



BRS

Biennial Report Summary

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DRI #409 - CLEARVIEW ESTATES CITRUS COUNTY RYs 2013-15

On August 22, 1978, Citrus County granted a Development Order to Clearview Estates Inc. for approval of a two-phase, 908-acre, mixed use development located in east central Citrus County along the northern side of SR 44, between U.S. 41 and CR 491.

The Development Order has been amended seven times, most recently on September 9, 2003 (Resolution No. 2003-186). The amendments have cumulatively authorized: exchange of 32 initially-approved “Commercial” lots to “Residential” lots; establishment of the annual reporting process as well as a date whereby the DRI shall not be subject to down zoning, density reduction or intensity reduction; construction of a multi-purpose facility/recreation site/sales office; relocation of park acreage; designation of a fire station site along Kensington Avenue; extension of the buildout and Development Order expiration dates; modification of the number of Residential units; establishment of a third project phase; allow Residential on ½-acre lots; update open space & recreational corridor acreage and delineation; recognition of fire station location, acknowledge Phase 3 major rights-of-way; allowance for Office development on Commercial parcels fronting SR 44; addition of Traffic Land Use Conversion (aka Land Use Equivalency Matrix) table to allow limited conversions between approved project land uses; and extension in the frequency of reporting from “annual” to “biennial.” The Development Order expires on August 31, 2018.

The following constitutes the approved phasing schedule:

LAND USE		PHASE 1 (Buildout: 12/31/1990)	PHASE 2 (Buildout: 12/31/2003)	PHASE 3 (Buildout: 8/31/2016)	TOTAL
SINGLE-FAMILY RESIDENTIAL.	UNITS	177	145	426	748
	(1-Acre Lots)	(177)	(95)	(199)	(471)
	(½ Acre Lots)	(0)	(50)	(227)	(277)
COMMERCIAL	SQ. FT.	0	0	450,000	450,000
OFFICE	SQ. FT.	0	0	100,000	100,000

PROJECT STATUS

Development this Reporting Year: Specific development activities for this reporting period have not been identified. Alternatively, only cumulative development activities have been acknowledged. Noting that this is the first year of Biennial Report review conducted by the TBRPC, comparisons with past development activities could not be drawn in order to make this determination.

Cumulative Development: it has been acknowledged that 256 one-acre homesites have been developed as well as 178 on half-acre lots. Commercial and Office entitlements have yet to be initiated.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Revised Condition III.A.2.b. (of Res. 2003-186/formerly Condition 6 of Res. 95-158) requires Developer(s) of the Commercial properties to install a traffic signal at the South Run-for-the-Roses Drive/SR 44 intersection when warranted and acknowledged by FDOT or one-year prior to project buildout, whichever occurs earlier.
2. Condition III.B.1. (of Resolution No. 2003-186) establishes the parameters a Developer must follow to implement future conversion(s) of project uses through the established Traffic Land Use Conversion table. The Condition identifies the limitations, the time frame and the parties which must be notified of future conversion(s) at least 30 days prior to implementation.
3. As amended, Condition III.A.d.1. (of Res. 2003-186) recognizes that the Developer shall provide copies of the Biennial Report on or before March 31st of all odd-numbered years. In this regard, the Biennial Report, which was due on March 31, 2015, was not submitted to the TBRPC until February 12, 2016. Considering that Citrus and Hernando County DRIs have recently been added to the purview of the Tampa Bay Regional Planning Council, this delinquency will not be raised as an issue for this particular Biennial Report.

DEVELOPER OF RECORD

Citrus Hills Investment Properties LLC, c/o Eric D. Abel, Vice President, 2476 N. Essex Ave., Hernando, Florida 34442 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.