

BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA

**Citrus County Courthouse, Room 100
110 N. Apopka Avenue, Inverness, FL 34450**

LAND USE APPLICATIONS

AGENDA

July 15, 2008 3:20 P.M.

Joyce Valentino, Chairwoman	Betty Strifler, Clerk of the Circuit Court
Vicki Phillips, 1st Vice Chairman	Robert B. Battista, County Attorney
John Thrumston, 2 nd Vice Chairman	Anthony J. Schembri, County Administrator
Dennis Damato, District 1	Eber E. Brown, Deputy County Administrator
Gary Bartell, District 2	

All persons desiring to address the County Commission will be asked to limit their comments to the specific subject being discussed.

There will be a time limit set for all persons speaking at the public hearings, zone changes, workshops, and "Open To The Public" portion of a meeting. Organizations will be limited to five (5) minutes and individuals to three (3) minutes on either side of the item being discussed.

All members of the public wishing to speak at the "Open To The Public" portion of a meeting will have three (3) minutes per person per day to make their request or presentation. If the request or presentation deals with a matter that requires investigation by County staff, the Chairman will refer it to the County Administrator to follow-up with the person making the request.

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Citrus County Courthouse, 110 N. Apopka Avenue, Inverness, FL 34450 (352) 341-6560, TTY (352) 341-6580 at least two days before the meeting.

**1. Call to Order – July 15, 2008
Citrus County Courthouse, Inverness, Florida**

Invocation

Pledge of Allegiance

Roll Call

2. **PUBLIC WORKSHOPS/HEARINGS**

2A. 3:20 P.M. **PUBLIC HEARING - SV 07-03 BRENDA MCKENZIE ON BEHALF OF WILMA MACRAE**

1. Conduct a Public Hearing to consider the adoption of a Resolution approving Street Vacation SV-07-03, as petitioned by Brenda McKenzie, on behalf of Wilma MacRae, vacating that certain Alley lying between Lots 10 and 11 of Block 18 South of an Easterly projection of the South boundary line of Lot 2 Block 18, Town of Homosassa.
2. Adopt and authorize the Chairwoman to execute a Resolution approving Street Vacation SV-07-03, as petitioned by Brenda McKenzie, on behalf of Wilma MacRae.

2B. 3:30 P.M. **PUBLIC WORKSHOP - OA-08-04 DEPARTMENT OF DEVELOPMENT SERVICES ORDINANCE AMENDMENT**

Conduct a Public Workshop to consider Amendments to the Citrus County Land Development Code (Ordinance No. 90-14).

Public Workshop	July 15, 2008	3:30 P.M.
Public Hearing	August 19, 2008	5:01 P.M.

OA-08-04 Department of Development Services

This proposed Land Development Code (LDC) Text Amendment to remove outdated language within the LDC that has been superseded by separate ordinances found in the Citrus County Code.

The Amendment is summarized as follows:

- Repeals Sections 2440 through 2449 pertaining to the Code Enforcement Board.
- Repeals Section 4210 pertaining to Traffic Study Requirements.

2C. 3:35 P.M. **PUBLIC WORKSHOP - AA-08-15 DEPARTMENT OF DEVELOPMENT SERVICES**

Conduct Public Hearings as shown to consider Amendments to the Citrus County Land Development Code (Ordinance No. 90-14).

Public Workshop	July 15, 2008	3:35 P.M.
Public Hearing	August 19, 2008	5:20 P.M.

AA-08-15 Department of Development Services

A request for an Atlas Amendment to the Citrus County Land Development Code Atlas (LDCA). This update is intended to achieve consistency with the adopted 2006 Generalized Future Land Use Map (GFLUM). The properties listed below are proposed for land use redesignation; to be changed to MHP, Mobile Home Park. A complete legal description is on file with the Community Development Division. The numbers below refer to the general location within the county identified on the accompanying map.

1. Section 27, Township 18 South, Range 17 East, Parcel 32210, known as Crystalwood Court Mobile & RV Park
2. Section 35, Township 19 South, Range 17 East, Gulf Highway Land Unit 3, Lots 8, 9, and 10, known as Evanridge Mobile Home Park
3. Section 30, Township 20 South, Range 18 East, Block 3A000, an unrecorded subdivision, Lots 7 and 8, Parcels 32200, 32300, known as Walden Woods of Sugarmill Woods Mobile Home Park
4. Section 01, Township 19 South, Range 19 East, Parcel 44200, known as Inverness Mobile Home Park
5. Section 03, Township 19 South, Range 20 East, Parcel 22300, known as Harbor Lights Mobile Home Park
6. Section 33, Township 19 South, Range 20 East, Parcel 14100, known as Fort Cooper Mobile Home Park
7. Section 03, Township 20 South, Range 20 East, Parcel 22100, known as Moonrise Resort Mobile Home Park
8. Section 10, Township 20 South, Range 20 East, Parcels 12300 and 13200, known as Singing Forest Mobile Home Park

2D. 3:45 P.M. **PUBLIC WORKSHOP – 2ND LARGE SCALE COMPREHENSIVE PLAN AMENDMENTS**

Consider Amendments to the Citrus County Comprehensive Plan (Ordinance No. 89-04 as amended).

Public Workshop	July 15, 2008	3:45 P.M.
Public Hearing	August 19, 2008	5:05 P.M.

CPA-08-08 - (fka CPA/AA/PDO-08-08) AVID Group for RIF 304 LLC (AKA RealtiCorp) (Crystal River Commons – Primerica Group One)

To amend the GFLUM from various designations to GNC & CON. This constitutes approximately 64.08 acres located on the SE corner of US 19 and Venable Street in the Crystal River area.

CPA-08-17 – DDS/Future Land Use Element Text Amendment

Request for modification to the text of the Future Land Use Element of the Comprehensive Plan to provide additional clarity and maintain internal consistency. The applicant is the Department of Development Services.

CPA-08-18 – DDS/Aviation Elements Text Amendment

This is a request for modification to the text of the Aviation Element based on the adoption of the new Inverness Airport Master Plan. The applicant is the Department of Development Services.

2E. 4:00 P.M. **PUBLIC WORKSHOP – AA PDO 08-10 AVID GROUP FOR RIF 304 LLC. (AKA RALITCORP-CRYSTAL RIVER COMMONS-PROMERICA GROUP ONE)**

Conduct a Public Workshop to consider an amendment to the Citrus County Land Development Code (Ordinance No. 90-14).

Public Workshop July 15, 2008 4:00 P.M.

AA/PDO-08-10 - Avid Group for RIF 304 LLC (AKA Realticorp - Crystal River Commons – Primemerica Group One)

A request for an Atlas Amendment and to establish a Planned Development Overlay pursuant to Section 2270, Planned Developments, of the Citrus County Land Development Code (LDC). This request is to change the Land Development Code Atlas from LDR, Low Density Residential, LDR*, Low Density Residential with mobile homes allowed, and RUR, Rural Residential, to GNC, General Commercial and CON, Conservation, and to allow a Planned Development Overlay for a commercial project with 399,000 square feet of retail and service, and 125,000 square feet of office.

Subject property located in Section 34, Township 18 South, Range 17 East; and Section 3, Township 19 South, Range 17. Further described as a portion of Parcels 17E18S34 22200 ; 17E19S03 10000, 12000, 13110, 13120, 13210, and all of Parcel 42430; which property is located on the east side of US 19 south of W. Venable Street in the Crystal River area.

2F. 4:00 P.M. **PUBLIC WORKSHOP – AA-08-11 AVID GROUP FOR RIF 304 LLC. AND DIOCESES OF ST. PETERSBURG (AKA REALTICORP-CRYSTAL RIVER COMMONS)**

Conduct a Public Workshop as shown to consider an amendment to the Citrus County Land Development Code (Ordinance No. 90-14).

Public Workshop July 15, 2008 4:00 P.M.

AA-08-11 - Avid Group for RIF 304 LLC and Dioceses of St. Petersburg (AKA Realticorp - Crystal River Commons – Primemerica Group One)

A request for an Atlas Amendment from: RUR, Rural Residential and LDR*, Low Density Residential allowing for mobile homes, to GNC, General Commercial.

Subject property located in Section 34, Township 18 South, Range 17 East, and Section 3, Township 19 South, Range 17 East. Further described as portions of Parcels 17E18S34 22200 and; 17E19S3 10000, 12000, 13110, and 13210; and which property is located on the east side of US 19 south of Venable Street (Crystal River area).

2G. 5:01 P.M. **PUBLIC HEARING – PDO 07-02 CLARK A. STILLWELL FOR ALLEN PLANTATION, LLC.**

1. Conduct a Public Hearing to consider Amendments to the Citrus County Land Development Code (Ordinance No. 90-14).
2. Approve and authorize the Chairwoman to execute an Ordinance for a Planned Development Overlay, revising the Master Plan for Allen Plantation.

Public Workshop	June 17, 2008	4:20 P.M.
Public Hearing	July 15, 2008	5:01 P.M.

PDO-07-02 – Clark A. Stillwell for Allen Plantation, LLC

Request for Planned Development Overlay – To revise the Master Development Plan for Allen Plantation (CPA./AA/PDO-05-12) pursuant to Section 2270. Planned Development, of the Citrus County Land Development Code (LDC). The applicant is proposing the following changes:

- Add condition to allow ten-foot street setbacks for recreational amenities in community amenity area of project.
- Revise size and layouts of proposed stormwater ponds (removing seven Estate lots)
- Modify phasing line
- Add green space between site and adjacent mining operation (removing two Villa lots)
- Redistribute commercial square footage along CR-491 to accommodate stormwater pond modification.

Subject property is described as follows: Section 28, Township 18 South, Range 18 East; further described as Parcels 24000, 34000, 20000-0010, 20000-0020, 20000-0030, 33000 and 34000, TOGETHER WITH Section 29, Township 18 South, Range 18 East; further described as Parcel 22000, TOGETHER WITH Section 33, Township 18 South, Range 18 East; further described as Parcels 44100, 44310, 44210, 44220, 44230, and 44240. Approximately 213 acres located on S. Lecanto Highway, Lecanto, Florida.

2H. 5:10 P.M. **PUBLIC HEARING – CLARK A. STILLWELL ON BEHALF OF CROSLAND INVESTMENTS, LLC.**

1. Conduct a Public Hearing to consider the Developers Agreement.
2. Approve and authorize the Chairwoman to execute the Development Agreement pursuant to Chapter 78, Article II Development Agreements of the Citrus County Code, and Florida Statutes § 163.3220 et seq.
3. Approve and authorize the Chairwoman to execute the companion Water and Wastewater Utility Agreement.
4. Approve and authorize the Chairwoman to execute the Trip Transfer Agreement.

Public Hearing July 15, 2008 5:10 P.M.

DA-07-01 Clark A. Stillwell, LLC on behalf of Crosland Investments, LLC – Review of Proposal

Request/Description of Proposal

Notice of intent is hereby given that Crosland Investments, LLC proposes entering into a Development Agreement with Citrus County, a political subdivision of the State of Florida, pursuant to Chapter 78, Article II Development Agreements of the Citrus County Code, and Florida Statutes § 163.3220 et seq. Crosland Investments, LLC desires to develop a commercial shopping center to be known as Shoppes at Black Diamond, on 43.89 acres, having maximum building intensity of 295,600 square feet of commercial land uses, and with buildings being no more than 50 feet in height.

Property Location: Section 28, Township 18 South, Range 18 East, further described as Parcels 11000, 14100, part of 14100 0010, and part of 14100 0040 (Lecanto Area). A complete description is found on file in the Department of Development Services. The southwest corner of CR 491 and CR 486.

3. **Upcoming Meetings:**

Regular Meeting: **July 22, 2008 at 1:00 P.M.**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

Citrus Springs Water Line Extensions 2008 Special Assessment District Final Public Hearing: **July 24, 2008 at 6:30 P.M.**, Citrus Springs Community Center, 1570 West Citrus Springs Boulevard, Citrus Springs, FL 34434

Preliminary Budget Hearing: **July 29, 2008 at 9:00 A.M.**, Citrus County Courthouse, Room 100,, 110 N. Apopka Avenue, Inverness, FL 34450

Preliminary Budget Hearing: **July 30, 2008, at 9:00 A.M.**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

Regular Meeting: **August 12, 2008 at 1:00 P.M.**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

Public Meeting – Land Use Applications: **August 19, 2008 Time To Be Announced**
Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

4. Adjourn.