



ARS

Annual Report Summary

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**DRI #408 - 1981 BEVERLY HILLS
 CITRUS COUNTY
 RY 2018-19**

On December 15, 1981, the Citrus County Board of County Commissioners adopted Resolution No. 81-147 to effectuate a Development Order for the 2,233± acre, mixed-use, 1981 Beverly Hills DRI for Rolling Oaks Corporation. The project is bounded on the west by C.R. 491, north of C.R. 486 and west of U.S. 41. in north central Citrus County.

The Development Order has previously been amended 20 times, most recently on June 23, 2015 (Ordinance No. 2015-A10). The Amendments, have, in part authorized: recognition of new Master Developer to be the Beverly Hills Development Corporation; relocation/realignment of roadways (i.e. Roosevelt Boulevard extension & Forest Ridge Boulevard); relocation and redesignation of select land uses; addition of a ~two-acre parcel obtained from the 1976 Beverly Hills DRI; modifications to the required recreational amenities and/or their associated locations; addition of one access point (to three) along C.R. 491; increase the golf course acreage; removal of any/all reference to Mobile Home development; extended the project's buildout and Development Order expiration dates; reduction of the Residential on account of housing type reallocation; allowance for development of model homes in communities of specified thresholds with corresponding parking areas converted to lawns after four years; consolidated all amendments into a unified and amended and restated Development Order (i.e. Res. 2008-060); redesignated approximately 1.44 acres from Planned Development Residential - Office to Planned Development Residential - Business/Commercial/ Office in accordance with the Citrus County Land Development Code; and recognized a reduced number Net DRI External Trips (i.e. 36,062), down from 59,907 approved in the original transportation analysis. With the recognized reduction, the Developer sold the rights to 11,196 External ADTs to a third party. The Development Order expires on August 5, 2022.

The following constitute the approved project entitlements with an established buildout date of August 5, 2022:

RESIDENTIAL (UNITS)				Business/ Commercial /Office (Sq. Ft.)	Community & Nghbd. Svcs. (Sq. Ft.)	Office (Sq. Ft.)	Life Care Center (Beds)
Single-Family Detached	Single- Family Cluster	Single- Family Attached	Multi-Family (Low Density)				
2,219	2,850	1,032	1,415	450,000	80,000	270,000	400

PROJECT STATUS

Development this Reporting Year: 42 Single-Family Detached units were constructed during the reporting year. These units are located within Highland Village.

Cumulative Development: 2,038 Single-Family Detached units, 241 Single-Family Attached units, 117,368 sq. ft. of Business/Commercial/Office space, 18,400 sq. ft. of Community & Neighborhood Services have been developed in addition to an 18-hole golf course and various Civic uses (i.e. Library, Fire Station, two Churches and a Boys/Girls Club). Large, vacant parcels continue to be used for agricultural purposes.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer continues to acknowledge that Historical/Archaeological site #8ci159 *"has been permanently excluded from the development"* in accordance with Condition III.3. (of Res. 2008-060).
2. Condition III.4. (of Res. 2008-060) requires that sinkhole and drainage basin #24 (northeast corner of Section 12) remain undeveloped and be retained as recreation/open space. The Developer continues to acknowledge that *"a 25-foot buffer easement has been dedicated along its estimated top of bank"* and that *"storm water discharge generated in the developed areas is diverted to existing drainage retention areas for quality treatment before discharging into the sinkhole."*
3. Upon development of 3,635 dwelling units or the daily traffic volume in excess of 10,000 vehicle trips, the Developer shall pay for or construct the 12' widening east of C.R. 491 (Condition III.9.A. of Res. 2008-060). The Developer has affirmed that this Condition is not applicable at this time since neither of these thresholds have been exceeded.
4. Condition III.10.B.1. (of Res. 2008-060) obligates the Developer to conduct a transportation analysis in accordance with Rule 9J-2.0255, F.A.C. during the first February following completion of expansions to C.R. 491 & C.R. 486. The purpose of the analysis is to ensure that the number of trips being generated by the project are not 15 percent (or more) above those initially projected and mitigated against.
5. In accordance with Condition III.11.B. (of Res. 2008-060), the Developer shall provide one bus pull-out bay, bus stop and bus passenger shelter with each commercial center, office center and the Life Care Center. It is jointly understood by the Developer and Citrus County that this Condition would only be applicable if and when transit service is provided along C.R. 491. However, the Developer has spoken with the transit provider who indicated that *"transit service along County Road 491 is not being contemplated."* The Developer indicated that Citrus County Transportation Services agreed that the benches installed at Park Place (near Winn Dixie) would qualify as transit stations, if and when applicable.
6. In accordance with Condition III.12. (of Res. 2008-060), the Developer shall construct and convey a *"two-bay fire station"* to Citrus County following completion of 3,000 dwelling units. The Developer has previously indicated that land has been designated for such future construction but *"the development remains well below the 3,000 dwelling unit threshold."*
7. Condition #15 (Exhibit "B" of Res. 81-147) did initially cite the Developer's obligation to signalize four intersections along C.R. 491 upon request by the Florida Department of Transportation. The Developer did subsequently assert that *"during 1985, Citrus County agreed that only two signalized intersections would be necessary to service the Beverly Hills development."* Signalization

requirements have previously been met at the C.R. 491 intersections with Truman Road and Roosevelt Boulevard. The Developer previously acknowledged that a “contribution” was made towards the signalization of the U.S. 41/C.R. 491 intersection by Citrus County in 2006. Additionally, the Developer did recognize their future obligation for *“signalization along C.R. 491, located north and easterly of the Forest Ridge Blvd./C.R. 491 intersection at time of development of BCO parcels.”*

DEVELOPER OF RECORD

Beverly Hills Development Corporation, Post Office Box 640001, Beverly Hills, FL 34461-0001 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.