



Minutes of the
Community Redevelopment Agency
Regular Meeting
Monday, January 25th, 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 Holmes. Motion carried unanimously.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. *Approve Minutes of CRA Meeting held January 11th, 2016*

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

6. PUBLIC INPUT

7. CRA ATTORNEY

8. CRA ADMINISTRATOR

A. *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 an update on the Crystal River Main Street program and provided Board members with a selection of slides from the Main Street Resource Team presentation.

B. Riverwalk Update related to Commercial Waterfront District Overlay Meeting

Background: Agenda Sheet **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

End of Agenda Sheet]

CRA Administrator Burnell provided an overview of the item and Board discussion was held regarding height, parking, density, CRA boundary expansion and the approval process.

C. Review Status of 2015 CRA Goals

Background: Agenda Sheet **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

End of Agenda Sheet]

CRA Administrator Burnell reviewed the status of 2015 CRA Goals and invited comments from the Board.

D. Hunter Springs Park property Acquisition

Background: Agenda Sheet **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. End of Agenda Sheet]

In his absence, Board member Brown requested the following statement be included in the record:

“I Ken Brown, Council Seat No. 3 supports staff in continuing to negotiate the purchase of the property that will be added to Hunter Springs Park. I understand that the purchase price may be over the appraised value. That said, I will support staff’s best effort to negotiate the best price. In closing, Hunter Springs Park is a jewel in our city and this addition will only improve the park’s function for generations to come. I believe if we don’t act now to secure this property the city will regret it down the road.”

CRA Administrator Burnell provided a brief overview of the item. Board discussion was held regarding the homestead exemption status of the property, amount to offer and the eminent domain process.

CRA Attorney advised on Florida Statute 166.411 which addresses the eminent domain process for municipalities. Board discussion continued regarding the property acquisition.

Motion to open up the item for public input was made by Chairman Farley; seconded by Board member Holmes. Motion carried unanimously.

Public Input:

Captain Mike Dunn-1223 N. Circle Drive- Commented on penalties associated with fraudulent homestead exemption filings.

Phillis Rosetti-209 SE Paradise Point Road- Commented on the purchase price and amount being offered.

Motion to put a maximum price of \$275,000.00, recognizing that it is above the appraised value and direct the City Manager to go forth with that price limitation was made by Board member Houston; seconded by Board member Holmes. Motion carried unanimously.

9. COMMUNICATIONS

10. BOARD MEMBERS COMMENTS

A. *Jim Farley, Chair* – Commented on email received regarding parking meters and business owner concerns. Board discussion was held regarding recent parking meter vandalism.

B. *Mike Gudis, Vice Chair*

C. *Andy Houston*

D. *Ken Brown*

E. Robert Holmes

11. PUBLIC INPUT

Bob Mercer- 209 SE Paradise Point Road- Commented on CRA Overlay item and previous Property Appraiser study done regarding density calculations.

City Manager Burnell was requested to provide that information to Board members.

Captain Mike Dunn- Commented on sinking vessel in Kings Bay and prevention options.

Chairman Farley requested legal input and CRA Attorney Angeliadis discussed statute pertaining to derelict vessels.

Discussion was held regarding interagency cooperation.

Peter Webber- Commented on a derelict vessel previously located in the bay.

Marcia Chesnicka- 175 Bay Path- Commented on derelict boats and past difficulties in removal of such vessels.

12. ADJOURNMENT

Chairman Farley adjourned the meeting at 6:47 p.m.

CITY OF CRYSTAL RIVER

JIM FARLEY, CHAIRMAN

ATTEST:

MIA FINK, CITY CLERK

