

Community Redevelopment Agency



Agenda Packet
for
CRA Meeting
Monday, May 14th, 2018
6:00 p.m.



**Community Redevelopment Agency
Regular Meeting Agenda
Monday, May 14th, 2018 @ 6:00 p.m.
Council Chamber, City Hall**

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. PRESENTATIONS

A. *Waterfronts Advisory Board Recommendations for Integration of Riverwalk into Crystal River Activities*

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. *Approve Minutes of CRA Meeting held April 9th, 2018*

6. PUBLIC INPUT

7. CRA ATTORNEY

8. CRA ADMINISTRATOR

A. *Crystal River Preserve State Park Conceptual plan*

9. COMMUNICATIONS

10. BOARD MEMBERS COMMENTS

A. *Jim Farley, Chair*

B. *Mike Gudis*

C. *Ken Brown, Vice Chair*

D. *Pat Fitzpatrick*

E. *Robert Holmes*

11. PUBLIC INPUT

12. ADJOURNMENT



Waterfront Advisory Board

Crystal River's Riverwalk

Integrating the Riverwalk into
the City of Crystal River's
Activities

Suggestions from the Crystal
River Waterfronts Advisory
Board Presentation



RIVERWALK

Integrating Riverwalk into the City of Crystal River's Activities Suggestions from the Crystal River Waterfronts Advisory Board

Background

Several months ago, Dave Burnell asked the members of the Waterfronts Advisory Board to ask friends and acquaintances, "How would you integrate Riverwalk into the City's activities?" This is a compilation of their answers. The items in bold are considered priority by the Waterfronts Advisory Board.

Signage

1. **Informational Signs/Boards**
 - A. **A walking history tour or interesting facts about the area.**
 - B. **Wildlife informational boards, birds, reptiles and fish. Signs on how to protect all of our natural resources.**
 - C. **Signage about the water shed, spring ecology and definitely a poster on how long it takes debris in water to break down (by type). That information should also be on recycling containers and trashcans.**
 - D. **Manatee education signs stressing passive observation.**
2. Advertise Riverwalk on the trolley.
3. Signage about what is allowed, e.g., bicycles, roller blades, electric wheelchairs, Segways, alcohol (?), pets. No golf carts.
4. Commercial directional signs, e.g., where are what shops? Menus posted outside of restaurants.
5. Hours of operation. Riverwalk will be difficult to close because we do not close sidewalks. However, businesses will have hours of operation.
6. Daily, weekly, monthly happenings and events.
7. If not already done, develop a logo that will become recognizable as Riverwalk. Use that logo on all signage.

Suggested Activities

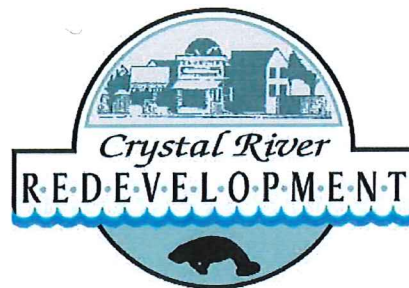
1. **First Friday, or third Saturday (or both) – something regular so people can plan to visit our community monthly or twice per month for adventures on Riverwalk, e.g., picnic in the park, blow up slides for kids, family evenings, monthly featured artists and musicians, and/or other activities, paid for by the Riverwalk businesses, not the City. City should develop a Riverwalk calendar for events.**
2. **Local school choruses/choirs performing at holidays, and/or family picnic nights. Parents and grandparents will come to hear their kids sing.**
3. Viewing area for a redesigned Christmas Boat Parade with new route.
4. Musicians along the waterfront.
5. Themed nights.
6. Incorporate Riverwalk into Christmas Parade, raft race, and other parades (MLK, St. Patrick's Day) during the year.
7. Food vendors (cart style), ice cream and coffee when seasonally appropriate.
8. Special lighting year round to carry Riverwalk theme.
9. Christmas decorations (develop a contest to get it decorated for free), photos with Santa, Easter Bunny.

Miscellaneous

1. Develop a living shoreline where possible – partner on this with SWFWMD?
2. Develop a Riverwalk festival, e.g., Opening of Manatee Season and/or Scallop Season.
3. Allow leashed dogs and have “Pooch” stations.
4. Work with the *Chronicle* to develop a weekly column writing about one person or group’s experience or highlighting Riverwalk businesses.
5. Support sponsored or donated benches and pooch stations, etc.

6. Include information about Riverwalk on all boating brochures.
7. Develop a brochure and distribute to all hotels and dive/kayak/ tourist businesses.
8. Change the City’s logo to include a Riverwalk logo on it.
9. Ask businesses along Riverwalk to include the fact that they are on Riverwalk in their advertising.
10. Commercial activities – allow businesses to sponsor an event or weekend
11. Suggestion boxes, donation stations for Riverwalk upkeep/maintenance.

Community Redevelopment Agency



Minutes of
Community Redevelopment Agency
Meeting held
Monday, April 9th, 2018
@ 6:00 p.m.



**Community Redevelopment Agency
Regular Meeting Minutes
Monday, April 9th, 2018 @ 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 Brown; seconded by Board member Gudis. Motion carried unanimously.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. Approve Minutes of CRA Meeting held March 12th, 2018

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

6. PUBLIC INPUT

7. CRA ATTORNEY

8. CRA ADMINISTRATOR

A. Michigan Town Parking Update

Background: [Agenda Sheet] **Requested Motion:** Update on Michigan Town Parking

Summary: On Wednesday, March 28 the CRA Administrator held a meeting with “Michigan Town” area residents to hear concerns and discuss solutions to issues related to parking and utilization of Hunter Springs Park. The CRA Administrator wishes to provide the Board with a verbal update on the outcome of this meeting. End of Agenda Sheet]

CRA Administrator Burnell updated Board members on a recent meeting with “Michigan Town” area property owners during which the City Manager, Council member Ken Brown and Karen Pieters of Crystal River Main Street heard and discussed a number of issues including litter, parking and access, while solutions including one way streets, sidewalks, permitted parking and fences were also considered. He advised that due to various perspectives on actual issues, staff is to working to determine and prioritize those issues.

Vice Chairman Brown discussed the meeting, noting other topics including fencing, sidewalks and right of ways. He also reported on discussion held regarding behavioral issues in Hunter Springs Park, pets, unattended children, park ranger uniforms, festival parking in the neighborhood and commercial kayaking activity in park.

CRA Administrator Burnell addressed Board member questions regarding potential solutions to address issues including litter, commercial kayak activity, parking and enforcement.

Mary Morgan 124 N Citrus Avenue- As a meeting attendee, provided input on meeting, discussing items including installation of a trash can, access and one ways, commercial kayak operators and no parking zones.

CRA Administrator Burnell discussed utilizing CRA mini-grants to assist individual property owners with items such as screening.

B. Main Street Update

Background: [Agenda Sheet **Requested Motion: Update on Crystal River Main Street program activities.**

Summary: The CRA Administrator wishes to provide the CRA Board with a brief verbal update regarding Main Street program activities and accomplishments. End of Agenda Sheet]

CRA administrator Burnell reported on confirmed funding of Historic Preservation grant for pump house and assignment of a public works staff member to monitor project, and addressed Board questions regarding project consultants and site clean-up. He also reported on status of vacant property registry development, Main Street involvement in “Michigan Town” meetings, coin map program and efforts to modify existing city planning, permitting and licensing processes. He also reported on the turn out for the recent Sip’n’Stroll event.

Consensus was also reached for staff to move forward with modifying the CRA mini-grant program to assist residents with items such as hedging or landscaping, as a result of the meeting with “Michigan Town” residents.

9. COMMUNICATIONS

10. BOARD MEMBERS COMMENTS

A. *Jim Farley, Chair*

B. *Mike Gudis-* Commented on the Michigan Town meeting, noting local government’s accessibility and ability to get things done.

C. *Ken Brown, Vice Chair-* Commented on Sip n Stroll attendance and misconceptions regarding Riverwalk width.

D. *Pat Fitzpatrick*

E. *Robert Holmes –* Requested status update regarding Lion’s Club meeting regarding Depot and property purchase and CRA Administrator Burnell confirmed that he had not been contacted by any members, noting a need for a Phase 2 Environmental Assessment. He also requested a status update regarding a recent mitigation project at the trailhead and CRA Administrator Burnell reported that the project was being evaluated to identify plume source and other details to be provided in a report from staff. Board member Holmes requested FDEP reporting to city regarding projects and vendors.

11. PUBLIC INPUT

Mary Morgan- 124 N Citrus Avenue- Inquired on status of Bay Path Drive signage to address GPS mapping issue.

Phil Jannarone- Paradise Point Road- Expressed CRA budgeting concerns and allocation of public works expenditures, noting CRA- related items should be reflected in the budget.

12. ADJOURNMENT

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

COMMUNITY REDEVELOPMENT AGENCY

Agenda Item Summary

Meeting Date: May 14, 2018

Agenda Item Number: 8A

Requested Motion: N/A Consensus on discussion of boat ramp options at the Crystal River State Park between staff and other appropriate parties.

Summary: Currently Crystal River State Park is in the public process of updating the Unit Management Plan for the park. This is a planning process for future development that occurs every ten years. In the draft Conceptual Land Use Section of the plan a boat ramp in or around the Mullet Hole within the Crystal River State Park has been included.

City staff and the Park Manager had previously discussed utilizing this location for replacement of the 3rd Street ramp which currently disrupts a portion of the Phase 2 of the Riverwalk. Based on these and internal discussions they have added this element to the conceptual draft plan.

Staff would like to pursue this option and include other agencies, if required, to make a determination of its feasibility, costs and management of a new ramp in the area known as the Mullet Hole.

Staff Recommendation: Allow staff take the appropriate steps to move this option forward.

Funding Information:

Project Cost:

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:



Originating Department

CRA Administrator

CRA Attorney (if applicable)

Attachments: Unit Management Plan- Conceptual Land Use Section

Board Action:

Approved _____ Denied _____ Deferred _____ Other _____

Conceptual Land Use Plan

The following narrative represents the current conceptual land use proposal for this park. The conceptual land use plan is the long-term, optimal development plan for the park, based on current conditions and knowledge of the park's resources, landscape and social setting (see Conceptual Land Use Plan). The conceptual land use plan is modified or amended, as new information becomes available regarding the park's natural and cultural resources or trends in recreational uses, in order to adapt to changing conditions. Additionally, the acquisition of new parkland may provide opportunities for alternative or expanded land uses. The DRP develops a detailed development plan for the park and a site plan for specific facilities based on this conceptual land use plan, as funding becomes available.

During the development of the conceptual land use plan, the DRP assessed the potential impact of proposed uses or development on the park resources and applied that analysis to determine the future physical plan of the park as well as the scale and character of proposed development. Potential resource impacts are also identified and assessed as part of the site planning process once funding is available for facility development. At that stage, design elements (such as existing topography and vegetation, sewage disposal and stormwater management) and design constraints (such as imperiled species or cultural site locations) are investigated in greater detail. Municipal sewer connections, advanced wastewater treatment or best available technology systems are applied for on-site sewage disposal.

Creation of impervious surfaces is minimized to the greatest extent feasible in order to limit the need for stormwater management systems, and all facilities are designed and constructed using best management practices to limit and avoid resource impacts. Federal, state and local permit and regulatory requirements are addressed during facility development. This includes the design of all new park facilities consistent with the universal access requirements of the Americans with Disabilities Act (ADA). After new facilities are constructed, park staff monitors conditions to ensure that impacts remain within acceptable levels.

Potential Uses

Public Access and Recreational Opportunities

Goal: Provide public access and recreational opportunities in the park.

The existing recreational activities and programs of this state park are appropriate to the natural and cultural resources contained in the park and should be continued. New and improved activities and programs are also recommended and discussed below.

Objective: Maintain the park's current recreational carrying capacity of 920 users per day.

Given its pristine estuary and ideal location on the Gulf of Mexico, CRPSP will continue to be presented as a nature enthusiast's paradise. The existing recreational facilities that encourage hiking, biking, paddling, and fishing will be maintained as key assets for the park. In addition, interpretation of the park's natural and cultural resources will remain an emphasis.

Objective: Expand the park's recreational carrying capacity by 648 users per day.

Currently, the park can be considered underutilized from a recreational perspective. In order to expand recreational activities at the park, a developed campground should be established to attract overnight visitors. Following the implementation of the RV campground, it can be expected that the demand for other recreational activities will also increase. Hiking, biking, and paddling opportunities should be expanded to capture this increased demand.

Objective: Continue to provide the current repertoire of 6 interpretive, educational and recreational programs on a regular basis.

This plan recommends the park office, which also houses a small interpretive exhibit, should be offered to a concessionaire. As such, the administrative functions and interpretive exhibit would need to be relocated. The interpretive material displayed at the park office should be absorbed into the museum at Crystal River Archaeological State Park in order to continue to educate visitors about the natural communities and wildlife found at the park. Interpretive signage that illustrates resource management efforts, restoration techniques, and recreational activities will continue to inform and guide visitors' exploration of the park. Ranger and park staff-led interpretive tours and workshops will also continue to be offered.

Objective: Develop 2 new interpretive, educational and recreational programs.

CRPSP should be presented as a premier paddling destination, and as such, new interpretive signage is needed to enable paddlers to easily navigate the waters surrounding the park. The development of waterproof maps and wayfinding signage along the paddling trail should be explored. In addition, hundreds of archaeological sites can be found throughout the park. The cultural resources should be interpreted to educate visitors on the significance of the area to prehistoric cultures, and an interpretive boat tour service could be one way to interpret the history associated with the park and surrounding lands.

Proposed Facilities

Capital Facilities and Infrastructure

Goal: Develop and maintain the capital facilities and infrastructure necessary to implement the recommendations of the management plan.

The development concept for CRPSP envisions the park as an emergent destination for paddling, boating, and camping. The process of achieving this vision should be implemented through a phased approach in which each development enables the next to take place. The first step involves creating a unified entrance area for both CRPSP and Crystal River Archaeological State Park. This step requires the acquisition of parcels north of State Park Street that have been identified on the optimum boundary, along with securing the rights-of-way for State Park Street and Museum Pointe. The unified entrance area will allow for the construction of a ranger station, which will become the new administrative office for the park. From there, the establishment of a developed campground will create a demand for additional facilities that provide outdoor recreation opportunities for overnight visitors. These recreational facilities should be relatively concentrated around the existing facilities north of the Crystal River to enable the park staff to effectively manage and maintain new developments.

The existing facilities of this state park are appropriate to the natural and cultural resources contained in the park and should be maintained. New construction, as discussed further below, is recommended to improve the quality and safety of the recreational opportunities, to improve the protection of park resources, and to streamline the efficiency of park operations. The following is a summary of improved and new facilities needed to implement the conceptual land use plan for Crystal River Preserve State Park:

Objective: Maintain all public and support facilities in the park.

All capital facilities, trails and roads within the park will be kept in proper condition through the daily or regular work of park staff and/or contracted help.

Objective: Improve/repair 3 existing facilities, 7 miles of trail, and 500 feet of boardwalk.

Major repair projects for park facilities may be accomplished within the ten-year term of this management plan, if funding is made available. These include the modification of existing park facilities to bring them into compliance with the Americans with Disabilities Act (a top priority for all facilities maintained by DRP). The following discussion of other recommended improvements and repairs are organized by use area within the park.

Boat Basin Area

Following the development of a unified entrance area and ranger station, the administrative office functions should be moved to the new ranger station and the interpretive exhibit should be absorbed into the Crystal River Archaeological State Park museum. This relocation will streamline park operations for the two parks, which are the responsibility of the same park manager and staff. In addition, the storage and shop facilities should be removed from this use area and relocated to existing support facility areas at CRPSP and Crystal River Archaeological State Park. Additional considerations to accommodate the relocated support facilities will be proposed below.

Once these facilities have been relocated, the structure that previously housed the administrative office and interpretive exhibit could be offered to a concessionaire. An alternative in which modifications to the existing structure are made to accommodate both an administrative office and small concession will also be considered. Possible concession opportunities include rentals for paddling, interpretive boat tours, and outfitting. As previously stated, there are several other agencies and organizations that currently share the administrative office space with park staff at CRPSP. Coordination with the relevant stakeholders will take place prior to starting the request for proposals process in order to ensure an orderly withdrawal of support facilities from the boat basin area. In addition, results from a marketing and visitor analysis survey should be used to determine the scope of concession needs.

Churchhouse Hammock Area

Improvements to the Churchhouse Hammock trails should be implemented. One of these improvements includes the addition of an outer hiking loop that connects the northern boardwalk loop near the trailhead with the marsh boardwalk. The area near the start of the marsh boardwalk is particularly wet, and the new outer loop and existing primitive hiking trail should be raised in this area. Additionally, the marsh boardwalk should be extended to traverse through Bagley Cove and provide a scenic viewing area of the marsh landscape.

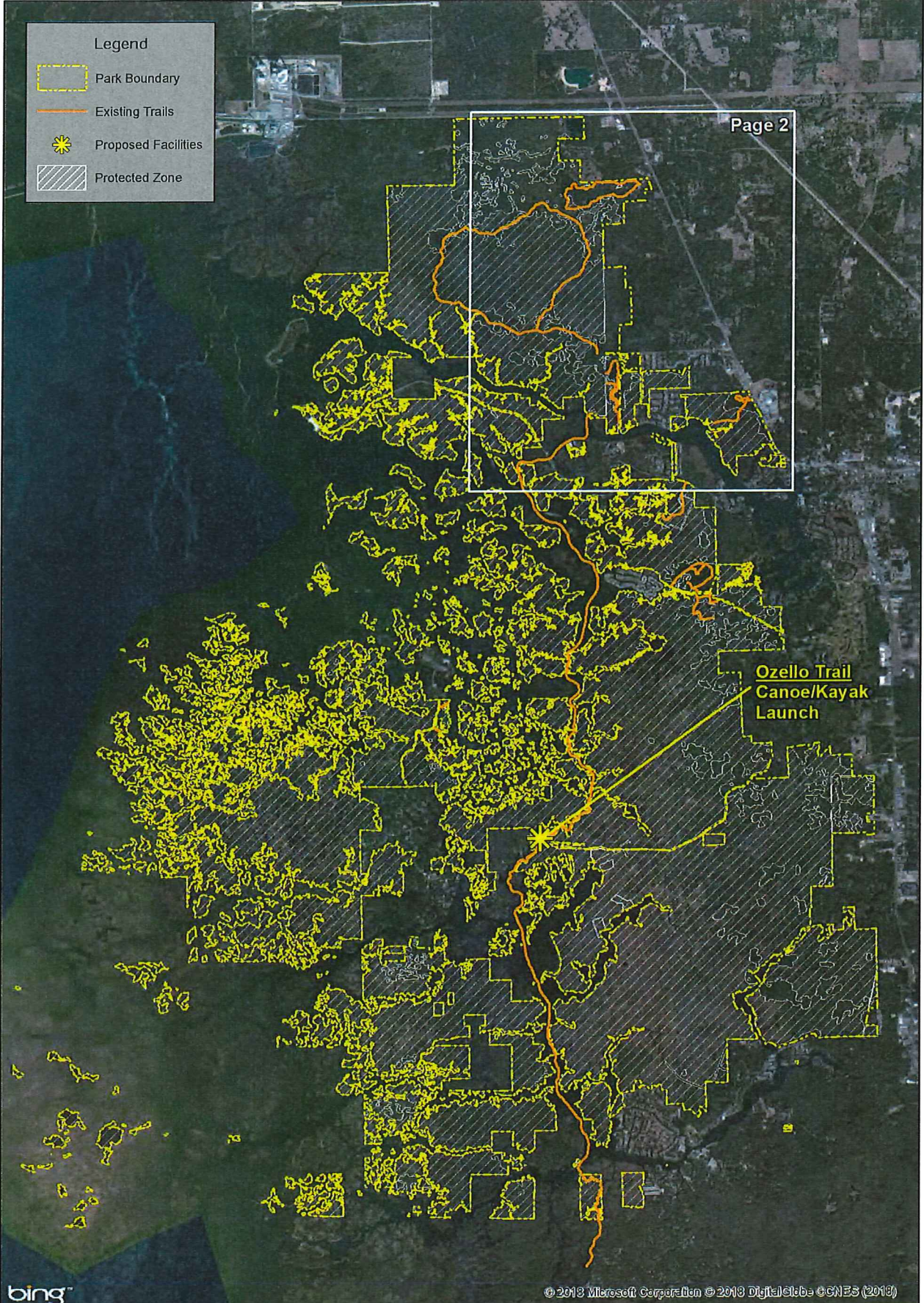
Trails

In the southwestern area of the 7-mile loop, an observation platform should be constructed in a location that is deemed to have no or minimal impact to the surrounding environment. This observation platform will showcase the scenic vistas of the salt marsh. An additional 3-mile loop should be developed to offer park visitors a shorter hiking option. The 3-mile loop will branch off of the existing 7-mile loop and could be routed to travel through land identified on the optimum boundary. In addition to these terrestrial trails, the park should also add up to 3 miles of paddling trails. The DRP should coordinate with county and city officials to develop a bike trail that leads to the park entrance and explore the potential of developing a network of paddling trails that enable paddlers to utilize both state and local launching facilities.

Legend

-  Park Boundary
-  Existing Trails
-  Proposed Facilities
-  Protected Zone

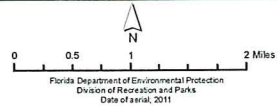
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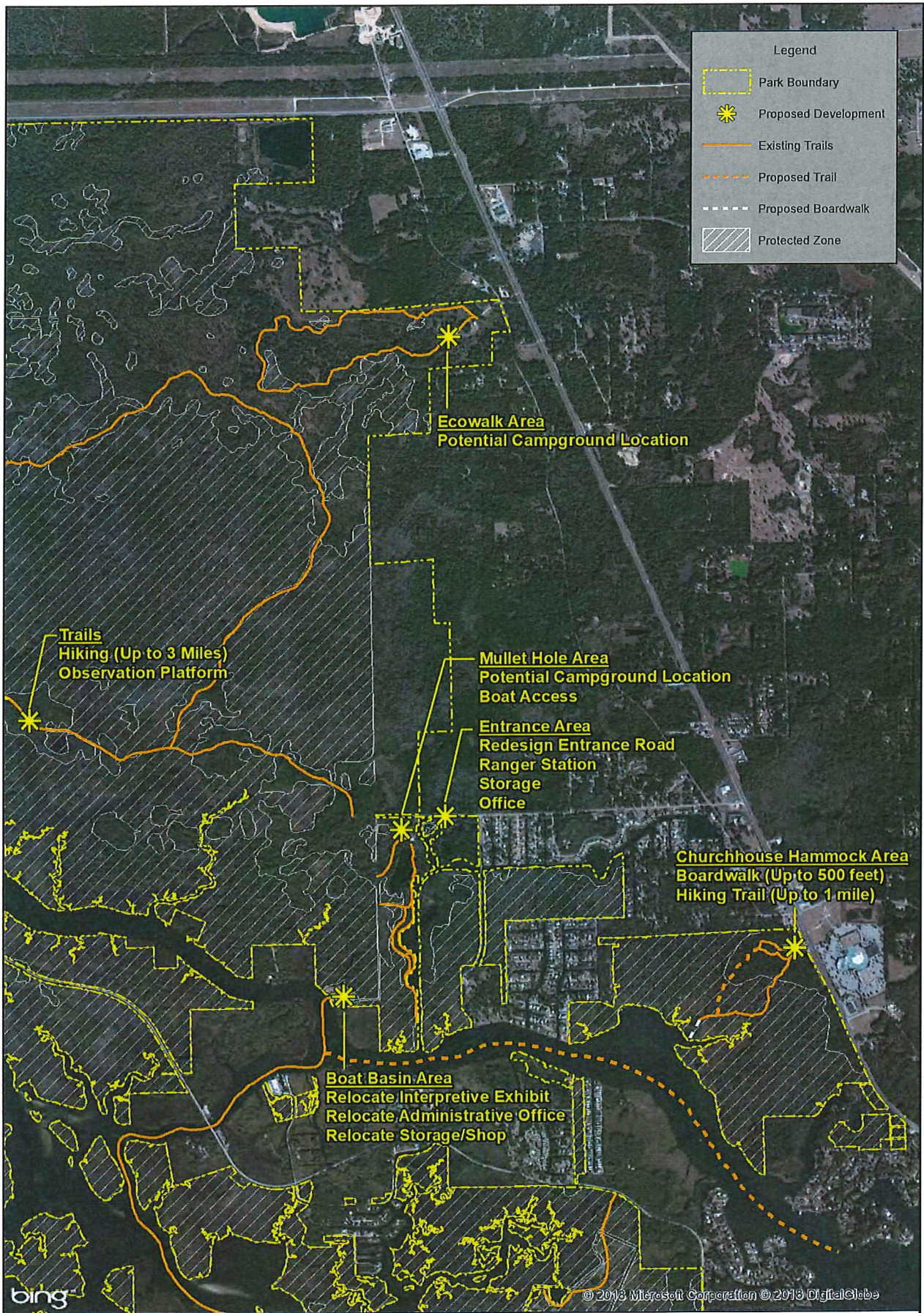
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CRYSTAL RIVER PRESERVE
STATE PARK

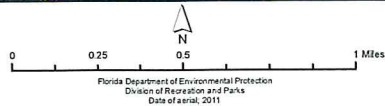


CONCEPTUAL LAND USE PLAN
PAGE 1

Florida Department of Environmental Protection
Division of Recreation and Parks
Date of Aerial, 2011



- Legend
- Park Boundary
 - ✱ Proposed Development
 - Existing Trails
 - Proposed Trail
 - Proposed Boardwalk
 - Protected Zone



Objective: Construct 4 new facilities and 1 mile of road.

Entrance Area

The creation of a unified entrance station that allows visitors to access both CRPSP and Crystal River Archaeological State Park through the same gate is the first step in achieving the park's development vision. Currently, there is not an entrance station at CRPSP, and in order to develop a RV campground area, a ranger/entrance station will need to be constructed. This entrance station should be situated along State Park Street. It will be necessary to acquire the parcel identified in the optimum boundary north of State Park Street and annex portions of State Park Street and Museum Pointe from Citrus County for the construction of the entrance station to take place.

New support facilities should be developed in this area as a means to remove support facilities from the boat basin area. Once the entrance station is established, it will be possible to move the administrative office from the boat basin area to the entrance station, and the park office's interpretive exhibit can be absorbed into the museum at Crystal River Archaeological State Park. With the park office and interpretive exhibit relocated, the structure at the boat basin area will be available to offer to a concessionaire.

Campground Area

The City of Crystal River is an increasingly popular eco-tourism destination, particularly during the winter months when manatees are attracted to the waters of Kings Bay. As a means to capture this tourist activity and increase park visitation, a developed campground should be established at CRPSP. This campground should be able to accommodate up to 60 RV sites. Following a preliminary investigation of possible sites for such a camping loop, the most ideal locations have been determined to be the Mullet Hole and the Ecowalk trailhead areas. These areas contain previously disturbed land and could be developed with minimal-to-no disturbance of intact natural communities. The campground locations will be explored further, and one site or a combination of both will be used to facilitate the development of up to 60 RV campsites. Any campground developed will need to be connected to local sewer facilities.

Ozello Trail

Along the West Ozello Trail (County Road 494) on the paddling trail, an informal canoe and kayak launch has been created. This area should be stabilized and developed into an official launching point. An entrance and exit for paddlers at this location would create a shorter paddling trail option for visitors who do not wish to complete the entire 13 miles of the existing paddling trail. In the event of a concession operation at the boat basin area, this area could be a pick-up point for guided kayak tours of the Salt River.

Mullet Hole Area

Consideration will be given to developing a boat launch and access point to the canal that feeds into the Crystal River. As a part of the SCORP (2013) analysis, it has been determined that this region of the state could benefit from additional saltwater boat ramp facilities, with this type of activity being in demand. Possible locations for this boat access use area include disturbed land to the north and west of the canal.

Facilities Development

Preliminary cost estimates for these recommended facilities and improvements are provided in the Ten-Year Implementation Schedule and Cost Estimates (Table 7) located in the Implementation Component of this plan. These cost estimates are based on the most cost-effective construction standards available at this time. The preliminary estimates are provided to assist DRP in budgeting future park improvements, and may be revised as more information is collected through the planning and design processes. New facilities and improvements to existing facilities recommended by the plan include:

Recreation Facilities

Boat Basin Area

Relocate Interpretive Exhibit

Ozello Trail

Canoe/Kayak Launch

Trails

Hiking (Up to 3 miles)

Paddling (Up to 3 miles)

Observation Platform

Churchhouse Hammock Area

Boardwalk (Up to 500 feet)

Hiking Trail (Up to 1 mile)

Campground Area

Developed Campground
(Up to 60 sites)

Mullet Hole Area

Boat Access/Dock

Support Facilities

Entrance Area

Redesign Entrance Road

Ranger Station

Storage

Boat Basin Area

Relocate Administrative Office

Relocate Storage/Shop

Recreational Carrying Capacity

Carrying capacity is an estimate of the number of users a recreation resource or facility can accommodate and still provide a high quality recreational experience and preserve the natural values of the site. The carrying capacity of a unit is determined by identifying the land and water requirements for each recreation activity at the unit, and then applying these requirements to the unit's land and

water base. Next, guidelines are applied which estimate the physical capacity of the unit's natural communities to withstand recreational uses without significant degradation. This analysis identifies a range within which the carrying capacity most appropriate to the specific activity, the activity site and the unit's classification is selected (see Table 5).

The recreational carrying capacity for this park is a preliminary estimate of the number of users the unit could accommodate after the current conceptual development program has been implemented. When developed, the proposed new facilities would approximately increase the unit's carrying capacity as shown in Table 5. The DRP's Recreational Carrying Capacity Guidelines are outlined in Addendum 10.

Table 5. Recreational Carrying Capacity

Activity/Facility	Existing Capacity*		Proposed Additional Capacity		Estimated Recreational Capacity	
	One Time	Daily	One Time	Daily	One Time	Daily
Trails						
Shared Use	80	320			80	320
Hiking	65	260	30	120	95	380
Paddling	104	208	24	48	128	256
Picnicking	24	48			24	48
Camping						
Developed			480	480	480	480
Primitive Boat-in	4	4			4	4
Fishing	40	80			40	80
TOTAL	317	920	534	648	851	1,568

*Existing capacity revised from approved plan according to DRP guidelines.

Optimum Boundary

The optimum boundary map reflects lands considered desirable for direct management by the DRP as part of the state park. These parcels may include public or privately owned land that would improve the continuity of existing parklands, provide the most efficient boundary configuration, improve access to the park, provide additional natural and cultural resource protection or allow for future expansion of recreational activities. Parklands that are potentially surplus to the management needs of DRP are also identified. As additional needs are identified through park use, development, and research, and as land use changes on adjacent property, modification of the park's optimum boundary may be necessary.