal River	416,930	0	416,930	6.5900	2,747.57
SWFWMD General	416,930	0	416,930	0.2535	105.69
Mosquito Control	416,930	0	416,930	0.4307	179.57
TOTAL				20.2654	\$8,449.25

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
		\$0.00
NON-AD VALOREM ASSESSMENTS		

COMBINED TAXES AND ASSESSMENTS	\$8,449.25	See reverse side for important information.
---------------------------------------	------------	---------------------------------------------

If Paid By	Nov 30, 2021				
Please Pay	\$0.00				

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1089018		000R

GULF COAST RV AND BOAT
STORAGE LLC
343 NW COLE TER STE 201
LAKE CITY, FL 32055

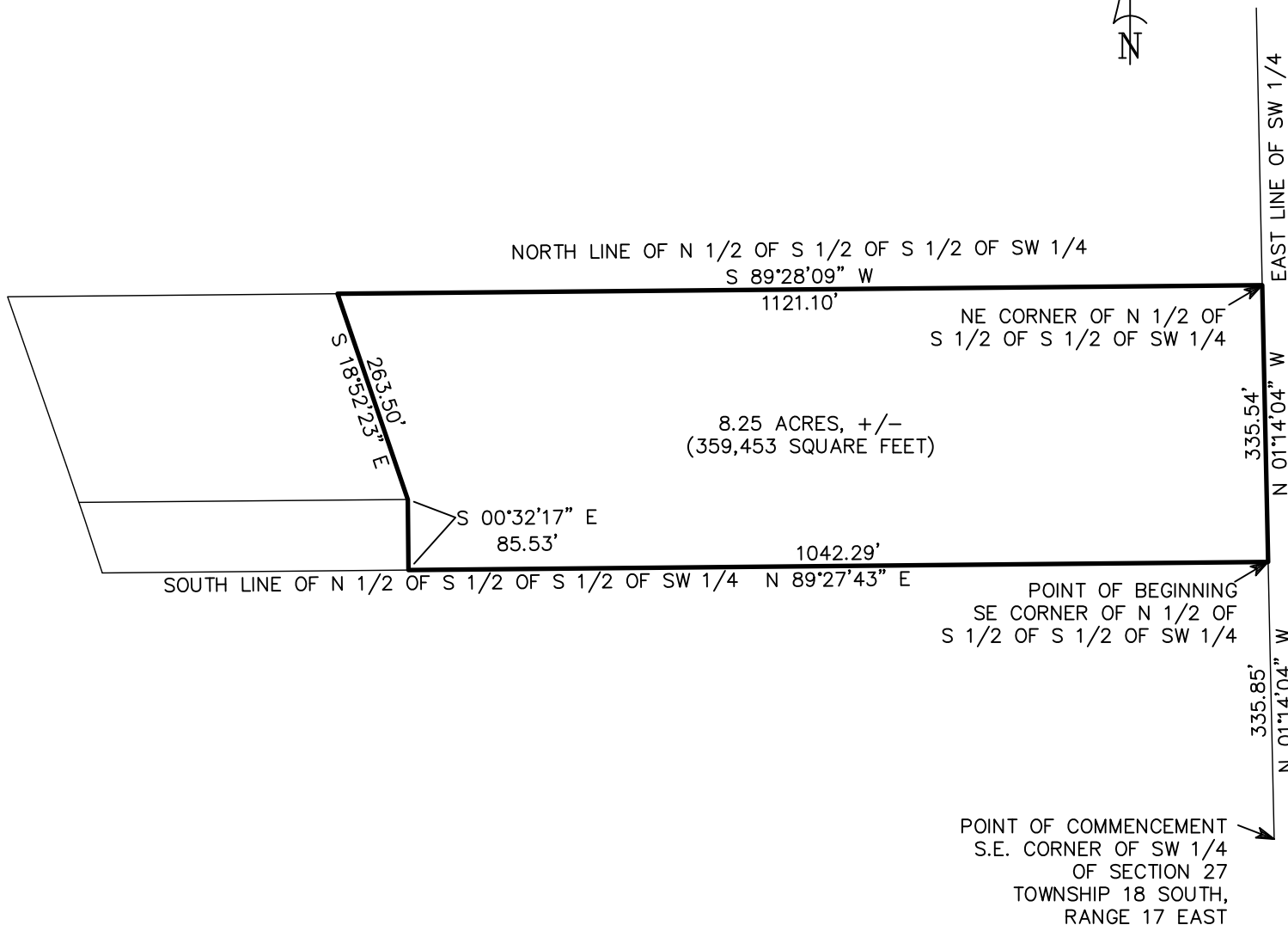
1075 N SUNCOAST BLVD
THE NORTH 1/2 OF SOUTH 1/2 OF
SOUTHEAST 1/4 OF SOUTHWES
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Paid By	Nov 30, 2021				
Please Pay	\$0.00				

RETURN WITH PAYMENT.

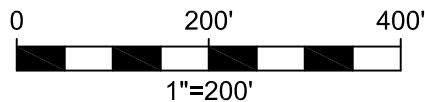
DO NOT WRITE ON BOTTOM PORTION



J:\BOB\2021-203Rezoning.dwg

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		1/21/2022	2021-203		



LEGAL DESCRIPTION SKETCH OF

A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF
THE SOUTH 1/2 OF THE SOUTHWEST 1/4
OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST
CITRUS COUNTY, FLORIDA

FOR: GULF COAST RV & BOAT STORAGE, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: _____ P.S.M. _____

Corporate Authorization
No. LB 2389



eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

Legal Description

A portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida and run thence North 01°14'04" West, along the East line of said Southwest 1/4, a distance of 335.85 feet to the southeast corner of the North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4 of Section 27 and the Point of Beginning; thence continue North 01°14'04" West, along said East line, 335.54 feet to the northeast corner of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4; thence South 89°28'09" West, along the North line of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4, a distance of 1121.10 feet; thence South 18°52'23" East, 263.50 feet; thence South 00°32'17" East, perpendicular to the South line of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4, a distance of 85.53 feet to a point on said South line; thence North 89°27'43" East, along said South line, 1042.29 feet to the Point of Beginning.

Containing 8.25 Acres (359,453 Square Feet), more or less.

LEGAL DESCRIPTION:

The North 1/2 of South 1/2 of Southeast 1/4 of Southwest 1/4 and all that part of the North 1/2 of South 1/2 of Southwest 1/4 of Southwest 1/4 that lies east of US Highway No. 19 in Section 27, Township 18 South, Range 17 East.

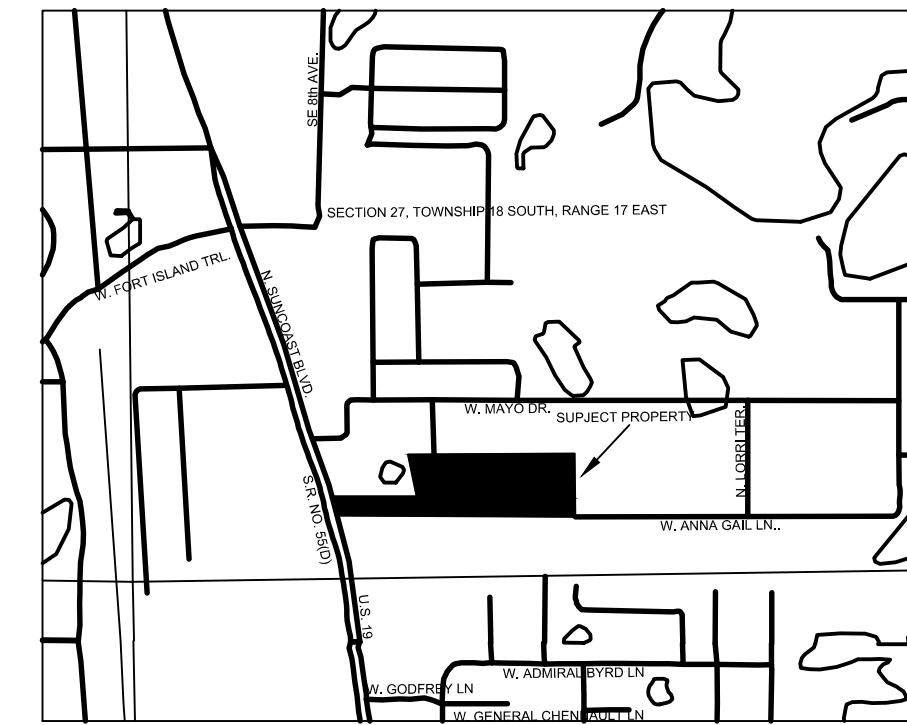
Less and except: a portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East of Tallahassee meridian, Citrus County, Florida, being more particularly described as follows: commencing at the South 1/4 corner of said Section 27 to the Northeast corner of the North 1/2 of the South 1/2 of the Southwest 1/4 of said Section 27, Township 18 South, Range 17 East, thence S 89° 28' 09" W along the North line of the North 1/2 of the South 1/2 of the Southwest 1/4 of said Section 27, Township 18 South, Range 17 East, thence continuing S 89° 28' 09" W along said line 400.00 feet to the Easterly right-of-way State Road No. 55 (US Highway No. 19) per sheet four (4) of the state road right-of-way Map No. 0203 (project 793 ced-citrus county); thence S 19° 14' 00" E along said Easterly right-of-way 217.31 feet to the beginning of a tangent curve concave to the Southwest, having a central angle of 00° 27' 27" and a radius of 5,829.65 feet; thence along the arc of said curve to the right 46.56 feet (chord bearing and distance between said points being S 19° 00' 17" E, 46.58 feet); thence leaving said Easterly right-of-way N 89° 28' 09" E, 398.74 feet; thence N 18° 56' 03" W, 236.47 feet to the POINT OF BEGINNING.

Subject to a 10.00 foot easement along the South boundary.

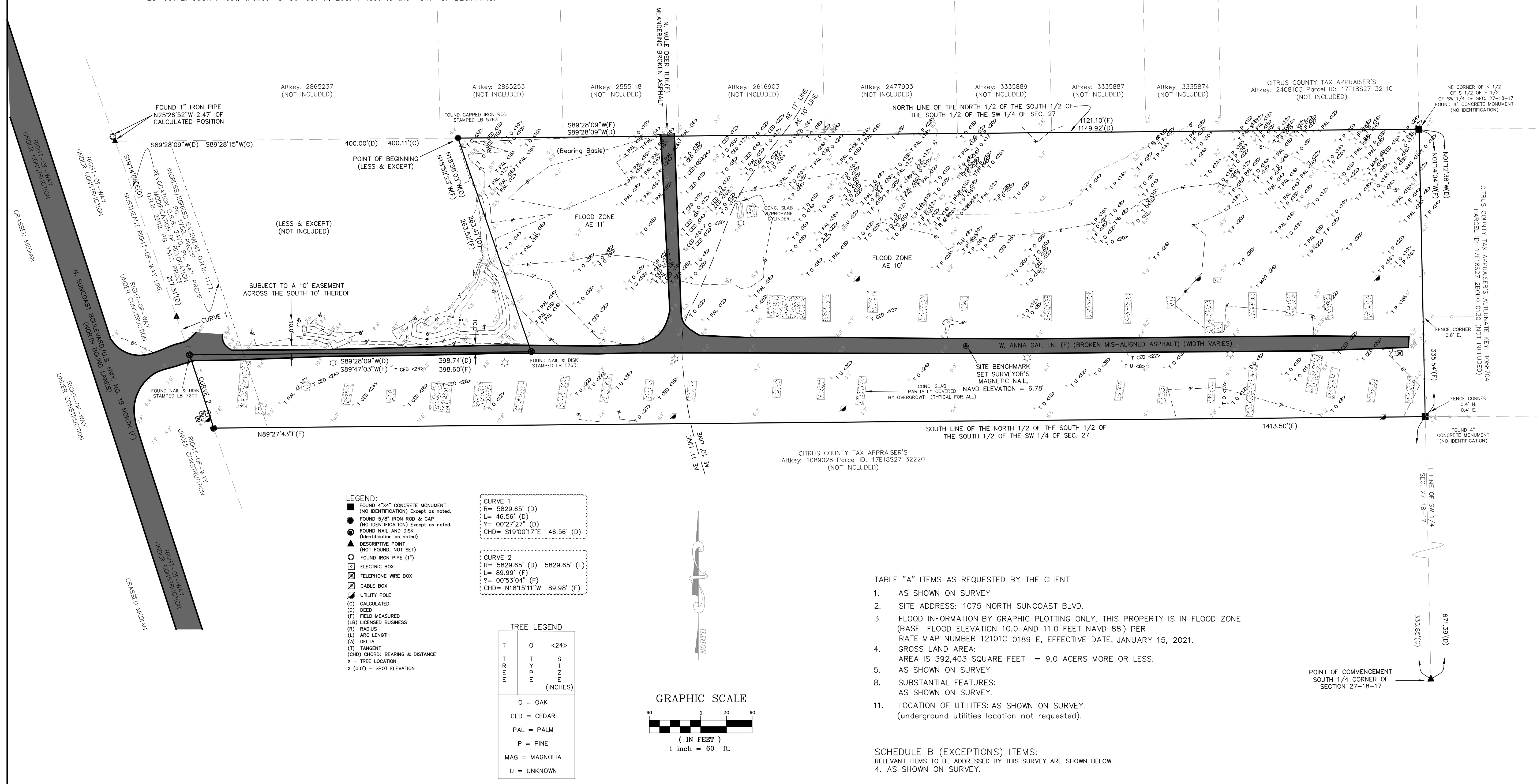
Together with an easement over and across the South 10 feet of the following described land; a portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East of Tallahassee meridian, Citrus County, Florida, being more particularly described as follows: commencing at the South 1/4 corner of said Section 27, Township 18 South, Range 17 East of the East line of the Southwest 1/4 of said Section 27 to the Northeast corner of the North 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, thence S 89° 28' 09" W along the North line of the North 1/2 of the South 1/2 of the Southwest 1/4 of said Section 27, Township 18 South, Range 17 East, thence continuing S 89° 28' 09" W along said line 400.00 feet to the Easterly right-of-way map No. 55 (US Highway No. 19) per sheet four (4) of the state road right-of-way map No. 0203 (project 793 ced-citrus county); thence S 19° 14' 00" E along said Easterly right-of-way 217.31 feet to the POINT OF BEGINNING of a tangent curve concave to the Southwest, having a central angle of 00° 27' 27" and a radius of 5,829.65 feet; thence along the arc of said curve to the right 46.56 feet (chord bearing and distance between said points being S 19° 00' 17" E, 46.58 feet); thence leaving said Easterly right-of-way N 89° 28' 09" E, 398.74 feet, thence N 18° 56' 03" W, 263.47 feet to the POINT OF BEGINNING.

SURVEYORS NOTES:

- The bearings shown hereon are based on Deed calls and field monumentation with the North boundary line of the Subject Parcel held to bear S89°58'20"W, as described by the Record Deed.
- This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
- No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
- The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
- The elevations shown hereon are Florida State Plane West Zone, NAD83 (1990), 3rd Order.
- Approximate location of flood zone line shown hereon was scaled from FEMA (Federal Emergency Management Agency) rate map and has not been verified by field measurements.



LOCATION MAP
SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST
(NOT TO SCALE)



FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone AE (Base Flood Elevations 10.0' and 11.0'), per Flood Insurance Rate Map number 12017C0189E, EFFECTIVE DATE: January 15, 2021.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, and 11 of Table A thereof and Schedule B of Title Policy No. OP-25-FL1200-6600367. The fieldwork was completed on December 03, 2021.

Date of Plot or Map: DECEMBER 16, 2021

CERTIFIED TO:
GULF COAST RV & BOAT STORAGE, LLC, a Florida Limited Liability Company
HOME/LAND TITLE, INC.
WESTCOR LAND TITLE INSURANCE COMPANY

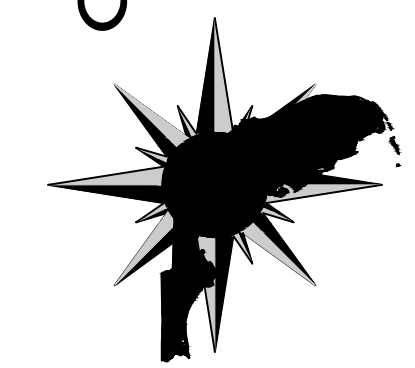
Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

DATE	REVISION

ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHIC SURVEY
James C. Jennings, Jr.

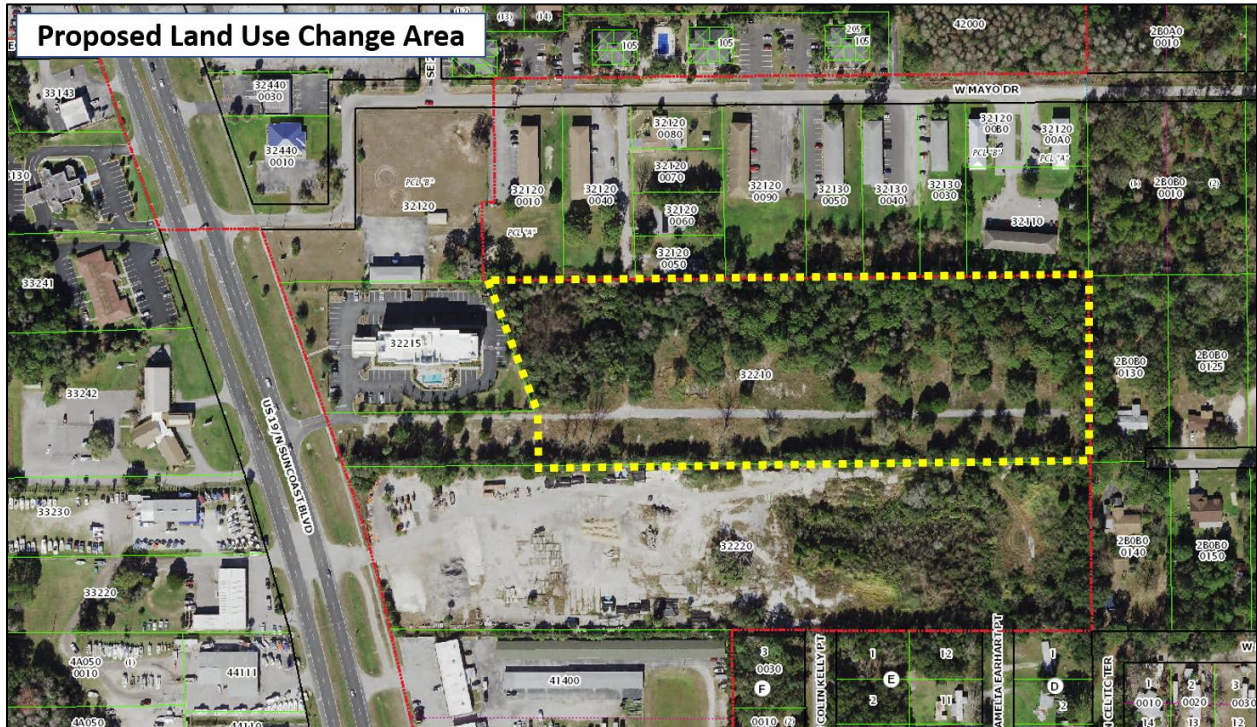
CITRUS COUNTY, FLORIDA

Project No.: 18247
Field Book: SEE/FILE
Field Date: 12/03/2021
Drawn By: JWS
Sheet: 1 of 1
Scale: 1" = 60'



GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph: 352.563.1252 Fax: 352.563.1253

Small Scale Comprehensive Plan Amendment Land Use Change Application



Project Request: A proposed Comprehensive Plan land use map amendment to amend the Future Land Use Map from Highway Commercial (HC) to Industrial (I).

Project Location: 1075 N. Suncoast Blvd. (US Highway 19)
Tax Parcel Number 32210 / AltKey 1089018

Project Size: 8.25 Ac. (+/-)

Project Owner: Gulf Coast RV and Boat Storage LLC

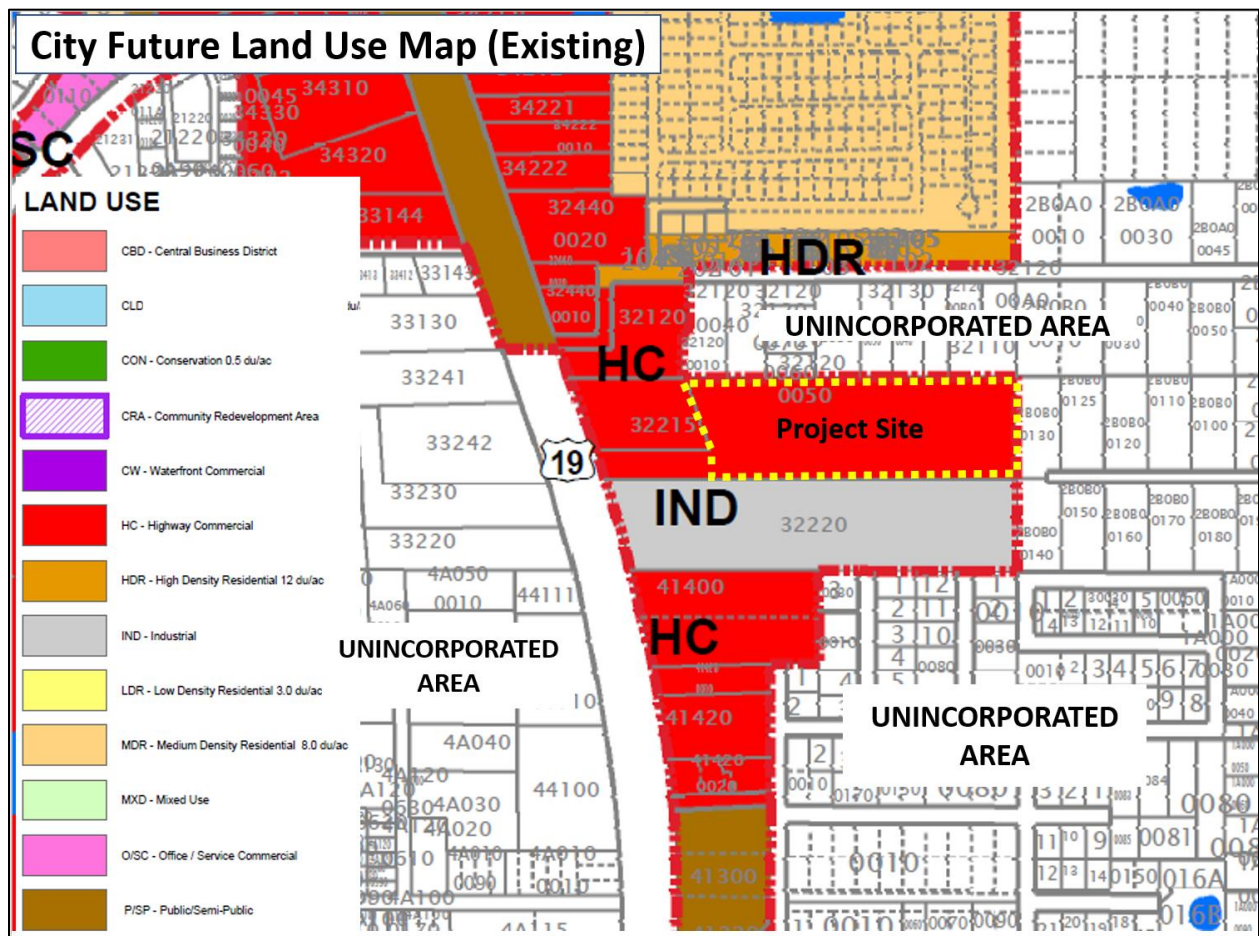
Report Date: January 27, 2022

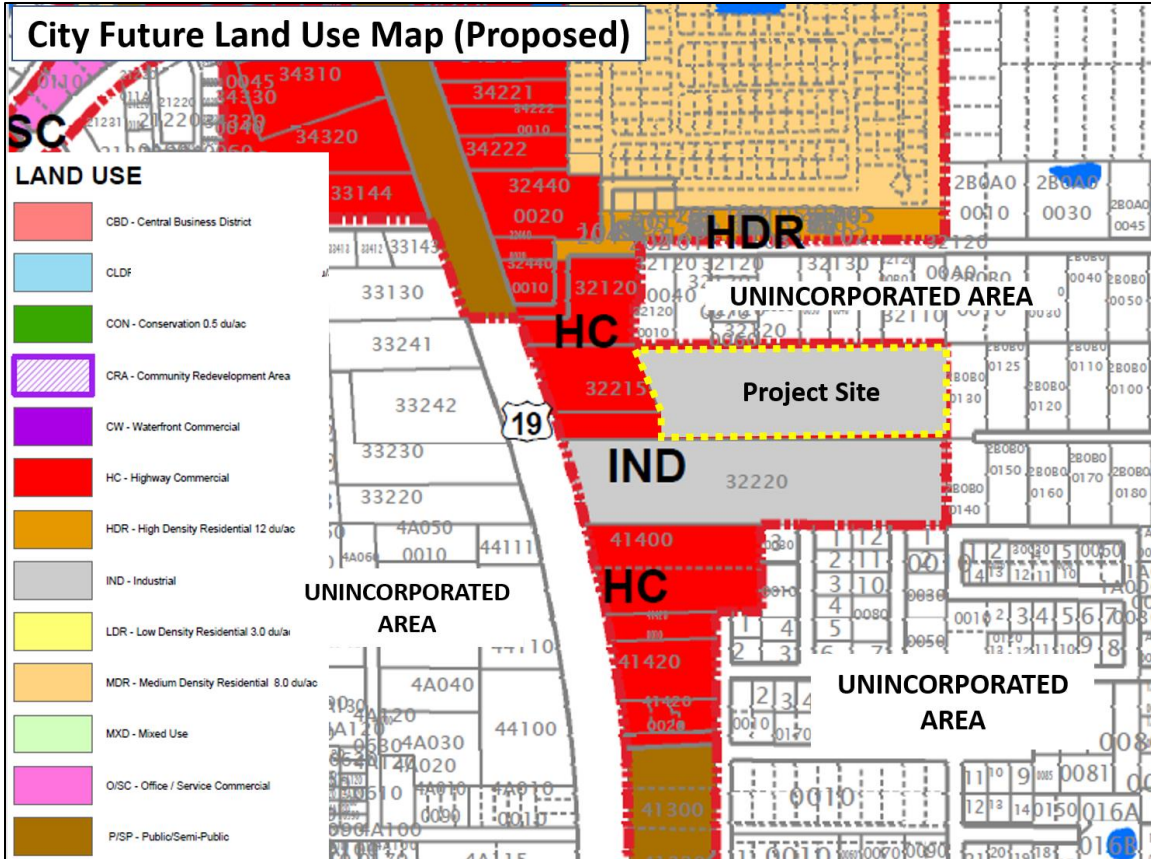
Prepared By: Clay Sweger, AICP, LEED AP
eda consultants, inc.

Project Background / Project Request

The owner of the subject property, Gulf Coast RV and Boat Storage LLC requests approval of a Small Scale Comprehensive Plan amendment (land use change) to the City of Crystal River Future Land Use Map from Highway Commercial (HC) to Industrial (I) on the easternmost 8.25 (+/-) acres of property located at 1075 US Highway 19 / N. Suncoast Blvd. (portion of parcel number 32210 / Altkey 1089018). The total property owned by the applicant is approximately 9.0 (+/-) acres in size. The westernmost 0.75 acres of the parcel will remain with a Highway Commercial (HC) future land use designation to allow for a continued commercial development pattern along US Highway 19 (N. Suncoast Blvd.).

The existing and proposed land use maps are illustrated in the following two exhibits:





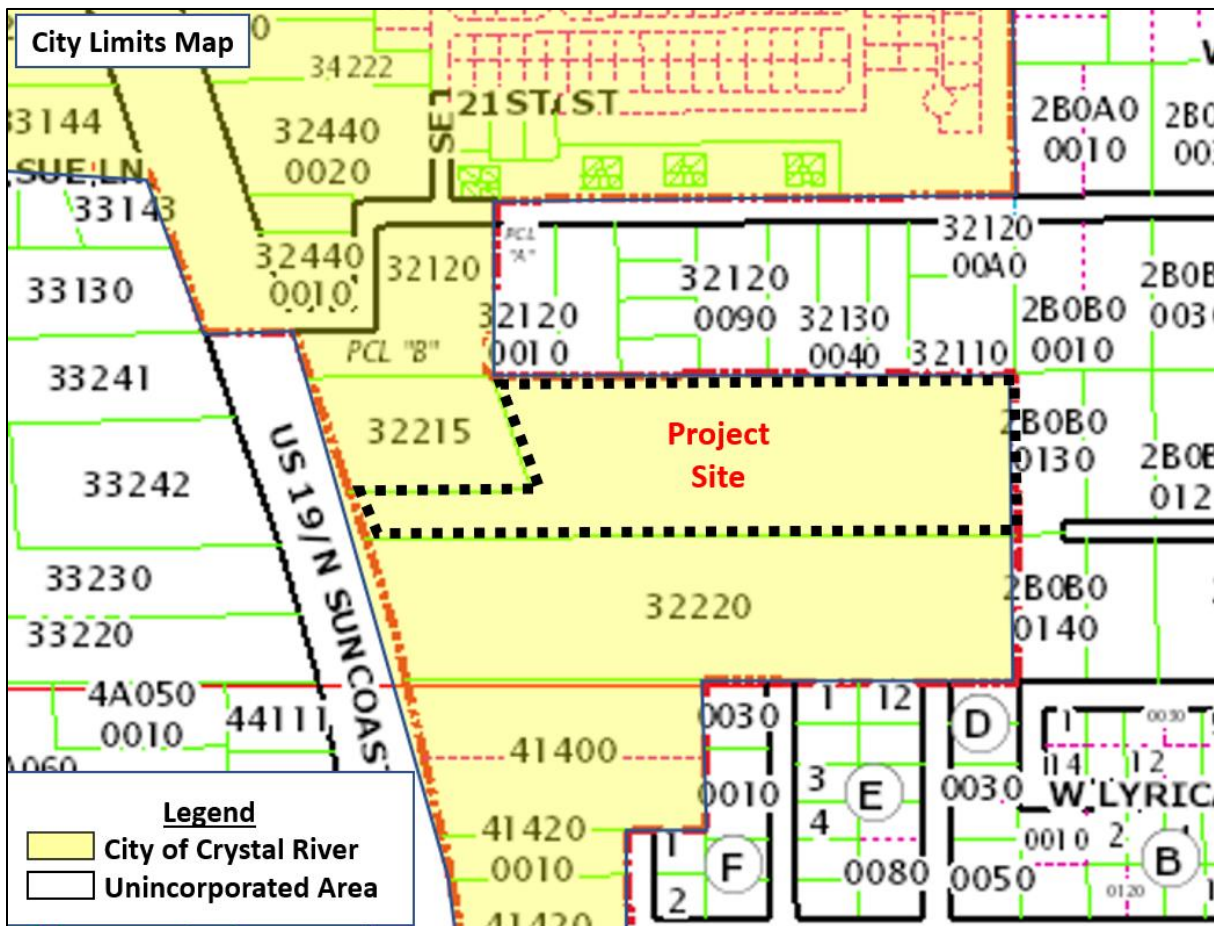
Existing Site Conditions

The subject property is the location of an abandoned former mobile home park and is currently unused. Some previous infrastructure from the mobile home park is in place and the property but not utilized. The site gains vehicular access to US 19 via an existing paved driveway entrance that is shared by the adjacent Hampton Inn hotel development. The following are photos identifying these existing conditions:





The subject property is located within the City limits of the City of Crystal River, as indicated on the following exhibit (with city lands outlined in yellow and unincorporated areas in white):



Existing and Future Land Use Pattern and Compatibility

As indicated in the table and exhibit below, the property is located along US 19 / N. Suncoast Blvd., a state arterial roadway and adjacent commercial and industrial lands to the west and south, respectively. The subject property currently has a commercial designation. Multi-Family and Residential uses in the unincorporated area to the north and east will be properly buffered/screened from future development to ensure compatibility.

Existing Development Patterns	Existing Use	Future Land Use Designation
North	Multi-Family	RUR
South	Industrial	Industrial
East	Residential	MDR
West	Vacant	Commercial



As indicated above, the subject property currently has a commercial designation and is abutting compatible industrial land to the south and commercial land to the west and has direct access to US 19 / N. Suncoast Blvd., a state arterial roadway. In addition, Multi-Family and Residential uses in the unincorporated area to the north and east will be properly buffered/screened from future development to ensure compatibility.

Consistency with Comprehensive Plan

As stated, the application proposes to change the future land use map from Commercial to Industrial. The following Comprehensive Plan policies apply to this proposed land use change application. The policies listed below with the applicant's consistency statements included.

Future Land Use Element:

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

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

POLICIES:

A) *All public facilities and service must meet the level of service (LOS) standards adopted in this plan concurrent with the impacts of development.*

B) *Building permits or development orders will not be issued for new development where public facilities and services are not available at the level of service standards established in this plan.*

C) *Zoning designations and other land development regulations shall direct development to areas where public facilities are available.*

Consistency: **The subject property is a formerly developed site along US 19 with a commercial future land use designation and the land use change will help facilitate the redevelopment of the property. In addition, public facilities are available to serve the area. The amendment will not create urban sprawl based on the above information above and the compliance with state criteria related to urban sprawl outlined below:**

Requirement: Provide an Urban Sprawl Analysis which evaluates whether the proposed amendment incorporates a development pattern or urban form that achieves four or more of the following criteria:

1. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;

Response: **The proposed land use change from Highway Commercial to Industrial category will not create an increased impact on natural resources. There are no known environmental features on the property. In addition, the site was previously developed and there are no natural areas remaining on the property. Any future development shall comply with Crystal River environmental protection**

regulations and require an Environmental Resource Permit (ERP) from the Water Management District.

2. Promotes the efficient and cost effective provision or extension of public infrastructure and services;

Response: The proposed land use change from Highway Commercial to Industrial category will promote development activity on this property in a portion of the City in which public infrastructure and services are in place to support development without any public funded extension of services. The site will be served with on-site water and sewer service, thereby not creating any increased demand on this public infrastructure. In addition, the property is in close proximity to police and fire services, thereby not requiring extended travel time to serve the site with these services.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;

Response: The proposed land use change from Highway Commercial to Industrial category will allow for a mix of non-residential development types in close proximity to each other and maintains the commercial frontage along US Highway 19, which promotes more compact development in which there is an increase opportunity for a variety of connected and walkable uses.

4. Promotes conservation of water and energy;

Response: The proposed land use change from Highway Commercial to Industrial category will promote the conservation of water and energy because it is supporting development activity in more concentrated areas that are closer to higher population areas, along a major state arterial roadway, with utilities available to serve the site and not in more remote, rural areas. Concentration of development helps reduce the overall potential need / usage of water and energy.

5. Preserves agricultural areas and activities;

Response: The project area does not contain any existing agricultural activities and therefore, will not negatively affect preservation of agricultural areas and activities.

6. Preserves open space and natural lands and provides for public open space and recreation needs;

Response: The proposed industrial use of the land will meet all of the requirements of the above stated requirement by providing appropriate code-required open space as part of future development. In addition, there are no environmentally sensitive features, natural lands or public open spaced on the property.

7. Creates a balance of land uses based on demands of residential population with the non-residential needs of an area;

Response: The proposed land use change from Highway Commercial to Industrial category will allow for a mix of non-residential activities on the subject property, including both commercial and industrial uses, thus promoting a balanced and varied set of uses to serve the local population within the City.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit-oriented development or new towns.

Response: The proposed use of the properties will not create sprawl, as the proposed land use change will help promote the urban redevelopment of a previously developed (and now abandoned) site in the urbanized portion of the City with all necessary public facilities available to serve the property. Because of these reasons, the land use change will reduce development intensity in the more rural areas of the County.

OBJECTIVE 2.6 *The Crystal River Comprehensive Plan establishes a Future Land Use Map (FLUM) and land use categories to accommodate the projected population needs.*

B) *The following land use categories are adopted into the FLUM to implement the City of Crystal River Comprehensive Plan:*

B-9: Industrial (IND). *The purpose of this land use category is for assembling and processing, warehousing, and shipping uses. Essential services and utilities are allowable. Maximum impervious surface shall not exceed 70 percent.*

Appendix FLUE-2: Future Land Use Map Categories and Descriptions

NO.	FUTURE LAND USE CATEGORY	DESCRIPTION	MAX. DENSITY* OR INTENSITY	MAXIMUM FAR
		educational and cultural		
9	Highway Commercial (HC)	retail, vehicle sales and repair, service stations, restaurants, convenience stores, lodging, financial institutions, theaters, and entertainment uses	75% max. lot coverage outside CRA/ 85% max lot coverage inside CRA	0.7
10	Industrial (IND)	assembling and processing, warehousing and shipping	70% max. lot coverage	0.5

Consistency: The application proposes to change the future land use map from Highway Commercial to Industrial. Any future development activity on site shall comply with the permitted uses, max density/intensity and maximum floor area ratio identified in the policy and table above and will be demonstrated in a properly filed site plan application to the City of Crystal River.

Summary

The Data & Analysis Report in the City Comprehensive Plan indicates that in 2020, less than 19 acres of total land within the City limits (0.4%) had an Industrial future land use designation, as indicated below:

Existing Land Use, 2020

LAND USE CATEGORY	EXISTING LAND USE ACREAGE	PERCENT
Residential Single-family and multifamily	564.12	13.4
Commercial General and office	613.21	14.6
Industrial	18.36	0.4
Total Public/Semi-Public	532.61	12.7
Public/Semi-Public	402.89	9.6
Educational	86.7	2.1
Transportation/Communication/Utilities	43.02	1.0
Vacant, agriculture and non-ag	2,481.55	58.9
Non-agriculture	2,194.61	52.1
Agriculture	100.87	2.4
Other, Wastelands	186.07	4.4
TOTAL	4,209.85	100.0

Source: Citrus County Property Appraiser, January 2021.

This is an extremely small amount for a category that does promote job creation, allow for business creation and expand the local economic base. In addition, the location of the proposed Industrial future land use category is compatible with the existing development pattern in the area as the subject property currently has a commercial designation and is abutting compatible industrial land to the south and commercial land to the west and has direct access to US 19 / N. Suncoast Blvd., a state arterial roadway. In addition, Multi-Family and Residential uses in the unincorporated area to the north and east will be properly buffered/screened from future development to ensure compatibility.



REZONING APPLICATION

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

Applicant Information:

Name: Clay Sweger (eda consultants, inc.) - Agent
Address: 720 SW 2nd Avenue, South Tower, Ste. 300, Gainesville, FL 32601
Phone #: 352-316-1984 Fax #: N/A Cell #: 352-316-1984
Email Address: csweger@edafl.com

Property Description:

Parcel Account #: 32210 Alt. Key # 1089018
Street Address (or street & avenue location): 1075 N. Suncoast Blvd.

Legal Description: SEE ATTACHED

(or attachment)

Property Acreage: 8.25 (+/-) Sq. ft.: 359,453 (+/-)
Present F.L.U.M. Designation: Industrial (Proposed)
Present Zoning Designation: High Intensity Commercial (CH)

Requested Zoning Designation: Industrial (IND)

Reason for the Request: A proposed rezoning from CH to IND on approx 8.25 (+/-) acres to allow a future proposed RV & Boat Storage facility.

Explain Consistency with the Future Land Use Plan: See attached Justification Report.

Additional Contact Information (other than Owner or Agent)

Name: _____
Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
Email Address: _____

Fee: \$250 – To be paid at time of application

Attachments:

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

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

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

AGENT AUTHORIZATION

APPLICATION REQUEST: (check one)

Variance Special Use Minor Subdivision/Lot Reconfiguration

Plat Vacation Street Vacation Comprehensive Plan Amendment

Zoning Amendment Other (specify): _____


LEGAL DESCRIPTION OF PROPERTY:

Section _____ Township _____ Range _____ Alternate Key # 1089018

Lot/Parcel 32210 Block N/A

Subdivision N/A

I, **Micah Linton of Gulf Coast RV and Boat Storage, LLC**, owner of the above described property, authorize **Clay Sweger of eda consultants, inc.** to serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.


SIGNATURE: 
(Signature of Owner)

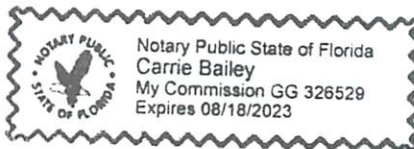
STATE OF FLORIDA
COUNTY OF CITRUS

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

WITNESS my hand and official seal this 20 day of January, 2022

Carrie Bailey Seal
Printed Name


Notary Public - State of Florida



Altkey: 1089018
GULF COAST RV AND BOAT STORAGE LLC

Parcel ID: 17E18S27 32210
1075 N SUNCOAST BLVD , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 1000 - VACANT COMM
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 0119 - HWY 19 CRYSTAL RIVER AREA
Tax District 000R - CITY OF CRYSTAL RIVER
Subdivision 003649 - UNREC TRACTS IN 27-18S-17E
Short Legal THE NORTH 1/2 OF SOUTH 1/2 OF SOUTHEAST 1/4 OF
SOUTHWEST 1/4---AND ALL THAT PART OF THE NORTH
1/2 OF SOUTH 1/2 OFSOUTHWEST 1/4 OF SOUTHWEST
1/4 THAT LIES EAST OF U.S.
Est. Parcel Sqft 427,295
Est. Parcel Acres 9.81
Map SC-TW-RG 27-18S-17E

Mailing Address

Name GULF COAST RV AND BOAT STORAGE LLC
Mailing Address 343 NW COLE TER STE 201
LAKE CITY FL 32055

All Owners

Name	Owner Type
GULF COAST RV AND BOAT STORAGE LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	\$416,930	\$0	\$416,930	\$416,930	\$0	\$416,930	\$0	\$8,449.25	Link
2020	\$416,930	\$0	\$416,930	\$416,930	\$0	\$416,930	\$0	\$7,774.87	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/27/2018	\$450,000	2894/1368	00-WARRANTY DEED	I
03/19/2015	\$100	2679/0800	03-SAME FAMILY/DEED FOL	I
07/01/1998	\$185,300	1255/1044	00-WARRANTY DEED	I
12/01/1994	\$235,000	1062/1065	00-WARRANTY DEED	I

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
04/30/2013	PD130003	DEMO ALL MOBILES EXCEPT #10	\$18,300	
03/10/2000	200001783	MH 14X68 "1988" SKYLINE	\$20,000	11/10/2020
04/01/1998	199802598	REPL MH '97 16X80 OAKWOOD	\$40,000	
03/01/1998	199802011	200 AMP ELEC UPGRADE	\$100	
12/01/1997	199708021	MH REPLACEMENT	\$12,453	
01/01/1995	9500447	FENCE 8' & SUBDIVISION ID	\$400	03/01/1995
01/01/1995	9500071	MH- MH RPL '95 FLEETWOOD	\$11,000	03/01/1995
07/01/1992	9204704	89 MH 26X36 LT 17	\$19,995	07/01/1992
10/01/1990	9017139	MH 12 X 50 LT 11	\$1,000	04/01/1991
05/01/1990	9013005	MH RELOCATE FROM LT8 TO14	\$1,500	07/01/1990
05/01/1990	9013460	MH REPLACEMENT 12X50 L-10	\$5,000	06/01/1990

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1019-COMM HWY 19	A-ACREAGE	9.81	100.0	1431				CH

Total Misc Value

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1089018		000R

GULF COAST RV AND BOAT STORAGE
LLC
343 NW COLE TER STE 201
LAKE CITY, FL 32055

1075 N SUNCOAST BLVD
THE NORTH 1/2 OF SOUTH 1/2 OF SOUTHEAST 1/4 OF
SOUTHWES
See Additional Legal on Tax Roll
Exemptions:

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	416,930	0	416,930	6.1937	2,582.34
Transportation Trust	416,930	0	416,930	0.5972	248.99
Health Department	416,930	0	416,930	0.0626	26.10
Library	416,930	0	416,930	0.3207	133.71
Schools Local Req'd Effort	416,930	0	416,930	3.5690	1,488.02
Schools Capital Outlay	416,930	0	416,930	1.5000	625.40
Schools Discretionary	416,930	0	416,930	0.7480	311.86
City of Crystal River	416,930	0	416,930	6.5900	2,747.57
SWFWMD General	416,930	0	416,930	0.2535	105.69
Mosquito Control	416,930	0	416,930	0.4307	179.57
TOTAL				20.2654	\$8,449.25

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
		\$0.00
NON-AD VALOREM ASSESSMENTS		

COMBINED TAXES AND ASSESSMENTS	\$8,449.25	See reverse side for important information.
---------------------------------------	------------	---------------------------------------------

If Paid By	Nov 30, 2021				
Please Pay	\$0.00				

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1089018		000R

RETURN WITH PAYMENT.

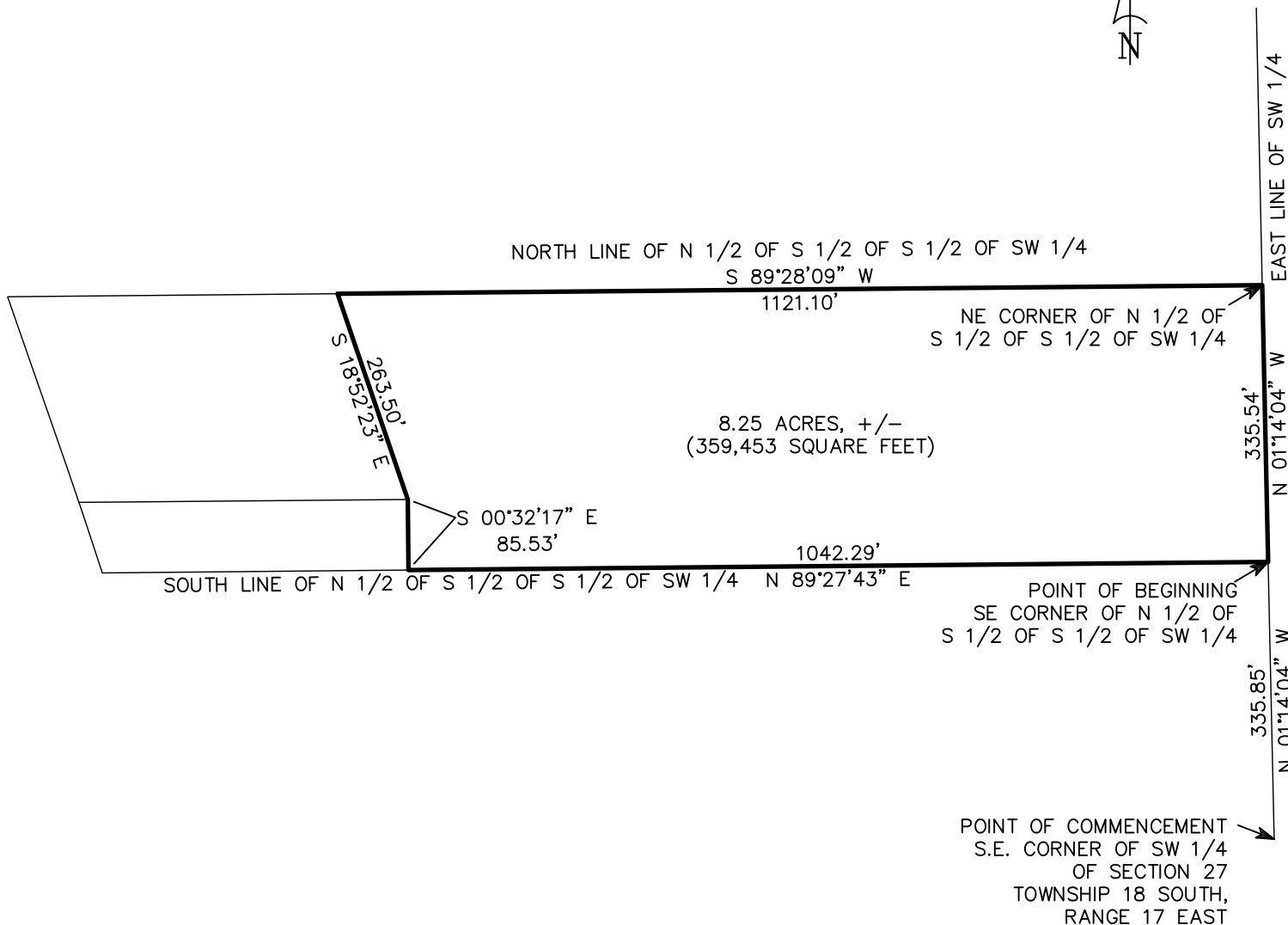
GULF COAST RV AND BOAT
STORAGE LLC
343 NW COLE TER STE 201
LAKE CITY, FL 32055

1075 N SUNCOAST BLVD
THE NORTH 1/2 OF SOUTH 1/2 OF
SOUTHEAST 1/4 OF SOUTHWES
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

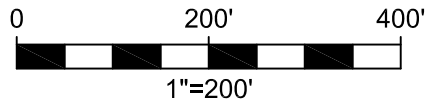
If Paid By	Nov 30, 2021				
Please Pay	\$0.00				

DO NOT WRITE ON BOTTOM PORTION



J:\BOB\2021-203Rezoning.dwg

THIS IS NOT A BOUNDARY SURVEY



DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		1/21/2022	2021-203		

LEGAL DESCRIPTION SKETCH OF

A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST CITRUS COUNTY, FLORIDA

FOR: GULF COAST RV & BOAT STORAGE, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: _____ P.S.M. _____

Corporate Authorization
No. LB 2389



eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

Legal Description

A portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida and run thence North 01°14'04" West, along the East line of said Southwest 1/4, a distance of 335.85 feet to the southeast corner of the North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4 of Section 27 and the Point of Beginning; thence continue North 01°14'04" West, along said East line, 335.54 feet to the northeast corner of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4; thence South 89°28'09" West, along the North line of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4, a distance of 1121.10 feet; thence South 18°52'23" East, 263.50 feet; thence South 00°32'17" East, perpendicular to the South line of said North 1/2 of the South 1/2 of the South 1/2 of said Southwest 1/4, a distance of 85.53 feet to a point on said South line; thence North 89°27'43" East, along said South line, 1042.29 feet to the Point of Beginning.

Containing 8.25 Acres (359,453 Square Feet), more or less.

LEGAL DESCRIPTION:

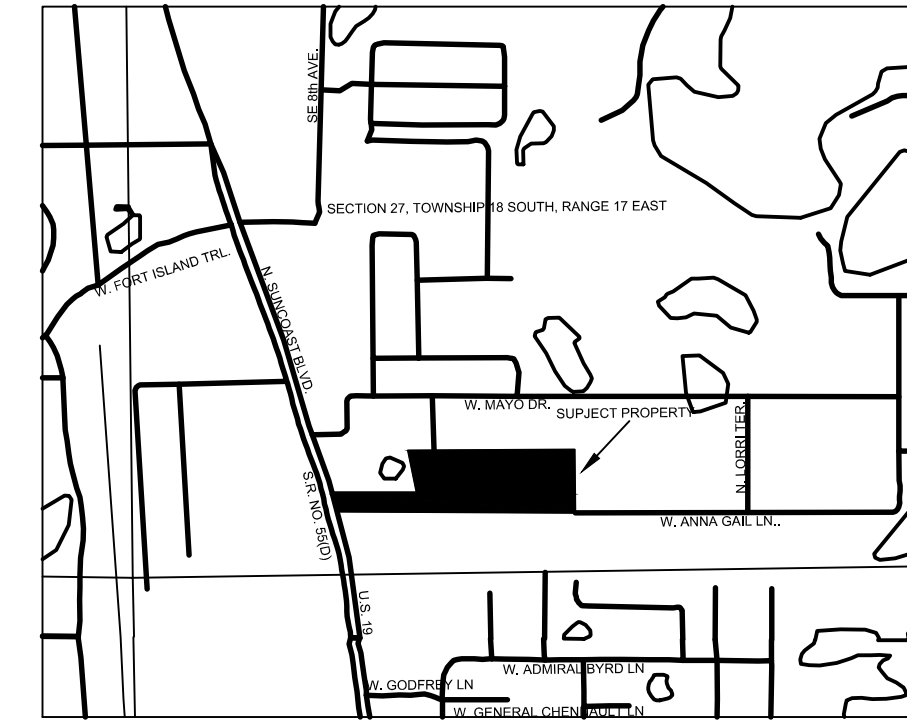
The North 1/2 of South 1/2 of Southeast 1/4 of Southwest 1/4 and all that part of the North 1/2 of South 1/2 of Southwest 1/4 of Southwest 1/4 that lies east of US Highway No. 19 in Section 27, Township 18 South, Range 17 East.

Subject to a 10.00 foot easement along the South boundary.

Together with an easement over and across the South 10 feet of the following described land; a portion of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East of Tallahassee meridian, Citrus County, Florida, being more particularly described as follows:

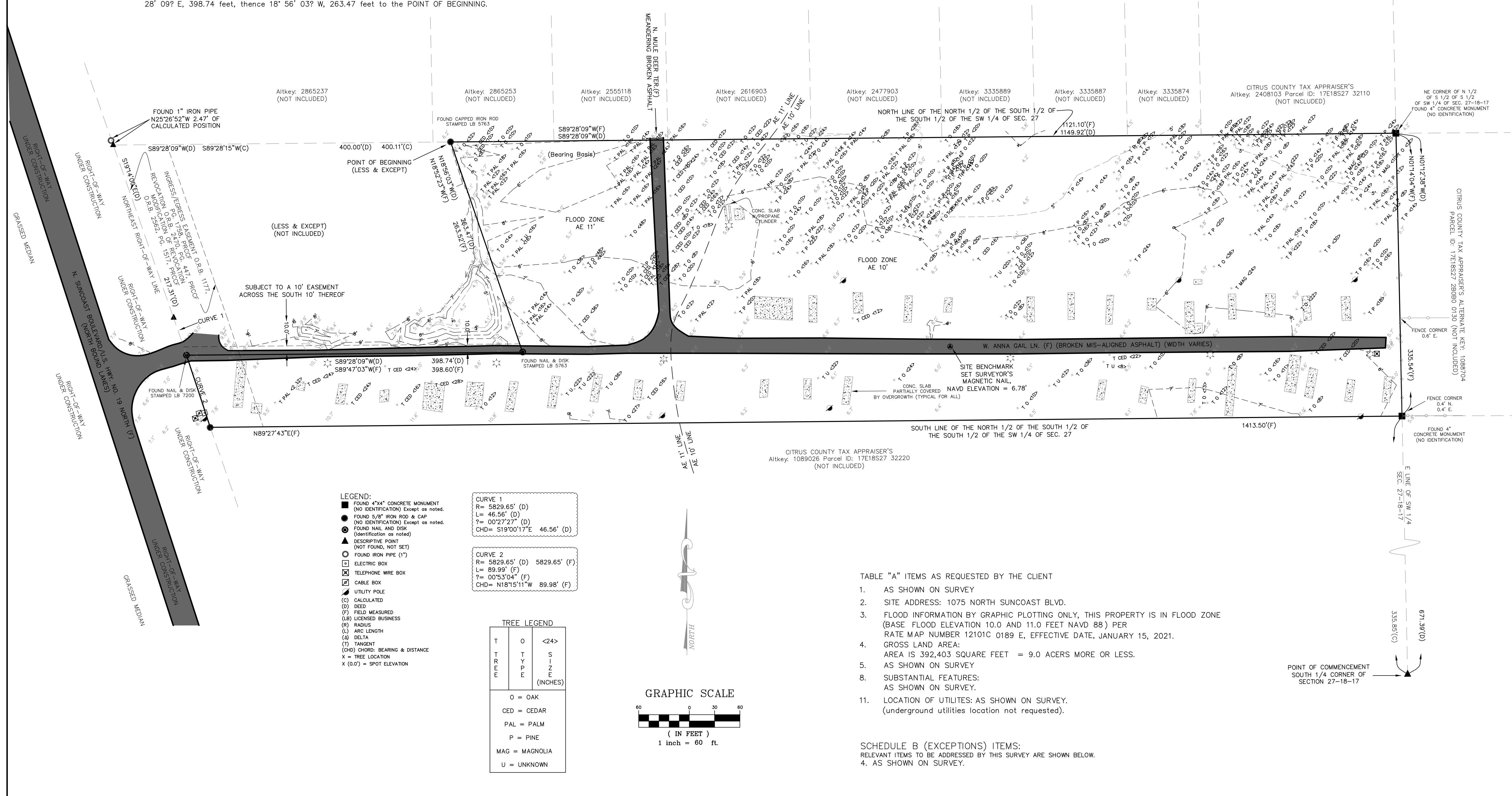
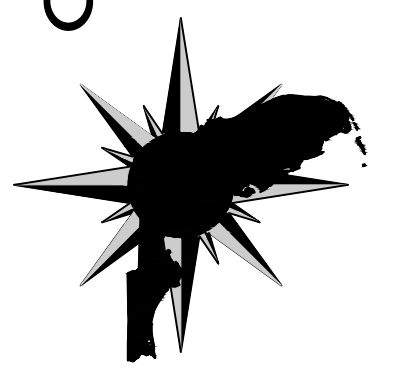
SURVEYORS NOTES:

- 1.The bearings shown hereon are based on Deed calls and field monumentation with the North boundary line of the Subject Parcel held to bear S89°58'20"W, as described by the Record Deed.



LOCATION MAP SECTION 27, TOWNSHIP 17 SOUTH, RANGE 17 EAST (NOT TO SCALE)

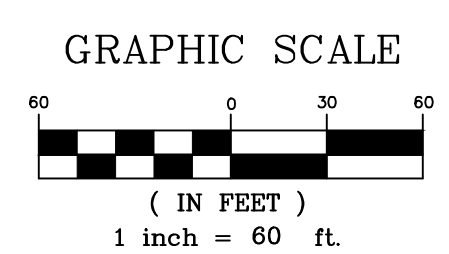
GulfWest Surveying, Inc. Professional Surveyors and Mappers 9469 W. Green Bay Lane Crystal River, Florida 34428 Ph: 352.563.1252 Fax: 352.563.1253



- LEGEND: FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) Except as noted. FOUND 5/8" IRON ROD & CAP (NO IDENTIFICATION) Except as noted. FOUND NAIL AND DISK (Identification as noted). DESCRIPTIVE POINT (NOT FOUND, NOT SET). FOUND IRON PIPE (1") ELECTRIC BOX TELEPHONE WIRE BOX CABLE BOX UTILITY POLE CALCULATED DEED FIELD MEASURED LICENSED BUSINESS RADIUS ARC LENGTH DELTA TANGENT (CHD) CHORD; BEARING & DISTANCE x = TREE LOCATION X (0.0) = SPOT ELEVATION

CURVE 1 R= 5829.65' (D) L= 46.56' (D) ?= 00°27'27" (D) CHD= S19°00'17"E 46.56' (D) CURVE 2 R= 5829.65' (D) 5829.65' (F) L= 89.99' (F) ?= 00°53'04" (F) CHD= N18°15'11"W 89.98' (F)

TREE LEGEND table with columns for Tree Type (T, O, CED, PAL, P, MAG, U) and Size (S, I, Z, E) in inches.



- TABLE "A" ITEMS AS REQUESTED BY THE CLIENT 1. AS SHOWN ON SURVEY 2. SITE ADDRESS: 1075 NORTH SUNCOAST BLVD. 3. FLOOD INFORMATION BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN FLOOD ZONE (BASE FLOOD ELEVATION 10.0 AND 11.0 FEET NAVD 88) PER RATE MAP NUMBER 12101C 0189 E, EFFECTIVE DATE, JANUARY 15, 2021. 4. GROSS LAND AREA: AREA IS 392,403 SQUARE FEET = 9.0 ACERS MORE OR LESS. 5. AS SHOWN ON SURVEY 6. SUBSTANTIAL FEATURES: AS SHOWN ON SURVEY. (underground utilities location not requested).

- SCHEDULE B (EXCEPTIONS) ITEMS: RELEVANT ITEMS TO BE ADDRESSED BY THIS SURVEY ARE SHOWN BELOW. 4. AS SHOWN ON SURVEY.

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone AE (Base Flood Elevations 10.0' and 11.0'), per Flood Insurance Rate Map number 12017C0189E, EFFECTIVE DATE: January 15, 2021.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, and 11 of Table A thereof and Schedule B of Title Policy No. OP-25-FL1200-6600367. The fieldwork was completed on December 03, 2021. Date of Plot or Map: DECEMBER 16, 2021

CERTIFIED TO: GULF COAST RV & BOAT STORAGE, LLC, a Florida Limited Liability Company HOME/LAND TITLE, INC. WESTCOR LAND TITLE INSURANCE COMPANY

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc. Florida Surveyor and Mapper registration no. 5832 Florida licensed business number 7314 Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

Table with columns DATE and REVISION.

FLORIDA James C. Jennings, Jr. CITRUS COUNTY, Project No.: 18247 Field Book: SEE/FILE Drawn By: JWS Sheet: 1 of 1 Field Date: 12/03/2021 Scale: 1" = 60'

Rezoning Application



Project Request: A proposed rezoning request to amend the Zoning Map from (CH) High Intensity Commercial to Industrial (I).

Project Location: 1075 N. Suncoast Blvd. (US Highway 19)
Tax Parcel Number 32210 / AltKey 1089018

Project Size: 8.25 Ac. (+/-)

Project Owner: Gulf Coast RV and Boat Storage LLC

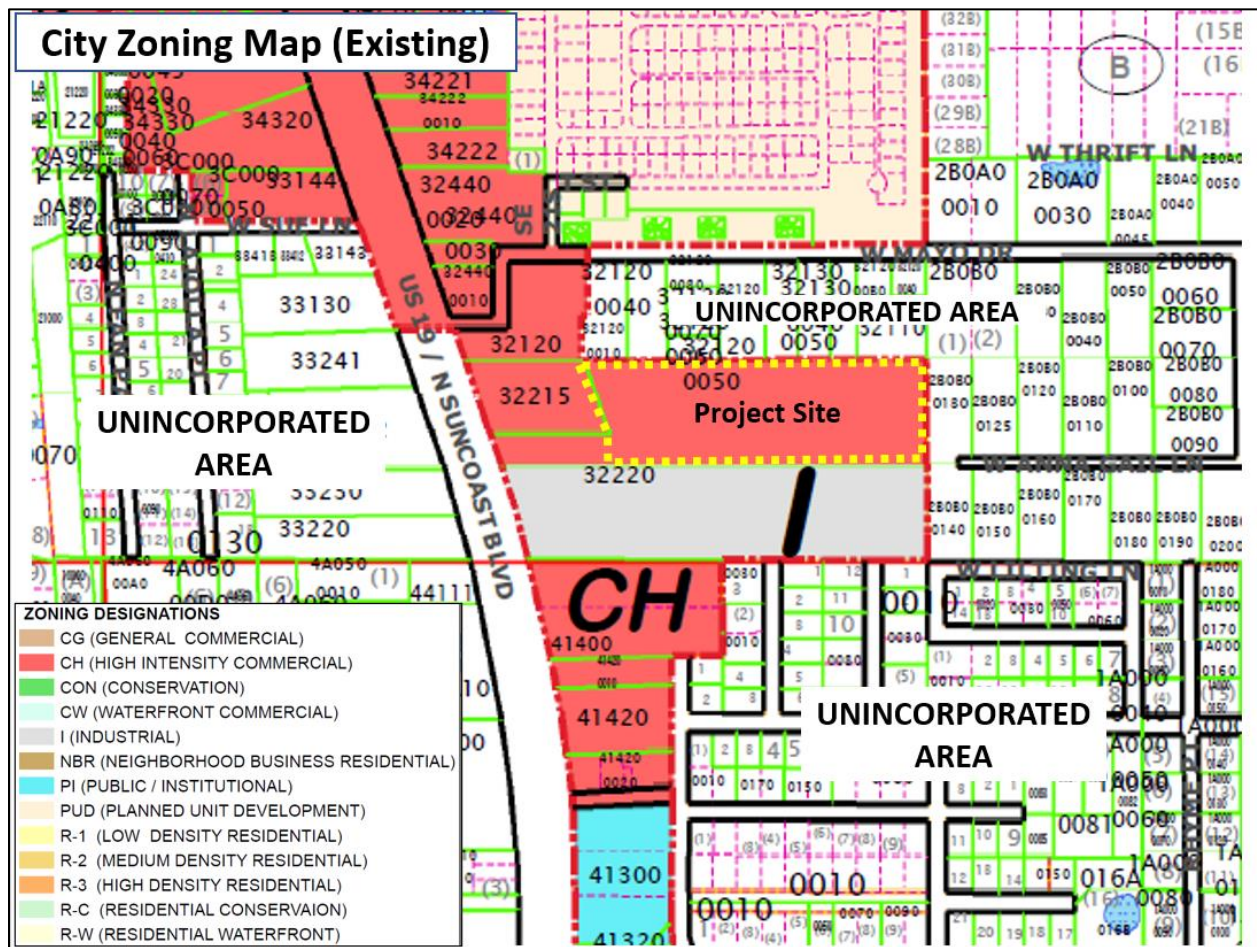
Report Date: January 27, 2022

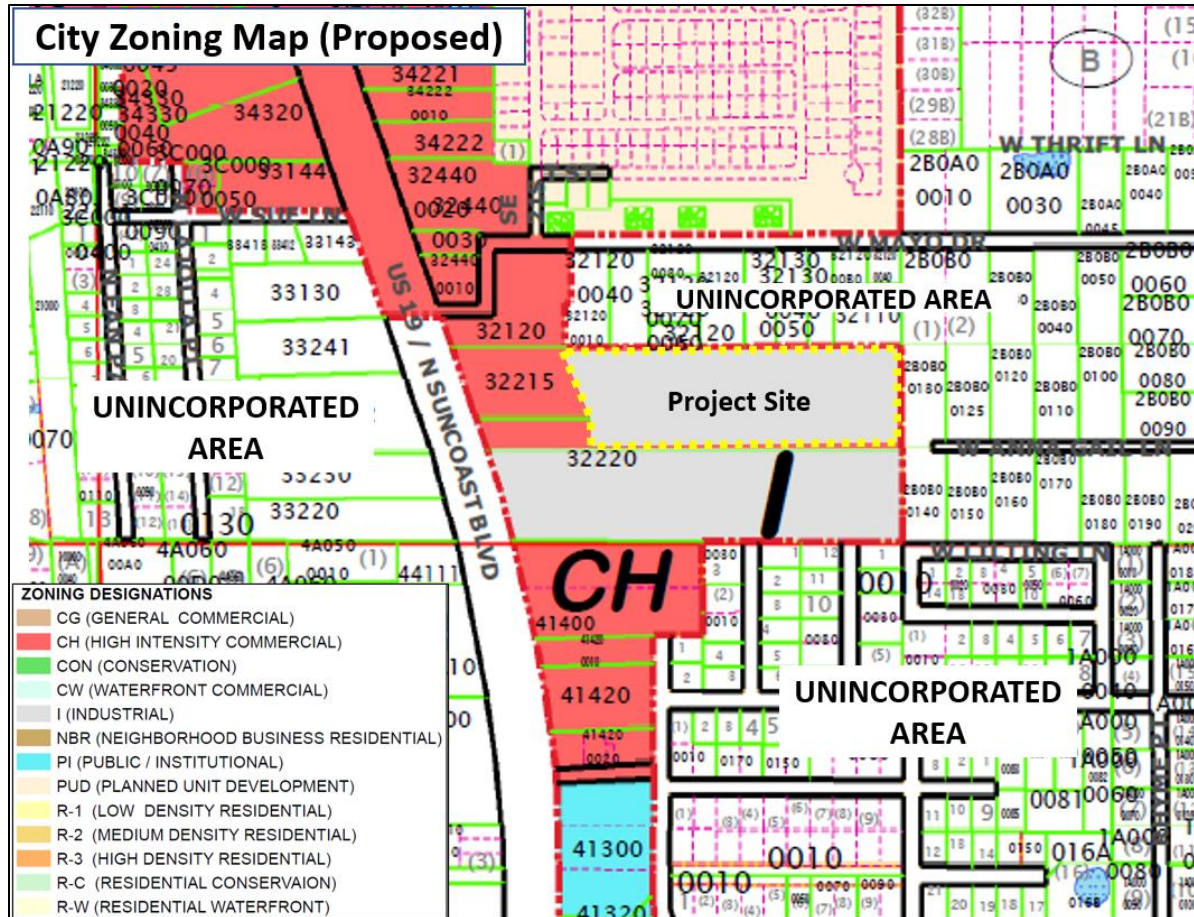
Prepared By: Clay Sweger, AICP, LEED AP
eda consultants, inc.

Project Background / Project Request

The owner of the subject property, Gulf Coast RV and Boat Storage LLC requests approval of a rezoning request to amend the City of Crystal River Zoning Map from (CH) High Intensity Commercial to Industrial (I) on the easternmost 8.25 (+/-) acres of property located at 1075 US Highway 19 / N. Suncoast Blvd. (portion of parcel number 32210 / Altkey 1089018). The total property owned by the applicant is approximately 9.0 (+/-) acres in size. The westernmost 0.75 acres of the parcel will remain with a (CH) High Intensity Commercial zoning designation to allow for a continued commercial development pattern along US Highway 19 (N. Suncoast Blvd.). The proposed rezoning is accompanied by a companion request to amend the future land use map to Industrial.

The existing and proposed zoning maps are illustrated in the following two exhibits:





Existing Site Conditions

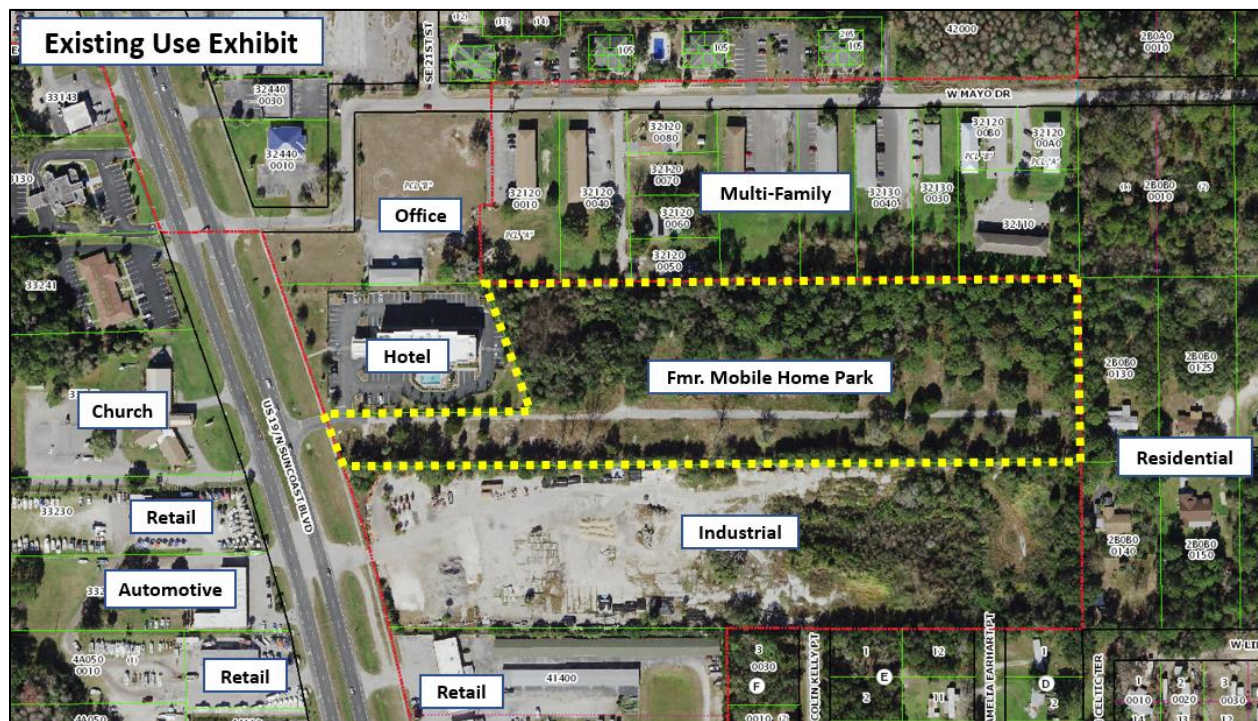
The subject property is the location of an abandoned former mobile home park and is currently unused. Some previous infrastructure from the mobile home park is in place and the property but not utilized. The site gains vehicular access to US 19 via an existing paved driveway entrance that is shared by the adjacent Hampton Inn hotel development. The following are photos identifying these existing conditions:



Existing and Future Land Use Pattern and Compatibility

As indicated in the table and exhibit below, the property is located along US 19 / N. Suncoast Blvd., a state arterial roadway and adjacent commercial and industrial lands to the west and south, respectively. The subject property currently has a commercial zoning designation. Multi-Family and Residential uses in the unincorporated area to the north and east will be properly buffered/screened from future development to ensure compatibility.

Existing Development Patterns	Existing Use	Future Land Use Designation
North	Multi-Family	RUR
South	Industrial	Industrial
East	Residential	MDR
West	Vacant	Commercial



As indicated above, the subject property currently has a commercial designation and is abutting compatible industrial land to the south and commercial land to the west and has direct access to US 19 / N. Suncoast Blvd., a state arterial roadway. In addition, Multi-Family and Residential uses in the unincorporated area to the north and east will be properly buffered/screened from future development to ensure compatibility.

Consistency with Comprehensive Plan

As stated, the application proposes to change the zoning map from (CH) High Intensity Commercial to Industrial (I). The following Comprehensive Plan policies apply to this proposed zoning change application. The policies listed below with the applicant's consistency statements included.

Future Land Use Element:

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

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

POLICIES:

A) *All public facilities and service must meet the level of service (LOS) standards adopted in this plan concurrent with the impacts of development.*

B) *Building permits or development orders will not be issued for new development where public facilities and services are not available at the level of service standards established in this plan.*

C) *Zoning designations and other land development regulations shall direct development to areas where public facilities are available.*

Consistency: **The subject property is a formerly developed site along US 19 with a commercial zoning designation and the zoning change will help facilitate the redevelopment of the property. In addition, public facilities are available to serve the area. The zoning amendment will not create urban sprawl based on the above information above and the compliance with state criteria related to urban sprawl outlined below:**

Requirement: Provide an Urban Sprawl Analysis which evaluates whether the proposed amendment incorporates a development pattern or urban form that achieves four or more of the following criteria:

1. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;

Response: **The proposed zoning change from (CH) High Intensity Commercial to Industrial (I) category will not create an increased impact on natural resources. There are no known environmental features on the property. In addition, the site was previously developed and there are no natural areas remaining on the property. Any future development shall comply with Crystal River environmental**

protection regulations and require an Environmental Resource Permit (ERP) from the Water Management District.

2. Promotes the efficient and cost effective provision or extension of public infrastructure and services;

Response: The proposed zoning change from (CH) High Intensity Commercial to Industrial (I) category will promote development activity on this property in a portion of the City in which public infrastructure and services are in place to support development without any public funded extension of services. The site will be served with on-site water and sewer service, thereby not creating any increased demand on this public infrastructure. In addition, the property is in close proximity to police and fire services, thereby not requiring extended travel time to serve the site with these services.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;

Response: The proposed zoning change from (CH) High Intensity Commercial to Industrial (I) category will allow for a mix of non-residential development types in close proximity to each other and maintains the commercial frontage along US Highway 19, which promotes more compact development in which there is an increase opportunity for a variety of connected and walkable uses.

4. Promotes conservation of water and energy;

Response: The proposed zoning change from (CH) High Intensity Commercial to Industrial (I) category will promote the conservation of water and energy because it is supporting development activity in more concentrated areas that are closer to higher population areas, along a major state arterial roadway, with utilities available to serve the site and not in more remote, rural areas. Concentration of development helps reduce the overall potential need / usage of water and energy.

5. Preserves agricultural areas and activities;

Response: The project area does not contain any existing agricultural activities and therefore, will not negatively affect preservation of agricultural areas and activities.

6. Preserves open space and natural lands and provides for public open space and recreation needs;

Response: The proposed industrial use of the land will meet all of the requirements of the above stated requirement by providing appropriate code-required open space as part of future development. In addition, there are no environmentally sensitive features, natural lands or public open spaced on the property.

7. Creates a balance of land uses based on demands of residential population with the non-residential needs of an area;

Response: The proposed zoning change from (CH) High Intensity Commercial to Industrial (I) category will allow for a mix of non-residential activities on the subject property, including both commercial and industrial uses, thus promoting a balanced and varied set of uses to serve the local population within the City.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit-oriented development or new towns.

Response: The proposed use of the properties will not create sprawl, as the proposed zoning change will help promote the urban redevelopment of a previously developed (and now abandoned) site in the urbanized portion of the City with all necessary public facilities available to serve the property. Because of these reasons, the zoning change will reduce development intensity in the more rural areas of the County.

OBJECTIVE 2.6 *The Crystal River Comprehensive Plan establishes a Future Land Use Map (FLUM) and land use categories to accommodate the projected population needs.*

B) *The following land use categories are adopted into the FLUM to implement the City of Crystal River Comprehensive Plan:*

B-9: Industrial (IND). *The purpose of this land use category is for assembling and processing, warehousing, and shipping uses. Essential services and utilities are allowable. Maximum impervious surface shall not exceed 70 percent.*

Appendix FLUE-2: Future Land Use Map Categories and Descriptions

NO.	FUTURE LAND USE CATEGORY	DESCRIPTION	MAX. DENSITY* OR INTENSITY	MAXIMUM FAR
		educational and cultural		
9	Highway Commercial (HC)	retail, vehicle sales and repair, service stations, restaurants, convenience stores, lodging, financial institutions, theaters, and entertainment uses	75% max. lot coverage outside CRA/ 85% max lot coverage inside CRA	0.7
10	Industrial (IND)	assembling and processing, warehousing and shipping	70% max. lot coverage	0.5

Consistency: The application proposes to change the zoning map from (CH) High Intensity Commercial to Industrial (I). Any future development activity on site shall comply with the permitted uses, max density/intensity and maximum floor area ratio identified in the policy and table above and will be demonstrated in a properly filed site plan application to the City of Crystal River.

Summary

The Data & Analysis Report in the City Comprehensive Plan indicates that in 2020, less than 19 acres of total land within the City limits (0.4%) had an Industrial designation, as indicated below:

Existing Land Use, 2020

LAND USE CATEGORY	EXISTING LAND USE ACREAGE	PERCENT
Residential Single-family and multifamily	564.12	13.4
Commercial General and office	613.21	14.6
Industrial	18.36	0.4
Total Public/Semi-Public	532.61	12.7
Public/Semi-Public	402.89	9.6
Educational	86.7	2.1
Transportation/Communication/Utilities	43.02	1.0
Vacant, agriculture and non-ag	2,481.55	58.9
Non-agriculture	2,194.61	52.1
Agriculture	100.87	2.4
Other, Wastelands	186.07	4.4
TOTAL	4,209.85	100.0

Source: Citrus County Property Appraiser, January 2021.

This is an extremely small amount for a category that does promote job creation, allow for business creation and expand the local economic base. In addition, the location of the proposed Industrial zoning category is compatible with the existing development pattern in the area as the subject property currently has a commercial designation and is abutting compatible industrial land to the south and commercial land to the west and has direct access to US 19 / N. Suncoast Blvd., a state arterial roadway. In addition, Multi-Family and Residential uses in the unincorporated area to the north and east will be properly buffered/screened from future development to ensure compatibility.



CITY OF CRYSTAL RIVER PLANNING COMMISSION

STAFF REPORT

Planning and Community Development Services Department

MEETING DATE:	March 03, 2022	
APPLICATION No.:	PZ22-0012/PZ22-0013 – City of Crystal River (Town Square)	
PROPOSED AMENDMENTS:	COMPREHENSIVE PLAN	Amendment to the Comprehensive Plan’s Future Land Use Map (FLUM) from Central Business District (CBD) to Public/Semi-Public (P/SP). (3.33 Acres +/-)
	ZONING MAP	Amendment to the Official Zoning Map from General Commercial (CG) to Public Institutional (PI). (2.84 Acres +/-) Note: Excludes Lot 11* which is already “PI” on the Zoning Map.
SUBJECT PROPERTY:	Section 21 Township 18S, Range 17E; specifically, Parcels 17E18S210170 0050 (AK 3506185), 17E18S210170 0095 (AK 3506213), *17E18S210170 0110 (AK 1077257), 17E18S210170 0045 (AK 2914157), and 17E18S210080 0080 (AK 1075289), comprising approximately 3.33 Acres (MOL), and which address is 559 N Citrus Avenue, Crystal River. A complete legal description of the property is on file with the Planning & Community Development Department.	
PROPERTY OWNER:	City of Crystal River	
OCCUPANT:	The City’s Town Square (Civic Park Area)	
FLOOD ZONE:	According to the Flood Insurance Rate Map (FIRM), the subject property is in Flood Zone AE with a Base Flood Elevation (BFE) of 11 feet, as found on FIRM Panel Number 12017C0189E. (Effective date: January 15, 2021)	
SURROUNDING AREA:	North – The FLUM category is CBD. The Zoning district is CG. The properties located across US Highway 19 are developed with commercial retail uses and the Brannen Bank.	
	South – The FLUM categories are CBD, and the parking lot is P/SP. The Zoning districts are CG and PI. The site is contiguous to properties developed with commercial retail and office uses as well as the City’s municipal parking lot, which serves the Town Square and neighboring uses.	
	East – The FLUM categories are Highway Commercial (HC) and the vacant property is High Density Residential (HDR). The Zoning districts are High Intensity Commercial (CH) and High Density Residential (R-3). The properties located across the Crosstown Trail are development with an auto repair/sales, and vacant property.	
	West – The FLUM category is CBD. The Zoning district is CG. The properties located across N Citrus Avenue are developed with a real estate office, St Johns Tavern and other commercial retail and food service establishments.	
REVIEWED BY:	Jenette Collins, AICP, Urban Planner Planning and Community Development Services Department	

BACKGROUND INFORMATION: The subject property is known as the Town Square located in the heart of the City’s historic Downtown on N Citrus Avenue. The Townsquare serves as the focal point and attraction for the City’s Community Redevelopment Area, and includes a pavilion, restrooms, splash pad, shade structures, walkways, water tower and restored pumphouse building, municipal parking lot, and other ancillary uses. The recent addition of the splashpad is supported by a State of Florida Lands and Recreation Grant, and the pumphouse restoration received a grant from the Florida Department of Historic Preservation.

The subject property is situated immediately west and adjacent to the Crosstown Trail which makes its way south to Three Sisters Springs, a unit of the Crystal River National Wildlife Refuge that is internationally recognized as one of the best places to see wild manatees in Florida.

ANALYSIS: The requested amendments are made to correct the Future Land Use category and Zoning designation to recognize the existing and planned public civic/park facilities for the City’s Town Square. The proposed amendments allow the cohesive development of the Town Square area as per the City’s Land Development Code, and provide consistency with the Comprehensive Plan. It is noted that the adjacent, existing municipal parking lot (not included in this application) is correctly designated as P/SP on the FLUM, and PI on the Zoning Map.

Comprehensive Plan, Future Land Use Map Amendment: This request is to change the future land use category on the subject property comprising 3.33 acres +/- . The subject property is currently designated as CBD on the FLUM. The City is requesting to change the land use from CBD to P/SP.

Comprehensive Plan FLUM Category:	From: CBD, Central Business District	To: P/SP, Public/Semi-Public
Category Description:	Downtown business development including retail, professional offices, financial institutions, lodging, and service establishments	Government uses, community facilities, and private fraternal and social organizations, public and private K-12 schools, recreation and open space for active and passive recreation, communication facilities such as towers

Source: Crystal River Comprehensive Plan, Future Land Use Element, 2021 (Ord. No. 21-O-06)

Zoning Map Amendment: This request is to rezone the subject property comprising 2.84 acres +/- . It is noted that Lot 11 (0.49 acres) is not included in the rezoning, since the zoning map already designates it as PI. The amendment will make the zoning consistent with the proposed FLUM designation and makes a correction to recognize existing uses as described above. The subject property is currently zoned as CG on the zoning map. The City is requesting to change the zoning from CG to PI.

Zoning District:	From: CG, General Commercial	To: PI, Public Institutional
Allowed Use:	Business, commercial, and institutional uses, associated accessory structures, and essential public services.	Government uses, community facilities, fraternal and social organizations, associated accessory structures, educational and public recreational uses and essential public services
Max ISR:	85%	45%

Zoning District:	From: CG, General Commercial	To: PI, Public Institutional
Max FAR:	1.0	0.5

Source: Crystal River Zoning Ordinance (Ord. No. 05-O-08)

Compatibility with Adjacent Uses: The proposed FLUM amendment is found consistent with the surrounding land use categories since the P/SP allows for related government uses that support and service surrounding development. In this case, the existing Town Square provides a visual enhancement and a central gathering space and recreational amenity to the historic Downtown area of the City. The proposed zoning amendment makes the development of structures and existing land use activities in the City’s Town Square conforming uses of the zoning district and provides consistency with the Comprehensive Plan.

Environmental: The Soils Survey Map for Citrus County, FL (FL017) prepared by the USDA Natural Resource Conservation Service, defines the soil found on the overall site as Immokalee fine sand, 1 to 2 percent slopes (drainage class: poorly drained). The subject property comprising approximately 3.33 acres contains approximately one acre of low-lying area in the northeast quadrant that is naturally vegetated and appears to function as a “wetland.” The City is committed to retaining this area in its natural state. Property elevations vary between one to five feet above mean sea level.

INFRASTRUCTURE:

Transportation (Ingress/Egress): Primary access is taken from N Citrus Avenue (a city, two-lane, major collector) that connects to US Highway 19 which is a Florida Department of Transportation (FDOT), four-lane, principal arterial functioning at a level of service “C”. A secondary access point exists from NE 5th Street, a local street.

Water/Sewer: New development shall be required to hook up to central water and sewer services.

Stormwater Management: All stormwater treatment systems shall meet the latest Southwest Florida Water Management District (SWFWMD) and State standards for water quality and peak discharge. For new development, this requires that the rate of post-development runoff conditions shall not exceed pre-development runoff conditions.

CONSISTENCY WITH THE COMPREHENSIVE PLAN: The following Goal, Objective and Policies of the Comprehensive Plan are relevant:

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

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

POLICIES:

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

E) Land development regulations shall continue to be implemented which ensure the compatibility of the proposed use with adjacent uses; regulations

shall include provisions designed to mitigate incompatibility, such as setbacks, landscaped buffers, building orientation, scale, parking lot, landscaping, or driveway location.

The proposed amendments are found to be consistent with the Comprehensive Plan.

SUMMARY OF PUBLIC COMMENTS: No public comments have been received as of the writing of this Staff Report.

FINDINGS: As conveyed in Subsection (B.) of 8.02.03 of the Crystal River Land Development Code, the Planning Commission shall have the role and responsibility to hear, consider, and make recommendations to the City Council regarding applications to amend the comprehensive plan (Future Land Use Map) and the Official Zoning Map (rezoning).

The following findings of fact are presented:

1. The request is to amend the Future Land Use Map of the Comprehensive Plan from CBD to P/SP.
2. The request is to amend to Official Zoning Map from CG to PI.
3. The proposed amendments are made to make the development of structures and existing land use activities (e.g., splash pad, playground, shade structures, walkways, trolley shelter, water tower with restored pumphouse, and municipal parking) in the City's Town Square conforming uses of the zoning district, and that the Zoning Map district is made consistent with the Future Land Use Map category.
4. The project will be served by the City's central water and sewer.
5. New development shall be designed to be compliant with the development standards of the Land Development Code (LDC) and other code standards.

STAFF RECOMMENDATION: Staff has no objection to the requested amendments and finds that they are consistent with the intent of the Comprehensive Plan.

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

PLANNING COMMISSION RECOMMENDATION: As conveyed in Subsection (C.) (#4) of 10.03.04 Procedures for action by the Planning Commission, of the LDC, the Planning Commission shall recommend to the City Council that the application(s) be approved, or denied.

- Comprehensive Plan Amendment (Future Land Use Map) –
- Land Development Code Amendment (Official Zoning Map) –

CITY COUNCIL ACTION: It is noted that the request for FLUM amendment and rezoning of the subject property, which is in the City's Community Redevelopment Area, shall be reviewed and determined by the City Council [which members serve in the capacity of the Community Redevelopment Agency] compliant with Section 10.03.03 *Procedures for action by the community redevelopment agency*, of the Land Development Code.

- Comprehensive Plan Amendment (Future Land Use Map) –
- Land Development Code Amendment (Official Zoning Map) –

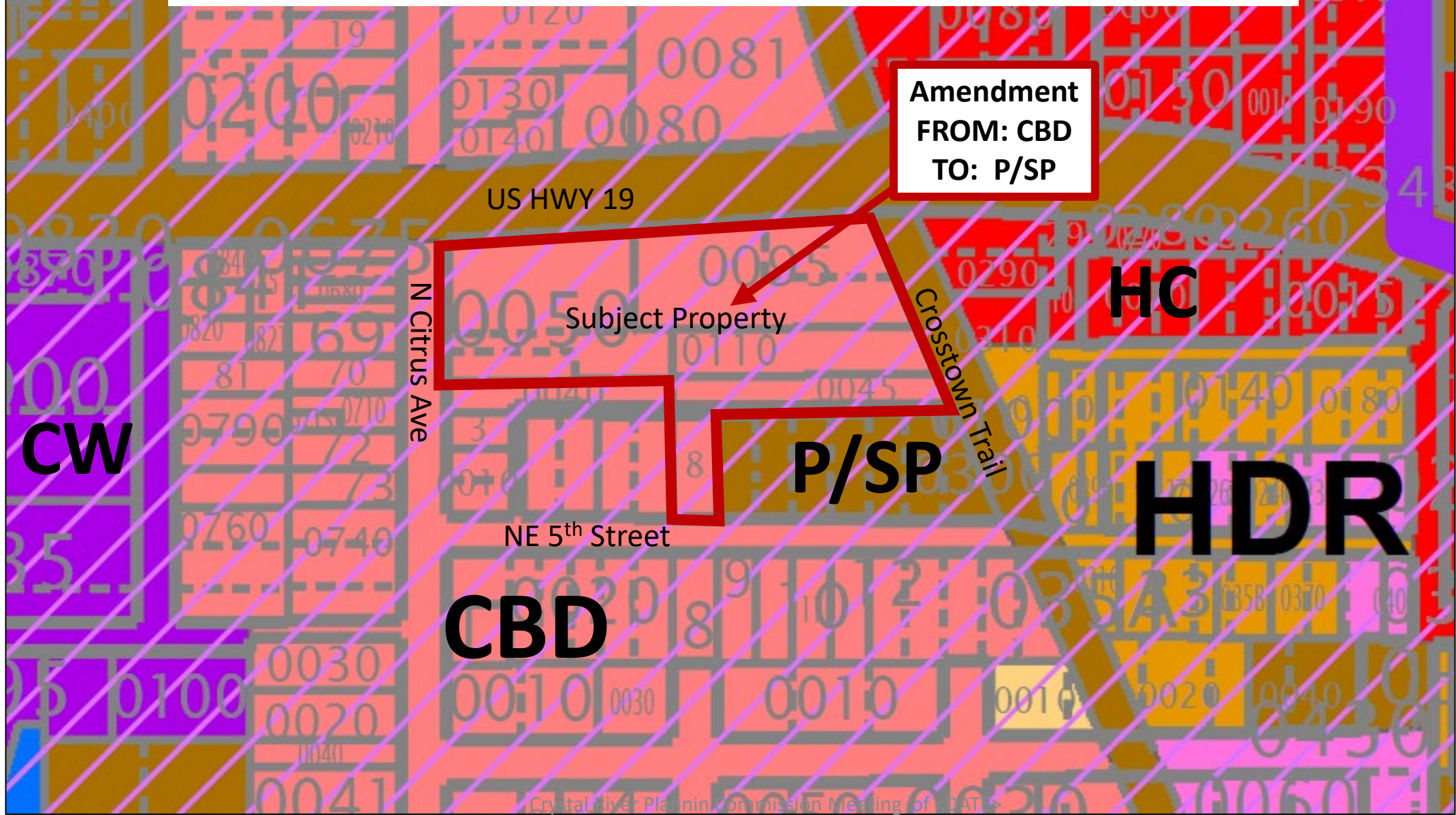
ATTACHMENTS:

1. Staff PowerPoint Presentation
2. Notice/Locator Map of Subject Property
3. Application with Supporting Documents

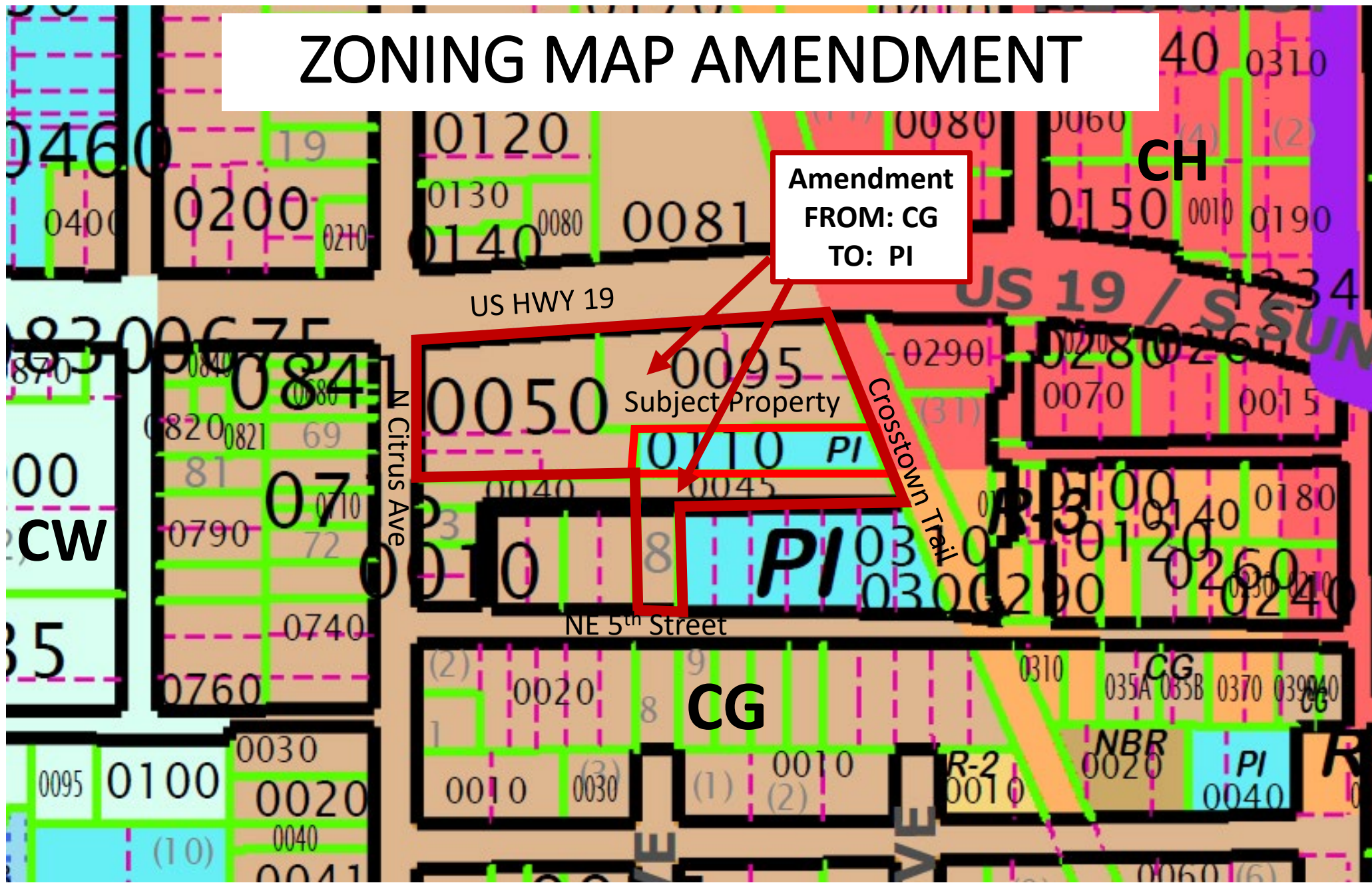


**PZ21-0012 FUTURE LAND USE AMENDMENT &
PZ21-0013 ZONING MAP AMENDMENT
CITY OF CRYSTAL RIVER
TOWN SQUARE**

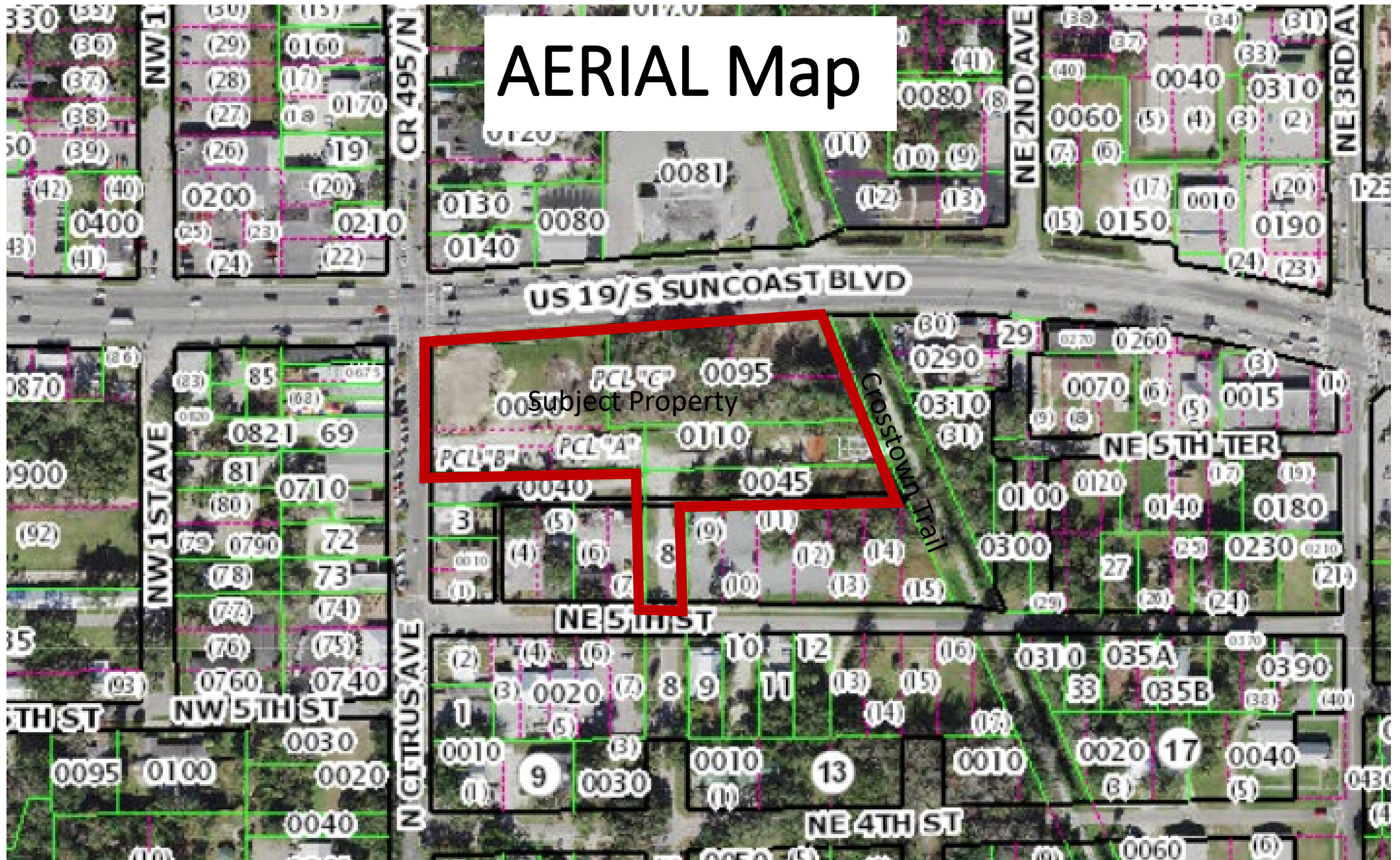
FUTURE LAND USE MAP AMENDMENT



ZONING MAP AMENDMENT



AERIAL Map





US Highway 19

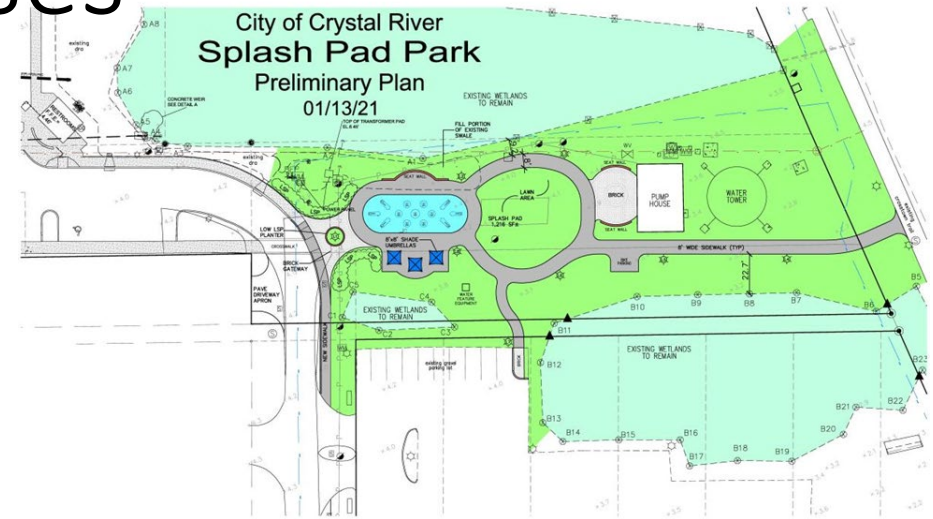
Subject Area

Crostown Trail

N Citrus Ave

NE 5th Street

Town Square Existing Uses



Front of Pumphouse After Refurbishment

LOOKING WEST ACROSS THE TOWNSQUARE ABUTTING N CITRUS AVENUE



APPLICATION PENDING
FOR THE DEVELOPMENT OF THIS PROPERTY
PUBLIC INPUT ACCEPTED
CONTACT: CITY OF CRYSTAL RIVER
DEPT. OF PLANNING & DEVELOPMENT SERVICES
(352) 795-4216
APPL# **PZ22-0012/13**
DO NOT REMOVE THIS SIGN UNDER PENALTY OF LAW



QUESTIONS?

**PZ21-0012 FUTURE LAND USE AMENDMENT &
PZ21-0013 ZONING MAP AMENDMENT
CITY OF CRYSTAL RIVER
TOWN SQUARE**



City of Crystal River

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

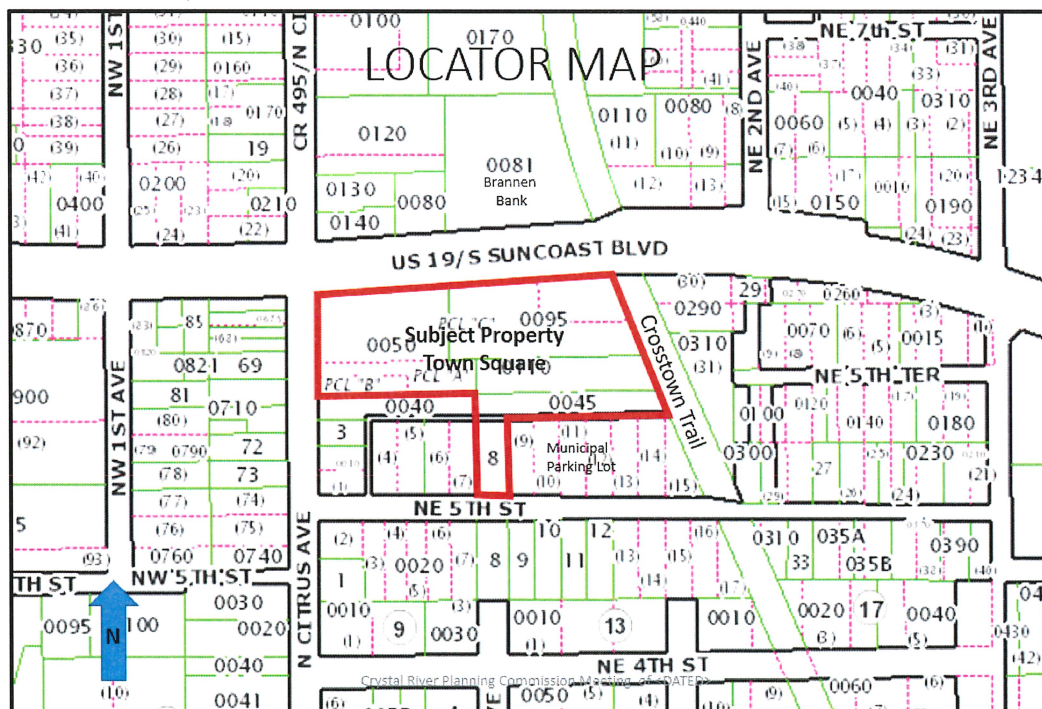
RE: Application Nos. PZ22-0012/PZ22-0013

February 14, 2022

Notice of Proposed Small-Scale Comprehensive Plan Amendment and Proposed Amendment to the Official Zoning Map of the City of Crystal River.

Dear Property Owner:

Please be advised that the City of Crystal River proposes a small scale amendment to the Future Land Use Map of the Comprehensive Plan of the City of Crystal River, Florida, for 3.33 acres (MOL) owned by the City of Crystal River (Town Square property) by redesignating the Future Land Use from Central Business District (CBD) to Public/Semi-Public (P/SP) Land Use; and by reclassifying the property on the Zoning Map from General Commercial (CG) to Public Institutional (PI) Zoning in order to facilitate the planning and civic development of its Town Square. The subject property is located at 559 N Citrus Avenue, Crystal River, Florida 34429, lying in Section 21, Township 18S, Range 17E, specifically, Parcels 17E18S210170 0050 (AK 3506185), 17E18S210170 0095 (AK 3506213), 17E18S210170 0110 (AK 1077257), 17E18S210170 0045 (AK 2914157), and 17E18S210080 0080 (AK 1075289) as identified in the records of the Citrus County Property Appraiser. A complete legal description is on file with the City of Crystal River, Planning and Community Development Department.



Subject Property: 559 N Citrus Avenue, Crystal River

You are being sent a notification because you are located within 300 feet of the subject property. If you wish to speak for or against this request for a Future Land Use Map Amendment and Re-Zoning Request, please be advised that a Quasi-Judicial Public Hearings will be held on:

Planning Commission: Thursday, March 03, 2022, at 5:30 p.m.

City Council: First Reading - Monday, March 28, 2022, at 5:30 p.m.
Second Reading - Monday, April 11, 2022, at 5:30 p.m.

The meetings will be held in the City Council Chambers, City Hall, 123 NW Highway 19, Crystal River, FL 34428.

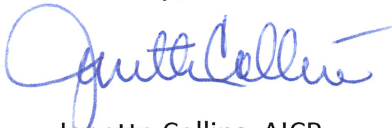
This application is available for viewing during normal business hours, 8:30 a.m. to 4:30 p.m. in the Planning and Community Development Department located at 123 NW Highway 19, Crystal River, Florida.

Any person deciding to appeal any decision made by the commission with respect to any matter considered at this meeting or hearing will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.

If you have any questions concerning this application, please call 352-795-4216 Ext. 340.

Sincerely,



Jenette Collins, AICP
Urban Planner
Planning and Community Development Services Department
City of Crystal River

CC: File PZ21-0012/PZ21-0013



City of Crystal River

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

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

PZ22-0012

**Fee: Small Scale - \$250 <10 ac Large Scale - \$750
TO BE PAID AT TIME OF APPLICATION**

Check One: Small Scale # Acres 3.33 AltKey: VARIOUS
Large Scale # Acres Parcel #: VARIOUS

Name of Petitioner(s): Crystal River Department of Planning and Development Services
c/o City of Crystal River
Contact Person: Jenette Collins, AICP, Urban Planner

Address of Petitioner(s): 123 NW Highway 19

City Crystal River State FL Zip Code 34428

Phone # 352-795-4216 Fax # Cell #

Email Address: jcollins@crystalriverfl.org

Legal Description attached: Yes No Survey attached: Yes No

Street address of property (if applicable): 559 N Citrus Ave, Crystal River

Existing Land Use: CBD Proposed Land Use: P/SP

Reason for Request: Recognize existing Town Square and associated uses as allowed
by the Zoning Ordinance and provide consistency with the Compre-
hensive Plan.

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

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

I Jenette Collins, AICP, being first duly sworn, affirm and say that I am the:

(check one)

 owner, or

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

Jenette Collins
Signature

123 NW Highway 19
Address

352-795-4216, Ext. 340
Phone Number

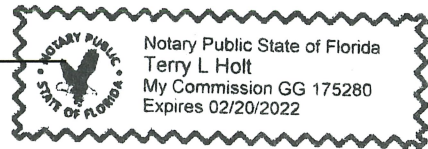
Crystal River, FL 34428
City, State, Zip Code

State of Florida

County of Citrus

The foregoing instrument was acknowledged before me this 24th, day of January, 2022, by Jenette Collins, who is personally known to me or has produced n/a as identification and who did/did not take an oath.

Terry L Holt
Notary Public



Commission No.: GG 175280

Commission Expires: 02/20/2022

ORDINANCE NO. 22-O-05

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, PROVIDING FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY RECLASSIFYING 3.33 ACRES (MOL) OF PROPERTY OWNED BY THE CITY OF CRYSTAL RIVER (TOWN SQUARE AREA) FROM CENTRAL BUSINESS DISTRICT (CBD) TO PUBLIC/SEMI-PUBLIC (P/SP) LAND USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the City Council of the City of Crystal River, Florida recognizes the need to plan for orderly growth and development; and

WHEREAS the City Council of the City of Crystal River, Florida adopted the Crystal River Comprehensive Plan, Ordinance No. 11-O-06 on September 12, 2011, and subsequent amendments, and

WHEREAS a small-scale amendment may be adopted only under the conditions set forth in Chapter 163, Florida Statutes, and other provisions of State and local law; and

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

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

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

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

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

SECTION 1. PURPOSE

The purpose of this Ordinance is to allow a small scale amendment to the Future Land Use Map of the Comprehensive Plan of the City of Crystal River, Florida, for 3.33 acres (MOL) owned by the City of Crystal River by redesignating the Future Land Use from Central Business District (CBD) to

Public/Semi-Public (P/SP) Land Use in order to facilitate the planning and civic development of its Town Square and for the reasons set forth in the above "WHEREAS" clauses, which are incorporated herein, in haec verba.

SECTION 2. AUTHORITY

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

The City Council of the City of Crystal River, Florida, hereby adopts and incorporates into this Ordinance the memorandum and application packet relating to the proposed amendments to the Future Land Use Map of the City of Crystal River, as if fully restated herein, in their entirety.

SECTION 3. FUTURE LAND USE MAP AMENDED

APPLICATION NO. PZ22-0012 CITY OF CRYSTAL RIVER (TOWN SQUARE)

The Future Land Use Map of the Comprehensive Plan of the City of Crystal River is hereby amended to change the Future Land Use Designation from Central Business District (CBD) to Public Semi-Public (P/SP) Land Use on properties described in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES

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

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER/EXHIBITS

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

SECTION 6. SEVERABILITY

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

SECTION 7. EFFECTIVE DATE

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

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

APPROVED on the first reading after due public notice and public hearing the _____ day of _____, 2022.

APPROVED on the second reading after due public notice and public hearing the _____ day of _____, 2022.

ATTEST:

CITY OF CRYSTAL RIVER

MIA FINK, CITY CLERK

JOE MEEK, MAYOR

PASSED on First Reading _____, 2022

NOTICE Published on _____, 2022

PASSED on Second & Final Reading _____, 2022

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

VOTE OF COUNCIL:

Brown _____
Guy _____
Holmes _____
Fitzpatrick _____
Meek _____

Robert W. Batsel, Jr., City Attorney

EXHIBIT "A"
LAND DESCRIPTION FOR COMPREHENSIVE PLAN AMENDMENT
TO THE CRYSTAL RIVER FUTURE LAND USE MAP

For properties lying in Section 21, Township 18 South, Range 17 East, as follows:

ALT KEY 3506185 (Parcel ID: 17E18S210170 0050), BEING MORE PARTICULARLY DESCRIBED AS:

A PCL OF LAND LYING IN SEC 21-18-17 BEING COMPRISED OF PCLS A&B AND PTN OF PCL C AS RECORDED IN OR BK 2512/821 MORE FULLY DESCR AS FOL: COM AT THE SW CORN OF THE NE1/4 OF SEC 21-18-17 TH N 0D 07M 41S E AL THE W LINE OF SD NE1/4 AND AL THE E R/W LINE OF CITRUS AVE 333.00 FT TO THE POB TH CONT N 0D 07M 41S E AL SD LINE 187.12 FT TO THE S R/W LINE OF US HWY 19 (SR 55) TH N 86D 21M 57S E AL SD S R/W LINE 250.54 FT TH S 0D 07M 42S W 135.82 FT TH N 89D 07M 02S E 49.38 FT TH S 0D 01M 31S E 63.32 FT TH S 89D 06M 56S W 299.59 FT TO THE POB (1.180AC MOL) -- TITLE IN OR BK 2597 PG 2190

TOGETHER WITH,

ALT KEY 3506213 (Parcel ID: 17E18S210170 0095), BEING MORE PARTICULARLY DESCRIBED AS:

PCL OF LAND LYING IN SEC 21-18-17 BEING COMPRISED OF A PTN OF PCL "C" AND "D" AS RECORDED IN OR BK 2512/821 MORE PART DESCR AS FOL: COM AT THE SW CORN OF NE1/4 OF SD SEC 21-18-17 TH N 0D 07M 41S E AL THE W LINE OF SD NE1/4 AND AL THE E R/W LINE OF CITRUS AVE 520.12 FT TO THE S R/W LINE OF US HWY 19/ST RD 55 TH N 86D 21M 57S E AL SD S R/W LINE 250.54 FT TO THE POB TH CONT N 86D 21M 57S E AL SD S R/W LINE 208.28 FT TO THE PC OF A CIRCULAR CURVE CONCAVE TO THE S HAVING A RAD OF 2814.95 FT TH CONT AL SD R/W LINE AND CURVE E'LY AN ARC DIST OF 98.49 FT THRU A CTRL ANG OF 2D 00M 17S AND A CH BEARING AND DIST OF N 87D 21M 14S E 98.49 FT TO AN INTERSECTION WITH THE W'LY R/W LINE OF THE RAILS TO TRAILS (FKA ATLANTIC COAST LINE R/R) SD W'LY R/W LINE BEING A CIRCULAR CURVE CONCAVE E'LY HAVING A RAD OF 1932.52 FT TH CONT AL SD W'LY R/W LINE AND CURVE S'LY AN ARC DIST OF 91.22 FT THRU A CTRL ANG OF 2D 42M 17S AND A CH BEARING AND DIST OF S 22D 20M 36S E 91.22 FT TO THE PT THEREOF TH CONT AL SD W'LY R/W LINE S 23D 55M 24S E 69.48 FT TH S 89D 07M 02S W 369.44 FT TH N 0D 07M 41S E 135.82 FT TO THE POB (1.11AC/48376SF MOL) -- SUBJ TO A 15 FT WIDE EASE ACROSS N 15 FT THEREOF --- TITLE IN OR BK 2597 PG 2220

TOGETHER WITH,

ALT KEY 1077257 (Parcel ID: 17E18S210170 0110), BEING MORE PARTICULARLY DESCRIBED AS:

TOWN OF CRYSTAL RIVER UNREC SUB COM 396' 4" N OF SW COR OF NE1/4 FOR POB, TH S 25 FT, TH E 170 FT, TH S 38' 4", TH E 4 90 FT MOL TO ACL RR R/W, TH NW'LY AL R/W 65 FT MOL TO PT D U E E OF POB, TH W 660 FT TO POB DESC IN DB 60 PG 147 1996 LE SS OUTS: OR BK 1088 PG 747(005.5)

TOGETHER WITH,

ALT KEY 2914157 (Parcel ID: 17E18S210170 0045), BEING MORE PARTICULARLY DESCRIBED AS:

TOWN OF CRYSTAL RIVER UNREC SUB COM AT SW COR OF NE1/4 OF 21-18S-17E, TH N AL W LN OF NE1/4 292 FT, TH N 89 DEG 1M 50S E 300FT TO POB, TH CONT N 89 DEG 01M 50S E 365.57 FT, TH N 23DEG 51M 55S W 43.41 FT, TH S 89 DEG 1M 50S W 348.05 FT TH S AL W LN 40 FT TO POB TITLE IN OR BK 547 PG 768 & OR BK 1675 PG 1193 & 1197

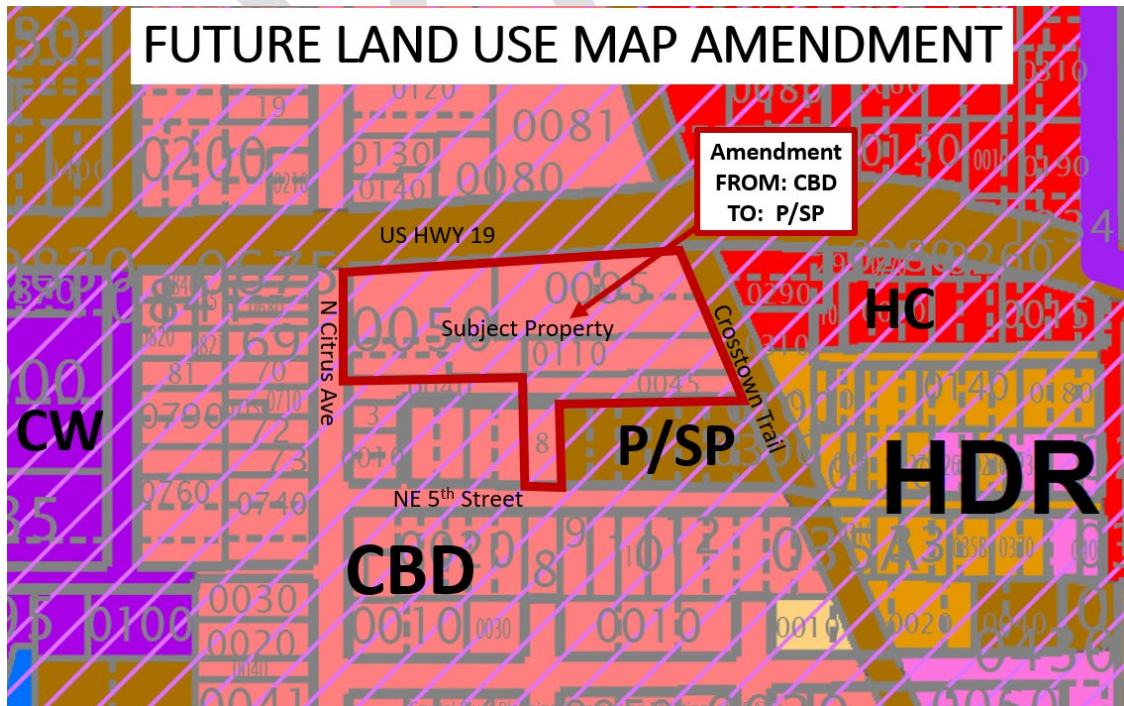
AND,

ALT KEY 1075289 (Parcel ID: 17E18S210080 0080), BEING MORE PARTICULARLY DESCRIBED AS:

HARTMANS ADD TO CRYSTAL RIVER LOT 8 DESC IN OR BK 60 PG 149

Comprising approximately 3.33 Acres (MOL)

LOCATOR MAP





REZONING APPLICATION

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

PZ22-0013

Applicant Information:

Name: Crystal River Dept of Planning and Dev Services c/o City of Crystal River
Address: 123 NW Highway 19, Crystal River, FL 34428
Phone #: 352-795-4216 Fax #: _____ Cell #: _____
Email Address: jcollins@crystalriverfl.org

Property Description:

Parcel Account #: Various Alt. Key # Various
Street Address (or street & avenue location): 559 N Citrus Ave, Crystal River

Legal Description: attached

(or attachment)

Property Acreage: 2.84 Sq. ft.: _____
Present F.L.U.M. Designation: CBD
Present Zoning Designation: CG
Requested Zoning Designation: PI

Reason for the Request: Recognize existing Town Square and associated uses as allowed by the Zoning Ordinance and provide consistency with the Comprehensive Plan.

Explain Consistency with the Future Land Use Plan: This amendment is being filed simultaneous with the FLUM amendment to provide consistency.

Additional Contact Information (other than Owner or Agent)

Name: Contact: Jenette Collins, AICP, Urban Planner
Address: 123 NW Highway 19, Crystal River, FL 34428
Phone #: 352-795-4216, ext 340 Fax #: _____ Cell #: _____
Email Address: jcollins@crystalriverfl.org

Fee: \$250 – To be paid at time of application

ORDINANCE 22-O-06

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA BY REZONING 2.84 ACRES (MOL) OF PROPERTY OWNED BY THE CITY OF CRYSTAL RIVER (TOWN SQUARE AREA) FROM GENERAL COMMERCIAL (CG) TO PUBLIC INSTITUTIONAL (PI) ZONING; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 17, 2005, the City Council of the City of Crystal River, Florida, adopted the Crystal River Zoning Ordinance No. 05-O-08, and subsequent amendments, and

WHEREAS, certain rezonings are necessary to maintain consistency with the Crystal River Comprehensive Plan; and

WHEREAS, the proposed rezoning was advertised as required by the Florida Statutes, and the City of Crystal River Land Development Code; and

WHEREAS, the City of Crystal River Planning Commission on **<date>**, voted ___ - ___ to recommend to the City Council that the request to amend the official zoning map be _____; and

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

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

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

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

SECTION 1. PURPOSE.

The purpose of this Ordinance is to amend the official zoning map of the City of Crystal River, Florida, by rezoning 2.84 acres (MOL) owned by the City of Crystal River, Florida, from General Commercial (CG) to Public Institutional (PI) Zoning in order to facilitate the planning and civic development of its Town Square and for the reasons set forth in the above "**WHEREAS**" clauses, which are incorporated herein, in haec verba.

SECTION 2. AUTHORITY

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

SECTION 3. ZONING MAP AMENDMENT

APPLICATION NO. PZ22-0013 CITY OF CRYSTAL RIVER (TOWN SQUARE)

The official zoning map of the City of Crystal River is hereby amended to change the zoning designation from General Commercial (CG) to Public Institutional (PI) Zoning on properties described in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES

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

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER/EXHIBITS

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

SECTION 6. SEVERABILITY

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

SECTION 7. EFFECTIVE DATE

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

THIS ORDINANCE was introduced and placed on first reading on the _____ day of _____, 2022 and upon motion duly made and seconded was passed on first reading.

THIS ORDINANCE was introduced and placed on a second reading on the _____ day of _____, 2022, and upon motion duly made and seconded was passed on second reading.

ATTEST:

CITY OF CRYSTAL RIVER

MIA FINK, CITY CLERK

JOE MEEK, MAYOR

PASSED on First Reading _____, 2022

NOTICE Published on _____, 2022

PASSED on Second & Final Reading _____, 2022

APPROVED AS TO FORM AND LEGALITY:

VOTE OF COUNCIL:

Meek _____

Guy _____

Brown _____

Fitzpatrick _____

Holmes _____

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

EXHIBIT "A"

LAND DESCRIPTION FOR AMENDMENT TO THE CRYSTAL RIVER ZONING MAP

For properties lying in Section 21, Township 18 South, Range 17 East, as follows:

ALT KEY 3506185 (Parcel ID: 17E18S210170 0050), BEING MORE PARTICULARLY DESCRIBED AS:

A PCL OF LAND LYING IN SEC 21-18-17 BEING COMPRISED OF PCLS A&B AND PTN OF PCL C AS RECORDED IN OR BK 2512/821 MORE FULLY DESCR AS FOL: COM AT THE SW CORN OF THE NE1/4 OF SEC 21-18-17 TH N 0D 07M 41S E AL THE W LINE OF SD NE1/4 AND AL THE E R/W LINE OF CITRUS AVE 333.00 FT TO THE POB TH CONT N 0D 07M 41S E AL SD LINE 187.12 FT TO THE S R/W LINE OF US HWY 19 (SR 55) TH N 86D 21M 57S E AL SD S R/W LINE 250.54 FT TH S 0D 07M 42S W 135.82 FT TH N 89D 07M 02S E 49.38 FT TH S 0D 01M 31S E 63.32 FT TH S 89D 06M 56S W 299.59 FT TO THE POB (1.180AC MOL) -- TITLE IN OR BK 2597 PG 2190

TOGETHER WITH,

ALT KEY 3506213 (Parcel ID: 17E18S210170 0095), BEING MORE PARTICULARLY DESCRIBED AS:

PCL OF LAND LYING IN SEC 21-18-17 BEING COMPRISED OF A PTN OF PCL "C" AND "D" AS RECORDED IN OR BK 2512/821 MORE PART DESCR AS FOL: COM AT THE SW CORN OF NE1/4 OF SD SEC 21-18-17 TH N 0D 07M 41S E AL THE W LINE OF SD NE1/4 AND AL THE E R/W LINE OF CITRUS AVE 520.12 FT TO THE S R/W LINE OF US HWY 19/ST RD 55 TH N 86D 21M 57S E AL SD S R/W LINE 250.54 FT TO THE POB TH CONT N 86D 21M 57S E AL SD S R/W LINE 208.28 FT TO THE PC OF A CIRCULAR CURVE CONCAVE TO THE S HAVING A RAD OF 2814.95 FT TH CONT AL SD R/W LINE AND CURVE E'LY AN ARC DIST OF 98.49 FT THRU A CTRL ANG OF 2D 00M 17S AND A CH BEARING AND DIST OF N 87D 21M 14S E 98.49 FT TO AN INTERSECTION WITH THE W'LY R/W LINE OF THE RAILS TO TRAILS (FKA ATLANTIC COAST LINE R/R) SD W'LY R/W LINE BEING A CIRCULAR CURVE CONCAVE E'LY HAVING A RAD OF 1932.52 FT TH CONT AL SD W'LY R/W LINE AND CURVE S'LY AN ARC DIST OF 91.22 FT THRU A CTRL ANG OF 2D 42M 17S AND A CH BEARING AND DIST OF S 22D 20M 36S E 91.22 FT TO THE PT THEREOF TH CONT AL SD W'LY R/W LINE S 23D 55M 24S E 69.48 FT TH S 89D 07M 02S W 369.44 FT TH N 0D 07M 41S E 135.82 FT TO THE POB (1.11AC/48376SF MOL) -- SUBJ TO A 15 FT WIDE EASE ACROSS N 15 FT THEREOF --- TITLE IN OR BK 2597 PG 2220

