



**Minutes of the
Community Redevelopment Agency
Regular Meeting
Monday, April 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 Holmes. Motion carried unanimously.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. *Approve Minutes of CRA Meeting held March 28th, 2016*

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

6. PUBLIC INPUT

Sharon Kerner- CR Tree Board- Announced the Arbor Day Tree Giveaway at Little Springs Park scheduled for Saturday, April 30, 2016 9:00 a.m. through 12:00 p.m.

Karen Pieters- CR Main Street- Announced a Main Street Celebrity Bartender Fundraising Event at Burke's scheduled for Thursday, April 14th from 6:00 p.m.-9:00 p.m. and announced that the historic boat display plans will be presented at an upcoming meeting.

Phillis Rosetti- 209 SE Paradise Point Road- Commented on color selection for playground equipment at Hunter's Springs in favor of natural tones.

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*

Background: [Agenda Sheet **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.

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

End of Agenda Sheet]

CRA Administrator Burnell provided a brief explanation of the item. Consensus was reached to move forward with proposed recommendations, but to avoid bright (primary) colors.

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

Background: Agenda Sheet **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.

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.

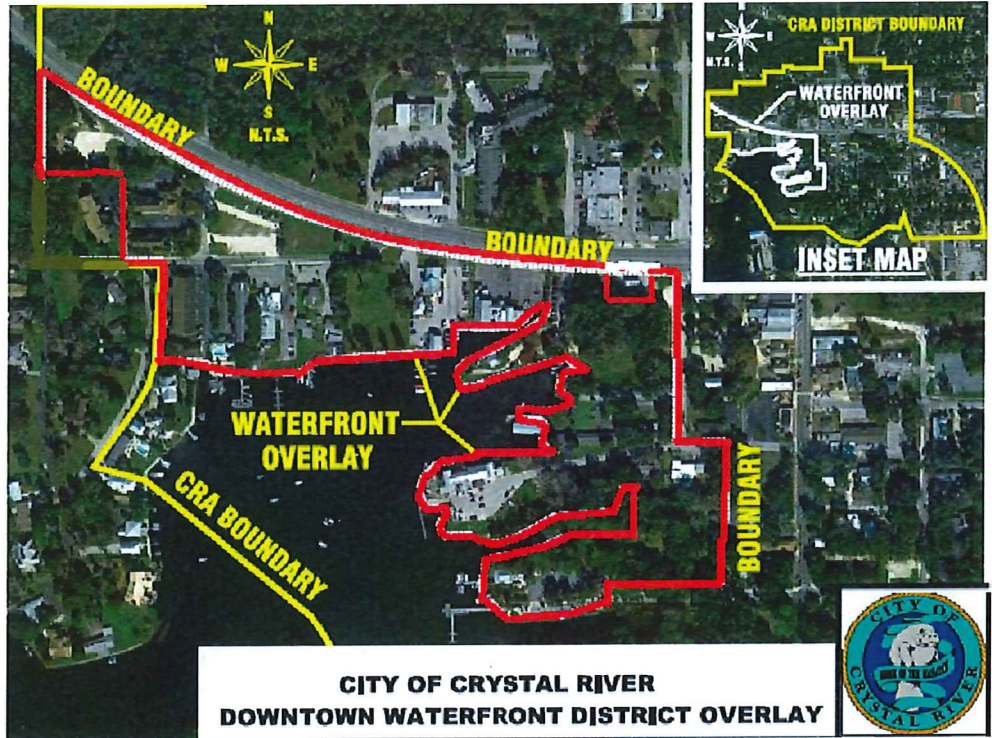
The River Walk has been a high priority for CRA, local citizens and visitors. Mayor Jim Farley and other Council members are in support of this visionary plan, which will bring more commerce to the waterfront district.

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

End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the item and addressed Council questions and comments regarding the various recommendations, next steps in the development, adoption and implementation process.

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 was made by Board member Houston; seconded by Board member Holmes. Motion carried unanimously.

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

Background: [Agenda Sheet **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 3rd Street.

Summary: The Public Works Department hires an outside Tree Company to trim palm trees within the cemetery on NE 3rd 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 ambience. 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.
End of Agenda Sheet]

Public Works Director Lou Kneip provided an overview of the item, background info and events leading up to the proposal, as well as staff concerns related to risks associated with the proposal.

Mayor Farley agreed with staff concerns.

Tree Board member Sharon Kerner presented the proposal to the Board on behalf of Tree Board member Ebert, who was unable to attend, and addressed Council questions and comments regarding aesthetics, interference with the growth of oaks, damage and cost. Chairman Farley and Board member Brown spoke in favor of staff concerns, and Board member Holmes spoke in favor of Tree Board’s concerns. Board member Houston suggested staff identify problematic trees for removal and bring back to the Board.

Board consensus was reached for staff to identify problematic trees among those already marked and bring back to the Board for approval, as suggested by Board member Houston.

9. COMMUNICATIONS

10. BOARD MEMBERS COMMENTS

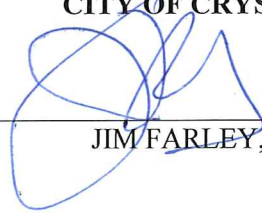
- A. *Jim Farley, Chair*
- B. *Mike Gudis, Vice Chair*
- C. *Andy Houston*
- D. *Ken Brown*
- E. *Robert Holmes*

11. PUBLIC INPUT

12. ADJOURNMENT

Mayor Farley adjourned the meeting at 6:32 p.m.

CITY OF CRYSTAL RIVER



JIM FARLEY, CHAIRMAN

ATTEST:



MIA FINK, CITY CLERK

