

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

DM-08-286

TO: ANTHONY J. SCHEMBRI, COUNTY ADMINISTRATOR

FROM: GARY W. MAIDHOF, DEVELOPMENT SERVICES DIRECTOR

DATE: AUGUST 5, 2008

SUBJ: STATUS UPDATE ON DEVELOPMENT SERVICES PROJECTS

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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. To date, drafts on signage and subdivision regulations have been received. Due to the cost of the LDC Appendices update, that portion of the process will need to be phased over two years. A meeting with Jim Duncan and his staff was held on May 14, 2008 and a follow-up meeting was held June 20, 2008. Next meeting with staff is scheduled for 8/13/08.

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. The cooperative applications for FY 2009 have been submitted to the SWFWMD.

Transportation Planning Services (SB360) - the contract with our transportation consultant, GMB, Inc. was approved by the BOCC on June 20, 2006; Phase I – Scope of Services complete and contract finalized. Both the Concurrency Ordinance and the Proportional Fair Share Ordinance were adopted on January 23, 2007. Traffic Circulation Element and Transit Element updates were approved by the Board and sent to DCA for final approval. The Board approved contracting for a 2035 Long Range Transportation Plan in December 2007. We recommended contracting with Tindale Oliver & Associates.

Springs Protection – Staff has prepared proposed comprehensive plan text for protection of springs under application CPA-07-05 (2007 First Cycle Amendments Workshop held 11/20/07; Board adopted on December 11, 2007. The DCA found this amendment non-compliant on February 6th and filed for an Administrative Hearing on

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February 27th. A teleconference to facilitate mediation with DCA was held on March 28th and a draft resolution was negotiated. BCC adopted the remedial amendment and approved the Stipulated Settlement Agreement which was sent to DCA for finalization. The Notice of Intent (NOI) was received from DCA on July 7, 2008, and the amendment is now effective.

CPA-08-03 School Concurrency – The Interlocal Agreement was approved by DCA on 9/21/06 with comments. Staff obtained a grant from DCA for funding of the draft school facilities element for the comprehensive plan. The Public School Facilities Element was adopted on May 20, 2008, and found to be in compliance by DCA. Effective date was 7/31/08.

2008 First Cycle Amendments –
Infrastructure Element
Coastal Lakes Rivers Management Element
Aviation Element

All these elements are being updated pursuant to the adopted Evaluation and Appraisal Report and statutory requirements. The BCC transmitted these elements to DCA and the ORC report has been received. PDRB dates for adoption are 8/7 and 8/21; BOCC dates are 8/19 and 9/16.

AA-08-11/

AA/PDO-08-10 – Crystal River Commons/Primerica – Traffic mitigation meeting was held with staff on 6/3/08. PDRB hearing was held June 5, 2008; application forwarded to BOCC for their consideration; workshop held July 15, 2008.

CPA-08-08 Crystal River Commons/Primerica – This is the Comprehensive Plan transmittal amendment portion of the Crystal River Commons project at the SE corner of Venable and US19 (formerly the Realti-Corp site). This amendment also has companion atlas amendment, planned development overlay and Development Agreement. The project proposes a large commercial development of approximately 399,000 (retail) and 125,000 (office/retail) square feet. The applicant requested that the application be continued to 2nd cycle 2008. BOCC workshop was held 7/15; Transmittal hearing will be on 8/19.

CPA/AA/PDO-08-06 Crofton Commons – This is a small scale Comprehensive Plan/Atlas Amendment/Planned Development Overlay for a 19.5 acre site located on the north side of CR486 across from the Croft/486 intersection and the Hernando Elementary School. The Board workshop was held on March 18th. BOCC hearing scheduled for 9/16/08.

Capital Improvements Element (CPA-08-05) – Revised due to new statutory requirements; scheduled for BOCC hearing on August 19, 2008.

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OA-07-07 Mining Ordinance – This amendment proposal to the Land Development Code will re-establish a 3,000 foot setback from residentially committed areas for new and existing mines. The PDRB held two public meetings on this application. The Board's public hearing on this application was February 19, 2008, and the Board chose to not adopt.

OA-07-08 Comprehensive Mining Ordinance – This amendment proposal to the Land Development Code will incorporate a comprehensive set of mining standards. The PDRB has held one public meeting on this application and held a second meeting on February 28, 2008. The Board public hearings on this application was set for March 18th, 2008, but is being continued. The 4th draft was released on March 28th. PDRB workshop was held May 30th; PDRB hearing was held June 27, 2008; BOCC special meeting scheduled for 8/6/08.

Floral City Community Plan - Staff has prepared a "Floral City Community Plan" and a "Floral City Special Overlay District" which was presented to the Floral City Heritage Council on August 29, 2006; Approved by the Board on 7/10/07; Florida Community Block Grant Neighborhood Revitalization Grant (\$750,000) received to provide housing repair/restoration in the Floral City area. Internal staff reviewed the draft LDC amendment. and the Historical Resources Advisory Board (HRAB) reviewed on April 1st. Staff met with representatives of the Floral City Heritage Council, and the revised draft went to HRAB on June 4.

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

AA-08-16 – John and Joanna Lawson – Cedar Key Fish House – The AA application is sufficient and ready for hearing before the PDRB but on hold until the PDO application is ready.

The PDO application has been submitted and is mostly sufficient pending Engineering's review of the drainage analysis which has not been received as of 8/5/08. We will not schedule for PDRB until they have what they need to review. Applicant will be notified that the drainage plan must be received by August 23, or the application will be considered withdrawn.

Platting Activity:

PLT-05-63 Felicia Station (15-18-19) – 537 Lots; Revised preliminary plat submitted.
PLT-05-39 Sterling Hills (4,9-19-18) – 572 Lots; No action since 2006.
PLT-05-46 Hunt Club Villas (26&35-18-18) – 193 Lots; Awaiting final plat submittal.
PLT-05-28 Cherry Oak Estates (29-20-18) – 95 Lots; Improvement plan under review.
PLT-05-19 Twisted Oaks (formerly The Fairways) (1&12-18-18) – 157 Lots; Improvement plan under review.

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- PLT-05-23 Southern Woods at SMW Phase V (21-20-18) – 71 Lots; Awaiting final plan submittal.
- PLT-06-05 Brentwood Villas VII (22-18-18) – 106 Lots; On hold at application's request.
- PLT-06-17 Allen Plantation (28,29,33-18-18) – 809 Lots; Improvement plan under review.
- PLT-05-62 Crystal Pointe Unit 2 (23-17-17) – 106 Lots; Improvement plans under review; revised development agreement has been proposed.
- PLT-05-64 Tarawood Phase II – 135 Lots; Awaiting final plan submittal.
- PLT-06-25 Oak Lakes – 978 Lots; Awaiting improvement plan submittal.
- PLT-06-36 Oak Village (Beverly Hills) – 130 Lots; Preliminary plat not approved.
- PLT-08-09 Maylen Avenue Property (32-18-18) – 24 Lots

Anticipated Submittals:

Developers Diversified – Proposed large scale amendment and PDO north of Bealls shopping center on US19, Crystal River. Expected to be approximately 300,000 sq.ft of commercial. Applicant wants to be in the 2009 1st Cycle (PDRB meetings January & February; BOCC transmittal March & April).

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.

Anchor Ridge – proposed 375,000 sq.ft. retail adjacent to Black Diamond/CR486 LLC project. Staff has currently flagged both projects as DRI and applicant is reviewing. Traffic study denied since traffic counts done at non-peak times; expected PDO, but not yet submitted.

RIP/Sand Resources – Frasure's Hull Peach Orchard area; proposed CPA/AA (or extractive expansion of existing mine; would like to submit for 2009 1st large cycle, but is awaiting outcome of mining revisions.

Sibex – West side of US19 & Veteran's Drive, Homosassa; proposed small scale CPA and/or PDO for assembly expansion; not yet submitted, but traffic study underway.

Pending Commercial Projects:

Citrus County Chronicle – application for 11,000 sq.ft production addition to existing site – awaiting review completion

Citrus County Hospital Board – S. Hwy 19 – application for 21,000 sq.ft. medical facility – awaiting completion of review.

Butterfly Attraction – Change of Use application for area of Cardinal / Hwy 19

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Jallo Car Wash Addition – SE corner of 44/491 – application for detached addition to existing service station

Dollar General Store – (Corner of Deltona & Citrus Springs Blvd.) Site and building application for new 9014 sq.ft. store -- revisions submitted and being reviewed.

Superior Residences Assisted Living Facility – Application made for Phase-I. Site and Building application for 39,000 sq.ft facility awaiting engineering comments prior to resubmittal.

Citrus County Utilities—MeadowCrest – Waste water treatment facility expansion. Site & building permit issued.

Hampton Inn – (Hwy 19 across from the Playhouse) Site & Building application for 41,000 sq.ft. hotel awaiting resubmittal.

US19/98 Node – Commercial Shopping Center (Paradise Development Group); Walgreens, Retail Center & Publix – project completed & all permits closed.

Seven Rivers Hospital – 11877 sq. ft. third floor, south wing remodel – application awaiting resubmittal

Seven Rivers Hospital – 3500 sq. ft. operating room addition – under construction.

Seven Rivers Hospital – 3700 sq. ft. interior remodel – issued.

4800 sq.ft. 3-unit Replacement Convenient Store/Patel Convenience Store – under construction.

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 correcting deficiencies prior to compliance re-inspection. Phase two postponed.

Christ Way Fellowship Hall – Under construction – at building finals.

Cypress Ridge Commercial Center – Cypress Boulevard (SMW) – Site & Building application for 1,3,4 and 5 awaiting pickup.

Racetrac Service Station #783 – 5019 sq.ft. station in area of US 19 & 98 – application resubmittal under review.

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Johnson Select Motors – US 19 expansion, a.k.a. Love Auto Mall – building 3 & 4 under construction.

Nature Coast EMS – 8600 sq.ft. Admin and Training Facility – under construction.

Plantation Inn expansion – 58 room addition & new meeting room; Site permit still awaiting final compliance; Phase II, 2-story hotel suites – site application awaiting pickup & building applications awaiting resubmittal

The Centers – 10,200 sq.ft. expansion for adolescent treatment facility – permits issued

Citrus County Fair Association – 17500 sq. ft. Arena Addition — construction completed – currently receiving compliance inspections.

Walden Woods III Club House – final stage of construction.

Sunflower Springs, Assisted Living Facility (80,940 sq. ft) – under construction

Chassa Oaks, former Samos RV Park - Phase 1 – 3700 sq.ft. clubhouse currently receiving compliance inspections; RV lot permits being pulled individually.

Greek Orthodox Church – 7600 sq.ft. under construction

Emergency Operations Center – under construction.

Water Treatment facility/Sugarmill Woods – project finalized.

Sheadan Park Plaza – Application for shopping plaza (18 units) off CR 488 received. Awaiting re-submittal.

Nature Coast Orthopedics – 10-Unit retail center at corner of CR491 & W. Flare Lane. Application awaiting resubmittal.

Riverside Resort – Site & building applications awaiting resubmittal.

Lake Rousseau Mini-Storage off CR488 – Phase I awaiting CO & Compliance approvals; Phase II has been postponed.

Cancer & Blood Disease Center of SR491 across from Allen Ridge – project completed & all permits closed.

Lossing Plaza – Five-unit retail plaza on SR491 just south of CR486 - site & building applications awaiting resubmittal.

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

Cypress Crossing LLC – Medical/professional 6-building facility located on south side of SR44 Lecanto; Building “E” under construction. Other five buildings applications awaiting resubmittal.

Black Diamond Tannery – 18,400 sq.ft. alligator-hide tanning facility on Crigger off CR491; Final building inspections still on hold due to waste water treatment system.

Parkview Plaza – Eight unit plaza on US 41N, north side of Parkview Lanes; applications awaiting resubmittal.

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

Building Division Activities:

We continue to seek ways to simplify the fee schedule so all applicants can calculate fees for certain projects, based in part on published construction costs.

Building Operations Manager traveled to Polk County to study their use of Hansen software to evaluate possible changes based on their use; Evaluation is ongoing.

Building Operations Manager traveled to Orlando to preview the latest version of Accela Automation, a new government software that could prove be a viable alternative to our current Hansen software.

Electronic Notice of Violation notification has been implemented using e-mail in which Notices of Violation are sent directly to the Electronic Online Document Manager.

Electronic Tracking Method for Nonresidential Permit Applications/Projects has been created to effectuate more efficient method of tracking Nonresidential applications/permits via Groupwise. Prevents projects from “slipping through the cracks” as they transition through different phases of construction: from Application, to Permit, to Finals, to Compliance, to Certificate of Occupancy, and finally to Certificate of Compliance – Ongoing.

Additional members from each reviewing agency have been added to the Rules & Procedures Reduction Committee, chaired by Bernice Bowersox. The committee will continue to evaluate rules and procedures.

All Building Division employees are working a 32-hour work schedule in a cost cutting measure which reduces our payroll expense by 20%.

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Housing Services Division Activities:

Preliminary ranking of first group of clients in Floral City area for Housing Rehabilitation services under 2007 Small Cities CDBG approved. In process of Contractor approval with consultant.

A housing replacement project is underway in Old Homosassa.

Per mandate, Housing is in the process of amending the Housing Ordinance to increase the size and responsibilities of the Affordable Housing Advisory Council (AHAC).

Based on direction of the BOCC, after initial review of the surplus property list suitable for affordable housing, staff is working with Road Maintenance and Utilities to assess whether any lots are on roads requiring improvement and whether utilities are readily available to all Citrus Springs lots. Upon completion of the assessment of these properties, a public hearing will be conducted and list adopted by resolution. Disposition of these properties to further affordable housing in Citrus County should also be determined.

Legal Action Support:

Staff is currently compiling documents and preparing responses to the following lawsuits:

- Halls River Development Inc. vs. Citrus County; Circuit #2005-CA-4547 – Court hearing held on November 13th and 14th, 2007; Final filing submitted; Court ruled for petitioner; appeal has been filed.
- Save the Homosassa River Alliance, Inc. vs. Citrus County; Case #2006-CA-3486 (Homosassa Riverside Resort LLC) Ruling issued in favor of County; case is now in appeal.
- Samos vs. Citrus County – Case revolves on the legality of a billboard. Settlement agreement approved.
- Bert Harris pre-suit claim letter filed on behalf of a property owner in Citrus Springs due to reappraisal of value of lots; negotiated settlement approved. Final agenda action to compensate owner recently approved.
- Holiday Inn Express – I gave a deposition in the case of Sarina-Asha Hotels, LLC et al versus One Real Estate, Inc. et al on July 18, 2008.

Other Activities of Note:

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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 followup questions have been answered.

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 – May 9, 2008, TBARTA Land Use Working Group meeting was held and major discussion was regional activity centers. We have one Tier 2 activity center (Inverness), and several Tier 3 activity centers.

June 27, 2008, TBARTA Board Meeting was held at which the Phase One Master Plan was approved.

The Phase Two Citrus County Community Workshops was held on Wednesday, July 30 at the West Citrus Community Center, 8940 W. Veterans Drive, Homosassa.

Strategic Aggregates Task Force – Staff has monitored and attended (when possible) these meetings. A draft final report was submitted to the 2008 Florida Legislature. New legislation to extend this task force for an additional year was vetoed by the Governor.

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.

GWM:pla

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