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MEMO

To: Leslie Bollin, Community Engagement Director

From: Jenette Collins, AICP, Growth Management Director

Subject: Purchase Consideration of 41 NE Crystal Street (Altkey 1069432) – Land Use Status Review

Date: July 2, 2024

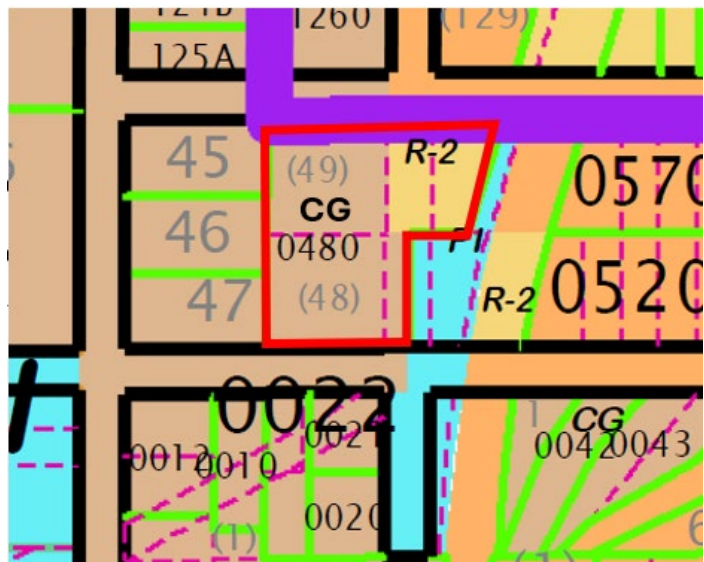
The subject property is located within the jurisdictional boundary of the City of Crystal River and comprises 1.65 acres, lying immediately west of the Crystal River Historic Train Depot. The property is often used for overflow parking from events occurring at the Train Depot. The site is also located north and across the street of a municipal parking lot that serves as a trailhead for the Crosstown Trail. The site gains access from NE Crystal Street, a local collector road, and backs up to NE 9th Street (an unimproved local road).

The property is designated partly as P/SP, Public/Semi-Public and O/SC, Office/Service Commercial land use category on the Future Land Use Map, and CG, General Commercial District and R-2, Medium Density Residential District on the Official Zoning Map, and is located within city's designated CRA, Community Redevelopment Area Overlay District. The CG zoning designation allows for government office use by right. The Property Appraiser's record shows that there are two utility buildings existing on the property.

According to the Digital Flood Insurance Rate Map (FIRM), the subject property is in Flood Zone AE with a required Base Flood Elevation (BFE) of 11.00 feet, as found on FIRM Panel Number 12017C0189E. (Effective date: January 15, 2021). The elevation contour lines found on the FIRM Map indicate that the property's current elevation varies between two and five feet above mean sea level.



Aerial Source: Citrus County Property Appraiser, Pictometry May 2024



Source: Excerpt Crystal River Zoning Map, 2024

A review of the USDA Soil Survey Map, indicates that most of the site (approximately 1.4 acres) is classified as (22) Quartzipsammments, 0 to 5 percent slopes (parent material: sandy marine deposits), having a drainage class defined as well drained, and having a depth to water table of more than 80 inches, and that a small portion of the site (approximately 0.1 acres) located in the south west quadrant of the property is classified as (7) Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes (parent material: sandy marine deposits), having a drainage class defined as poorly drained, and having a depth to water table of about 3 to 18 inches.



Source: USDA Soil Survey Map, 2024 (online)