



gai consultants

**COMMUNITY SOLUTIONS GROUP**



City of Crystal River

# COMMUNITY REDEVELOPMENT PLAN

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Prepared for: The Crystal River Community Redevelopment Agency

Prepared by: Community Solutions Group, A Service Group of GAI Consultants, Inc.

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## 1.0 Introduction

The City of Crystal River is located in Citrus County on Florida's west coast, north of Hernando County, Pasco County and the Tampa Bay area. Crystal River and Inverness are the only incorporated cities in Citrus County. Located in Northwest Central Florida along US 19, the City of Crystal River encompasses 6.8 square miles, and is bordered on the West by Kings Bay and Crystal River. The City is located on the western side of Citrus County, about 34 miles west on Florida US 19 from the Interstate 75 and Florida Turnpike junction near Wildwood.

Incorporated in 1903, the City's origins date back over 100 years beginning as a small waterfront community in this area. Citrus Avenue became the main street of the community and small retail shops and restaurants opened in this area to serve the nearby neighborhoods. As Crystal River grew through the 1980's, retail growth moved outside of the downtown area along US 19, the major north-south arterial through the City. Although the downtown area still is characterized by its retail, service and restaurant land uses, the area did suffer as residential and supporting commercial growth spread out to the suburbs.

According to the 2010 census, by population, Citrus County was the 32<sup>nd</sup> largest County in Florida. Geographically, it is the 46<sup>th</sup> largest Florida County. Inverness is the other city in Citrus County about 18 miles east of Crystal River. Crystal River, Inverness, and Citrus County have populations of 3,095, 7,230, and 140,214 respectively according to the state's 2013 estimates. That figure indicates more than 90% of Citrus County residents live in unincorporated areas. Crystal River, however, has the lowest unemployment rate in Citrus County. Crystal River, Inverness, and Citrus County have unemployment rates of 12.4%, 21%, and 15.8% respectively according to the 2013 data. Unemployment in Crystal River has recently risen from a rate of 10.6% in 2011 to 12.4% in 2013, which may be attributed to the closure of the Duke Energy Nuclear Plant.

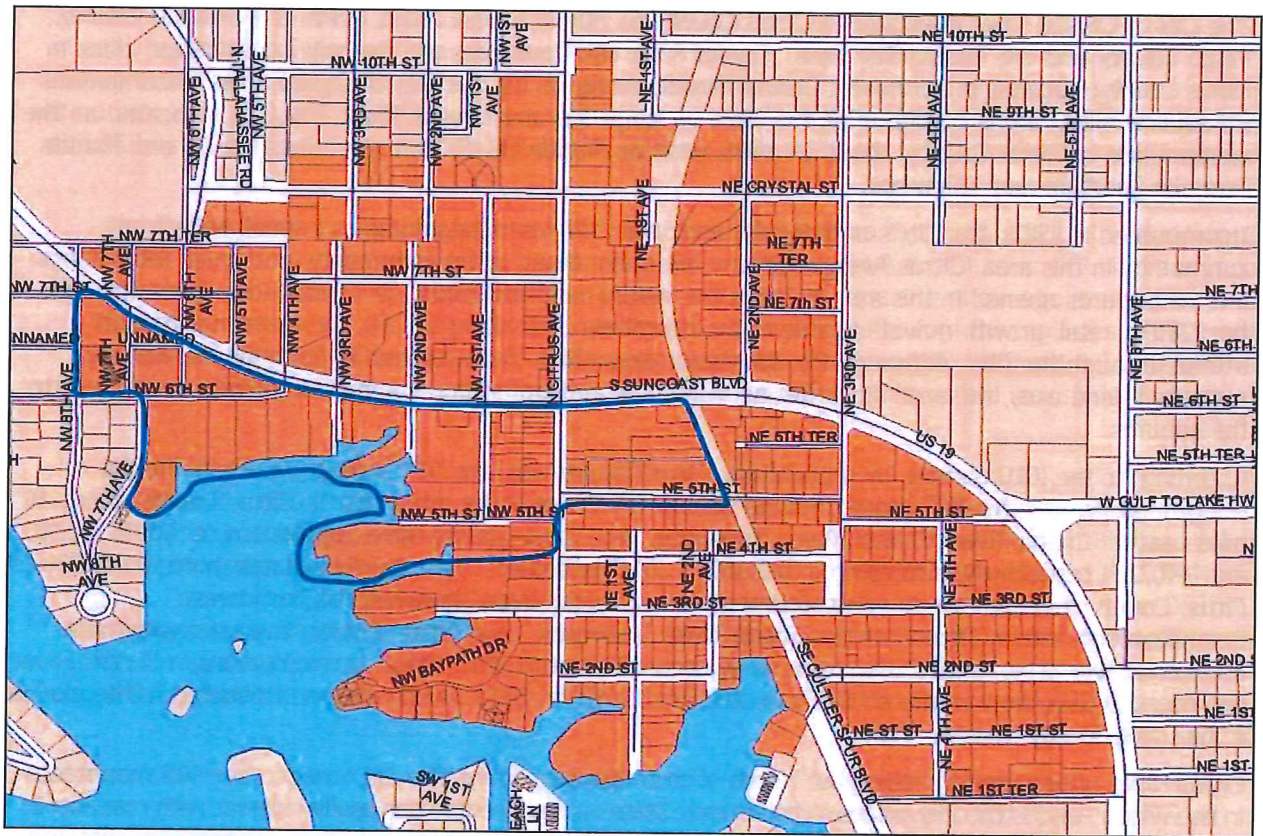
Crystal River prides itself in being the "Home of the Manatee." Kings Bay is home to over 400 manatees in the winter, and is the only place in the United States where people can legally interact with manatees in their natural habitat without that interaction being viewed as harassment. Tourism based on watching and swimming with manatees, in addition to other recreational watersports and fishing, contributes greatly to the local economy. Located within Crystal River is the Crystal River Preserve State Park, which includes 30,000 acres of islands, inlets, backwaters and forests. Within the Crystal River Preserve State Park is the 61 acre Crystal River Archeological Park which contains a six-mound complex believed to have been occupied for 1,600 years, making it one of the longest continually occupied sites in Florida. The Crystal River Preserve State Park promotes canoeing, fishing, wildlife viewing, hiking and bicycling and features a dock, 9 mile biking trail, hiking trails, and a 2.5 mile interpretive trail. Though the park is not located within the Crystal River Community Redevelopment Area (CRA), it borders the CRA on the northwest side and portions of the park are within a 5 minute walk to the CRA and the riverwalk area.

The Crystal River CRA contains 165 acres including the downtown and approximately 7,500 feet of waterfront. The Community Redevelopment Agency was created in 1988 and has historically been successful in generating increment revenues to improve the downtown area, particularly on Citrus Avenue.

New streetscapes, parking areas, parks, trails, landscaping, signage, an initial riverwalk phase and related infrastructure improvements are all the result of previous CRA initiated programs. The Crystal River CRA has experienced an increase in property values from \$14,777,329 in 1988 to \$58,772,835 in 2014. The initiative to update the CRA Plan with an extension of time for an additional 25 years was formally approved in 2014. The CRA plan's current expiration date is 2043.

The Crystal River CRA is located in the area identified below in the darker color (the blue outline encompasses what is noted as the Waterfront District area):

### Map 1.0 Crystal River Community Redevelopment Area



Source: City of Crystal River; RERC

The Crystal River City Council created the Community Redevelopment Agency in 1988, to develop a funding mechanism to create strategies and programs to help combat the decline and address blighting influences identified at the time in the designated downtown area. Subsequent planning efforts were completed in 2008, *A Visioning Plan for the Downtown*, and in 2013, *Crystal River Community Redevelopment Area Waterfront District Master Concept Plan and Strategies*, and in 2014, the *Crystal River Waterfront District Development Incentive Program*. Through the combined information included in these various documents, and recognizing the many hours of civic involvement in providing input, this update of the Community Redevelopment Area Plan incorporates these efforts as well as adding new projects or programs. The updated information, is based on the significant changes in the economic environment over the past 30 years and how best to use the various redevelopment tools to address these new realities.

A telling economic indicator of the lack of investment in the CRA is exhibited by three sites that have remained vacant for almost 50 years. Specific catalytic site(s) have been identified for redevelopment along or near the waterfront. These sites include, but are not limited to, those fronting Kings Bay and adjacent properties. The graphic below shows the waterfront area along Kings Bay as well as four potential catalyst sites.

## Map 2.0 Selected Waterfront District Properties & Potential Catalyst Sites



Key issues addressed in all of the foregoing documents include regulatory policies, infrastructure needs, parking, access to the waterfront, and overall image of the area. Supporting policies, programs and investments incorporated in this update address these issues.

### 1.1 Regulatory Issues

Current land use regulations have been discussed with staff, and it appears, with a few modifications, additional development options may be feasible on sites that have remained vacant for decades. The particular regulatory issues that should be addressed include decreasing the required permeability on the site, eliminating on-site parking requirements, creating an area-wide stormwater system to reduce on-site retention requirements, and raising the height limitations within a defined area around Kings Bay. These recommendations could be included in a new land development overlay district code encompassing the current CRA boundaries.

### 1.2 Stormwater Issues

An assessment has been made of the stormwater retention options for the waterfront and downtown sites. It appears that a single, area-wide pond is not really feasible, but existing capacity, creating several smaller, newer facilities, could be developed to handle offsite storage to accommodate all development for the foreseeable future.

### **1.3 Parking Issues**

Similar to the issues relating to on-site stormwater retention and its demand on site use is the on-site parking requirement. While on-site parking is essential for most types of land uses, the total number of spaces required to support a particular use can also be served by providing shared or pooled parking facilities. This will require strategically located lots and well-connected pedestrian linkages, both appearing to be feasible within the downtown/waterfront area. Consideration should be given to eliminating all parking requirements in the CRA. Well planned locations, and creative engineering design may assist in joint uses for parking and retention.

### **1.4 Community Connectivity Opportunities**

Community connectivity is defined here to describe not only the physical connections of places and activities, but also connecting marketing strategies with Inverness and Citrus County relating to recreational and eco-tourism assets. A redeveloped waterfront area based on the historical "fishing village" concept would add to a destination draw and expand overnight stays.

### **1.5 Overall Waterfront District Master Concept Plan**

The initial focus was on three catalytic properties (Hampton site, Desai site, and SW corner of US 19/Citrus Avenue) that have remained undeveloped for almost 50 years. Because the residential market scan indicated some near term opportunities, the Kofhmel commercial fishing site on the bay should be seen more prominently as a potential redevelopment catalyst. In addition, strengthening the retail and restaurant opportunities for Citrus Avenue should continue as a priority as development scenarios are explored. As described above, the efficient use of stormwater and parking facilities is essential to the long term viability of the area as well as leveraging limited resources.

The following are areas the Plan addresses:

- + Infrastructure and environmental enhancements
- + Access and mobility
- + Redevelopment support
- + Improving physical image
- + Economic development



## 2.0 Legal Boundary Description of Redevelopment Area

### Community Redevelopment Area

The Community Redevelopment Area consists of approximately 605.7 acres. This is about 23.5% of the area of Crystal River. See Community Redevelopment Map, page 8. The boundaries of the Redevelopment Area are:

- + **West:** Beginning in the William's Point subdivision at N.W. 7<sup>th</sup> Avenue with lot 0100-A-50 go in a northerly direction to N.W. 6<sup>th</sup> Street. Then west to N.W. 8<sup>th</sup> Avenue. At the intersection of N.W. 6<sup>th</sup> Street and N.W. 8<sup>th</sup> Avenue go in a northerly direction across U.S. Highway 19 to n/W/ 7<sup>th</sup> Terrace. East on N/W/ 7<sup>th</sup> Terrace to N.W. 6<sup>th</sup> Avenue. North on N.W. 6<sup>th</sup> Avenue to Crystal Street.
- + **North:** Boundaries include all the area south of Crystal Street between N.W. 6<sup>th</sup> Avenue and N.E. 3<sup>rd</sup> Avenue and includes those sub-division lots north of Crystal Street to include  
Resub. Blk. C-Subdivision:
 

005A-B-9	-5
-23	-5.5
-23.4	
-23.7	Townsite of Crystal Park Subdivision
-24	0010-0-123
-25	-124
-28	-125
	-45
005A-D-00	-46
-A	-47
-B	-48
-C	-52
-E	-61
	-63
050-C-6	-67
-6.7	
- + **East:** Beginning at Crystal Street and N.E. 3<sup>rd</sup> Avenue go south to U.S. 19. Follow U.S. Highway south to S.E. 1<sup>st</sup> Terrace.
- + **South:** Beginning at the intersection of U.S. Highway 19 and S.E. 1<sup>st</sup> Terrace, continue east to Cutler Spur boulevard. North on Cutler Spur Boulevard to include Springdale Subdivision, Beginning with lot 0120-00-22 to Hunter's Spring and Kings Bay, to the beginning of the western boundary.

## **3.0 Redevelopment Objectives and Initiatives**

### **3.1 Infrastructure and Environmental Enhancements**

The projects and programs described below relate to the common objective to provide facilities designed to improve the water quality of Kings Bay.

#### **3.1.1 Development of area wide storm water system**

Creating an area wide storm water system would improve the quality of runoff into the bay as well as increase individual site development opportunities. Creating several smaller, newer retention facilities, could be developed to handle offsite storage to accommodate all development for the foreseeable future.

#### **3.1.2 Upgrade existing storm water facilities**

Along with the creation of new facilities, support for the upgrades to existing storm water retention and detention facilities should be addressed.

#### **3.1.3 Incorporate environmentally designed parking facilities**

As part of the overall assessment of the infrastructure improvements, all future parking lots should be designed to maximize each site's ability to collect, detain, retain and cleanse the storm water prior to entering the bay.

#### **3.1.4 Support low impact roadway and streetscape design**

Likewise, all hardscapes such as roadways and sidewalks and especially the proposed medians on US 19, should be designed to incorporate the latest low impact techniques in accommodating storm water cleansing before entering the bay.

### **3.2 Access and Mobility Downtown**

The movement of pedestrians, cyclists and vehicles along Citrus Avenue, US 19, and the waterfront, and the rest of the Community Redevelopment Area (CRA) in a safe manner are essential to the long term viability of the area.

#### **3.2.1 Continue to develop the riverwalk along Kings Bay**

The continued development of the riverwalk should be a key capital investment. Its design should provide development opportunities for existing properties and vacant site fronting the walkway. It should also be an essential element in the overall pedestrian system connecting the waterfront to Citrus Avenue.

#### **3.2.2 Develop pedestrian connections from Citrus to waterfront and the rest of the CRA**

Accommodating the pedestrian along Citrus Avenue and the waterfront should be through well-designed, well-lighted, and easily accessed sidewalks/streetscapes.

#### **3.2.3 Establish a district parking system to support businesses**

Just as the area wide storm water system is recommended, so, too, is an area wide parking system that is environmentally designed and is well connected to the pedestrian facilities.

#### **3.2.4 Connect bike trails to Citrus Avenue, waterfront and the rest of the CRA**

Support should be provided to establish well designed corridor connections from the adjacent trail system to Citrus Avenue on both sides of US 19 and Three Sisters Springs.

### **3.2.5 Design and install way finding system**

Establishing a well- designed and appropriately installed signing system will enhance access to the area, improve the overall image and should address all modes of transportation: pedestrian, cyclists, and automobile.

### **3.2.6 Golf cart usage in design of various connecting corridors**

Design multimodal access to both Citrus Avenue and the waterfront should also consider the accommodation of golf carts, segways and other types of vehicles that do not endanger pedestrians, joggers and cyclists

## **3.3 Redevelopment Support**

This element of the plan addresses regulatory issues with regards to development opportunities, land use, and code enforcement.

### **3.3.1 Modify land use polices to encourage better utilization of (re)development sites**

Current zoning and land use policies are more restrictive in the CRA than other areas of the city. It is recommended that those regulations relating to site impermeability coverage, parking, setbacks, and height be reexamined to accommodate a greater variety of development product than is currently allowed. Changes could encourage more housing and hospitality investment.

### **3.3.2 Establish cost sharing policies for certain infrastructure improvements**

As part of the modification of the land use policies, explore opportunities to share capital costs with developments and/or property owners that directly benefit from the upgrades to storm water, parking, and riverwalk facilities.

### **3.3.3 Develop criteria to identify and support catalytic developments**

As identified in the *Waterfront District Master Concept Plan*, there were certain sites that had remained vacant for almost 50 years, providing little economic support to the downtown and waterfront. Criteria to assist in inducing investments on these and other sites should be established as their development would stimulate further investments along Kings Bay and Citrus Avenue.

## **3.4 Improving Physical Appearance**

Enhancement of the appearance of the CRA is encouraged to provide a greater investment environment, improve tenant recruitment and retention opportunities, enhance overall market brand, and create a greater sense of pride in the area.

### **3.4.1 US 19 upgrades**

Understand that US 19 is a physical barrier to the two sections of Citrus Avenue and creates pedestrian mobility and safety issues. Intersection improvements and landscaping can improve physical impediments, as well as the perception of difficulty traversing from one side to the other.

### **3.4.2 Entry feature at US 19/Citrus Avenue intersection**

Create a sense of arrival at the intersection of US 19 and Citrus Avenue. New traffic signals, pavement markings and entrance features should be incorporated.

### **3.4.3 Expand incentive grant programs**

Expand existing incentives to property owners and businesses to encourage new investment, recruit new and retain current businesses. These incentives can include administrative, regulatory, financial, or infrastructure assistance to leverage resources for projects addressing the CRA plan's goals and objectives.

### **3.4.4 Revisit and/or modify *CRA District Vernacular Design Guidelines***

Review the existing criteria and policies and determine if modifications are needed. Also consider how to use compliance as a leveraging tool for improvements along Citrus Avenue.

### **3.4.5 Enhance the CRA and waterfront with "family friendly" facilities**

Along with creating the system of connections for pedestrians, joggers, cyclists, and others support should be provided for added activities at Hunters Springs Park, or other publicly owned properties, for such improvements as a splash pad for children, small playground, and other "family friendly" facilities.

## **3.5 Economic Development**

As part of an overall initiative, create opportunities that maximize regulatory, administrative, infrastructure, and financial incentives to leverage catalytic type investments along Citrus Avenue, the waterfront and throughout the CRA.

### **3.5.1 Support the four catalytic sites identified in the *Waterfront District Master Development Concept Plan***

The four sites outlined in Map 2.0, appear to be the properties with greatest potential for new development that would then be catalysts for other investments in the area. Regulatory, administrative, financial, and infrastructure support should be given consideration to enhance the development potential for projects that would be destination drivers, provide additional close-in housing, improve image and enhance surrounding property values.

### **3.5.2 Provide opportunities for complementary marine services and maritime related businesses.**

Explore the possibilities of establishing a mooring field in King's Bay with requisite rules and regulations that would not negatively impact the quality of the bay. Other maritime businesses that would complement visitors' and residents' use of the waterfront and the CRA should be supported.

### **3.5.3 Provide incentives for the retention and recruitment of businesses, on the waterfront and along Citrus Avenue**

Policies should be considered that would provide regulatory, administrative, or financial incentives that could be used to retain existing tenants and recruitment of new businesses that would contribute to improving the overall vitality to the area.

### **3.5.4 Provide the latest technological communication system for visitors and residents**

Knowing that the continued technological expansion of communication systems is integral to community development, emphasis should be placed on supporting the integration of the latest technology, and its continued enhancements, to provide efficient and easy access to visitors and residents within the CRA.

### **3.5.5 Establish funding and development partnerships**

Acknowledging that increment resources alone will not be sufficient to implement all of the desired improvements, partnerships with the County, other public funding agencies, non-governmental organizations, and the private sector should be sought to leverage CRA assets as part of the overall redevelopment strategy.

### **3.5.6 Develop joint marketing opportunities**

The recent decision to use the Crystal River name as the brand for Citrus County's visitor and tourism campaign is a significant step in developing an effective collaborative program for overall marketing, promotion, and entertainment of the waterfront and downtown. Marketing both sides of Citrus Avenue as a unit should highlight the unique attributes of each: "fishing village" and historical "cracker" environments.

Crystal River Redevelopment Plan

R141558.00

The CRA should continue to look to other avenues of partnering with Inverness, the County, Duke Energy, the Chamber of Commerce, healthcare providers, and others for opportunities to jointly support events and programs that help drive residents and visitors to Crystal River and the waterfront as a destination.

## 4.0 Financial Analysis and Implementation Program

The cornerstone of an effective plan is the ability to match resources to the community goals and objectives. Toward that end, it should be understood that the Community Redevelopment Agency's annual increment revenue is limited and should be used to leverage other types of internal and external funding. There are always more projects than there is money to fund them. It is the intent of the agency to prioritize the projects and look for ways to fund or find funding for the high priority projects and programs that can be completed by 2043. Based on the projects and programs identified in Chapter 3.0, below is a chart that suggests allocation of types of resources recommended for the respective projects or programs. In describing resources that may be allocated, it should be noted that they do not necessarily need to be financial. In fact, the chart includes four distinct categories in which resource support for projects or programs can be used and are labeled administrative, regulatory, financial, and infrastructure.

1. Administrative resources would include, for example, such action as the creation of a one-stop permitting system; reorganization of City services to consolidate planning and project management, and similar efforts.
2. Regulatory resources would deal with the change in land use policies to allow for housing in commercial areas, increasing the allowable density, signature signing ordinances, loosening parking requirements for certain uses, code enforcement, and similar actions.
3. Financial resources would deal with the direct allocation of funds such as façade grants and loans, land assembly, business improvement grants, demolition of distressed properties, and incentives that may be required for transformational public/private partnerships.
4. Infrastructure resources would include the construction of an area-wide comprehensive stormwater management system that would serve multiple sites, construction of parking facilities, connection of trails and other features incorporating recreational infrastructure, signage, road improvements, sidewalk improvements, and other investments and expenditures such that one or more projects are advanced.

	Resource Allocation Options	Regulatory	Administrative	Financial	Infrastructure
3.10 Infrastructure/ Environmental Enhancement					
	3.1.1-Development area wide stormwater system	X	X	X	X
	3.1.2-Upgrade existing stormwater facilities				X
	3.1.3-Environmentally designed parking facilities	X		X	X
	3.1.4-Low impact roadway/streetscape	X		X	X
3.2 Access and Mobility					
	3.2.1-Riverwalk development	X		X	X
	3.2.2-Pedestrian connections				X
	3.2.3-District parking system	X		X	
	3.2.4-Connect bike trails			X	
	3.2.5-Way finding system			X	
	3.2.6-Golf Carts	X		X	X
3.3 Redevelopment Support					
	3.3.1-Modify land use policies	X	X		
	3.3.2-Establish cost sharing	X	X		
	3.3.3-Criteria for catalytic project	X	X		
3.4 Improving Physical Image					
	3.4.1-US 19 improvements		X	X	
	3.4.2-Entry feature		X	X	X
	3.4.3-Expanding Incentive grant process	X	X	X	
	3.4.4-Modify design guidelines	X	X		
	3.4.5-Family friendly	X	X		
3.5 Economic Development					
	3.5.1-Support catalytic project	X	X	X	X
	3.5.2-Maritime Series				
	3.5.3-Retention/Recruitment		X	X	
	3.5.4-Partnerships		X	X	
	3.5.5-Partnerships		X	X	
	3.5.6-Joint Marketing		X	X	

The plan identifies a number of projects that are priorities and establishes a process to review funding priorities on an annual or bi-annual basis. A combination of funding strategies should be considered by the CRA Board to fund the key projects list as amended from time to time.

## 4.1 Increment Funding

Community redevelopment will not be successful without increment spending or financing. Therefore, the ultimate goal of the redevelopment program is to increase the tax base to generate additional revenue for capital improvements and services through implementation of projects and programs, as described in this plan. Managed effectively, tax increment resources can be leveraged to enable the undertaking of a substantial portion of the public projects and also leverage private sector improvements.

With this in mind, the following finance and management practices should be employed.

1. Coordinate with the City departments to strategically devise annual operating and capital improvements budgets to maximize the use of anticipated increment revenues.
2. Coordinate with appropriate City, County, State and other public officials which may be sponsoring capital improvements in the area to maximize the leveraging of agency resources. Partners may include the Florida Department of Transportation, the Florida Parks System, the Florida Department of Environmental Protection, and the Citrus County Transportation Planning Organization, among others.
3. Work with the City to augment capital budgets through the use of increment financing and other funding sources for infrastructure improvements such as water, sanitary sewer, electrical, telephone, and cable, internet, and stormwater conveyance systems. These supplemental funds should be used for the design and construction of infrastructure improvements to ensure capacity to meet demand based on the future land use activities.
4. Leverage increment revenues through grants, short term commercial loans, or other financial mechanisms to expedite the completion of projects.
5. Work with area banks, the City's finance consultants, and the City Manager's office to research short term and long term debt instruments for financing major public facilities.
6. Work with area financial institutions to develop favorable loan programs for private sector development and property rehabilitation projects.
7. Undertake individual project pro forma analysis on proposed development and redevelopment projects to determine projected revenues and devise strategies to maximize the use of these resources on a site-specific project or on an area wide programmatic basis.

While increment revenues are the base resource of the CRA, it should not be considered the sole source. The key to the successful implementation of the plan will ultimately be determined on the agency's ability to leverage other resources, whether they are private or other public funds. Below are other types of funding sources that may, over the course of the planning horizon, be tapped for one or more projects.



Crystal River Redevelopment Plan  
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**Table 1 Increment Revenue Projections**

FYE	Base + Appreciation	Less Base	Total TV Subject to TIF	Crystal River*	Citrus County**	Total to CRA
2014	\$ 58,772,835	\$ 14,777,329	\$ 43,995,506	\$ 184,781	\$ 307,603	492,384
2015	59,948,292	14,777,329	45,170,963	189,718	315,822	505,540
2016	61,147,258	14,777,329	46,369,929	194,754	324,205	518,959
2017	62,370,203	14,777,329	47,592,874	199,890	332,755	532,645
2018	63,617,607	14,777,329	48,840,278	205,129	341,477	546,606
2019	64,889,959	14,777,329	50,112,630	210,473	350,372	560,845
2020	66,187,758	14,777,329	51,410,429	215,924	359,446	575,370
2021	67,511,513	14,777,329	52,734,184	221,484	368,702	590,186
2022	68,861,743	14,777,329	54,084,414	227,155	378,142	605,297
2023	70,238,978	14,777,329	55,461,649	232,939	387,771	620,710
2024	71,643,758	14,777,329	56,866,429	238,839	397,593	636,432
2025	73,076,633	14,777,329	58,299,304	244,857	407,611	652,468
2026	74,538,166	14,777,329	59,760,837	250,996	417,830	668,826
2027	76,028,929	14,777,329	61,251,600	257,257	428,253	685,510
2028	77,549,508	14,777,329	62,772,179	263,643	438,884	702,527
2029	79,100,498	14,777,329	64,323,169	270,157	449,728	719,885
2030	80,682,508	14,777,329	65,905,179	276,802	460,789	737,591
2031	82,296,158	14,777,329	67,518,829	283,579	472,071	755,650
2032	83,942,081	14,777,329	69,164,752	290,492	483,579	774,071
2033	85,620,923	14,777,329	70,843,594	297,543	495,317	792,860
2034	87,333,341	14,777,329	72,556,012	304,735	507,290	812,025
2035	89,080,008	14,777,329	74,302,679	312,071	519,502	831,573
2036	90,861,608	14,777,329	76,084,279	319,554	531,958	851,512
2037	92,678,840	14,777,329	77,901,511	327,186	544,664	871,850
2038	94,532,417	14,777,329	79,755,088	334,971	557,624	892,595
2039	96,423,065	14,777,329	81,645,736	342,912	570,842	913,754
2040	98,351,526	14,777,329	83,574,197	351,012	584,326	935,338
2041	100,318,557	14,777,329	85,541,228	359,273	598,079	957,352
2042	102,324,928	14,777,329	87,547,599	367,700	612,107	979,807
2043	104,371,427	14,777,329	89,594,098	<u>376,295</u>	<u>626,415</u>	<u>1,002,710</u>
<b>Total</b>				<b>\$ 8,152,121</b>	<b>\$ 13,570,757</b>	<b>21,722,878</b>
<b>Annual Average</b>				<b>\$ 271,737</b>	<b>\$ 452,359</b>	<b>724,096</b>

\*City of Crystal River Millage Rate = 4.200

\*\*Citrus County's millage rate = 6.9917

Note: 2% Appreciation of Values

**Projected Estimated Costs for Publicly Funded Capital Projects through 2039 (25 year note)**

	<b>2015-2019</b>	<b>2020-2024</b>	<b>2025-2029</b>	<b>2030-2034</b>	<b>2035-2039</b>
Stormwater System	\$950,000	\$250,000*	\$250,000*	\$150,000*	\$100,000*
Riverwalk Extension	\$1,800,000	\$500,000*	\$0*	\$0*	\$500,000*
Parking Facilities	\$400,000	\$200,000*	\$0*	\$200,000*	\$200,000*
US 19 Medians	\$200,000	\$600,000*	\$100,000*	\$300,000*	\$300,000*
Gateway Features	\$200,000	\$500,000*	\$200,000*	\$200,000*	\$200,000*
Hunter Springs Park	\$300,000	\$0*	\$0*	\$0*	\$0*
Streetscapes	\$100,000	\$100,000*	\$100,000*	\$100,000*	\$100,000*
Pedestrian Connections	\$100,000	\$100,000*	\$100,000*	\$100,000*	\$100,000*
Wayfinding System	\$50,000	\$50,000*	\$100,000*	\$100,000*	\$100,000*
<b>Estimated Capital Cost</b>	<b>\$4,100,000</b>	<b>\$2,300,000*</b>	<b>\$850,000*</b>	<b>\$1,150,000*</b>	<b>\$1,600,000*</b>
*Denotes annual maintenance costs included with capital outlay for respective improvements					
Estimated Increment/yr.	\$532,600	\$605,300	\$685,500	\$774,000	\$872,300
Total Increment for Five Yrs.	\$2,664,600	\$3,270,500	\$3,402,200	\$3,872,000	\$4,361,500
Estimated Annual recurring costs (2015dollars):					
Administration	\$150,000				
Professional Services	\$50,000				
Grants	\$50,000				
	<b>\$250,000</b>				
Estimated Debt Capacity: Commitment of \$350,000/yr. for debt payments should yield \$4.0M-5.0M; debt coverage of 1.75 @ 4%-5%; 20-25 years.					

## 4.2 Special Assessments

Assessments leveraged through a Special Assessment District formed by a local government (County, City, Water District, etc.) includes property that will receive direct benefit from the construction of new public improvements or from the maintenance of existing public improvements. Special assessments for capital improvements are often assessed on a linear front footage calculation on private property or available for services such as police or recreational services and are generally assessed district wide in areas where the additional services are received. The most common types of public improvements financed include roads, sidewalks, street lighting and streetscape improvements, sewer facilities and water facilities. The local CRA that forms the assessment district sells bonds to raise the money to build or acquire the public improvement. The CRA then levies a special assessment against each parcel of land within the district, in proportion to its share of benefit from the improvement. The owners of the assessed land repay bonds over a period of years through annual assessments, which may be included on the County's general ad valorem property tax bill. These can also be levied strictly for operational expenditures.

## 4.3 Local Financing

While increment financing is an essential component of any redevelopment project, the mechanism may not generate sufficient revenue to cover all redevelopment investment projects proposed. Increment financing uses contributions from the eligible contributing taxing entities calculated on increased valuations from new development and as property valuation increases to assist in paying for improvements that stimulate the development. The agency should consider utilizing additional or alternative financing methods to fund the planned improvements that are either currently available or could be secured in the future. Some of these financing methods that are potential revenue sources for funding redevelopment at the local level include, but are not limited to:

1. General Fund revenue sources
2. Local option sales tax
3. Charges for services
4. Establishment of a Special Assessment District or Special Improvement District
5. Issuance of general obligation bonds Tourist Development Taxes

## 4.5 Debt Financing

This method essentially requires a community to sell bonds or otherwise borrow money to be repaid from an annual automatic lien on the general fund. Or a community can pay for its infrastructure in the same way a person borrows money to purchase a home. In both instances, the capital need is immediate and high, the equity appreciation reasonably assured, and the monthly or annual principal and interest payments generally fixed. Like all forms of infrastructure financing, there are some disadvantages and risks. This strategy should be used wisely and with caution. One major risk is voter aversion to approving bond issues, which may mean a future increase in property taxes to insure revenues are available to also properly provide coverage of debt service requirements.

## 4.6 Challenge Strategy

The challenge strategy involves the guaranteed construction of public improvements, but only after private revitalization actively reaches a certain point. This provides incentive for the developer while ensuring both parties, the City and the developer, desired private development will take place along with public improvements. A recognizable schedule of funding can be determined with this strategy and can be selectively implemented, usually on a block-by-block or project-by project basis.

#### **4.7 Private Investment**

Generally, this is the single most important source in revitalization. If successful revitalization is to occur, private investment usually must exceed public funding by three to four fold. Such funding takes the form of equity investment and conventional real estate loans.

#### **4.8 Project Equity Position**

When the Community Redevelopment Agency takes an equity position in a project, the CRA contributes cash or land to the project with a return in the form of profit sharing. Participation has the effect of reducing developer costs and can be used for projects such as streetscape improvements and parking structures.

#### **4.9 Leasing**

City-owned land, buildings, equipment, etc. can be leased to developers for projects. For the developer, this eliminates the need for capital investment in land, buildings, etc. or debt service on money borrowed to finance the purchase of such things as land, building, and equipment. The City receives lease payments which are deductible from the developer's income tax. The lease may also include a purchase option.

#### **4.10 Key Incentives/Funding Sources**

In addition to the above, there are numerous federal and state funding sources that, while competitive, may provide other opportunities for additional outside resources. The following is a list of some of the more common programs that may be opportunities for solicitation. This list is not all inclusive but does provide an overview of possible funding sources for a variety of redevelopment and economic development related programs. It should be noted that availability of resources may be dependent on federal and state budget allocations, competitive applications, and availability of local matching funds.

#### **4.11 Federal**

1. Small Business Administration (SBA)
2. Economic Development Program (EDP)
3. Economic Development & Growth Enhancement Programs (EDGE)
4. Brownfields Incentives
5. New Market Tax Credits Program (NMTC)
6. Low Income Housing Tax Credits (LIHTC)
7. Community Investment Program (CIP)
8. EB-5 Federal Investment Program
9. HOME Investment Partnership Program
10. Community Block Grant Program (CDBG)
11. HUD Section 811/202 (Elderly Housing)
12. Good Neighbor Next Door (Law enforcement/teacher home ownership discounts)
13. HUD Section 108 Loan Guarantee Program
14. Keep America Beautiful Grant
15. Historic Tax Credits
16. Intermodal Surface Transportation Enhancement Act Grants (ISTEA)

#### **4.12 State**

1. Qualified Target Industry Tax Refund Program (QTI) – Requires participation by a targeted industry
2. High Impact Performance Incentive Grant (HIPI) – Requires participation of a targeted industry
3. Capital Investment Tax Credit (CITI) – Requires participation of a targeted industry
4. Quick Response Training (QRT) – Direct benefit to employer
5. Brownfields Incentives
6. Urban Job Tax Credit
7. State Housing Initiatives Partnership Program (SHIP)
8. Enterprise Zone or Florida Brownfield programming
9. FDOT Highway Beautification Grants
10. Florida Recreation Development Assistance Program (FRDAP)
11. State New Markets Tax Credits Program

#### **4.13 Local**

Support from local foundations or institutions should also be solicited as a source for capital or operational program costs. Some funds from these sources may require local sponsors.

#### **4.14 Increment Revenue Projections**

The following chart provides estimates of the potential increment revenues projected through 2043.

The low projections are based on three assumptions:

1. There are no changes in the current millage rate;
2. There is only a modest increase in the current tables of 2% per year over this period;
3. There is no new construction.

This should be considered a conservative projection but does provide a near term order of magnitude of the increment resources that may be available to leverage resources for the highest priorities.

## **4.15 Capital Improvement Program**

The Capital Improvement Program for the CRA includes collaborating with the County, FDOT, Southwest Water Management District and other agencies as needed to ensure provision of the necessary public facilities at acceptable levels of service to accommodate existing needs as well as new demands as proposed development occurs within the Redevelopment Area. All references to "Agency" refer to the Community Redevelopment Agency (CRA) created as part of this overall plan.

### **4.15.1 Stormwater Management and Utility Improvements**

The creation of a stormwater management system is a key element to the overall improvement of the area impacting the flooding issues, water quality, and development opportunities.

#### **Objectives**

1. In cooperation and coordination with the City, County, other agencies, and property owners as needed, the Agency will formulate an inventory of capital improvement needs to support existing and future demands anticipated by redevelopment activities. It will also formulate a five-year capital improvement program in which projects are coordinated among all appropriate agencies and will annually incorporate funding into the budget and amended five-year capital program to coordinate with the City and other agencies to provide the needed public facilities.
2. The Agency will continue to work with all appropriate government, private utilities and property owners to ensure the efficient provision of adequate services for future development including electricity, telecommunications, cable television, water, stormwater, sanitary sewer, gas, and solid waste.
3. The Agency will formulate a program of streetscape improvements to assist in implementing the US 19 corridor developments.
4. The Agency will coordinate with the City, County, Southwest Florida Water Management District, other public agencies, and private property owners as needed to formulate a regional approach to stormwater management. This includes working with regulatory agencies to develop creative solutions to problems that inhibit rehabilitation and development.
5. The Agency will work with the City, County, Southwest Florida Water Management District and other public agencies and private organizations as needed to identify and implement alternative water supplies, re-use systems and other innovative and conservation techniques into public facilities and infrastructure planning.

### **4.15.2 Roadway and Transportation Improvements**

Plan and support a safe efficient traffic circulation system that provides sufficient access for all modes of transportation between residential and commercial areas within the Redevelopment Area and the balance of the community.

#### **Objectives**

1. The Agency will continue to work with FDOT to implement improvements along US 19.
2. The Agency will work with FDOT to employ access management strategies including reconfiguration of center medians, and driveway access points, on US 19.
3. The Agency will work with the City, County, and FDOT to assess existing traffic patterns and pursue any vehicular transportation improvements which may include access control, vacating of rights of way, redistribution of traffic, roadway realignment, directional changes in traffic flow, and other measures which will improve traffic and traveling convenience.

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4. The Agency will have the area wide transit providers, including Citrus County Transit, to encourage the expansion of an efficient mass transportation system, construction of bus shelters and other physical improvements which will enhance the comfort and convenience of the system.
5. The Agency will work with the City, County, FDOT and private property owners as needed to create a safe, secure, appealing, and efficient pedestrian system linking the residential, commercial, and public lands.
6. The Agency will encourage pedestrian and bicycle pathways through the redevelopment area, appropriately designed and separated from auto circulation for safety purposes, to be used as positive tools to improve the area's environment in conjunction with the use of landscaping and other visual treatments.
7. The Agency will work with the City, County, FDOT and private property owners as needed to provide interconnection of uses and areas by connecting driveways and parking lots, or constructing new roadway connections in appropriate areas.
8. The Agency will prevent the creation of negative impacts upon pedestrian movement within the CRA.

#### **4.16 Government/Redevelopment Administration**

Create an administrative framework and financial mechanisms necessary to achieve the goals and objectives of the Community Redevelopment Plan. Review existing City policies and procedures to ensure timely and effective levels of service.

##### **4.16.1 Agency Administration**

Initially set up the management and administration framework necessary to initiate the implementation of the adopted Redevelopment Plan.

##### **Objectives**

1. The Agency will be administered initially by assigned City staff.
2. The Agency will formulate and adopt by-laws to provide guidelines for the function of the governing board.
3. The Agency will formulate and adopt policies and procedures including, but not limited to:
  - + Finance, debt, and budget policies that will include appropriate procedures for five-year capital planning and annual budgeting. It will also include guidance for the agency regarding the budgeting and expenditure of funds on operating, capital, and non-capital expenditures.
  - + Policies for the expenditure of increment revenues on privately initiated development, redevelopment, and renovation projects.
  - + Policies for the acquisition and disposition of real property.
  - + Policies for assisting residents and tenants with relocation in publicly funded acquisition projects.
4. The Agency will have the ability to leverage increment revenues with other funds by applying for grants, commercial loans, or other financial mechanisms to expedite the completion of capital projects.
5. The Agency will annually evaluate its strategic objectives to be consistent with objectives contained in the City's Comprehensive Plan.
6. The Agency will have the ability to create a planning process, develop the appropriate administrative policies, and coordinate with the City to streamline the permitting process, as needed, to implement the Community Redevelopment Plan effectively.
7. The Agency will have the ability to work with the City to facilitate the expeditious approval of private development projects that further the goals and objectives of the Redevelopment Plan.

8. The Agency will have the ability to work with the various public and private leaders.
9. The Agency will utilize community leaders' talents to initiate desirable special events and activities to develop and implement sound marketing and promotional strategies.
10. The Agency will have the ability to promote effective communication with the residents and businesses throughout the community to garner public input, understanding, and support.
11. The Agency will have the ability to enhance public information services for all aspects of the redevelopment program via methods such as newspaper reporting, a more comprehensive city newsletter, advertisements, speaking engagements at neighborhood and civic organization meetings, internet web sites, other electronic media, etc.

#### **4.16.2 Land Use and Development Regulations**

Work with the City, County, private property owners, and others as needed to implement future land use and zoning regulations and implement development of the Redevelopment Area.

##### **Objectives**

1. The Agency will have the ability to utilize available public and private resources through the redevelopment process, acquire land (if needed), master plan, design, and construct new development. The CRA may develop all or part of the Redevelopment Area independent of or in conjunction with the private sector, including hiring of design and construction professionals, and/or disposition of its interest in real property pursuant to the provisions of the Redevelopment Act.
2. The Agency will have the ability to implement land acquisition strategies to target sites for demolition and redevelopment to new improved land uses based on market opportunities ensuring consistency with objectives contained in the Community Redevelopment Plan pursuant to acquisition policies of the Agency.
3. The Agency will have the ability to promote and locate strategic land use activities of regional importance within the CRA to capture additional market opportunities while reinforcing the unique character of the community.

#### **4.17 Redevelopment Policy**

Eliminate the conditions of blight identified in the Deficiencies indicating the need for a Redevelopment Program, in the 1988 Plan, and other such conditions as they may present themselves from time to time.

##### **4.17.1 Focus on Existing Blighting Influences**

Initial year's focus should address the higher priority blighting influences identified by the community and the Deficiencies conditions defined in the 1988 Plan.

##### **Objectives**

1. The Agency will have the ability to regularly review its projects and programs to ensure that it is focused on eliminating the conditions identified in the Deficiencies conditions defined in the 1988 Plan as follows:
  - + The street layout contributes to inefficient and unsafe traffic circulation.
  - + Lots in some residential areas are smaller than the minimum required by Code, and some commercial lots are too small to be redeveloped using current land development regulations.
  - + There is a general deterioration of housing stock and a number of commercial buildings exhibit deterioration of site or building conditions.
  - + Diversity of land ownership makes redevelopment difficult.
  - + There are land use conflicts between commercial and residential with minimal buffers.
  - + There is a lack of pedestrian and vehicular connectivity in parts of the community.



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- + A number of paved roads have no sidewalks, curbs, gutters and show deterioration of the underlying roadbed.
2. The Agency will have the ability to work toward the elimination of other blighting influences including:
    - + Dilapidated and unsafe structures through land acquisition and the demolition and removal of derelict structures where it is deemed appropriate.
    - + Existing substandard structures through enforcement of the City's housing and building codes and the provision of financial incentives for rehabilitation.
    - + Unsanitary and unsightly outside storage conditions through enforcement and revision of City zoning codes.
    - + Unsanitary and unsightly dumpsters used for the storage and removal of solid waste through consolidation of service and the revision of contracts with solid waste service providers, which designate separate service areas.
    - + Nonconforming uses that detract from the character of the community, hindering investment opportunities through negotiation, acquisition, exchange, transfer of development rights, or any other available means in cooperation with property owners.

#### **4.17.2 Prevent the Future Occurrence of Slum and Blight**

The Agency will be proactive in identifying policies, actions, or developments that may contribute to preventing future blighting conditions.

##### **Objectives**

1. The Agency will have the ability to work with the city departments, Planning and Zoning Board, residents of the area, and the City Council to upgrade the zoning classifications within the Redevelopment Area to include architectural design standards for new construction and rehabilitation.
2. The Agency will have the ability to work with area economic development organizations to formulate economic development strategies for the Redevelopment Area that will ensure future economic stability and job creation.
3. The Agency will have the ability to eliminate conditions that decrease property values and reduce the tax base.
4. The Agency will have the ability to create programs promoting development and rehabilitation of properties including financial or other economic incentives to facilitate new investment in the Redevelopment Area thereby increasing the tax base.
5. The Agency will have the ability to support programming and invest in those programs designed to identify, mitigate, or correct conditions of contamination as identified by the Agency, City, County, or third-party.

#### **4.17.3 Land Assembly and Demolition**

Encourage the acquisition, demolition, and reuse of those properties, which, by virtue of their location, condition, or value no longer function at their highest potential economic use, are blighting influences or have a negative effect on revitalization efforts.

##### **Objectives**

1. The Agency will have the ability to work with public agencies and private organizations to facilitate redevelopment of the CRA including but not limited to holding events, concerts, farmers' markets, etc. on the land, renovating and reusing existing structures, and/or soliciting development partner(s) for the purpose of redeveloping all or part of the area.

2. The Agency will have the ability to develop a land acquisition policy to ensure that future acquisitions provide the greatest impact on fulfilling the objectives of the redevelopment program.
3. The Agency will have the ability to work with owners of properties located within redevelopment project areas to encourage their cooperative participation in Agency sponsored redevelopment projects.
4. The Agency will have the ability to encourage partnerships among the property owners, the private sector, and the public sector in order to implement proposed redevelopment projects that will achieve public goals.
5. The Agency will have the ability to formulate and adopt acquisition and relocation policies to address the needs of those whose properties will undergo reuse activities. This includes acquisition of commercial and residential properties, as well as relocation of the respective occupants.
6. The Agency will have the ability to formulate and adopt policies and incentive programs to encourage the private sector to participate in redevelopment projects and programs.

#### **4.17.4 Oversee Future Development Proposals**

Establishing guidelines and standards that are consistently applied to all development and help ensure quality and protection of investments in the redevelopment area.

##### **Objectives**

1. The Agency will have the ability to encourage the City to establish a community appearance board for review of development proposals.
2. The Agency will have the ability to encourage the City to formulate and adopt development design or architectural standards to improve community appearance.

#### **4.18 Overall Economic Development Approach**

Establish a diverse, identifiable character for the Redevelopment Area while promoting economic vitality through private sector investment.

##### **4.18.1 Supporting Existing Businesses and New Investment**

Create a proactive environment supporting existing businesses and encouraging new business development and capital investment.

##### **Objectives**

1. The Agency will have the ability to establish partnerships between the public sector and private sector for the purpose of promoting the mutual benefits of proposed redevelopment projects with particular emphasis on the three or four catalysts sites identified in the *CRA Waterfront District Master Concept Plan* (August, 2013).
2. The Agency will have the ability to continue to identify opportunities for all sectors of the economy and work toward successful implementation of projects and programs within the Redevelopment Area.
3. The Agency will have the ability to improve the investment image of the Redevelopment Area and utilize selected public actions to stimulate private investment including streetscaping, landscaping, and gateway enhancements, as well as conducting and sponsoring area events and promotions.
4. The Agency will have the ability to expand the economic base of the Redevelopment Area retaining existing jobs while creating new diverse employment opportunities by implementing improvements to and around the Citrus Avenue and the waterfront area.

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5. The Agency will have the ability to create investment opportunities that will increase the tax base thereby generating additional revenues to finance actions that support public goals.
6. The Agency will have the ability to work with the City, County, Chamber, and Economic Development Council, Tourist Development Council, and other organizations and agencies as appropriate to establish business retention, recruitment, and expansion programs including but not limited to creation of a business incubator, small business assistance program, and other programs that can help local entrepreneurs establish and grow businesses in the Redevelopment Area.
7. Support "brownfields" incentives including clean-up credits, investment credits, and incentive measures for developers.
8. The Agency will have the ability to design and fund financial incentive initiatives to support business formation, relocation, expansion, and job creation.

#### **4.18.2 Revitalize Commercial Corridors**

Invigorate the business community and revitalize existing commercial properties.

##### **Objectives**

1. The Agency will have the ability to support the City, County, Chamber and Economic Development Council to encourage their integration into the redevelopment process, including the establishment of a Main Street Business Association, non-profit community development corporations, or other mechanisms as a conduit for sharing information and implementing appropriate redevelopment programs.
2. The Agency will have the ability to consider the creation of programs to assist properties to implement and develop strategies for public and private sector reinvestment in struggling commercial properties with high vacancy rates to receive the benefits of such programs that may be developed.
3. The Agency will have the ability to evaluate economic development and revitalization tools and work with members of the community to utilize these tools locally including but not necessarily limited to creation of;
  - + Small business incubator or innovation center
  - + Main Street program (or use of the Main Street approach)
  - + Community development corporation
  - + Community development finance institutions
  - + State recognized Brownfield district
  - + Other options and opportunities as available and appropriate

#### **4.18.3 Market the Redevelopment Area**

Market the CRA Area as a major destination point, working with Inverness to promote recreational and eco-tourism.

##### **Objectives**

1. The Agency will have the ability to work with the Citrus County Tourist Development Council and Visitors & Convention Bureau (C&VB) to promote the Redevelopment Area and market its assets as related to the community's environmental and eco-tourism attributes and activities.
2. The Agency will have the ability to work with County and V&CB to ensure sufficient funding for marketing that includes local and regional promotional efforts.
3. The Agency will have the ability to maximize marketing opportunities in conjunction with other promotional organizations in the region.

4. The Agency will have the ability to project the image of the Redevelopment Area as a safe and exciting place to go while encouraging both business and family oriented patronage by continuing to sponsor and hold community events, eco-tourism, and other promotional activities.

## 5.0 Statutory Provisions

### 5.1 The Trust Fund

Chapter 163.387 Redevelopment trust fund.

(1)(a) After approval of a community redevelopment plan, there may be established for each community redevelopment agency created under s. 163.356 a redevelopment trust fund. Funds allocated to and deposited into this fund shall be used by the agency to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan. No community redevelopment agency may receive or spend any increment revenues pursuant to this section unless and until the governing body has, by ordinance, created the trust fund and provided for the funding of the redevelopment trust fund until the time certain set forth in the community redevelopment plan as required by s. 163.362(10). Such ordinance may be adopted only after the governing body has approved a community redevelopment plan. The annual funding of the redevelopment trust fund shall be in an amount not less than that increment in the income, proceeds, revenues, and funds of each taxing authority derived from or held in connection with the undertaking and carrying out of community redevelopment under this part.

### 5.2 Redevelopment Powers

Upon a "Deficiencies conditions defined in the 1988 Plan" by the governing body and upon further finding that there is a need for a community redevelopment agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as a "Community Redevelopment Agency." The Agency shall be constituted as a public instrumentality, and be afforded the authority to exercise the powers conferred by Florida Statute Chapter 163 Title XI.

Part I – Introduction, History & Background describes the redevelopment powers available to the City of Crystal River as provided in the Act. However, these powers can only be employed by the Agency if authorized by the Plan. In that regard, the Crystal River Redevelopment Agency is vested with the following powers pursuant to Florida Statutes, Section 163.370.

1. Cities and municipalities may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, cities and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth in ss. **73.013** and **73.014** or other general law.
2. Every city and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:
  - A. To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.
  - B. To disseminate slum clearance and community redevelopment information.
  - C. To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:
    - + Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.
    - + Demolition and removal of buildings and improvements.
    - + Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the

- community redevelopment objectives of this part in accordance with the community redevelopment plan.
- + Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.
  - + Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.
  - + Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.
  - + Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.
  - + Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
  - + Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.
  - + Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
- D. To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.
- E. Within the community redevelopment area:
- + To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.
  - + To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.
  - + To hold, improve, clear, or prepare for redevelopment any such property.
  - + To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.

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- + To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.
  - + To enter into any contracts necessary to effectuate the purposes of this part.
  - + To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to s. 163.380 prior to acquisition of such real property by the community redevelopment agency.
- F. To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.
- G. To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.
- H. To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:
- + Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
  - + Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
  - + Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.
- I. To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.
- J. To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.
- K. To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.
- L. To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to

the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.

- M. To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.
  - N. To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.
  - O. To develop and implement community policing innovations.
3. The following projects may not be paid for or financed by increment revenues:
- A. Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.
  - B. Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.
  - C. General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.
4. With the approval of the governing body, a community redevelopment agency may:
- A. Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.
  - B. Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.

The following powers shall remain vested in the Crystal River City Council:

- + The power to determine an area to be a slum or blighted area, or combination thereof, to designate such area as appropriate for a Community Redevelopment Project, and to hold any public hearings required with respect thereto
- + The power to grant final approval to Community Redevelopment Plans and modifications thereof
- + The power to authorize the issuance of revenue bonds as set forth in Section 163.385

### **5.3 Relocation Procedures**

The Agency shall be constituted as a public instrumentality, and be afforded the authority to exercise the powers conferred by Florida Statute Chapter 163 Title XI including:



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To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.

## 5.4 Duration of Plan

From Florida Statute Chapter 163.362 Contents of community redevelopment plan. Every community redevelopment plan shall:

Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

## 5.5 Plan Modification

163.361 Modification of community redevelopment plans.

1. If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations.
2. The governing body shall hold a public hearing on a proposed modification of any community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the agency.
3. (a) In addition to the requirements of s. 163.346, and prior to the adoption of any modification to a community redevelopment plan that expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan as required by s. 163.362(10), the agency shall report such proposed modification to each taxing authority in writing or by an oral presentation, or both, regarding such proposed modification.  
 (b) For any community redevelopment agency that was not created pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter and that modifies its adopted community redevelopment plan in a manner that expands the boundaries of the redevelopment area after October 1, 2006, the following additional procedures are required prior to adoption by the governing body of a modified community redevelopment plan:
  - + Within 30 days after receipt of any report of a proposed modification that expands the boundaries of the redevelopment area, the county may provide notice by registered mail to the governing body of the municipality and the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed modification to the community redevelopment plan.
  - + If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee

of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing shall be held within 90 days after receipt by the county of the recommended modification of the adopted community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative modified community redevelopment plan that meets the requirements of s. 163.360 to address the conditions identified in the resolution making a finding of necessity required under s. 163.355. If such an alternative modified redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.

- + If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of a modified plan until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.
  - + Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.
4. A modification to a community redevelopment plan that includes a change in the boundaries of the redevelopment area to add land must be supported by a resolution as provided in s. 163.355.
  5. If a community redevelopment plan is modified by the county or municipality after the lease or sale of real property in the community redevelopment area, such modification may be conditioned upon approval of the owner, lessee, or successor in interest as the county or municipality may deem advisable and, in any event, shall be subject to such rights at law or in equity as a lessee or purchaser, or his or her successor or successors in interest, may be entitled to assert.

## 5.6 Severability

163.395 Property exempt from taxes and from levy and sale by virtue of an execution.—

1. All property of any county, municipality, or community redevelopment agency, including funds, owned or held by it for the purposes of this part are exempt from levy and sale by virtue of an execution; and no execution or other judicial process may issue against the same, nor shall judgment against the county, municipality, or community redevelopment agency be a charge or lien upon such property. However, the provisions of this section do not apply to or limit the right of obligees to pursue any remedies for the enforcement of any pledge or lien given pursuant to this part by the county or municipality on its rents, fees, grants, or revenues from community redevelopment.
2. The property of the county, municipality, or community redevelopment agency acquired or held for the purposes of this part is declared to be public property used for essential public and governmental purposes, and such property is exempt from all taxes of the municipality, the county, or the state or any political subdivision thereof. However, such tax exemption will terminate when the county, municipality, or community redevelopment agency sells, leases, or otherwise disposes of such property in a community redevelopment area to a purchaser or lessee which is not a public body entitled to tax exemption with respect to such property.

## 5.7 Safeguards, Controls, Restrictions, or Covenants

163.410 Exercise of powers in counties with home rule charters.

In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such

county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter. Unless otherwise provided by an existing ordinance, resolution, or interlocal agreement between any such county and a municipality, the governing body of the county that has adopted a home rule charter shall grant in whole or in part or deny any request from a municipality for a delegation of powers or a change in an existing delegation of powers within 120 days after the receipt of all required documentation, or such request shall be deemed granted unless this period is extended by mutual consent in writing by the municipality and county. Within 30 days after receipt of the request, the county shall notify the municipality by registered mail whether the request is complete or if additional information is required. Any request by the county for additional documentation shall specify the deficiencies in the submitted documentation, if any. The county shall notify the municipality by registered mail within 30 days after receiving the additional information whether such additional documentation is complete. If the meeting of the county commission at which the request for a delegation of powers or a change in an existing delegation of powers is unable to be held due to events beyond the control of the county, the request shall be acted upon at the next regularly scheduled meeting of the county commission without regard to the 120-day limitation. If the county does not act upon the request at the next regularly scheduled meeting, the request shall be deemed granted.

163.415 Exercise of powers in counties without home rule charters.

The powers conferred by this part upon counties not having adopted a home rule charter shall not be exercised within the boundaries of a municipality within said county unless the governing body of the municipality expresses its consent by resolution. Such a resolution consenting to the exercise of the powers conferred upon counties by this part shall specifically enumerate the powers to be exercised by the county within the boundaries of the municipality. Any power not specifically enumerated in such a resolution of consent shall be exercised exclusively by the municipality within its boundaries.

## 5.8 Consistency with Crystal River Comprehensive Plan

163.362 Contents of community redevelopment plan.

Every community redevelopment plan shall:

Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

163.360 Community redevelopment plans.

1. Community redevelopment in a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and designated such area as appropriate for community redevelopment.
2. The community redevelopment plan shall:
  - + Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.
  - + Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

- + Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.
3. The community redevelopment plan may provide for the development and implementation of community policing innovations.
  4. The city, municipality, or community redevelopment agency may itself prepare or cause to be prepared a community redevelopment plan, or any person or agency, public or private, may submit such a plan to a community redevelopment agency. Prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review. Upon receipt of the recommendations of the local planning agency, or, if no recommendations are received within such 60 days, then without such recommendations, the community redevelopment agency may proceed with its consideration of the proposed community redevelopment plan.
  5. The community redevelopment agency shall submit any community redevelopment plan it recommends for approval, together with its written recommendations, to the governing body and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area. The governing body shall then proceed with the hearing on the proposed community redevelopment plan as prescribed by subsection (6).
  6. (a) The governing body shall hold a public hearing on a community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the community redevelopment area covered by the plan, and outline the general scope of the community redevelopment plan under consideration.  
  
(b) For any governing body that has not authorized by June 5, 2006, a study to consider whether a finding of necessity resolution pursuant to s. 163.355 should be adopted, has not adopted a finding of necessity resolution pursuant to s. 163.355 by March 31, 2007, has not adopted a community redevelopment plan by June 7, 2007, and was not authorized to exercise community redevelopment powers pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter, the following additional procedures are required prior to adoption by the governing body of a community redevelopment plan under subsection (7):
    - + Within 30 days after receipt of any community redevelopment plan recommended by a community redevelopment agency under subsection (5), the county may provide written notice by registered mail to the governing body of the municipality and to the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed community redevelopment plan.
    - + If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee

- of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing must be held within 90 days after receipt by the county of the recommended community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative redevelopment plan that meets the requirements of this section to address the conditions identified in the resolution making a finding of necessity required by s. 163.355. If such an alternative redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and to the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.
- + If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of the plan under subsection (7) until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.
  - + Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.
7. Following such hearing, the governing body may approve the community redevelopment and the plan therefore if it finds that:
- A. A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
  - B. The community redevelopment plan conforms to the general plan of the county or municipality as a whole;
  - C. The community redevelopment plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;
  - D. The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and
  - E. The community redevelopment plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.
8. If the community redevelopment area consists of an area of open land to be acquired by the city or the municipality, such area may not be so acquired unless:
- A. In the event the area is to be developed in whole or in part for residential uses, the governing body determines:
    - + That a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the county or municipality;
    - + That the need for housing accommodations has increased in the area;
    - + That the conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, safety, morals, or welfare; and

- + That the acquisition of the area for residential uses is an integral part of and is essential to the program of the county or municipality.
- B. In the event the area is to be developed in whole or in part for nonresidential uses, the governing body determines that:
  - + Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.
  - + Acquisition may require the exercise of governmental action, as provided in this part, because of:
    - a) Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;
    - b) Tax delinquency;
    - c) Improper subdivisions;
    - d) Outmoded street patterns;
    - e) Deterioration of site;
    - f) Economic disuse;
    - g) Unsuitable topography or faulty lot layouts;
    - h) Lack of correlation of the area with other areas of a county or municipality by streets and modern traffic requirements; or
    - i) Any combination of such factors or other conditions which retard development of the area.
  - + Conditions of blight in the area contribute to an increase in and spread of disease and crime or constitute a menace to public health, safety, morals, or welfare.
- 9. Upon the approval by the governing body of a community redevelopment plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective community redevelopment area, and the county or municipality may then cause the community redevelopment agency to carry out such plan or modification in accordance with its terms.
- 10. Notwithstanding any other provisions of this part, when the governing body certifies that an area is in need of redevelopment or rehabilitation as a result of an emergency under s. 252.34(3), with respect to which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a "blighted area," and the governing body may approve a community redevelopment plan and community redevelopment with respect to such area without regard to the provisions of this section requiring a general plan for the county or municipality and a public hearing on the community redevelopment.





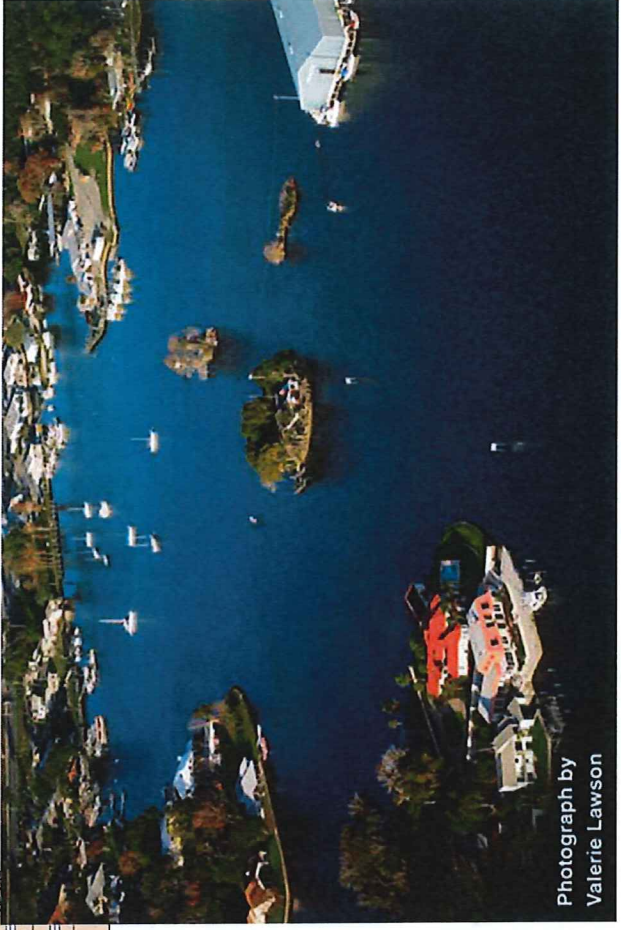
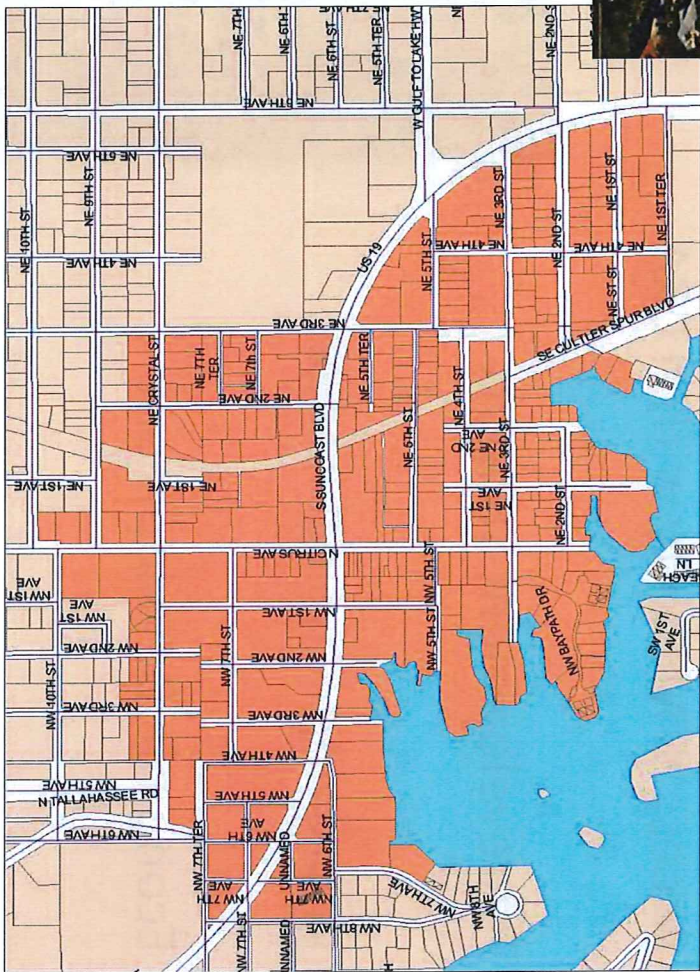
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# Crystal River CRA Plan Update Summary



Photograph by  
Valerie Lawson



# Redevelopment Objectives

- Infrastructure & Environmental Enhancements
- Access & Mobility within CRA
- Redevelopment Support
- Improving Physical Image
- Economic Development



# Infrastructure and Environmental Enhancements

- Development of area wide stormwater system
- Upgrade existing stormwater facilities
- Incorporate environmentally designed parking facilities
- Support low impact roadway and streetscape design





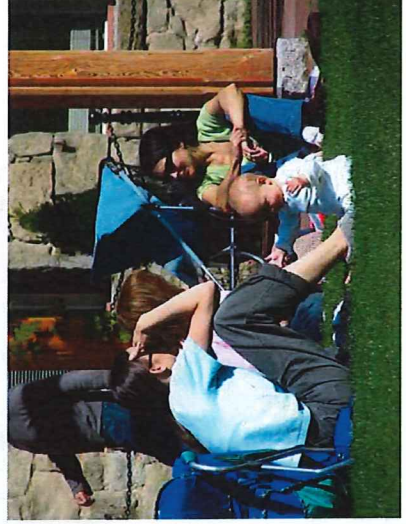
# Stormwater Design as a feature to enhance image

Can promote a *feeling* of:

- Welcome
- Safety
- Healthy Living
- Environmental Stewardship
- Comfort
- Gathering
- Interaction
- Collegiality

Program priorities included:

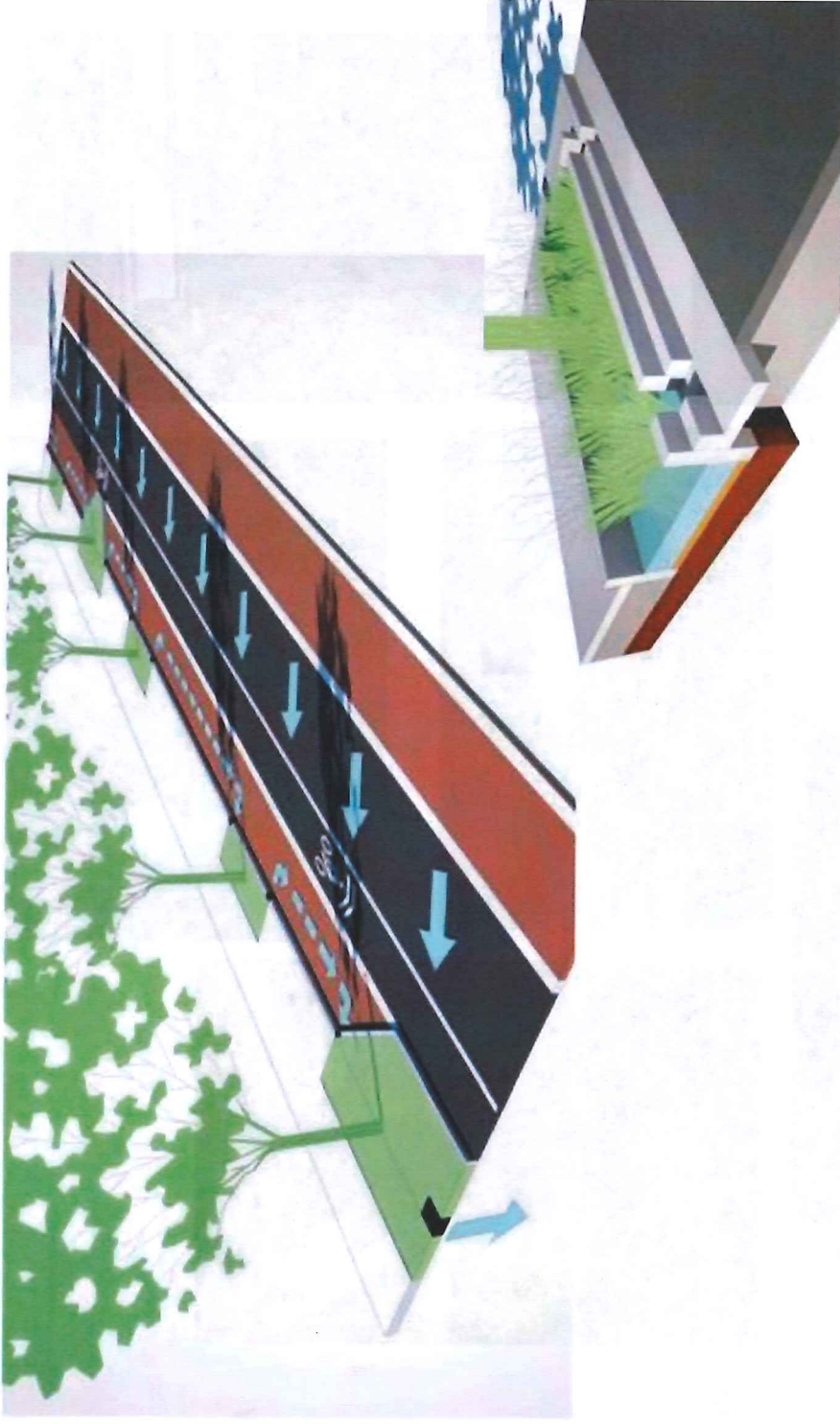
- Environmental Health
- Shade and Comfort
- Walkability & Accessibility
- Intimate Subspaces
- Iconic Views
- Green & Blue Themes



# Low Impact Design

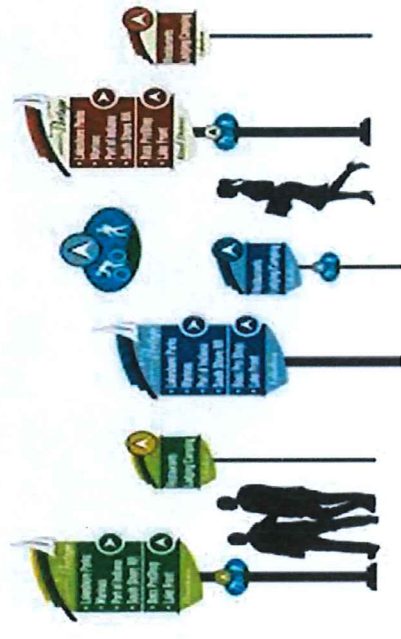
Design Imagery:

Green Streets &  
Stormwater Planters



# Access and Mobility Within CRA

- Continue to develop riverwalk
- Develop pedestrian connections
- Connect bike trails to Citrus Ave. and waterfront
- Establish district parking system
- Connect trails to Citrus Ave./waterfront



- Design/install way finding system
- Accommodate golf carts

# Way-finding Signage System

## Interpretive Graphics:

- Four signs placed around the park, educating users on the park's qualities
  - Wellness
  - Water
  - Landscape
  - Habitat





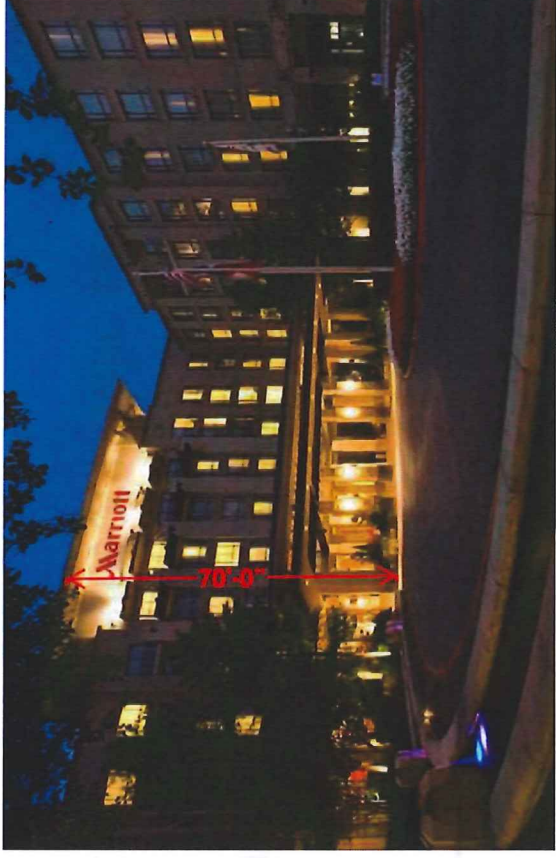
## Create Parking System

- Eliminate minimum on-site parking requirements
- Identify current on-street and off-street public parking facilities and capacity
- Identify locations for possible combined uses with stormwater system
- Current parking requirements under existing code would total approximately 800 spaces



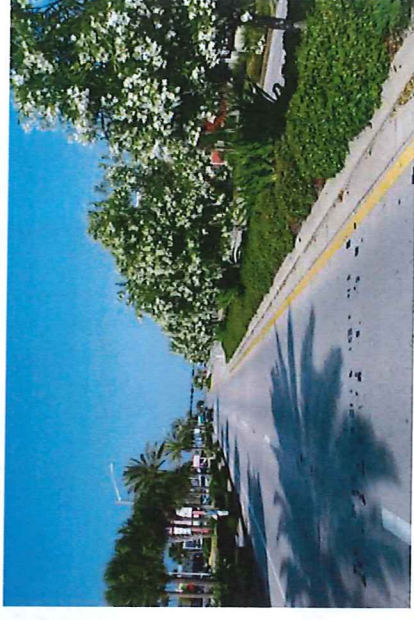
# Modify Land Use Regulations

- On-site stormwater requirements
- Site permeability requirements
- On-site parking requirements
- Riverwalk development requirements
- Height limitations



# Improving Physical Image

- US 19 Upgrades
- Entry feature at US19 and Citrus Avenue



- Revisit/modify CRA District Vernacular Design Guidelines
- Expanding façade grant program
- Provide “family friendly” facilities



# Economic Development

- Support the four catalytic sites identified in *Waterfront District Concept Plan*

- Support opportunities for complementary marine services/maritime businesses

- Provide incentives for retention and recruitment of businesses in CRA

- Provide latest technological communications system

- Establish funding & development partnerships

- Develop joint marketing opportunities



# Potential Catalytic Sites



# Waterfront District Concept Plan



# Recommended Priority Projects

- Area-wide stormwater system
- Riverwalk extension
- Modification of land use regulations
- Pooled parking system facilities
- US 19 landscaped medians
- Gateway feature at US 19/Citrus Ave.
- Streetscape improvements
- Expansion of way-finding system
- Pedestrian/trail connections to Citrus Ave
- Partnering to leverage resources

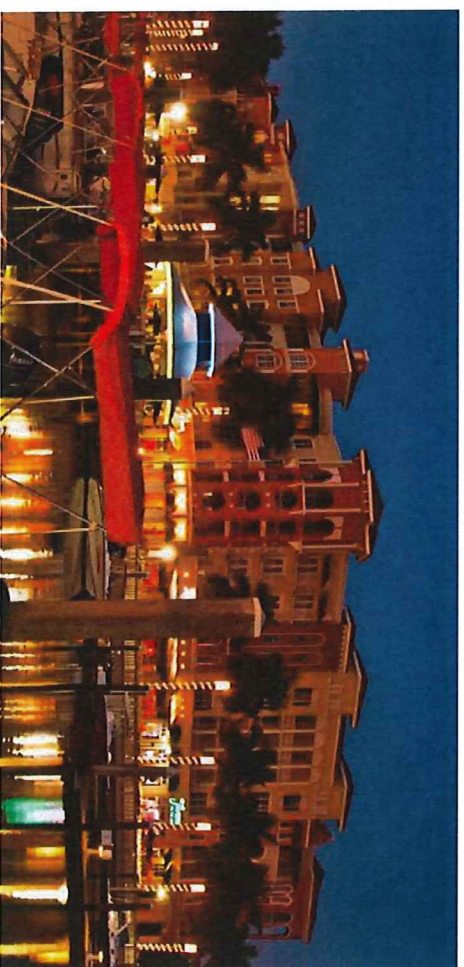


# Potential Resource Leveraging Partners

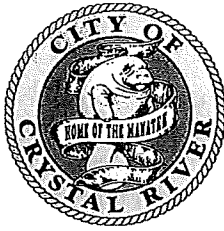
- Water Management District
- Florida Department of Transportation
- Florida Department of Environmental Protection
- Recreational Trails Program
- Florida Boating Improvement Program
- Land & Water Conservation Fund
- Florida Recreational Assistance Development Program
- Citrus County Tourist Development Council
- Developers
- Private institutions/foundations
- Duke Energy
- County
- City



# Images of the Possible







**Minutes of the  
Crystal River City Council  
Regular Council Meeting  
Monday January 13, 2014 @ 7:00 p.m.  
Council Chamber, City Hall**

**1. CALL TO ORDER**

Mayor Farley called the meeting to order at 7:00 p.m.

**Council Present:** Mayor Jim Farley, Councilmember Mike Gudis, Councilmember Paula Wheeler, Vice Mayor Ken Brown, Councilmember Robert Holmes

**Council Absent:** None

**Staff Present:** Andy Houston, City Manager; Michael Brannigan, City Attorney; Carol Harrington, City Clerk; Michelle K. Russell, Finance Director; Jackie Gorman, Planning Director; Dave Burnell, Public Works Director

Councilmember Gudis offered the Invocation and Mayor Farley led in the Pledge of Allegiance.

**2. ADOPTION OF AGENDA**

**Motion to approve the Agenda was made by Councilmember Wheeler, seconded by Councilmember Gudis. Motion carried unanimously.**

**3. PRESENTATIONS**

- A. *Presentation on Proposed Merger of Citrus County Transportation Planning Organization (CCTPO) and Hernando County Metropolitan Planning Organization (HCMPO).....Bob Clifford*

Mr. Clifford introduced himself as the Executive Director of the Tampa Bay Regional Transportation Authority. He explained that he and his staff for the past year have also been serving as the staff for the Citrus County Transportation Planning Organization. That was an entity that Crystal River, Inverness and the County were all a part of. This was a local entity created in preparation of becoming a Federally Designated Metropolitan Planning Organization. That is a census designated organization by population and density. This is an entity that looks at transportation, both in the existing condition and in the long-term, twenty years. There are certain specific requirements that it has to engage in. This past census, as part of the analysis of the data in Citrus County, Citrus County met the criteria to become a MPO.

Mr. Clifford explained that they are encouraging no new MPO's, but to join with other MPO's that already exist. In this region, the adjacent three counties are MPO's. Hernando County, Lake Sumter County and Marion County are all MPO's. We have looked to the three MPO's about their desire and interest, what made the most sense in the flow of traffic and looked at them from the perspective of jobs and social economic data. We also looked at the closest in size to Citrus County. The TPO looked at Hernando and felt it made the most sense for many different reasons. We reached out to Hernando County. They were interested and saw it as an opportunity for both counties to join together. Mr. Clifford stated that as two small counties joining together, it gives you more strength for advocating for projects, advocating for funding and getting the things that you are looking for from a transportation perspective from both the existing condition and for the future. Transportation is all modes of transportation. It is highways, transit, bicycle and pedestrian activities, aviation, etc. We will work on prioritizing projects and issues.

As we discussed merging, membership was agreed on by both the TPO Board and the Hernando MPO Board. We are really talking about apportionment. Hernando County is larger in terms of population. They also are an existing MPO. The process is that you are seeking to join a MPO. As we talked through the process, we believed that what was the most important for all the entities was that all those that had a present seat at the table, continue to maintain a seat. Everyone was in complete agreement. He explained that it came down to a 9-member board with five coming from Hernando County (4 from County and one from Brooksville), four from Citrus County (2 from County and 1 each from Crystal River and Inverness). That was the consensus. The next step is all the entities that are part of this Proposed MPO, need to take action, by Resolution, that you support this. That is a brief explanation of where we are presently. He believes that this will really help Citrus County and be a big step to get you in a place where you can more effectively advocate for the things you want from a transportation perspective and also advocate for dollars, which it is all about. We saw that this past year working through the TPO process, Citrus did very well from a funding perspective working through FDOT. You did better than you have in years past. That is part of being able to work together and prioritize projects accordingly.

Councilmember Wheeler stated that Mr. Clifford has worked tirelessly for us. The amount of Federal funding we will receive as a MPO vs. a TPO will be hundreds of thousands of dollars. We have never qualified for Federal funding before. That makes it worthwhile. The people of Hernando are delightful and she looks forward to working with them. She is proud to be a part of this. This will put us in league with the "Big Boys." She is also proud that Mr. Clifford will be able to represent us. There is a lot of work ahead for us in the merger, but we have had wonderful direction over the past year.

Councilmember Gudis stated that he is sure that Mr. Clifford will help both counties make a fair and reasonable decision if there is a difference of opinion. He believes this to be a step in the right direction.

Vice Mayor Brown noted that he is an alternate and he appreciates the work that has already been done. He also appreciated what seemed like support from the Boardmembers and from the State that they will not be directing all the monies into major road projects. We will be looking at our bike paths and trails.

Councilmember Holmes also thanked Mr. Clifford for the work that has gone into this. He looks forward to many more good days ahead.

Mayor Farley thanked Mr. Clifford for coming tonight and providing a very clear explanation as to how these two groups are going to merge. We look forward to working with you.

Mr. Clifford replied that he also looked forward to the work ahead and that there is more good stuff ahead.

B. Consideration of Approval of Resolution No. 14-R-01, Supporting the Planning Area Boundary Redesignation and Reapportionment Plan of the Hernando County Metropolitan Planning Organization.....City Manager Houston

**Background:** Agenda sheet **Requested Motion:** To approve Resolution #14-R-01 Supporting the Planning Area Boundary Redesignation and Reapportionment Plan of the Hernando County Metropolitan Planning Organization

**Summary:** The City of Crystal River is a voting member of the Citrus County Transportation Planning Organization (CCTPO), which also includes the City of Inverness and Citrus County as voting members. The CCTPO was formed in July, 2010. Based on 2010 census data subsequently developed, the Homosassa Springs-Beverly Hills-Citrus Springs Urbanized Area was established. Under previous guidelines, the establishment of an Urbanized Area (a minimum of 50,000 population in a contiguous area, with a general population density of at least 1,000 people per square mile) would have made the CCTPO eligible to apply for stand-alone status as a

Metropolitan Planning Organization (MPO). Under current direction from both the Governor's Office and the Florida Department of Transportation (FDOT), however, the creation of new MPO's is discouraged in favor of newly-designated Urbanized Areas merging with adjacent existing MPO's. As a result, the CCTPO recently went through an evaluation process to determine the relative advantages of merging with the Marion County MPO, the Lake-Sumter County MPO, or the Hernando MPO, with the final conclusion being that it would be most advantageous to seek a merger with the Hernando County MPO.

Discussions have taken place between the CCTPO and the Hernando MPO Boards and tentative agreement has been reached on the key provisions of a merger. Most significantly, both the Hernando MPO Board and the CCTPO Board have tentatively agreed to a 9-member Board, to be comprised of 4 Hernando County Commissioners, 2 Citrus County Commissioners, 1 representative from the City of Brooksville, 1 representative from the City of Inverness, and 1 representative from the City of Crystal River. This results in Hernando County having a total of 5 representatives on the Board versus 4 from Citrus County, which was ultimately deemed to be acceptable inasmuch as Hernando County has a slightly higher population than Citrus County.

Following review and discussion, the Hernando County MPO Board took action on December 17, 2013, to redesignate and approve the Metropolitan Planning Area Boundary to include the jurisdictional boundary of Citrus County and to reapportion the MPO membership to include the three jurisdictional members from the expanded planning area.

In order for the proposed merger to move forward, the Governor and FDOT have requested resolutions supporting the Hernando MPO's determination from local governments representing 75% of the population of the MPO's expanded boundary, which includes Citrus County, Hernando County, and the cities of Brooksville, Inverness, and Crystal River.

**Staff Recommendation:** Staff recommends approval.

End of Agenda Sheet

**Motion to approve Resolution No. 14-R-01, Supporting the Planning Area Boundary Redesignation and Reapportionment Plan of the Hernando County Metropolitan Planning Organization was made by Councilmember Wheeler; seconded by Councilmember Holmes. Motion carried unanimously.**

**C. State of the City Address.....Mayor Farley**

Mayor Farley stated that he is presenting this as per our City Charter. *(Please see entire message attached to these minutes.)*

Mayor Farley addressed many of the issues and concerns along with looking forward to goals in 2014.

**4. UNFINISHED BUSINESS**

**A. Consideration of Approval of Resolution No. 13-R-47, Requesting the Transfer of Ownership of a Portion of County Road 495 from Citrus County to the City of Crystal River and the Related Roadway Transfer Agreement**

**Background:** Agenda sheet **Requested Motion:** Motion to approve Resolution No. 13-R-47, requesting the Transfer of Ownership of a Portion of County Road 495 from Citrus County to the City of Crystal River, and the related Roadway Transfer Agreement.

**Summary:** Citrus County officials have suggested that the City assume ownership of CR 495 (Citrus Avenue) for that portion of the roadway that falls within the city limits (basically from Highway 19 to Turkey Oak Boulevard) inasmuch as that is one of the City's main commercial corridors. Staff has been receptive to that proposal inasmuch as the City has installed and maintains roadway amenities (i.e. sidewalks, decorative lights, etc.) alongside Citrus Avenue within the commercial business district; in addition, it is felt that ownership of the road would give the City

greater flexibility in terms of managing the road for special events. There is also a belief that ownership of the roadway might give the City greater flexibility in terms of dealing with truck traffic in the future.

The County recently repaved this roadway in anticipation of a potential transfer of ownership. By accepting ownership, the City would be accepting responsibility for maintenance of all curbs, culverts, and drainage structures within the right-of-way at the time of transfer, as is the case for all other roadways under city ownership. The City would also be accepting responsibility for mowing the right-of-way. Staff does not believe that the maintenance responsibilities that would be assumed would be problematic.

Based on concerns raised when this item was initially considered on November 12, 2013, the City's Public Works Director inspected the various drainage culverts that run under CR 495 from Crystal Street north to Turkey Oak Boulevard. That inspection identified the need for some routine maintenance in terms of clearing vegetation from storm grates and similar issues, but did not result in any significant deficiencies being discovered.

The procedural requirements associated with transferring a roadway from a county to a city are established within Florida Statute 335.0415(3). For roads that are not part of the State Highway System, the only requirement is that there be mutual agreement between the jurisdictions that are party to the transfer. It has been confirmed that CR 495 is not part of the State Highway System.

This item was presented to Council during the December 9<sup>th</sup> meeting, but Council deferred the item to the January 13<sup>th</sup> meeting inasmuch as the full Council was not present on December 9<sup>th</sup>.

**Staff Recommendation:** Staff recommends approval.

End of Agenda Sheet 1

Council Discussion:

Councilmember Wheeler's concern was taking possession of the road up to Turkey Oak. There are sewer lines there without people being hooked up to them. She did not receive an answer on this.

Mr. Houston stated that from 11<sup>th</sup> Street to Turkey Oak, there are six sewer laterals and only two of those are hooked up. One is to the Barber Shop and one is to vacant property. He would say that regardless of Council's decision tonight, we have the authority under State Statute to require those properties to hook up to the sewer and we can certainly do that if Council wants us to.

Vice Mayor Brown stated that he is ready to make a motion. This is the third Council meeting to bring this up. He believes it is important for the City to own this road. It will give us more authority to maybe handle truck traffic in the future.

**Motion to approve Resolution No. 13-R-47, Requesting the Transfer of Ownership of a Portion of County Road 495 from Citrus County to the City of Crystal River and the Related Roadway Transfer Agreement was made by Vice Mayor Brown seconded by Councilmember Gudis. Motion carried unanimously.**

**5. APPROVAL OF CONSENT AGENDA**

- A. Approve Minutes of Regular Council Meeting held December 9, 2013
- B. Approve Minutes of the Special Meeting held December 18, 2013
- C. Approve Minutes of the Goal Setting Workshop held December 18, 2013
- D. Approve Special Event Permit Submitted by the Citrus County Chamber of Commerce for the 2014 Florida Manatee Festival to be held January 18th and 19th

Background: [Agenda sheet Requested Motion: Approving the Special Event Permit submitted by the Citrus County Chamber of Commerce for the 2014 Florida Manatee Festival.

**Summary:** The Citrus County Chamber of Commerce has submitted a Special Event Permit application for the upcoming Manatee Festival to be held January 18th & 19th. Portions of South and North Citrus Avenue (CR 495); NW 1<sup>st</sup> Avenue from US Hwy 19 to NW 7<sup>th</sup> Street; NW 7<sup>th</sup> Street from NW 1<sup>st</sup> Avenue to N Citrus Avenue; and N Citrus from US 19 to NW 7<sup>th</sup> Street; and NW 3<sup>rd</sup> Street will be closed from Citrus to Kings Bay Park beginning at 4:00 p.m. on Friday, January 17<sup>th</sup>. Additionally the use of the Petrella property has been requested. The festival will officially begin on Saturday, January 18<sup>th</sup> at 9:00 am and end on Sunday, January 19<sup>th</sup> at 4:00 pm.

The event is proposed to be basically the same as previous years, with arts & crafts vendors, food vendors, boat tours, children's activities and beer & wine garden. The beer/wine garden will be limited to a designated area at King's Bay Park and in front of Burke's and Wine Shoppe III; security will be present to avoid potential problems.

A waiver of the special event fee and a bond has been requested.

**Staff Recommendation:** Staff recommends approval.

**Funding Information:** N/A

End of Agenda Sheet]

**Motion to approve the Consent Agenda was made by Councilmember Gudis; seconded by Councilmember Holmes. Motion carried unanimously.**

## **6. PUBLIC INPUT**

*(Time Limit of Three Minutes)*

- ***Phil Jannarone, 1405 SE 5<sup>th</sup> Ave.***

Mr. Jannarone stated that this isn't much of a City matter any more. Mr. Thorpe and Mr. Damato drove our horse out of Crystal River and into the barn owned by Mr. Olsen in Meadowcrest. They admit that they spent over \$1.5 M that they didn't have. They borrowed the money to renovate that building not counting the cost of staff's time and moving. Now, they are proposing to spend another \$4M plus to buy the building. He realizes this is not a City item, but we are all County taxpayers with an additional 30% on the millage rate this year. He is wondering what this Council thinks about spending another \$4M, that we do not have, to make this move.

Councilmember Gudis stated that he agrees with Mr. Jannarone. The County doesn't have the money and we all knew this was going to happen because of what they did without giving us a chance to really fight for keeping the office here in Crystal River. It doesn't make any sense for a county that is raising taxes that much and doesn't have the money, to be doing this. There is really nothing we can do about this. He is not happy and will be voicing his opinion to County Commissioners.

Councilmember Wheeler stated that she believes we were misled by the County and their intentions to locate, not locate. She would love to have seen what their near \$2M in renovations could have done for our mall had they decided to relocate within the City limits or to the Sun Plaza or any other one of our strip malls that are in distress. As a City of Crystal River elected official, she has certainly voiced her disdain on numerous occasions. As a resident of the County, she is appalled. She certainly agrees with Mr. Jannarone.

Vice Mayor Brown agreed with all that has been stated. As a taxpayer and elected official he would suggest that we prepare a Resolution asking them not to purchase that building and possibly include an invitation to come back to Crystal River. They don't have to purchase that building. The \$1.5M that they have already spent; there is nothing to be done about that. He stated he wasn't sure if this was the time or place, but he would like to see a Resolution asking them not to purchase the property and come back to Crystal River.

Councilmember Holmes stated that he liked Mr. Brown's suggestion. His personal opinion after reading the article is not publishable.

Mayor Farley stated that he also likes Mr. Brown's suggestion. He would like them to come back to Crystal River and help revitalize our City.

Councilmember Gudis stated that he believes this was a done deal from the beginning. We were really not dealt with in a professional and right way. He agrees that we should make our views officially known and put it on the record.

- ***Jeff Inglehart, Special Event Coordinator for the Citrus County Chamber of Commerce***

This weekend, there will be about 15,000 people coming to Crystal River for the Manatee Festival. When he submitted the Special Event Permit, he failed to request use or control of the City parking lot. Since it is the weekend, he would like to request to cordon off the parking lot. Vendors will be using the parking lot behind Sun Plaza. We have a radio person coming in just for a few hours to do broadcasting. Entertainers need a place to park. It would help a lot since parking is such a premium to be able to reserve this parking lot.

City Manager Houston stated that if Council wants to amend the Special Event Permit, we can make this available to them.

Councilmember Gudis suggested that unless staff has a problem with this, he would think that by consensus we might agree to do that.

Councilmember Wheeler stated that this group has always done a fine job with their layout over the years and she has no problem with this amendment.

No objections were stated by staff or Council.

## **7. PUBLIC HEARING**

### **A. Consideration of Approval Ordinance No. 13-O-14, Modifying the Community Redevelopment Plan to provide for an Extended Term, on Final Reading**

**Motion to read by title only, Ordinance No. 13-O-14, Modifying the Community Redevelopment Plan to provide for an Extended Term, on Final Reading was made by Councilmember Gudis; seconded by Councilmember Wheeler Motion carried unanimously.**

**AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING CHAPTER 2. ARTICLE IV SECTIONS 2-65 OF THE CRYSTAL RIVER CODE OF ORDINANCES, "THE COMMUNITY REDEVELOPMENT AGENCY" OF THE CITY OF CRYSTAL RIVER, TO EXTEND THE TERM OF THE CRA DISTRICT, PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICT, PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE**

**Background:** [Agenda sheet **Requested Motion:** Consideration of Approval of Ordinance No. 13-O-14, Modifying the Community Redevelopment Plan to provide for an Extended Term, on Final Reading.

**Summary:** The current term of the Community Redevelopment Plan is set to expire in 2018. During its meeting of October 28, 2013, the Community Redevelopment Agency (CRA) Board voted to send official notice to both the City Council of the City of Crystal River and the Citrus County Board of County Commissioners (BOCC) regarding the Board's intent to seek a 30-year extension to the current term of the Community Redevelopment Plan. Those notices were delivered to the two respective agencies on October 29<sup>th</sup>. Under applicable state statute, the BOCC



had thirty (30) days from the date of delivery to advise the City and the CRA of any concerns with the proposed modification of the Community Redevelopment Plan.

The BOCC considered this issue during their November 19<sup>th</sup> meeting and voted unanimously to support the proposed Plan modification.

There is also a statutory requirement that the CRA Board conduct a Public Hearing on any proposed modification of a community redevelopment plan. That hearing was conducted by the CRA Board on November 12<sup>th</sup>, with no speakers voicing opposition to the proposed plan modification.

At this point it has been determined that the legal requirements to modify a community redevelopment plan have been satisfied. Should City Council wish to move forward with the proposed plan modification, it is necessary to do so through adoption of an ordinance. Accordingly, the City Attorney has prepared Ordinance No. 13-O-14 (copy attached) for Council's consideration.

If approved on Final Reading, the proposed modification of the Community Redevelopment Plan to provide for a 30-year extension of that plan will be in effect. The additional 30-year extension is effective upon adoption of the applicable ordinance, providing for an effective term through 2043. This will result in a net increase of twenty-five (25) years to the Community Redevelopment Plan.

**Staff Recommendation:** Staff recommends approval.

End of Agenda Sheet]

Public Hearing:

No one spoke for or against this Ordinance.

**Motion to approve Ordinance No. 13-O-14, Modifying the Community Redevelopment Plan to provide for an Extended Term, on Final Reading was made by Councilmember Gudis; seconded by Councilmember Wheeler.**

Council Discussion:

Councilmember Gudis thinks we are making the right decision if this is approved.

Public Input:

There were no comments from the public.

**Motion carried unanimously.**

B. Consideration of Approval of Ordinance No. 13-O-15, Land Development Code (LDC) Amendments Related to Development Agreements, on Final Reading

**Motion to read by title only, Ordinance No. 13-O-15, Land Development Code (LDC) Amendments Related to Development Agreements, on Final Reading was made by Councilmember Wheeler; seconded by Councilmember Holmes. Motion carried unanimously.**

**AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE, ADDING CHAPTER 14, TO INCLUDE LANGUAGE FOR DEVELOPMENT AGREEMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Background: [Agenda sheet Requested Motion: Approve Ordinance 13-O-15 on Final Reading to amend Chapter 14 of the Land Development Code to provide for Development Agreements.

**Summary:** Prior to being annexed into the city, the owners of the Crystal River Commons development had been required to execute a Development Agreement with Citrus County. Although this property was subsequently annexed within the city limits of Crystal River, the original Development Agreement with Citrus County is still in effect.

The developers would like to pursue changes to that Development Agreement to reflect changes to the local economy that have transpired since the Agreement was originally executed, but the City does not currently have provisions for a comparable mechanism within its Land Development Code (LDC). Given the desire of the developers to pursue changes to the original Agreement and specific provisions with Florida statutes applicable to Development Agreements, staff believes that it would be advisable to amend the LDC to allow for Development Agreements.

Ordinance No. 13-O-15, which includes language required by Chapter 163.3220 – 3243 of the Florida Statutes, would allow the City to amend the Development Agreement for the Crystal River Commons project, pending ultimate approval by City Council. The ordinance also contains language concerning required re-zonings, comprehensive plan amendments, required review by the Withlacoochee Regional Planning Commission, FDEP, Army Corp of Engineers, SWFWMD, US Environmental Protection Agency (if needed), concurrency considerations, and conditions required by the City Council.

**Staff Recommendation:** Staff recommends approval.

**Funding Information:**

End of Agenda Sheet

Public Hearing

No one spoke for or against this ordinance.

**Motion to approve Ordinance No. 13-O-15, Land Development Code (LDC) Amendments Related to Development Agreements, on Final Reading was made by Councilmember Wheeler; seconded by Vice Mayor Brown.**

Council Discussion:

Councilmember Wheeler asked if anything is changed, will it have to go to Planning Commission prior to coming to Council. Mr. Houston stated that was correct.

Public Input:

There was no public input.

**Motion carried unanimously.**

**8. CITY ATTORNEY**

Mr. Brannigan had no comments at this time.

**9. CITY MANAGER**

- A. Consideration of Award of Contract to GPI Southeast to Provide Engineering Services Related to the Design of a Parallel Forcemain from NE 1<sup>st</sup> Street to the City's Wastewater Treatment Plant and Approval of Resolution No. 14-R-02, Transferring Appropriated Project Funding in the Amount of \$94,890 from the Original Council Approved Funding for Water and Sewer CIP Parallel Wastewater Forcemain Project of \$590,000

Background: Agenda Sheet Requested Motion: Motion to approve the award of a contract to GPI Southeast to provide engineering services related to the design of a parallel wastewater Forcemain from NE 1<sup>st</sup> Street to the City's wastewater treatment plant, and approving Resolution #14-R-02 transferring \$94,800 from the original council approved funding for Water & Sewer CIP Parallel Wastewater Force Main project of \$590,000.00.

**Summary:** This project is required in order to handle increasing wastewater flows from southern areas of the City's wastewater collection system. Studies from over ten years ago as well as recent evaluations have determined that an expansion of transmission capacity in this collection corridor is required. Based on the pending plans to expand the capacity of Lift Station 19, the actual flow increases from Area 112/ 113, and the flow expected within the next year from Area 114, it is necessary to start the process of putting a parallel force main in place at this time.

The parallel forcemain will run from Kings Bay Drive to the Wastewater Treatment Plant and will involve the redirection of flow from several lift stations. A section of this forcemain, running from Kings Bay Drive to NE 1<sup>st</sup> Street, was recently installed as part of the Cutler Spur Improvement Project. This request is to complete design and bidding of the forcemain and all required connections from the terminus point of that forcemain to the Wastewater Treatment Plant.

The Engineering Services include the following:

- Environmental Assessment and Wetland Delineation
- Survey of the planned corridor
- Geotechnical investigation
- Hydraulic Analysis
- Design
- Bid Administration
- Grant Funding Application Assistance if required

Staff is currently exploring grant funding opportunities to assist in the construction of this parallel force main. The motion includes \$4,580.00 that would be available in the event that specialized assistance is ultimately required to secure grant funding assistance.

**Staff Recommendation:** Staff recommends approval

**Funding Information:**

Project Cost:	\$94,890.00
Funding Source:	403-43642-63103-1343F
Amount Available:	\$590,000.00

End of Agenda Sheet

**Motion to Award of Contract to GPI Southeast to Provide Engineering Services Related to the Design of a Parallel Forcemain from NE 1st Street to the City's Wastewater Treatment Plant and Approval of Resolution No. 14-R-02, Transferring Appropriated Project Funding in the Amount of \$94,890 from the Original Council Approved Funding for Water and Sewer CIP Parallel Wastewater Forcemain Project of \$590,000 was made by Vice Mayor Brown; seconded by Councilmember Wheeler.**

Council Discussion:

Councilmember Holmes asked what streets this would impact. Mr. Houston stated that it will have to come up under US Hwy 19, it will come across Crystal and it will come up basically to connect to 11<sup>th</sup> Street and into the Plant from there. Mr. Burnell stated that it will go up the bike path, across US Hwy 19, it will run up the side of 1<sup>st</sup> to 11<sup>th</sup> and then 11<sup>th</sup> to Crystal and then to the Plant. It will follow the path of the existing line.

Councilmember Gudis stated that we had discussed in the past that we would have to bear the cost of running pipes down US Hwy 19. Mr. Houston stated that the pipes are already there. We will have to relocate them, not necessarily run them. Mr. Gudis asked if there were going to be any duplication of cost. Mr. Burnell stated that would not be duplication of costs. They are completely separate projects. The parallel line incorporates the future needs of going south. Mr. Gudis doesn't want to spend money we don't have to.

**Motion carried unanimously.**

## B. Presentation of the Proposed 2014 Council Goals

Background: [Agenda Sheet Requested Motion: None Required

**Summary:** Council was presented with a listing of tentative projects and priorities for CY 2014 during the December 9<sup>th</sup> Council meeting. That listing was discussed during a workshop held on December 19<sup>th</sup>, at which time Councilmembers added some additional items. Staff has taken the input from the 12/19 workshop and modified the original project/priority listing in accordance with their understanding of Council's direction. The modified listing is attached for Council's review and comment.

**Staff Recommendation:** N/A

**Funding Information:** N/A

End of Agenda Sheet]

*(The entire list is attached to these minutes.)*

### Council Discussion:

Councilmember Wheeler expressed that Council had discussed looking at the millage rate and our needs for next year. She doesn't see that listed. Should it be a goal of this Council to address a long range millage rate with the possibility that 3.8 will no longer be sustainable, or leave it to the Budget process?

Mayor Farley stated that he believes the economy is too volatile to try to project too far into the future and what we can do with the millage rate. He thinks Council needs to be more sensitive to what is going on. He thinks we should leave it up to the Budget process.

Vice Mayor Brown stated that Council had previously looked at raising revenue for the City outside of taxing our residents more. We had discussed a bed tax and he wondered if we should include that.

Mr. Houston explained that the County is the only entity that can do that. Vice Mayor Brown asked how some cities within the State of Florida already do this. Mr. Gudis stated that they received approval from the Legislature. Mr. Brown stated that maybe that is something we can address another time.

Mayor Farley noted that this is something that could be addressed at the next Legislative Delegation. Mrs. Wheeler stated that she understood that when we turned over the bed tax to the County, it was non-revocable. We relinquished our rights.

Mr. Houston stated that he would research this prior to the Budget process. He was not aware that other cities had this authority.

Mayor Farley asked if Mr. Brannigan could look into this.

- ***Dr. Desai, Business Owner***

Dr. Desai stated that the TDC had this conversation at their last meeting. County Attorney stated we can levy, with partnership with the County, up to 2% more. The County would receive this and then could pass it on to us through an agreement. He thinks by working with the County, we will be able to get this money. He suggested that the City Attorney contact the County Attorney.

Mayor Farley stated that he would like to do what Dr. Desai has suggested. Let the attorneys discuss this and let Mr. Brannigan bring back to us his opinion.

**Council consensus was to wait until the Budget process to look at the millage rates compared to the City's needs.**

## **10. CITY COUNCIL**

## 11. COMMITTEE REPORTS

### A. Mayor Farley

- **Waterfronts Advisory Board**

Janet Mulligan resigned as Chair. The new Chair, after an election, is Phillis Rosetti-Mercer. He will be sitting down with her at her request to go over some of the procedures of leading a meeting. They are currently working on a project called "Florida Friendly Yards." They are working with the Chronicle and folks can send in articles and photographs on how to conserve water, reduce fertilizers, etc. The City has a resolution that bans fast-release fertilizer. They are asking if we can get the County to pass a similar fertilizer ordinance. He noted that Hernando County has passed an ordinance regarding fertilizer but we are not sure if it cites any penalties. He has suggested to County Chair J.J. Kenney and he asked if we would send a copy of our resolution to them. He discussed this with Mr. Houston and asked if we could get a copy of Hernando County's ordinance to send along with ours. Maybe we can do something more than we have been able to in the past.

- **Phil Jannarone, 1405 SE 5<sup>th</sup> Ave.**

Mr. Jannarone asked if the City has the authority to ban St. Augustine grass for new construction. The Mayor and Mr. Houston both stated they do not know the answer to that. Mr. Houston will look into that.

Councilmember Gudis stated that Mrs. Mulligan spoke to him regarding the *Ten Points* that the Three Sisters Springs Working Group came up with and hoped that it would be distributed again to Council at the workshop planned for February. Mr. Gudis requested that a copy of those points are included in the packet and that Mrs. Mulligan knows when the Workshop will be held so she can attend and answer any questions that may come up about the recommendations that were previously presented to Council.

Mayor Farley stated that the Waterfronts Advisory Board also held a discussion about foot-traffic through Three Sisters Springs. They are not requesting vehicles at this time. He spoke of the general frustration about people not allowed into the Springs. Mr. Houston stated that they we are about to get a new refuge manager for this area. That project leader position will be filled within a couple of weeks and they will then start the procedure to obtain a new local Refuge Manager.

Mayor Farley feels there should be a way to open this to people on foot. The Waterfronts Board would volunteer to be guides and to watch what is going on. There would be someone needed to be there for enforcement purposes. He noted that he is open to suggestions.

Mr. Houston added that there has been a suggestion that either through a concessionaire or through The Friends Group that some process be put into place where a limited number of tour buses could go through. He had this discussion with Michael Lusk last week, while Mr. Lusk was filling in, and he said that he would take that back to see if he can get something moving on the F&W's side to do that. Mayor Farley asked if it would be helpful for him and Mr. Houston to go to the Regional Director. Mr. Houston stated that he would like to wait until the project leader gets on board. Then it will be time to go forward with this. By that time, the FLAP Grant should be approved and he would then see no reason why Three Sisters should not be opened up by the end of this year.

Mayor Farley asked if it would be of any help to prepare a Resolution from the City in support of Michael Lusk requesting that they do whatever it takes to open the Springs on a limited basis.

Vice Mayor Brown started that the temporary access is in a neighborhood that was told that this would not be a general entrance to the Springs. For now, it is the only entrance. That will then violate the trust of the people that live there. Mayor Farley asked if when Three Sisters Springs is open on special days if

it creates a problem. Mr. Brown replied that it does. Traffic, buses and a lot of people create a lot of safety issues and congestion.

Councilmember Wheeler agrees that as long as we allow them to use Kings Bay as a temporary entrance, the less they will feel the urgency to do what they promised would be done. She believes that it is our job to fight for what is right. She believes that we are headed in the right direction. She believes it is the Mayor's and the City Manager's job to go up to Georgia to fight for what we believe is forward moving progress. She thinks it is wonderful that both of you are willing to do so. If they truly don't have the money, then let them be 100% honest and realistic and give us a date that they know they can open this area. That would give us the option of going to Plan B. We could fund raise and work on a Plan B to get the funds. She agrees the City should be pro-active.

Mayor Farley stated that Duke Energy gave us \$50,000 to use for economic development. He can't think of anything that would be better than to get the Visitors' Center into one of the shopping centers. That would draw all kinds of entrepreneurs because it will be drawing tens of thousands of people.

Councilmember Holmes asked if we could look at placing a foot bridge in the vicinity of where we are going to have the permanent access. We could place someone there such as a volunteer that can contact law enforcement if needed and then open this up to the public. The Friends Group could have guides there designating the foot paths around the area. Mayor Farley stated that the military has bridges that they use for vehicles. Mr. Holmes doesn't want vehicular traffic there.

Councilmember Gudis stated that there are two different issues involved:

1. We need something on US Hwy 19 to stop people from driving their private vehicles into Three Sisters Springs.
2. Mr. Brown's concern is a real one. If he lived in that neighborhood he would be upset about the congestion and amount of vehicles.

Mr. Gudis stated that Government can move money around, anyway that they want to. It is a matter of priorities. We need to convince them to do some of the things that we need if they are serious about opening this up to the public.

Mr. Houston stated that he will contact F&WS to check on the status tomorrow.

**B. Councilmember Gudis**

- **Tourist Development Council**

Dr. Desai already spoke to the discussion on bed tax. Bed tax is up compared to last year. The boat race was good. We are trying to get information from the State to know who is and is not paying the bed tax. TDC is being active. Director situation has not changed.

- **Library Governing Advisory Board**
- **Florida League of Cities**

**C. Councilmember Wheeler**

- **Citrus County Board of Commissioners- Liaison**
- **Transportation Planning Organization**

Mr. Clifford reported on this, she has nothing to add.

D. Vice Mayor Brown

- **Withlacoochee Regional Water Supply Authority**

They did not meet last month.

- **City Tree Board**

This Board has come together to become a very functional, dedicated and goal oriented committee. They have outlined three projects:

1. The primary project is the maintenance, safety and health factors of the Crystal Street Oaks. They are very close in choosing an arborist to trim these trees. They have discussed this with Mr. Houston and together, they have come up with a plan to accomplish this project in sections.
2. They monitored Duke Energy's Tree Project. He noted that their goal was not the health and safety of the tree, but the safety of the power lines.
3. Landscaping of Cutler Spur is another project. This is underway and an important project. They will be trying to screen some of the backs of buildings.

They are also going to be looking at the Municipal Parking lot on 5<sup>th</sup> Street for beatification. They are looking for the right plants and may mirror what Dunking Doughnuts did on 44 around the retention area.

They are also starting to investigate how to handle the invasive air potato plant that has taken over a lot of private property.

E. Councilmember Holmes

- **Transportation Planning Organization**

This group has been taking care of itself.

- **Keep Citrus County Beautiful**

He was not able to attend the December meeting. The next meeting is January 20<sup>th</sup> @ 12:30 p.m. This is also the Martin Luther King Parade. He will be calling to see if the date of the meeting may have changed.

**12. COMMUNICATIONS**

Mayor Farley prepared a response letter to a writer that had suggested a water feature for the property on the corner of US Hwy 19 and Citrus Ave.

Vice Mayor Brown reported that he will be participating in the Martin Luther King, Jr. Parade and the Purple Heart Event.

**13. COUNCIL MEMBER REPORTS**

A. Mayor Farley

He had no additional comments. He stated his feelings in his State of the City Address.

B. Councilmember Gudis

- **Proposal to Designate the Cutler Spur Multi-Use Trail as the "John Crider Memorial Bike Path"**

Background: Memo from Councilmember Mike Gudis to Mayor Farley and Members of Council

John Crider served as a State Representative from the Jacksonville area, with service on the House Appropriations Committee. He moved to Crystal River in the 1980's and started a law practice. He became active in community service groups, and served two terms as the Chamber President. In 2001, he was awarded the Rick B. Quinn Distinguished Citizen Award by the Chamber of Commerce for his work on Jim LeGrone Park and for his work with then – U.S. Rep. Karen Thurman to get more than \$750,000 in funding for the construction of a bike path along Fort Island Trail.

I would like to propose that the Cutler Spur Multi-Use Trail be designated as the “John Crider Memorial Bike Path” in recognition of Mr. Crider’s contributions toward the Crystal River community, and that the following sign be installed at the southern terminus of that trail:

John Crider Memorial Bike Path  
“It’s a Beautiful Day in Crystal River”

End of Background

**Motion to designate the Cutler Spur Multi-Use Trail as the “John Crider Memorial Bike Path” was made by Councilmember Gudis; seconded by Councilmember Holmes.**

Council Discussion:

Councilmember Holmes also grew up with John and Connie; they were an asset to the community. He would like to see his name memorialized.

Mayor Farley stated his only concern is, did Mr. Crider have anything to do with the Bike Path? If we are going to name something after him, he should have been involved in the process of getting this completed, an important link to the process. He discussed this with Mr. Houston earlier today and he was told that he helped raise the money and was a pioneer in wanting biking trails in the community. He does not have a problem with this.

Vice Mayor Brown stated he had a similar concern. He does not know this family. His question is, when you have a discussion like this, you want to be respectful to the family. He doesn’t feel that the process of just placing this on the agenda is respectful to the family. If there are any objections naming something after the person, it is actually disrespectful. He is not comfortable with this process. He would like a better process in which Council would be informed prior to it being placed on an agenda.

Mr. Holmes explained that it was placed on the agenda for a vote and he believes that Mr. Crider deserves this. He does not have a problem with doing this or with this process.

Councilmember Gudis stated that he didn’t mean to “spring” this on Council. He thinks this is a good process. If you want to change the process for the future, that is fine. He thinks we need to address this agenda item tonight.

Councilmember Wheeler stated that Mr. Crider was an awesome man. The problem she has is with the process. If we are going to name things after people, we should have an open process where the public has input. As a Board, we decide what will or will not be named after an individual after we have heard all the comments. She will support this tonight, but we need to look for a better process for future events of this nature.

▪ ***Phil Jannarone, 1405 SE 5<sup>th</sup> Ave.***

Mr. Jannarone explained that he had been involved in a similar experience with the Richard Marion Walkway. It was handled privately with him purchasing the sign himself with permission from Council to install the sign. A small ceremony was held. The only involvement Council had was to provide permission.

Councilmember Wheeler asked if this has to be legally referred to as the John Crider Memorial Bike Path. Councilmember Gudis stated that we do not have to. It is simply a sign that recognizes his involvement in getting this built.

Mayor Farley suggested that we go ahead and vote on this tonight, but schedule a workshop to set criteria for the future.



**Motion carried unanimously.**

Councilmember Holmes stated that other cities probably have something like this. Councilmember Gudis stated that he knows the School Board has something in writing regarding this subject.

Mr. Houston will try to get some sample documents to use as a guideline.

*C. Councilmember Wheeler*

Nothing more to report.

*D. Vice Mayor Brown*

Mr. Brown reported that he attended the Duke Energy Open House at the Plantation. It was well done with a lot of information in different booths. He spent about an hour there and felt it was well done and heard that it was well attended.

*E. Councilmember Holmes*

Mr. Holmes had nothing more to add.

***Comments from the City Manager:***

Mr. Houston stated that he wanted to comment on Duke Energy and Crystal Street Canopy. Some of the earlier comments were unfair. Duke Energy took the time before the trimming of the trees to bring out an arborist and the trimmers. They walked the length of that street with the Tree Board. They really were not obligated to do that. They explained pretty clearly at that time that their obligation is not the health and the appearance of the tree; it is maintaining clearance from the power line and that there might already be deadwood in the trees identified by the arborist. It was not their intent, duty or charter to take that out. He feels bad that they went to a lot of trouble to meet with the Tree Board to walk the area of the trees. He knows that not everyone on the Tree Board was happy with the results. To say that they did not make a good faith effort to trim the trees is really unfair. He felt the need to say this.

**14. PUBLIC INPUT**

*(Five Minute Time Limit)*

• ***Dee Atkins, 3851 N Nokomis Pt.***

Ms. Atkins noted that she wanted to speak to the priority of opening up Three Sisters Springs. She works part time for the Chamber. People come from out of town. People come from out of the country. They have seen the articles in National Geographic and they want to see Three Sisters Springs. People come to our part of the County to see this area. They get very frustrated and sometimes angry because it is not open. They question why there is so much advertising when it is not open. The priority is extremely important. Whatever it takes, must be done. It goes way beyond our community.

• ***Dr. Desai, Business Owner***

Dr. Desai agrees that we need to get Three Sisters Springs open. He is afraid that F&W will never have the money to open this park. We should have our own plan and take this back from F&W to do whatever we can do. Once they have the money, we could turn it back over to them. We could rent a space from the Shopping Center, make a small manatee museum inside of that and charge \$10.00 per person and open this park on Saturday and Sundays. If we would allow only 200 people to visit we could collect \$4,000 a weekend. All of these people could be bused from the shopping center through the County. We could clear some land for them. Everyone is trying to come here. This would give us an idea of the response and we would have a better idea of attendance. We really should have our own plan because the Federal government will not have money for another 5-10 years. They have so many other priorities.

This is our priority. What is the objection from the City to take this over and open it for two days a week?

Mr. Houston stated that we can't do that right now per the Management Plan. We can negotiate that change with the USFWS and amend the Plan. Dr. Desai stated that they are not doing what they are supposed to do.

Councilmember Holmes asked who is opening this for the Manatee Festival. Mr. Houston stated that it was worked out with F&WS as one of the Open House dates. They will be running shuttles.

Mayor Farley suggested having a Workshop on this. He liked what Mr. Holmes said about a portable footpath that could go over the Cutler Spur cut. That would take traffic away from the Kings Bay neighborhood. He likes what Dr. Desai said about opening up something low key in the shopping center. We might be able to staff this with volunteers. They would park in the shopping center.

Councilmember Holmes suggested that there are a lot of stakeholders in this and he thinks that a lot of people are working from different angles. He would like to talk to Mrs. Atkins, Dr. Desai, EDC, and the Chamber of Commerce people could identify the shop owners in the shopping center, find other areas that might be viable, etc. With all the folks we anticipate coming here, it should be encouraging to the business owners. He would like to see a collaborative effort. With us having a workshop, we might not get all the players and their input.

Mayor Farley replied that it does not have to be just us. We can invite all the stakeholders and see what each can bring to the table to make this happen.

Councilmember Wheeler stated that our wish list is getting bigger. Are we going outside the possibility of us changing the Management Plan to allow this to happen? This sounds good, but what is the process to change the Management Plan to make this even talkable?

Mr. Houston replied that any modification of the Management Agreement requires an agreement between the City, USF&WS, SWFWMD and Florida Communities Trust. Mrs. Wheeler stated that we are not talking about something that will happen within a workshop. Mr. Houston stated that it can't be an unilateral decision, but what he is hearing is that Council would like to generate some ideas to put before that group. Mrs. Wheeler just wanted to make it clear that this will not happen quickly, but would take some time.

Councilmember Holmes stated that is why he would like to talk to all the players. We can prepare a timeline and a list of people that would be willing to volunteer their time to make this happen. If you go to a fabricator, in a week's time, they can have an industrial bridge. We just need to figure out where it would go and we have to figure out how we can use the paths away from SWFWMD's construction. We need security of the land and safety of the people. You can get into legal issues if we don't do those two things.

Dr. Desai stated that if the lessee does not fulfill their obligation, we should have the right to take it back. Tourism is the only industry we have. TDC and EDC have set tourism as a priority.

Mayor Farley stated that he is tired of hearing that they don't have money. Look what the Federal government is spending billions of dollars on. They spent \$600M on Obama Care and it was a complete failure.

Councilmember Gudis noted that it is priorities. Dr. Desai added that this is our priority, not theirs.

Mayor Farley proposed that we try to coordinate a date, schedule a Town Hall meeting, get the stakeholders here and find out what they can do to help. The owner of the shopping center might even volunteer an empty storefront for us to use. It would bring traffic into his shopping center.

Councilmember Holmes likes the idea of a Town Hall meeting. We can interface with everyone. Council needs to do our homework by talking to EDC, etc. Check out all the angles that already are being worked on.

Mayor Farley asked if anyone was opposed to a Town Hall meeting. Councilmember Wheeler stated that she is not opposed but she does want to stick up for Mr. Brown. If we continue to allow Kings Bay Drive as an entrance, USF&W will get very comfortable using that entrance.

- *Phil Jannarone, 1405 SE 5<sup>th</sup> Ave.*

Mr. Jannarone asked if the \$50,000 from Duke Energy could be used to put in a permanent footbridge. He suggested that we could even bus people from the Mall and use the footbridge.

Mayor Farley replied that we are open-ended on how we can use that money. The only stipulation was that it needs to be used for economic development. It would depend on how we interpret economic development.

Mayor Farley summed up what will happen:

- Schedule a Town Hall Meeting.
- Mr. Houston will follow-up with Mr. Lusk on what the F&WS can do.
- Mr. Houston will place a telephone call to the Regional Director.
- We need to come up with an action plan.

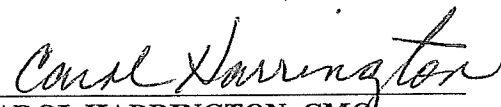
## **15. ADJOURNMENT**

Mayor Farley adjourned the meeting at 8:53 p.m.



JIM FARLEY, MAYOR

**ATTEST:**



CAROL HARRINGTON, CMO  
CITY CLERK

