



ARS

Annual Report Summary

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DRI #422 - BETZ FARM CITRUS COUNTY RY 2018-19

On March 1, 1988, the Citrus County Board of County Commissioners granted a Development Order (Resolution No. 88-29) for Tamposi Family Investments. The 520-acre development is located approximately $\frac{3}{4}$ mile north of S.R. 44, adjacent to the eastern City limits of Crystal River. This primarily Residential project is located in north-central Citrus County, east of C.R. 495 and bounded to the east by N. Holiday Drive.

The Development Order has been amended on five occasions, most recently on September 13, 2006 (Resolution No. 2006-066). The amendments have cumulatively: acknowledged that the project's central public water system and central public wastewater collection and treatment system shall be governed by an Agreement between the Developer and Citrus County (i.e. "Appendix I of Resolution 90-44"); established extensions of the development schedule and Development Order expiration date; authorized modifications to the Master Development Plan; authorized a extension in which to complete the transportation improvement (i.e. C.R. 495 extension through Betz Farm to S.R. 44) and specified that the Developer is "*eligible for 42% of all design and construction costs as credits against future impact fees*"; eliminated the golf course, library and the Single-Family Residential component; increased the number of Cluster Housing units from 500 to 1,014 and the number of Condominiums from 500 to 518 units; reduced the number of approved PM Peak Hour and Average Daily trips to reflect the aforementioned changes to project entitlements; authorized the acquisition of 151 acres by the Citrus County School Board; and conveyed 26 PM Peak Hour trips (of the 786 approved) and 213 Average Daily trips (of the 8,019 approved) to the Nature Walk affordable housing project. It is now recognized that the Citrus County Board of County Commissioners controls the DRI. With an established buildout date of January 31, 2019, the project is approved to exclusively consist of: 1,014 Cluster Housing units and 528 Condominiums. The Development Order expires on February 1, 2022.

PROJECT STATUS

Development this Reporting Year: no development activities were initiated and/or completed.

Cumulative Development: no Cluster homes or Condominium units have been permitted or constructed to date. The 151-acre School Board parcel was used for an expansion of existing recreation and parking areas for the adjacent Crystal River school.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. As specified in Condition III.B.8.e., the Developer shall establish and implement a groundwater monitoring program in accordance with Chapter 17-3, F.A.C.
2. Buffer zones landward of all wetlands on the site shall be maintained through the use of deed restrictions or easements to ensure against avoidable adverse impacts, as cited in Condition III.D.2.
3. In order to maintain suitable habitat for the Southeastern kestrel, Condition III.G.2. mandates the Developer to preserve all snags, dead tree limbs and dead trees within the buffers, open space and passive recreation other those that may pose a safety hazard to residents.
4. In accordance with Condition III.G.3.a., the Developer shall contribute three equal payments (totaling \$125,000) to a wildlife mitigation fund administered by Citrus County in lieu of preserving the *“on-site 45-50 acre sandhill association habitat in the southeastern corner of Betz Farm.”*
5. The Developer shall prepare and implement a plan for preserving mature pine and oak trees (12"+ in diameter) in order to provide forage and nesting of Sherman’s fox squirrels (Condition III.G.4.) and provide a permanent 100' radius buffer around any active Southeastern kestrel nest identified during their breeding season (i.e. April - June) prior to commencement of development in those respective areas, as may be applicable (Condition III.G.5.).
6. The Developer shall prepare a Master Recreation & Open Space Plan to be submitted to and approved by the Citrus County Planning Division (Condition III.G.J.1.). The Plan shall include provisions for an 11-acre private neighborhood park located adjacent to the central, previously-approved, golf course. The park shall include a clubhouse, tennis/all-purpose courts, swimming pool, jogging/boardwalk trail around lake and observation decks, if permissible (Condition III.J.2.).
7. Provided no deviation from the initially approved entitlements or the County Impact Fee Ordinance (i.e. No. 86-11), it is anticipated that the project would be liable for \$1,083,000.00 in traffic related impact fees. This includes a \$5,559.80 payment to Citrus County and \$83,000.00 towards improvements to the regional transportation network (Condition III.K.1.). In addition and in lieu of paying the remaining impact fees, the Developer shall construct *“a major collector roadway extending from C.R. 495 through Betz Farm to S.R. 44 (Condition III.K.2.).*
8. In accordance with Stipulation V.A., the Developer shall provide Annual Reports *“on or before February 1 of each year.”*

DEVELOPER OF RECORD

Citrus County Board of County Commissioners, % Citrus County Land Development, 3600 W. Sovereign Path, Suite 141, 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.