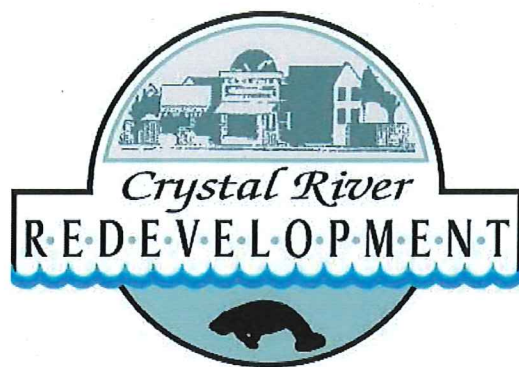


Community Redevelopment Agency



Agenda Packet
for
CRA Meeting
Monday, November 16th, 2015
6:00 p.m.



Agenda
Community Redevelopment Agency
Regular Meeting
Monday, November 16th, 2015 @ 6:00 p.m.
Council Chamber, City Hall

1. **CALL TO ORDER**

2. **ADOPTION OF AGENDA**

3. **PRESENTATIONS**

4. **UNFINISHED BUSINESS**

5. **APPROVAL OF CONSENT AGENDA**

A. *Approve Minutes of CRA Meeting held October 26th, 2015*

6. **PUBLIC INPUT**

7. **CRA ATTORNEY**

8. **CRA ADMINISTRATOR**

A. *Riverwalk Update*

B. *Community Redevelopment Area Overlay District Overview*

C. *Motion to Approve the Crystal River Boat Builders to be approved to co-locate behind the Heritage Museum*

9. **COMMUNICATIONS**

10. **BOARD MEMBERS COMMENTS**

A. *Jim Farley, Chair*

B. *Mike Gudis*

C. *Paula Wheeler*

D. *Ken Brown*

E. *Robert Holmes, Vice Chair*

11. **PUBLIC INPUT**

12. **ADJOURNMENT**

Community Redevelopment Agency



Minutes of
Community Redevelopment Agency
Meeting held
Monday, October 26th, 2015
@ 6:00 p.m.



Minutes of the
Community Redevelopment Agency
Regular Meeting
Monday, October 26th, 2015 @ 6:00 p.m.
Council Chamber, City Hall

1. **CALL TO ORDER**

Chairman Farley called the meeting to order at 6:00 p.m.

2. **ADOPTION OF AGENDA**

Motion to adopt the agenda was made by Board member Gudis; seconded by Board member Wheeler. Motion carried unanimously.

3. **PRESENTATIONS**

4. **UNFINISHED BUSINESS**

5. **APPROVAL OF CONSENT AGENDA**

A. *Approve Minutes of CRA Meeting held September 28th, 2015*

Motion to approve the consent agenda was made by Board member Wheeler; seconded by Board member Gudis. Motion carried unanimously.

6. **PUBLIC INPUT**

7. **CRA ATTORNEY**

8. **CRA ADMINISTRATOR**

A. *Motion to approve application for Coastal Partnership Grant for NE 5th Street Path*

Background: [Agenda Sheet] **Requested Motion:** Motion to approve a Coastal Partnership Initiative Grant Application for \$30,000 towards funding the construction of a walking trail along NE 5th Street from NE 3rd Avenue to NE 1st Avenue.

Summary: The City of Crystal River CRA Plan Redevelopment Objectives and Initiatives, specifically Section 3.2 Access and Mobility Downtown, encourages pedestrian connections from Citrus to waterfront and the rest of the CRA. The City of Crystal River has an opportunity for partial funding towards a walking trail along NE 5th Street that will extend from NE 3rd Avenue (in front of George Washington Carver Center) to NE 1st Avenue (Vintage on 5th) and will intersect the existing Crosstown Trail. Grant funds will provide \$30,000 for an estimated \$60,000 project.

Included in this project will be approximately 970 LF of concrete 8' in width, native landscaping, lighting and funds for right of way acquisition which may be needed one area of the project. Attached is an aerial view of the proposed project location along with a visual of the completed project for your use.

The Grant application is part of the Coastal Partnership Initiative which will match up to \$30,000 for construction activities related to Waterfront projects. This is a great opportunity to begin connecting our trails to the proposed Riverwalk.

The planning for the trail design consists of having concrete trail connections that extend within a block of the downtown district. In this case the trail will be concrete up to NE 1st Avenue and the next phase extending from NE 1st Avenue to the Riverwalk will utilize the brick pavers for consistency. All amenities, including lighting, landscaping, etc. will remain consistent.

Staff Recommendation: Approval

End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview and answered Board questions regarding the item. Board members Wheeler, Brown and Gudis spoke in favor of the project.

Motion to approve was made by Board member Brown; seconded by Board member Wheeler. Motion carried unanimously.

B. Riverwalk update

Background: [Agenda Sheet **Requested Motion:** Information Only, Update on Riverwalk

Summary: Current Status of the following:

Status of items related to property owners affected by the Riverwalk:

10/28/2015 Development of design concepts for property owners to be completed by
Review of design concepts with staff scheduled for 10/29/2015
Meeting with property owners scheduled for 11/1/2015 – 11/13/2015

Results of the vegetation study:

Complete

Update on status of new waterfront development standards

Staff Recommendation: None

End of Agenda Sheet]

Provided a brief verbal update regarding the completion status of various items related to the Riverwalk project and answered questions from the Board. Board discussion followed. Gerry Mulligan, Crystal River Area Council, briefly commented. Consensus was reached by Council to allow staff to move forward. CRA Administrator Burnell provided the Board with the vegetation report.

C. Main Street program update

Background: [Agenda Sheet

End of Agenda Sheet]

Ms. Karen Pieters provided a verbal update regarding the status of the Main Street Program and answered Board questions. She announced the first volunteer meeting is scheduled 10/27/2015 at 5:30 p.m. to assign volunteers to one of the four established committees. Board members commented.

D. Motion to approve a 50% match in the amount of \$500,000.00 for FY 2017 and \$30,000.00 for design in FY 2016 for grant application to SWFWMD for the Cooperative Funding Program to fund stormwater quality Best Management Practices throughout the City

Background: [Agenda Sheet **Requested Motion:** Motion to approve a 50% match in the amount of \$500,000.00 for FY 2017 and \$30,000.00 for design in FY 2016 for grant application to SWFWMD for the Cooperative Funding Program to fund stormwater quality Best Management Practices throughout the City.

Summary: The Southwest Florida Water Management District (SWFWMD) is soliciting projects for the FY2017. The City of Crystal River is requesting cooperative funding for the design and construction of water quality improvements through the implementation of stormwater Best Management Practices (BMP's) within the Kings Bay and Crystal River watershed areas. Staff has not designed any specific

locations within the watershed at this point, but they will likely include roadside swales within City right of way, and water quality/ retention basins within City owned property. Staff feels the City has a strong chance of receiving some or all of this grant money due to Kings Bay being an impaired waterway. In addition, there has been positive momentum recently in funding of water quality projects that will help improve the condition of the Bay.

The project cost estimate is very preliminary at this point, but staff anticipates the cost at approximately \$1,000,000.00 for construction and \$60,000.00 for design.

The required deadline for the grant submission was October 2nd, but SWFWMD indicated that Council support can be verified after submission. If the Council does not support the application, staff will withdraw it.

Staff Recommendation: Approve of the suggested \$500,000.00 for matching funds for construction in FY 2017 and \$30,000.00 for design in FY 2016 if the grant is awarded.

End of Agenda Sheet]

CRA Administrator Burnell provided an overview of the item.

Motion to approve was made by Board member Holmes; seconded by Board member Gudis.

CRA Administrator Burnell answered further questions from the Board.

Motion carried unanimously.

9. COMMUNICATIONS

10. BOARD MEMBERS COMMENTS

A. *Jim Farley, Chair* – BJ Jarvis- Coordinator of Citrus Cooperative Extension- UF Extension Services is creating a new position to focus on aqua-culture- aqua tourism, etc. Provided to CRA Administrator Burnell. Commended staff on progress made and quality of work.

B. *Mike Gudis*

C. *Paula Wheeler* – Encouraged staff to look into expanding and revising the CRA Mini-grant program.

D. *Ken Brown*- Clarified previous statements related to Riverwalk negotiations.

E. *Robert Holmes, Vice Chair*

11. PUBLIC INPUT

Joe Chrietzburg- 304 nW Crystal Street- Commented on the Riverwalk project and discussed a letter he received in 2000 regarding Riverwalk, and inquired about the monetary aspect of the projects ... eminent domain...

Karen Pieters- 1 SW 1st Place- Advised that the Main Street Board was in favor of the façade grant.

Mike Czerwinski- Updated the Board regarding Riverwalk negotiations with individual property owners.

Board member Gudis responded.

12. ADJOURNMENT

6:52 p.m.

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: November 16, 2015

Agenda Item Number: 8A

Requested Motion: No motion requested. Discussion on Riverwalk Project Development.

Summary:

The City Manager wishes to give the CRA Agency an update on the Riverwalk progress.

Staff Recommendation: Not applicable – discussion only

Funding Information:

Project Cost: Not applicable – discussion only

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:



Originating Department

CRA Administrator

CRA Attorney (if applicable)

Attachments:

CRA Action:

Approved _____ Denied _____ Deferred _____ Other _____

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: November 16, 2015

Agenda Item Number: 8B

Requested Motion: Motion to allow City Staff to move forward with this public process to develop a Waterfront Overlay District.

Summary:

Summary: Staff is currently working on the CRA Overlay District for the Downtown Commercial Waterfront (CW) area. The proposed overlay district will establish alternative land development requirements for the Waterfront and proposed Riverwalk project.

The overlay will consist of an area with mapped boundaries (in this case the existing Commercial Waterfront located downtown Crystal River only) with a written text spelling out requirements that are either added to, or in place of, those of the underlying regulations.

In order to create the overlay there are specific steps that need to take place as follows:

DOWNTOWN COMMERCIAL WATERFRONT OVERLAY DISTRICT- TIMELINE

Assemble stakeholders. This will include property owners, City staff, Chamber of Commerce and Main Street. The meeting will also be advertised for anyone else who would like to attend. During the meeting we will discuss purposes and desired outcomes from establishing the overlay district. The Overlay requirements will be established by staff with a menu of all possible development standards, then narrowing the list to those likely to be most effective at achieving desired outcomes. We anticipate doing this in December.

Planning Commission. Information gathered from the stakeholder workshop will be formulated and presented to the Planning Commission for discussion. This meeting will take place in January.

City Council. Once all issues from stakeholders and the Planning commission have been resolved, staff will present its findings to City Council for further discussion. 2nd Meeting in January

Revise the Comprehensive Plan and adopt Ordinances. The Comprehensive Plan will be amended to reflect the city's reasons for creating the overlay district. The final result will have goals, objectives and policies that will substantiate need and public purpose for an overlay district and provide a legal foundation if ever challenged in court. Since this will involve a text amendment, timing for noticing, transmittal to DEO, and final adoption could take up to 3 months. Afterwards, staff will prepare the Ordinance for adoption by Planning and City Council amending the Land Development Code.

Depending on any issues that may be involved in creating this district, it is anticipated that the Overlay District will be in place by June 2016.

Staff Recommendation:

Funding Information:

Project Cost: NONE – Information only

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:

Originating Department



CRA Administrator

CRA Attorney (if applicable)

Attachments:

CRA Action:

Approved _____ Denied _____ Deferred _____ Other _____

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: November 16, 2016

Agenda Item Number: 8C

Requested Motion: Motion to approve the Crystal River Boat Builders be approved to co-locate behind the Heritage Museum

Summary: The Crystal River Boat Builders (CRBB) is currently located at the State Park and has been asked to relocate by January 2016. As you are aware, the CRBB are a nonprofit educational organization whose mission is "to preserve and continue the living traditions, skills, lore, and legends surrounding working and pleasure watercraft." The CRBB has participated in our festivals and has brought attention to Crystal River's important maritime history. Locating behind the existing Heritage Museum seemed like the perfect location for the members of the CRBB to "learn, build and share experiences". A conceptual drawing is attached that shows how the buildings will be sited on the property. The existing drive will remain in place that will provide access to adjacent properties as well as allow for a pedestrian passage through the property.

Staff Recommendation: Staff recommends approval subject to site plan approval.

Funding Information:

Project Cost:

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:  _____

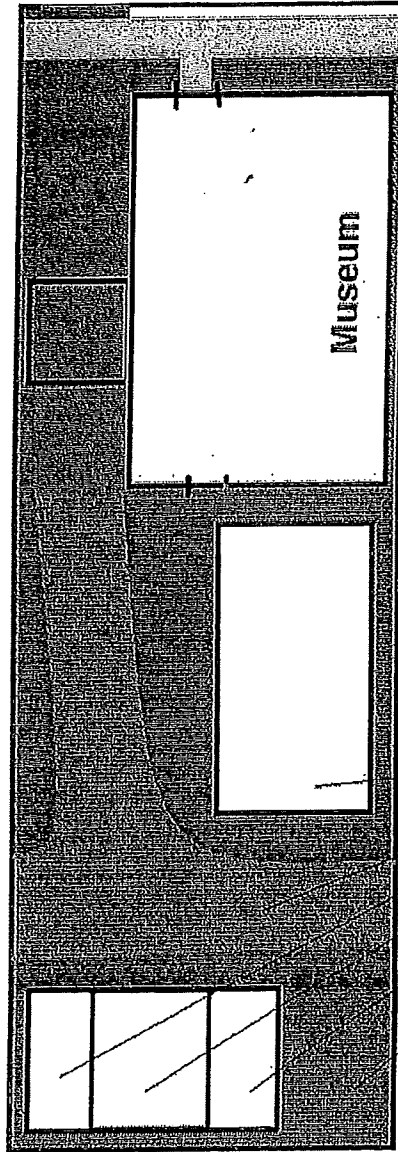
CRA Administration **CRA Attorney (if applicable)**

Attachments: Conceptual Drawing

CRA Board Action:

Approved _____ **Denied** _____ **Deferred** _____ **Other** _____

CITRUS AVENUE



Building Area -- current project -- 20 by 40 ft

Original gravel road

Storage shed (10x20)

Display, exhibit, build area (20x20)

Small boat display (10x20)

Mulch or ground cover