

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

DM-08-329

TO: ANTHONY J. SCHEMBRI, COUNTY ADMINISTRATOR
FROM: GARY W. MAIDHOF, DEVELOPMENT SERVICES DIRECTOR
DATE: SEPTEMBER 10, 2008
SUBJ: STATUS UPDATE ON DEVELOPMENT SERVICES PROJECTS

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. A draft of the Technical Manual (Appendices) has been received from Wilson Miller.

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 with Tindale Oliver & Associates. A kick-off meeting with staff is scheduled for September 30th at 9:30 am.

Developers Diversified a/k/a Crystal River Pavilion – CPA/AA/PDO-09-04 – Proposed large scale amendment and PDO north of Bealls shopping center on US19, Crystal River. Approximately 250,000 sq.ft of commercial. Applicant wants to be in the 2009 1st Cycle (PDRB meetings January & February; BOCC transmittal March & April).

RIP/Sand Resources CPA/AA/PDO-09-02 – Frasure's Hull Peach Orchard area; proposed CPA/AA (or extractive expansion of existing mine; 2009 1st large cycle, awaiting outcome of mining revisions.

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. The Interlocal Agreement was amended and sent to DCA in August.

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 recommended approval on 8/21/08. BCC hearing scheduled for 9/16/08.

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 BOCC workshop held on 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 held 8/19 and application sent to DCA for comment.

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; Approved by BCC on 8/19/08 and set to DCA.

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 held 8/6/08. BOCC adopted on September 9, 2008.

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; Both applications are scheduled for PDRB on 10/2/08

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.
- 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:

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.

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:

SunTrust Bank – Hwy 19 & 98 – 3995 sq.ft. bank – awaiting resubmittal

Alugubelli Buildings – Hwy 491 & Regina – @ 5015 sq.ft. each – two new & one replacement office building

Citrus County Chronicle – 11,000 sq.ft production addition & interior remodel to existing building – site permit for addition has been issued, building application for addition & interior remodel are under review

Citrus County Hospital Board – S. Hwy 19 – 21,000 sq.ft. medical facility – site & building applications under review

Butterfly Attraction – Cardinal / Hwy 19 – Change of Use – site & building applications under review

Jallo Car Wash Addition – SE corner of 44/491 – Detached carwash at existing service station – site awaiting resubmittal & building under review

Dollar General Store – Corner of Deltona/Citrus Springs Blvd – 9100 sq.ft. – Site & building applications awaiting resubmittal

Superior Residences Phase-I – 39,000 sq.ft Assisted Living Facility – Site application resubmittal under review & Building application awaiting resubmittal

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

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

Seven Rivers Hospital – 11877 sq.ft. Remodel of 3rd Floor, Southwing – awaiting AHCA approval letter prior to issuance

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

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

Patel Convenience Store – 4800 sq.ft., 3-unit replacement convenient 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 – 11295 sq.ft. church – construction completed – beginning the compliance process

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

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 under construction / applications for buildings 1 & 2 awaiting resubmittal

Nature Coast EMS – 8600 sq.ft. Administration & Training Facility – under construction

Plantation Inn expansion – 36,080 sq.ft. hotel & meeting room addition completed -- Site permit has not yet met compliance due to engineering requirements and minor buffer issues. Phase II, 2-story hotel suites – site application awaiting pickup & building applications awaiting resubmittal

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

Citrus County Fair Association –17,500 sq. ft. arena addition — project completed

Walden Woods III Club House – beginning the compliance process

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

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 pulled individually

Greek Orthodox Church – 7600 sq.ft. under construction

Emergency Operations Center – under construction

Water Treatment facility/Sugarmill Woods – completed

Sheadan Park Plaza – 3-building, 18 unit – application awaiting resubmittal CR 488 received. Awaiting re-submittal

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

Riverside Resort – Site & building applications awaiting resubmittal

Lake Rousseau Mini-Storage – CR488 west of 495 – Phase I awaiting CO & Compliance approvals; Phase II has been postponed

Lossing Plaza – SR491 south of CR486 – 7078 sq.ft 5-unit retail plaza - site & 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” under construction. Building applications A thru D awaiting resubmittal

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

Parkview Plaza – US 41N north of Parkview Lanes – 15,510 sq.ft. plaza – awaiting resubmittal

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

Animal Services

Held their first introductory puppy training class on Thursday September the 4th. We had 4 puppies, and we hope to see more citizens take an interest in joining our "FREE FOR ADOPTERS" obedience training sessions.

Recently converted to the new software system called Pet Point - a national shelter database. Once fully operational, all adoptable animals will be automatically uploaded every hour to Pet Finders. During the transitional phase, anyone who has lost a pet is directed to visit the shelter.

Building Division Activities:

Continued training of Nonresidential Permitting staff for the Electronic Tracking Method for Nonresidential Permit Applications/Projects - created for a more efficient method of tracking Nonresidential applications/permits via Groupwise. Improves tracking of projects 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.

Susan Bungo, Building Operations Manager is actively coordinating with Utilities Division staff regarding the Utility/Asset Management Project. Building Division staff will be assisting Utility Division with a comprehensive project that has and will involve meetings, training sessions, and extensive efforts for this long range project. This cooperative effort has commenced.

Code Enforcement Activities:

Code Enforcement Section has been actively pursuing violations of the water restriction. There have been approximately 225 citations written for violations of the water restrictions since May 2008. The Code Enforcement Section has collected over \$14,000.00 in citation fees. There is a vacancy in the Code Enforcement Section for a Water Enforcement Officer. There will be interviews in September to fill the vacancy.

A complete rewrite of the Standard Operating Procedures for Code Enforcement has been completed. This project identifies the job responsibilities and implements procedures that are most cost effective and standardizes proper methods to receive, investigate, and process complaints in the Code Enforcement Section.

Code Enforcement is working with Marianne McPherson, Training and Development Coordinator to implement better customer service skills among the Code Enforcement Officers. There are also plans to provide instructors from the University Of Central FL Institute Of Government to come to Citrus County to facilitate training in the Levels of Certification for the Florida Association of Code Enforcement (FACE) over the coming year.

Revisions of the Nuisance Ordinance have been completed to address the changes to the types of complaints handled by Code Enforcement. These changes were heard by the Board of County Commissioners at the public meeting on September 9, 2008 and approved.

Housing Services Division Activities:

Bid proposals should go out shortly for the first group of clients in Floral City area for Housing Rehabilitation services under 2007 Small Cities Community Development Block Grant.

Utility Connection Assistance is underway in Chassahowitzka. Intake completed on first group of nine clients for both water and sewer connections.

Various housing rehabilitation projects are underway in Citrus County and a housing replacement project is out for bid in Lecanto.

Per mandate, Citrus County added two additional positions to the Affordable Housing Advisory Council (AHAC). The Planner and Employer Representative positions were successfully filled.

Based on direction of the BOCC, after initial review of the surplus property list suitable for affordable housing, staff worked with Road Maintenance and Utilities to further assess the status of roads and whether utilities are readily available to all Citrus Springs lots on the list. The assessment was completed of all the properties and the public hearing has been set for September 9, 2008 to adopt or potentially revise the list. Direction should then be provided as to the disposition of these properties to further affordable housing in Citrus County.

In cooperation with Mid Florida Homeless Coalition, CCSO Emergency Operations Center and Community Support Services updated the Homeless Hurricane Plan for Citrus County

Working with underwriters to complete final requirements for the rental development project Nature Walk in Crystal River. This project will add an additional 50 affordable 3 bedroom units to the stock of affordable family rentals in 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.

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.

A meeting with FTE staff and their consultants was held on September 10, 2008 to facilitate coordination on design and impact mitigation.

The Florida Springs Task Force is being re-established. I have been asked to continue to serve as the local Government representative.

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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