



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

P221-0087

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

Check One: Small Scale # Acres 8.83 AltKey: 3464182
Large Scale # Acres _____ Parcel #: 17E18527 43240

Name of Petitioner(s): Crystal Motor Car Company, Inc

Address of Petitioner(s): PO Box 487

City Crystal River State FL Zip Code 34423

Phone # 863-860-1547 Fax # _____ Cell # _____

Email Address: Steven@Uiterwyk.com

Legal Description attached: Yes No Survey attached: Yes No

Street address of property (if applicable): 1209 SE US Highway 19, Crystal River

Existing Land Use: HDR Proposed Land Use: HC

Reason for Request: to allow for commercial development

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

Steven@Uiterwyk.com

I Steven Uiterwyk, being first duly sworn, affirm and say that I am the:

(check one)

owner, or

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

[Signature]
Signature

PO Box 487
Address

863 860-1542
Phone Number

Crystal River, FL 34423
City, State, Zip Code

State of Florida

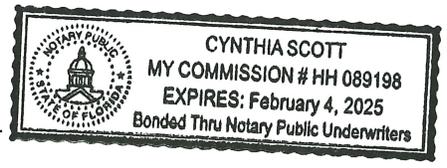
County of Citrus

The foregoing instrument was acknowledged before me this 28, day of July, 2021, by Steven Uiterwyk who is personally known to me or has produced _____ as identification and who did/did not take an oath.

[Signature]
Notary Public

Commission No.: HH 089198

Commission Expires: 2/4/25



Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller

#2021047417 BK: 3184 PG: 774 7/13/2021 11:27 AM 1 Receipt: 2021040215

RECORDING \$27.00 INDEX \$3.00 D DOCTAX PD \$5,600.00**Prepared by and Return To:**

Amanda Rowthorn
 Wollinka Wikle Title Insurance Agency, a division of
 LandCastle Title Group, LLC
 7076 W. Gulf to Lake Highway
 Crystal River, FL 34429

Order No.: CR312105071

For Documentary Stamp Tax purposes the
 consideration is \$800,000.00

Doc Stamp: \$5,600.00

APN/Parcel ID(s): 17E18S27 43240

Tax/Map ID(s): 3464182

WARRANTY DEED

THIS WARRANTY DEED dated July 9, 2021, by Walter A Bunts and Sherry L. Bunts, Individually and as Trustees of the Walter A. Bunts and Sherry L. Bunts Living Trust Agreement Dated September 5, 2008, hereinafter called the grantor, to Crystal Motor Car Company, Inc., A Florida Corporation, whose post office address is 1035 S Suncoast Blvd, Homosassa, FL 34448, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

DESCRIPTION (ORIGINAL PARCEL IN OFFICIAL RECORDS BOOK 54, PAGE 60)
 BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE SW 1/4 OF NW 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA N 0°39'W, 187.80 FEET FROM THE S.E. CORNER OF SAID SW 1/4 OF NW 1/4; RUN THENCE WEST PARALLEL TO THE SOUTH BOUNDARY OF SAID SW 1/4 OF NW 1/4 TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 19, SAID RIGHT OF WAY BEING 200 FEET WIDE; THENCE N71°31'E, 594 FEET; THENCE N18°29'W, 528 FEET; THENCE S71°31'W, 594 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 19; THENCE N18°20'W, ALONG SAID RIGHT OF WAY LINE 25.87 FEET; THENCE N71°31'E, 594 FEET; THENCE S81°20'E, TO AN INTERSECTION WITH THE EAST BOUNDARY OF THE SW 1/4 OF NW 1/4 OF SAID SECTION 27; THENCE S 0°39'E, ALONG SAID EAST BOUNDARY TO THE POINT OF BEGINNING.

AND

PER OFFICIAL RECORDS BOOK 119, PAGE 195: THAT PORTION OF THE SW 1/4 OF NW 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 55

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WARRANTY DEED

(continued)

(FORMERLY STATE ROAD NO. 15), ALSO KNOWN AS U.S. HIGHWAY NO. 19, SAID POINT BEING A DISTANCE OF 198 FEET MEASURED NORTHERLY ALONG THE EAST LINE OF THE RIGHT OF WAY OF SAID ROAD FROM THE SOUTH LINE OF THE SW 1/4 OF NW 1/4 OF SAID SECTION 27; THENCE EASTERLY AT RIGHT ANGLES TO THE EAST LINE OF THE RIGHT OF WAY OF SAID ROAD A DISTANCE OF 594 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF THE RIGHT OF WAY OF SAID ROAD A DISTANCE OF 528 FEET; THENCE WESTERLY A DISTANCE OF 594 FEET TO A POINT ON THE EAST LINE OF THE RIGHT OF WAY OF SAID ROAD, SAID POINT BEING A DISTANCE OF 528 FEET MEASURED NORTHERLY ALONG THE EAST LINE OF THE RIGHT OF WAY OF SAID ROAD FROM THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE EAST LINE OF THE RIGHT OF WAY OF SAID ROAD A DISTANCE OF 528 FEET TO THE POINT OF BEGINNING.

LESS:

A portion of the SW 1/4 of the NW 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida. Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 27, Township 18 South, Range 17 East, Citrus County, Florida, thence N 00°39'00" W, along the East line of said SW 1/4 of the NW 1/4, a distance of 187.81 feet, thence S 89°03'32" W, being along the South line of parcel as described in Official Records Book 54, Page 60 of the Public Records of Citrus County, Florida, a distance of 806.66 feet to the Point of Beginning, thence continue S 89°03'32" W, along last said line, 50.63 feet to the Northeasterly right of way line of U.S. Highway No. 19 (a 200 foot wide right-of-way) thence N 18°45'53" W, along last said line 284.50 feet, thence N 71°14'07" E, 300.00 feet, thence S 18°45'53" E, parallel with said right-of-way line, 300.00 feet, thence S 71°14'07" W, 251.80 feet to the Point of Beginning.

AND LESS:

TRACT "I", A PORTION OF PARCEL B, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, THENCE N00°39'00"W, ALONG THE EAST LINE OF SAID SW 1/4 OF NW 1/4, A DISTANCE OF 187.81 FEET, THENCE CONTINUE N00°39'00" W, ALONG EAST LINE OF SAID SW 1/4 OF NW 1/4, A DISTANCE 150.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N00°39'00"W, A DISTANCE OF 200.00 FEET, THENCE S89°02'51" W, A DISTANCE OF 173.55 FEET, THENCE S00°39'00"E, A DISTANCE OF 200.00 FEET, THENCE N89°02'08"E, 173.55 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

Said property is not the homestead of the Grantor under the laws and constitution of the state of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021047417 BK: 3184 PG: 776 7/13/2021 11:27 AM 3 Receipt: 2021040215
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WARRANTY DEED
(continued)

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Nathaniel Suleiman
Witness Signature
Nathaniel Suleiman
Print Name
James Howland
Witness Signature
James Howland
Print Name

Walter A. Bunts and Sherry L. Bunts, Individually and as Trustees of the Walter A. Bunts and Sherry L. Bunts Living Trust Agreement Dated September 5, 2008

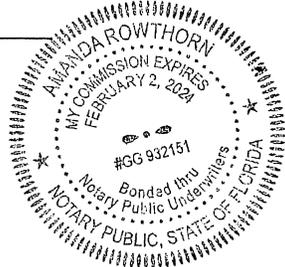
BY: Walter A. Bunts
Walter A. Bunts
Individually and as Trustee
BY: Sherry L. Bunts
Sherry L. Bunts
Individually and as Trustee

Address: 8091 N Pine Haven Pt
Crystal River, FL 34428

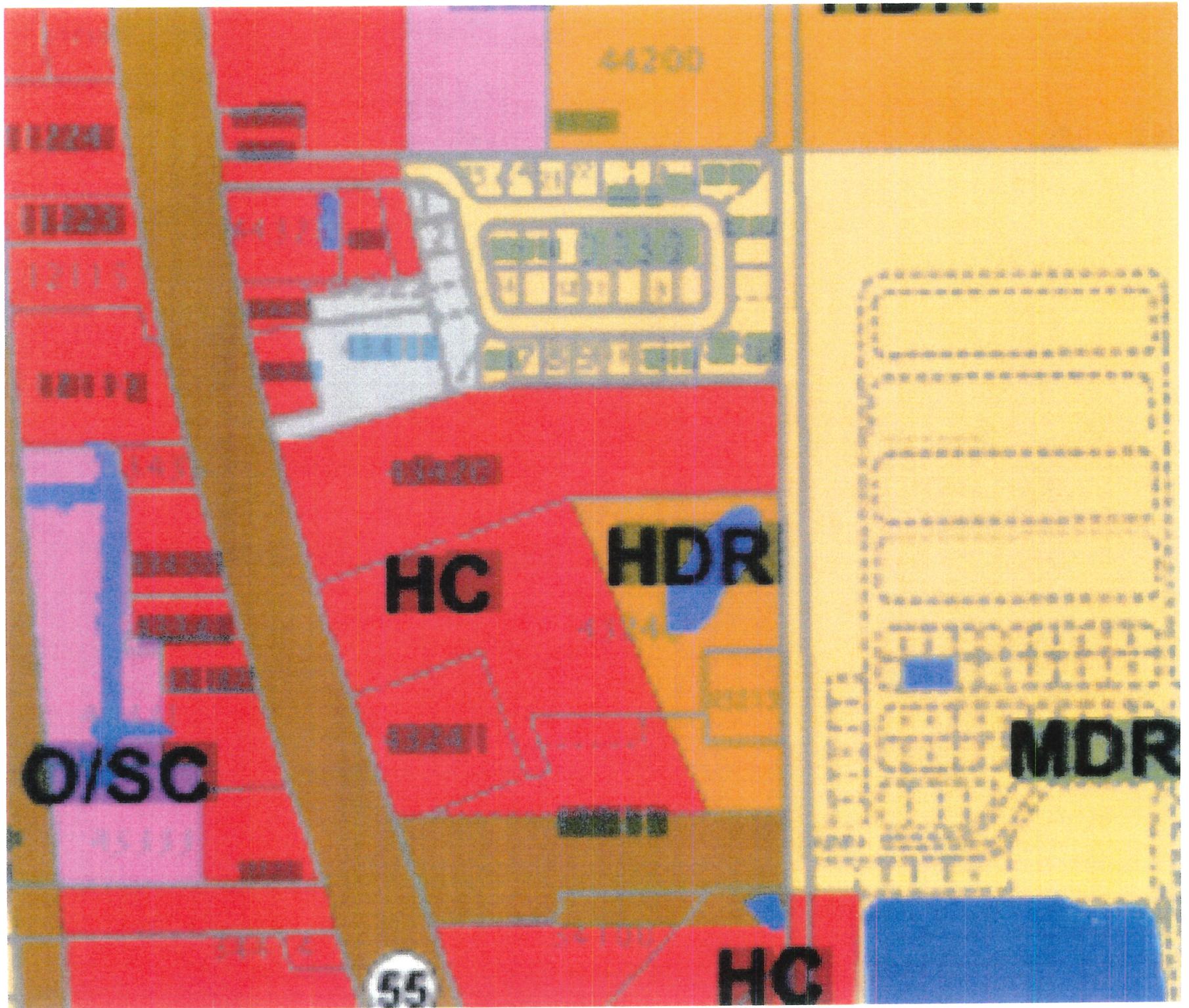
State of FL
County of Citrus

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 9 day of July, 2021, by Walter A. & Sherry L. Bunts, to me known to be the person(s) described in or who has/have produced D. Licent as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires:



As shown in the attached map excerpt, the future land use of the property is HC and HDR. The property to the north future land use is HC, to the south there is a small pocket of future land use HDR and to the east, across eighth avenue the future land use of the property is MDR and to the west across highway 19, the future land use of the property is HC.







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

PZ21-0088

Applicant Information:

Name: Crystal Motor Car Company, Inc
Address: Po Box 487, Crystal River, FL 34423
Phone #: 352-795-1515 Fax #: _____ Cell #: 863-860-1542
Email Address: Steven @ Witermyk.com

Property Description:

Parcel Account #: 17E18527 43240 Alt. Key # 3464182
Street Address (or street & avenue location): 1209 SE US Highway 19
Crystal River, FL 344
Legal Description: see Deed

(or attachment)

Property Acreage: 8.83 Sq. ft.: _____
Present F.L.U.M. Designation: HDR
Present Zoning Designation: R-3
Requested Zoning Designation: HC
Reason for the Request: To allow development

Explain Consistency with the Future Land Use Plan: Surrounding Property is
commercial & road to the east is a proper
Zoning delineation

Additional Contact Information (other than Owner or Agent)

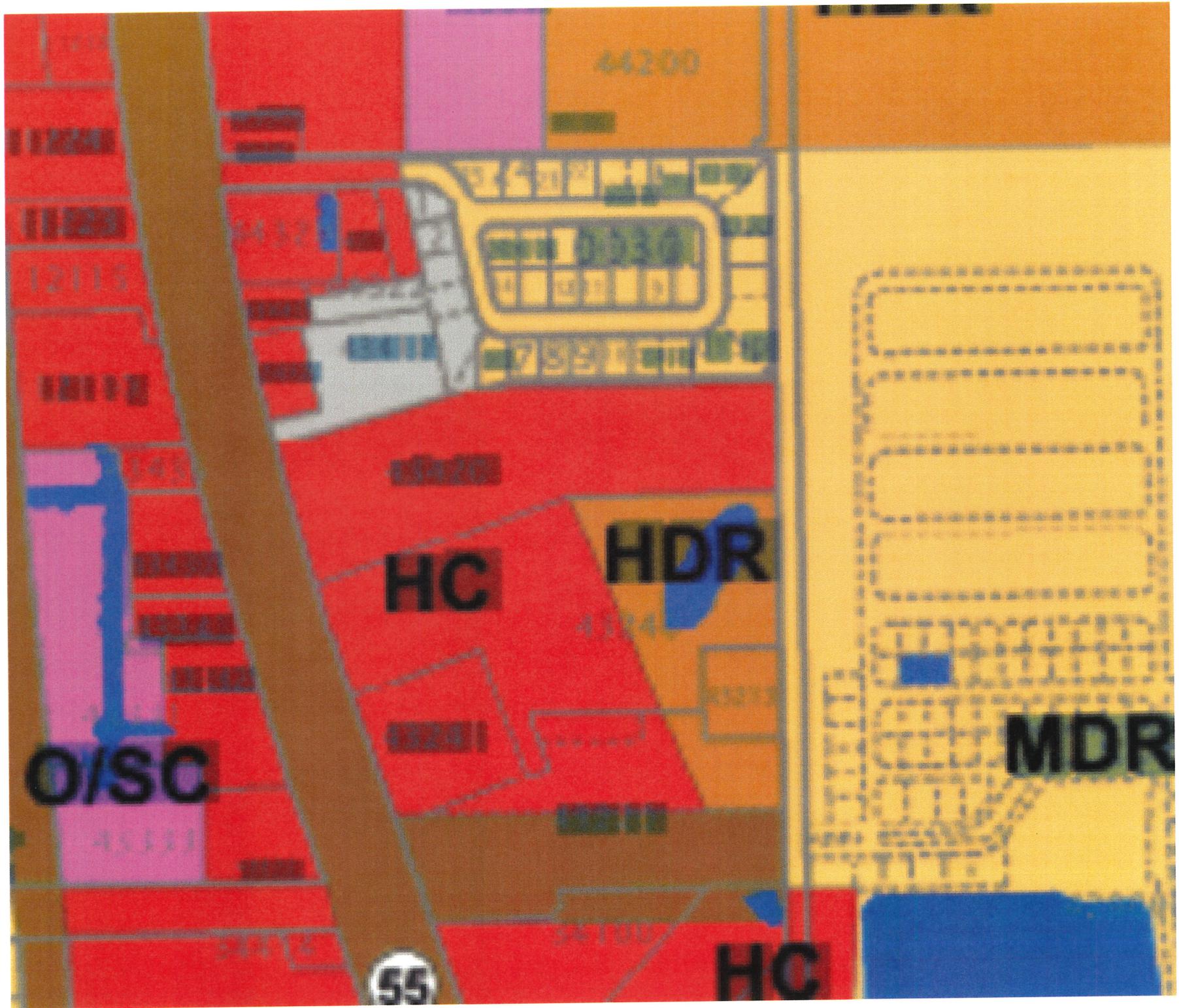
Name: Steven Witermyk
Address: Po Box 487, Crystal River, FL 34423
Phone #: _____ Fax #: _____ Cell #: 863-860-1542
Email Address: Steven @ Witermyk.com

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

As shown in the attached map excerpt, the property is presently zoned HC and R-3. The property to the north is zoned HC, to the south there is a small pocket of R-3 and to the east, across eighth avenue the property is zoned PD and to the west across highway 19, the property is zoned HC.

We request that a portion of parcel 17E18S27 43240 at 1209 SE US Highway 19 be rezoned from R-3 to HC to allow for development of offices and warehouses on the entire parcel. We believe this zoning is consistent with surrounding uses.

As shown in the attached map excerpt, the future land use of the property is HC and HDR. The property to the north future land use is HC, to the south there is a small pocket of future land use HDR and to the east, across eighth avenue the future land use of the property is MDR and to the west across highway 19, the future land use of the property is HC.



44200

12115

HC

HDR

O/SC

MDR

55

HC

We request that a portion of parcel 17E18S27 43240 at 1209 SE US Highway 19 be rezoned from R-3 to HC to allow for development of offices and warehouses on the entire parcel. We believe this zoning is consistent with surrounding uses.



