



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 / FAX (727) 570-5118

www.tbrpc.org

**DRI #420 - MEADOWCREST
CITRUS COUNTY
RY 2019-20**

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 eight times, most recently on October 11, 2016 (Ordinance No. 2016-A28). The Amendments, have, in part: modified the project access points; added three parcels totaling ~1.66 acres; authorized conversion of up to 182 Senior Housing units within Industrial Park area; 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	283*	869*
	Single-Family Detached	100	74	174
	Single-Family Attached/Condos	0	196	196
	Multi-Family/Cluster	486	13*	499*
COMMERCIAL	Sq. Ft.	44,000	49,000	93,000
OFFICE	Sq. Ft.	60,000	110,000	170,000
INDUSTRIAL	Sq. Ft.	150,000	140,500*	290,500*

* - Identified entitlements are reflective of a land use conversion documented within the RY 2016-17 Annual Report in which 9,500 sq. ft. of Industrial was converted to 13 additional Multi-Family/Cluster units.

PROJECT STATUS

Development this Reporting Year: it appears that two Single-Family Detached units were constructed in addition to 1,591 sq. ft. of Office.

Cumulative Development: 171 Single-Family Detached units, 70 Single-Family Attached (Condominium) units, 499 Multi-Family/Cluster Homes (i.e. 127 in Arbor Court, 154 in Fairmont Village, 94 in Pinehurst Village & 124 in Fox Hollow Village), 45,844 sq. ft. of Commercial, 77,769 sq. ft. of Office and 146,062 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 frequency of sinkhole formation annually since 2012. Those results were: 2012 (4), 2013 (1), 2014 (none), 2015 (none), 2016 (none), 2017 (none), 2018 (1) and 2019 (none). The RY 2018-19 sinkhole was previously characterized as being *“a small, chimney type sinkhole... behind Winn Dixie in the Commercial area,”* which was reportedly remediated in accordance with DRI/ADA standards.
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 45 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 with corresponding impact fee credits approved by Citrus County in 1990.
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. Signalization of the Meadowcrest Boulevard intersections with C.R. 486 & S.R. 44 was also completed in 2013.

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.