

## **ORDINANCE 21-O-13**

**AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA BY REZONING 8.83 ACRES (MOL) OF PROPERTY OWNED BY CRYSTAL MOTOR CAR COMPANY, INC, ALSO IDENTIFIED AS PARCEL ID 17E18S27 43240 (AK# 3464182) IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM (SPLIT ZONING) HIGH INTENSITY COMMERCIAL (CH) AND HIGH DENSITY RESIDENTIAL (R-3), TO HIGH INTENSITY COMMERCIAL (CH) ZONING; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR CODIFICATION; 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 September 2, 2021 to consider a request that the zoning classification be changed on a parcel of land identified as Parcels ID 17E18S27 43240 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 on September 2, 2021, 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

8.83 acres (MOL) owned by Crystal Motor Car Company, Inc from (split Zoning) High Intensity Commercial (CH) and High Density Residential (R-3), to High Intensity Commercial (CH) 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**

### **PZ21-0088 CRYSTAL MOTOR CAR COMPANY, INC**

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) and High Density Residential (R-3), to High Intensity Commercial (CH) Zoning.

## **LEGAL DESCRIPTION**

PARCEL ID 17E18S27 43240 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER (APPROXIMATELY 8.83 ACRES) AS MORE FULLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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. REPEAL OF CONFLICTING ORDINANCES**

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

## **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 27th day of September 2021, and upon motion duly made and seconded was passed on first reading.

**THIS ORDINANCE** was introduced and placed on a second reading on the 11<sup>th</sup> day of October 2021, 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 \_\_\_\_\_, 2021

**NOTICE** Published on \_\_\_\_\_, 2021

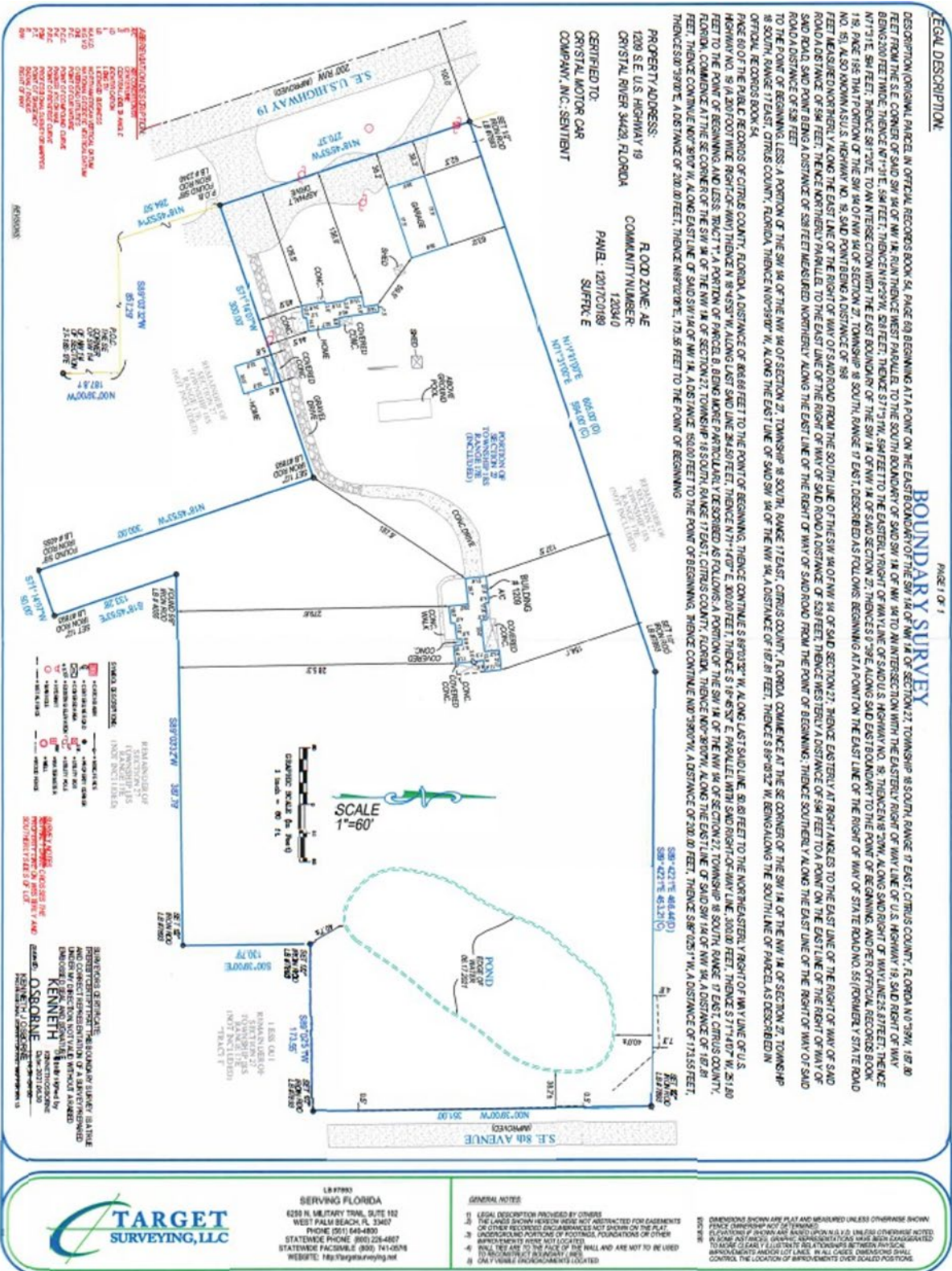
**PASSED** on Second & Final Reading \_\_\_\_\_, 2021

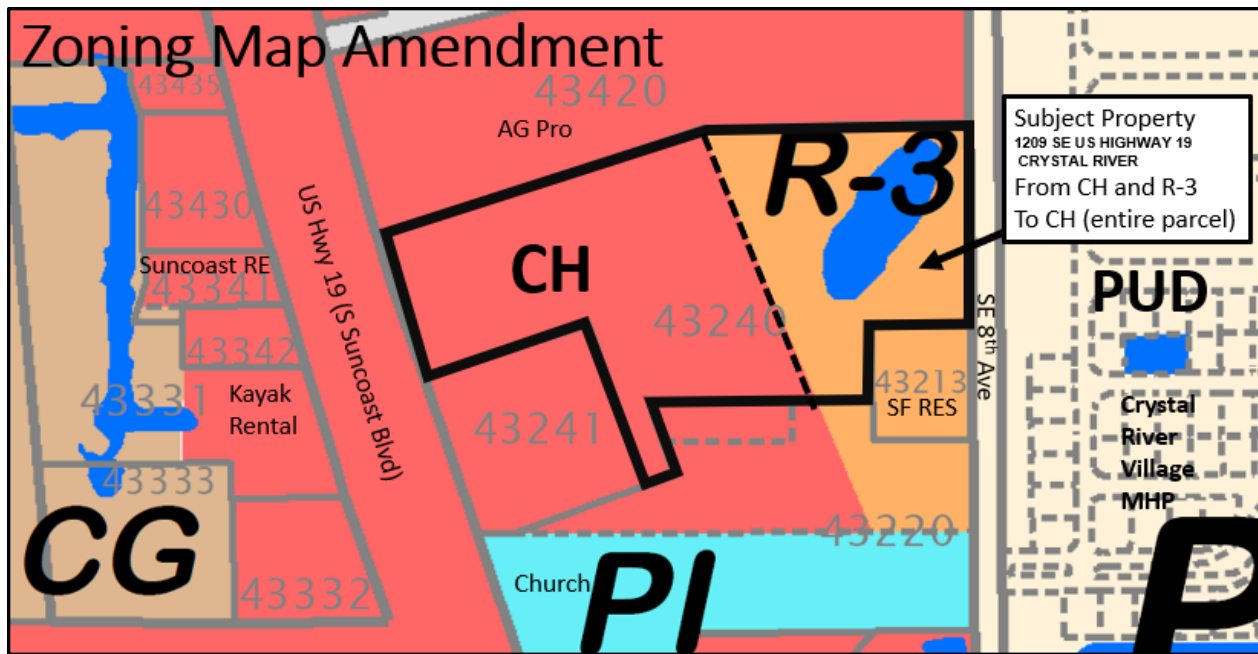
**APPROVED AS TO FORM  
AND LEGALITY:**

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

**VOTE OF COUNCIL:**

Meek	_____
Guy	_____
Brown	_____
Fitzpatrick	=====
Holmes	_____





END OF EXHIBIT "A"