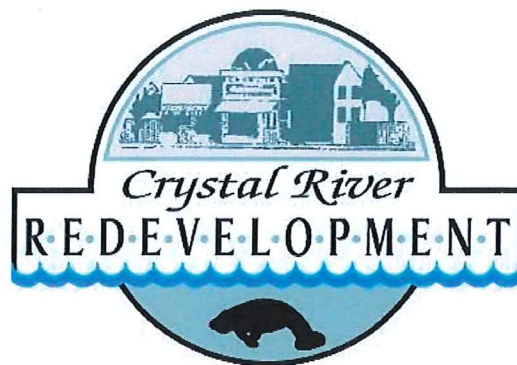


# Community Redevelopment Agency



Agenda Packet  
for  
CRA Meeting  
Monday, April 11<sup>th</sup>, 2016  
6:00 p.m.



**Agenda**  
**Community Redevelopment Agency**  
**Regular Meeting**  
**Monday, April 11<sup>th</sup>, 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 March 28<sup>th</sup>, 2016*

6. **PUBLIC INPUT**

7. **CRA ATTORNEY**

8. **CRA ADMINISTRATOR**

A. *Motion to approve color and style of park equipment presented to be used at Hunter's Spring Park*

B. *Motion to approve staff taking required steps to establish a Downtown Commercial Overlay District and approve staff to move forward in applying the Planning Board's recommendations for the Downtown Commercial Overlay District*

C. *Discussion regarding palm tree removal at the Third Street Cemetery*

9. **COMMUNICATIONS**

10. **BOARD MEMBERS COMMENTS**

A. *Jim Farley, Chair*

B. *Mike Gudis, Vice Chair*

C. *Andy Houston*

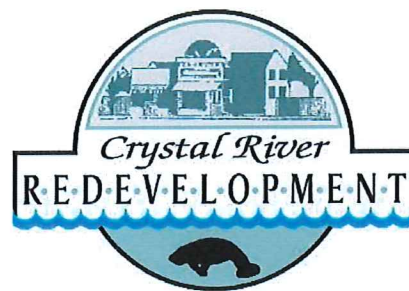
D. *Ken Brown*

E. *Robert Holmes*

11. **PUBLIC INPUT**

12. **ADJOURNMENT**

# Community Redevelopment Agency



Minutes of  
Community Redevelopment Agency  
Meeting held  
Wednesday, March 28<sup>th</sup>, 2016  
@ 6:00 p.m.



**Minutes of the  
Community Redevelopment Agency  
Regular Meeting  
Monday, March 28<sup>th</sup>, 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 adopt the agenda was made by Board member Gudis; seconded by Vice Chairman Brown. Motion carried unanimously.

**3. PRESENTATIONS**

**4. UNFINISHED BUSINESS**

**5. APPROVAL OF CONSENT AGENDA**

A. Approve Minutes of CRA Meeting held March 16<sup>th</sup>, 2016

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

**6. PUBLIC INPUT**

Art Jones- 560 NW 14<sup>th</sup> Place- Announced that a One-Rake-at-a-Time clean-up is scheduled for Thursday, March 31, 2016 at 1:00 p.m. at Cedar Cove and inquired about site preparation.

**7. CRA ATTORNEY**

**8. CRA ADMINISTRATOR**

A. Community Redevelopment Agency Annual Report

Background: Agenda Sheet **Requested Motion: None – Presentation**

**Summary:** Florida Statutes requires the Community Redevelopment Agency, on or before March 31<sup>st</sup> of each year, to submit a report of all activities for the preceding fiscal year. The report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of each fiscal year. The Agency is also required to publish in the newspaper a notice to the effect that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the offices of the City and County Clerk. In addition it is recommended (not required) that the report be sent to the taxing entities who contribute to the CRA trust fund with a cover letter stating who to contact for more information.

Attached you will find the 2014/2015 “Preliminary Draft” Annual Report for the Crystal River Redevelopment Agency for your review. The City auditors do not express an opinion at this time on the statements mentioned above because they are preliminary drafts and we have not as yet completed all of the auditing procedures which we consider necessary. These preliminary drafts are for review and discussion purposes only and are, therefore, subject to change. The Florida Retirement System has not completed their year-end adjustments and according to Governmental Accounting Standards Board (GASB) Statement 68 valuations are required to be included with all financials this year. Upon completion of their state financials, the City of Crystal River CRA Annual Report for FY2015 will be completed and filed accordingly. The state have approved an extension for all year-end reports.”

An ad will be placed in the Chronicle and copies will be mailed to the Board of County Commissioners and County Clerk. A copy of the report will be available in the Crystal River City Clerk's office for public inspection.

**Staff Recommendation:** None

End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the item and addressed questions from the Board.

*B. Motion to award funding in the amount of \$199,339.47 to Environmental Consultants MGC for professional services of Kings Bay River Walk Phase 2 (Waterward Section) for final design, landscape design, permitting and construction bid services*

**Background:** [Agenda Sheet **Requested Motion:** Motion to award funding in the amount of \$199,339.47 to Environmental Consultants MGC for professional services of Kings Bay River Walk Phase 2 (Waterward Section) for final design, landscape design, permitting and construction bid services.

**Summary:** The River Walk is being designed in two major sections; the first is a landward section which has been previously approved by the CRA Board. That section is in design with the goal of being in construction by the end of this year. It was decided in previous meetings to work on getting the project into construction as quickly as possible. The landward section was started first because the permitting requirements are less stringent and will allow the City to get into construction faster.

Information is now together to move forward with the waterward section. Since the environmental permitting for the waterward portion are anticipated to take 9 – 12 months to be started in 2016 with permit approvals and construction anticipated for late 2017. Many of these tasks in this waterward scope will run concurrently with landward tasks.

There are two landowners in this section that have not yet signed off on the project. Their primary reason is the level of design required to meet their concerns was not covered under the preliminary design. These owner's additional concerns will be addressed as quickly as possible to further reduce the risks associated with moving forward.

This award does not include relocation of individual property owner existing structures. These are primarily docks where they exist will be in the way of the River Walk. These will be handled by separate proposals for design and construction. Requirements will be determined during final design when the River Walk details are clear and the needs of each property owner can be applied.

This proposal also does not include survey and soil boring requirements these are being handled on separate Agenda Items to reduce mark-up costs by dealing directly with these vendors.

**Staff Recommendation:** Request moving forward with the waterward design.

End of Agenda

Sheet]

CRA Administrator Burnell provided a brief overview of the item and addressed board questions pertaining to project status and timelines, and negotiations with two remaining property owners.

**Motion to award funding in the amount of \$199,339.47 to Environmental Consultants MGC for professional services of Kings Bay River Walk Phase 2 (Waterward Section) for final design, landscape design, permitting and construction bid services Board member Brown; seconded by Vice Chairman Gudis. Motion carried unanimously.**

*C. Mainstreet Update*

**Background:** [Agenda Sheet **Requested Motion:** Information only, Update on Main Street activities

**Summary:** Main Street organization made a change with Andy Houston, stepping down as President and Carol Kimbrough accepted the position as Main Street President. The organization recently received a draft report from the Resource Team that came to Crystal River in January. It appears the report consistent with their comments at the presentation on January 13, 2016. When the final report is complete and available staff will disperse it to the CRA Board and develop a link on the City website for all community members.

Main Street functions with four committees; Organization, design, Economic and Promotion. Each of these groups being new is establishing their own goals and objectives which will be approved by the Main Street Board. These groups are active and are working to narrow efforts to a limited number of valued projects. Each group is presently gathering information on possible projects from the draft report recommendations, residents, experts and businesses to move forward the projects for the Main Street community. The City may receive some information on their goals in late April or May.

Main Street came to the CRA Board on a project from the Design Committee to bring a display to the corner of Citrus and Highway 19. Presently their goal is to bring it back to the CRA Board in the last meeting in April for review.

**Staff Recommendation:** NA

End of Agenda Sheet]

CRA Administrator Burnell provided a status update regarding Crystal River Main Street activities and Board discussion was held regarding potential projects for various properties within the Main Street area.

*D. Heritage Museum entrance enhancements and kiosk*

**Background:** [Agenda Sheet **Requested Motion:** Motion to approve staff to move forward with site improvement plan for Heritage Museum

**Summary:** The Coastal Heritage Museum/Crystal River Heritage Council, 532 Citrus Avenue opened in 1986 and will be celebrating their 30<sup>th</sup> Anniversary on July 31, 2016. This building has served as the first permanent home for the Crystal River City Government and was used by the city until 1970. It has housed the City Manager Office, the Police Department, the jail and the fire truck.

To honor their anniversary, staff would like to design a decorative fence, archway and kiosk in the front of the building that would bring attention to the Museum so visitors can visit and learn to appreciate the uniqueness of Crystal River's Heritage.

If approved, staff will collaborate with the Museum staff and bring back a plan for Council's approval to move forward.

**Staff Recommendation:** Allowing the joint development of a plan with museum staff. End of Agenda Sheet]

CRA Administrator Burnell provided a summary of the request and a suggestion was made to consider a sign in lieu of a kiosk.

**Motion to approve staff to move forward with site improvement plan for Heritage Museum was made by Vice Chairman Gudis; seconded by Board member Holmes. Motion carried unanimously.**

*E. Motion to approve a contract with Greenman Pederson Inc. (GPI) in the amount of \$58,332.50 for professional Surveying and Geotechnical services for the water portion of the Riverwalk project*

Background: Agenda Sheet **Requested Motion:** Motion to approve a contract with Greenman Pederson Inc. (GPI) in the amount of \$58,332.50 for professional Surveying and Geotechnical services for the water portion of the Riverwalk project.

**Summary:** The Council approved of professional services for design and permitting of the Riverwalk project in Hunter's Cove at the February 8, 2016 meeting. The approval was for the landward portion of the Riverwalk, for which staff is attempting to begin construction later this year. In addition, the landward survey work was approved at the February 22<sup>nd</sup> Council meeting. A separate item is on the CRA agenda tonight for the waterward design services by the Ash Group.

This agenda item is for professional Surveying and Geotechnical services for the water section of the project that will be used for the design and construction of the Riverwalk.

The scope of work includes surveying of all structures in and adjacent to the water on the Riverwalk parcels, bathymetric data in the water to obtain top and bottom of muck elevations to be used in the design, and preparation of survey documents necessary for the development of sovereignty land lease surveys. The cost for this work is \$30,347.50.

This proposal also includes a Sub-Contractor that GPI will utilize for the geotechnical explorations. This work includes obtaining a total of 13 Standard Penetration Test borings at key locations, 9 on land and 4 within the water. A barge will be utilized for the water borings. These will be evaluated by the structural engineer to determine the final design components of the Riverwalk, and establish the necessary depth of the pilings. The cost of this work is \$27,985.00.

There are other surveying services that may be needed in the future for such items as a land swap by Pete's Pier Dockside for stormwater quality treatment, and possibly the parking lot in front of Crackers. Staff will bring these items to Council when/if needed in the future.

**Staff Recommendation:** Award the contract to GPI in the amount of \$58,332.50 for the professional surveying and geotechnical services. End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the request and Board member Houston noted that the service would be necessary for the project to move forward.

**Motion to approve a contract with Greenman Pederson Inc. (GPI) in the amount of \$58,332.50 for professional Surveying and Geotechnical services for the water portion of the Riverwalk project was made by Board member Houston; seconded by Board member Brown. Motion carried unanimously.**

## 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**

**Bob Mercer- 209 SE Paradise Point Road-** Commented on the “Waddington property”, consideration of temporary public uses and the potential to derive tax revenue from the parcel.

**Carol Kimbrough- Main Street President- Announced the** approval of the Main Street Board to appoint Board member Houston as a Council liaison to Crystal River Main Street.  
Consensus was reached to approve the appointment.

Vice Chairman Gudis announced an upcoming Crystal River Main Street fundraiser: a Celebrity Bartending event to be held at Burkes of Ireland on Thursday, April 14 from 6:00 to 9:00 p.m.

## **12. ADJOURNMENT**

Chairman Farley adjourned the meeting at 6:24 p.m.



**COMMUNITY REDEVELOPMENT AGENCY**  
**Agenda Item Summary**

Meeting Date: April 11, 2016

Agenda Item Number: 8A

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**Requested Motion:** Motion to approve color and style of park equipment presented to be used at Hunter's Springs Park

**Summary:** Staff is working with the engineering firm in final evaluation of the types of equipment to be used, including various gazebos, benches and playground equipment for Hunter's Springs Park. Part of the selection process is color, which is an opinion-based decision.

There is a Vernacular Design guide for the CRA and a recent decision was made to develop the architectural design of the Riverwalk as a Working Fishing Village. Main Street is also likely to evaluate Vernacular Design of the area in the next year or two. Staff recognizes the need to move forward in the near future because of long lead times and the obvious fluxes of design criteria and wanted to inform Council of its choices.

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**Staff Recommendation:** Staff has made a selection but is open to any comments related to color.

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**Funding Information:**

Project Cost: NA

Funding Source:

Amount Available:

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**Finance Department Approval:** \_\_\_\_\_

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**Approvals:**

\_\_\_\_\_  
Originating Department

  
\_\_\_\_\_  
CRA Administrator

\_\_\_\_\_  
CRA Attorney (if applicable)

**Attachments:** Equipment Selection with colors

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**Council Action:**

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Other \_\_\_\_\_



GREEN ROOF

♿

♿



HORIZONTAL  
WALL SEAMS



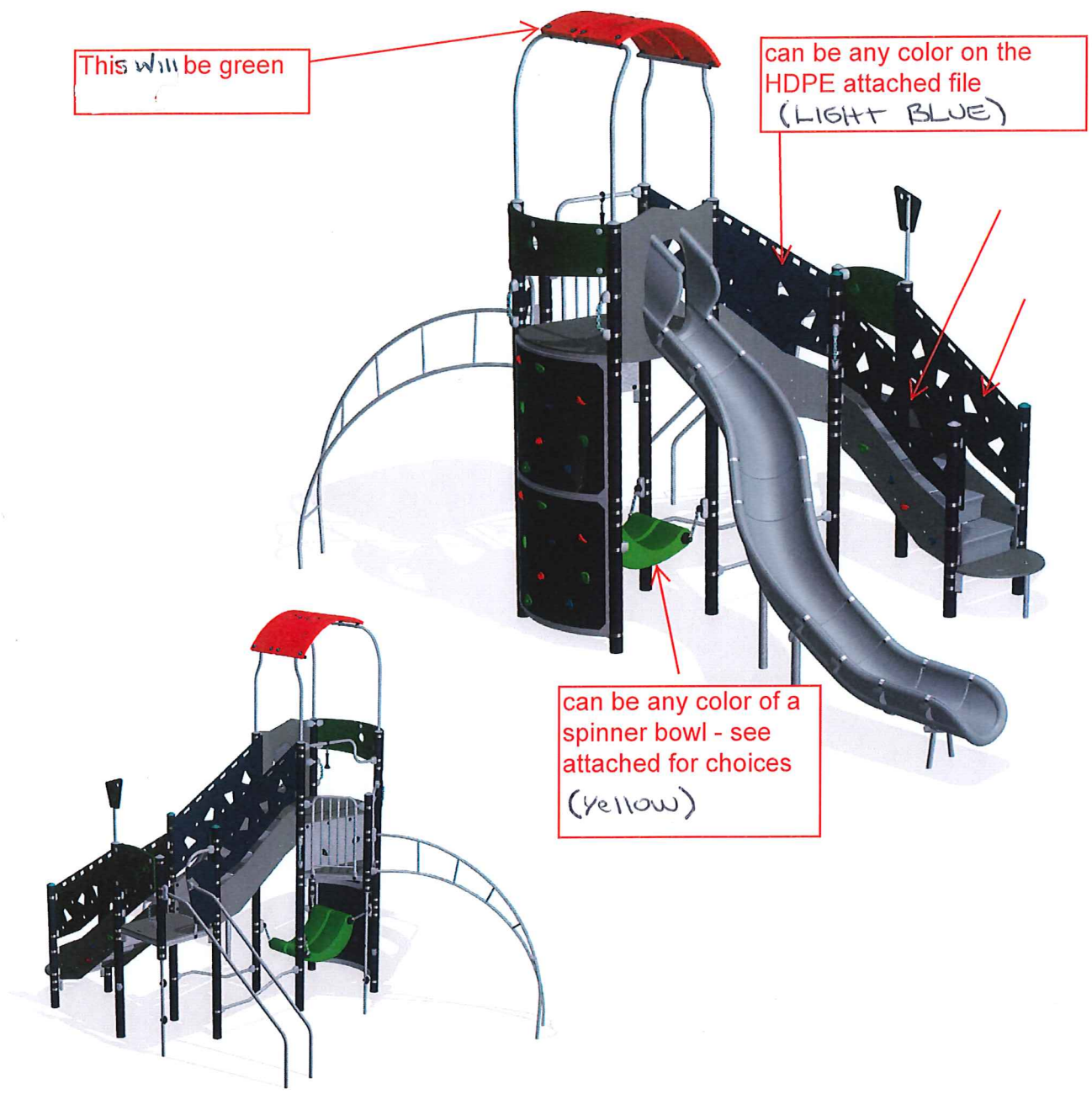
Best User Age: 5-12 years

Footings: In-ground posts  
Surface installation also available

Technical information available at [kompan.com](http://kompan.com)

ADA ANALYSIS	Elevated Activities: 5	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
	Present	4	3	2
	Required	3	2	2

**EDGE**



To verify product certification, visit [www.ipema.org](http://www.ipema.org)

\* = Highest designated play surface.  
 \*\* = Total height of product.  
 Highest designated play surface and space required are according to ASTM F1487.  
 Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.  
 Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.



# KOMPAN Sample Box HDPE EcoCore™ Panels – 19 mm

**KOMPAN panels are made of vandal resistant HD polyethylene plastic.  
-perfect for playground equipment in any environment.**

- ✓ Black core of 100% recycled material ⇔ 100% recyclable after use.
- ✓ Durable in all weather conditions within wide temperature spans.
- ✓ Does not contain harmful additives or materials
- ✓ Heat resistant up to very high temperatures.
- ✓ UV stabilized to reduce fading.
- ✓ Colored through outer layers.
- ✓ Lifetime warranty.



- ✓ 13 available colors
- ✓ Panel thickness = 19mm  
(outer layers = 2mm / & black core = 15mm)

## **NEW EcoCore™**

- \* Core produced from 100% recycled material
- \* Recyclable after use
- \* Supported by our lifetime warranty

## COMMUNITY REDEVELOPMENT AGENCY

### Agenda Item Summary

**Meeting Date:** April 11, 2016

**Agenda Item Number:** 8B

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**Requested Motion:** Motion to approve staff taking required steps to establish a Downtown Commercial Overlay District and approve staff to move forward in applying the Planning Board's recommendations for the Downtown Commercial Overlay District.

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**Summary:**

To facilitate development of the Riverwalk project a special overlay district is being proposed (Downtown Commercial Waterfront Overlay District) in order to stimulate investment into this area located within the CRA. Properties meeting the criteria for inclusion in this overlay district are part of the Riverwalk Plan and are waterfront properties. There are several waterfront properties that have adjoining lots that are not on the water but are included because they are part of operations of a waterfront lot.

Staff met with the property owners within the proposed Downtown Commercial Waterfront District on Thursday, January 13, 2016 to discuss how the City could assist with revising the Land Development Code to better address development needs. Requested criteria included:

- Building height will be increased to 60-70

- The City will develop and off-site central storm water retention area, allowing us to build more usable area on the waterfront; part of the associated cost will be paid by landowner.

- Setbacks will be modified to accommodate each project.

- Mixed zoning allowing residential use will be permitted.

- The City has acquired the Chamber of Commerce and will continue to acquire more off-site parking to accommodate our customers. This will relax the parking requirement and allow additional buildable area. City will dedicate the Chamber of Commerce property for public parking.

- Tropical streetscape will be done and maintained to improve the look of the waterfront.

- Similar to the past, the City will compensate for easement in the form of credits.

- Since CRA has been extended, by the City and Citrus County for another 25 years, we can use our tax money in the waterfront district.

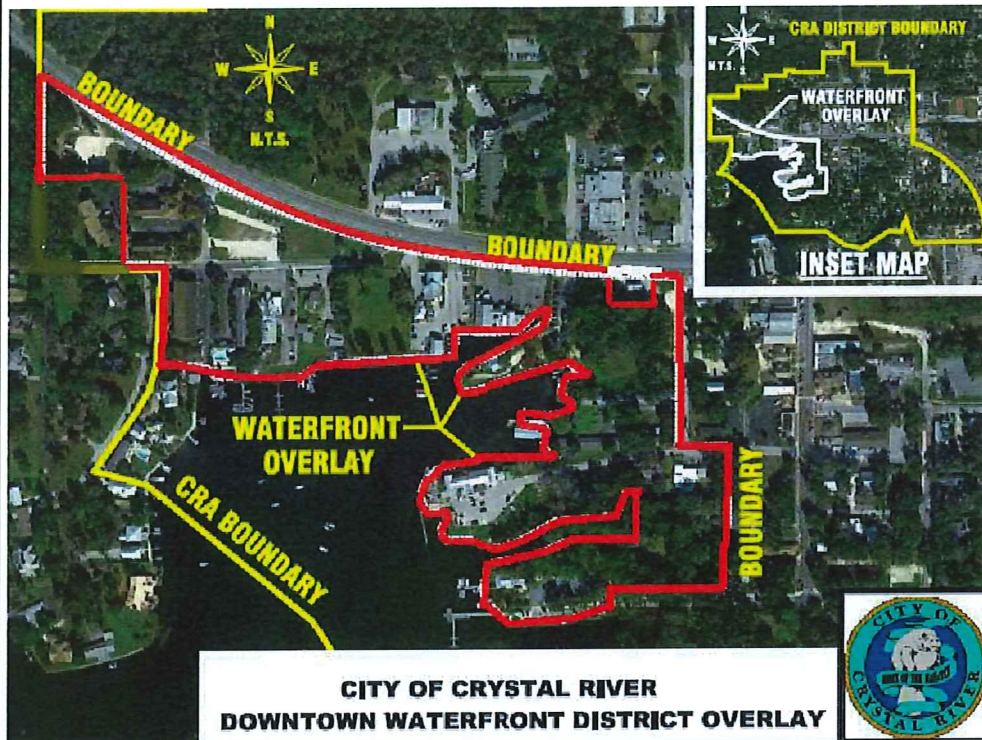
The River Walk has been a high priority for CRA, local citizens and visitors. Mayor Jim Farley and other Council members are in support of this visionary plan, which will bring more commerce to the waterfront district.

The Planning Commission had a series of meetings to evaluate the proposed changes for this District. A significant amount of time was spent by the Planning Board Developing the recommendations submitted.

The Planning Commission recommends the following zoning criteria:

**RECOMMENDATION:**

**Downtown Commercial Waterfront Overlay District Boundary –**



**Height:** *Existing* Commercial -50' *Recommended* – 55' with 10' allowance for appurtenances (cupolas, decorative rooftop façade, etc.)

**Setbacks:** – *Existing:* 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. *Recommended:* Waterfront setback can be included in the waiver.

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

**Stormwater Requirements:** *Existing:* 1.5" held on-site      *Recommended:* Off-site buy-in.

**Commercial F.A.R.:** (commercial density) – Existing 0.5      Proposed – 0

**Parking Standards:** None

**Discussion:**

The next step in adopting the zoning criteria will be to put together Design Standards that incorporates the approved zoning criteria. The purpose of the Design Standards is to guide the general form and relationship of the buildings within the CRA Overlay District to the environment, surrounding uses and structures. We will work with Jan Ashe in developing the overall guidelines that will ensure a well-planned overlay.

**Staff Recommendation:** Approval

**Funding Information:**

Project Cost: NA

Funding Source:

Amount Available:

Finance Department Approval: \_\_\_\_\_

Approvals: \_\_\_\_\_  
Originating Department

  
CRA Administrator

\_\_\_\_\_  
CRA Attorney (if applicable)

Attachments: Draft Minutes of the Planning Commission Meeting held March 24, 2016

CRA Board Action:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Other \_\_\_\_\_



**Planning Commission Meeting Minutes**  
**March 24, 2016**  
**5:30 p.m.**



*Robert Froehling Chairman*  
*Robert Mercer, Vice Chairman*  
*Doug Smith*  
*Phillip Jannarone*

*Dee Atkins*  
*Keith Raym*  
*Charles Kish*

*Joe Chrietzberg, Alternate Seat 1*  
*VACANT - Alternate Seat 2*

The Chairman called the meeting to order at 5:30 p.m.

1. Roll Call -

Commissioners Present: Robert Froehling, Phillip Jannarone, Dee Atkins, Keith Raym, Charlie Kish, and Joe Chrietzberg. Robert Mercer joined the meeting at 5:32 pm. Doug Smith joined the meeting at 5:34 p.m.

Commissioners Absent: None.

Staff Present: Planning Director Jackie Gorman, City Manager Dave Burnell, City Attorney Elizabeth Lester Martin and Deputy Clerk Lisa Morris

2. Moment of Silence- The Commission observed a moment of silence.

3. Pledge of Allegiance- Chairman Froehling led in the Pledge of Allegiance.

4. Adoption of Agenda- Commissioner Atkins made the motion to adopt the agenda and Vice-Chairman Mercer seconded the motion. **Motion carried 7-0.**

5. Approval of Minutes - **March 3, 2016**- Vice-Chairman Mercer motioned to approve the minutes of the March 3, 2016 meeting and Chairman Froehling seconded the motion. **Motion carried 7-0.**

6. Citizen Input-

Gerry Mulligan, 203 NW Bay Path, Crystal River, stated that he was here as a representative of the Crystal River Area Council not as a member of the press and asked that the Commission not push forward a referendum of the taxpayers on the issue of height because it will delay the Riverwalk. To delay the Riverwalk will cost the City \$500,000 that was allotted for the project from the County from the BP dollars toward the creation of the Riverwalk. The \$500,00 was approved with the stipulation of groundbreaking in the current year 2016. Mr. Mulligan stated the overlay district ties into conversations with property owners about maximizing the use of the property and getting concessions from the property owners to make the Riverwalk happen. There have been some extremely complex negotiations for an extended period of time. The fear is if that the Commission inserts a public vote on height restrictions that it will slow the process of the Riverwalk down and result in the loss of the \$500,000 and the momentum behind developing the Riverwalk. Mr. Mulligan stated there has not been any bayfront economic development in twenty-five (25) years and the reason is, as a business person, as an investor, there will not be a return on the investment based on the cost of the property involved and the

amount of building that can actually be built. The Hampton property is an example, before the aquarium concept came up about putting a small hotel there and the numbers were added up and with the current restrictions that are in place it just doesn't allow for a return on investment. The Crystal Area Council feels that the City is going in the right direction to mitigate some of the issues, the setbacks, the stormwater, and the parking to come up with alternatives to meet those barriers.

Commissioners asked Mr. Mulligan questions and Mr. Mulligan responded to the Commissioners questions.

Mike Czerwinski, 2716 S. Lecanto Hwy., Project Manager on the Riverwalk presented information on the easements related to construction of the Riverwalk and development of the overlay.

Commissioner Jannarone stated that he has not seen a notification of the Planning meeting in the Chronicle.

Deputy Clerk Morris advised that the notice of the special meeting was published in the Chronicle on March 11, 2016.

The Chairman requested that the record reflect that it was asked to be on the Woodland Estates Home Owner's Association website for two cycles.

Karen Pieters, representing the Crystal River Mainstreet Program, asked the Commission not to recommend a referendum because the Main Street Program fully supports the Riverwalk and would not like to see the Riverwalk jeopardized in any way.

Marcia Chesnicka, 175 Bay Path Drive, stated excitement over the changes that are happening in Crystal River and requested that the Commission not do anything to hinder the progress of the Riverwalk.

Dr. Desai, 507 NW 9<sup>th</sup> Ave, stated height is one of the negotiating points for the property owners and if the height is not adjusted to allow building then the Riverwalk will not happen, and the property owners will walk, and requested the board correct the set back problem, with all the restrictions in that area it is the same as telling people not to build here.

Commissioner Raym asked Dr. Desai questions about setbacks.

Dr. Desai responded to Commissioner Raym's questions.

Chairman Froehling stated that numerous cities in Florida have buildings built right on the seawall and over the water.

Anne Pope, 1028 S.E. 5<sup>th</sup> Avenue, stated that a referendum would set the City back and have a negative effect on the City.

Mike Czerwinski stated that set backs are set up to protect the resources, control the storm water and keep it from the water body.

Vice-Chairman Mercer addressed some of the public comments.

Elizabeth Lester Martin, City Attorney, stated that it is not the express right of the Planning Commission to recommend a referendum and provided further explanation on the matter.

Commissioner Raym questioned why the commission was discussing the topic of a referendum when it had been decided against at the previous meeting.

The City Attorney recommended that the Commission not take a roll call vote on recommending a Referendum on building height, as it is not the Commission's express right. The Attorney stated that a discussion on the subject would be acceptable, however a vote would be inappropriate.

Vice-Chairman Mercer called for a consensus vote on recommending a referendum on building height in the CRA: 2 were in favor and 5 were opposed. No consensus was reached (5 commissioners were against recommending a building height referendum and 2 commissioners were in favor of recommending a referendum).

Gail Kostelnick, Woodland Estates, asked if the board had considered safety related to building height and asked if it will open the door to the whole city being subject to increased building heights.

Vice-Chairman Mercer addressed Ms. Kostelnick's concerns.

Chairman Froehling also addressed the concerns of Ms. Kostelnick.

7. Public Hearing - *None*

8. Unfinished Business - *CRA Overlay Discussion*

*a. Building Heights - Referendum Discussion* - Planning Director Jackie Gorman presented information related to reaching a consensus on criteria to recommend to City Council for the CRA Overlay district.

*b. Commissioners discussed the various height levels.*

City Manager Dave Burnell stated that the Commission should require that the builders must include some decorative roof apertures to hide elevator boxes, A/C units, etc. and to be inclusive of design criteria.

A couple of commissioners recommended 60 feet with fixtures included and a few recommended 60 feet plus 10% to give leeway for fixtures.

Elevator Cab standard height is 7' 11".

Planning Director Gorman stated that she liked the idea of a variation instead of variance.

Vice-Chairman Mercer made the motion for the Planning Commission accept a total of 65 ft. building height in the proposed overlay district; the motion was seconded by Chairman Froehling.

**Motion failed 0-7.**

Vice-Chairman Mercer made a motion 55 feet, four floors/stories from flood level, with 10 ft. for apertures for a total of 65 ft.; the motion was seconded by Chairman Froehling. (Withdrawn)

Vice-Chairman Mercer made a motion to approve building height of 55 ft. from flood plain with 10 ft. for apertures for a total of 65 ft. maximum height; the motion was seconded by Chairman Froehling.

Motion carried 6-1.

*c. CRA Overlay - Review of Criteria and Recommendation for Approval*

There was a consensus on the setbacks waivers.

The Commission reached a consensus on the impervious surface ratio being flexible with off-site buy-in related to storm water.

The Planning Commission came to a consensus on building placement/views.

Floor Area Ratio going from .5 to 0. The Planning Commission is going from .5 to 0.

9. New Business -

*a. Request for revision to Chapter 9, VARIATIONS FROM CODE REQUIREMENTS - discussion*

10. Staff Comments - no comments. Planning Director Gorman thanked the Commission for all the hard work.

11. Commissioner's Comments- Commissioner Atkins stated that she loves this board, and has waited a long time to vote the height issue.

Commissioner Jannarone stated that he was happy with the recommended height, limiting aperture height and only gave 5 feet in overall living space height.

Vice-Chairman Mercer stated that Ms. Rosetti had petitions that the board members could sign related to Schatz Island.

City Attorney Martin informed the Commission that the Commissioners should not discuss any petitions or how the Commissioner's themselves will be addressing anything related to the issue.

12. Chairman's Comments-

13. Adjournment- Commissioner Kish motioned to adjourn and Chairman Froehling seconded. **Carried 7-0.** Meeting adjourned 7:42 p.m.

Attest:

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ROBERT FROEHLING, CHAIRMAN

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LISA MORRIS, DEPUTY CLERK

**COMMUNITY REDEVELOPMENT AGENCY**  
**Agenda Item Summary**

**Meeting Date:** April 11, 2016

**Agenda Item Number:** 8C

**Requested Motion: Discussion Only** – The Tree Board would like the CRA Board to consider removing some or all palm trees from the cemetery on NE 3<sup>rd</sup> Street.

**Summary:** The Public Works Department hires an outside Tree Company to trim palm trees within the cemetery on NE 3<sup>rd</sup> Street approximately every other year. They are trimmed to what is often referred to as a ‘hurricane cut’, meaning the palm fronds are short enough to withstand high winds.

The City Tree Board has taken an interest in this Public Works function, and would prefer that the palm trees be cut down entirely, and the stumps ground down to grade. There are approximately 120 palm trees in the cemetery, and the Tree Board feels they should all be removed. The Board has suggested removing 30 - 40 palm trees per year until all palm trees have been removed. The Board feels the palm trees are messy and unsightly, however all non-palm trees would remain. The Tree Board discussed this over a period of three meetings.

The staff liaison has concerns about such an undertaking, and recommended that the Board approach the CRA Board with their initiative. This appears to be more a policy decision because it does change the image of the Cemetery and will require unbudgeted funding. Staff's concerns are as follows:

- \* The cost is considerable. One estimate from a Tree Company for the removal of 30 palm trees was \$14,000. A hurricane cut trim is usually about \$25 per tree. Tree Board is also requesting a funding source from outside the Tree Board Budget.
- \* The aesthetics of the palm trees is very subjective. Some individuals with relatives buried in the cemetery may appreciate palm trees and prefer they remain as part of the Cemetery ambiance. Based on Public Works experience, anytime a tree is cut down there are complaints.
- \* The tree removal operations could be disruptive to the cemetery, and potentially cause damage to headstones if a tree was felled in the wrong direction by accident. Problems can also arise from stump removal or grinding. Large equipment in the cemetery may cause rutting and there is potential for other damage to occur.

**Staff Recommendation:** This is a policy decision in how the Cemetery should be maintained.

**Funding Information:**

Project Cost: Unknown  
Funding Source: Unknown  
Amount Available: N.A.

**Finance Department Approval:** \_\_\_\_\_

**Approvals:**

\_\_\_\_\_  
**Originating Department**

  
\_\_\_\_\_  
**CRA Administrator**

\_\_\_\_\_  
**CRA Attorney (if applicable)**

**Attachments:** None

**Council Action:**

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Other \_\_\_\_\_

To Tree Board

From Kitty Ebert

Agenda item for March 29, 2016

Facts about Palm Trees:

1. Palm trees in the Crystal River Cemetery are Volunteers
2. There are 120 palm trees
3. To keep them in shape they must be trimmed every two years
4. If you hurricane cut them you can let them go for three years however you run the risk of killing them and they provide no shade
5. Palm trees are very messy and the last bid the city had to prune them was \$6,000

Several months ago the city's staff member to the city's tree board, Louis Kneip, asked the city's tree board if we would like to pay \$6,000 out of our budget for trimming of the palm trees in the cemetery. My reaction was absolutely NO for the following reasons:

\$6,000 is our total budget for the year, they are a nuisance and make a mess with trash and fronds, they have to be pruned out every few years, they are volunteers.

Cemeteries do not have trees with the exception of a few on the perimeter.

We have 120 of them, all volunteers

To keep the cemetery cleaned up takes a huge amount of labor with all of these trees. Consequently we have palm tree trash everywhere and new ones trying to sprout. The Sabal Palm trees make the cemetery look **blighted** from all of their debris. Getting rid of these trees will save the city much maintenance money over the future years and make the cemetery more attractive. We may want to keep a few at the entrance because we are Florida.