



DOAR

Development Order Amendment Report

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

DRI #408 - BEVERLY HILLS CITRUS COUNTY

On July 7, 2015, Citrus County rendered Ordinance No. 2015-A10 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Citrus County Board of County Commissioners on June 23, 2015.

BACKGROUND

On December 14, 2006, the Citrus County Board of County Commissioners adopted Resolution No. 81-147 to effectuate a Development Order for the 2,233± acre, mixed-use, Beverly Hills/Phase II DRI. The project is located along the eastern side of C.R. 491 and north of C.R. 486 in central Citrus County.

The Development Order has previously been amended on 19 prior occasions, most recently on December 6, 2011 (Resolution No. 2011-252)¹. The Amendments, have, in part, resulted in the cumulative: relocation of various project land uses; reconfiguration of the internal roadway network; addition of an external access drive; encumbrance of ~8.14 acres from the “Beverly Hills/1974” DRI (#407); modification of recreation facility requirements; extension of Development Order buildout and Development Order expiration dates; and recognition of a reduced number of DRI “external vested trips” and subsequent sale of trips to an “offsite third party.” The Development Order is scheduled to expire on August 5, 2022.

With an established buildout date of August 5, 2022, the project is approved for the following uses:

RESIDENTIAL (#)	OFFICE (Sq. Ft.)	RETAIL/OFFICE (Sq. Ft.)	COMMUNITY/ NEIGHBORHOOD SERVICES (Sq. Ft.)	LIFE CARE CTR. (Units)
7,516	270,000	450,000	80,000	400

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the redesignation of 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.

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, by adopting the above-referenced 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 concurs that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the 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. Among other objectives, this legislation resulted in the elimination of the WRPC. Coordination of Citrus and Hernando County DRIs have subsequently been conveyed to the Tampa Bay Regional Planning Council. DRIs within the other named Counties were conveyed to two other Regional Planning Councils.

