

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

DM-08-354

TO: ANTHONY J. SCHEMBRI, COUNTY ADMINISTRATOR
FROM: GARY W. MAIDHOF, DEVELOPMENT SERVICES DIRECTOR
DATE: OCTOBER 1, 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. A meeting with the consultant was held on 10/1/08.

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 application process for FY 2010 has just been released by 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), but is considering postponement to a later date to address traffic and site plan issues.

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; PDRB meeting January and February; BCC transmittal March and April.

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, and DCA response should be received shortly.

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 adopted on 9/16/08 and ordinances have been sent to DCA.

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. BCC hearing tentatively scheduled for December 9, 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. BOCC workshop was held 7/15; Transmittal hearing held 8/19 and application sent to DCA for comment. ORC response due 11/17/08 and PDRB and BCC meetings will be scheduled after that date.

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 approved application on 9/16/08.

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 requested supplementary information which staff is preparing.

CPA/AA-08-24 Katherine's Bay LLC – RV park addition on Halls River Road – not yet scheduled due to insufficiencies (landscape plan, traffic).

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 & PDO-08-02 – John and Joanna Lawson – Cedar Key Fish House – Both applications are scheduled for PDRB on 10/2/08.

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.

Anchor Ridge – proposed 375,000 sq.ft. retail adjacent to Black Diamond/CR486 LLC project. Staff believes both projects qualify as a DRIs. The applicant is reviewing this determination. 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 methodology has been received and is being reviewed.

Pending Commercial Projects:

CVS Terra Vista – Site application submitted & under review

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

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

Citrus County Chronicle – 11,000 sq.ft production addition & interior remodel to existing building – permits have been issued & interior remodel is underway

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

Vigliotti Butterfly Attraction – Cardinal / Hwy 19 – permits have been issued and work is underway

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

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 & Building applications approved and 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 & Building applications awaiting resubmittal

Seven Rivers Hospital – 11877 sq.ft. Remodel of 3rd Floor, south wing – remodel underway

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 – nearing finals

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 – nearing finals

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 – under construction

Walden Woods III Club House – undergoing compliance inspections

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 acquired individually

Greek Orthodox Church – 7600 sq.ft. under construction

Emergency Operations Center – nearing final inspections

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 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 scheduled.

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

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

Animal Services

Beginning Obedience is continuing with great success. Everyone involved is learning how much a canine can master in a very short time. Classes are on Thursday from 5:30-6:30 PM at Animal Services.

Animal Services plans to have a pre-registration form available on our web page for the Pet Friendly Shelter within the next few weeks. Forms will also be available at other public establishments throughout the county. We will keep you updated.

Staff is still learning the new software program. There will be more changes to both the web and our Pet Finders home page with a target completion of November 2008.

Animal Services Statistical Information:

Licenses sold - 171

Adoptions – 75

Returned to Owner – 21

Transferred to Rescue – 14

Died while in confinement – 5

Dead on Arrival – 3

Euthanized – 360 (Cats: 254, Dogs: 103, Other: 3)

Reasons: Owner Request: 12

Medical: 122

Aggression: 13

*Time/Space: 201

*These are adoptable animals that were not adopted within the established holding period.

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 is assisting Utility Division with a comprehensive project involving data population and GIS mapping.

Code Enforcement Activities:

Code Enforcement Section will conduct another water enforcement task force mobilization whereupon all Code Enforcement Officers will spend an evening patrolling the county for violations of the water restriction. There have been approximately 242 citations written for violations of the water restrictions. Citation fees of just under \$20,000 have been collected. A replacement Code Enforcement Officer will start training on October 6, 2008.

Code Enforcement is actively training to transition our complaint system to Hansen. We have started with Water Enforcement, and by January 1st of 2009 all complaints will be handled in

the Hansen database. It will enable our office to create statistical reports and maintain better tracking of complaints.

Code Enforcement is working with Marianne McPherson, Training and Development Coordinator on the Inter-County Training Collective. This will enable trainers from Florida Association of Code Enforcement to come to Citrus County and employees from surrounding jurisdictions will be able to participate. This will lessen the cost of training by eliminating overnight stays in hotels and per diems for local staff.

The Nuisance Ordinance revisions were adopted by the Board of County Commissioners on September 9, 2008. Since then, we have re-noticed property owners of violations for junk yard conditions and inoperable and unregistered vehicles to appear before the Special Master. Due to the number of current complaints, there may be a slight back log in cases being heard before the Special Master. We are currently scheduling hearings for December 2008. Another change in the revised Nuisance Ordinance will allow the Building Official to evaluate unsafe structures. This will allow for a faster response time in addressing nuisance structures.

Code Enforcement Statistical Information:

1. Cases assigned and investigated	295
a. Driveway apron cases	14
b. Building permit violations.....	23
c. B.O.C.C. complaints	3
e. Site check requests	6
f. Water cases assigned and investigated.....	53
• Water citations issued.....	18
g. Citizen complaints.....	188
h. Health, Safety, Welfare complaints.....	8
2. Active cases [current case load]	404
3. Violation notices issued.....	53
4. Referrals to other departments/agencies	3
5. Unlawful signs removed from the right-of-way	136

Code Enforcement Hearing Activities

1. Cases heard by the Special Master	10
2. Cases continued	3
3. Cases Guilty.....	7

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. A plumber has been selected to complete the water and sewer connections.

Various housing rehabilitation projects are underway in Citrus County and a housing replacement project has been awarded in Lecanto.

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 was held on September 9, 2008. Those properties in Citrus Springs that were not readily connectable to central water were removed and a final list of 57 single family lots was adopted. The BOCC referred the list back to the Affordable Housing Advisory Committee to provide a recommendation to the BOCC as to the disposition of these properties to further affordable housing in Citrus County.

Worked out final requirements for the rental development project Nature Walk in Crystal River with the private mortgage lender and the County Attorneys Office to provide additional SHIP funding required to bring this project to closing. This project will add an additional 50 affordable 3 bedroom units to the stock of affordable family rentals in Citrus County.

SHIP Annual Report completed.

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. Citrus County has identified 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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