


The Board of County Commissioners of Citrus County, Florida, met in regular session on the above date at the Citrus County Courthouse in Inverness. The Chairman called the meeting to order, and Commissioner Batchelor gave the invocation and led the Pledge of Allegiance to the Flag.


Commissioners:	Josh Wooten, Chairman; Vicki Phillips, First Vice-Chairman; Roger Batchelor, Second Vice-Chairman; and Gary Bartell. Jim Fowler (absent)
Attorneys:	Robert B. Battista, and Assistant Michele Slingerland
Administrator:	Richard Wm. Wesch
Clerk:	Glenda Brown, Deputy Clerk


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#2- **PUBLIC HEARINGS - WORKSHOPS - PERSONS TO APPEAR**


#2-A **OPEN TO THE PUBLIC**

 Jim Atkins, vice president of Taxpayers Outraged Organization for Accountable Representation (TOOFAR) thanked the Board and Aquatic Services Director Mark Edwards and his staff for recognizing the need and enforcement of the laws and rules that helped with the protection of fish and wildlife. On behalf of TOOFAR, he presented a certificate of appreciation to the Board in recognition of their continuing lake and river restoration efforts.

 Greg Conard, representing the Citrus County Builders Association (CCBA) distributed and reviewed information regarding permitting issues and proposed solutions (filed with the Clerk's agenda). He stated that building permits could not be obtained in less than six to eight weeks, which was causing an urgent situation. He also stated that the addition of two to three employees would only solve the problem temporarily. He offered other solutions, such as hiring a second shift to utilize the existing building space, and using a temporary employment agency. He requested that the Board direct staff to review the problem and to help the CCBA.


 Gaston Hall, president of Hall Brothers, also voiced concerns regarding the delays in the issuance of building permits. He stated that customers incurred costs daily until closing and did not understand why it took six to eight weeks to obtain a permit to build a residential house.


 Jim MacIntosh, representing the Crystal River Country Estates Association, spoke about an impact fee report written in 2003 that was available on his personal website, which indicated that impact fees did not impede growth, but actually augmented growth. He suggested that the Board direct staff to consider this report during the impact fees discussions.

 Ruth Locklear addressed the Board concerning ongoing problems with her property boundary. She stated that the old prescriptive road maps were inferior, and asked that staff review the maps because some of the roads and alleys shown on the map had never been opened. She remarked that her land was shown to have road frontage; however, the Code Enforcement Board (CEB) informed her that she did not own the property 85 to 90 feet from the paved road.

Chairman Wooten replied that he had similar problems with his property in Hernando, and that a consultant had to reconfigure his lots. He suggested that Ms. Locklear consider discussing the matter with an outside consultant. She replied that she had already quieted the title and that the issue had been settled in circuit court in 1985.

She then discussed infringements that her son had made on her property. Chairman Wooten recommended that she provide a list of the code violations to staff.

 Mike Gudis asked the Board to recognize May 1 as Veterans Coalition Day in Citrus County. Commissioner Phillips suggested that Mr. Gudis send a letter to the Chairman or her, and the Board would be happy to oblige the request.

 Mario Jordan, a member of the CCBA, reiterated that it was very important that the County issue building permits in a timely manner. (1:31 P.M.)

#2-B **EMPLOYEE SERVICE AWARDS**

Terry Sponholtz was recognized for 25 years of service to the County.

#3- **CONSENT AGENDA**

*Upon motion by Commissioner Phillips, seconded by Commissioner Bartell, and carried unanimously, the Board pulled Item #3-DD ("National Telecommunicators Week" Proclamation) for presentation at 3:00 P.M. today, and approved the balance of the Consent Agenda, as follows:*

#3-A Approved the minutes of the regular meeting held on March 23, 2004.

#3-B Approved the following warrants: Payroll register dated March 30, 2004, at \$481,211.72. Accounts Payable registers dated April 12, 2004, at \$3,131 and \$3,844,849.37.

#3-C Adopted and authorized the Chairman to sign the following budget resolutions:

RESOLUTION NO. 2004-069

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, ADOPTING THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM BUDGET FOR FISCAL YEAR 2003-04

WHEREAS, on March 22, 2004, the Southwest Florida Water Management District issued a purchase order to the Citrus County Board of County Commissioners for the Florida Yards and Neighborhoods Program; and

WHEREAS, the County's required cash match was approved as part of the 2003-04 budget process; and

WHEREAS, this was not included in the original budget process; therefore, it is necessary for the Board to amend the budget for fiscal year 2003-04; and

WHEREAS, Section 129.06(d), Florida Statutes, provides that the Board may amend its budget by resolution spread upon its minutes to appropriate and expend funds from a source not anticipated in the Board's regular budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Citrus County, Florida as follows:

1. The Board does hereby amend its budget to include the estimated revenues and expenditures listed in Exhibit "A" attached hereto and made a part hereof by reference.
2. The Clerk of the Board is hereby directed to spread this resolution upon the minutes of the meeting held this date.

ADOPTED, in regular session this 13<sup>th</sup> day of April 2004, by the Citrus County Board of County Commissioners.

ATTEST:

/s/ Betty Strifler

BETTY STRIFLER, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF CITRUS COUNTY, FLORIDA

/s/ Josh Wooten

JOSH WOOTEN, CHAIRMAN

<b>EXHIBIT "A"</b>			
	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	AMOUNT
Revenues	013B-334-900	Florida Yards and Neighborhoods	30,888
	013B-381-001	Transfer from General Fund	30,888
		Total Revenues	\$61,776
Expenditures	013B-5756B-51200	Regular Salaries and Wages	30,210
	013B-5756B-51306	Casual Labor	2,077
	013B-5756B-52100	FICA Taxes	2,332
	013B-5756B-52200	Retirement Contributions	2,226
	013B-5756B-52300	Life and Health Insurance	265
	013B-5756B-52400	Workers Compensation	6,890
	013B-5756B-53400	Other Contractual Services	1,688
	013B-5756B-54000	Travel and Per Diem	1,950
	013B-5756B-54160	Postage	1,800
	013B-5756B-54700	Printing and Binding	1,000
	013B-5756B-54800	Promotional Activities	688
	013B-5756B-55100	Office Supplies	2,800
	013B-5756B-55200	Operating Supplies	1,400
	013B-5756B-55208	Fuel and Lubes	100
	013B-5756B-55210	Miscellaneous Supplies	1,100
	013B-5756B-55275	Computer Software	400
	013B-5756B-55400	Dues, Books, Subscriptions	500
	013B-5756B-55417	Training	150
	013B-5756B-56300	Improvement other than Buildings	1,700
	013B-5756B-56400	Machinery and Equipment	2,500
		Total Expenditures	\$61,776

RESOLUTION NO. 2004-070

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AMENDING THE VETERANS SERVICE BUDGET FOR FISCAL YEAR 2003-04

WHEREAS, Veterans Services received donations in prior years specifically to aid Veterans in emergency situations; and

WHEREAS, these funds are available to be carried forward to the current fiscal year; and

WHEREAS, this was not included in the original budget process; therefore, it is necessary for the Board to amend the budget for fiscal year 2003-04; and

WHEREAS, Section 129.06(d), Florida Statutes, provides that the Board may amend its budget by resolution spread upon its minutes to appropriate and expend funds from a source not anticipated in the Board's regular budget; and

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BOARD OF COUNTY COMMISSIONERS  
OF CITRUS COUNTY, FLORIDA

/s/ Josh Wooten

JOSH WOOTEN, CHAIRMAN

EXHIBIT "A"			
	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	AMOUNT
Revenues		Cash Carry Forward	\$566
Expenditures	001-2991-54932	Veterans Assistance Payments	\$566

RESOLUTION NO. 2004-071

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AMENDING THE LIBRARY IMPACT FEES BUDGET FOR FISCAL YEAR 2003-04

WHEREAS, collections of library impact fees have exceeded projections in prior fiscal years; and

WHEREAS, these funds are available for appropriation and will be used to purchase additional library books and publications; and

WHEREAS, this was not included in the original budget process; therefore, it is necessary for the Board to amend the budget for fiscal year 2003-04; and

WHEREAS, Section 129.06(d), Florida Statutes, provides that the Board may amend its budget by resolution spread upon its minutes to appropriate and expend funds from a source not anticipated in the Board's regular budget; and

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/s/ Betty Strifler

BETTY STRIFLER, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF CITRUS COUNTY, FLORIDA

/s/ Josh Wooten

JOSH WOOTEN, CHAIRMAN

EXHIBIT "A"			
	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	AMOUNT
Revenues		Cash Carry Forward	\$100,000
Expenditures	622-2816-56600	Library Books and Publications	\$100,000

RESOLUTION NO. 2004-072

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AMENDING THE COMMUNITY DEVELOPMENT BUDGET FOR FISCAL YEAR 2003-04

WHEREAS, on January 28, 2003, the Citrus County Board of County Commissioners approved a contract for billboard inventory services and authorized a resolution adopting annual fees for billboard signs located on County roadways; and

WHEREAS, the cost of the billboard inventory contract will be offset by the annual billboard fees; and

WHEREAS, this was not included in the original budget process; therefore, it is necessary for the Board to amend the budget for fiscal year 2003-04; and

WHEREAS, Section 129.06(d), Florida Statutes, provides that the Board may amend its budget by resolution spread upon its minutes to appropriate and expend funds from a source not anticipated in the Board's regular budget; and

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ATTEST:

/s/ Betty Strifler

BETTY STRIFLER, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF CITRUS COUNTY, FLORIDA

/s/ Josh Wooten

JOSH WOOTEN, CHAIRMAN

EXHIBIT "A"			
	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	AMOUNT
Revenues	107-329-600	Billboard Fees	\$8,385
Expenditures	107-2781-53400	Other Contractual Services	\$8,385

#3-D Approved the following budget transfers: **Capital Improvement Program:** \$25,000 from #001-9999-60050 to #-2140-56200. **Public Defender:** \$696 from #001-2333-603-54100 to #-53400. **Community Support Services Division (CSSD)/Lecanto Senior Center:** \$300 from #194-2501-54300 to #-53480. **CSSD/RSVP:** \$400 from #169E-5379E-54005 to #-55208. **CSSD/East Citrus Community Center:** \$300 from #196-5393-54300 to #-53480. **CSSD/Paul Drive Congregate Dining Center:** \$300 from #196-5394-52300 to #-53480. **CSSD/West Citrus Community Center:** \$300 from #022-5423-54300

to #-53480. **CSSD/Citrus Springs Community Center:** \$300 from #730-8225-54800 to #-55221. **Community Development Division (CDD)/Development Services Department (DDS):** \$3,500 from #107-2781-52100 to #-51306. **Extension Services:** \$25 from 001-5426-53400 to #-54400, and \$317 from #-6302-55210 to #-55221. **Drug Court:** \$600 from #040-5750-53400 to #-54000. **Crystal River Airport Roadway:** \$800 from #060-5773-53100 to #-54912. **Aquatic Services:** \$1,000 from #150-6304-53100 to #-54160. **Insurance Trust:** \$27,500 from #171-8100-60050 to #-54500.

#3-E Approved and authorized the Chairman to execute Satisfactions of Judgment for Raymond Louis Stange, Case No. 1997 CT 000351, Mark J. Messick, Case No. 0202815TC, and Mildred A. Young, Case No. 03000631MM.

#3-F Acknowledged receipt of Report No. 2004-129, a Financial and Federal Single Audit Report of the Citrus County District School Board for the fiscal year ended June 30, 2003.

#3-G Approved and authorized the Chairman to execute Releases of Lien for special assessments that had been paid in full: **Resolution Nos. 2002-142 and 2002-141:** Americo Saccenti, AK No. 1643325 (2A), and Robert I and Patricia Williams, AK No. 2013028 (2A). **Resolution No. 2003-158:** Roger Coiner, AK No. 1872235 (3E). **Resolution No. 86-29 reconfirmed by Resolution No. 93-216:** Jimmy and Vernida De Vaughn, AK No. 2275201 (H). **Resolution No. 99-099:** Ronald and Betty Giles, AK No. 2707470 (Z). **Resolution No. 2000-135:** Pamela A. Mys, AK No. 1659515. **Resolution No. 2001-186:** Roszetta Anderson, AK No. 1161703.

#3-H Acknowledged receipt of Tax Deed File No. 1996-200, Property Identification No. 2672501.

#3-I Approved and authorized the Chairman to execute Satisfactions of Lien on behalf of Citrus County Municipal Service Taxing Unit for water and wastewater utility services with Frances and William Bidwell, and Roy and Judith Yates.

#3-J Approved bond debt service payments due May 1, 2004, and authorized the Chairman and the Clerk of Courts to execute letters authorizing wire transfers by Mercantile Bank to SunTrust Bank Central Florida for Capital Improvement Revenue Bonds, Series 2001A at \$92,023.75, and SunTrust Bank Central Florida for Capital Improvement Revenue Bonds, Series 2001B at \$138,206.24.

#3-K Approved and authorized the Chairman to execute signature cards for the SunTrust Bank accounts, and execute a letter directing SunTrust Bank to close the Board of County Commission accounts and wire the balance to the Board's Mercantile Bank account.

#3-L Approved and authorized the Chairman to execute a Connection Charge Installment Lien Agreement with Bertha Brooks-Walker/Outreach Church of Christ Written in Heaven.

#3-M Approved the following wire transfers:

Heritage Consultants, Inc.	\$ 10,509.60	03/03/04
Heritage Consultants, Inc.	\$ 14,324.91	03/17/04
Heritage Consultants, Inc.	\$ 10,119.02	03/31/04
Preferred Governmental Claims Solutions	\$ 2,579.20	02/27/04
Preferred Governmental Claims Solutions	\$ 1,587.17	03/05/04
Preferred Governmental Claims Solutions	\$ 105,540.56	03/12/04
Preferred Governmental Claims Solutions	\$ 15,173.66	03/22/04
Preferred Governmental Claims Solutions	\$ 1,603.47	03/26/04
Bank of America	\$ 45,360.83	03/15/04
Wright Express	\$ 6,682.29	03/24/04
U.S. Postal Service	\$ 13,000.00	03/04/04
Florida Department of Revenue	\$ 1,519.43	03/17/04
Southern Security Title Services Inc.	\$ 4,726.41	03/03/04
American Title Services of Citrus Co. Inc.	\$ 3,301.57	03/25/04
American Title Services of Citrus Co. Inc.	\$ 15,386.73	03/31/04

#3-N Adopted and authorized the Chairman to execute a resolution adopting the Halls River Road Sewer Infill Project Planning Document, and authorized the document to be submitted to the Florida Department of Environmental Protection (FDEP).

**RESOLUTION NO. 2004-073**

#3-O Approved revisions to the 2003-2004 Citrus County Health Department's Annual Contract to reflect an award of a Vitamin Settlement at \$50,000 for a Nutrition Program in the school system, increases in federal funding at \$5,447 for the Bio-terrorism Program, \$1,625 for the Florida Healthy Beaches Program, a \$25,000 increase from the Federal Dental Grant, a \$15,000 increase from the Healthy Medipass Waiver, and additional revenue from the Environmental Health Fees.

#3-P Approved and authorized the Chairman to execute the Traffic Signal Maintenance & Operation Order Approval No. 28 for the proposed traffic signal equipment and installation to be maintained and operated at US-19 and US-98 under the Traffic Signal Maintenance and Compensation Agreement, Contract No. AM641 executed October 1, 2002, with the Florida Department of Transportation (FDOT).

#3-Q Approved and authorized the Chairman to execute the Technical Support Agreement with Control Systems Specialist, Inc., for the Lecanto Government Building HVAC computer system at \$959.40 annually.

#3-R Adopted and authorized the Chairman to execute a resolution setting a public hearing on May 11, 2004, at 1:35 P.M. at the Citrus County Courthouse, 110 North Apopka Avenue, Room 102, in Inverness to consider approval of Street Vacation SV-04-01, as petitioned by Joseph M. and Edith K. Moreira.

**RESOLUTION NO. 2004-074**

#3-S Approved and authorized the Chairman to execute a proclamation for the City, County, and Local Government Law Section of the Florida Bar, proclaiming the month of May as "Civility Month."

#3-T Approved and authorized the Chairman to execute a Deed of Conveyance to revert a one-acre parcel of land to the School Board of Citrus County, pursuant to the terms of the Fee Simple Deed executed by the School District on February 23, 1960.

#3-U Approved and authorized the Chairman to execute the Substantially Similar Plat of Tibbetts-Head Subdivision (PLT-04-01), and directed the Clerk to record the plat in the public records.

#3-V Approved and authorized the Chairman to execute the Siemens Software License Agreement transferring the responsibility for the software rights to Citrus County from Central Florida Community College (CFCC) for a telephone switch purchased by the County from CFCC for use in the new Extension Building.

#3-W Accepted Amendment No. 5 changing the servicing location of the AmSouth Bank Letter of Credit No. 79501540, which secured monthly disposal fees at the Central Landfill for Beverly Hills Waste Management Corporation.

#3-X Approved and authorized the Chairman to execute Task Authorization No. 7 to Master Agreement for Solid Waste Engineering, Planning, and Environmental Services with SCS Engineers for an annual estimate of the remaining life and landfill capacity for the Central Landfill in an amount not to exceed \$16,000.

#3-Y **(1)** Approved and authorized the Chairman to execute a Waste Disposal Account Agreement with Alternative Waste Services, Inc., establishing a monthly charge agreement for disposal fees up to \$4,025, **(2)** accepted an additional cash deposit of \$500 and transferred the \$3,525 cash security to the monthly agreement, and **(3)** terminated the monthly charge agreement with Alternative Waste Services, Inc., dated August 28, 2003.

#3-Z Approved and authorized the Chairman to execute Right of Entry Agreements with Beverly Hills Classic Car Wash, Inc., and Harry F. Nesbitt VFW Post 10087 for the County Road (CR) 491 Project.

#3-AA Approved staff's request to negotiate and purchase a Permanent Drainage Easement at \$7,000 located on a portion of Lot 2, Block 122, Town of Inverness for the Courthouse Annex.

#3-BB Approved and authorized the Chairman to execute Change Order No. 34 from Dooley & Mack Constructors, Inc., for Bid No. 036-01 at \$25,931.45 to complete the remodeling of the Public Defender's area to allow for future growth.



#3-CC Approved and authorized the Chairman to execute Change Order No. 35 from Dooley & Mack Constructors, Inc., for Bid No. 036-01 at \$5,146.89 to enhance security at the ground floor board room location and at the third floor judicial assistant corridor door.

#3-EE Approved and authorized the Chairman to execute the Lease Agreement with the Xerox Corporation for the printer/copier Serial No. N8N073291 located at the Citrus Springs Community Center for a term of 60 months with a maximum of 2,000 copies per month including supplies and maintenance at \$122.36 per month.

#3-FF (1) Approved and authorized the Chairman to execute the Mid-Florida Area Agency on Aging (MFAAA) Emergency Home Energy Assistance Contract, the Certification for Contracts, Grants, Loans and Cooperative Agreement, the Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion, the Certification Regarding Data Integrity Compliance, and (2) adopted and authorized the Chairman to execute a resolution authorizing the contract for funding of aging programs with the MFAAA under the Emergency Home Energy Assistance for the Elderly Program effective April 1, 2004, through March 30, 2005, in an amount to be determined.

**RESOLUTION NO. 2004-075**

#3-GG Adopted and authorized the Chairman to execute a resolution authorizing the application of a contract for funding of aging programs with the MFAAA under the Community Care for the Elderly Program effective July 1, 2004, through June 30, 2005, in an amount to be determined.

**RESOLUTION NO. 2004-076**

#3-HH Adopted and authorized the Chairman to execute a resolution authorizing the application of a contract for funding of aging programs with the MFAAA under the Home Care for the Elderly Program effective July 1, 2004, through June 30, 2005, in an amount to be determined.

**RESOLUTION NO. 2004-077**

#3-II Adopted and authorized the Chairman to execute a resolution authorizing the application of a contract of Rural Capital Assistance Support Grant Application with the Florida Commission for the Transportation Disadvantaged effective July 1, 2004, through June 30, 2005, at approximately \$59,750.

**RESOLUTION NO. 2004-078**

#3-JJ Adopted and authorized the Chairman to execute a resolution authorizing an application for funding of aging programs with the MFAAA under the Medicaid Waiver Program effective July 1, 2004, through June 30, 2005, in an amount to be determined.

**RESOLUTION NO. 2004-079**

#3-KK Waived the Citrus County Auditorium rental fees at \$73.02 for the Citrus County Veterans Coalition, Inc., to hold their general membership drive and meeting on May 1, 2004.

#3-LL (1) Adopted and authorized the Chairman to execute a resolution approving the Local Housing Assistance Plan for fiscal years 2004/2005, 2005/2006, and 2006/2007, as required by the State Housing Initiative Partnership Program (SHIP), and (2) approved and

authorized the Chairman to execute the Certification to Florida Housing Finance Corporation.

**RESOLUTION NO. 2004-080**

#3-MM Acknowledged receipt of a "Complaint and Demand for Jury Trail" that had been filed in the circuit court in the matter styled Timothy Knack and Wendy Knack, his wife vs. Board of County Commissioners pertaining to a vehicle accident in January 2000, and that the County's insurance carrier would be providing representation of the County in this matter.

#3-NN Approved the following CR-486 Project land acquisition settlement offers: **(1)** a drainage retention area from Mr. and Mrs. Ronald Sheets on Parcel 202 at \$40,000 exclusive of fees and costs; and **(2)** relocation expenses at \$500 to Castro Realty and Property Management, Inc., a tenant on Parcels 108 and 729.

#3-OO Approved and authorized the Chairman to execute **(1)** the Assignment Agreement, DVR No. 2003-005, Alternate Key No. 1186315, with Harold M. Butler III and Debbie Leaver for permanent reassignment of development rights for residential properties within municipal service benefit units (MSBU) for installation of water and wastewater systems in the Chassahowitzka Water Quality Assessment District, and **(2)** directed the Clerk to record the agreement in the public records.

#3-PP Approved and authorized the Chairman to execute the Amendment to Agreement with Sandland of Florida Enterprises, Inc., Bid No. 001-04 regarding the use of the County owned roll-off truck for relocating Sandland owned roll-off boxes within the Central Landfill property.

#3-QQ Approved and authorized the Chairman to execute the Cooperative Agreement with the Florida Fish and Wildlife Conservation Commission for the Lakes Habitat Enhancement Project(s) within the Tsala Apopka Chain of Lakes for the removal of tussocks and undesirable aquatic plants as warranted.

#3-RR Adopted Administrative Regulation (AR) No. 2.15-1, Cellular Phone Policy.

#3-SS Ratified the Chairman's actions and execution of the Application for Federal Assistance for the Citrus County Health Department.

#3-TT Approved the following Bid Committee Report: **(1)** Bid No. 045-04, Utilities (UD), chlorine gas cylinders, awarded Schedule No. 1 and Schedule No. 4 to Allied Universal Corporation, Schedule No. 2 to Davis Supply, and Schedule No. 3 to Dumont Company as the lowest bidders; **(2)** Bid No. 053-04, Engineering (ED), storm sewer pipe rehabilitation, awarded to Lanzo Lining Services at \$51,500 as the lowest bidder, and approved the following budget transfer needed to cover the cost of the project: \$1,550 from #326-4110-56563 to #-56321; **(3)** Bid No. 054-04, UD, utility pipe borings, awarded to Blevins Road Borings, Inc., and Cable Constructors, Inc., on a split basis as the lowest bidders; **(4)** Bid No. 062-04, Solid Waste Management (SWM), contractor services for Caron tip removal and replacement, awarded to Caron Compactor Company at \$25,109 as the lowest bidder;

(5) Piggyback Bid Request, SWM, contractor services for management of household hazardous waste materials, allowed SWM to piggyback the Manatee County Agreement, RFP No. 04-2379FL with Clean Harbors Environmental Services, Inc., and authorized the Chairman to execute a Change Order with Clean Harbors Environmental Services, Inc., for items relevant to Citrus County ; and (6) Bid Waiver Request, Public Works Department (DPW), Citrus Springs MSBU additional trimmings, waived bid procedures to include three trimmings for District 11 in Citrus Springs at \$9,900. (1:33 P.M.)

#2-C **PLAT VACATION PV-03-02, FRANK J. AND MARIANNE H. BARTLEY**

Margaret A. Beake, AIA, AICP, Senior Planner, CDD, reviewed a request petitioned by Frank J. and Marianne H. Bartley to vacate a 15-foot utility easement between Lots 1 through 12 and 13 through 24, Block 165, Unit No. 4 of Homosassa. She stated that the request was made to allow commercial development on the parcel formed by the combined lots. She described the area and stated that the utility companies and the County's internal divisions had no objections, the Plat Review Team (PRT) voted approval on December 3, 2003, and the Planning and Development Review Board (PDRB) recommended approval with a 5-0 vote on February 5, 2004. She reported that based on Policy 10.4.2 staff had determined that this request was consistent with the Comprehensive Plan (COMP) and recommended approval.

The Chairman opened the public hearing for public comment. With no public comment, the Chairman closed the public portion of the public hearing.

***Upon motion by Commissioner Batchelor, seconded by Commissioner Bartell, and carried unanimously, the Board adopted and authorized the Chairman to execute a resolution approving Plat Vacation PV-03-02, as petitioned by Frank J. and Marianne H. Bartley.*** **RESOLUTION NO. 2004-081** (1:37 P.M.)

#6- **COUNTY ADMINISTRATOR'S REPORT**

#6-A **BUILDING DIVISION - PERMITTING SECTION - STAFFING REQUEST**

Mr. Wesch stated that the County was experiencing an unprecedented number of building permits, and that although the Board approved additional employees about six week ago, staff was requesting permission today to hire a Non-Residential Review Coordinator and two new Development Review/Permitting Specialists positions. He also stated that the Building Division (BD) was unable to decrease the turnaround time to meet the level of service goals with existing staff; however, he assured the Board it was not due to a lack of customer service, but to the volume of permits received. He reviewed the statistical information provided in the agenda backup materials, which revealed that current year-to-date total permit statistics exceeded the same period last year by an additional 22 percent. He emphasized that staff was committed to reducing the permit turnaround time, that technological hookups were being used to allow employees to work from their residences to issue permits on nights and weekends, that a central receptionist position had been created to lessen interruptions of permitting specialists, and that staff would explore the possibility of working second shifts. He added that staff would not ask the Board for mid-year staffing positions unless they sincerely believed the additional employees were needed; therefore, he respectfully sought approval.

***Motion by Commissioner Wooten, seconded by Commissioner Batchelor, to authorize the Building Division to employ one new Non-Residential Review Coordinator and two new Development Review/Permitting Specialists.***

Mr. Wesch confirmed Chairman Wooten's statement that building fees would fund the positions.

Chairman Wooten then requested that staff prepare a report in the future on the space needs of the BD. Commissioner Batchelor stated that Mr. Wesch and he had discussed the possibility of employing a second shift in the same building, which would eliminate the need for additional space and lessen interruptions; thereby, increasing productivity.

Mr. Wesch answered Commissioner Phillips' question regarding second shift employees by stating that some existing employees would be assigned to the second shift, which would create another concern due to a decrease in employee contact during the day. Commissioner Phillips replied that due to the critical needs, she would support the request to hire the new employees and encouraged staff to explore the idea of a second shift; however, she wanted staff to determine some way of catching up on the outstanding building permits. Mr. Wesch asserted that staff's ultimate goal was to catch up the backlog of building permits and return to the Board's previous permitting timeframes.

Commissioner Batchelor commented that another reason he suggested hiring a second shift was that it would take three to four months to train the new employees, and that valuable time would be taken away from the existing employees involved in that training.

Commissioner Bartell concurred with the proposal of a second shift. He asked if it would be feasible to use outside temporary help to catch up in the interim because he was not sure that three new employees would be able to not only meet the needs, but also reduce the percentages to a realistic number.

Mr. Wesch recommended that staff evaluate the shifting of existing employees into the development review area, and then consider temporary assistance with secretarial and routine tasks.

Mr. Maidhof reviewed the following advancements staff had already made in reducing the permitting timeframes: on-line permitting; added two site review positions in the CDD; some employees were working in their homes and on weekends; a form was being developed that professional contractors could use to provide information to staff for input into the Hansen Permitting System; hired a casual labor employee (central receptionist) to help decrease interruptions, etc. He advised that more space would be available for permitting activities when the Extension Office moved into their new facility. He emphasized that with the technology, the dedicated employees, and the addition of new employees, staff believed they could catch up the backlog of permits within 30 to 45 days. He pointed out that staff was meeting a 1 to 3 day turnaround time on Internet

permitting on many new single-family homes, which was 1/3 of the volume. He added that staff would continue to work with the CCBA and the realtors, and that staff could bring back a progress report to the Board, as well as explore the options mentioned today.

Commissioner Bartell questioned if the 30 to 45 day turnaround time was from today's date or after the new employees were hired. Mr. Maidhof replied that traditionally, it took about three months for new employees to develop a comfort level with the Land Development Code (LDC), the building code, and the Hansen Permitting System, and about one year to deal with all types of situations. He added that it was also important, due to the competitive market and demands elsewhere in the state, to retain existing employees by making the work environment user friendly, provide training and enhancement opportunities, as well as good wages.

He confirmed for Commissioner Bartell that the turnaround goal for this Board and staff in issuing permits was 7 to 10 days for single-family homes and less time for on-line permitting and accessory type structures; however, non-residential permitting was more difficult.

Mr. Wesch answered Chairman Wooten's question concerning inspections by stating that additional positions would be requested in the budget process, and that staff was seeking replacements for two currently funded vacant positions.

Mr. Maidhof informed the Board that staff had set a new record yesterday with 450 inspection requests, which was a reflection of the new building code that installed four more inspections for a standard new site built home. He added that once the two vacant positions were filled, staff would reevaluate the inspection situation and provide another report to the Board.

***The Chairman called a question on the motion, and the motion carried unanimously.***

(1:57 P.M.)

#2-D ***NATIONAL VOLUNTEER WEEK PROCLAMATION***

***Upon motion by Commissioner Phillips, seconded by Commissioner Bartell, and carried unanimously, the Board approved and authorized all Commissioners to execute a proclamation declaring April 18 through April 24, 2004, as "National Volunteer Week" in Citrus County.***

Diane Cary, supervisor of the Nature Coast Volunteer Center accepted the proclamation, and displayed a poster of the "2003 Tree of Volunteer Spirit", which highlighted the remarkable achievements of 1,149 volunteers who recorded 202,737 hours with a value of \$3,353,270. She invited everyone to the third annual volunteer fair "Catch the Spirit" at the Crystal River Mall from 10:00 A.M. until 4:00 P.M.

(2:04 P.M.)

**The Chairman recessed the meeting and reconvened at 2:18 P.M.**

#2-E EVALUATION AND APPRAISAL REPORT (EAR)

CDD Director Chuck Dixon stated that this was the final hearing for review and comment on the EAR. He stated that 11 issues had been identified, that there had been a series of public workshops held throughout the County, that the EAR had been reviewed by the PDRB, and that two workshops were held before the Board and changes were made pursuant to the Board's comments. He then read the title of the EAR resolution into the record.

He stated that the EAR would be transmitted to the Department of Community Affairs (DCA), that anything stated in the EAR would be completed following future public hearings and COMP/EAR-based amendments, and that those amendments must take place within 18 months after acceptance by the DCA. He advised that the only modification made since the last public workshop was that the map of the Coastal High Hazard Area (CHHA) had been changed to closely correlate with the required Sea Lake and Overland Surge from Hurricanes (SLOSH) map. He commented that this generalized map would be sent with the EAR to the DCA; however, a parcel specific map would be available when the County began regulating land in the CHHA. He specified that the Category 1 Hurricane Evacuation Zone was the area approved by the Sheriff's Emergency Management Director. He added that the regulatory aspect was separate and would be considered by the Board at a future date in the form of a COMP and LDC amendment with a parcel specific map.

Chairman Wooten questioned if time constraints was the reason the map in the EAR was not parcel specific. Mr. Dixon replied that it was not necessary to develop a parcel specific map at this level, that the report would simply be transmitted to the DCA as an identified issue. He advised that the parcel specific map would need to be established when considering regulations and adopting an ordinance. He read the following disclaimer note, which was added to the map at the request of Attorney Clark Stillwell to identify the general area: "*This map is not intended to be parcel specific. A parcel specific map is being prepared by the Department of Development Services for inclusion in the Land Development Code*".

Commissioner Bartell mentioned that this map replaced page 34, figure 6, in the report. Commissioner Batchelor remarked that this map was very close to the criteria of the Category 1 Hurricane Evacuation Zone, which complied with the already accepted Army Corps of Engineers' recommendation and was superior to the previous map.

Ian McDonald, AICP, Senior Planner, CDD, stated that staff had been working with the Property Appraiser's Office to determine exactly how many parcels were in the CHHA. He reported that the COMP would be updated with all new data, language, analysis, proper references, language, grammar, etc. He added that the 11 identified issues would be portrayed again in various workshops and studies, and some issues might require advice from consultants; for example, design standards around interchanges. He requested that the Board approve the transmittal of the EAR to the DCA.

The Chairman opened the public hearing and asked if anyone wished to speak in favor or in opposition.

Mr. Stillwell spoke on behalf of the CCBA, the Citrus County Board of Realtors, and the Citrus County Chamber of Commerce. He stated that the map was an improvement and asked that it be identified as conceptual. He also stated that he appreciated staff's efforts, the acknowledgement that a more detailed map would go through the process later, and that it was a work in progress.

He then addressed the wetlands issues in the EAR regarding state versus local wetland permitting regulations. He stated that historically, Citrus County had deferred wetland-permitting issues to state regulatory authorities because of costs and not having the expertise of staff. He suggested that the County defer and retain the state's regulatory authority, unless one-stop permitting was adopted. He mentioned that he did not think staff had adequately discussed or accessed the costs of this fundamental change in philosophy in over 20 years. He requested that if the EAR was approved by the DCA, that the Board ask them how to pay for wetland permitting.

Mr. Dixon responded to Mr. Stillwell's comments by stating that he did not think it was appropriate to defer all responsibilities to the state because there were issues in the County that deserved special consideration. He stated that staff would advise the Board of the costs associated with implementing regulations after they reviewed the regulation process, at which time it would be appropriate to weigh the pros and cons of local regulation. He said that based on current non-residential projects, wetland permitting regulations was the number one issue on the EAR survey and the public workshop process, so he thought it was important to leave it as an issue and examine it during the regulation process.

Chairman Wooten questioned if additional staff would be needed if wetland-permitting regulations were done on a local level. Mr. Dixon stated that he did not know if additional employees would be needed; however, he thought staff had the necessary expertise to handle wetland mitigation requirements and review permits with the assistance of consultants or state agencies. He also stated that additional staffing would also depend upon the degree of wetland regulation the Board chose to pursue.

Chairman Wooten commented that part of the reason wetlands was a big issue was that some people felt that regulatory authority had been lacking. Mr. Dixon agreed, and added that the state had shifted many responsibilities to local governments.

Mr. McDonald referred to page 31 of the EAR regarding staff's proposed changes, one of which was achieving a better enforcement of the 15-foot natural wetland buffer requirement. He explained that staff was not looking at regulating wetlands in the same manner as the FDEP; however, there were a variety of issues that staff could address in a non-regulatory manner that did not require FDEP permitting or a wetland specialist. He added that the main issue with the public was that the existing wetlands were not being preserved.

Mr. Stillwell stated that he understood that the buffers were a local issue; however, in February 2004, a statewide uniform mitigation system went into effect that allowed for significant off-site mitigation. He was concerned that there could be a conflict with a local on-site mitigation requirement, and who would determine what the mitigation would be. He mentioned that in the 1997 EAR, the County and the DCA approved changing from an on-site to an off-site mitigation standard.

Mr. McDonald agreed with Commissioner Bartell's statement that the language in the EAR was only to look at the issue and did not commit the County to any action. Mr. Dixon added that staff would also look at categorizing the protection of wetlands by type and function, so that certain areas could not be impacted and would be preserved.

Commissioner Phillips and Chairman Wooten concurred that the wetlands issue should be considered.

Morris Harvey spoke in favor and strongly recommended approval of the EAR as presented, including the wetlands issue. He added that the primary concern in the CHHA should be the safety of the people.

With no further public comment, the Chairman closed the public portion of the public hearing.

***Upon motion by Commissioner Phillips, seconded by Commissioner Bartell, and carried unanimously, the Board adopted and authorized the Chairman to sign a resolution approving the Evaluation and Appraisal Report for the Citrus County Comprehensive Plan; stating their intent to amend the Comprehensive Plan based upon recommendations contained in the report; and authorized transmittal of the report to the Department of Community Affairs in accordance with Section 163.3191, Florida Statutes.***

**RESOLUTION NO. 2004-082** (2:42 P.M.)

<p><b>The Chairman recessed the meeting and reconvened at 2:58 P.M.</b></p>
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#2-F **COMPREHENSIVE COMMUNITY HEALTH NEEDS**

Marybeth Nayfield, ARNP, MPH, Administrator, Citrus County Health Department, gave each Commissioner a Compact Disk (CD) of the first Citrus County Community Needs Assessment 2003 PowerPoint presentation (filed with the Clerk's agenda). She then proceeded with a detailed review of the following topics:

- |                                |                                        |
|--------------------------------|----------------------------------------|
| – Purpose                      | – Components                           |
| – Demographic Profile          | – Health Status                        |
| – Behavioral Risk Factors      | – Years of Potential Life Lost         |
| – Hospital Discharge Diagnoses | – Ambulatory Care Sensitive Conditions |
| – Implications for Prevention  | – Community Input                      |
| – Summary Focus Group          | – Final Recommended Strategies         |



Commissioner Phillips commented that some of the findings were quite surprising. She mentioned that the 211 line would be an access not only for health services, but also for all services in the County. She added that many counties had the 211 line, and that she hoped it would be available in this County in the near future.

(3:27 P.M.)

#3-DD **"NATIONAL TELECOMMUNICATORS WEEK" PROCLAMATION**

***Upon motion by Commissioner Phillips, seconded by Commissioner Bartell, and carried unanimously, the Board approved and authorized all Commissioners to execute a proclamation recognizing April 12 through April 18, 2004, as "National Telecommunicators Week."***

Sheriff Jeff Dawsy accepted the proclamation and thanked the Board for recognizing the hard work of the people at the 911 Center.

(3:30 P.M.)

#13- **ANY OTHER COUNTY BUSINESS - ACCEPTED BY MOTION ONLY**

#13-A **WAIVE TIPPING FEES - AMERICAN CANCER SOCIETY**

***Upon motion by Commissioner Bartell, seconded by Commissioner Phillips, and carried unanimously, the Board waived tipping fees for the American Cancer Society Relay for Life on April 16 and 17, 2004.***

#12- **COUNTY ATTORNEY'S REPORT**

#12-A **FINAL PLAT - BRENTWOOD TOWNHOMES PHASE II (PLT-03-17)**

***Upon motion by Commissioner Bartell, seconded by Commissioner Wooten, and carried unanimously, the Board (1) approved and authorized the Chairman to execute the Final Plat of Brentwood Townhomes Phase II (PLT-03-17), the Improvement Agreement with Brentwood Farms Limited Partnership, Citrus County, and Bank of America, and the Water and Wastewater Developer's Agreement with Brentwood Farms Limited Partnership, and (2) directed the Clerk to record the plat and related documents in the public records.***

(3:32 P.M.)

#13-B **INDEMNITY AGREEMENT - LOWE'S HOME CENTERS, INC.**

Mr. Battista stated that he had received the additional required documents today concerning the Lowe's plat that was approved by the Board on March 23, 2004. He noted that the developer (Lowe's) had not yet signed the Indemnity Agreement/Right of Way Utilization Agreement (Agreement) of Tighe Drive because it had not been drafted until this morning. He stated that there were also partially executed easement agreements from four entities that required the Board's acceptance. He pointed out that the engineers, developer, the developer's attorney (Clark Stillwell), and legal staff had reviewed the various documents and had no concerns. He requested that the Board approve the documents, and stated that the documents would not be filed until all signatures were obtained from the appropriate parties.

He clarified for Chairman Wooten that he was asking the Board to approve and authorize the Chairman to sign the Indemnity Agreement with Lowe's Home Centers, Inc., after the developer had signed it, and to accept the easements pursuant to the Lowe's

Development Order, which would be filed only after the appropriate parties had signed them. He assured the Board that the developer's attorney had endorsed the documents. He reiterated that the easement agreements required only Board acceptance; however, the Agreement required the Chairman's signature.

***Motion by Commissioner Batchelor, seconded by Commissioner Wooten, to approve the request as presented.***

Commissioner Bartell questioned who drafted the Agreement and why the documents were presented to the Board in a piece meal fashion. Mr. Battista replied that the Engineering Division set the criteria, his office prepared the Agreement, and the developer's attorney reviewed the Agreement. He added that when the Board approved the plat at the previous meeting, it allowed staff to issue a site improvement permit. Mr. Stillwell further explained that it was difficult to obtain signatures from large corporations for such a significant project, that the benefit was that the project was making progress, and that the date of approval could now be inserted into the Agreement. He further stated that after obtaining signatures from all parties, the appropriate documents could be recorded, the closing could take place, and other documents could then be recorded.

After receiving assurances from both Mr. Wesch and Mr. Battista that the documents were satisfactory and had been reviewed by the legal staff, DDS, and DPW, Commissioner Bartell stated that he would support the motion.

Commissioner Phillips asked for clarification of the motion because the motion was not stated. She said she thought Mr. Battista's request was to approve and authorize the Chairman to sign the documents *after* the developer had signed them; however, the recommended action was stated differently. She requested that Commissioner Batchelor amend his motion to say, "*Authorize the Chairman to sign documents upon receipt of signed documents by the developer*". Commissioner Batchelor specified that the motion was to approve and authorize the Chairman to sign the documents as recommended by the County Attorney.

***The Chairman called a question on the motion, and the motion carried unanimously.*** (3:48 P.M.)

#2-G **ANNUAL UPDATE ON THE FISH HATCHERY PROGRAM**

Bill Harmon, the acting director for the Mosquito Control District gave a presentation on the success of the propagation and grow-out components of the Fish Hatchery Program in Hernando over the past year outlined as follows:

- **Purpose for the Fish Hatchery**  
To raise and distribute Gambusia (Mosquito Fish) for consuming mosquito larvae in standing water
- **Maintenance**  
Mowing, pond cleaning, stocking, and moving fish

- **Costs**  
\$6,059.74 total for labor, miscellaneous, tires, and parts
- **Trapping and Distribution**  
Stocking and breeding  
Where, when, and why minnows were placed in the field
- **Benefits of using Gambusia (Mosquito Fish)**  
Biological control  
Less chemical usage  
Works 24 hours a day, 7 days a week

Mr. Harmon answered Commissioner Batchelor's question regarding reproduction by stating that the fish reproduced in great numbers, but that they were predators and would consume their own young.

He responded to Chairman Wooten's question concerning the decrease in mosquitoes by stating that last year was a good year and complaints were down. He added that the Mosquito Control District would stock private ponds and standing water with mosquito fish any place that was accessible. (3:57 P.M.)

#2-H **PROCLAMATION - "THE WEEK OF THE YOUNG CHILD"**

***Upon motion by Commissioner Phillips, seconded by Commissioner Batchelor, and carried unanimously, the Board approved and authorized all Commissioners to execute a proclamation proclaiming April 18 through April 24, 2004, as "The Week of the Young Child" with this year's theme being "Children's Opportunities – Our Responsibilities"*** (3:59 P.M.)

#14- **ANY OTHER BUSINESS OF PERSONS WISHING TO ADDRESS THE BOARD**

#14-A **DEPARTMENT OF JUVENILE JUSTICE - SENATE BILL 2564**

Commissioner Phillips shared information concerning Senate Bill 2564 for the Department of Juvenile Justice. She stated that she was happy to report that the House of Representatives (House) voted 98 to 0 to amend the bill by deleting the senate language and inserting language stating that it was state policy to fund juvenile detention services. She advised that this issue would now be decided in conference committee, and requested that the Commissioners contact committee members asking that they support the House position and not transfer this mandate to the local level.

#2-I **PROCLAMATION - "CHILD ABUSE PREVENTION MONTH"**

***Upon motion by Commissioner Phillips, seconded by Chairman Wooten, and carried unanimously, the Board approved and authorized all Commissioners to execute a proclamation declaring April 2004 as "Child Abuse Prevention Month".*** (4:05 P.M.)

<b>The Chairman recessed the meeting and reconvened at 4:24 P.M.</b>
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**#2-J CERTIFICATES OF RECOGNITION - LECANTO HIGH SCHOOL BOYS SOCCER TEAM**

**Upon motion by Commissioner Batchelor, seconded by Commissioner Phillips, and carried unanimously, the Board approved and authorized all Commissioners to execute certificates of recognition to the Lecanto High School Boys Soccer Team for their state championship victory.**

The Chairman presented a sample of the sign to the coach of the soccer team, which would be placed at the entrance to the County for one year recognizing the Lecanto High School Boys Soccer Team as state champions. (4:32 P.M.)

**#2-M D-03-05, AVIS CRAIG FOR THE VILLAGES OF CITRUS HILLS**

Mr. Wesch announced that Commissioner Phillips must recuse herself from application D-03-05. He then asked the Board to discuss this issue before proceeding to Item #2-K at 5:01 P.M. due to Commissioner Bartell having a previous commitment.

**The Chairman recessed the meeting and reconvened at 5:01 P.M.**

**#2-M D-03-05, AVIS CRAIG FOR THE VILLAGES OF CITRUS HILLS - CONTINUED**

Commissioner Phillips recused herself from this issue. (Notice of Voting Conflict filed with the Clerk's agenda).

Ms. Slingerland polled the Board for ex parte communications regarding CPA/AA-04-02, CPA/AA-04-06, CPA/AA-04-07, and D-03-05, and all Commissioners replied that they had no previous communications. Commissioner Phillips then left the meeting.

DDS Director Gary Maidhof read the resolution preamble into the record, and Jenette B. Collins, AICP, Principal Planner, CDD, distributed copies of the revised resolution dated April 12, 2004, to correct scrivener's errors, which had no affect on the application. She then summarized the staff report as follows:

<b>Applicant /Number/Name:</b>	D-03-05, Avis Craig for The Villages of Citrus Hills, (f/k/a Citrus Hills II) Development of Regional Impact (DRI) - Notice of Proposed Change (NOPC)
<b>Property Data:</b>	Sections 23, 24, 25, 26, 33, 34, and 35, Township 18 South, Range 18 East, more specifically, The Villages of Citrus Hills (f/k/a Citrus Hills II)
<b>Staff/PDRB Recommendation:</b>	Approval with one condition: The applicant must submit a final Master Development Plan - Map "H" to the CDD no later than 30 days after the final public hearing by the Board for recording as part of the resolution (development order).

She stated that this application focused on a request to extend the build out date for The Villages of Citrus Hills. She also stated that the applicant had addressed all concurrency issues to the satisfaction of staff, and that there had been no changes since

the March 23 workshop. She requested that the presentation made at the March 23 workshop be made part of the public record. She reported that the NOPC remained a non-substantial deviation of the original DRI as stated in the findings report dated February 6, 2004. She then read the one condition for approval into the record.

Due to the applicant (Ms. Craig) not being present, Mr. Maidhof assured Chairman Wooten that he was certain the applicant would request, and staff would acknowledge, that her presentation made at the workshop on March 23 be made part of the public record.

The Chairman opened the public hearing and asked if anyone wished to speak in favor or in opposition. With no public comment, the Chairman closed the public portion of the public hearing.

***Upon motion by Commissioner Bartell, seconded by Commissioner Batchelor, and carried unanimously, the Board adopted and authorized the Chairman to sign a resolution determining that the proposed changes to The Villages of Citrus Hills Development of Regional Impact described in detail in Notice of Proposed Change Application dated October 2003, filed on November 4, 2003, by Hampton Hills D-03-05 did not constitute a substantial deviation from the Development Orders approved in Resolution Numbers 98-19, 2000-016, 2000-063, 2000-159, 2001-151, 2002-044, and 2003-126.***

**RESOLUTION NO. 2004-083**

Commissioner Phillips returned to the meeting.

(5:08 P.M.)

**#2-K 2004 FIRST CYCLE AMENDMENTS**

Mr. Maidhof stated that this was the final public hearing for transmittal of the 2004 First Cycle Amendments to the Generalized Future Land Use Map (GFLUM) and the LDC Atlas to the DCA.

**#2-K.1 CPA-04-01, DDS**

Mr. McDonald reviewed the following text revisions to the Comprehensive Plan:

<b><u>Application Number/Name:</u></b>	CPA-04-01, DDS
<b><u>Element and Subject:</u></b>	<p><b><u>Chapter 6: Traffic Circulation</u></b>  <u>New Policy 10.3.16:</u> "The County supports the Florida Department of Transportation's Work Program items, which address the widening and improvement of US-19 through the County. Such improvements include, but are not limited to, six-laning from the junction of US-98 in Chassahowitzka north to West Cornflower Drive in Red Level, four-laning from West Cornflower Drive north to West Foss Grove Path, and an additional two-lane bridge over the Cross Florida Barge Canal."  <b><u>Chapter 10: Future Land Use</u></b>                  The addition of three new future land use districts with appropriate policies and development standards for each:</p>

	(1) Coastal and Lakes Commercial (CLC); (2) Mobile Home Park (MHP); and (3) Recreational Vehicle Park/Campground (RVG RVP) <i>[The text concerning the Coastal High Hazard Area (CHHA) was rescheduled to the 2004 Second Cycle by the PDRB on February 5, 2004]</i>
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He stated that he had reviewed the proposed changes at the public workshop concerning policies and densities proposed for MHP and campgrounds, and that there had been no additional comments. He explained that the only proposed modification since the last workshop was to change the designation from RVC to RVP for the Recreational Vehicle Park/Campground District in order to be consistent with text in the LDC.

The Chairman opened the public hearing and asked if anyone wished to speak in favor or in opposition. With no public comment, the Chairman closed the public portion of the public hearing.

***Upon motion by Commissioner Phillips, seconded by Commissioner Batchelor, and carried unanimously, the Board approved application CPA-04-01, Department of Development Services, for transmittal to the Florida Department of Community Affairs.***

**#2-K.2 CPA/AA-04-02, DDS FOR PARKS AND RECREATION DIVISION (P&R)**

Mr. McDonald summarized the following staff report:

<b>Application Number/Name:</b>	CPA/AA-04-02, DDS for P&R
<b>Land Use:</b>	<b>GFLUM:</b> from Rural Residential (RUR) to Recreation District (REC) <b>LDCA:</b> RUR* mobile homes allowed to REC
<b>Property Data:</b>	South side of West Dunklin Street in the east half of the Northwest 1/4 of the Northwest 1/4 of Section 26, Township 17 South, Range 17 East, located less than a quarter mile east of the intersection of CR-495 and West Dunklin Street. Property consists of Lots 137-160, Town of Citronelle, approximately 17.85 acres including rights-of-way.
<b>Staff/PDRB Recommendation:</b>	Approval
<b>Proposed Project:</b>	Neighborhood park in the Citronelle area

He mentioned that development had already begun on the site, that it would be a very nice park for the community, and that there had been only positive comments.

The Chairman opened the public hearing and asked if anyone wished to speak in favor or in opposition. With no public comment, the Chairman closed the public portion of the public hearing.

**Upon motion by Commissioner Batchelor, seconded by Commissioner Phillips, and carried unanimously, the Board approved application CPA/AA-04-02, Department of Development Services for Parks and Recreation, for transmittal to the Florida Department of Community Affairs.**

**#2-K.3 CPA/AA-04-06, OLSEN FOR BLACK DIAMOND PROPERTIES**

Kevin Smith, AICP, CDD Planning Manager, distributed copies of letters (filed with the Clerk's agenda) from residents concerning this application, which staff received after the agenda packages were delivered. He then presented the following staff report:

<b>Application Number/Name:</b>	CPA/AA-04-06, Olsen for Black Diamond Properties
<b>Land Use:</b>	<b>GFLUM:</b> General Commercial District (GNC) to Residential Mixed Use District (RMU) <b>LDCA:</b> GNC to Planned Development Residential District (PDR)
<b>Property Data:</b>	Sections 15, 16, 21, and 22, Township 18 South, Range 18 East, Parcels 31000, 32000, and a portion of 34000, within Black Diamond Ranch located on the west side of CR-491 in the Beverly Hills area
<b>Staff/PDRB Recommendation:</b>	Approval subject to conditions stated as A through F as specified in the memorandum from the environmental planner dated February 12, 2004
<b>Proposed Project:</b>	Planned Development Amendment: to provide for a major modification of the approved Planned Development (PD) for the Master Plan of Black Diamond Ranch, thereby amending Ordinances 86-A53 (Z-86-43), 94-A27 (AA-94-06), 2000-A02 (AA-99-15) and 2003-A03 (PV-02-04)

He reviewed the five-part application as follows: **(1)** incorporate two tracts of land to the Master Plan for Black Diamond; **(2)** designate an area of the southwest portion of the PD for possible storage of Recreational Vehicles (RV); however, he noted that this item was deleted at the request of the applicant on March 31; **(3)** alter the Impervious Surface Ratio (ISR) for detached cluster housing from 0.50 to 0.55 percent for greater flexibility and accessory uses; **(4)** remove the community facility site, reduce the residential units in Phase IIIB from 35 to 26, and add a nine-hole golf course; and **(5)** shift the housing types of 14 units from single family estates to golf cottages.

He stated that the Master Plan of Development for Black Diamond was originally approved in 1986, and amended three times in 1994, 2000, and 2003. He also stated that no increase in the number of dwellings was proposed, that there would be an increase of 49 additional acres, that no concurrency issues were identified, and that the application appeared to be consistent with the COMP. He further stated that the issue concerning the ISR for detached cluster golf cottages had been resolved. He added that letters of opposition had been received regarding the proposed changes and the RV storage site.

Mr. Stillwell, representing Black Diamond Properties, addressed the COMP components of the application regarding the 17 acres of commercial property that was being down zoned along CR-491 to a PD, which would equate into 120 residential units. He described the areas that would be designated as recreational uses and would include a golf training center, driving range, and golf course. He stated that there would be no increase in density, and that the request for an RV storage site was withdrawn on March 31. He stated that purchasers of property in Black Diamond received a sales contract and a copy of the deed restrictions, which both stated that the developer reserved the right to make additions and alterations as deemed necessary to complete the project. He advised that letters were written to the residents of Black Diamond regarding the incorporation of the commercial property into the project, and that the letters were well received. He said that the cost concern was a Property Owners Association (POA) issue; however, there would be no costs until the lots were platted and the developer would pay those costs until the lots were sold. He reiterated that this application was a down zoning, and increased open space and available recreational amenities. He asked that the Board approve the application for transmittal to the DCA for review, and added that the application would go through another set of public hearings before final approval; therefore, the residents would have an opportunity for further comment.

Chairman Wooten referred to the letters Mr. Smith gave to the Board concerning the RV storage site and a letter requesting that the Board postpone any actions so that the residents could discuss the changes with the developer. Mr. Stillwell reiterated that the request for an RV storage site item had been withdrawn on March 31. Mr. Maidhof explained that notifications of this application were sent by first class mail to all property owners approximately ten days before the first workshop in January, and was published in the newspaper and the County's local website. He repeated that this was merely a transmittal application that would come back before the Board for adoption after DCA review, and that there would be another notification process.

Commissioner Phillips questioned if there had been any changes made since October when letters were mailed with the attached site map. Mr. Stillwell replied that only mapping requests by the DDS would have changed, but that the fundamentals had remained the same.

Mr. Maidhof confirmed for Commissioner Phillips that the residents would receive notification again, and that there would be four more opportunities for the public to voice opposition. He added that it would take about 60 days for the DCA to review the application, that staff would start the process again in July, and the issue would be presented to the Board sometime in September.

The Chairman opened the public hearing and asked if anyone wished to speak in favor or in opposition.

Scott Johnson told the Board that he had no recollection of receiving communication regarding the change from commercial to residential use along CR-491. He stated that the notice received from the County did not mention the RV storage site,



and that the primary concern was that there had not been good communication to the members of the community. He strongly requested that further notifications be more extensive, so the residents would understand the ramifications. He stated that the golf facilities were more than adequate, that some of the residents were concerned that the development of another golf course was an adjunct for other purposes, and that maintenance would become the responsibility of the residents.

Commissioner Phillips addressed Mr. Johnson's comment regarding the letter from the County by stating that anyone was welcome to contact staff for all available information. She added that the difficulty in detailing information in the letters was (1) costs, and (2) changes were occasionally made to the documents during the process; therefore, the property owners would not always have complete information.

Mr. Johnson replied that he had contacted staff, and had found Mr. Dixon, Mr. Smith, and their assistant Dianne to be terrific, and as a result, concerned residents wrote the letter asking that the Board postpone this item until a meeting could be held with Mr. Stillwell to explain the details of the request. He stated that if there was better communication from Mr. Stillwell on behalf of Mr. Olsen, he felt the community would fully support the request.

Chairman Wooten encouraged Mr. Stillwell to meet with the residents.

With no further public comment, the Chairman closed the public portion of the public hearing.

Mr. Maidhof offered to mail a complete packet of information to the POA for the residents to review. Mr. Stillwell suggested that staff make two copies of the information, and he would make them available in the sales office and clubhouse for residents to review.

Mr. Stillwell explained to Mr. Johnson that the request for a time extension for the project was because the specified build out time for the PD was expiring, and not all of the property had been sold. He suggested that staff review the PD build out time provision in the LDC because this problem occurred on the majority of PDs.

***Motion by Commissioner Wooten, seconded by Commissioner Phillips, to approve application CPA-04-06, Olsen for Black Diamond Properties, for transmittal to the Florida Department of Community Affairs.***

Commissioner Phillips commented that she hoped there would be communication with the residents of Black Diamond prior to the next public hearing, and that they would be supportive of the application.

***The Chairman called a question on the motion and the motion carried unanimously.***

(5:37 P.M.)

#2-L 2004 SMALL SCALE CYCLE NO. 2 AMENDMENT  
CPA/AA-04-07, SANDERS FOR GERBER

Mr. Maidhof read the preambles to the ordinances into the record, and Ms. Beake provided the following staff report:

<b>Application Number/Name:</b>	CPA/AA-04-07, Carl Sanders for Richard W. Gerber, Trustee on behalf of White Aluminum Products, Inc.
<b>Land Use:</b>	<b>GFLUM:</b> From Medium Density Residential District (MDR) to GNC <b>LDCA:</b> From MDR* (allowing mobile homes) to GNC
<b>Property Data:</b>	Parcel 1A860 (Parcels A, B, and C of MSP-03-07), Section 2, Township 19 South, Range 18 East, located at 719 South Otis Avenue, Lecanto, adjacent to West Gulf to Lake Highway (SR-44). Approximately 1.62 acres of a 4.44 acre parcel
<b>Staff/PDRB Recommendation:</b>	Approval
<b>Proposed Project:</b>	To allow expansion of the existing business

She stated that there were no concurrency issues, that the proposed amendment was consistent with the COMP, and then read the findings of fact into the record.

Mr. Sanders explained that the request was to extend the property line and designate the entire property GNC to allow for future expansion of the business.

The Chairman opened the public hearing and asked if anyone wished to speak in favor or opposed. With no public comment, the Chairman closed the public portion of the public workshop.

***Upon motion by Commissioner Phillips, seconded by Commissioner Batchelor, and carried unanimously, the Board adopted and authorized the Chairman to sign (1) an ordinance amending the Atlas of the Citrus County Land Development Code, Ordinance No. 90-14 as amended, by revising the land use designation on certain parcels of land as presented in the 2004 Small Scale Cycle No. 2 Amendment, in accordance with (iaw) application CPA/AA-04-07, Carl Sanders for Richard W. Gerber, Trustee on behalf of White Aluminum Products, Inc., and (2) an ordinance amending the Comprehensive Plan, Ordinance No. 89-04 as amended, by revising the Generalized Future Land Use Map, by revising the land use designation on certain parcels of land as presented in the 2004 Small Scale Cycle No. 2 Amendment, iaw with application CPA/AA-04-07, Carl Sanders for Richard W. Gerber, Trustee on behalf of White Aluminum Products, Inc.***

**ORDINANCE NOS. 2004-A07 AND 2004-A08, RESPECTIVELY**

There being no other business to come before the Board, the Chairman adjourned the meeting. (5:43 P.M.)

ATTEST: \_\_\_\_\_, Clerk \_\_\_\_\_, Chairman