



**Minutes of the  
Community Redevelopment Agency  
Regular Meeting  
Monday, August 13<sup>th</sup>, 2018 @ 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 Board member Fitzpatrick. Motion carried unanimously.

**3. PRESENTATIONS**

**4. UNFINISHED BUSINESS**

**5. APPROVAL OF CONSENT AGENDA**

A. *Approve Minutes of CRA Meeting held July 11<sup>th</sup>, 2018*

B. *Pump House/Old Jail Open House*

**Background:** [Agenda Sheet **Requested Motion:** None – Discussion regarding upcoming Main Street Open House event.

**Summary:** Main Street is will have the Pump House/Old Jail OPEN August 16 from 5:30 p.m. to 6:30 p.m. to show the current status of the building prior to the restoration.

**Staff Recommendation:** N/A.

End of Agenda Sheet]

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

**6. PUBLIC INPUT**

**Karen Pieters, Executive Director, Crystal River Main Street-** Invited members to upcoming open house- reception event.

**7. CRA ATTORNEY**

**8. CRA ADMINISTRATOR**

A. *Discussion regarding NE 2<sup>nd</sup> Ave North of 3<sup>rd</sup> Parking and one way traffic*

**Background:** [Agenda Sheet **Requested Motion:** N/A --- Discussion regarding utilization of NE 2<sup>nd</sup> Avenue for parking.

**Summary:** The CRA asked Staff to explore the possibility to allow for parallel parking on NE 2<sup>nd</sup> Ave. between NE 3<sup>rd</sup> St. and NE 4<sup>th</sup> St.

With reference to the attached exhibit and photos, NE 2<sup>nd</sup> Ave. is a 60' public right-of-way with a rural section consisting of a 16' wide two-lane asphalt roadway and normally-wet roadside ditches.

Staff approached the project with the intent to develop a plan to minimize the ratio of improvement cost per parking space.

Convert the road to a 12' wide one-way lane (going north) and provide standard 10' wide x 23' long parallel parking spaces and a walking path. Since the existing asphalt width is 16', four feet would remain available for parking. To make up the difference for the required stall width, 6' of either asphalt or gravel could be placed adjacent to the existing edge-of-pavement. Since we wouldn't want the users of these parking spaces to be forced to walk within the roadway (especially with the even narrower aisle width), an additional 5' of new surface would be required.

To accomplish this, the existing roadside ditch would have to be filled in as shown in the attached proposed cross-section which would require an Environmental Resource Permit.

Since the filling of the ditch would result the loss of treatment function and storage/conveyance capacity, SWFWMD has advised that it would likely require mitigation for these losses through the construction of a new water quality treatment area which includes compensating storage/conveyance facilities. Even if we move the walking path to the other side of the street, partial filling would have to occur (now on both sides) and the same criteria would be triggered. Where this could occur would have to be determined.

SWFWMD also expressed concerns with the proposed impacts to jurisdiction wetlands within the existing ditch stating that wetland mitigation may be required.

In consideration of these challenge as well as probable engineering, construction, and mitigation costs, the 8 new parking spaces would be relatively expensive. As such, Staff recommends that if additional parking is desired within the CRA, an alternate location be sought.

**Staff Recommendation:** If additional parking is desired within the CRA, seek alternate location.

End of Agenda Sheet]

Vice Chairman Brown suggested utilizing the road for a DRA. CRA Administrator Burnell noted potential for a linear park.

### *B. Michigan Town Parking Update*

**Background:** [Agenda Sheet **Requested Motion: Discussion Only- Michigan Town Parking Update**

**Summary:** Discussion Only --- Update on Michigan Town parking concerns.

Several meetings have occurred in recent months to better understand residents' concerns with the most-recent such meeting occurring on August 6, 2018 when Staff met with a Councilmember and a handful of Michigan Town residents. As one outcome of that meeting, Staff proposes to generate a schedule to establish target timeframes to accomplish certain objectives (e.g. complete a "Complete Streets" study, implement recommended improvements, etc.).

Recall on May 14, 2018 Council approved a proposal to the Florida Department of Economic Opportunity (DEO) for grant assistance in the amount of \$40,000 to fund a study that would produce a Multimodal traffic circulation master plan to support the activities identified in the Bayside Master Plan (which includes the Michigan Town area). The request is currently being reviewed and Staff is hopeful that approval will be granted within the next 4 – 6 weeks and the study can commence shortly thereafter;

Staff will ensure the study team is made fully aware of the concerns and the challenges Staff has faced in trying to develop a solution.

Staff is working on a proposed ordinance which would establish a “permit parking only” overlay area on certain streets within the Michigan Town area. Staff anticipates the first hearing of the ordinance will be presented for consideration at the August 29, 2018 Council meeting.

In the interim, Staff will be erecting wayfinding signs which will direct park visitors to additional public parking areas north up NE 1<sup>st</sup> Ave.

Separately, several meetings have been held with Kayak Tour Companies looking at alternative launching facilities so that commercial activities are removed from Hunter Springs Park. No resolution has been determined but options are being developed for review of the group.

**Staff Recommendation:** Wait to see if we attain the DEO grant before a permanent solution for Michigan Town is committed to by City Council. End of Agenda Sheet]

Board member Holmes discussed utilization of Kings Bay Park for kayak launching. CRA Administrator Burnell also provided further updates regarding recent meetings held with commercial paddle craft operators regarding potential solutions. Board member Holmes inquired about use and access restrictions as a result of grant funding, and Vice Chairman Brown suggested prohibiting parking on Citrus Avenue during festivals, noting benefits of new signage. Discussion was held regarding over use of signage, enforcement of existing ordinances and CRA Attorney Rey provided a status update on prohibitive and permitted parking ordinances.

**9. COMMUNICATIONS**

**10. BOARD MEMBERS COMMENTS**

A. *Jim Farley, Chair*

B. *Mike Gudis*

C. *Ken Brown-* Commented on progress of business development in the CRA.

D. *Pat Fitzpatrick, Vice Chair-* Discussed issues with rear building access to a building on west Citrus Avenue, status of related Chamber of Commerce building swap intended to resolve the issue and need to move forward with the Riverwalk.

Vice Chairman Brown proposed moving forward with eminent domain process in lieu of swap, with Chairman Farley and Council member Gudis concurring. Discussion was held during which CRA Attorney Rey provided clarification regarding negotiating parties and compensation and CRA Administrator Burnell confirmed that staff would bring back a future agenda item on the matter.

E. *Robert Holmes*

**11. PUBLIC INPUT**

*Dee Atkins-3851 N. Nokomis Point-* Suggested resolving illegal parking issues by ticketing repeatedly, in two hour increments.

Phillis Rosetti-209 SE Paradise Point Road- Discussed Michigan Town parking issues and suggested setting a capacity limit or charging a per person admission fee to enter Hunter Springs Park.


**12. ADJOURNMENT**

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

CITY OF CRYSTAL RIVER

  
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JIM FARLEY, CHAIRMAN

ATTEST:

  
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MIA FINK, CITY CLERK

