



DOAR

Development Order Amendment Report

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DRI #409 - CLEARVIEW ESTATES CITRUS COUNTY

On October 20, 2016, Citrus County rendered Ordinance No. 2016-A27 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Citrus County Board of County Commissioners on October 11, 2016.

BACKGROUND

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 was previously 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.” Cognizant of prior extensions granted in association with HB 7203 (2007 legislation), HB 7207 (2010 legislation), an Executive Order enacted by the Governor on account of the threat of Tropical Storm Erika and the amendment recognized below, the Development Order now expires on August 30, 2023.

The following constitutes the approved phasing schedule:

LAND USE		PHASE 1 (Buildout: 12/31/1990)	PHASE 2 (Buildout: 12/31/2003)	PHASE 3 (Buildout: 8/30/2021)	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

DEVELOPMENT ORDER AMENDMENT

As already reflected in the dates referenced above, the Ordinance authorized a four year/364 day extension of the Phase 3 buildout date (to August 30, 2021) and the Development Order expiration date (to August 30, 2023).

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, by adopting the above-reference Amendment, Citrus County had determined that *“the proposed changes are (were) similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.”* Subsequently, Citrus County administratively incorporated the modifications into the Development Order.

FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby finds that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the formal Notice of Proposed Change process.

FOOTNOTES:

1. Citrus, Hernando, Marion, Levy & Sumter County Developments of Regional Impact (DRIs) fell under the coordination responsibilities of the Withlacoochee Regional Planning Council (WRPC) from the inception of the DRI process until the enactment of SB 1216 in 2015. Legislation enacted in 2015 resulted in the elimination of the WRPC. Coordination of Citrus and Hernando County DRIs has subsequently been conveyed to the Tampa Bay Regional Planning Council. DRIs within the other named Counties were conveyed to two other Regional Planning Councils.

