



Agenda
Crystal River City Council
Regular Council Meeting
Monday, January 22, 2024 at 5:30 PM
Citrus County Welcome Center, 915 N. Suncoast Blvd.

Joe Meek, Mayor
 Ken Brown, Council Seat #1
 Cindi Frink, Council Seat #2/Vice Mayor
 Ken Frink, Council Seat #3
 Robert Holmes, Council Seat #5

Douglas Baber, City Manager
 Robert W. Batsel, Jr., City Attorney
 Mia Fink, City Clerk

NOTICE TO PUBLIC

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105, Florida Statutes)

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, City Manager's Office, 123 N.W. Highway 19, Crystal River, Florida, 34428 (352) 795-4216, at least two (2) days before the meeting.

GENERAL MEETING PROCEDURES

1. In consideration of others, we ask that you follow a few basic rules:
 - A. Please turn cell phones off, or place on vibrate. If you must make a call, please step out into the hallway.
 - B. If you must speak to someone in the audience, please speak softly or go out into the hallway.
 - C. Personal comments/remarks, directed to Council or the public, are not allowed and are considered out of order.
2. Public Comment:
 - A. The general public will be allowed three (3) minutes to speak during the *Public Input* section at the beginning of the meeting and five (5) minutes to speak during the *Public Input* section at the end of the meeting.

1. CALL TO ORDER

- A. Roll Call
- B. Invocation
- C. Pledge of Allegiance
- D. Recognition of Elected Officials in Attendance

2. ADOPTION OF AGENDA**3. PRESENTATIONS**

- A. [FWC Law Enforcement Update](#)
- B. [Resilient Florida Public Outreach Presentation](#)

4. UNFINISHED BUSINESS**5. PUBLIC INPUT**

(Three Minute Time Limit)

6. APPROVAL OF CONSENT AGENDA

- A. [Motion to approve minutes of the City Council meeting held January 8, 2024](#)
- B. [Motion to enter into an Interlocal Agreement regarding the Fort Island Trail Boat Ramp project](#)
- C. [Motion to approve Petty Cash Policy and Internal Control Policy](#)
- D. [City Manager Report](#)

7. PUBLIC HEARING

- A. [Consideration of Ordinance 23-O-28 \(Application No. PUD23-0002\) for an amendment of the Official Zoning Map from CH, High Intensity Commercial to PUD, Planned Unit Development by establishing a Master Plan of Development; and by modifying the Crystal River Mall DRI on 67.43 acres owned by CR19 Holdings, LLC located at 1801 NW US Hwy 19, and hold a public hearing on January 22, 2024, at 5:30 p.m.](#)

QUASI-JUDICIAL

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF THE CITY OF CRYSTAL RIVER, FLORIDA, BY REZONING PROPERTY (67.43 ACRES MOL) LYING IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL IDS: 17E18S170300 0010 (ALTKEY: 2651911), 17E18S170300 0020 (ALTKEY: 2651920), 17E18S170300 0030 (ALTKEY: 2651938), 17E18S170300 0100 (ALTKEY: 2652012), 17E18S170300 0040 (ALTKEY: 2916265), 17E18S170300 0060 (ALTKEY: 2651954), AND 17E18S170320 0010 (ALTKEY: 3516403) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER, AND OWNED BY OWNED BY CR19 HOLDINGS, LLC, FROM HIGH INTENSITY COMMERCIAL (CH) to PLANNED UNIT DEVELOPMENT (PUD) ESTABLISHING A MASTER PLAN OF DEVELOPMENT TO ALLOW FOR MULTI-FAMILY USE AND COMMERCIAL USE; BY MODIFYING THE CRYSTAL RIVER MALL DEVELOPMENT OF REGIONAL IMPACT (DRI); 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.

8. INTRODUCTION AND FIRST READING OF ORDINANCES

- A. [Introduction of Ordinance 24-O-02 \(Application No. PCA23-0004\) for an amendment of the Future Land Use Map for 39 acres addressed as 3607 N Citrus Avenue owned by Mary Street, LLC, on First Reading, and set a public hearing on February 12, 2024, at 5:30 p.m. This item is associated with the next item.](#)

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, PROVIDING FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY RECLASSIFYING PROPERTY (39 ACRES MOL) LYING IN SECTION 16, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID: 17E18S16 12300 (ALT KEY 1058350) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER, AND OWNED BY MARY STREET, LLC, FROM O/SC, OFFICE/SERVICE COMMERCIAL AND LDR, LOW DENSITY RESIDENTIAL TO HC, HIGHWAY COMMERCIAL (3.71 ACRES), MDR, MEDIUM DENSITY RESIDENTIAL (5.58 ACRES) AND HDR, HIGH DENSITY RESIDENTIAL (29.77 ACRES) LAND USE CATEGORIES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- B. [Introduction of Ordinance 24-O-03 \(Application No. PZMA23-0004\) for an amendment to the Zoning Map for 39 acres addressed as 3607 N Citrus Avenue owned by Mary Street, LLC, on First Reading, and set a public hearing on February 12, 2024, at 5:30 p.m. This item is associated with the previous item.](#)

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA BY REZONING PROPERTY (39 ACRES MOL) LYING IN SECTION 16, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SPECIFICALLY PARCEL ID: 17E18S16 12300 (ALT KEY 1058350) AS IDENTIFIED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER, AND OWNED BY MARY STREET, LLC, FROM CG, GENERAL COMMERCIAL AND R-1, LOW DENSITY RESIDENTIAL TO CH, HIGH INTENSITY COMMERCIAL (3.71 ACRES), R-2, MEDIUM DENSITY RESIDENTIAL (5.58 ACRES), AND R-3, HIGH DENSITY RESIDENTIAL (29.77 ACRES) ZONING DISTRICTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- C. [Introduction of Ordinance 24-O-01 \(Application No. PZT23-0005\) for an amendment of the Land Development Code for the prohibition of medical marijuana dispensing facilities on First Reading, and set a public hearing on February 12, 2024, at 5:30 p.m.](#)

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING ORDINANCE NUMBER 05-O-08, APPENDIX A – LAND DEVELOPMENT CODE OF CITY OF CRYSTAL RIVER, FLORIDA, CODE OF ORDINANCES, AS AMENDED; BY ADDING SECTION 2.03.04 PROHIBITION ON MEDICAL MARIJUANA DISPENSING FACILITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

9. CITY ATTORNEY

10. CITY MANAGER

- A. [Motion to adopt Resolution No. 24-R-15 appropriating funding in the amount of \\$340,000.00 for HTG Hidden Lake, LLC for the Fountains at Hidden Lake in accordance with Local Government Contribution form previously approved by Council in 2022](#)

11. CITY COUNCIL

12. COUNCIL MEMBER AND COMMITTEE REPORTS

- A. Mayor Joe Meek
- B. Vice Mayor Cindi Frink
- C. Council member Ken Brown
- D. Council member Ken Frink
- E. Council member Robert Holmes

13. PUBLIC INPUT

(Five Minute Time Limit)

14. ADJOURNMENT