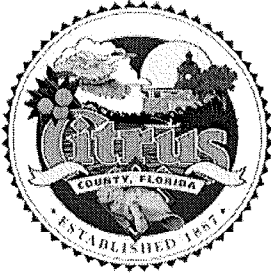


# Board of County Commissioners

## Department of Development Services




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DM-10-133

**TO:** Brad Thorpe, County Administrator

**FROM:** Kevin A. Smith, AICP, Director, Development Services 

**DATE:** July 5, 2010

**SUBJECT:** DDS Project Status Report – July 2010

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Land Development Code Update – The Stakeholder's Advisory Group is reviewing Article 5 and 6 at their August meeting. Due to budgetary constraints, the contract with Duncan Associates was terminated on August 3, 2010. The final editing and public hearing process will be completed using in-house staff.

Watershed Management Plan – A public open house for the property owners in the Central Ridge is scheduled for August 31<sup>st</sup> at the Lecanto Government Building Watershed to review the preliminary flood maps. The Southwest Florida Water Management District has requested a one-year extension to the contracts for Tsala Apopka, Inverness and Crystal River Watershed projects. A meeting has been scheduled with SWFWMD staff to discuss budget constraints on local funding for the program.

Local Mitigation Strategy (LMS) Update – Staff completed the final amendment to this document and submitted it to the State of Florida, and recently received approval from both the State of Florida and FEMA pending submittal of proof of adoption. The document is scheduled for review by the SAG on August 13, 2010 and the BCC hearing is scheduled for August 24, 2010. Both cities will also have to adopt the final document.

Long Range Transportation Plan - Transportation Planning Services representatives of Tindale Oliver & Associates have completed an extensive public participation and involvement program throughout the 2035 Multi-modal LRTP development process including three BCC workshops, four geographic public workshops, four public consensus building workshops and three technical advisory committee meetings. The consultant conducted a Citrus County Board of County Commissioners Workshop on

the 2035 Long Range Transportation Plan at a meeting on March 23, 2010. The final public hearings are being scheduled by the consultant.

Impact Fees – The BCC adopted a temporary suspension of transportation impact fees at their May 25, 2010 meeting. The technical report on the impact fee update is tentatively scheduled for August 24, 2010. The impact fee update will be presented to the SAG on September 10, 2010, with PDRB and BCC meetings tentatively also set for September.

Evaluation and Appraisal Report (EAR) – DCA has indicated that the next EAR for Citrus County is due on July 1, 2011. Staff has prepared a timeline for preparation of this extensive report, which is a statutory requirement to assess the status of the Comprehensive Plan and includes an in-depth review of all 16 elements with significant inter-agency coordination and public input. Initial kick-off has begun and a DCA area-wide instructional workshop was held in Lecanto on June 15, 2010. The next step is to identify the major issues that should be addressed within the EAR. SAG discussed these possible issues at a meeting on June 25, 2010, and the PDRB discussed them on July 15, 2010. Major issues will then be brought forward to the BCC for consideration before transmittal to DCA. Staff has also placed a survey on the County's website for citizen input of the major issues, and a press release has been prepared.

CPA-09-16 (previously CPA/AA-08-24) Katherine's Bay LLC – RV park addition on Halls River Road – BCC approved on May 26, 2009. The decision is on appeal in the First District Court of Appeal.

Gulf to Lakes Associates (aka Crosland) Development Agreement – The principal developer has withdrawn. The BCC formally approved termination of the Agreement on July 28, 2009. The new owner (Gulf to Lakes Associates) received permission from the BCC to propose a new Development Agreement. To date no documents have been received. Gulf to Lakes Associates discussed the general proposal with the BCC on May 11, 2010.

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. Traffic study is complete and indicates that certain road segments and intersections fail. Mitigation needs to be addressed. Upon receipt it will be placed on PDRB agenda.

CPA-09-12 – John and Joanna Lawson – Cedar Key Fish House – Requests to confirm the GFLUM as CLC. This item was heard by PDRB on May 21, 2009 and recommended for denial. BCC denied application on July 21, 2009 at the Citrus County Auditorium. A number of lawsuits are pending concerning this application.

CPA-09-13 – PORT District – Comprehensive Plan text amendment for the establishment of a new Comprehensive Plan Future land Use category to contain

residential, commercial and industrial components as well as a marina. The applicant has also filed an Ordinance Amendment (OA-09-06) to create this new category within the LDC. The BCC approved the CPA application on November 10, 2009, and the DCA found the application in compliance on January 4, 2010. The OA application was recommended for approval by the PDRB on November 19, 2009 and was approved by the BCC on January 26, 2010. An administrative challenge was filed by a citizen and the Division of Administrative Hearings found in favor of Citrus County. DCA has affirmed that amendments are in compliance.

CPA-09-14 – Hollinswood Harbor – This is a map amendment running concurrently with CPA-09-13; changing approximately 545 acres from IND, CON, EXT, and TCU to “Port District.” The applicant has also filed an Atlas Amendment to designate this area as “Port” on the LDC Atlas. The BCC approved CPA-09-14 on November 10, 2009, and DCA found the application in compliance on January 4, 2010. The Atlas Amendment was recommended for approval by the PDRB on November 19, 2009 and was approved by the BCC on January 26, 2010. An administrative challenge was filed by a citizen concerning this application (see PORT District above).

AA-09-21 – SBA Tower/Brassboys Enterprises – Application to amend Citrus Springs Master Plan to allow 190-foot cell tower on golf course property. Application was recommended for approval by the PDRB on September 3, 2009, and was continued by the BCC on December 15, 2009. Application was denied by the BCC on January 26, 2010. The decision has been appealed. A mediation hearing was held on July 7, 2010 but no agreement was reached.

AA-09-23/PV-09-02 – Crystal Glen – Application to revise Master Plan and plat to allow private daycare facility on current recreational facility tract. AA-09-23 was continued by the PDRB on December 17, 2009, and PV-09-02 has been withdrawn. Applicant has not yet provided resubmittal for placement on PDRB agenda.

CPA-10-01 – New Horizon Funding/Eden – Application to revise GFLUM from CL to RVP for approximately 206 acres for recreational vehicle park. Application site is same site as application previously discussed by BCC in 2006 as CPA/AA-06-07 in Inverness area. Traffic methodology is approved, but traffic study not yet submitted. Application was discussed and recommended for denial by the PDRB on March 4, 2010. The BCC transmittal hearing was scheduled for April 20, 2010, but the applicant requested a continuance to 2011 to allow time for submittal of an accompanying Atlas Amendment.

CPA-10-04 (formerly CPA/AA-10-04) – Coastal Engineering for Midwest Systems – Application to revise GFLUM and LDC for approximately 325.80 acres for a proposed residential subdivision of 625 homes, with 50,000 square feet of nonresidential use. BCC denied application on July 13, 2010.

CPA-10-05 (formerly CPA/AA-10-05) – Coastal Engineering for Southworth – Application to revise GFLUM and LDC for approximately 478.50 acres for a proposed

residential subdivision of approximately 958 homes with 50,000 square feet of nonresidential use. BCC denied application on July 13, 2010.

CPA-10-07 - Clark Stillwell for Floral Villages, Inc. – Proposed Rural Activity Center on west side of US-41 in Floral City area. The project site includes 140 acres, with 210 residential homes and a 100,000 square foot shopping center proposed. PDRB recommended approval at their transmittal hearing on May 20, 2010, and BCC approved transmittal to DCA on June 22, 2010. DCA response is due by September 10, 2010.

Citrus County School Board application – Proposed Atlas Amendment application to amend Pine Ridge Master Plan to allow elementary school site. Applicant has indicated he is finalizing application submittal items and will submit full package as soon as possible.

CPA/AA/PDO-10-03 – Andrews for Homosassa Civic Club – Application to change 4.7 acres on corner of W. Cardinal Lane and Premier Avenue in Homosassa from RUR to Light Industrial to allow for food bank/warehouse. PDO proposes two metal warehouse buildings (each 7200 square feet in size) with loading docks. Application was recommended for approval by PDRB on July 15, 2010 and BCC hearing is scheduled for August 24, 2010.

Crystal Pointe Development Agreement – request to revise the existing Development Agreement for Crystal Pointe subdivision in the Citronelle area. The applicant would like to extend the timeline for the Agreement, and the BCC approved submittal of an application at their May 11, 2010 meeting. The applicant has prepared draft language and essential terms will be considered by the BCC on August 10, 2010.

PDO-10-02 - Nature Coast Mine – Application for proposed 155-acre mine located south of Powerline Street and west of US-19. Traffic study has been approved. Application was reviewed by Special Master on June 30, 2010 and staff is awaiting Special Master recommendation before scheduling application for BCC.

CPA/AA-10-09 - Miller/Florida Tax Advisory – Application to change 0.6 acres from LDR to MDR on east side of US-19 in Homosassa area. Site is currently being used as a tax advisory office without permits and owner has been cited by Code Compliance. PDRB hearing date is September 16, 2010.

PDO-10-03 – Rees – Application to allow daycare on 1.06 acres on Cardinal Avenue in Homosassa area (east of US-19 and near but not adjacent to proposed Super Wal-Mart). PDRB hearing date is September 2, 2010.

**Platting Activity:**

PLT-05-63 Felicia Station (15-18-19) – 522 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) – 138 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) – 812 Lots  
PLT-05-62 Crystal Pointe Unit 2 (23-17-17) – 106 Lots  
PLT-05-64 Tarawood Phase II – 135 Lots  
PLT-06-25 Oak Lakes – 978 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 methodology is approved but traffic study not 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 methodology is approved but traffic study not submitted; expected PDO, but not yet submitted. The applicant has been in discussions with the County's transportation attorney regarding right-of-way provision for CR-486 project. Development Agreement proposed but not yet submitted.

Meadowcrest DRI – Proposed Notice of Proposed Change (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. Staff met with applicant, WRPC, and FDOT on April 22, 2009 to discuss requirements, and traffic study methodology has been reviewed.

Citrus Springs/Deltona – proposed amendment to modify use designations on multiple church, school and park parcels to allow for nonresidential and multi-family use. Staff has met with applicants and they are currently preparing submittal package. Applicants have recently requested binding letter from DCA regarding proposal, and additional information was requested by DCA for this determination.

### **NonResidential Customers assisted in the Lobby for the month of June - 99**

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. Under construction – Preparing to begin Phase II.

Alexander Dental Laboratory – W. Norvell Bryant Hwy – 5600 sq ft, 3-unit building – Co & Compliance.

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

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

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

Jallo Car Wash Addition – SE corner of 44/491 – Detached carwash at existing service station – Waiting for customer pickup.

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

Citrus County Utilities—Meadowcrest – Waste water treatment facility expansion – In review for CO and Compliance.

Hampton Inn – Hwy 19 across from the Playhouse – 41,000 sq.ft. hotel – Site and building approved, awaiting pickup. Site permit issued. Building Permit ready, waiting for customer pick-up.

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.

Citrus County Utilities – Sugarmill Woods Watertreatment Plant expansion – permit issued.

ChristWay Fellowship Hall – 11295 sq.ft. church – construction completed - Working on meeting compliance.

Cypress Ridge Commercial Center – Cypress Boulevard (SMW) – 4,000 sq.ft dental office building #4 – In review for Compliance.

Racetrac Service Station #783 – US 19 & 98 area – 5019 sq.ft. station – Awaiting resubmittals.

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.

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

Lake Rousseau Mini-Storage – CR488 west of 495 – Phase I CO & Compliance approved. Phase II has been postponed – extension granted.

Lossing Plaza – SR491 south of CR486 – 7078 sq ft, 5-unit retail plaza - site approved and permit picked up. Building applications awaiting resubmittal. Extension granted.

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

Cypress Crossing LLC – SR44 west of CR486 – 6 building medical – Building applications A, B, C & F awaiting resubmittal. Building F CO'd/Building D under construction. Extension applied for.

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

### **New Commercial Submittals**

- Super Wal-Mart Site permit – Cardinal/19 – Awaiting resubmittals.
- Racetrac #833 – 19 and 490 (Old Texaco) – Issued
- Holiday Inn Conference Center – Site permit ready for pickup. Building permit ready for pickup.
- Citrus County Trailhead #2 submitted for permitting.
- Lecanto Veterinary Office – C.O. and Compliance issued.
- Freshwaters Restaurant Remodel of old Restaurant (Pollywogs) – Awaiting resubmittal.
- Shepherd of the Hills New Sanctuary – Site and Building Permit issued.
- VA Clinic Expansion/Pharmacy – Routed for C.O. and Compliance.
- Jessie's Place – Site Permit issued.
- Point O Woods WWTP expansion and Upgrade – Nearing final compliance.
- TiiTF Dunnellon Trail Expansion – permit issued.
- TCG Group Light Industrial 30,000 sq ft – CO issued waiting for Compliance
- Apache Shores WWTP Upgrade and Expansion – Issued.
- Publix Prototype Remodel Store #518 – Permit issued.
- LKQ site permit for New 125,400 sq ft Warehouse – Awaiting resubmittal.

- Dollar General site permit in Inverness – Issued.
- Dollar General Store Building Permit – Issued.
- Transfer Station Project
- Ramistella Plaza 5 unit – Under Construction
- Mike Scott Plumbing Underground Septic Holding System – Awaiting re-submittal.
- Olive Garden – Under Construction

**The Building Division Scheduled and Chaired the following Technical Review Team Pre-application Meetings for the Month of July, 2010:**

<b>Date/Time</b>	<b>Builder/Owner</b>	<b>Project</b>
July 6 <sup>th</sup> at 9:00 am	Bill Covington	Replace existing MH for migrant worker
July 6 <sup>th</sup> at 10:00 am	Tekel Harrison	Assisted Living facility
July 12 <sup>th</sup> at 9:00 am	Bill Richards	Classroom modular
July 12 <sup>th</sup> at 10:00 am	Carl Irwin	Expand parking lot, etc.
July 13 <sup>th</sup> at 9:00 am	Robert Walker	Retail flea market
July 13 <sup>th</sup> at 10:00 am	Alfredo Cely	Add building & housing compressors
July 20 <sup>th</sup> at 9:00 am	Wayne Beebe	Restaurant
July 20 <sup>th</sup> at 10:00 am	Scott Toomey	Kayak business
July 26 <sup>th</sup> at 9:00 am	Eric Deam	Crematory for animals
July 26 <sup>th</sup> at 10:00 am	Diana Marcum	Pet grooming

**Additional Building Division Activities**

Several large projects are simultaneously under way in the Building Division during the month of July 2010:

**Contractor Licensing Section** - Continuing to work toward automation and electronic information of converting paper files to electronic files. Currently reorganizing and streamlining the Licensing Section for greater productivity and ease of access to information. Especially critical due to so short staffed in this section.

**Cross Training** - Continuation of major endeavor in Building Division, as time allows, to cross-train more in-depth the internal office support staff in all areas which includes: The Contractor Drop-off, Residential Permitting, Nonresidential Permitting, Contractor Licensing, Inspection Scheduling, etc. this will provide better service to citizens and contractors despite Building Division staff being reduced to low staff levels.

**Hansen 8 - Information Technologies Permitting Software** - Last month the BOCC approved the contract to acquire and begin the implementation process for Hansen 8 software. The work has begun on Hansen 8, in addition to Building Division's normal responsibilities, staff has also begun working closely with Information Systems to review tables, internal codes, etc. to begin to build and customize the new software while still maintaining and providing service and daily operational activities.

**Hansen 7 – Cleanup** - Building Division staff also working closely with Information Systems staff to review and clean up data in the current Hansen 7 database. Important to streamline prior to conversion of data from Hansen 7 to Hansen 8.

**Tracking** - Building Division staff continues to track all customer activity and customer flow each month in all areas, but most recently at the Contractor Drop-off area.

**Redevelopment Incentives Program** - Tina Gilson and Bernice Bowersox continue to work with applicants regarding this program.

**FEMA 200.a.NIMS-ICS Training** - All Building Division employees completed this training and obtained their certificates during the month of July 2010.

**Document Management Program** - Building Division staff continued to work closely with Nancy Cologna in preparation for this comprehensive project.

**Competency Card Renewals** - During July and the next several months to come, Building Division will be working closely with contractors of many trades to assist them to renew and update their competency cards and files.

**TV Show** - On July 15, 2010, Debbie Harrison and Amy Becker were interviewed regarding Contractor Licensing on local television station WKYE.

**Impact Fee Reduction Program** - The Building Division worked closely with Community Development to develop and implement the impact fee reduction approved by the BOCC.

**Mediation & After the Fact Issues** - Building Division staff mediated and assisted contractors and property owners in many high profile and after the fact scenarios during the month of July 2010. Staff assisted to bring the properties back into compliance by obtaining the required permits.

### **Statistics for July 2010**

Site Checks: 15 possible un-permitted and or unlicensed activities.

Citations:

One issued

One paid

Licensing Fees Collected:

Annual Contractors File Maintenance Fees	\$2,320.00
Citation Fee	\$ 500.00
Competency Card Fee's	\$ 875.00
Letter of Reciprocity	\$ 50.00

Total license fees collected for July 2010 \$3,745.00

New Contractor's registered	27
Competency Card renewals	5
New Competency Cards	1

Code Review Board Meeting 07/06/10  
Construction Licensing & Appeals Board Meeting 07/23/10

New Single Family Residences	18
New Residential Additions	67
New Mobile Homes	12
New Residential Remodels	92

Total Issued Permits for July 2010 762  
Total Residential Customers Served 475

**Code Compliance Activities**

Samantha Riffle completed ICS 00100.a - Introduction to the Incident Command System, IS 00200.a – ICS for Single Resources and Initial Action Incidents, IS 00546.a-Continuity of Operations Awareness Course, IS-00700.a - National Incident Management System (NIMS), and IS 00800.b – National Response Framework, an Introduction; all of which are required training for FEMA.

Administration has approved Code Compliance Staff to work a four day / 10 hour work schedule. The staff will work a stagger shift so the office will continue to serve the public and be open Monday through Friday. The new shift will allow Officers to be in the field longer and accomplish more in the longer hours of the work-day.

**Code Compliance Division Monthly Report: July 2010**

**Case Sources**

County Administrator's Office .....	0
Building Division .....	9
Citizen complaints .....	160
Citrus County Sheriff's Office .....	4

Code Compliance Division .....	9
Commissioner Bartell .....	1
Commissioner Damato .....	1
Commissioner Meek .....	0
Commissioner Thrumston .....	1
Commissioner Webb .....	0
Community Development .....	0
Engineering .....	0
Environmental Health .....	0
Fire Safety .....	0
Road Maintenance .....	0
Research Requests.....	101
Web site complaints .....	5
Utilities .....	7
Other sources .....	1
Total Customer Service Requests .....	<b>300</b>

**Investigation Summary**

After-the-fact Development Order .....	18
Business in a residence .....	2
Clear visibility triangle .....	1
Commercial vehicles parked in a residential area .....	1
Drainage – flooding .....	4
Driveway apron compliance.....	0
Expired Development Order.....	1
FEMA issues.....	8
Fence issues .....	3
Illegal occupancy of R.V .....	4
Junk, debris & abandoned property .....	38
Livestock/Animal .....	1
Living in an accessory structure .....	2
No Right-of-Way Utilization Permit.....	0

Noise .....	0
Obstruction of public right-of-way .....	5
Overgrown lawns.....	66
Property research requests .....	101
Sign permits.....	2
Site checks.....	1
Storage on vacant lot.....	1
Strobe Light out on Cell Tower.....	2
Swimming pool violations .....	4
Travel trailer/RV on vacant lot .....	0
Tree removal .....	1
Unlicensed vehicles .....	23
Unsafe structures .....	10
Water/irrigation .....	0
Other violation types.....	1
<b>Total cases investigated .....</b>	<b>300</b>

**Active cases**

Current case load .....	383
NOV/NOH issued .....	127
Cases Closed .....	180
Unlawful signs removed from ROW .....	169
Cases referred to other departments.....	6

**Release of Liens**

<b><u>Case #</u></b>	<b><u>Amount of Release</u></b>	<b><u>Amount Paid by Violator</u></b>
0712-070	\$253.45	\$313.34
0910-85573	\$1956.94 (1st Lien) \$4962.98 (2nd Lien)	\$651.92 (for both liens)
0903-78753	\$2173.02 (1st Lien) \$4932.98 (2nd Lien)	\$4892.55 (for all liens)

**Release of Liens (con't)**

<b>Case #</b>	<b>Amount of Release</b>	<b>Amount Paid by Violator</b>
0903-78823	\$2340.96 (1st Lien) \$5067.98 (2nd Lien)	
02-227	\$100.00 (1st Lien) \$1300.00 (2nd Lien) \$1400.00 (3rd Lien) \$1450.00 (4th Lien)	

**Code Compliance Special Master Hearing Activities**

Cases heard by Special Master.....	19
Cases found guilty .....	18
Cases continued.....	2
Cases found not guilty.....	0
Cases tabled.....	0
Cases stay was granted.....	0
Cases with Appeal .....	0

**Water Restrictions**

Water restriction investigations.....	0
Water citations issued in June.....	0
Unfounded complaints.....	0
Warnings.....	0
Total first offense citations.....	687
Total second offense citations .....	21
Total citations issued .....	708
Water citation fines collected to date.....	\$70,710.00

KAS:ab

cc: Planning and Development Review Board  
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