



# ARS

## Annual Report Summary

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### DRI #423 - ROCK CRUSHER ROAD CITRUS COUNTY RY 2015-16

On July 26, 1994, the Citrus County Board of County Commissioners adopted Resolution No. 94-103 to effectuate a Development Order for the 1,497-acre, mixed-use, Rock Crusher Road DRI. The project is located along the northern side of C.R. 490 and south of S.R. 44, approximately 1.5 miles east of U.S. 19, in western Citrus County.

The Development Order has been amended only once, on January 29, 2004 (Resolution No. 2004-031). The Amendment authorized: four-year and 11 month extensions of the project buildout and Development Order expiration dates; modified the timing associated with payment of the Developer's pro-rata share of traffic signalization; and added eight acres to the project. Supplemental extensions were granted in accordance with 2007 legislation and 2011 legislation (i.e. HB 7207). A January 28, 2009 correspondence from the Citrus County Community Development Division Director essentially aligned the project buildout date with the Development Order expiration date and granted a three-year extension on account of 2007 revisions to Subsection 380.06(19)(c), F.S. A subsequent August 11, 2011 Citrus County correspondence, issued in regard to the passage of HB 7207 by the legislature in 2011, extended the project buildout and Development Order expiration dates by an additional four-year period. Both dates now lapse on March 31, 2018.

The following constitutes the approved project entitlements:

RESIDENTIAL (Units)	COMMERCIAL (Sq. Ft.)	OFFICE (Sq. Ft.)
1,552	110,000	36,080

### PROJECT STATUS

**Development this Reporting Year:** No development activity occurred during RY 2015-16.

**Cumulative Development:** 781 Residential units [*i.e. 303 Single-Family Detached units, 456 Multi-Family units, 6 triplexes + 2 duplexes*], 8,646 sq. ft. of Commercial/Warehouse [*i.e. 3,420 sq. ft. of Commercial/5,226 sq. ft. of Warehouse*] and 6,243 sq. ft. of Office.

**Projected Development:** the Developer anticipates "sales and construction of dwelling units within Unit Four, Phase 1 of the Cinnamon Ridge Subdivision" during the next reporting year.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. In accordance with Condition III.D.1. and as committed, “*all wetlands shall not be altered or disturbed from their natural state.*” The Developer has acknowledged their continued compliance with this statement/condition.
2. The Developer has acknowledged the prior conveyance of a 125-acre parcel (located in Levy County) to mitigate anticipated impacts to critical wildlife habitats in accordance with Condition III.F.1. The parcel, as specified in a July 20, 1992 Settlement Agreement between the Developer and FDCA, was intended to be a protection/relocation zone for impacted species. A legal description associated with this parcel was provided as Exhibit “B” to the Development Order.
3. The Developer shall provide active recreation and open space (R/OS) opportunities at a minimum rate of 0.01-acre per residential units rate (Condition III.J.1.). Drainage retention/detention areas constructed on the R/OS sites shall not be counted towards this obligation (Condition III.J.3.). The Developer has acknowledged their understanding of these requirements and their continued compliance.
4. The Developer has affirmed that their \$104,192 “fair share contribution,” associated with for extra-jurisdictional regional transportation impacts, was previously made in accordance with Condition III.K.1.a. The Developer subsequently entered into an agreement regarding the issuance of transportation facilities impact fee credits with the County on September 12, 2000.
5. Pursuant to Condition III.K.1.b., the Developer has acknowledged providing the first installment payment of \$40,968.00 to be applied towards the determined \$245,808 “fair share contribution” associated with “locally significant” transportation impacts. Similar payment amounts shall be provided upon the issuance of the 146<sup>th</sup>, 187<sup>th</sup>, 228<sup>th</sup>, 269<sup>th</sup> and 310<sup>th</sup> building permit. Similar to the payment of fair share contribution towards extra-jurisdictional regional impacts (identified above), the Developer shall “*receive credits in accordance with Citrus County Transportation Facilities Impact Fee Ordinance No. 90-A32 or its successor*” for future payments.
6. The Developer shall additionally fund their pro rata share (i.e. \$83,405) of the cost associated with signalization of the intersections identified in Condition III.K.3. Those intersections are: Rock Crusher Road/Seven Rivers Drive **OR** Rock Crusher Road/Venable Street (to be determined by Citrus County); Rock Crusher Road/C.R. 490; Cinnamon Ridge Drive/Rock Crusher Road; and Cinnamon Ridge Drive/Crystal Oaks Boulevard. As revised on January 29, 2004 by adoption of Resolution 2004-031, this amount shall be paid “*when 70 percent of the Certificates of Occupancy have been issued by Citrus County for Unit 4/Phase 1 of Cinnamon Ridge OR a plat for a yet undeveloped residential section of the Rock Crusher Road DRI is recorded in the public records of Citrus County, whichever is earlier.*”

## **DEVELOPER OF RECORD**

Henry Dingus Jr., 6909 Beach Boulevard, Hudson, FL 34667 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.