



**Minutes of the
Community Redevelopment Agency
Regular Meeting
Monday, January 9th, 2017 @ 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 Board member Gudis; seconded by Vice Chairman Fitzpatrick. Motion carried unanimously.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. *Approve Minutes of CRA Meeting held December 12th, 2016*

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

6. PUBLIC INPUT

Gerry Mulligan- 203 N West Bay Path Drive- Crystal River Area Council- Reiterated the importance of the Riverwalk project, urged City to stand steady, and encouraged the Board to overcome barriers.

7. CRA ATTORNEY

8. CRA ADMINISTRATOR

A. Riverwalk Update regarding Overlay District, Easements and Stormwater Permitting status

Background: [Agenda Sheet **Requested Motion:** No Motion "Information Only"]

Summary: A delay in issuance of Stormwater Conceptual Permit No. 49042837, which is necessary to address one of the critical issues related to redevelopment of the Riverwalk adjacent properties, caused a delay in execution of the easements requested by property owners. However, on January 3, 2017 9 (after 5:00 p.m.) the City was notified that the permit would be issued. Rick Busche from Kimley-Horn has planned to attend the Council meeting to explain the conditions of the permit and will be available to the property owners by phone to answer questions.

A second concern was also raised related to the need to allow views of Kings Bay from the road, a provision included in the proposed CRA Overlay Ordinance and exclusion was requested. In discussions, the provision was identified as problematic, due to the potential for the neighboring property to affect how the view may need to be designed, and a lack of a clear definition of "water view" could leave it up for various interpretations in the future. Property owners were also concerned with the fact that there is a vacant lot along the road now, but the bay is still difficult to view. Another potential issue with the provision was related to the property owner's ability to raise the property above the roadway level, as some are already higher. A final point made was that the property owners are giving up the waterfront for public access with the easement.

In order to resolve potential issues and address concerns raised by property owners, staff has omitted the provision related to “water view”. The CRA Overlay Ordinance No. 16-O--05 is included on the January 9, 2017 City Council Meeting agenda for a first reading approval.

Staff’s goal is to ensure all necessary easements are executed to facilitate a ground breaking in late January or early February.

Staff Recommendation: NA

End of Agenda Sheet]

Richard Busche of Kimley Horne Engineering presented information to Council on the SWFWMD permitting status and storm water master plan for CRA portion of waterfront district for the purpose of streamlining future development and redevelopment of affected parcels. (SEE ATTACHMENT 1)

Board discussion was held regarding easement negotiations still underway and potential methods to work toward a resolution, including the involvement of outside parties.

Consensus was reached to allow the CRA Administrator to move forward with submission of a revised rendering of the property that is nearing completion to determine if additional meetings are necessary. CRA Administrator Burnell also addressed Board questions regarding timelines, funding sources and stormwater permit language.

B. Discussion on flood damaged Waterfronts and Community Services building located at Kings Bay Park

Background: Agenda sheet **Requested Motion: Discussion on flood damaged Waterfronts and Community Services building located at Kings Bay Park.**

Summary: Hurricane Hermine caused significant damage to the Waterfronts Building at Kings Bay Park and the structure has been uninhabitable since the flood. Staff is looking for feedback from City Council on short and/or long term options related to redevelopment at this location. Historically, this building is one of the last remaining original fishing house structures on Kings Bay. Prior to the flood, the building had been recently remodeled for Waterfronts and Community Services operations and later intended to provide required facilities for the proposed Kings Bay Mooring Fields.

Potential options for moving forward are listed below:

- Restore existing building and mitigate for flooding by elevating above base flood and updating to existing code.
- Demolish existing building and replace with a new building, above base flood to serve as marina/mooring field support and Waterfronts and Community Services Department base of operation.
- New building to public/private operation to serve local residents and tourists; restaurant or snack bar with mooring service requirements.
- Combination of multiple items.

If a decision is made to restore the structure, reconstruction would be subject to current building standards, as the building is more than 50% damaged; however retention of historical characteristics may also be a priority.

Additional factors that may be taken into account include the following:

- Public need for additional kayak launching, manatee tour operations

- The Riverwalk will lead directly to this site
- Limited parking on site
- Changes will need to be reviewed by Florida Community Trust
- Site is used for numerous public events

Staff Recommendation: N/A

End of Agenda Sheet]

CRA Administrator Burnell provided an overview of the item, requesting input from Board regarding potential options for redevelopment of the site and reminding Board of the recent bids related to usage of the dock and slips 17-RFP-01 and 17-RFP-02.

Board discussion was held regarding a possible mixed-use structure, the history and status of the building currently on site and potential models for redevelopment options, while concerns were expressed regarding future commercial use of the property. Site needs related to mooring field establishment were discussed, as well as public use of the site. CRA Administrator Burnell also addressed Council questions regarding the kayak launch redevelopment and demolition.

Consensus was reached regarding demolition of the existing building and staff was requested to come back with four redevelopment options for Board consideration.

C. Motion to allow city staff to discontinue the "Buy a Brick Program" effective January 31, 2017

Background: [Agenda Sheet Requested Motion: Motion to allow City Staff to discontinue the "Buy a Brick Program", January 31, 2017.

Summary: The CRA Board approved the Buy a Brick Program to allow individuals to purchase an engraved brick that would be installed in the North Citrus sidewalk. The donation of \$50.00 per brick was used to purchase the brick, have it engraved and installed. The balance of the funding was to be set aside for some type of monument for the downtown area, ideally somewhere on Citrus Avenue. Since the program inception in FY 2013 there has been a total of \$7,650 raised, minus purchases totaling \$1,858.76 and current net proceeds in the amount of \$5,791.24.

Currently we have individual orders of additional bricks to be engraved and installed; staff will submit a final purchase order to complete the work after January 31, 2017.

Staff is seeking input as to the type of monument or any other way in which the remaining funds could be utilized. CRA staff will formulate a list of proposals and costs, then present this information during the March CRA meeting.

Staff Recommendation:

End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the item requesting Board consideration to discontinue the Buy-a-Brick program.

Motion to allow City Staff to discontinue the "Buy a Brick Program", January 31, 2017 was made by Vice Chairman Fitzpatrick; seconded by Board member Brown. Motion carried unanimously.

D. Motion to restore the City of Crystal River Mini-Grant Program on January 28, 2017 back to its original format which provides grants for Distressed Property , Commercial Site improvement, Commercial Sign Improvement, Commercial Façade, Residential Façade and Mural Grants

Background: [Agenda Sheet Requested Motion: Motion to restore the City of Crystal River Mini-Grant Program on January 28, 2017 back to its original format which provides grants for

Distressed Property , Commercial Site improvement, Commercial Sign Improvement, Commercial Façade, Residential Façade and Mural Grants.

Summary: After Hurricane Hermine the City temporarily modified the Mini-Grant Program to assist in rehabilitation of damaged businesses or residents within the CRA District. The State of Emergency caused by the hurricane is ending on January 28, 2017, therefore this is the appropriate time to revise the CRA program back to its regular format. CRA has not accepted any new grant applications related to the hurricane in the last month so there is no significant demand at this time; however this proposal allows nearly three weeks between tonight’s potential approval and the date on which the program would revert back to its original categories. This allows someone wanting to make a make an application related to Hurricane Hermine still possible.

Staff Recommendation: Staff supports changing the Mini-Grant Program back to pre-Hurricane Hermine format. End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the item.

Motion to restore the City of Crystal River Mini-Grant Program on January 28, 2017 back to its original format which provides grants for Distressed Property , Commercial Site improvement, Commercial Sign Improvement, Commercial Façade, Residential Façade and Mural Grants was made by Board member Holmes; seconded by Vice Chairman Fitzpatrick.

CRA Administrator Burnell addressed Council questions regarding a potential need for the program to continue, providing confirmation that there was not.

Motion carried unanimously.

9. COMMUNICATIONS

10. BOARD MEMBERS COMMENTS

- A. *Jim Farley, Chair* – Expressed optimism regarding the Riverwalk project, referring to Mr. Mulligan’s earlier comments.
- B. *Mike Gudis*- Commented on the importance of moving the Riverwalk project forward.
- C. *Ken Brown*- Commented on moving the Riverwalk project forward.
- D. *Pat Fitzpatrick, Vice Chair*- Also commented on moving forward with the project, recalling the initial project meeting held at the Plantation, and the progress made over the past few years.
- E. *Robert Holmes*

11. PUBLIC INPUT

Peter Thibodeau- Crystal River- Expressed concerns regarding SWFWMD permitting and the way in which drainage is handled, noting an observation of improper use of a storm drain in the City.

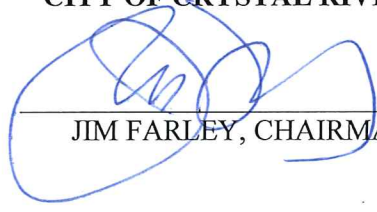
Ralph Duball- SE 5th Avenue- Expressed pedestrian safety concerns for Three Sisters Springs Refuge visitors parking at Kings Bay Plaza and crossing to walk onto the site.

Dee Atkins- 3851 N. Nokomis Point- Spoke regarding moving forward with the Riverwalk project and the need for compromise, as well as third party funding considerations related to the kayak launch at Kings Bay Park.

12. ADJOURNMENT

Chairman Farley adjourned the meeting at 6:34 p.m.

CITY OF CRYSTAL RIVER



JIM FARLEY, CHAIRMAN

ATTEST:



MIA FINK, CITY CLERK

