

CITY OF CRYSTAL RIVER PLANNING COMMISSION



ADDENDUM TO STAFF REPORT Planning and Development Services Department

MEETING DATE:	May 6, 2021
Two-Part Application: PZ21-0042 – Zoning Map Amendment and PZ21-0041 – PUD Amendment – Daniel Baker, ACP-Communities, LLC for Crystal River Plantation Corporation (The Outpost PUD, RV Park)	
PROJECT MANAGER:	Jenette Collins, AICP, Urban Planner, Planning and Development Services Department

This shall serve as an addendum to the staff findings report regarding the PUD application to address issues of concern raised by the County and other items that upon further review warrant additional consideration.

Regarding construction of intersection improvements for ingress/egress, it is recommended that condition C. 2. c. (which originates from the 2018 PUD) be modified as follows (see strikethrough and double-underlined highlighted language):

- c. The Developer shall retain the services of a registered professional engineer to analyze safety and operational capacities of the adjacent State collector roadway (SR 44 ~~also known as~~ West Fort Island Trail) and the need for intersection improvements. ~~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. Right-of-way utilization permits shall be required as follows:~~
 - i. The Developer shall coordinate with Citrus County Government, Division of Engineering, for driveway connections and ~~timing of~~ required deceleration lane improvements to W Fort Island Trail as warranted by the analysis ~~to be constructed at the onset of the project as part of Phase I~~. The proposed driveway connection point along W Fort Island Trail will need to be lined up with the pavement for N Falls Terrace.
 - ii. The Developer shall coordinate with the City of Crystal River, Public Works Department for the driveway connection point on W Plantation Ln.

The County has during past flood events been able to pump water from the Hourglass Lake Subdivision to the existing ponds within the Plantation golf course via an emergency Southwest Florida Water Management District (SWFWMD) discharge permit. The County wishes to be able to continue to do this during an emergency event, and recommends the following condition be added to the PUD proposed conditions of approval.

- The Developer shall coordinate with the County and provide to the County a perpetual stormwater easement for the construction and operation of an emergency stormwater pump system, which would be used to convey water from the Hourglass Lake Subdivision to the RV park's drainage system to prevent flooding. The stormwater easement would follow the RV park's private road system and extend from West Plantation Lane to an appropriate outfall within the RV park that is directly connected to the Gulf of Mexico. The County would be required to obtain all necessary permits from the SWFWMD for construction and operation of the emergency stormwater pump system.

Other recommended conditions of approval are as follows:

- The Developer shall 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.
- The Developer, as part of its buffering requirement, shall provide a 6-foot fence along the southern perimeter of the project as it abuts W Plantation Lane. (It is noted that the applicant desires to discuss alternate strategies to satisfy the intent of this proposed condition.)

The City Attorney has also expressed concerns about the proposed park models. This along with the above conditions will be further discussed at the May 6, 2021 meeting.

/JBC

Jenette Collins

P221-0042/P221-0041

From: Brian C. Kauffman <Brian.Kauffman@citrusbocc.com>
Sent: Wednesday, May 05, 2021 10:29 AM
To: Jenette Collins
Cc: Ken Frink; Brian Herrmann; Randall S. Olney
Subject: RE: [EXTERNAL]RE: Jenette, Please run the proposed condition by Brian regarding the emergency discharge pipe

Good Morning Jenette,

Hope you are doing well. Building on what you sent, we would like to offer the following for your consideration. Please let me know if you think this will work.

Thank you.

The Developer shall coordinate with the County and provide to the County a perpetual stormwater easement for the construction and operation of an emergency stormwater pump system, which would be used to convey water from the Hourglass Lake Subdivision to the RV park's drainage system to prevent flooding. The stormwater easement would follow the RV park's private road system and extend from West Plantation Lane to an appropriate outfall within the RV park that is directly connected to the Gulf of Mexico. The County would be required to obtain all necessary permits from the SWFWMD for construction and operation of the emergency stormwater pump system.

Brian Kauffman, PE
Engineering Division Director
Citrus County Department of Public Works
3600 W. Sovereign Path, Suite 241
Lecanto, FL 34461
Office: (352) 527-5446

From: Jenette Collins <jcollins@crystalriverfl.org>
Sent: Tuesday, May 4, 2021 5:05 PM
To: Brian C. Kauffman <Brian.Kauffman@citrusbocc.com>
Cc: KFrink <KFrink@crystalriverfl.org>; Brian Herrmann <BHerrmann@crystalriverfl.org>
Subject: [EXTERNAL]RE: Jenette, Please run the proposed condition by Brian regarding the emergency discharge pipe

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Good Afternoon Brian, Please advise if the following condition is consistent with the County's recommendation as per your discussion with Ken. The applicant is not desirous of granting a 30-foot easement directly through their proposed RV lot locations, but is amenable to allowing an easement through their driveway system from where the project connects to W Plantation Ln to the drainage system.

- The Developer shall coordinate with the County for placement of emergency stormwater discharge pipes via easement within the project to divert water from the Hourglass Lake Subdivision to the RV park's drainage system for emergency pumping. The County would obtain an emergency pumping permit from the SWFWMD for the emergency stormwater discharge pipe.

I will need your feedback as soon as possible so that I may finalize my addendum to the Planning Commission for Thursday's meeting (which will likely be a workshop).

Please feel free to contact me directly if you have any questions.

Jenette Collins, AICP
Urban Planner

Planning & Community Development Services
City of Crystal River
123 NW Highway 19
Crystal River, Florida 34428
Direct: 352-795-4216 x 340
jcollins@crystalriverfl.org

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



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From: Ken Frink <KFrink@crystalriverfl.org>
Sent: Tuesday, May 04, 2021 4:27 PM
To: Jenette Collins <jcollins@crystalriverfl.org>
Cc: Brian C. Kauffman <Brian.Kauffman@citrusbocc.com>
Subject: Jenette, Please run the proposed condition by Brian regarding the emergency discharge pipe

Ken Frink, P.E.

City Manager

City of Crystal River

123 NW Hwy 19

Crystal River, FL 34428

352-795-4216 Ext. 301

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Jenette Collins

PZ21-0042/PZ21-0041

From: Ken Frink
Sent: Wednesday, May 05, 2021 7:39 AM
To: Jenette Collins
Cc: Brian Herrmann
Subject: FW: City of C.R. - PUD Amendment - Outpost RV Park
Attachments: SDP_Proposed Outpost RV Park.pdf

FYI.... You can add this to the backup to support our position of conditioning the turn lane construction at the onset of the project

From: Brian C. Kauffman <Brian.Kauffman@citrusbocc.com>
Sent: Tuesday, May 4, 2021 5:29 PM
To: Ken Frink <KFrink@crystalriverfl.org>
Cc: Randall S. Olney <Randall.Olney@citrusbocc.com>
Subject: FW: City of C.R. - PUD Amendment - Outpost RV Park

Good Afternoon Ken,

Please find enclosed the most recent draft we have of the Outpost RV Park that is proposed on Ft. Island Trail. I believe we received this draft from the City. Please see Mr. Oliver's email below. We can only comment conceptually on the driveway connection to Ft. Island Trail since we have not received an application with a plan approved by the City. So conceptually, based on the initial traffic study and the enclosed draft plan, the developer would need to build turn lanes on Ft. Island Trail to access their new driveway entrance. These improvement would need to be completed at the beginning of the project even if they decide to develop in phases. We would be able to comment further once we receive an application with a final development plan that is approved by the City.

Please let me know if you have any further questions.

Thanks.

Brian

From: Randy Oliver <Randy.Oliver@citrusbocc.com>
Sent: Monday, May 3, 2021 11:47 AM
To: Denise A. Dymond Lyn <Denise.Lyn@citrusbocc.com>; Douglas A. Wright <Douglas.Wright@citrusbocc.com>; Holly L. Davis <Holly.Davis@citrusbocc.com>; Jeff S. Kinnard <Jeff.Kinnard@citrusbocc.com>; Ronald E. Kitchen <Ronald.Kitchen@citrusbocc.com>; Ruthie D. Schlabach <Ruthie.Schlabach@citrusbocc.com>; Scott E. Carnahan <Scott.Carnahan@citrusbocc.com>; Steven G. Lachnicht <Steven.Lachnicht@citrusbocc.com>
Cc: Randall S. Olney <Randall.Olney@citrusbocc.com>; Brian C. Kauffman <Brian.Kauffman@citrusbocc.com>; Veronica A. Kampschroer <Veronica.Kampschroer@citrusbocc.com>
Subject: City of C.R. - PUD Amendment - Outpost RV Park

Commissioners:

There has been discussion about a Proposed RV Park on Ft. Island Trail at the Plantation. The Plantation property is in the City of Crystal River and is subject zoning as determined by the elected officials in the City of Crystal River.

The road that serves the property, however, belongs to the County. Therefore they need a curb cut from the County. The traffic study shows that to support the development a "center turn" lane is required. A plat of the proposed RV Park is attached.

If you have any questions please contact me.

Sincerely,

Randy

Jenette Collins

P221-0042/P221-0041

From: Ken Frink
Sent: Tuesday, May 04, 2021 11:42 AM
To: Jenette Collins; Brian Herrmann; Jack Dumas
Subject: Fwd: Hour Glass Subdivision
Attachments: image002.jpg; 20190923-Plantations Exhibit.pdf

Sent from my iPad

Begin forwarded message:

From: Randy Oliver <Randy.Oliver@citrusbocc.com>
Date: May 4, 2021 at 8:33:40 AM EDT
To: Ken Frink <KFrink@crystalriverfl.org>
Cc: "Randall S. Olney" <Randall.Olney@citrusbocc.com>, "Brian C. Kauffman" <Brian.Kauffman@citrusbocc.com>, "Larry J. Brock" <LARRY.BROCK@citrusbocc.com>
Subject: FW: Hour Glass Subdivision

Ken,

Per your request.

Randy

From: Randall S. Olney <Randall.Olney@citrusbocc.com>
Sent: Tuesday, May 4, 2021 8:32 AM
To: Randy Oliver <Randy.Oliver@citrusbocc.com>; Brian C. Kauffman <Brian.Kauffman@citrusbocc.com>
Cc: Larry J. Brock <LARRY.BROCK@citrusbocc.com>
Subject: RE: Hour Glass Subdivision

Good Morning Randy,

Please find the exhibit for the easement attached.

Sincerely,
Randall S. Olney, PE
Public Works Director
Citrus County Department of Public Works
3600 W. Sovereign Path, Suite 212
Lecanto, FL 34461
(352) 527-5465

From: Randy Oliver <Randy.Oliver@citrusbocc.com>

Sent: Monday, May 3, 2021 5:32 PM

To: Brian C. Kauffman <Brian.Kauffman@citrusbocc.com>; Randall S. Olney <Randall.Olney@citrusbocc.com>

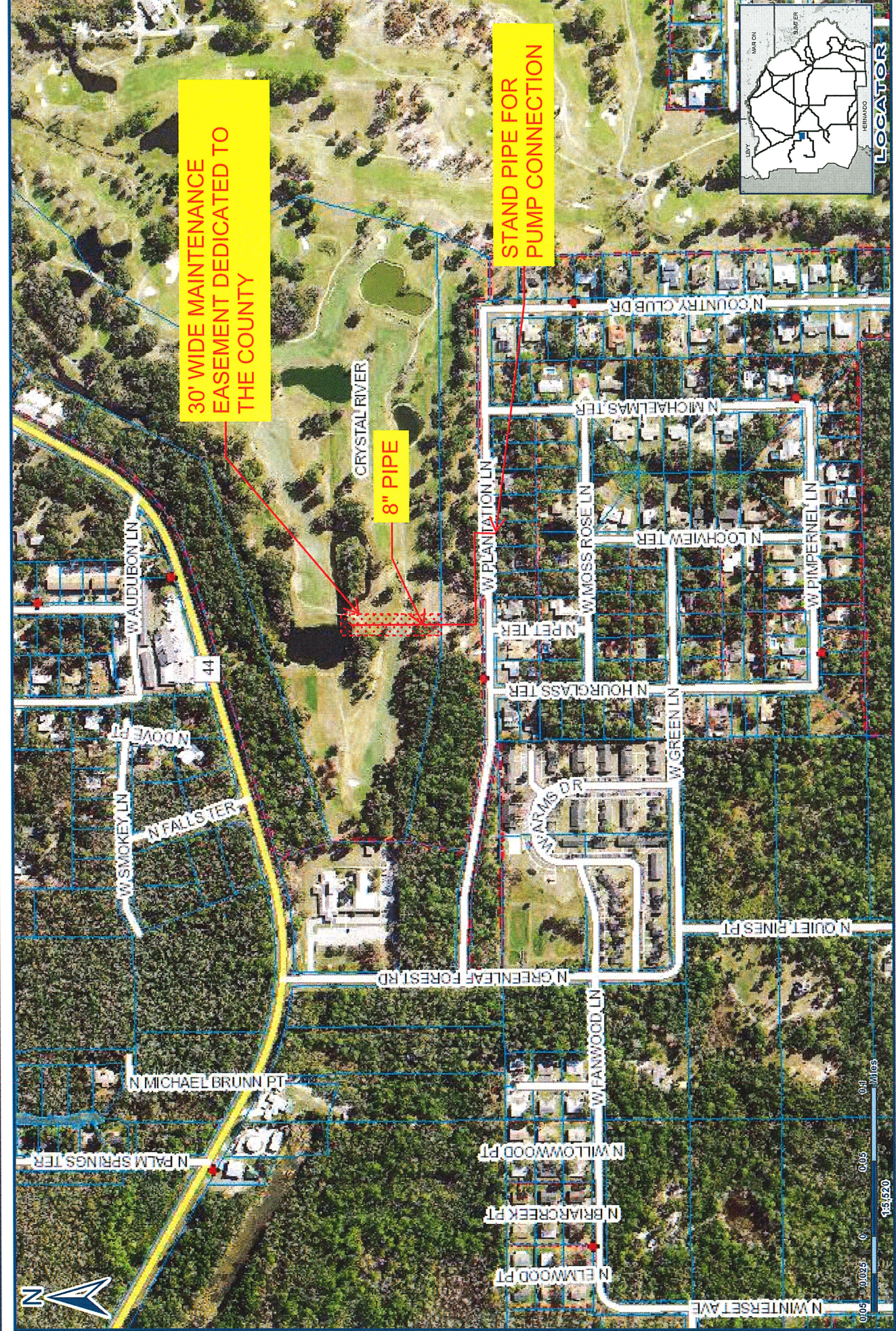
Subject: Hour Glass Subdivision

Randall/Brian,

Could you send to me the easement that we need from the Plantation for improvements Hour Glass Subdivision for the Stormwater improvements?

Thanks,

Randy



30' WIDE MAINTENANCE EASEMENT DEDICATED TO THE COUNTY

8" PIPE

STAND PIPE FOR PUMP CONNECTION



Geographic Information Systems

Jim Faulkner
Director

Prepared By : Web User

Date: 9/23/2019

Source: Enterprise Geodatabase

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Plantations Exhibit



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