



# Board of County Commissioners

## Department of Development Services

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DM-09-218

**TO:** Brad Thorpe, County Administrator

**FROM:** Gary W. Maidhof, Director

**DATE:** July 8, 2009

**SUBJECT:** DDS Project Status Report – June 2009

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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. A kickoff meeting with staff was held on 6/13/07. Due to the cost of the LDC Appendices update, that portion of the process will need to be phased over two years. Draft sections on administrative procedures, design incentives, drainage, signage, and parking have been circulated for internal staff review. The most recent review session with the consultant on the code was held on June 29, 2009, and another review session about the appendices is scheduled for July 20, 2009. The sign section was reviewed by the PDRB which desires a second workshop (to be scheduled at a later date).

Watershed Management Plan – The cooperative agreements with the water management district and the County were first approved on September 26, 2006. Six projects identified for FY 06/07. Crystal River Watershed, Tsala Apopka Outlet Watershed, Cardinal Lane Watershed, Center Ridge Watershed, Inverness Watershed, and the Homosassa River North & South Watershed. Fiscal Year 2007 added five more: Withlacoochee River, Shinn Ditch, Leslie Hefner Canal, Lake Bradley, and Floral City. Fiscal Year 2008 added two more: Homosassa South Fork and Chassahowitzka, for a total of 14 of the 20 watersheds identified. A local working group with DPW and DDS staff has been established. BOCC approved the 2010 cooperative applications at their 11/18 meeting. At the request of District staff, the Red Level watershed project has been deferred for one year. Review sessions with the consultants were held on May 14<sup>th</sup> (Center Ridge) and May 27<sup>th</sup> (Lake Tsala Apopka). An amended contract proposal for the Inverness and Tsala Apopka watersheds has been received and is being reviewed by staff.

Local Mitigation Strategy (LMS) Update – Staff has initiated work to update the LMS as required by DCA and FEMA. Update is due in May, 2010 and draft due to DCA by November, 2009. Staff will be meeting in July with LMS Committee to prioritize mitigation projects.

Transportation Planning Services representatives of Tindale Oliver & Associates conducted a Board workshop on the 2035 Long Range Transportation Plan at a special meeting on February 5, 2009. The consultants have completed a series of stakeholder interviews and are proceeding with public workshops. Adjustments to the CMS system to reflect a higher threshold minor traffic study have been prepared by staff and were discussed with the Board on April 28<sup>th</sup>. The consultant made a presentation to the Board on June 23, 2009 and received direction for additional information. Minor traffic studies are now reviewed by the Division of Engineering instead of the contract transportation consultant, DRMP, Inc.

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. On June 30, 2009 a meeting was held with the consultant regarding the scope of work and project details, which will be prepared by the consultant and presented for consideration to the BCC at a later date.

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.

Sign Ordinance – Land Development Code Text Amendment (OA-09-06) revises existing sign ordinance. The PDRB has requested an additional workshop with the consultant (Duncan Associates, Inc.) on this section of the LDC.

Evaluation and Appraisal Report (EAR) – DCA has indicated that the next EAR for Citrus County is due on July 1, 2011. Staff will be preparing 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.

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.

DA-07-03 – Crystal River Commons/Primerica – Reviewed and approved by BCC on May 26, 2009. Recorded agreement has been sent to DCA and effective date will be July 10, 2009 (30 days after receipt of agreement by DCA).

Capital Improvements Element (CPA-08-05) – Revised due to new statutory requirements; Approved by BCC on 8/19/08 and sent to DCA. DCA has found element

to be noncompliant, and staff has revised the element with DCA assistance. Staff had a conference call with DCA on April 9, and sent revised language to DCA for their review. DCA provided draft language on May 29, 2009 which staff reviewed and presented amended version to DCA for their consideration on June 22, 2009. Upon completion of review by DCA, staff will present to BCC for consideration.

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.

Gulf to Lakes Associates (fka Crosland) Development Agreement – The principal developer has withdrawn. The DA contains a provision that the land owner may assume the D.A. The Board has granted 90 days to the land owner to evaluate and develop an amended agreement. This is rescheduled for Board workshop on July 28, 2009 and hearing on August 11, 2009.

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-09-10 – Five Mile Radius. Staff was directed by BCC to remove restriction on increased density within five mile radius of Progress Energy Nuclear Plant. PDRB transmittal hearing was held on April 2, 2009 and BCC voted to transmit to DCA on April 28, 2009. Comments were received from DCA on July 2, 2009.

CPA/AA-09-11 – Seven Rivers Presbyterian proposed to change existing church land and a vacant acquired parcel to appropriate zoning of PSI (Public, Semi-Public, Institutional). PDRB transmittal hearing scheduled for June 4, 2009 and BCC transmittal hearing scheduled for July 7, 2009.

AA-08-16 & PDO-08-02 – John and Joanna Lawson – Cedar Key Fish House – Both applications brought before the PDRB on 11/13/08 and they chose to continue until the Comprehensive Plan designation questions are resolved.

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 hearing has been scheduled for July 21, 2009 at the Citrus County Auditorium.

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 is scheduled for PDRB transmittal hearing on June 4, 2009 and BCC transmittal hearing was on July 7, 2009.

CPA-09-14 – Hollinswood Harbor – This is a map amendment running concurrently with CPA-09-13; changes approximately 545 acres from IND, CON, EXT, and TCU to "Port District." This item is scheduled for PDRB transmittal hearing on June 4, 2009 and BCC transmittal hearing was on July 7, 2009.

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 transmittal hearing July 7, 2009. Applicant also has submitted AA-09-17 as a Major Modification to existing River Lodge

RV Park. which was discussed by the BCC on July 7, 2009.

AA-09-20 – Tamposi/Pine Ridge – Request to change use designation on multiple parcels from school, church or community facility to single-family residential. Application is scheduled for PDRB on August 20, 2009.

CPA/AA-09-19 Forest Edge RV Park – Application for new RV Park with approximately 46 RV sites on 9.4 acres located on CR-491 near Cardinal. Application is scheduled for discussion by the PDRB on August 6, 2009 and tentatively for the PDRB on September 15, 2009.

CPA/AA/PDO-09-20 Chas River Properties – Application from CLR to CLC for approximately 0.7 acres on W. Miss Maggie Drive to recognize replacement of three existing cabins. Application is scheduled for discussion by the PDRB on August 6, 2009 and tentatively for the PDRB on September 15, 2009.

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 has not yet been found to be sufficient for review at this time.

AA-09-22 – Turtle Creek Campground – Application to allow park models in an existing RV park. Application has not yet been found sufficient for review at this time.

**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 study 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 study denied since traffic counts done at non-peak times; 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.

CC Investments I, Inc. – SE corner of CR 486/CR491 – Proposed Development Agreement to address exchange of land between Developer and County as a result of CR486/CR491 intersection improvements; providing for development accommodations with respect to remaining property intended for mixed commercial and professional office use. Application has not yet been received.

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 submitted for review.

### **Commercial Permits:**

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.

Hitches and Accessories – Homosassa – 2400 sq ft metal building – CO Issued.

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

Homosassa North Retail on 19 – approx. 25,000 sq ft of retail – Site permit ready for pick up, applicant contacted.

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.

CVS Terra Vista – Site & building applications issued. Building under construction at finals.

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.

Smitty's Auto – Cardinal in Homosassa – 2,500 sq.ft replacement auto garage – CO and Compliance.

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

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.

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.

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.

Greek Orthodox Church – 7600 sq.ft. under construction and at building finals.

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.

July 8, 2009

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 resubmittal.

Citrus County Utilities – Sugarmill Woods Water Treatment Plant Expansion – under review.

Wilson Medical Center – 3627 sq. ft. Medical – Resubmittal under review.

Holiday Inn Conference Center – Site review.

Lecanto Veterinary Office – Site review.

Freshwaters Restaurant Remodel of old Restaurant (Pollywogs) – Site review.

Shepherd of the Hills New Sanctuary – Site review.

EOC Pole Barn – Site review.

### **Building Division Activities**

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.

There were 22 workdays in the month of June during which the Building Division issued 913 new permits and conducted 2,595 inspections. See Commercial Permits above for construction status of commercial projects.

### **Code Enforcement Activities**

During the month of June, a total of 49 watering complaints were investigated. There were 33 warnings issued in June. The Code Enforcement Section has issued no citations for the month of June. To date, approximately 692 Citations for first offense violations of the watering restriction and 23 citations for second offense violations of the watering restrictions. The total amount of revenue received from the citations is \$69,510.00.

This month the Code Enforcement Staff performed a sweep Illegal Dump sites around the county. Approximately 28 sites were located and photographed. The locations were provided to Rick Pinson to incorporate into his routine case load.

Code Enforcement Monthly Report:  
June - 2009

**1. Case Sources**

Customer Service Requests filed .....	278
Building Division complaints .....	1
Commissioner Thrumston complaints .....	2
Commissioner Bartell complaints .....	0
Commissioner Damato complaints.....	2
Commissioner Meek complaints .....	1
Commissioner Webb complaints .....	0
CCSO complaints.....	9
Community Development complaints .....	3
Citizen complaints .....	120
Code Enforcement Section generated complaints .....	64
Department of Development Services complaint .....	1
Environmental Health Department complaints .....	3
Internet complaints.....	2
Private Utilities complaint .....	1
Road Maintenance complaints .....	4
Title Company requests .....	58
Utilities Department complaints .....	7
Total Customer Service Requests .....	278

**2. Investigation Summary**

After-the fact Development Order complaints .....	16
Animal schedule complaint (animals per acre).....	2
Business in a residence complaints .....	7
Clear visibility triangle complaints.....	3
Commercial vehicles parked in a residential area complaints1	
Change of use without approval complaints.....	2
Drainage/flood issues complaints.....	3
Driveway apron complaints .....	3

FEMA violation complaint.....	1
Fencing issues complaints .....	3
Illegal dumpsite complaints .....	37
Illegal occupancy of R.V. complaints.....	4
Junk, debris & abandoned property complaints .....	25
Livestock/Animal complaints .....	1
Mandatory water connection complaints .....	7
Noise complaint.....	1
Obstruction of public right-of-way complaints.....	8
Property research requests .....	57
Sign permit complaint.....	1
Site checks.....	6
Swimming pool complaints.....	5
Unlicensed vehicle complaints .....	24
Unsafe structure complaints.....	12
Water/irrigation investigations .....	49
Total cases investigated.....	278

**3. Active cases**

Current case load.....	282
NOV/NOH issued .....	63
Unlawful signs removed from ROW .....	280

**4. Resolved Cases..... 176**

**5. Code Enforcement Hearing Activities**

Cases heard and considered by the Special Master .....	7
Cases guilty.....	7

**Water Restrictions**

Water restriction investigations .....	49
Water citations issued in June (first citation) .....	0
Water citations issued in June (second citation) .....	0
Warnings.....	33
Unresolved investigations .....	4
Unfounded water complaints.....	12

Total first offense citations..... 692  
Total second offense citations..... 23  
Total citations issued ..... 715  
Water citation fines collected to date.....\$69,510.00

**Release of Liens**

<b>Case #</b>	<b>Amount of Release</b>	<b>Amount Paid</b>
0801-183	\$394.57	\$394.57

**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. Their follow-up questions have been answered. Census has also requested revision of census tracts to reflect recently annexed areas for cities, and staff has been working on this.

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.

FDOT Regional Transportation Model – April 2, 2009 staff met with FDOT.

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.

TBARTA Board Retreat was held on February 27, 2009; A motion was passed to support the development of a Citrus County/Hernando County transit system.

TBARTA Board Meeting was on March 27, 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.

The first meeting of the Transportation Planning Organization (TPO) Formation Committee was held on February 20<sup>th</sup>. The Committee has completed their work and a presentation to the EDC was well received. The next meeting is set for July 10<sup>th</sup>.

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 participated 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; a community scoping meeting was held in February and an Interagency meeting is planned for July 14<sup>th</sup>. Staff will attend.

On March 10, 2009 the Board approved creation of a Stakeholder's Advisory Group. Letters and e-mails are being sent to organizations that may have an interest in participating. To date, 26 applications have been received.

GWM:ab

cc: Planning and Development Review Board  
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