

DEPARTMENT OF DEVELOPMENT SERVICES
M E M O R A N D U M

DM-09-122

TO: Eber Brown, Interim County Administrator
FROM: Gary W. Maidhof, Development Services Director
DATE: April 13, 2009
SUBJ: DDS Project Status Report – March 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 sign section has been scheduled for public review with the PDRB. A review session with the consultant on the balance of the code is scheduled for April 29, 2009.

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. The District has submitted a draft contract for maintenance of the digital parameters/drainage model for staff review.

Transportation Planning Services (SB360) – 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 will begin public review in April. Minor traffic studies are now reviewed by the Division of Engineering instead of our transportation consultant, DRMP, Inc. Staff is monitoring proposed legislation that may affect local concurrency reviews.

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. If authorized by the Board at their meeting on April 14, 2009, staff will proceed with contract negotiations with the top ranked firm.

Concurrency Management System – Proposed ordinance amendment (OA-09-03) to revisit thresholds for traffic studies and outlines the School Concurrency Procedures. This is tentatively scheduled for BOCC workshop on April 28, 2009 and public hearing on May 26, 2009.

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 hearing date is tentatively May 12, 2009.

Sign Ordinance – Land Development Code Text Amendment (OA-09-06) revises existing sign ordinance.

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 – Applicant has requested continuance to allow time to meet with FDOT and discuss possible phasing of access road. Revised DA has not yet been submitted.

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 has scheduled conference call with DCA for April 9, 2009 to resolve any outstanding issues, and then item will be scheduled for BCC hearing.

CPA-09-16 (previously CPA/AA-08-24) Katherine's Bay LLC – RV park addition on Halls River Road – Applicant has resubmitted application as CPA only, and tentatively scheduled for PDRB on 05/07/09 and BCC on 05/26/09.

DA-08-01 Crystal Pointe Phases II and III – BCC granted approval for staff to consider this application on 2/26/08. An outline of general terms discussed by BCC in January. PDRB hearing was on 04/02/09 and BCC hearing scheduled for 04/28/09.

Floral City Community Plan - Staff has prepared a "Floral City Community Plan" and a "Floral City Special Overlay District." Florida Community Block Grant Neighborhood Revitalization Grant (\$750,000) received to provide housing repair/restoration in the Floral City area. Staff met with representatives of the Floral City Heritage Council, and

the revised draft went to HRAB. Community meeting held December 17, 2008, and PDRB meeting scheduled for May 12, 2009.

Crosland Developer's Agreement – The principal developer has withdrawn. The DA contains a provision that the land owner may assume the D.A. The Board has granted 60 days to the land owner to evaluate and develop a Forbearance Agreement. This is rescheduled for Board review May 12th.

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-09-06 – Sander Son Henigar Enterprises: South side of Crystal River – 486 in Hernando area. Proposed for PSO use in association with adjacent medical offices. PDRB recommended denial on February 5, 2009. BCC hearing held February 24, 2009 and the application was denied. The applicant has refilled for Atlas Amendment with a Planned Development Overlay (AA-PDO-09-18) for a parking lot to serve the existing facility. This item is tentatively scheduled for PDRB on May 7, 2009, and the BCC hearing date has not yet been scheduled.

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 transmittal hearing scheduled for April 28, 2009.

CPA/AA-09-11 – Seven Rivers Presbyterian. Proposed to change existing church land to appropriate zoning of PSI (Public, Semi-Public, Institutional). PDRB transmittal hearing scheduled for June 4, 2009 and BCC transmittal hearing tentatively scheduled for June 23, 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 is scheduled for PDRB hearing on May 21, 2009 and BCC hearing has not yet been scheduled.

CPA-09-13 – PORT District – This is a Comprehensive Plan text amendment for the establishment of a new Comprehensive Plan Future land Use category to contain residential and commercial components as well as a marina. This item is scheduled for PDRB transmittal hearing on June 4, 2009 and BCC transmittal hearing on June 23, 2009.

CPA-09-14 – Hollinswood Harbor – This is the 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 on June 23, 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 June 23, 2009.

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; revised development agreement has been proposed
- 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. Per 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. Draft is underway. Meadowcrest DRI – Proposed Notice of Proposed

Chance (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.

Commercial Permits:

Boys and Girls Club of Citrus County – Roosevelt Blvd in Beverly Hills – 5500 sq ft social club – waiting for final inspections to be called.

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.

Hitches and Accessories – Homosassa – 2400 sq ft metal building – Permit issued, under construction.

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 – Resubmittal still under review. Site permit ready for pick up.

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

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

CVS Terra Vista – Site & building applications issued.

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 – site application resubmittal under review.

Smitty's Auto – Cardinal in Homosassa – 2,500 sq.ft replacement auto garage – applications approved, issued and under construction.

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 – Permits have been picked up.

Citrus County Chronicle – 11,000 sq.ft production addition & interior remodel to existing building – CO and Compliance issued.

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

Vigliotti Butterfly Attraction – Cardinal / Hwy 19 – CO and Compliance 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.

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

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 awaiting resubmittal under review & building application approved, but awaiting site approval.

Seven Rivers Hospital – 11877 sq.ft. 3rd floor remodel of south wing rehabilitation unit – Routed for CO and Compliance.

Seven Rivers Hospital – 3500 sq. ft. operating room addition – Routed for CO and Compliance.

Seven Rivers Hospital – 3700 sq. ft. interior remodel of Central Sterile Decontamination and Recovery rooms - CO and Compliance issued.

Patel Convenience Store – 4800 sq.ft., replacement building for a convenient store with two additional office units – Project completed, issued CO and Compliance.

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.

Summerhill @ Meadowcrest – Phase I, Condo buildings 1 & 2. Phase I site permit – CO issued. Phase two postponed.

ChristWay Fellowship Hall – 11295 sq.ft. church – construction completed – under review for 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.

Love Auto Mall a.k.a. Johnson Select Motors – buildings 3 & 4 routed for CO and Compliance. Applications for buildings 1 & 2 awaiting resubmittal.

Nature Coast EMS – 8600 sq.ft. Administration & Training Facility – undergoing compliance inspections.

Plantation Inn expansion – Phase II, 2-story hotel suites – site application awaiting pickup & building applications awaiting resubmittal – property annexed into the City of Crystal River.

The Centers –10,200 sq.ft. adolescent treatment facility expansion–under construction. Building at finals.

Walden Woods III Club House – clubhouse completed and compliance issued.

Sunflower Springs, Assisted Living Facility (80,940 sq. ft) – 30 Day Temporary CO.

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.

Emergency Operations Center – CO and Compliance issued.

Sheadan Park Plaza – CR 488 – 3-building, 18 unit – applications awaiting resubmittal.

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

Riverside Resort – Site & building 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.

Cypress Crossing LLC – SR44 west of CR486 – 6-building medical – building “E” nearing finals, building D resubmittal under review, building applications A, B, C & F awaiting resubmittal.

Black Diamond Tannery – Crigger off CR491 – 18,400 sq.ft. alligator-hide tanning facility – Certificate of Occupancy issued; business is in full operation. Certificate of Compliance issued.

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

New Commercial Submittals

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 – Awaiting resubmittal.

Building Division Activities

Extreme expenditure reductions have thus far enabled us to forestall further staff reductions. The Revenue/Expenditure Status is being constantly and carefully monitored as we move through this challenging period in the housing industry.

The Building Division has undergone its portion of a vehicle usage internal audit.

Animal Services

The Ordinance hearing was scheduled for BOCC review on March 24th. It has been changed to an additional public forum to be held sometime in May (TBA).

April 2nd was the beginning date of the 2009 Dog Training classes, the turnout was tremendous and the classes went well. (Exact numbers are not available at this time. Pictures attached to e-mail).

Procurement for the Crematory unit has begun. We hope to have this installed and up and running by the end of the 3rd quarter.

Organizing for the Volunteer Training Program has begun, it is designed to teach basic animal handling to the volunteers that walk the dogs. This will cut down on “scratch and quarantine issues.

The MYM Program (Meet Your Match), has been instituted and all staff has received training. This is an adoption program designed to assist prospective adopters in finding

the right pet. Based on assessment tools and information from potential adopters lifestyles and needs, we can better match the animals into "Forever Homes."

Animal Services Statistical Information for March

Licenses sold 187
Adoptions 87
Returned to owners 33
Transferred to Rescue Groups 20
Enforcement Citations 31
New Cases Logged 358
Dispatches Requiring ASO Response 463

Code Enforcement Activities

During the month of March, a total of 110 watering violations were observed, with a total of 74 first-time violations and 6 second offense violations cited. To date, the Code Enforcement Section has issued approximately 673 Citations for first offense violations of the watering restriction and 19 citations for second offense violations of the watering restrictions. The total amount received from the citations is \$60,460.00. Since February 12, 2008, the total number of illegal watering contacts that have been made by the Code Enforcement Section is 1,727 individual cases.

On March 27, 2009, the Code Enforcement Section did a countywide inventory of properties that will be reviewed by the Safety Evaluation Team as possible Nuisance Structures that need securing, boarding up or demolishing. The total number of properties inventoried was 56 properties.

On March 31, 2009, a pre-application meeting was held with members of staff and the owner and operator of the Bear's Den retail store, located at 3850 E. Gulf-to-Lake Highway in Inverness. This property is presently under a Code Enforcement Notice for operating an Adult Entertainment Retail Use without the necessary county approvals. At the meeting, Mr. Pechan and Ms. Bear were provided with three means of compliance with the County Code of Ordinances. Following the review, the parties agreed to submit documentation that adult products do not equate to more than 10% of the business and to obtain a building permit and install a door between the public area and the rear area of the store containing adult items. The case will not be closed until the necessary improvements are installed and inspected. This case is scheduled to be heard on April 15, 2009 at the Code Enforcement Special Master Hearing.

Code Enforcement Monthly Report: March - 2009

1. Case Sources

Customer Service Requests filed 396
Building Division complaints 3

BOCC complaints.....	5
CCSO complaints.....	11
Citizen complaints	126
Code Enforcement Section generated complaints.....	159
Community Development complaints.....	2
Environmental Health Department complaints.....	4
Internet complaints.....	6
Private Utilities complaints	13
Road Maintenance Division complaints	3
Title Company requests	64
Total Customer Service Requests	396

2. Investigation Summary

Accessory use complaint	1
After-the fact Development Order complaints.....	28
Animal schedule complaints.....	1
Business in a residence complaints	3
Clear visibility triangle complaint	1
Code Enforcement Administration request	2
Commercial vehicles parked in residential district complaints	2
Drainage – flooding complaint.....	1
Driveway apron complaints	1
Expired Development Order complaints.....	2
Fencing issues complaint.....	3
Illegal dumpsite complaints	19
Illegal occupancy of R.V. complains.....	6
Junk, debris & abandoned property complaints	57
Living in an accessory structure	2
Livestock/Animal complaints	2
Mandatory water connection complaints	13
Noise complaint.....	3
Obstruction of public right-of-way complaints.....	2

Property research requests	64
Right-of-Way Utilization Permit complaint.....	1
Sign permit complaint.....	1
Site checks.....	1
Storage on vacant parcel complaint.....	3
Swimming pool complaints.....	3
Tree removal complaint.....	2
Unlicensed vehicle complaints	35
Unsafe structure complaints.....	21
Water/irrigation investigations	116
Total cases investigated.....	396

3. Active cases

Current case load.....	354
NOV/NOH issued	127
Unlawful signs removed from ROW	206

4. Resolved Cases..... 237

5. Code Enforcement Hearing Activities

Cases heard and considered by the Special Master.....	13
Cases guilty.....	7
Cases continued	2
Cases not guilty.....	2
Nuisance Structure Appeal	2

6. Water Restrictions

Water restriction investigations	117
Water citations issued in March (first citation).....	80
Water citations issued in March (second citation).....	8
Mitigated investigations.....	22
Cases pending	6
Unfounded water complaints.....	1
Total first offense citations	677

Total second offense citations..... 20
Total citations issued 697
Water citation fines collected to date \$61,560.00

Housing Services Division Activities:

Bids were received and recommendations made to award jobs to 11 different contractors for 10 replacement homes and 2 home repairs projects in the Floral City area under the 2007 Small Cities Community Development Block Grant. BOCC will approve and contract signing with homeowners is scheduled for mid- April. Construction will commence shortly thereafter.

A housing replacement project in Lecanto has been completed.

All necessary notices were posted and hearings completed to apply for Citrus County's allocation of the Neighborhood Stabilization Program: \$1,478,164 for Acquiring and Rehabilitating Abandoned and Foreclosed Housing and a supplemental allocation of \$693,256 for the same purposes but with the intent that this allocation be used for Rental Housing to serve very low income households. The application and the NSP Housing Assistance Plan were approved by the BOCC and submitted to Department of Community Affairs (DCA). Award is anticipated in April and an implementation workshop by DCA will follow shortly thereafter. Discussions with potential partners continue.

Proposals were received from two consultants for Program Administration and Project Delivery Services. The proposals were evaluated by committee which including two members of the Citizen's Advisory Task Force.

Commendations were received from HUD for a perfect score on the independent audit of Citrus County's Housing Choice Voucher/Section 8 Program and for family reporting above 95%.

In working with Nature Coast Ministries to establish an organized Angel Food Ministries distribution for both the east and west side of Citrus County orders exceeded 1000 boxes of reduced cost food in March with the involvement of at least five churches. April will mark the month that Angel Food will be delivered directly to Citrus County.

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. A ruling is expected in 30 to 45 days.

TBARTA Land Use Working Group was on November 7, 2008; Discussed 2035 Population & Job Growth Forecasts, Master Plan Phase Three Networks and Transit Oriented Land Use Scenarios

TBARTA Board Meeting was on November 14, 2008; Phase Three Master plan discussed; Bob Clifford (FDOT-D7) was selected as Executive Director at the October Board meeting

CCC and TBARTA Plan Coordination meeting was held on November 19, 2008; Requested by MPO staff directors to coordinate the CCC regional LRTP and TBARTA Master Plans.

TBARTA Board Retreat was 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 20th. The next meeting is set for March 20th.

The Florida Springs Task Force has been re-established. I am continuing to serve as the local Government representative and attended a meeting on October 30th. The January 29th meeting was cancelled due to the State's new travel limitation policy.

On January 23rd I was a guest speaker at the North Central Rural Planner's Network meeting in Trenton, Florida. The topic was "Preparing for Future Growth." About 40 people representing 20+ jurisdictions were in attendance.

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.

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.

At their April 1st meeting the Historic Resources Advisory Board recommended approval of a demolition/replacement home. The home is un-repairable due to settling/insect damage. The proposed replacement is compatible with the area.

GWM:ab

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