



# ARS

## Annual Report Summary

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### DRI #408 - 1981 BEVERLY HILLS CITRUS COUNTY RY 2015-16

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 19 times, most recently on December 6, 2011 (Resolution No. 2011-252). 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); 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:** "There was a limited number of SF houses [completed] in previously platted areas." 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. The Developer was acknowledged 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 has indicated that a golf course has been constructed adjacent to the sinkhole and that treated stormwater is “discharged” into the sinkhole.
3. Upon development of 3,635 dwelling units and the daily traffic volume of 10,000 vehicle trips (or more), 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 to determine whether the number of project trips is 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 indicated that land has been designated for such future construction but “*the development remains below the 3,000 dwelling unit threshold.*”
7. Condition #15 (Exhibit “B” of Res. 81-147) did cite the Developer’s obligation to signalize four intersections along C.R. 491 upon request by the Florida Department of Transportation. The Developer did assert that “*during 1985, Citrus County agreed that only two signalized intersections would be necessary to service the Beverly Hills development.*” Traffic signals were subsequently installed at the Truman Road/C.R.491 and Roosevelt Boulevard/C.R. 491 intersections. The Developer additionally acknowledged rendering of a “contribution” towards signalization of the U.S. 41/C.R. 491 intersection installed by Citrus County in 2006. Finally, the Developer did recognize their future obligation to signalize the C.R. 491 nearby the Forest Ridge Boulevard/C.R. 491 intersection when warranted.

## **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.