

Board of County Commissioners

Department of Development Services



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DM-10-002

TO: Brad Thorpe, County Administrator

FROM: Kevin A. Smith, AICP, Director, Development Services

DATE: January 8, 2010

SUBJECT: DDS Project Status Report – December 2009

Land Development Code Update – The LDC critique has been accepted by the Board. The consultant (Duncan and Associates) has submitted a contract amendment and scope of work proposal for the LDC Appendices Update by Florida Engineering firm Wilson Miller. The contract was approved by the Board on May 8, 2007. Due to the cost of the LDC Appendices update, that portion of the process was phased over two years. Draft sections have been reviewed by staff for both the LDC and the appendices. A presentation on the draft was made to the Stakeholders Advisory Group on November 13, 2009, and it is expected that the draft language will be presented to that Group early in 2010.

Watershed Management Plan – The Center Ridge (aka Central Ridge) watershed study is slated for completion in November followed by the Cardinal Lane watershed in December. The District has contracted with Jones Edmunds Associates, Inc., of Gainesville, Florida to conduct the watershed study for the Homosassa North/South watershed and the Homosassa South Fork watershed. A work order is pending. The District has contracted with AECOM, Inc., of Jacksonville, Florida (formerly known as Watershed Concepts) to create the digital flood insurance rate maps (DFIRMs). The public meetings to present the new updated digital flood insurance rate maps are scheduled to begin in May of 2010. Staff has prepared the application materials for the FY 2011 Cooperative Funding Initiative (CFI) for submittal to the District. A cooperative agreement contract was recently approved for the Lizzie Hart Watershed (project N-170). A coordination meeting with the firm of Jones Edmunds on the Crystal River watershed project was held in mid-November. A progress report presentation is being prepared by staff.

Local Mitigation Strategy (LMS) Update – Staff continues to work to update the LMS as required by DCA and FEMA. Update is due in May, 2010 and draft has been submitted

to the DCA. Staff has had ongoing meetings with the LMS Committee to prioritize mitigation projects.

Long Range Transportation Plan - Transportation Planning Services representatives of Tindale Oliver & Associates conducted a Consensus Building Workshop on the 2035 Long Range Transportation Plan at a meeting on December 1, 2009. The consultants have completed a series of stakeholder interviews and have completed the public workshops. A meeting of the Technical Advisory Committee was conducted on December 14, 2009. Adoption of the Transportation Master Plan is expected to be scheduled for January/February 2010 in separate hearings by the BCC, City of Inverness and City of Crystal River.

Impact Fees – At their meeting on January 13, 2009, the BCC authorized staff to advertise for qualified consultants to prepare an update to the impact fee ordinance. Four consultants were interviewed and ranked by the evaluation team. The top two firms made presentations to the BCC on May 26, 2009, and the BCC selected Duncan & Associates for the contract. An overview presentation to the SAG was made on November 13, 2009. The Policy Memorandum has been submitted by Duncan Associates and will be submitted for review by the SAG followed by the BOCC.

Springs Protection – Land Development Code Text Amendment (OA-09-05) to provide modifications related to springs and springshed protection. It follows the adoption of the Springs Protection Remedial Amendment to the Comprehensive Plan adopted May 27, 2008. BCC discussed application on May 12, 2009, and a follow up hearing will be held at a later date. SAG discussed this amendment at their October 9th meeting and provided comments and suggested changes.

Evaluation and Appraisal Report (EAR) – DCA has indicated that the next EAR for Citrus County is due on July 1, 2011. Staff has prepared a timeline for preparation of this extensive report, which is a statutory requirement to assess the status of the Comprehensive Plan and includes an in-depth review of all 16 elements with significant inter-agency coordination and public input. Initial kick-off will start in January, 2010 with local workshops expected to commence in April, 2010.

Developers Diversified a/k/a Crystal River Pavilion – CPA/AA-09-04 – Proposed large scale amendment north of Bealls shopping center on US19, Crystal River. Approximately 250,000 sq.ft of commercial. Applicant requested continuance to 2010.

CPA-09-16 (previously CPA/AA-08-24) Katherine's Bay LLC – RV park addition on Halls River Road – BCC approved on May 26, 2009. Applicant has not yet submitted an Atlas Amendment application in order to proceed with project. An administrative challenge was filed concerning this application.

Gulf to Lakes Associates (aka Crosland) Development Agreement – The principal developer has withdrawn. The BCC formally approved termination of the Agreement on July 28, 2009. The new owner (Gulf to Lakes Associates) received permission from the

BCC to propose a new Development Agreement. To date no documents have been received.

AA-06-09/PDO-06-08 Stillwell for Lecanto Residential Partners, LLC – a planned development overlay for a residential subdivision on 75 acres. As submitted, the project is not meeting concurrency and applicant is working on resubmittal. Upon receipt it will be placed on PDRB agenda.

CPA/AA-09-11 – Seven Rivers Presbyterian proposes to change existing church land and a vacant acquired parcel to appropriate zoning of PSI (Public, Semi-Public, Institutional). PDRB transmittal hearing was held on June 4, 2009 and BCC transmitted on July 7, 2009. DCA comments were received and application was recommended for approval by PDRB on October 1, 2009. BCC approved the application on November 10, 2009, and it has been sent to DCA for review. DCA response is due on January 4, 2009.

CPA-09-12 – John and Joanna Lawson – Cedar Key Fish House – Requests to confirm the GFLUM from as CLC. This item was heard by PDRB on May 21, 2009 and recommended for denial. BCC denied application on July 21, 2009 at the Citrus County Auditorium. A number of lawsuits have been filed concerning this application.

CPA-09-13 – PORT District – Comprehensive Plan text amendment for the establishment of a new Comprehensive Plan Future land Use category to contain residential, commercial and industrial components as well as a marina. This item was discussed by PDRB on June 4, 2009 and BCC transmitted on July 7, 2009. DCA comments were received on September 14, 2009. The applicant has also filed an Ordinance Amendment (OA-09-06) to create this new category within the LDC. All of these applications were discussed on the same hearing dates as CPA-09-13 by PDRB on October 1, 2009. The PDRB recommended approval of this application, and continued OA-09-06 to November 19, 2009 to allow time for the applicant to provide additional information. The BCC approved the CPA application on November 10, 2009, and it has been sent to DCA for review. The OA application was recommended for approval by the PDRB on November 19, 2009 and is tentatively scheduled for discussion by the BCC on January 26, 2010.

CPA-09-14 – Hollinswood Harbor – This is a map amendment running concurrently with CPA-09-13; changing approximately 545 acres from IND, CON, EXT, and TCU to “Port District.” This item was heard by PDRB on June 4, 2009 and BCC transmitted on July 7, 2009. DCA comments were received on September 14, 2009. The applicant has also filed an Atlas Amendment to designate this area as “Port” on the LDC Atlas. Both applications were discussed by PDRB on October 1, 2009. The PDRB recommended approval of CPA-09-14, and continued the Atlas Amendment to November, 19, 2009 to allow time for the applicant to provide additional information. The BCC approved CPA-09-14 on November 10, 2009, and it has been sent to DCA for review. The Atlas Amendment was recommended for approval by the PDRB on November 19, 2009 and is tentatively scheduled for discussion by the BCC on January 26, 2010.

CPA-09-15 – River Lodge Resort – Proposed large scale project on east side of US-19 north of barge canal. Amends GFLUM from IND, RUR, and CL to RVP and CLC. PDRB transmittal hearing June 4, 2009 and BCC transmitted on July 7, 2009. DCA comments were received on September 14, 2009. The applicant has also filed a Planned Development Overlay application (PDO-09-02) to amend the existing RV Park to allow for an access road, and an Atlas Amendment application (AA-09-25) to designate the area within CPA-09-15 as RVP on the LDC Atlas. BCC approved the CPA application on November 10, 2009, and it has been sent to DCA for review. The Atlas Amendment will be discussed by the PDRB on January 7, 2010.

AA-09-21 – SBH Tower/Brassboys Enterprises – Application to amend Citrus Springs Master Plan to allow 190-foot cell tower on golf course property. Application was recommended for approval by the PDRB on September 3, 2009, and was continued by the BCC on December 15, 2009. Application has been tentatively rescheduled for hearing by the BCC on January 26, 2010.

CPA/AA-09-25 – Furman for Jason of Citrus – Application to change land use from REC/PDO to GNC for a portion of the Jason of Citrus (aka Chassa Oaks) RV park to allow for a billboard and restaurant. Application was recommended for approval by the PDRB on November 19, 2009, and was recommended for approval by the BCC on December 15, 2009. Application has been forwarded to DCA for their review.

OA-09-08 - Accessory Structure Regulations – Proposed staff-initiated ordinance amendment to address concerns about the accessory structure requirements within the LDC. Application was recommended for approval by the PDRB on November 19, 2009 and was approved by the BCC on December 15, 2009.

AA-09-23/PV-09-02 – Crystal Glen – Application to revise Master Plan and plat to allow private daycare facility on current recreational facility tract. AA-09-23 was continued by the PDRB on December 17, 2009, and PV-09-02 has been withdrawn. Applicant has not yet provided resubmittal for placement on PDRB agenda.

PV-09-03 – Scott Lane/Apache Shores – County-initiated application to remove “public” beach designation and public parking area designation for two parcels on Scott Lane in Dunnellon. PDRB recommended denial of application on October 15, 2009 (with the exception of removal of the “beach” designation. Application has been scheduled for discussion by the BCC on January 12, 2010.

AA-06-04 Ackley Investments/Nature’s Resort – Application to add 184 new RV sites to this existing RV park for a total of 468 units. The application was approved by the BCC on August 25, 2009. A legal challenge was filed, and the applicant has agreed to have the BCC rehear the application. The application has been set for hearing by the BCC on January 12, 2010.

CPA-10-01 – New Horizon Funding/Eden – Application to revise GFLUM from CL to RVP for approximately 206 acres for recreational vehicle park. Application site is same

site as application previously discussed by BCC in 2006 as CPA/AA-06-07 in Inverness area. Application is scheduled for transmittal hearing by the PDRB on March 4, 2010.

Platting Activity:

PLT-05-63 Felicia Station (15-18-19) – 537 Lots
PLT-05-39 Sterling Hills (4,9-19-18) – 572 Lots
PLT-05-46 Hunt Club Villas (26&35-18-18) – 193 Lots
PLT-05-28 Cherry Oak Estates (29-20-18) – 95 Lots
PLT-05-19 Twisted Oaks (formerly The Fairways) (1&12-18-18) – 157 Lots
PLT-05-23 Southern Woods at SMW Phase V (21-20-18) – 71 Lots
PLT-06-05 Brentwood Villas VII (22-18-18) – 106 Lots
PLT-06-17 Allen Plantation (28,29,33-18-18) – 809 Lots
PLT-05-62 Crystal Pointe Unit 2 (23-17-17) – 106 Lots
PLT-05-64 Tarawood Phase II – 135 Lots
PLT-06-25 Oak Lakes – 978 Lots
PLT-06-36 Oak Village (Beverly Hills) – 130 Lots
PLT-08-09 Maylen Avenue Property (32-18-18) – 24 Lots

Anticipated Submittals:

Black Diamond/CR486 LLC – Proposed commercial (276,000 sq.ft.) and residential (144 single family, 384 townhouses) on NW corner of CR486 & CR491; Traffic methodology is approved but traffic study not submitted; PDO expected, but not yet submitted. Development Agreement proposed but not yet submitted.

Anchor Ridge – proposed 375,000 sq.ft. retail adjacent to Black Diamond/CR486 LLC project. Staff believes both projects qualify as DRIs. Traffic methodology is approved but traffic study not submitted; expected PDO, but not yet submitted. The applicant has been in discussions with the County's transportation attorney regarding right-of-way provision for CR-486 project. Development Agreement proposed but not yet submitted.

Ozello Trail Development – proposed big-box commercial on west side of US Highway 19. Applicant has met with staff regarding submittal requirements.

Meadowcrest DRI – Proposed Notice of Proposed Change (NOPC) application to delete approximately 139,400 SF of industrial space to be built, and substitute therein 220 units of multifamily residential. Applicant is in due-diligence stage, but no formal submittal has been made. Staff met with applicant, WRPC, and FDOT on April 22, 2009 to discuss requirements, and traffic study methodology has been reviewed.

Nature Coast Mine – proposed 155-acre mine located south of Powerline Street and west of US-19. Traffic study has been approved. Development application has not yet been received.

Commercial Permits:

NonResidential Customers assisted in the Lobby for the month of December: 93

River Lodge Resort – N. Suncoast Blvd, just over barge canal – under new ownership – applications received for replacement and upgrade of all facilities on site. 30 Day Temporary CO's issued. Site permit issued. Under construction – Preparing to begin Phase II.

Alexander Dental Laboratory – W. Norvell Bryant Hwy – 5600 sq ft, 3-unit building – Permit issued and under construction.

Brannen Bank records storage 10,000 sq ft 2 story, Thomas St.- Site & building applications awaiting resubmittal - Extensions granted.

Times Square II shopping center on S. Prospect; 12,000 square feet – Site application awaiting resubmittal – Extension granted.

Turbine Broach Company – Overdrive Circle in Hernando – 15,000 sq ft jet turbine manufacturing – site and building applications issued and under construction.

Alternative Waste Services – Overdrive Circle in Hernando – 4,500 sq.ft. office /warehouse for recycling & waste removal. Permit issued – under construction.

SunTrust Bank – Hwy 19 & 98 – 3995 sq.ft. bank – site application approved. Suntrust Bank under construction – building permit issued.

Alugubelli Buildings – Hwy 491 & Regina – @ 5015 sq.ft. each – two new & one replacement office building – Building under construction.

Citrus County Hospital Board – S. Hwy 19 – 21,000 sq.ft. medical plaza – permits issued – CO issued.

Jallo Car Wash Addition – SE corner of 44/491 – Detached carwash at existing service station – Waiting for resubmittals.

Dollar General Store – Corner of Deltona/Citrus Springs Blvd – 9100 sq.ft. – Site & building approved. Permit has been picked up – building under construction. CO issued – waiting for site permit to meet compliance.

Superior Residences Phase-I – 39,000 sq.ft Assisted Living Facility – Site permit issued & building approved. Extensions granted.

Citrus County Utilities—Meadowcrest – Waste water treatment facility expansion – under construction.

Hampton Inn – Hwy 19 across from the Playhouse – 41,000 sq.ft. hotel – Site and building approved, awaiting pickup. Site permit issued. Building Permit ready, waiting for customer pick-up.

US19 – Seven Rivers Professional Center (next to the hospital) – 51,000 sq.ft. Permits issued; under construction. Near completion for Phase I. Some buildings CO'd; some not completed.

ChristWay Fellowship Hall – 11295 sq.ft. church – construction completed - Working on meeting compliance.

Cypress Ridge Commercial Center – Cypress Boulevard (SMW) – 4,000 sq.ft dental office building #4 – Building under construction.

Racetrac Service Station #783 – US 19 & 98 area – 5019 sq.ft. station – application awaiting resubmittal. Correspondence received from their attorney regarding transportation issues.

Chassa Oaks p.k.a. Samos RV Park - Phase 1 – 3700 sq.ft. clubhouse received certificate of occupancy – site compliance currently deficient; RV lot permits being acquired individually.

Nature Coast Orthopedics – CR491 & W. Flare Lane – 16,862 sq.ft., 10-Unit retail center – applications awaiting resubmittal.

Lake Rousseau Mini-Storage – CR488 west of 495 – Phase I CO & Compliance approved. Phase II has been postponed.

Lossing Plaza – SR491 south of CR486 – 7078 sq ft, 5-unit retail plaza - site approved and permit picked up. Building applications awaiting resubmittal.

Damato Commercial Center – 8-unit retail plaza located west of SR44/486 intersection; Site & building applications awaiting pickup. Extensions granted.

Cypress Crossing LLC – SR44 west of CR486 – 6 building medical – Building applications A, B, C & F awaiting resubmittal. Building F CO'd/Building D under construction.

Joseph Capital Management – Audubon Park, Beverly Hills – 11,700 sq.ft. office building – building application approved / site application awaiting resubmittal.

New Commercial Submittals

- Super Wal-Mart Site permit – Cardinal/19 – under review.
- Racetrac #833 – 19 and 490 (Old Texaco) – Awaiting res-submittal.

- Citrus County Utilities – Sugarmill Woods Water Treatment Plant Expansion – Permit issued.
- Wilson Medical Center – 3627 sq. ft. Medical – Issued permit.
- Holiday Inn Conference Center – Site permit ready for pickup. Building permit ready for pickup.
- Lecanto Veterinary Office – Site review – Resubmitted plans.
- Freshwaters Restaurant Remodel of old Restaurant (Pollywogs) – Site review.
- Shepherd of the Hills New Sanctuary – Site review.
- VA Clinic Expansion/Pharmacy - Awaiting pickup.
- Jessie’s Place – Site permit under review.
- Point O Woods WWTP expansion and Upgrade
- TiiTF Dunnellon Trail Expansion
- TCG Group Light Industrial 30,000 sq ft
- Apache Shores WWTP Upgrade and Expansion
- Inverness Airport Upgrades
- Citrus County Animal Control Incinerator

The Building Division Scheduled and Chaired the Technical Review Team Pre-application Meeting for the Month of December, 2009 the following:

Date/Time	Builder/Owner	Project
Dec. 1 st at 9:00	Caldwell Construction	New Showroom, 10,000 square feet
Dec. 7 th at 9:00	Timothy McLinton	Change from cell phone store to beauty salon
Dec. 8 th at 9:00	Jim Sleighter	Mission in Citrus Homeless Shelter
Dec. 8 th at 10:00	Bill Berry	Blueberry Farm
Dec. 14 th at 10:00	Bill Porter	Open Storage RV/Boat
Dec. 15 th at 9:00	Roger Adrian	Pre-K/Daycare
Dec. 15 th at 10:00	Ed Budd	Pizzeria
Dec. 21 st at 9:00	Joe Miano	Wholesale Foods
Dec. 21 st at 10:00	Kurt Woerner	Barbershop
Dec. 28th at 10:00	Paul Furman	6 Unit Office Building

Building Division Activities

Licensing Section - Building Division is receiving increased calls relating to unlicensed and/or unpermitted construction activity and is shifting resources to address this issue. Off-hour and weekend presence in the field has resulted in numerous positive comments by properly licensed contractors. Building Division continues to conduct random site visits for unlicensed and unpermitted activities in the County.

Dennis MacNeil, Jim Baird and Susan Bungo continue working on the following:

- Building Division Fee Ordinance clarifications and revisions.
- Fee Related ICC Table/Calculator/Estimator and instructions with the intent to make the estimating of permitting fees for contractors easier.

In December 2009, Susan Bungo, Jim Faulkner, Rhonda Lake and Darryl Clouse visited Glynn County, Georgia to view Hansen Information Systems Version 8.2 . The team's trip to Glynn County proved interesting and profitable for our Citrus County team, as they have been utilizing Hansen Version 8.2 since April 2007. The Glynn County IT staff allowed us to view the database and tables in Hansen. This was extremely helpful. Conversion from our existing database to the new version would be a smooth transition. This is a critical issue because our current database contains 10 years of work and data. It is imperative that the most compatible software is selected to ensure accurate data conversion.

Because of our experience with our current Hansen database, an in-house conversion by our Citrus County staff and team would be the most efficient and cost effective.

The most efficient and best selection for a software system would be this version of Hansen. Version 8.2 is multi-functional and has global capabilities.

Code Compliance Activities

During the month of December, a total of 3 watering complaints were investigated. There were 3 warnings issued in December. The Code Compliance Division has issued no citation for the month of December. To date, approximately 688 Citations for first offense violations of the watering restriction and 21 citations for second offense violations of the watering restrictions. The total amount of revenue received from the citations is \$69,810.00. There was a total of 4 hours of overtime worked on water enforcement in the month of December.

I participated in a training opportunity at the Emergency Operations Center for Individual Assistance-Preliminary Damage Assessment Course (G-601). This class was very informative and provided assistance in the damage assessment after multiple disaster situations.

The Code Compliance Staff attended the Art of Customer Service Connection Training. The training provided each person with the tools to give their best to our customers.

Code Compliance Division Monthly Report:
December - 2009

Case Sources

Customer Service Requests filed	232
Commissioner Bartell	2
Commissioner Webb	1
Community Development	1
Citrus County Sheriff's Office	14
Citizen complaints	110
Code Compliance Division	16
Community Development	1
Development Services Administration	4
Environmental Health Department	3
Web site complaints	2
Road Maintenance Division.....	2
Title Companies	76
Total Customer Service Requests	232

Investigation Summary

Abandoned appliance.....	1
Accessory uses	1
After-the-fact Development Order	14
Business in a residence	3
Change of Use	1
Clear visibility triangle.....	2
Commercial vehicles parked in a residential area	3
Expired Development Order.....	1
Fencing issues	1
Illegal dumpsite investigations.....	16
Illegal occupancy of R.V.	9
Junk, debris & abandoned property	44

Livestock/Animal	5
More than one residence per lot	3
Noise investigation	1
Obstruction of public right-of-way	5
Overgrown lawns.....	5
Property research requests	76
R.V. or Trailer on vacant parcel.....	1
Site checks.....	4
Swimming pool violation.....	1
Tree removal.....	1
Unlicensed vehicles	17
Unsafe structures	13
Unapproved use	1
Water/irrigation	3
Total cases investigated.....	232

Active cases

Current case load.....	229
NOV/NOH issued	106
Cases Closed.....	116
Unlawful signs removed from ROW	201
Cases referred to other departments	<u>12</u>

Code Compliance Special Master Hearing Activities

Cases heard by Special Master	13
Cases found guilty.....	12
Cases continued.....	1

Water Restrictions

Water restriction investigations	3
Water citations issued in November	0
Warnings.....	3
Total first offense citations.....	688
Total second offense citations.....	21

Total citations issued 709

Water citation fines collected to date.....\$69,810.00

Other Activities of Note:

2010 Census – Registration complete. Isolated workstation (per federal requirements) established; local update of census addresses (LUCA) has been completed and transmitted to the Census. The follow-up questions have been answered. Census has also requested revision of census tracts to reflect recently annexed areas for the cities. Staff is working on the response.

Appeal A08-02 Nature’s Resort – The hearing officer heard oral arguments on this appeal on February 11, 2009. The ruling has been received and formally recognized.

Staff has been attending Regional Transportation meetings to facilitate regional coordination on transportation project. These include TBARTA meetings, Chairs Coordinating Council meetings, and FDOT District 7 regional meetings.

TBARTA Board Meeting was on May 22, 2009; Two preliminary master plan visions were approved; Mid-Term Vision and Long Term Vision; Bob Clifford (FDOT-D7), Executive Director described the master plan and funding options. No Board meeting was held in November.

FDOT comments received. Agreement is being modified to reflect same. Final draft expected by early February.

Gopher Tortoise Workshop – Staff continues to participate in FFWCC hosted workshops to assist in development of procedures and rule making to protect this species now classified under the threatened status.

USFWS Comprehensive Conservation Plan (Crystal River National Wildlife Refuge) – Staff is participating in a government agency scoping meeting in January and will be participating and assisting the service in creating a 15-year conservation plan for the refuge.

FDOT/FHWA – Application for Functional Classification Change – On September 22, 2009 an agenda item was approved by the BCC to functionally classify 14 roadway segments. It was forwarded to FDOT and FHWA for approval. Placement of these roads on the federal aid system will qualify them for federal aid through the ARRA should additional funding become available.

The Stakeholder’s Advisory Group will meet on January 8, 2009 at the Lecanto Government Complex.

KAS:ab

cc: Planning and Development Review Board

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