



ARS

Annual Report Summary

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DRI #420 - MEADOWCREST CITRUS COUNTY RY 2015-16

On March 17, 1987, the Citrus County Board of County Commissioners adopted Resolution No. 87-47 to effectuate a Development Order for the 340± acre, mixed-use, Meadowcrest DRI. The project is located between S.R. 44 (to the south) and C.R. 486 (to the north) in central Citrus County.

The Development Order has previously been amended seven times, most recently on July 28, 2015 (Ordinance No. 2015-A13). The Amendments, have, in part: modified the project access points; added three parcels totaling ~1.66 acres; extended the project buildout and Development Order expiration dates; and modified the project land uses and their corresponding locations. Identical to the Phase 2 buildout date, the Development Order expires on December 29, 2020.

The following constitutes the approved phasing schedule for the project:

LAND USE		PHASE 1 (Buildout: Dec. 30, 1997)	PHASE 2 (Buildout: Dec. 29, 2020)	TOTAL
RESIDENTIAL	Units	586	270	856
	Single-Family Detached	100	74	174
	Single-Family Attached/Condos	0	196	196
	Multi-Family/Cluster	486	0	486
COMMERCIAL	Sq. Ft.	44,000	49,000	93,000
OFFICE	Sq. Ft.	60,000	110,000	170,000
INDUSTRIAL	Sq. Ft.	150,000	150,000	300,000

PROJECT STATUS

Development this Reporting Year: Although not quantified, the Developer acknowledged that “there was a limited number of SF houses in previously platted areas” [completed]. No further development of Industrial, Commercial and/or Office occurred.

Cumulative Development: 147 Single-Family Detached units, 24 Single-Family Attached (Condominium) units, 475 Multi-Family/Cluster Homes (i.e. 127 in Arbor Court, 153 in Fairmont Village, 94 in Pinehurst Village & 101 in Fox Hollow Village), 44,000 sq. ft. of Commercial, 78,251 sq. ft. of Office and 153,000 sq. ft. of Industrial have all been completed.

Projected Development: no development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Pursuant to Condition III.B.2. (of Res. 87-47), the Developer is obligated to investigate soil conditions for sinkhole potential in manufacturing, commercial and office locations. Condition III.B.3. identifies the remedial action that must occur “*where areas exhibit the potential for sinkhole development.*” Condition III.B.5. does make allowance for the application of alternative mitigative techniques if accepted by the Citrus County Administrator and the Southwest Florida Water Management District. The Developer has indicated their continued compliance with these requirements and has included documentation regarding the annual frequency of sinkhole formation since 2012. Those results were: 2012 (4), 2013 (1), 2014 (none) and 2015 (none).
2. The Developer shall notify for all operations and future tenants of hazardous materials/hazardous waste obligations/requirements within deed restrictions (or other suitable means) [Condition III.J.1. of Res. 87-47]. The Developer continues to affirm that “*these notifications are disclosed at time of sale of any given property.*”
3. As identified in Condition III.K.1 (of Res. 87-47), the Developer had the discretion to pay their “fair-share” (i.e. \$522,487) of transportation impacts to Citrus County within 46 days of Development Order adoption or to initiate permitting and construction activities associated with the four-laning of approximately 1,620' of S.R. 44 from Meadowcrest Boulevard to Rock Crusher Road within 30 days following Development Order adoption. The Developer selected the first option and acknowledged that such payment was subsequently made. The project remains subject to the assessment of and, to the extent applicable, credit of transportation impact fees.
4. The Developer acknowledged prior completion of acceleration/deceleration lanes at the CR 486/Meadowcrest Boulevard intersection in accordance with Condition III.K.3.b. of Res. 87-47.
5. The Developer identified that Citrus County completed the expansion of C.R. 486 to 4 lanes in 2013, including the signalization of the C.R. 486/Meadowcrest Boulevard and S.R. 44/Meadowcrest Boulevard intersections.

DEVELOPER OF RECORD

Gulf to Lakes Associates LLLP, 3991 West Gulf to Lake Highway, Lecanto, FL 34461 is the entity responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. Citrus County is responsible for ensuring compliance with the terms and conditions of the Development Order.