



Board of County Commissioners

Department of Development Services

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DM-09-264

TO: Brad Thorpe, County Administrator

FROM: Gary W. Maidhof, Director

DATE: September 3, 2009

SUBJECT: DDS Project Status Report – August 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. 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 about the appendices was held on July 20, 2009. The next review session for the remainder of the LDC is scheduled for September 21, 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 14th (Center Ridge) and May 27th (Lake Tsala Apopka). Two contract amendments have been submitted by the District. On August 19th, staff had a review session with Jones Edmunds Associates, the consultants working on the Crystal River watershed. The amended contracts for the Inverness and Tsala Apopka watersheds have been approved by the Board. A contract request for maintenance of watershed models and parameters has been deferred to a future funding cycle due to budget constraints.

Local Mitigation Strategy (LMS) Update – Staff has been working 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 has had ongoing meetings with the LMS Committee to prioritize mitigation projects.

Transportation Planning Services representatives of Tindale Oliver & Associates conducted Consensus Building Workshop #3 on the 2035 Long Range Transportation Plan at a meeting on August 26, 2009. The consultants have completed a series of stakeholder interviews and have completed the public workshops. A joint BCC and City Board workshop to approve the Transportation Master Plan is expected to be scheduled in October/November, 2009.

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 is 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.

Capital Improvements Element (CPA-08-05) – Revised due to new statutory requirements; Approved by BCC on 8/19/08 and sent to DCA. DCA had 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. DCA has approved revised language and settlement agreement was approved by BCC on August 25, 2009. Remedial amendment will be discussed by PDRB on September 17, 2009 and tentatively by BCC on October 13, 2009.

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 recently 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) has requested allowance to propose a new Development Agreement, and staff is presenting this request to the BCC on September 8, 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. The application was recommended for approval by the PDRB on August 6, 2009 and approved by the BCC on August 25, 2009. The application has been forwarded to DCA for their review.

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 was held on June 4, 2009 and BCC transmitted on July 7, 2009. DCA comments are due on September 14, 2009.

AA-08-16 & PDO-08-02 – John and Joanna Lawson – Cedar Key Fish House – Both applications were brought before the PDRB on 11/13/08 and they chose to continue until the Comprehensive Plan designation questions are resolved. Due to the denial of CPA 09-12 these applications cannot be brought back.

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 lawsuit was recently filed against the County 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 are due on September 14, 2009. The applicant has also filed an Ordinance Amendment (OA-09-06) to create this new category within the LDC. That application is tentatively scheduled to be discussed on the same hearing dates as CPA-09-13.

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 was heard by PDRB on June 4, 2009 and BCC transmitted on July 7, 2009. DCA comments are due on September 14, 2009. The applicant has also filed an Atlas Amendment to designate this area as “Port” on the LDC Atlas. That application is tentatively scheduled to be discussed on the same hearing dates as CPA-09-14.

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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 are due on September 14, 2009. Applicant also has submitted AA-09-17 as a Major Modification to existing River Lodge RV Park. which was approved by the BCC on July 7, 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. AA-09-25 has not yet been found to be sufficient, and the applicant has requested that PDO-09-02 be placed on hold until AA-09-25 is also sufficient.

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 was recommended for approval by the PDRB on August 20, 2009, and will be discussed by the BCC on September 15, 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 was recommended for approval by the PDRB on August 6, 2009 and will be discussed by the BCC 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 was recommended for approval by the PDRB on August 6, 2009 and will be discussed by the BCC 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 is scheduled for the PDRB on September 3, 2009, and will be scheduled for review by the BCC at a later date.

AA-09-22 – Turtle Creek Campground – Application to allow park models in an existing RV park. Application is scheduled for the PDRB on September 3, 2009.

DA-09-03 - 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 concurrency for property intended for mixed commercial and professional office use. Essential terms were approved by BCC on August 11, 2009, and the applicant has since withdrawn the application.

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 has not yet been found to be sufficient.

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

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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.

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.

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

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.

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.

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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.

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. CO issued.

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.

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

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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 resubmittal.

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.

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

Shepherd of the Hills New Sanctuary – Site review.

EOC Pole Barn – Permit issued; under construction.

VA Clinic Expansion/Pharmacy – Under review.

Jessie's Place – Site permit under 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

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licensed contractors. Building Division continues to conduct random site visits for unlicensed and unpermitted activities in the county.

During the past month and this next month, the Contractor Licensing Section of Building Division continues to assist licensed contractors with competency card renewals.

Building Division has also participated in the Work Force Connection Summer Youth Program during the past few months. Students were trained in many aspects of the responsibilities of Building Division staff as well working directly with customers. Students were introduced to a strong emphasis on excellent customer service in a professional work environment.

Dennis MacNeil, Jim Baird and Susan Bungo have worked with Charlie Dean on the after the fact conversion of a barn to dwelling application. Currently the application has 15 deficiencies as a result of the construction plans review. Mr. Dean will be working with an architect or engineer to address those deficiencies and then resubmit the corrections to the Building Division for re-review.

Jim Baird and Tammy Brooks attended Flood Plain Certification Training and Testing during the last week of August in order to become certified in flood plain management.

Susan Bungo, Debbie McElhaney, Tina Gilson and Bernice Bowersox were invited to attend and participated in the Customer Service Performance and Process Improvement Discussion group this past month.

Code Enforcement Activities

During the month of August, a total of 45 watering complaints were investigated. There were 38 warnings issued in August. The Code Compliance Division has issued 1 citation for the month of August. To date, approximately 686 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 \$69,510.00.

For the month of August we have designated our Code Compliance Officers to concentrate on water enforcement in Sugar Mill Woods. This was due in large part, to the increased water usage as recorded by Southwest Florida Water Management District.

On August 8, 2009, the Code Enforcement Section began a new direction of becoming Code Compliance Division with the primary focus being on compliance.

The Nuisance Ordinance will be discussed at a public hearing will be September 8, 2009 at 2:30 p.m. The Board has expressed concerns regarding overgrown lots and vacant, foreclosed properties not being maintained.

In response to a BOCC inquiry, the Code Compliance Division has identified 129 properties in Citrus County where a building permit has been issued for construction of a single family residence or installation of a mobile home and the permits have expired with no Certificate of Occupancy being issued. These properties will be inspected to

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determine if the construction has been completed and are occupied or, if the properties have been abandoned and are considered to be “nuisance structures.”

There have been 2 meetings regarding the LGB Entry Design to make the Lecanto Government Building more customer service friendly and to ensure the safety of the county staff. There are representatives present at the meetings to discuss necessary changes for improvement.

Code Compliance Division Monthly Report: August - 2009

Case Sources

Customer Service Requests filed 228

Commissioner Thrumston complaints 1

Commissioner Bartell complaints 1

Commissioner Damato complaints..... 0

Commissioner Meek complaints 6

Commissioner Webb complaints 0

CCSO complaints..... 3

Community Development complaints 3

Citizen complaints 102

Code Compliance Division generated complaints 47

Environmental Health Department complaints 3

Fire Services 1

Internet complaints..... 5

Road Maintenance complaints 5

Title Company requests 51

Total Customer Service Requests 228

Investigation Summary

After-the fact Development Order investigations 16

Business in a residence investigations 1

Change of Use investigations..... 1

Clear visibility triangle investigations 2

Commercial vehicles parked in a residential area invest..... 3

Drainage investigations 1

Driveway apron investigations..... 5

Illegal dumpsite investigations..... 13

Due to a glitch in the Hansen System, Code Compliance Division was credited with only 13 cases, where in actuality, there are 23 (10 are credited to Road Maintenance as they were closed out under their responsibility.) This is due to a discrepancy between Crystal Reports and Hansen and is being addressed by Systems Management for future reports.

Illegal occupancy of R.V. investigations	5
Junk, debris & abandoned property investigations	37
Livestock/Animal investigations.....	5
Living in an accessory structure investigations	1
Noise investigations	1
More than one residence on single lot of record invest	1
Obstruction of public right-of-way investigations	2
Property research requests	51
Right-of-way Utilization Permit investigations.....	2
Site checks.....	2
Swimming pool investigations	1
Storage on vacant lot investigations.....	1
Uncovered load investigations	1
Unlicensed vehicle investigations.....	16
Unsafe structure investigations	15
Water/irrigation investigations	45
Total cases investigated.....	228

Active cases

Current case load.....	190
NOV/NOH issued	61
Unlawful signs removed from ROW	233
Resolved cases.....	157

Code Compliance Special Master Hearing Activities

Cases heard by Special Master	20
Cases found guilty.....	16
Cases found not guilty.....	1
Cases continued.....	3

Water Restrictions

Water restriction investigations	45
Water citations issued in August (first citation).....	1
Warnings.....	38
Unresolved investigations	0
Unfounded water complaints.....	6
Total first offense citations.....	686
Total second offense citations.....	21
Total citations issued	707
Water citation fines collected to date.....	\$69,510.00

Release of Liens

<u>Case #</u>	<u>Amount of Release</u>	<u>Amount Paid</u>
0806-012	\$88.22	\$0.00
0806-209	\$19,257.72	\$0.00
0806-209	\$18,167.74	\$0.00
0811-007	\$7,502.72	\$765.00
0710-249	\$6,452.10	\$7249.41

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.

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

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 was held July 14th. Staff will attend the next scheduled meeting of October 1st.

The Stakeholder's Advisory Group will have their first meeting on September 11, 2009 at the Lecanto Government Complex.

GWM:ab

cc: Planning and Development Review Board

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