

Community Redevelopment Agency



Agenda Packet
for
CRA Meeting
Monday, January 25th, 2016
6:00 p.m.



Agenda
Community Redevelopment Agency
Regular Meeting
Monday, January 25th, 2016 @ 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 January 11th, 2015*
6. **PUBLIC INPUT**
7. **CRA ATTORNEY**
8. **CRA ADMINISTRATOR**
 - A. *Main Street Update*
 - B. *Riverwalk Update related to Commercial Waterfront District Overlay Meeting*
 - C. *Review Status of 2015 CRA Goals*
 - D. *Hunter Springs Park property Acquisition*
9. **COMMUNICATIONS**
10. **BOARD MEMBERS COMMENTS**
 - A. *Jim Farley, Chair*
 - B. *Mike Gudis, Vice Chair*
 - C. *Andy Houston*
 - D. *Ken Brown*
 - E. *Robert Holmes*
11. **PUBLIC INPUT**
12. **ADJOURNMENT**

Community Redevelopment Agency



Minutes of
Community Redevelopment Agency
Meeting held
Monday, January 11th, 2016
@ 6:00 p.m.



**Minutes of the
Community Redevelopment Agency
Regular Meeting
Monday, January 11th, 2016 @ 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 Vice Chairman Gudis; seconded by Board member Brown. Motion carried unanimously.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. *Approve Minutes of CRA Meeting held December 14th, 2015*

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

6. PUBLIC INPUT

There was none

7. CRA ATTORNEY

8. CRA ADMINISTRATOR

A. *Riverwalk Update*

Background: Agenda Sheet **Requested Motion:** Information Only- Riverwalk Update for December

Summary: In December the Design Team finalized conceptual options for each property owner along the planned Riverwalk path. Letters with drawing and minutes of each meeting have been sent to each property owner to get confirmation they are in agreement of the design. We expect responses from the property owners by month end.

Kings Bay Lodge, which presented concerns in the December Council Meeting on the present design of the Riverwalk, submitted suggestions in late December. The design group is looking at the practicality of the suggestions and will respond appropriately with all parties concerned.

The property owners as a whole have shown some concern over progress in developing the overlay district. We have met with some of the property owners, as well as representatives for others. Development Services will be working diligently to move this forward. The first meetings on this are tentatively planned for January 13th, 2016.

The property owners presented a signed request from all but one owner of their desire to remove the boat ramp from its present location. They are in the process in getting the last owner's signature. If this is acceptable to Council there is also an opportunity for a land swap with the City ramp property with the adjacent property owner. By exchanging equal amounts of property the private property owner's land would become contiguous and then allow the City utilize the remaining property for stormwater treatment. Stormwater treatment on the west side of Highway 19 is a critical asset for development along the Riverwalk.

Staff acknowledges the need to find additional boat ramp facilities and will pursue finding a solution.

Staff Recommendation: NA

End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the item, updating members on overlay district development, and details regarding letters sent to Riverwalk property owners and addressed questions from the Board pertaining to timelines, approval processes, and boat ramp relocation options.

B. Main Street Update

Background: [Agenda sheet **Requested Motion: Information only- Current Main Street Activities and Annual Update**

Summary: Main Street Resource Team is planned to be in Crystal River, January 11, 12 & 13 to meet the local Main Street organization and evaluate the City for redevelopment. This will include driving and walking tours to familiarize the Resource Team with Crystal River's overall impression. They will have one-on-one meetings with each Council Member and the City Manager. There will also be meetings with all four Main Street Committees and a series of meetings with stakeholders from within the district area. The last day is a working day for the Resource Team as they will develop a report to be reviewed with our community in a public meeting scheduled for January 13th, 6:00 P.M. at the Welcome Center.

Annual Update Report

- 1) The CRMS Board unanimously appointed Karen Pieters as the part-time Executive Director on 8/13/2015. Ms. Pieters immediately departed for the Annual Florida Main Street Conference in St Petersburg on 8/16/2015-8/18/2015. Crystal River officially received designation as a Main Street community at the Secretary Of State Dinner. Three representatives from The Chamber (Rebecca Bays, Josh Wooten, and Ardath Prendergast) Leslie Bollin, Jo Anne Coop and Dave Burnell were present.
- 2) CRMS has established an office at the Welcome Center, 915 N Suncoast Blvd. The website crystalrivermainstreet.org has been created.
- 3) Ms. Pieters has personally met with over 50 of the business and property owners in the Main Street Program Area to introduce them to the Main Street Program.
- 4) Ronni Wood, Coordinator of the Florida Main Street Program visited Crystal River on September 29. Hometown Values and the River Ranch hosted a breakfast for business and property owners as well as people interested in being involved with Main Street that day. 38 people were in attendance. Ms. Wood toured the program area, met with business owners and spent time training Ms. Pieters.
- 5) Volunteers have been recruited for the 4 Point Committees: Organization, Promotion, Design and Economic Restructuring Committees. A training session for volunteers was held on October 27. Currently more than 35 volunteers are involved with the program.
- 6) 4 Point Committee Activities:
 - a. The Organization Committee is developing a membership program and brochure for Crystal River Main Street.
 - b. The Design Committee has created a photographic catalog of the good and bad design elements of downtown. They have prioritized 6 locations to work on, 3 are considered large projects and 3 are smaller in scope.
 - c. The Economic Restructuring Committee has conducted a survey of the downtown businesses to gain a better understanding of the businesses and their concerns. The group also distributed flyers with information about the Three Sisters Springs Trolley to the businesses.

d. The Promotion Committee has determined that the lack of communication is a significant concern for downtown. They have identified several ways to address this issue. They will also be conducting a survey of attendees at the Manatee Festival to get a better understanding of how people learn about events and what types of events they would like to attend.

7) The Florida Main Street Resource Team is coming to Crystal River January 11-13. This multi-disciplinary team of professionals will be meeting with downtown business owners, property owners, stakeholders, city council members, the Crystal River Main Street Committees and Board. On January 13 at 6 pm the team will present its findings and recommendations at a public meeting that will be held at the Welcome Center, 915 N Suncoast Blvd.

8) Each committee will develop a formal work plan for the coming year based on the recommendations of the Resource Team.

9) Ms. Pieters will be attending the Florida Main Street Quarterly Meeting in January that will focus on "Bricks and Sticks" projects for Main Street programs.

Staff Recommendation: Information Only

End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the Main Street Annual update report and reported on recent activities being carried out, announcing the public meeting scheduled for 6:00 p.m. on Wednesday, January 13, 2016 at the Welcome Center.

City Attorney Angeliadis provided clarification regarding the legalities of Board member attendance related to Sunshine laws.

Board discussion was held regarding the process by which the Main Street Findings and Recommendations would be finalized and disseminated to Council and program benefits.

C. CRA Website Update

Background: [Agenda Sheet **Requested Motion:** NONE-- Information only

Summary: Staff has been working on the new CRA Website. The website is now live with information being added and updated. The web address is www.crystalrivercra.org.

Staff Recommendation: N/A

End of Agenda Sheet]

CRA Administrator Burnell presented a sample from the updated CRA website and invited suggestions from the board and public as to the type of information to be included on the website.

The Board discussed information to be included on the site and requested an email containing a link to the site.

9. COMMUNICATIONS

Chairman Farley commented on message received from a citizen regarding County business.

10. BOARD MEMBERS COMMENTS

A. Jim Farley, Chair

Commented on the benefits of the Main Street program.

B. Mike Gudis, Vice Chair

Commented on the timing and approval process related to the Riverwalk project.

C. *Andy Houston*

D. *Ken Brown*

Commented on how busy the CRA bars and restaurants appeared to be over the weekend.

E. *Robert Holmes*

11. PUBLIC INPUT

Gerry Mulligan-Crystal River Area Council- Spoke in favor of the boat ramp relocation related to the Riverwalk project and the benefits of a proposed property swap involving a City-owned right-of-way adjacent to the boat ramp.

Dee Atkins- 3851 N. Nokomis Point- Spoke in favor of the previously discussed boat ramp relocation.

Bob Mercer- 209 SE Paradise Point Road- Spoke in favor of comments made by Mr. Mulligan regarding boat ramp relocation and proposed property swap, and encouraged Board members to attend the upcoming Main Street meeting.

Joe Chrietzburg- 304 NW Crystal Street- Commented on the previously discussed correspondence sent to Riverwalk property owners and the potential benefit to those owners.

12. ADJOURNMENT

Chairman Farley adjourned the meeting at 6:44 p.m.

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: January 25, 2016

Agenda Item Number: 8A

Requested Motion: Information Only- Summary of Main Street's Resource Team visit in January.

Summary: Crystal River Main Street was very active in January with the visit of a Florida Main Street Resource Team on January 11 – 13, tasked with community assessment and starting the process of advising community members in ways to capitalize on the Main Street systems to grow opportunities within the community. This team included Ronni Wood, Florida Main Street Director for Organization, Doris Tillman, and Fort Pierce Main Street Director for Promotion, Scott Day from Texas, for Economic Restructuring and Charlie Johnson for Design.

The team did tours via three visual modes of observation, driving, walking and boating, to get a sense of the physical community. It was followed up with meetings held with the four strategic volunteer groups within Main Street, public officials, and various community stakeholders.

Resource team spent the third day developing a preliminary report presentation on their findings. It is important to note that this was a preliminary report which will continue to be refined over the next six weeks. Their official finding will be submitted to Crystal River Main Street around the end of February.

The presentation was attended by almost one hundred people and lasted approximately one hour and forty-five minutes. Attached are key slides to the presentation (presentation in its entirety is posted on the City website).

This was a very upbeat presentation centered on the ideas that the City and people of Crystal River have a lot to work with, that we are headed in the right direction, and that most people seem to have the same or similar views on what needs to be done. It was striking to the team that Crystal River Main Street has such support from the community, although they did advise that improvement comes incrementally, and that the Main Street process takes dedication and time to succeed.

Staff Recommendation: Staff desires to continue providing support where appropriate. Leslie Bollin and Jackie Gorman are both involved with the volunteer groups within Main Street.

Funding Information:

Project Cost: NA

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:

Originating Department



CRA Administrator

CRA Attorney (if applicable)

Attachments: Selected Presentation Slides

Council Action:

Approved _____ Denied _____ Deferred _____ Other _____



Eight Guiding Principles of Main Street

*COMPREHENSIVE
INCREMENTAL
SELF-HELP
PUBLIC/PRIVATE PARTNERSHIP
FOCUS ON EXISTING ASSETS
QUALITY
CHANGE
IMPLEMENTATION ORIENTED*



Why Downtown is Important

- Downtown is the heart and barometer of your community.
- Buildings assessed at full value help reduce the tax burden on homeowners.
- Downtown has an impact on the property values of surrounding neighborhoods
- Downtown is a good incubator for new businesses
- Downtown is the home of independent, family owned businesses



“Never doubt that a small group of committed citizens can change the world; indeed, it’s the only thing that ever has!”

Margaret Mead



Creating an environment for private investment



Public Investment Stimulates Private Investment.



Who provides assistance?

- Local Main Street director,
- We act as the hub of the wheel, we broker and coordinate assistance.
 - SCORE, Extension
 - Other local or regional consultants
 - College or university (SBDC, UNF)
 - Trade associations
 - Resources from state, citywide, or national Main Street program
 - National retail consultants



Areas where assistance may be needed

- Store presentation, merchandise presentation, window displays
- Merchandise selection & buying, inventory control
- Customer service, hospitality training
- Business plan
- Accounting & recordkeeping, tax forms
- Financial management
- Personnel management & training
- Computerization
- Web site development
- Advertising & marketing
- Financing, financial incentives
- Growth & expansion
- Code issues, building renovation & construction



Entrepreneur Development

- Observations
 - Downtown is full of entrepreneurs
 - Most got there on their own with life savings or via family businesses (retirement businesses).
 - These businesses are what make for a memorable trip



How to Grow A Business

- Motivating customers to spend more money
 - Example. Pack it and ship it home.
 - Point of sale at merchandising
- Building repeat customers
- Taking products & services to customers
- Attracting more customers from same market niche
- Identifying new markets for existing products
- Adding new product lines or services
- Securing corporate accounts



Cottage Industries

- Clothing
- Furniture
- Luggage
- Foods
 - Cheese
 - Cookies
 - Baked goods



Business of the Future

- Value added or..
- Service business with a small retail component
- Creative businesses
- Businesses that are internet/social media savvy
- Green-Eco friendly.....tell how you meet that goal.





Crystal River – Florida Main Street Resource Team Visit



Entrepreneur's Court

- Write the ground rules for the types of businesses needed, hours of operation, etc.
- Enforce with a lease
- Main Street as the leasing agent



Signs to Draw Off Highway

**Slow
Down for
Manatees**



Visit

**Crystal
River**



Taste of Crystal River





Coffee with the Mayor



Getting to know each other and sharing the good things about our community



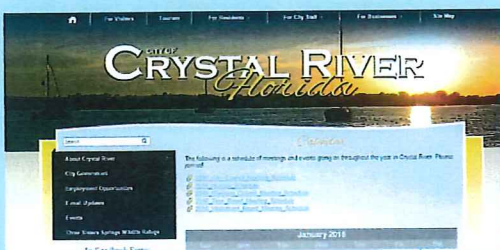
Fort Pierce, FL



Crystal River Main Street



City of Crystal River



Citrus County Chamber of Commerce



Citrus County Government



Crystal River – Florida Main Street Resource Team Visit



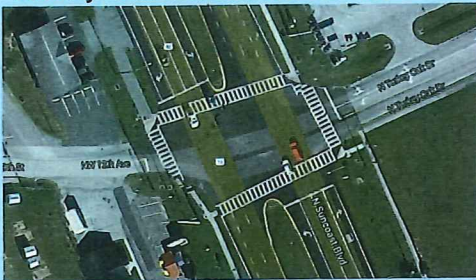
Crosstown Trail



Citrus Avenue Intersection



Turkey Oak Drive Intersection



Kings Bay Road Intersection



Highway 19 Crosswalks

Crystal River – Florida Main Street Resource Team Visit



Highway 19 Crosswalks & Median Treatment

Kings Bay River Walk

Pedestrian / Trail Connectivity Throughout Community

Vacant Property at Highway 19 & Citrus Avenue

Streetscape: Signage / Landscaping / Street Furniture

Crystal River – Florida Main Street Resource Team Visit



Conceptual Route

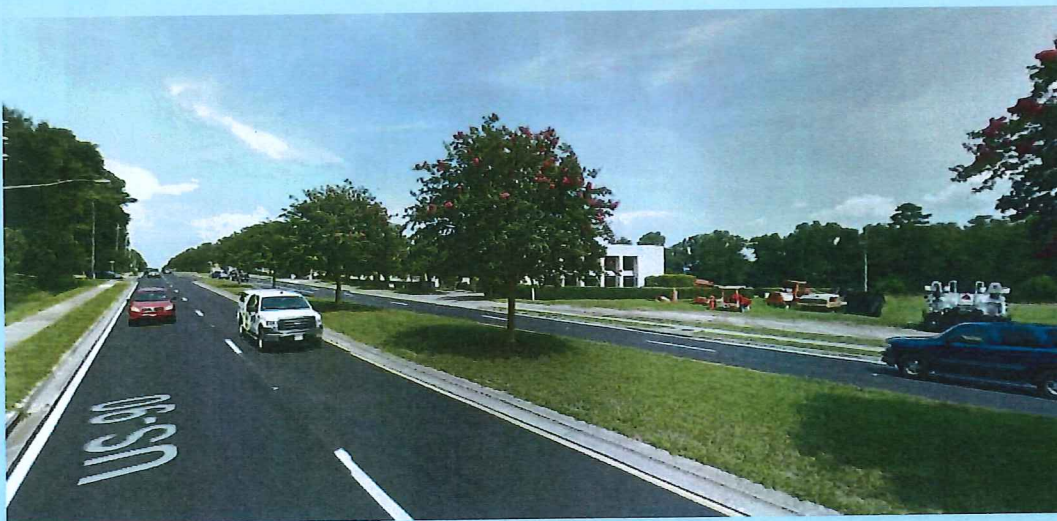


Kings Bay River Walk

Crystal River – Florida Main Street Resource Team Visit



Example of Planted Median



Highway 19 Median Treatments



Vacant Property at Highway 19 & Citrus Avenue



EXISTING CONDITIONS



Pedestrian / Trail Connectivity Throughout Community

Kings Bay River Walk

Crosstown Trail

Sidewalks

Crystal River – Florida Main Street Resource Team Visit



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SITE DEVELOPMENT: 2 – 3 STORY BUILDING WITH FIRST FLOOR RETAIL



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Cottage Industries

- Clothing
- Furniture
- Luggage
- Foods
 - Cheese
 - Cookies
 - Baked goods





This Property Available For Redevelopment

Contact

City of Crystal River

Community Redevelopment Agency

For Additional Information

352-795-4216, ext. 4







Entrepreneur's Court

- Write the ground rules for the types of businesses needed, hours of operation, etc.
- Enforce with a lease
- Main Street as the leasing agent



Crystal River – Florida Main Street Resource Team Visit



Taste of Crystal River





Signs to Draw Off Highway

**SLOW
DOWN for
Mantatees**



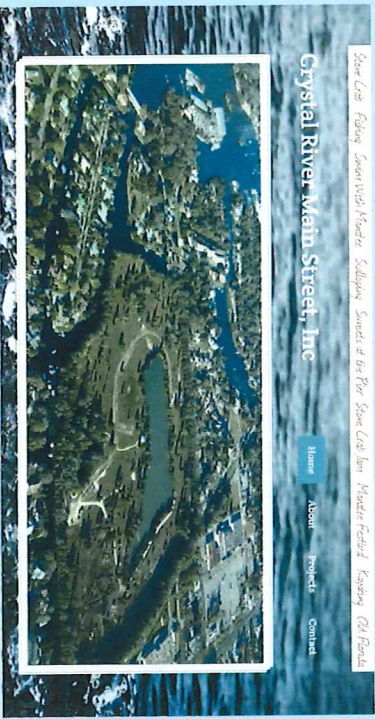
Visit

**Crystal
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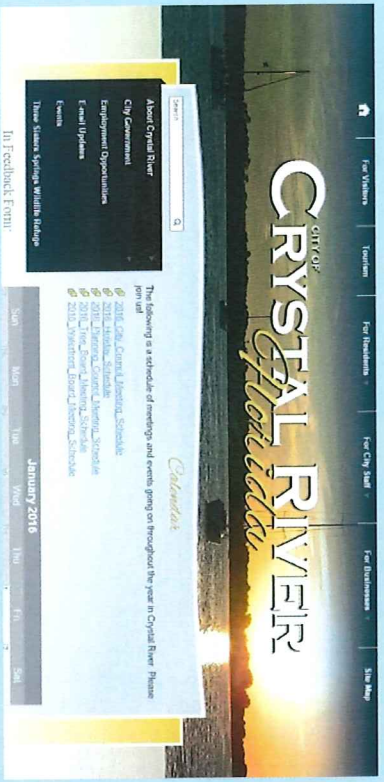
Crystal River – Florida Main Street Resource Team Visit



Crystal River Main Street



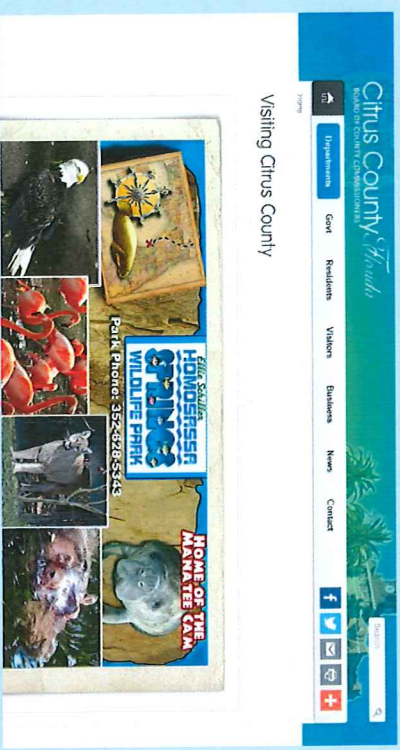
City of Crystal River



Citrus County Chamber of Commerce



Citrus County Government

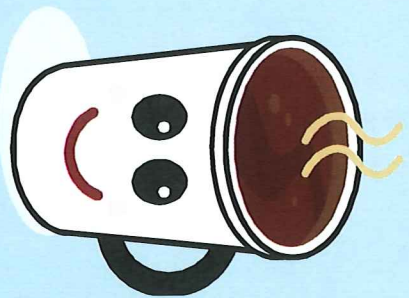


WEBSITES & EVENT COORDINATION

Crystal River – Florida Main Street Resource Team Visit



Coffee with the Mayor



Getting to know each other and sharing the good things about our community



Crystal River – Florida Main Street Resource Team Visit



Highway 19 Crosswalks & Median Treatment

Kings Bay River Walk

Pedestrian / Trail Connectivity Throughout Community

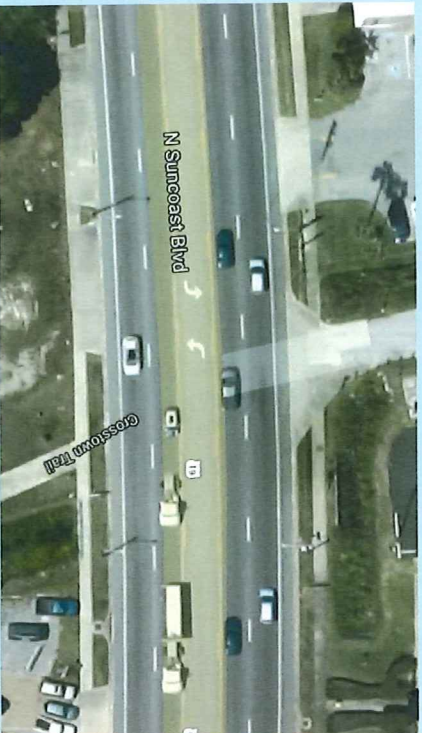
Vacant Property at Highway 19 & Citrus Avenue

Streetscape: Signage / Landscaping / Street Furniture

Crystal River – Florida Main Street Resource Team Visit



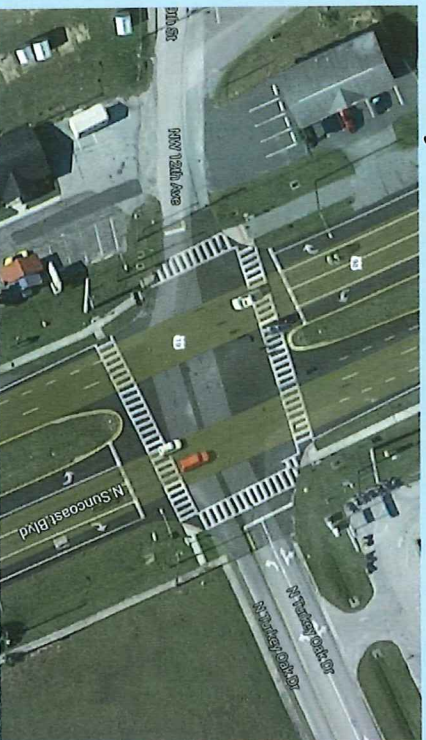
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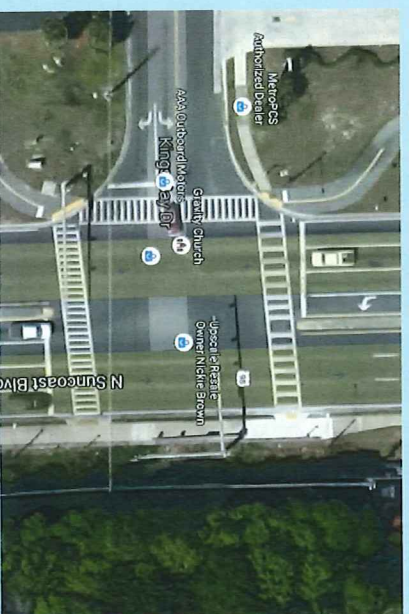
Citrus Avenue Intersection



Turkey Oak Drive Intersection



Kings Bay Road Intersection



Highway 19 Crosswalks



Crystal River – Florida Main Street Resource Team Visit

Example of Planted Median



Highway 19 Median Treatments

Crystal River – Florida Main Street Resource Team Visit



Pedestrian / Trail Connectivity Throughout Community

Kings Bay River Walk

Crosstown Trail

Sidewalks

Crystal River – Florida Main Street Resource Team Visit



Vacant Property at Highway 19 & Citrus Avenue



EXISTING CONDITIONS

Crystal River – Florida Main Street Resource Team Visit



Vacant Property at Highway 19 & Citrus Avenue



SITE DEVELOPMENT: 2 – 3 STORY BUILDING WITH FIRST FLOOR RETAIL

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: January 18, 2016

Agenda Item Number: 8B

Requested Motion: NONE

Summary: Staff met with the stakeholders of the Downtown Commercial Waterfront District on Thursday, January 13, 2016 to discuss how the CRA could assist with revising the Land Development Code to meet future development needs. The following proposed design criterion were presented to the property owners:

DESIGN CRITERIA:

Height: Existing Commercial -50' Proposed - (70')

Setbacks: 25' F; 25' R; 10' S – The land development code has *existing* requirements as follows: Setbacks can be waived on the front or side provided emergency access is available to at least one entrance. Water front setback can be amended if design incorporates stormwater requirement for onsite at the water front.

Impervious Surface Ratio: (lot coverage) – Existing - 50% Proposed - 85% with off-site buy-in

Stormwater Requirements: Existing: 1.5" held on-site Proposed: Off-site buy-in. No run off can be directed to neighboring lots without agreement of the adjacent land owner.

Commercial F.A.R.: (commercial density) – Existing 0.5 Proposed – TBD, staff is looking at a tiered system that would decrease the ground density but increase site density as building goes up.

Standards for lot dimensions: There shall be no minimum lot width or lot depth, provided that the following requirements are met: a) Lot width and lot depth shall be sufficient and adequate to accommodate a well planned development with connected open space systems, pedestrian ways, and public activity areas, and b) lot width and depth shall be compatible with the predominant configuration of lots in the surrounding properties. All development is done in a way that does not impede on neighboring lots.

Parking Standards: On-site parking requirement is reduced to only requiring loading zones and handicap parking. Design must show practical solution for parking using site and public parking to be approved. It is important to the City of Crystal River CRA to assist with redevelopment efforts by providing site design flexibility while maintaining a high level of aesthetic quality. The CRA has developed parking throughout the CRA District allowing for more flexibility in building area and open space around King's Bay, therefore allowing a reduction in the required amount of parking spaces.

We received good feedback from most of the attendees. Staff will still be meeting with the property owners throughout this process. The VanNess family attended the Overlay meeting and requested that the City consider extending the overlay across US 19 to include their properties which are currently undeveloped.

The next step will be to take the information and recommendation before the Planning Commission on February 4th.

Staff Recommendation: None

Funding Information:

Project Cost:

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals: _____

Paula Carson
Originating Department

D. Bunnell
CRA Administration

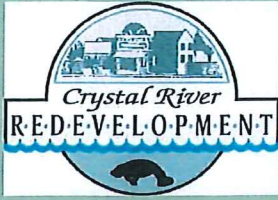
CRA Attorney (if applicable)

Attachments: Overlay Handout

CRA Board Action:

Approved _____ Denied _____ Deferred _____ Other _____

CRYSTAL RIVER REDEVELOPMENT AGENCY OVERLAY DISTRICT



Downtown Commercial Waterfront (DCW)

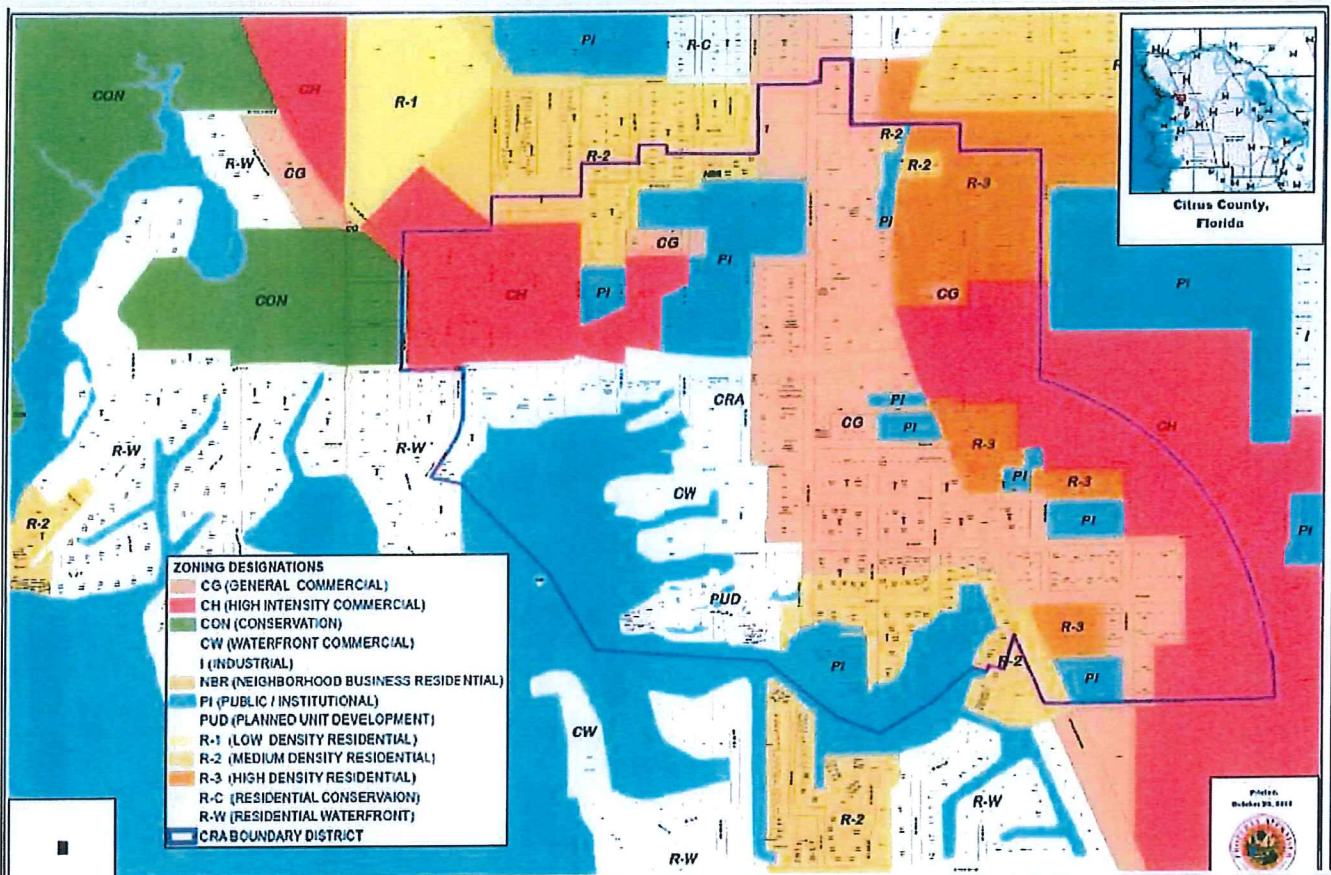


CITY OF CRYSTAL RIVER DOWNTOWN WATERFRONT DISTRICT OVERLAY

OBJECTIVES :

- ◆ *Create a walkable community by connecting pathways*
- ◆ *Promote Environmentally friendly design including green building (resource efficient) construction*
- ◆ *Aesthetically Enhance Waterfront District while preserving character as an Industrial Fishing Village*
- ◆ *Encourage Economic Development*
- ◆ *Design unique parking spaces and incorporate alternative modes of transportation into future design*
- ◆ *Protect quality of surface water*
- ◆ *Manage Stormwater by utilizing existing and future facilities*
- ◆ *Preserve sensitive area/wildlife habitat*
- ◆ *Protect aesthetics of the natural environment*

CRA DISTRICT ZONING MAP



BRIEF DISCUSSION POINTS ABOUT THE CRA DISTRICT

PARTNERSHIP



*THIS IS ALL ABOUT WORKING
TOGETHER!*

- ⇒ A Community Redevelopment Agency (CRA) is a dependent taxing district established to reduce or eliminate blight, improve tax base, and encourage public and private investment in a specific area.
- ⇒ General Goals of a CRA: General goals of a CRA include:
 - Eliminate blight
 - Improve public facilities (stormwater, parking, etc.)
 - Create safer traffic flows
 - Preserve and enhance commercial and residential districts
 - Improve overall *economic viability*
- ⇒ *A CRA is not a new tax or assessment!* Tax increment revenues generated by increases in property valuation are *reinvested in the district to encourage redevelopment* rather than spread through the City and County.
- ⇒ Plan updated and CRA extended for another 25 years!

BOUNDARY OF PROPOSED RIVERWALK



Downtown Commercial Waterfront District (DCW) -

This district overlay is intended to promote private development and achieve a high degree of public use with parks, hotels, public assembly areas and river themed retail commercial uses. The character envisioned is an urban district with Industrial Fishing Village design elements, florida-friendly landscape treatments , lighting and design elements especially that are pedestrian originated for day and night uses with continuous public access to the water's edge. Flexibility is given to each parcel to allow harmonious development that is compatible with adjacent buildings while encouraging unity with all property owners to provide an enjoyable experience when visiting the Commercial Waterfront District.

PROCESS OF CREATING AN OVERLAY DISTRICT:

WE
ARE
HERE

1) 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.

2) Planning Commission. Information gathered from the stakeholder workshop will be formulated and presented to the Planning Commission for discussion.

3) City Council. Once all issues from stakeholders and the Planning commission have been resolved, staff will present the findings to the City Council for further discussion.

4) Staff. Revise the Comprehensive Plan and adopt Ordinances. The Comprehensive Plan is the best place to reflect the city's reasons for creating the overlay district. The final result will be having goals, objectives and policies that will substantiate the need and public purpose for the overlay and provide a legal foundation if ever challenged in court. Since this will involve a text amendment, the 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 and back to Planning and City Council for adoption. This will involve public hearings and give the citizens the opportunity to comment on the proposed changes.



PURPOSE OF CREATING THIS DISTRICT:

The City's Land Development Code does not contain the flexibility needed to accommodate a well-planning waterfront district. Creating this DCW Overlay will be structured to allow harmonious development that is compatible with adjacent buildings while encouraging unity with all property owners to provide an enjoyable experience when visiting the Commercial Waterfront District.

LET'S BEGIN!

TOPICS FOR DISCUSSION:

1. What's currently in place?
2. Impervious Surface Ratio (aka lot coverage) *and* creating an area-wide stormwater system to reduce on-site retention requirements.
3. Floor Area Ratio (F.A.R.) - Commercial density
4. Height limits
5. Parking

DESIGN CRITERIA:

Height: 50' (70') Setback: 25' F; 25' R; 10' S - Setbacks can be waived on the front or side provided emergency access is available to at least one entrance. Impervious Surface Ratio: 50% 85% with off-site buy-in - Commercial F.A.R.: 0.5 (commercial density)

Standards for lot dimensions: There shall be no minimum lot width or lot depth, provided that the following requirements are met: a) Lot width and lot depth shall be sufficient and adequate to accommodate a well planned development with connected open space systems, pedestrian ways, and public activity areas, and b) lot width and depth shall be compatible with the predominant configuration of lots in the surrounding properties. *Parking Standards:* Reduced to loading zones and handicap parking. *Stormwater Requirements:* Off-site buy-in.

It is important to the City of Crystal River CRA to assist with redevelopment efforts by providing site design flexibility, while maintaining a high level of aesthetic quality. The CRA has developed parking throughout the CRA District allowing for more flexibility in building area and open space around King's Bay, therefore allowing a reduction in the amount of required parking spaces.

1. What is currently in place?

- CRA Appearance Guidelines – Section 4.02.03 Land Development Code (Also in separate publication for your use)
 - ⇒ Vernacular Construction desired for new development (new guidelines will be introduced for Industrial Fishing Village concept as adopted by the CRA Board/City Council for the Riverwalk)
 - ⇒ Color Schemes
- Land Use & Zoning – Commercial Waterfront

Land Use (Comp Plan) – Waterfront commercial (WC).

The purpose of the waterfront commercial category is to provide for water dependent businesses and water related uses. Uses include single-family residential, retail, water dependent uses, and water-related and tourist uses. Essential services and utilities are allowable, subject to supplemental development and design standards. Maximum impervious surface shall not exceed 50 percent.

Land Development Code Section 2.01.07. - Waterfront Commercial (CW).

A. The CW district is established for water-related business and commercial uses, resort housing units, associated accessory structures, and essential public services.

CONTINUED...

- Exemptions to Setback Requirements for properties in the CRA District—Section 4.02.02(B)

B. Exceptions to the required minimum setback.

1. When unobstructed access by emergency vehicles is available to one (1) building entrance, the side and front yard setback may be reduced.

2. A side yard setback as set forth shall not be required for commercial buildings when all adjacent buildings have a four-hour fireproof wall between units. If the adjacent property is vacant, the owner of the property on which development approval is requested shall grant an attachment easement to the adjacent property owners. An attachment easement is an easement granted to allow an adjacent property owner to erect or construct a building attached to a building on the grantor's property line where such building has one (1) wall at the common property line.

3. One (1) side yard setback may be varied for irregular lot lines.



- 50% Lot Coverage
- Allowed Uses—defined, however very vague
- Floodplain Management Ordinance—If you are below required base flood elevation (BFE), existing commercial required to flood proof or raise above BFE. New development must be elevated.

IMPERVIOUS SURFACE RATIO (I.S.R.) (AKA lot coverage) -

Land Development Code 4.02.01(D) - The impervious surface ratio is calculated by dividing the total of all impervious surfaces on the lot by the total lot area (water bodies are considered impervious surfaces).

**Currently ISR (aka lot coverage) is 50% Recommending 85% with off-site buy-in.
What does that mean?**

The adopted CRA Plan (Section 1.2) discusses an assessment that was made of the stormwater retention options for the waterfront properties. It was recommended that the city consider decreasing the required permeability of the site (ISR), and create an area-wide stormwater system to reduce on-site retention requirements. In lieu of an area-wide pond it was recommended that several smaller, newer facilities could be developed to handle offsite storage to accommodate future development.

Currently the City requires the first 1.5" of stormwater be held on site which reduces the buildable area. From a redevelopment perspective where a vacant parcel exists but there is no feasible way to meet the current stormwater standards, do you scrap the idea and allow the property to remain unusable? Or, do you identify another undeveloped site further downstream with enough room for a pond that will treat the stormwater according to Best Management Practices prior to finding its way to the bay? The City is currently contracting with a Consultant that will assist with putting a stormwater management plan for the CRA in place.

A Developer buy-in simply means that the Developer will buy "capacity" in the newly developed retention pond.

We still need to decide on a recommended ISR or total lot coverage allowance. It is *recommended* that we allow 85% with Developer Buy-In. If the developer does not want to send stormwater off-site the ISR will remain at 50%.

FLOOR AREA RATIO (F.A.R.) - LAND DEVELOPMENT CODE— SECTION 4.02.01

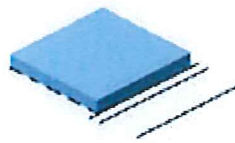
The floor area ratio is calculated by dividing the total of all floor area on the site by the total site area. Floor areas include the gross floor area on each floor or story of the principal building and the floor area of each floor or story of any accessory building.

EXISTING—0.5

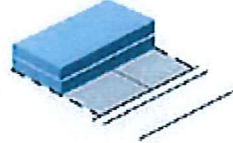
UNDERSTANDING FLOOR AREA RATIO

Floor area ratio (FAR) (also **floor space ratio (FSR)**, **floor space index (FSI)**, **site ratio** and **plot ratio**) is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built. Higher the FAR, the higher the density.

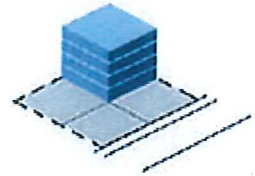
FAR: 1



1 story covers whole lot



2 stories cover 1/2 of the lot

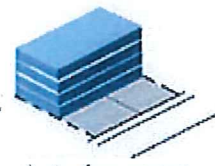


4 stories cover 1/4 of the lot

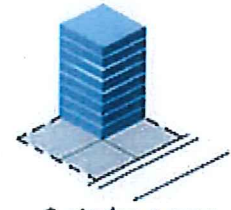
FAR: 2



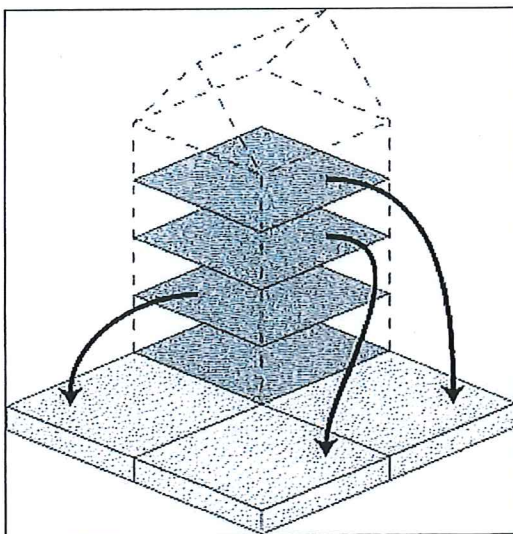
2 stories cover whole lot



4 stories cover 1/2 of the lot



8 stories cover 1/4 of the lot



A FAR of 1.0

This illustration shows a FAR of 1.0. This simply means that if the area of the lot is 10,000 SF then 10,000 SF has been constructed on the lot. You see a 4-story building covering 1/4 of the site giving a FAR of 1.0. Four floors of 2,500 SF each are built on a site of 10,000 SF.

To get a FAR of 1.5:

- Build a 2-story building on 75% of the site ($2 \times .75 = 1.5$)
- Build a 3-story building on 50% of the site ($3 \times .5 = 1.5$)
- Build a 4-story building on 37.5% of the site ($4 \times .375 = 1.5$)

Note: a FAR of 1.5 can be considered quite high

HEIGHT — Currently 50' for commercial and 35' for residential.

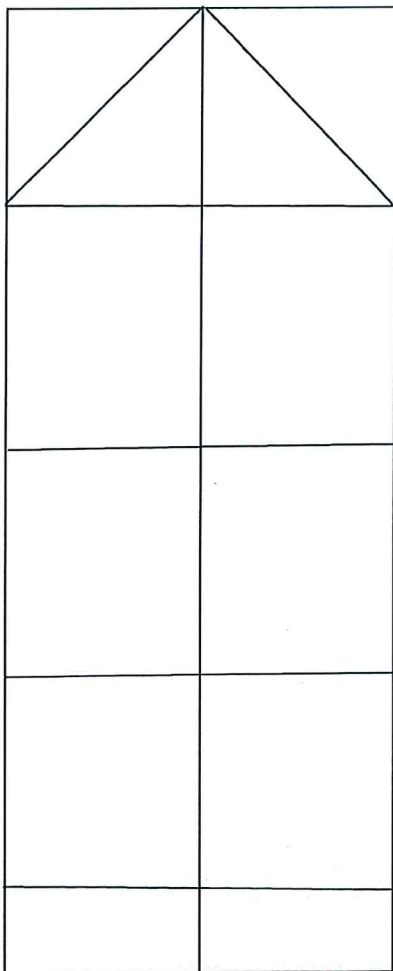
a. Base flood elevation 8' .

Example as to how to Measure Height:

C. Standards for building height:

1. Building height shall be measured from the natural (pre-construction) grade, or where minimum flood elevation is established, from the required minimum flood elevation, to the highest point on the roof.

2. Calculation of maximum height shall not include appurtenances or attachments such as chimneys, elevator shafts, antennas, decorative architectural features, steeples, air conditioning equipment enclosures, cupolas, weather vanes, and other similar minor building features.



PEAK—ELEVATION 43.27'

ROOF DECK ELEVATION 34.00

FINISHED FLOOR ELEVATION 24.67'

FINISHED FLOOR ELEVATION 12.67'

BASE FLOOD ELEVATION PLUS 1' FREEBOARD 9.00'

BASE FLOOD ELEVATION 8.00'

GROUND LEVEL ELEVATION 6'

SEA LEVEL ELEVATION 0'

PARKING –

CRA Plan, Section 3.2 Access and Mobility Downtown

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

Suggestions -

- ⇒ Eliminate parking requirements on smaller parcels and encourage joint use facilities where possible to accommodate handicap parking and loading zones.
- ⇒ For properties large enough to accommodate parking facilities on-site, developer's are encouraged to incorporate unique design concepts that will keep the Riverwalk area aesthetics attractive from both front and back of proposed building.
- ⇒ Include bus/trolley stops, golf cart parking, bike racks, etc. in design to encourage alternate transportation options.
- ⇒ Connect trails from Bayside to Riverwalk.

ALLOWABLE USES:

MULTI-FAMILY PLANNED UNIT DEVELOPMENT'S

MIXED USE

MARINA

PARKS, PUBLIC & PRIVATE

PROFESSIONAL SERVICE/OFFICE

PROFESIONAL OFFICES, STUDIOS, OTHER GENERAL OFFICES (NO MEDICAL OR LAB; TATOO PARLORS, PAWN SHOPS OR FLEA MARKETS; BAIL BONDS OR KNIFE/GUN SHOPS)

CULTURAL CENTERS (MUSEUMS, AQUARIUMS, GALLERIES, ETC.)

RESTAURANT/BAR/LOUNGE

HOTELS/MOTELS

PERSONAL SERVICE ESTABLISHMENTS (BEAUTY, BARBER, TAILOR, ETC.)

PRIVATE CLUBS/LOUNGES

RETAIL STORES (EXCEPT AUTOMOTIVE)

FISHERY, COMMERCIAL & RETAIL

SPECIALTY FOOD STORE (BAKERY, DELI, ETC.)

RESORT HOUSING UNITS

WATER-DEPENDENT USES

PUBLIC PARKING FACILITIES

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: January 25, 2016

Agenda Item Number: 8C

Requested Motion: NONE – Information Only

Summary: Attached you will find the CRA goals and status for this FY 2015/16 for your use.

We are entering into budget sessions and attached you will find CRA goals that have been taken from the CRA plan for the FY 2016/17.

Staff Recommendation: NONE

Funding Information:

Project Cost: NA

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:

Originating Department



CRA Administrator

CRA Attorney (if applicable)

ATTACHMENT: Goals and Statuses Document

Council Action:

Approved _____ Denied _____ Deferred _____ Other _____

2015/16 CRA GOALS & STATUS:

1. Update CRA Plan – **Done**
 2. Establish Stormwater District – **In progress**
 3. Engage FDOT on the three properties along US 19 – **Included in Overlay**
 4. Draft Amendments to Ordinances related to building height, setbacks, stormwater and parking – **In progress**
 5. Work with CRAC to negotiate easements for Riverwalk – **Complete**
 6. Address parking lot improvements/enhancements – **Complete**
 7. Install business information signs - **Complete**
 8. Integrate new water entry points for paddle boarders – private launch area added – **In progress**
 9. Improvement to CRA Enhancement program – **Plan to work with Main Street Project**
 10. Start Riverwalk Design – **Complete**
 11. Work to determine grant options related to CRA programs – Citrus – **Filed for BP Restore Funds**
 12. Reconsider Contract of Kings Bay Park Business Operations – **Complete**
 13. Develop website to meet new CRA requirements – **Complete**
 14. Assist in development of CR Main Street Program – **Complete**
 15. Multi-Use Path Additions – **In Progress (Coastal Grant for NE 5th Street & MPO for re-routing the Cross Town Trail)**
-

2016/17 CRA GOALS (Recommended Priority Projects from CRA Plan):

1. Complete the area-wide stormwater system master plan and permit.
2. Complete Riverwalk Design and begin construction
3. Complete the Overlay District
4. Continue to develop a pooled parking system
5. US 19 Median Improvement Program (complete Congestion Management plan)
6. Streetscape Improvements throughout CRA
7. Pedestrian/trail connections to Citrus Avenue – Complete and submit for grant funding
8. Partnering to leverage resources with Main Street, TDC, EDC & Chamber.
9. Obtain financing for projects

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: January 25, 2016

Agenda Item Number: 8D

Requested Motion: Motion to approve/disapprove the purchase of property for \$350,000 to be used as an extension to Hunter's Spring Park.

Summary: The CRA Board approved staff to move forward with applying for a Land and Water Grant for the purchase of property adjacent to Hunter's Spring Park (.43 acres). The grant provides fifty percent (50%) in matching funds and the application was for a total purchase price of \$350,000, which represented the asking price for the property by the owner.

City was awarded the funding; however, the program rule states that the total grant payment is based on the project cost, negotiated purchase price or approved appraised value, whichever is lowest.

Staff moved forward with obtaining two (2) appraisals for the property. The first appraisal came in at \$240,000. The second appraisal came in at \$250,000.

The property owner, after three separate meetings over six months, is firm in his belief that his asking price is fair. Justification is based upon the fact that this is a combination of three water front lots (Hunter Springs Park adjacent), includes a boathouse, ramp and is located in the City's CRA District. Staff, however, has explained that the grant would pay \$125,000 (50% of appraised value) which would leave \$225,000 on the table or \$100,000 above the appraised amount.

The current residential zoning (R-2) allows for single and multi-family uses. This is consistent throughout the neighborhood with the exception of Hunter Springs Park. Within the Community Redevelopment Area, single-family residential uses are allowable at 3.1 to 8 units per acre. The likely highest and best use for this property as an R-2 would be a bed and breakfast.

The property owner has waited for nearly a year for the City to acquire the grant and is now ready to move forward. He has asked if the CRA is interested at the \$350,000 price because he would like to move on to others on the purchase of the property. City Attorney can lay out the possible options for purchase of the property above the appraised value.

City staff understands the potential of this property for the operations of Hunter Springs Park. The negotiations are now at a standstill and there is a need to completely update Council before the owner moves on to other options.

Staff Recommendation: Staff is seeking direction from the CRA Board on how to move forward with negotiations.

Funding Information:

Project Cost: NA

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals: _____

D. Burnett

Originating Department

CRA Administrator

CRA Attorney (if applicable)

Attachments: None

CRA Board Action:

Approved _____ Denied _____ Deferred _____ Other _____