



**Minutes of the  
Community Redevelopment Agency  
Regular Meeting  
Monday, July 14, 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:** Chair Jim Farley, Vice Chair Ken Brown, Boardmember Mike Gudis, Boardmember Paula Wheeler, Boardmember Robert Holmes

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

**2. ADOPTION OF AGENDA**

**Motion to approve was made by Councilmember Wheeler; seconded by Councilmember Brown. Motion carried unanimously.**

**3. PRESENTATIONS**

**4. UNFINISHED BUSINESS**

**5. APPROVAL OF CONSENT AGENDA**

A. Approve Minutes of CRA Meeting held June 9, 2014

**Motion to approve the Consent Agenda was made by Councilmember Gudis; seconded by Councilmember Wheeler. Motion carried unanimously.**

**6. PUBLIC INPUT**

None

**7. CRA ATTORNEY**

A. Appoint City Manager Burnell as CRA Administrator

**Motion to approve the Consent Agenda was made by Councilmember Wheeler; seconded by Councilmember Gudis. Motion carried unanimously.**

**8. CRA ADMINISTRATOR**

A. Update on Mini-Grant Applications

Background: [Agenda Sheet Information Only.

**Summary:** One Mini-Grant Application has been received for the Cedar Cove Bed & Breakfast Site Improvement. This grant request is for \$2,500 to install 10' x 57' landscape bed across the front of the property with a nautical theme. There will be hedges around the building consisting of approximately 34 Lorapetalum accented with

approximately 68 liriope grasses. Some tropical plants will be installed in the back corner of the building (i.e., banana trees, caladiums, etc.). Lime rock boulders will also be incorporated into the design.

**Staff Recommendation:** N/A

**Funding Information:**

Project Cost: N/A

Funding Source:

Amount Available:

End of Agenda Sheet]

Council Discussion:

Councilmember Wheeler expressed the need to define grant funding sources and reimbursement documentation.

CRA Administrator Burnell agreed and advised the council that he is working with staff to draft an enhanced version of the application to address those issues and allow for better tracking; this draft will be presented at the next meeting.

Vice Mayor Brown agreed, and stated that he did not wish to vote on every mini-grant but would like improved tracking of the grants for the purpose of going to project sites to see the resulting improvements and speak to recipients. As a side note, Vice Mayor Brown expressed concern regarding the spring on which the property is located, explaining that House Springs is a public, navigable waterway and the owner is blocking access to spring with the use of a weed guard. He also expressed concern that the spring was being used as a marina, in that patrons are anchoring boats over the spring, and feels that respect for public land is necessary to keeping good relations with grant recipients.

Chairman Farley agreed they had no right to block a navigable waterway, adding that it was a State issue.

Brown stated that the City of Crystal River and FWC have sent officers out, but the issues continue.

Councilmember Wheeler mentioned a previous grant recipient with issues related to non-compliance with code, and made the suggestion to route, through the CRA Administrator, requests for the City Attorney to issue to non-compliant grant recipients a unified statement on behalf of the council in future cases such as these.

CRA Administrator Burnell advised that staff responded to the previous complaint, and that owners are in the process of building a dock.

Vice Mayor Brown reiterated that there was more than one incident.

Chairman Farley suggested that the grant application should include compliance language.

City Attorney Angeliadis clarified that the previous issue raised pertained to local compliance and that an extension of this would depend upon circumstances. He advised that he and former City Manager Houston had previously addressed the weed guard, but was unaware of the mooring issue; in regard to the application, a general compliance statement would be permissible, however, enforcement issues should be considered, as well.

Councilmember Wheeler asked if the City would be going down the wrong path by providing grant funds to businesses with outstanding legal issues.

City Attorney Angeliadis stated they potentially would be, and then asked if staff was being charged with identifying state and federal level violations.

Councilmember Wheeler clarified that she does not favor awarding grant funds to recipients that are not following policies and suggested that the City Council be given authority to award or deny these grants may have a greater impact on policy enforcement.

Chairman Farley asked how the Council could know in advance when potential recipients would become non-compliant.

Councilmember Wheeler clarified that although they were previously not in favor of Council being responsible for grant award decisions, maybe a temporary shift in granting authority would encourage recipients to remain compliant by establishing a penalty of denial of funds.

Councilmember Gudis stated that he had a real problem with giving tax dollars to businesses not adhering to laws, regardless of the level, and believes that such action would send the wrong message.

Chairman Farley reiterated the question as to how Council would be made aware of compliance issues.

Councilmember Gudis stated that in this case funds have not yet been awarded and if there were issues, staff would make them aware.

City Manager Burnell provided clarification regarding the history of the issue, and assured council that since the resolution of the weed guard issue, this is the first complaint received pertaining to the property.

Vice Mayor Brown expanded on the various reasons property owners are using weed guards and provided an example of use that would not impede access and agreed with Councilmember Gudis' point regarding being good stewards of tax dollars.

Councilmember Wheeler requested that the next CRA agenda include a discussion item to review the approval process.

City Manager Burnell confirmed that the mooring issue would be resolved and a draft application will be available for discussion item.

City Attorney Angeliadis advised of 7/1/14 update of State law pertaining to navigable waterways, specifically those provisions pertaining enforcement agency authority for the removal of vessels impeding navigation.

Vice Mayor Brown spoke favorably regarding the B&B and improvements being made and clarified that he did not want to discourage property improvements, but wants them to acknowledge that it is a public spring.

Councilmember Holmes requested clarification regarding the seawall on the property.

*Public Input: No public comment*

*B. Presentation- Ferrell Gas Screening*

**Background:** [Agenda Sheet **Requested Motion:** None – presentation of screening options

**Summary:** This agenda item is to provide the Council with options concerning the screening of the Ferrellgas property located at 279 NE 3<sup>rd</sup> Street. This property is currently utilized as an industrial use to store propane within the Community Redevelopment Area (CRA).

Option # 1: Vinyl Fencing

Description: 6' high vinyl fencing, identical to what was recently used to screen the south side of the former Petrella property  
Approx. cost: \$10,000.00  
Advantages: Instant screening, little to no maintenance required  
Disadvantages: Significantly higher cost, limited to 4 foot height on NE 3<sup>rd</sup> Street per City Code

Option # 2: Hedge Row (cedar or holly)

Description: 5-6 ft. high shrubs planted 6 feet apart to form a year round solid screen  
Approx. cost: \$4,000.00  
Advantages: Lower cost, can be installed in-house, more natural appearance  
Disadvantages: Slower to mature into a full screen, higher maintenance (will require watering in the beginning, trimming after they mature), insufficient right of way available to plant there on the NE 3<sup>rd</sup> Street side (would require a landscape easement)

Option # 3: Combination

Description: Install 6' high fencing on NE 3<sup>rd</sup> Avenue, and install 5-6 ft. high cedars or hollies on NE 3<sup>rd</sup> Street.  
Approx. cost: \$6,000.00  
Advantages: Provides instant screening on NE 3<sup>rd</sup> Avenue, avoids 4 ft. fence height limitation on NE 3<sup>rd</sup> Street.  
Disadvantages: Need landscape easement, some watering and trimming of shrubs required.

**Staff Recommendation:** Option # 3. Staff prefers this option as it will allow for taller screening on NE 3<sup>rd</sup> Street. The right of way on NE 3<sup>rd</sup> Street will have to be surveyed beforehand. If the right of way width is not sufficient, staff will attempt to acquire a no-cost landscape easement from the property owner. Approximate cost is \$6,000.00. Three existing trees may need to be removed to make way for the new shrubs. Staff will also approach property owner to see if they are willing to remove one of the three driveway openings on NE 3<sup>rd</sup> Street, which would allow for additional screening.

End of Agenda Sheet]

Council Discussion:

Councilmember Wheeler commented that staff had done an outstanding job on this item.

Mayor and all Councilmembers concurred that they were in favor of Option 3 as presented.

Public Input: No public comment

9. COMMUNICATIONS

10. BOARD MEMBERS COMMENTS

A. *Jim Farley, Chair*

B. *Mike Gudis*

C. Paula Wheeler

D. Ken Brown, Vice Chair

E. Robert Holmes

## 11. PUBLIC INPUT

- Phillis Rosetti, 209 SE Paradise Point Road, Crystal River- Provided further clarification regarding laws pertaining to mooring and navigable waterways.

- Dee Atkins, 3851 N. Nokomis Pt., Crystal River- Provided explanation of the prior method used for the review and approval of CRA Mini-Grant Application under the prior CRA Board structure and suggested that responsible staff physically inspect properties prior to awarding funds.

Councilmember Wheeler reminded her of the decision to transfer of grant application review and decision making authority to staff for the sake of efficiency related to the award process.

## 12. ADJOURNMENT

Chairman Farley adjourned the meeting at 6:57 p.m.

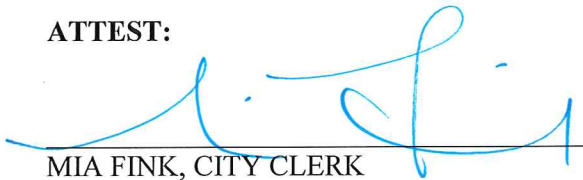
COMMUNITY DEVELOPMENT AGENCY



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JIM FARLEY, CHAIR

ATTEST:



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MIA FINK, CITY CLERK