

The Board of County Commissioners of Citrus County, Florida, met in regular session on the above date. The Chairman called the meeting to order. Commissioner Batchelor led in the Invocation and the Pledge of Allegiance to the U.S. Flag.

**Commissioners:** Commissioners Brad Thorpe, Chairman; Roger Batchelor, First Vice Chairman; Gary Bartell and Vicki Phillips (Absent: Jim Fowler)  
**Attorney:** Carl E. Kern, Assistant  
**Administrator:** Gary W. Kuhl  
**Deputy Clerks:** Elicia Kuhl and Theresa Steelfox

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#3- **CONSENT AGENDA**

***Upon motion by Commissioner Bartell, seconded by Commissioner Phillips, and carried unanimously, the Board pulled item 3-D (Lake Tsala Apopka Basin Recreation & Water Advisory Board) and approved the balance of the consent agenda, as follows:***

#3-A Approved the minutes of the special meeting (Capital Improvement Program Workshop) held on May 30, 2000.

#3-B Approved the following warrants: Accounts Payable Register dated 06/12/00 at \$2,159,950.29 and Emergency Register dated 06/13/00 at \$3,073.62.

#3-C Approved the following budget transfers: **Support Svcs./VA:** \$68 from 001-2991-54000 to #-55400. **Engineering:** \$330 from #102-4104-55100 to #-55201. **Maintenance Operations/Fleet Mgmt.:** \$4,800 from #550-4150-54603 with \$600 to #-55100, \$1,350 to #-55205, \$600 to #-55206, \$1,500 to #-55208 and \$750 to #-55417. **Housing/SHIP:** \$7,500 from #070-5410-58200 with \$3,864 to #-54926 and \$3,636 to #-54928. **Public Safety/EMS County Grant:** \$175 from #061A-5418A-55417 with \$128 to #-55106 and \$47 to #-56400. **Support Svcs./Trans. Ops.:** \$10,000 from #159A-7204A-54603 to #-55208.

#3-E Approved the following wire transfers: **CIS:** \$7,633.25 dated 05/16/00; \$10,526.27 dated 05/26/00. **ISAC:** \$8,344.09 dated 05/05/00, \$8,553.18 dated 05/12/00, \$575.39 dated 05/19/00, \$4,121.49 dated 05/26/00 and \$226,918.97 dated 05/30/00.

#3-F Approved and authorized the Chairman to sign a Connection Charge Installment Lien Agreement for John and Janet Caruthers.

#3-G Accepted payment-in-full of a lien against Larry Bishop and Vicki Bishop, and authorized the Chairman to sign a Satisfaction of Lien.

#3-H Approved and authorized the Chairman to sign letters for wire transfers to:

- ◆ Bank of New York for Road Improvement Revenue Bonds, Series 1991, at \$569,540.
- ◆ First Union National Bank for Capital Improvement Revenue Bonds, Series 1993, at \$865,747.51.
- ◆ First Union National Bank for Capital Improvement Revenue Bonds, Series 1996, at \$397,939.38.

#3-I Approved travel for Commissioner Bartell to attend the 65<sup>th</sup> Annual National Association of Counties Conference & Exposition scheduled for July 15 - 17, 2000, at the Charlotte Convention Center, Charlotte, North Carolina.

#3-J Approved and authorized the Chairman to sign a Modification of Contract and Agreement with WCG, Inc., to be made a part of the Solid Waste Engineering, Planning and Environmental Services Agreement dated January 4, 2000, which reflects the name change of Glace & Radcliffe, Inc.

#3-K Approved and authorized the Chairman to sign a Satisfaction of Lien for Code Enforcement Board Case No. 99-37, Bob Walker, Respondent, at \$3,250.

#3-L Adopted and authorized the Chairman to sign a resolution for granting of franchise service territory for Cinnamon Ridge Utilities, Inc. for the provision of water service in specific areas of Citrus County consistent with the certificate previously issued by the Florida Public Service Commission (FPSC), and authorized the Chairman to sign Certificate Number 03W. **RESOLUTION NO. 2000-090**

#3-M Adopted and authorized the Chairman to sign a resolution for granting of franchise service territory for El Dorado Water System for the provision of water service in specific areas of Citrus County consistent with the certificate previously issued by the FPSC, and authorized the Chairman to sign Certificate Number 04W. **RESOLUTION NO. 2000-091**

#3-N Adopted and authorized the Chairman to sign a resolution for granting of franchise service territory for Florida Water Service Corporation for the provision of water and wastewater service in specific areas of Citrus County consistent with the certificate previously issued by the FPSC, and authorized the Chairman to sign Certificate Numbers 05W and 02S. **RESOLUTION NO. 2000-092**

#3-O Adopted and authorized the Chairman to sign a resolution for granting of franchise service territory for Forest Hills Water System for the provision of water service in specific areas of Citrus County consistent with the certificate previously issued by the FPSC, and authorized the Chairman to sign Certificate Number 06W. **RESOLUTION NO. 2000-093**

#3-P Adopted and authorized the Chairman to sign a resolution for granting of franchise service territory for Indian Springs Utilities, Inc. for the provision of water service in specific areas of Citrus County consistent with the certificate previously issued by the FPSC, and authorized the Chairman to sign Certificate Number 07W. **RESOLUTION NO. 2000-094**

#3-Q Adopted and authorized the Chairman to sign a resolution for granting of franchise service territory for Meadow Wood Utility for the provision of water service in specific areas of Citrus County consistent with the certificate previously issued by the FPSC, and authorized the Chairman to sign Certificate Number 08W.

**RESOLUTION NO. 2000-095**

#3-R Adopted and authorized the Chairman to sign a resolution for granting of franchise service territory for Sunshine Utilities for the provision of water service in specific areas of Citrus County consistent with the certificate previously issued by the FPSC, and authorized the Chairman to sign Certificate Number 09W. **RESOLUTION NO. 2000-096**

#3-S Approved and authorized the Chairman to sign Rehabilitation Agreements for Carla Burke, Ruth Catucci, Kim Martinez, Daphne McGuire, Richard J. and Phyllis M. Tanguay, Donna Tuminelli and Edward Matthews, for home repairs through the State Housing Initiative Partnership Program at \$53,036.75.

#3-T Approved and authorized the Chairman to sign the 2001 Edward Byrne Grant Application to receive funds for an Automatic Vehicle Location System to track on-duty patrol units at \$100,786 with matching funds of \$34,381.

#3-U Approved use of the Old Courthouse Grounds on Monday, July 3, 2000, from 5:00 P.M. until 11:00 P.M. to host a family celebration in downtown Inverness.

#3-V Set a public hearing on June 27, 2000, at 1:30 P.M. in the Commission Room, Masonic Building, 3<sup>rd</sup> Floor, 111 West Main Street, Inverness, to receive public comment on the adoption of an ordinance establishing the Crystal Paradise Estates Municipal Service Street Lighting Unit.

#3-W Approved and authorized the Chairman to sign a Renewal of Lease Agreement from July 9, 1999 through July 8, 2004 with James G. Codling for an Inverness Airport hangar.

#3-X Approved travel for the County Attorney and Assistant County Attorney to attend the 19<sup>th</sup> Annual Florida Municipal Attorneys Association Seminar on July 13-15 in Naples.

#3-Y Approved and authorized the Chairman to sign Article V Trust Fund Grant-in-Aid Agreement Expenditure Plan for an amount not to exceed \$15,634.

#3-Z Set a public workshop for the FY 2000/2001 Budget for Wednesday through Friday, August 2 through August 4, at 9:00 A.M. each day in the Commission Room, Masonic Building, 3<sup>rd</sup> Floor, 111 West Main Street, Inverness.

#4- **BID COMMITTEE REPORT**

#4-A→C **HOME REPAIRS, TRANSPORTATION OF LEACHATE, & RECYCLABLE MATERIALS**

**Upon motion by Commissioner Thorpe, seconded by Commissioner Phillips, and carried unanimously,** the Board: **(A)** awarded Bid No. 00-106, Housing, RHB 2000-013 for home repairs at the base bid with alternates at \$12,483.83 to Heath Restoration Contractor, Inc. as the lowest bidder; **(B)** renewed the current contract with AAA White's Septic, Bid No. 98-101, SWM, at \$.025 per gallon for transportation of leachate under the same terms and conditions, and authorized the Chairman to sign the extension letter, and **(C)** renewed the current contract with Citrus Recycling, Bid No. 98-102, SWM, for transportation, processing, and marketing of recyclable materials, under the same terms and conditions, and authorized the Chairman to sign the extension letter.

#4-D→F **MOWING, COLLECTION/ANALYSIS OF GROUNDWATER, & WASTE TIRE REMOVAL**

**Upon motion by Commissioner Bartell, seconded by Commissioner Batchelor, and carried unanimously,** the Board: **(D)** renewed Bid No. 99-38, MOD, for the mowing of the Landfill with J & J Tractor, under the same terms and conditions, and authorized the Chairman to sign the extension letter; **(E)** renewed the current contract with Advanced Environmental Labs, Bid No. 99-097, SWM, under the same terms and conditions for collection and analysis of ground water, and authorized the Chairman to sign the extension letter; and **(F)** renewed the current contract with Wheelabrator Ridge Energy, Inc., Bid No. 00-002, SWM, for \$74.75 per ton for tires without rims and \$82 per ton for tires with rims at the same terms and conditions, and authorized the Chairman to sign the extension letter.

#4-G→H **AERIAL SURVEYING & ELECTRICAL MAINTENANCE CONTRACTOR**

**Upon motion by Commissioner Thorpe, seconded by Commissioner Bartell, and carried unanimously,** the Board: **(G)** renewed the current contract with Photogrammetric Technologies, Inc., Bid No. 00-004, SWM, under the same terms for aerial surveying of the landfill, and authorized the Chairman to sign the extension letter; and **(H)** renewed Bid No. 00-051, SWM, with F & H Electrical Contractors, Inc., under the same terms and conditions for electrical maintenance items at the landfill, and authorized the Chairman to sign the extension letter.

#4-I **BID NO. 00-056, SWM, DIESEL FUEL FOR OFF-ROAD USE DELIVERED TO THE CENTRAL LANDFILL FACILITY**

**Upon motion by Commissioner Batchelor, seconded by Commissioner Thorpe, and carried unanimously,** the Board renewed Bid No. 00-056, SWM, with Whetstone Oil Co. under the same terms and conditions to provide diesel fuel for off road use at 0.081 per gallon above rack prices at the Tampa Florida Terminal at time of delivery, and authorized the Chairman to sign the extension letter. (I-80/1:04 P.M.)

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

#2-A.1 **LAKE TSALA APOPKA BASIN RECREATION AND WATER ADVISORY BOARD - MEMBERS-AT-LARGE**

The Board appointed by unanimous vote, Marshall Earnest for a one-year term and Frank Robinson for a two-year term, as Members-at-Large on the Lake Tsala Apopka Basin Recreation and Water Advisory Board.

#2-A.2 **TERMS OF OFFICE**

Commissioners proceeded to cast votes to determine the terms of office for the following members:

**Jack Isaacs** - Commissioners Phillips and Bartell voted for a one-year term and Commissioners Thorpe and Batchelor voted for a two-year term.

**Byron Frederick** - Commissioners Thorpe and Batchelor voted for a one-year term and Commissioners Phillips and Bartell voted for a two-year term.

**Wayne Sawyer** - Commissioners Thorpe, Phillips and Bartell voted for a one-year term and Commissioner Batchelor voted for a two-year term.

**Ronald A. Bailey, Sr.** - Commissioners Thorpe, Phillips and Batchelor voted for a one-year term and Commissioner Bartell voted for a two-year term.

**Walter Treftz** - Commissioner Bartell voted for a one-year term and Commissioners Thorpe, Phillips and Batchelor voted for a two-year term.

Discussion followed with Commissioners Bartell, Batchelor and Phillips voting for Jack Isaacs to serve the one-year term and Byron Frederick to serve the two-year term and Commissioner Thorpe voting for Byron Frederick to serve the one-year term and Jack Isaacs to serve the two-year term.

The Board voted for the terms of office as follows<sup>1</sup>:

<b>MEMBERS</b>	<b>POSITION</b>	<b>TERMS OF OFFICE</b>
Jack Isaacs	Hernando Pool Representative	1 year
Byron Frederick	Inverness Pool Representative	2 year
Wayne Sawyer	Floral City Pool Representative	1 year

#3-D **LAKE TSALA APOPKA BASIN RECREATION & WATER ADVISORY BOARD**

**Upon motion by Commissioner Phillips, seconded by Commissioner Bartell, and carried unanimously,** the Board appointed Jack Isaacs as the Hernando Pool Representative, Byron Frederick as the Inverness Pool Representative, Wayne Sawyer as the Floral City Pool Representative, and Ronald A. Bailey, Sr. and Walter Treftz as Alternate Members to the Lake Tsala Apopka Basin Recreation and Water Advisory Board.

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

#6-A **CITRUS COUNTY DETENTION FACILITY**

**Upon motion by Commissioner Bartell, seconded by Commissioner Phillips, and carried unanimously,** the Board approved staff's ranking of respondents for jail management of the Citrus County Detention Facility and authorized staff to negotiate a contract with the number one ranked firm, Corrections Corporation of America.

<sup>1</sup> The terms of office for Ronald A. Bailey, Sr. and Walter Treftz were on the ballot, however; not announced until the 5:00 P.M. meeting

#6-B **BID NO. 00-089, HOUSING, HOME REPAIRS**

***Motion by Commissioner Thorpe, seconded by Commissioner Phillips, to approve Change Order Request for Bid No. 00-089, Housing, Home Repairs, Job No. RHB 2000-008, with Donle Enterprises, Inc. to replace 62' of gutters and downspouts at \$320.***

Short discussion followed regarding nominal change orders requiring Board approval. The Chairman stated that the Administrative Regulation, AR No. 9.01.04-2, (Purchase Orders), would be revised for Board consideration on June 27.

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

#7- **COMMISSIONER BRAD THORPE, CHAIRMAN**

#7-A **WALKING PATH ALONG HALLS RIVER ROAD**

Commissioner Thorpe stated that petitions had been received regarding a walking path along Halls River Road. He added that citizens felt the request for a walking path coincided with the right-of-way being cleared for the Homosassa sewer main installation.

Mr. Kuhl expressed concern for maintenance of the walking path, repairs to the sewer main, lack of safety due to the narrow right-of-way, etc. He added that the Board receives many requests for paths and walkways and if positive action were taken today, more requests would follow. Discussion followed, but no action. (I-634/1:22 P.M.)

#11- **COMMISSIONER VICKI PHILLIPS**

#11-A **CHILDHOOD DEVELOPMENT SERVICES**

***Motion by Commissioner Phillips, seconded by Commissioner Thorpe, to approve a request by Childhood Development Services for matching funds of \$5,669, by June 30, 2000, from the General Fund Reserve for Contingency, for the subsidized child care program in Citrus County.***

Commissioner Phillips stated that the State contributed 94% of the cost for the program and 6% was required from a local match.

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

#13- **EMERGENCY MATTERS NOT ON THE BOARD'S AGENDA**

#13-A **LIMEROCK ROAD PAVING PROGRAM**

***Upon motion by Commissioner Bartell, seconded by Commissioner Batchelor, and carried unanimously, the Board adopted and authorized the Chairman to sign a resolution approving the preliminary assessment roll and reported costs for the 2000 Limerock Road Paving Program and the final public hearing on July 11, 2000 at 5:15 P.M.***

**RESOLUTION NO. 2000-097**

#13-B **DECLARATION OF LOCAL EMERGENCY CONTINUED**



Mr. Kern explained that due to the continued drought conditions, the Declaration of Local Emergency, which was enacted at the last Board meeting, would be extended for another seven days and reviewed on a weekly basis. **ORDER NO. 2000-02**

#14- **PERSONS WISHING TO ADDRESS THE BOARD**

#14-A **BREAKTHROUGH OF THE AQUIFER, US-19 DEVELOPMENT, ETC.**

Jim Bitter expressed concern for the possible breakthrough of the aquifer behind the Home Depot building in Crystal River, the continued development along US-19, flooding problems with the proposed adult living facility in Homosassa, etc.

Gary Maidhof, Development Services Director, stated that according to the Southwest Florida Water Management District, a spring had come through in an area behind the Home Depot building, there was no breakthrough of the aquifer, the area had been filled and the problem resolved, etc.

#2-B **BOAT RAMPS IMPROVEMENT PLAN**

Thomas H. Dick, Aquatic Services Director, presented a slide presentation of the Five-Year County Boat Ramps Improvement Plan (Plan). He added that the intended use of the Plan would be for planning, budgeting, and a guide for the location and features of the 17 County boat ramps. He briefly reviewed the Plan, adding that the FY 99-00 Florida Boating Improvement Program (FBIP) expenditures at \$150,000 were revenues from boat registrations, which would be used for major projects, expansions, property acquisitions, etc.

<b>COUNTY BOAT RAMPS IMPROVEMENT PLAN SUMMARY</b>				
2000	2001	2002	2003	2004
153,700	38,230	90,595	60,600	24,885
<b>2000 Expenditures</b>				
<b>Boat Ramp</b>	<b>Project</b>			<b>Cost</b>
Broyhill	Dispose of property			-0-
Chassahowitzka	Install "End of Ramp" Signs			150
Duval Island	Install "End of Ramp" Signs			150
	Acquire Property and Construct parking Lot			75,000
East Cove	Dispose of property			-0-
Eden Park	Install "End of Ramp" Signs			150
Ft. Island Gulf Beach	Install "End of Ramp" Signs			150
Ft. Island Trail	Install "End of Ramp" Signs			150
	Construct Foot Bridge (across canal)			50,000
Goldendale	Prepare Site Plan/Ramp Profile Drawings			500
	Install "End of Ramp" Signs			150
Hernando	Install "End of Ramp" Signs			150
MacRae's	Install "End of Ramp" Signs			150
	Repair Concrete Ramp (rebar exposed)			250
	Additional Parking Construction			25,000
Mason Creek				-0-
Ozello	Install "End of Ramp" Signs			150
Spruce Drive	Prepare Site Plan/Ramp Profile Drawings			500
	Install End of Ramp" Signs			150
Trails End	Install "End of Ramp" Signs			150
Turner Camp	Install "End of Ramp" Signs			150

Withlapopka No. 1	Prepare Site Plan/Ramp Profile Drawings	500
	Install "End of Ramp" Signs	150
Withlapopka No. 2	Dispose of property	-0-

Mr. Dick stated that due to the drought conditions, staff would be able to move ahead with some maintenance repairs now. He commented on non-county boat ramps (i.e., City of Inverness and Sumter County boat ramps on SR-44) that would be reworked due to road construction and the necessity of keeping those ramps available to the public.

Discussion followed with the Board commending staff on the Plan, and stating that maintenance repairs should be expedited, that periodic updates of the Plan are necessary, that boat ramp fee options (i.e., honor system, sticker program) should be researched, etc.

<b>Directive:</b> Staff to review fee options and agenda for the Board's review.	(I-1897/2:56 P.M.)
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#2-C **INVERNESS AIRPORT MASTER PLAN**

Ken Frink, Assistant Public Works Director, requested approval of the Inverness Airport Master Plan stating that the final master plan was similar to the conceptual master plan unanimously approved on April 13, 1999. He stated that the plan was very flexible, that the plan was coordinated with the Florida Department of Transportation (FDOT), and that the majority of funding would be included in the FDOT five-year program. He added that the City of Inverness wastewater treatment plant would be upgraded which would make available spray field property for future use of the airport, etc.

Ed Bossert, Hoyle, Tanner & Associates, Inc., stated that there were four key issues that were addressed in preparing the master plan: locating a terminal area for the airport; recommending improvements to the runway and taxiway; identifying areas for the business park; and assuring all improvements were compatible with the comprehensive plan. He added that a 5,000-foot runway was recommended for safety and economic selling points, that the taxiway would have to be relocated, that there were two options for the business park depending upon the acquisition of land, that this was a five year program, etc.

Commissioner Phillips' expressed concern for public safety regarding the use of the old spray fields and requested additional information and requirements from Environmental Health and the Florida Department of Environmental Protection.

Harry Reed, FDOT, stated that the approval of the master plan would allow the FDOT to work with the County to continue the development of the airport, that the FDOT budgeting process operates on a five-year work program, etc.

Ken Frink responded to Commissioner Phillips questions regarding the communication with the Citrus County Fair Association (CCFA) by stating that staff was on CCFA agenda for July 18, 2000, to address their concerns and questions, etc. He reiterated that the master plan was a planning tool and that many of the details would be worked out during the engineering phase. Short discussion.



***Motion by Commissioner Thorpe, seconded by Commissioner Batchelor, to approve and adopt the Inverness Airport Master plan as presented by staff.***

Dave Conant requested that the Board approve the master plan so that the funding could be incorporated into the FDOT budget.

Discussion followed regarding approving the plan after the spray field questions and CCFA concerns could be addressed, the plan being a flexible tool, implementation of the plan would not occur without public input and Board approval, etc.

Tom Davis, Crystal Aero Group, Inc., requested that the Board not delay the approval of the master plan.

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

(I-3405/2:28 P.M.)

#2-D ***CONDITIONAL USE APPLICATION CU98-18***

Scott Adams requested a \$510 refund for payment of a Conditional Use Application CU98-18 for a commercial recycling center on E. Norvell Bryant Highway, Hernando.

Mr. Maidhof explained that on January 21, 1999, the Planning and Development Review Board approved the application for conditional use with 13 conditions. He added that Mr. Adams did not act on the application. He stated the fees were adopted by Resolution and the Board would have to consider refunding Mr. Adams, but that staff would not support a refund.

Commissioner Bartell stated that similar requests had been denied by the Board in the past, that the pending lawsuit would determine if a permit would be required or not, and that the Board should not precede the court ruling. Discussion continued, but no action.

#14-B ***BOAT RAMP ISSUES***

***John Lettow, City of Crystal River, Assistant Director of Public Works,*** stated that there were two boat ramps that the City would like to expand and requested cooperation and open communication with the County with regard to funding.

***Frank Robinson*** expressed concern regarding the SR-44 boat ramp, eliminating boat ramps for public access, and stated he was in favor of the boat ramp fees, etc.

***Joyce Valentino*** was concerned with the SR-44 boat ramp, agreed with the boat ramp fees, etc.

(II-385/2:42 P.M.)

The Chairman recessed the meeting and reconvened at 5:03 P.M.

#2-A.2 ***LAKE TSALA APOPKA BASIN RECREATION AND WATER ADVISORY BOARD - TERMS OF OFFICE (continued)***

Mr. Kern announced that the ballots reflected:

**Ronald A. Bailey, Sr.** - Commissioners Thorpe, Phillips, and Batchelor voted for a one-year term and Commissioners Bartell voted for a two-year term.

**Walter H. Treftz** - Commissioners Thorpe, Phillips, and Batchelor voted for a two-year term and Commissioners Bartell voted for a one-year term.

<b>MEMBERS</b>	<b>POSITION</b>	<b>TERMS OF OFFICE</b>
Ronald A. Bailey, Sr.	Alternate	1 year
Walter Treftz	Alternate	2 year

#2-E **LAND DEVELOPMENT CODE (LDC)**

**AA-00-06, HAMPTON FACILITIES LIMITED**

Mr. Kern made brief comments and read the ordinance into the record. Chuck Dixon, Community Development Director, explained that the application requested an amendment to a previously approved Planned Development Overlay (PDO) to allow for an 84-bed Adult Living Facility (ALF) which was 8.7 ± acres on West Yulee Drive (27/19/17). He added that the original request was denied as a conditional use and had been submitted as an atlas amendment. He stated that the PDRB gave unanimous approval due to the improved site design, that there was no encroachment into the wetlands, etc. He added that the Technical Review Team would review the proposal upon application for a development permit. Mr. Dixon read the seven conditions into the record.

The Chairman opened the public hearing and asked for those in favor. Mr. Moore, obo the applicant, spoke in favor.

The Chairman asked for anyone opposed. Jim Bitter, Linda Lee, and James Fitzgerald expressed concern for the evacuation process (evacuation of patients to the east coast), the protection of the environment, wildlife and wetlands, the connection to a sewer system, etc.

Staff responded to several issues raised:

Mr. Dixon stated that the wetlands are on the north of the building site, and if the conceptual plan was approved, there were conditions.

Gary Maidhof, Development Services Director, stated that if the master site plan changed, the applicant would have to go through the amendment process, as well as obtain permits from the Southwest Florida Water Management District (SWFWMD), the Florida Department of Environmental Protection (FDEP), and if approved by those agencies, the Board would consider for approval or denial.

Mr. Dixon stated that Condition No. 2 refers to potable water and wastewater collection service and that the intent was to hookup to the Homosassa Wastewater Collection System when available.

Commissioner Phillips pointed out that the County would have the ultimate responsibility to evacuate the ALF residents, if the facility did not fulfil its obligation.

With no further public comment, the Chairman closed the public hearing. (III-1132)

Board discussion regarding compatibility with the neighborhood, consequences if owner was denied use of the property, State owned property for preservation, issues to be addressed prior to permitting, impact to the wetlands, access from US-19, LDC requirements, etc. (III-1659/5:54 P.M.)

***Upon motion by Commissioner Thorpe, seconded by Commissioner Batchelor, and carried unanimously, the Board adopted and authorized the Chairman to sign an ordinance amending the Atlas of the Land Development Code, Ordinance No. 90-14, to amend an approved Planned Development Overlay to allow for an Assisted Living Facility, effectively repealing Ordinance No. 86-A29, iaw AA-00-06, Michael D. Moore of Moore and Moore, Engineering for Hampton Facilities with seven conditions.***

**ORDINANCE NO. 2000-A19**

1. Provide a revised Master Site Plan (final site plan) pursuant to LDC, Section 5434, reflecting all necessary revisions and the requirements of the LDC, to the Community Development Division (CDD) prior to development permitting. Minor modifications to the approved Master Development Plan can be approved by the Director of the CDD, iaw the provisions of the LDC. Such modifications may include reducing the building footprint, overall Impervious Surface Ratio, and/or Floor Area Ratio, and shall lower the potential impacts from the proposed project.
2. Potable water and wastewater collection must be serviced by an approved central sewer system and central water system as required by the Citrus County Comprehensive Plan (CPA) and LDC.
3. Access shall be limited to West Yulee Drive as depicted on the proposed Master Development Plan.
4. Provide a copy of the State of Florida License for an ALF, pursuant to LDC, Section 4454.B.(1), and a disaster preparedness plan to show how residents will be evacuated in the event of a hurricane or other flood events. These items shall be submitted to the CDD prior to any development permitting.
5. Provide a Wetlands Mitigation Plan and/or an Environmental Resource Evaluation Report to the CDD for their review and approval, prior to any development permitting.
6. Provide a Biological Survey to the CDD for their review & approval prior to any development permitting.
7. Provide a Traffic Study, as applicable, to the CDD for the applicable review and approval prior to any development permitting.

**#2-F CPA/AA-00-05, BARRY S. RYCZEK**

Jenette Collins, Senior Planner, CDD, stated that the applicant, Barry S. Ryczek, was requesting a change of land use from Medium Density Residential (MDR) to General Commercial (GNC) on the GFLUM and the LDC Atlas. She further stated that the amendment comprises 4½ lots in the Homosassa area to accommodate construction of an office building and a telecommunication tower. She advised that the tower would require PDRB review of a conditional use permit. Ms. Collins asked that the staff report be made a part of the record, and advised that the PRDB and the staff recommended approval.

The Chairman opened the public workshop and asked for those in favor. Barry Ryczek, petitioner, spoke in favor.

The Chairman asked for those in opposition. With no further public comment, the Chairman closed the workshop and stated that the public hearing would be on June 27. (III-1895/6:00 P.M.)

**#2-G CPA-00-02, 2000 FIRST CYCLE COMPREHENSIVE PLAN AMENDMENTS, US-19/98 NODE**

Ms. Collins explained the amendment was staff initiated, that it was a redesignation of certain parcels of land on the GFLUM, iaw 1999 US-19/98 Node Study, and that the Board authorized staff to proceed with proposed land designations as shown below.

<b>LOCATION</b>	<b>ACRES</b>	<b>EXISTING GFLUM</b>	<b>PROPOSED GFLUM</b>
Area A: east side of US-19, south of US-98 Node	5.0	LDR	GNC
Area B: east side of US-19, south of US-98 Node	5.0	RUR	MDR
Area C: north side of CR-480 (Sugarmill Woods)	13.5	GNC	RMU
Area D: south side of CR-480	12.6	CON	MDR

She stated that the following was in response to the Objections, Recommendations, and Comments (ORC) from the Florida Department of Community Affairs (FDCA).

<b>FDCA OBJECTION</b>	<b>STAFF RESPONSE</b>	<b>STAFF RECOMMENDATION</b>
Demands on potable water and sanitary sewer.	The amendment would ultimately decrease 8± acres of commercially designated lands.	No recommended changes.
Wetland issues on Area D.	Site was located east of US-19, not within the Coastal Area boundary. Property owner would have to meet wetland management and protection requirements.	No recommended changes.
Others responses, etc. can be found in the Clerk's agenda package.		

Ms. Collins advised that the PDRB would hold their final hearing on June 15 and the Board would be provided information from that meeting prior to the Board's public hearing

The Chairman opened the public workshop and asked for anyone in favor, then asked for anyone opposed.

Paul Christensen, Secretary Sugarmill Woods Civic Association, Inc., voiced concern for the change of Area D, from CON to MDR. Mr. Maidhof stated that there were no plans for the property, staff desired consistency for property along US-19, that the property contained wetlands, but would require permitting from state agencies, etc. (III-2247)

**Directive:** Mr. Maidhof to relay concerns to property owner for Area D.

With no further public input, the Chairman closed the public workshop.

**#2-H 2000 SECOND CYCLE COMPREHENSIVE PLAN AMENDMENTS**  
**#2-H.1 CPA-00-03, DDS, FUNCTIONAL CLASSIFICATION OF ROADS**

Mr. Maidhof introduced an amendment to Chapter Six, Traffic Circulation Element based on traffic counts, which would adjust the text and map pertaining to the Functional Classification of Roads, more specifically, North Citrus Avenue (CR-495), West Cardinal Street, and North Croft Road as major collectors. The PDRB and staff recommended approval.

The Chairman opened the public workshop and asked for anyone in favor, then anyone opposed. With no public comment, the Chairman closed the public workshop.

(III-2340/6:10 P.M.)

**#2-H.2 CPA-00-04, DDS, WATER RESOURCES**

Lou Phemister, Planner, CDD, stated that the proposed text amendment was staff initiated, that the amendment was to protect Citrus County's water supply by ensuring that any application for the regional transfer of water resources would have to meet specific standards: a) dependent upon the receiving community showing that all other available water sources and water development options had been exhausted, and b) a comprehensive study showed no negative economic, ecological or other environmental impacts to the region. He referred to the recently adopted Florida Water Law and changes to the amendment that were more acceptable to the SWFWMD.

The Chairman opened the public workshop and asked for anyone in favor. Helen Spivey, Jim Bitter and Ron Miller, Audubon Society spoke in favor.

The Chairman asked for anyone opposed. With no further comment, the Chairman closed the public workshop.

(III-2668/6:17 P.M.)

**#2-H.3 CPA-00-05, CRYSTAL RIVER LIMITED PARTNERSHIP**

Kevin Smith, Planning Manager, CDD, advised that CPA-00-05 submitted by Crystal River Limited Partnership, was to redesignate the GFLUM from Low Intensity Coastal and Lakes District (CL), and Low Density Residential District (LDR) to General Commercial (GNC). He stated the amendment would not be consistent with the Comprehensive Plan due to the location of the subject property in the Coastal Area, which with the requested commercial depth would extend beyond the 400 ft. corridor commonly used in the commercial corridors on the GFLUM. He advised that the PDRB recommended approval, while staff recommended denial, but stated the amendment was in the transmittal stage, and the Board could opt to send it to FDCA for agency review. He advised that the applicant intended to construct a super center and read into the record the staff report dated May 22, 2000 (available in the Clerk's agenda package).

The Chairman opened the public workshop and asked for anyone in favor. Bryan Sykes, Attorney; Peter Hubbell, Water Resource Associates; and Timothy H. Powell, Planning Services Director, Bowles, Sidell, Sykes, P.A., representing the applicant, gave an informational presentation.

Mr. Sykes stated the proposed development would be a Wal-Mart Super Store, near the Home Depot on US-19 in Crystal River, that concerns expressed by the Board previously and the FDCA ORC report had been addressed; i.e., traffic, wetlands,

floodplain, stormwater and flooding. He referred to the land location, compatibility with the neighborhood, a buffer zone, a PDO, etc. (IV)

Mr. Hubbell spoke regarding storage of stormwater runoff, water quality, mitigation of impact to on-site wetlands, post runoff and correction of existing runoff problems, old borrow pits, property purchase, etc. (IV-300)

Mr. Powell stated for the record that the project complies with Comprehensive Plan Objective 3.15, Policies 3.15.1 through 3.15.7, Objective 4.1, Policies 4.1.2, and 4.1.3, and referred to the impact on wetlands being less than 3 acres, proposed development requirements to obtain permitting from FDEP, SWFWMD, Army Corps of Engineers, documentation of avoidance attempts regarding wetland encroachment, desired opportunity for Board approval to transmit amendment to FDCA for review, etc. (IV-495/6:48 P.M.)

With no one else in favor, the Chairman asked for anyone opposed.

The following are citizens that spoke in opposition with the following concerns: Elaine and Stephen Julias, Ron Miller, Richard Wilson, Billy R. Mitchell (presented petitions), Helen Spivey, Jean Butler, Stephanie Russ, Mike Whetstone, Robert St. Jean and others.

- ▶ Protection of the environment.
- ▶ Geology of the property (limestone).
- ▶ Creation of sinkholes.
- ▶ Other suitable commercial sites available.
- ▶ Runoff contains toxins, pollutants going into the aquifer system through sinkholes, etc.
- ▶ Tidal flooding/coastal high hazard area.
- ▶ Traffic congestion.
- ▶ Cannot guarantee concerns would be resolved.
- ▶ Wildlife affected; e.g., gophers, & gopher frogs.
- ▶ Drainage from the Super Wal-Mart.
- ▶ Problems experienced at the Home Depot site.
- ▶ Environmental issues in general.
- ▶ Incompatibility with residential neighborhood.
- ▶ Compromises the integrity of the Comprehensive Plan.
- ▶ Visual affects of the super center.
- ▶ 100-year floodplain affected.
- ▶ Construction would affect the natural springs.

With no further comment, the Chairman closed the public workshop. (IV-1985)

#2-H.4 CPA/AA-00-07, DDS

Mr. Phemister stated CPA/AA-00-07 was a staff initiated amendment, to redesignate the GFLUM from Residential Mixed Use (RUM) to Rural Residential (RUR) and the LDC Atlas from RUR (PDO) to Rural Residential (RUR) for Parcel 41000, (28/17/18). He explained that the property was approximately 40 acres designated as Citrus Springs Planned Development (PD), but was not a part of the Citrus Springs PD. He advised that the property was on Century Boulevard adjacent to the Citrus Springs Elementary School, and that the PDRB and staff recommend approval.

The Chairman opened the public workshop and asked for anyone in favor and anyone opposed. With no public comment, the Chairman closed the public workshop. (IV-2142/7:33 P.M.)



There being no other business to come before the Board, the Chairman adjourned the meeting.

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