

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

DM-08-429

TO: ANTHONY J. SCHEMBRI, COUNTY ADMINISTRATOR

FROM: GARY W. MAIDHOF, DEVELOPMENT SERVICES DIRECTOR

DATE: DECEMBER 4, 2008

SUBJ: DDS PROJECT STATUS REPORT - NOVEMBER

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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. A draft of the Technical Manual (Appendices) has been received from Wilson Miller. A meeting with the consultant was held on 10/1/08, and a follow-up meeting was held on 10/29 on both the LDC and appendices updates. Based on BOCC directive, the consultant has been asked to fast-track this project.

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.

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 was held for September 30th at 9:30 am, and a follow-up meeting was held 11/6/08.

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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. PDRB dates are tentatively 1/15/09 and 2/5/09 (applicant has removed PDO request from application).

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 tentatively scheduled for PDRB 1/15/09 and 2/5/09.

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. DCA issued a Notice of Intent that the amendments were in compliance on 11/3/08.

AA-08-11/

AA/PDO-08-10 – Crystal River Commons/Primerica – PDRB hearing was held June 5, 2008; BOCC workshop held on 7/15/08. BCC hearing scheduled for 12/9/08.

CPA-08-08 Crystal River Commons/Primerica – This is the Comprehensive Plan 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 received and DCA suggested applicant pursue sub-area plan within Future Land Use element to support project. PDRB workshop was held 11/20/08; BOCC workshop was held 12/2/08; BOCC hearing scheduled for 12/9/08. Draft development agreement has been received and is currently under staff review.

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 is revising the element with DCA assistance. Held conference call with DCA 11/14/08; Staff is working on remedial amendment.

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

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DA-08-01 Crystal Pointe Phases II and III – BCC granted approval for staff to consider this application on 2/26/08. Applicant has had numerous discussions with staff and an outline of general terms should be brought to BCC in January 2009.

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; a second draft will be reviewed by HRAB 12/3/08; A community meeting is scheduled for 12/17/08.

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.

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.

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. Applicant has been in discussions with County transportation attorney regarding traffic study.

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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.

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.

Ozello Trail Development – proposed big-box commercial on west side of US Highway 19. Applicant has met with staff regarding submittal requirements.

Commercial Permits:

Boys and Girls Club of Citrus County – Roosevelt Blvd in Beverly Hills – 5500 sq ft social club – under construction

River Lodge Resort – N. Suncoast Blvd, just over barge canal – under new ownership – applications received for replacement and upgrade of all facilities on site

Hitches and Accessories – Homosassa – 2400 sq ft metal building – site application under review

Alexander Dental Laboratory – W. Norvell Bryant Hwy – 5600 sq ft, 3-unit building – site application under review

Homosassa North Retail on 19 – approx. 25,000 sq ft of retail – site and building applications awaiting resubmittal

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

Key Training Center TV station - 3,900 sq ft building for WYKE – ready to begin compliance inspections

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

CVS Terra Vista – Site & building applications awaiting resubmittal

Turbine Broach Company – Overdrive Circle in Hernando – 15,000 sq ft jet turbine manufacturing – site and building applications awaiting resubmittal

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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 and ready to issue

SunTrust Bank – Hwy 19 & 98 – 3995 sq.ft. bank – site application approved and awaiting pickup

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

Citrus County Chronicle – 11,000 sq.ft production addition & interior remodel to existing building – project under construction

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

Vigliotti Butterfly Attraction – Cardinal / Hwy 19 – project under construction

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 approved and awaiting pickup

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 – remodel under construction

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

Seven Rivers Hospital – 3700 sq. ft. interior remodel of Central Sterile Decontamination and Recovery rooms – remodel underway

Patel Convenience Store – 4800 sq.ft., replacement building for a convenient store with two additional office units – undergoing compliance inspections

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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.

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 – application approved and ready for final processing

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 – 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

Walden Woods III Club House – clubhouse completed and compliance issued

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 – Undergoing compliance 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

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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 approved and awaiting pickup & 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.

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

Building Division Activities:

Animal Services

The first obedience class has now been conducted and proved successful.

Our website reflected the dangers of feeding pets from the holiday feast, in addition to identifying holiday plants which are poisonous to pets.

All Citrus County Animal Control Officers are now certified by The United States Humane Society in Cruelty Investigations I.

Staff will be facilitating a food drive for dogs/cats (much like the human food drive). We will run the food drive for 2-3 weeks -- Pet foods for the holidays!

Animal Services Statistical Information for November

Licenses sold 148
Adoptions 75
Returned to owners 27
Transferred to Rescue Groups 24
Died while in confinement 3
Dead upon arrival 1

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Euthanized

Owner requested 13
Medical 67
 Cat 57
 Dog 10
 Raccoon 0
Aggression 40
 Cat 40
 Dog 0
*Time/Space 142
 Cat 90
 Dog 52

Average holding time for animals (cats/dogs) 7.5 days.

Code Enforcement Activities:

The Code Enforcement Section held a sign sweep to remove as many signs around the county's right of way as possible. It was the first time that we have spent an entire day focused on the removal of signs in Citrus County. The Code Enforcement Section collected over 421 signs. The Florida Association of Code Enforcement (FACE) holds an annual sign sweep state-wide, though we learned of its occurrence after it was held in October. Citrus County Code Enforcement will include this as a regular activity throughout the year to ensure our county looks good. Code Enforcement Officers routinely remove at least 5 signs each day as part of their daily routine.

Code Enforcement ended its first full month of utilizing the Hansen Computer system. It has enabled our staff to keep better statistics and verification that each complaint is well documented. Each complaint can be viewed by other departments in the county. This has opened the lines of communication between the departments regarding Code Enforcement actions.

Code Enforcement is working with Marianne McPherson, Training and Development Coordinator on the Inter-County Training Collective. An instructor from the Florida Institute of Government and University of Central Florida is scheduled to teach a class of Level III Florida Association of Code Enforcement (FACE) Certification for December 8th and 9th, 2008. The class will continue on January 7th, 8th, and 9th, 2009. This will allow employees from Citrus County and from surrounding jurisdictions to be able to participate and receive Level III FACE Certification.

Several staff members from Code Enforcement attended ICS 100/700 training for FEMA at the Health Department. The Code Enforcement staff is prepared for an emergency situation should the need arise.

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One of the goals of Code Enforcement is to complete laptop installation in the County vehicles. This allows the Code Enforcement Officers to access the property appraiser website to determine property ownership from the field. The laptops also allow the Water Enforcement Officer to use KRONOS in order to clock in/out during the unique hours each officer is scheduled. Later in the year, we hope to have Systems Management prepare a program for using the Code Enforcement Module of Hansen in the field.

As of this date, Code Enforcement staff has issued approximately 424 Citations for first offense violations of the watering restriction and 7 citations for second offense violations of the watering restrictions. The total amount received from the citations is \$36,335.00.

Code Enforcement Statistical Information:

- 1. Cases assigned and investigated.....352
 - a. Driveway apron cases.....0
 - b. Building permit violations..... 19
 - c. B.O.C.C. complaints5
 - e. Site check requests.....6
 - f. Water cases assigned and investigated....154
 - Water citations issued.....112
 - g. Citizen complaints.....339
 - h. Health, Safety, Welfare complaints.....19
- 2. Active cases [current case load]..... 347
- 3. Violation notices issued 67
- 4. Referrals to other departments/agencies..... 5
- 5. Unlawful signs removed from the right-of-way.. 591

Code Enforcement Hearing Activities

- 1. Cases heard by the Special Master.....16
- 2. Cases Continued6
- 3. Cases Guilty..... 10
- 4. Cases Abated at Hearing..... 1
- 5. Unsafe Structure Appeals.....2
- 6. Other Business1

Housing Services Division Activities:

There are new HUD environmental requirements (including flood plain) that we are working out with the Department of Community Affairs regarding the first group of clients' Housing Rehabilitation services in the Floral City area under the 2007 Small Cities Community Development Block Grant. Comparative analysis of clients with our consultants is underway and we have received an additional 4 clients that may be SHIP eligible.

Commenced with utility connections for another six eligible clients in Chassahowitzka.

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Our housing replacement project in Lecanto is 60% complete.

Application for Low Income Home Energy Assistance Program for over \$610,000 has been submitted for approval and will provide energy assistance from 1/1/09 -3/31/2010. Comparatively we received \$180,000 for calendar year 2008. In posting process for appropriate staffing at this funding level.

Staff is working with four rental developers on various stages of projects for potential multi-family housing rental developments in Citrus County. Nature Walk is seeking underwriting by a private mortgage lender and is proposed to close first quarter 2009. Crystal Senior Village in the City of Crystal River (48 elderly units) will be coming back for its third year. Atlantic Housing Partners is planning a 100-150 unit complex in Beverly Hills DRI and Arbour Valley is planning a 100 unit development in Inverness.

Worked with State legislators and DCA to re-review proposed Neighborhood Stabilization Program Substantial Amendment. Floor limit for an award was lowered to \$1,250,000 and Citrus County has now been included and is eligible to receive an allocation of \$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 Low-Income. \.

Not for Profit funding applications for single family owner owned affordable housing development have been received from Habitat for Humanity and Florida Low Income Housing Associates for a total of 16 homes for individuals at or below 60% area median income. Preliminary review has commenced and applications will be presented to the Affordable Housing Advisory Committee for recommendation on December 2, 2008.

HUD Section 8 Rental Assistance Program Self Assessment is complete, and certification has been submitted to HUD.

Utility analysis completed and Utility Allowance Schedule for the HUD Section 8 Rental Assistance Program has been updated.

Volunteer recruitment for Cold Weather Shelter and food distributions is underway.

Staff finalized Resolution for the Community Contributions Tax Credit Program for the Path of Citrus County, Inc.

Staff is working with Nature Coast Ministries to establish an organized Angel Food Ministries distribution for both the east and west side of Citrus County that will bring another low cost food supply once a month to those in need. Orders are being taken for December 20th distribution.

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 follow-up questions have been answered. Census has also requested revision of census tracts to reflect recently annexed areas for cities.

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 - November 6, 2008; Discussed CCC Regional Plan - Status Update, Corridor Definition and Hotel / Motel

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

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.

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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December 4, 2008

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