



# BRS

## Biennial Report Summary

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**DRI #430 - CROSS FLORIDA BARGE CANAL CRUISE SHIP DOCK (A/K/A "SUN CRUZ")  
CITRUS COUNTY  
RYs 2016-18**

On April 13, 1999, Citrus County granted a Development Order (i.e. Resolution No. 99-048) to Paradise of Port Richey Inc. and Citrus Mining and Timber Company regarding a 7.8-acre project located in a mine spoil area along the north side of the Cross Florida Barge Canal, approximately 3.5 miles east of the Gulf of Mexico, in southwestern Citrus County. The site is located southwest of the intersection of U.S. 19 and West Hollinswood Trail between the Crackertown/Yankeetown area and Crystal River. The property was scheduled to be accessed from a north/south extension of West Hollinswood Trail which connects to U.S. 19.

Designed to accommodate one 130' long by 30' wide cruise ship with a draft of 5.5 feet and one 28' please boat with a draft of 2 feet, the approved amenities consisted of:

- a 200 sq. ft. "T" shaped dock overhanging the canal no more than 20' and with no more than 11 pilings;
- an entry road, turn-around, and associated parking facilities for 220 vehicles with an approved stormwater management system;
- an aerobic wastewater unit, two 900-gallon pretreatment tanks and a pump station with associated drainfield as part of an on-site sewage treatment system for the restrooms and vessel pump out facility;
- installation of a modular restroom and ticket office facility with a total square footage of no more than 800 square feet; and
- other on-land facilities including an open waiting area with walkways connecting a ramp and stairway to the dock.

Development Order stipulation IV.H. specifies that *"this Development Order will expire one year from the date of adoption unless extended by the County..."* According to Tampa Bay Regional Planning Council records obtained from the former Withlacoochee Regional Planning Council, Citrus County has not amended or extended the Development Order since its initial approval. Therefore, **the Development Order expired on April 13, 2000.**

### PROJECT STATUS

**Development this Reporting Year:** no development activity occurred during the reporting period.

**Cumulative Development:** aside from the annual renewal of the "aerobic septic system" from the Florida Department of Health, no development activity has transpired to date.

**Projected Development:** no development activity has been identified for the next reporting year. Additionally, the Development Order has expired.

## SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer is/was required to adhere to all stipulations contained in FDEP's Permit #09-013147183-001, including the identified wildlife habitat mitigation measures (Pages 6-7 of Res. No. 99-048). The 76 stipulations comprising the FDEP Permit were identified and included as "Exhibit B" to the Development Order.
2. The Developer is/was required to allow Citrus County staff access to the project's water supply wells and water bodies for the purpose of conducting ground and surface water quality monitoring. Further monitoring measures are/were required to be implemented if inconsistencies with FDEP statewide standards are/were observed. (Page 7 of Res. No. 99-048)
3. The Developer is/was required to provide Citrus County with the documented daily wastewater generated and processed through the on-land wastewater facilities on a monthly basis. (Page 7 of Res. No. 99-048)
4. No transportation monitoring would/will be required so long as the Level of Service (LOS) "A" is maintained on U.S. 19 between C.R. 488 to C.R. 40 (Levy County). However, if the LOS on this segment is degraded to a "B" (or below), the Developer is/was required to implement "a monitoring and modeling program" to determine the project's significance of traffic on the following roadway segments: U.S. 19 from C.R. 488 to S.R. 40; C.R. 488 from U.S. 19 to U.S. 41; S.R. 40 from U.S. 19 to U.S. 41; and C.R. 40 from U.S. 19 to C.R. 40A, including the three U.S. 19 intersections with West Hollinswood Trail, S.R. 40/C.R. 40 and C.R. 488. (Pages 9-10 of Res. No. 99-048)
5. The Developer is/was required to fund construction of a right-turn deceleration and acceleration lanes and other improvements at the U.S. 19/West Hollinswood Trail intersection in accordance with Citrus County and FDOT access management standards. The improvements additionally include signalization at said intersection if (or when) warranted by FDOT's Manual of Uniform Traffic Control Devices. (Page 10 of Res. No. 99-048)
6. The Developer is/was required to provide/operate a bus shuttle system for the movement of people between the project and popular local destinations such as the Crystal River Mall and the City of Crystal River. (Page 10 of Res. No. 99-048)
7. The Developer is/was required to prepare and submit an Annual Report "*on or before the anniversary of the effective date of this Development Order until such time as 100 percent of the development has been completed*" (Page 12 of Res. No. 99-048). While it is apparent that the Developer presumed that they are/were entitled to an extension in the frequency of monitoring (to Biennial) or Citrus County granted such, in accordance with a revisions to Subsection 380.06(18), F.S., the Development Order is expired. No further "Annual" or "Biennial" Reports will be required for the project in its present status.

## **DISCUSSION**

It is hereby recognized that the DRI thresholds have been refined and/or eliminated since Development Order adoption in 1999. Under these auspices, the Cross Florida Barge Canal Cruise Ship Dock DRI could/would qualify for Development Order abandonment. The abandonment process would be suggested if the Developer were to pursue future development of this parcel. It is anticipated that the abandonment process could/would be administered efficiently and effectively by Citrus County specially since no development of the site has occurred to date.

## **DEVELOPER OF RECORD**

Citrus Mining & Timber Inc., Attention: Dixie M. Hollins, President, Port Office Box 277, Crystal River, FL 34423 is the entity responsible for adhering to the conditions of the Development Order.

## **DEVELOPMENT ORDER COMPLIANCE**

The Development Order has lapsed. With no development activity having occurred within the project, the project is obviously not in violation with any Development Order condition(s) aside from the specified dates. Citrus County is responsible for ensuring compliance with the terms and conditions of the Development Order.