

**Minutes of the  
Community Redevelopment Agency  
Regular Meeting  
Monday, December 8<sup>th</sup>, 2014 @ 6:30 p.m.  
Council Chamber, City Hall**

**1. CALL TO ORDER**

**Chairman Farley called the meeting to order at 6:30 p.m.**

**Boardmembers Present:** Chairman Jim Farley, Boardmember Mike Gudis, Boardmember Paula Wheeler, Vice Chairman Ken Brown, Boardmember Robert Holmes

**Boardmembers Absent:** None

**Staff Present:** David Burnell, CRA Administrator; George Angeliadis, CRA Attorney; Mia Fink, City Clerk; Michelle Russell, Finance Director; Jackie Gorman, Planning Director; Lou Kneip; Public Works Director

**2. ADOPTION OF AGENDA**

Motion to adopt the agenda was made by Boardmember Wheeler; seconded by Boardmember Holmes. Motion carried unanimously.

**3. PRESENTATIONS**

**4. UNFINISHED BUSINESS**

**5. APPROVAL OF CONSENT AGENDA**

A. *Approve Minutes of CRA Meeting held November 17, 2014*

Motion to approve the consent agenda was made by Boardmember Gudis; seconded by Boardmember Wheeler. Motion carried unanimously.

**6. PUBLIC INPUT**

**7. CRA ATTORNEY**

**8. CRA ADMINISTRATOR**

A. *Mini-grant Application submitted by Heritage Village Cycles*

**Background:** Agenda Sheet **Requested Motion:** Information Only

**Summary:** Mike & Dawn Holrath are the owners of a new business, Heritage Village Cycles, located at 707 N. Citrus Avenue (next to Aardvarks).

Attached for your review is a mini-grant requesting funds for signage. Mr. & Mrs. Holrath have made an effort to contact various sign companies in Citrus County but could only get one estimate from White Mountain Signs for signage that meets the CRA guidelines.

The estimate White Mountain Signs amounts to \$1,908.00 and the grant request is for \$954.00 (50%).

**Staff Recommendation:** None

End of Agenda Sheet]

Council Discussion:

Boardmember Wheeler stated that she loves the signs, but questions whether or not the award amount is enough to foster any significant improvements.

Vice Chairman Brown welcomed the business owners to the community, noting that this new business was an example of Crystal River being more than just a “manatee community”.

*B. Quasi-Judicial Public Hearing- Approval of Site Plan and Appearance for Hardee's Restaurant*

1. Read Ordinance by title Only for First Reading
2. Disclosure of Ex-Parte Communications
3. Swearing-In of all persons who wish to Testify
4. Testimony by Staff
5. Presentation by Applicant / Presentation by Affected Parties / Questions by City Council
6. Hold Public Hearing
7. Motion to approve the Hardee's Architectural Design & Site Plan

Background: Agenda Sheet Requested Motion: Approval of the Hardee's Architectural Design & Site Plan subject to staff comments.

**Summary:** Section 10.03.03. of the Land Development Code requires action by the Community Redevelopment Agency for new site development within the CRA District. This approval includes the site layout and adherence to the Vernacular Design Guidelines.

Attached you will find the site layout that has been reviewed conceptually by staff. Site comments are technical in nature and will be addressed prior to final approval. Hardee's is anxious to move forward with the final engineering drawings, however, wanted to make sure that the layout and the architectural vernacular design has received approval by the CRA Board in December if possible.

We have also attached photos of a typical Hardee's restaurant along with the proposed architectural design. You will notice the new design will include a metal vernacular style roof and nautical fixtures. They have also agreed to include nautical enhancements into their landscape plan.

Hardee's site is directly across from the new Wendy's which will have a very modern appearance. Hardee's is on the very edge of the CRA District and staff believes this design demonstrates a transition that includes some modern architecture but also has enhancements that comply with the “fishing village theme”.

**Staff Recommendation:** Staff recommends approval of the Vernacular appearance design and site plan subject to all comments being resolved prior to issuance of building permit. End of Agenda Sheet]

Administrator Burnell provided a brief explanation of the item and the attachments, which include an original site plan and one with modifications consistent with CRA guidelines. Vice Chairman Brown asked how many parking spaces there would be.

CRA Attorney Angeliadis advised that any individuals planning to speak or offer testimony during this public hearing, staff or otherwise, should now be sworn in by the Clerk.

Applicant representation and the Planning Director were sworn in by Clerk Fink.

City Attorney Angeliadis continued with the quasi-judicial procedure, advising the CRA Board that all ex parte communications should be disclosed.

*Ex Parte Communications:* All board members responded that there were no ex parte communications.

Ms. Gorman advised that the applicants, Jack and Emily Kemp of Phase Three Star, LLC and their representatives were present at the hearing. Mrs. Kemp then briefly introduced the team, including Timothy Johnson, Lead Civil Engineer, with Maser Consulting, and development team Roger Posey and Greg Webb of Verdad Real Estate.

**Jackie Gorman, Planning Services Director- 123 NW Hwy. 19, Crystal River, FL 34428-** Ms. Gorman presented the site plan and advised the Board of parking and landscaping issues that are currently being resolved, noting that the owners have been more than accommodating in satisfying staff requests and recommendations.

*Public Comments:* There were none.

**Motion to approve the Hardee's Architectural Design and Site Plan subject to staff comments was made by Boardmember Gudis; seconded by Boardmember Wheeler.**

Boardmember Holmes asked if all of the all environmental remediation been addressed by the previous occupants.

**Emily Kemp, Phase Three Star, LLC- 9434 Hunter's Pond Drive, Tampa, FL 33647-** Stated that there are some monitoring wells on the site, and those wells will continue to remain in place for a period of time until remediation is complete. She advised that that remediation is the responsibility of the state, they are proceeding as instructed by applicable agencies and offered to follow up with more detailed information if it was needed.

Chairman Farley asked when they will expect construction to begin.

**Roger Posey, Permitting and Entitlement Manager, Vertical Construction Mangement for Verdad Real Estate- 1211 S. White Chapel Blvd., South Lake, TX 76092-** Mr. Posey confirmed that construction is planned to begin within two to three months, with project completion to occur within 120 days of commencement.

Boardmember Wheeler stated that she was happy that Crystal River was chosen for the project location, welcomed the team and wished them all of the success.

Ms. Kemp thanked the Board for their time, stating that they are excited to be here, and feel that as Army veterans with young kids, Crystal River is an ideal community in which they can invest.

Vice Chair Brown welcomed and thanked them, complimented the design, and requested that the team work closely with staff to get as much landscaping and greenery as possible worked into the plan.

Boardmember Gudis welcomed the team, noting that Crystal River is on the move and they will be glad they got in on the ground floor.

**Motion carries unanimously.**

**9. COMMUNICATIONS**

**10. BOARD MEMBERS COMMENTS**

A. *Jim Farley, Chair*

B. *Mike Gudis*- Remarked on the great turn out for the Crystal River Christmas Parade held the previous weekend, advising that he received a lot of positive feedback.

C. *Paula Wheeler*- Inquired about new businesses coming into the CRA district. CRA Administrator Burnell confirmed that, according the Planning Director, there have been a number of inquiries and the growth environment has been positive.

Boardmember Wheeler stated that she feels this is a result of their dedication to code enforcement.

D. *Ken Brown, Vice Chair*

E. *Robert Holmes*

**11. PUBLIC INPUT**

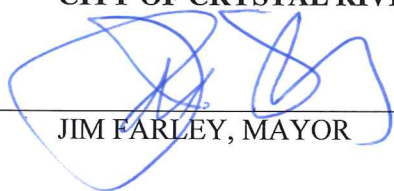
**12. ADJOURNMENT**

Chairman Farley adjourned the meeting at 6:47 pm.

**CITY OF CRYSTAL RIVER**

**ATTEST:**

  
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MIA FINK, CITY CLERK

  
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JIM FARLEY, MAYOR