



DOAR

Development Order Amendment Report

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DRI #420 - MEADOWCREST CITRUS COUNTY

On October 11, 2016, Citrus County rendered Ordinance No. 2016-A28 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on October 11, 2016.

BACKGROUND

On March 17, 1987, the Citrus County Board of County Commissioners adopted Resolution No. 87-47 to effectuate a Development Order for the 340± acre, mixed-use, Meadowcrest DRI. The project is located between S.R. 44 (to the south) and C.R. 486 (to the north) in central Citrus County.

The Development Order has previously been amended seven times, most recently on July 28, 2015 (Ordinance No. 2015-A13). The Amendments, have, in part: modified the project access points; added three parcels totaling ~1.66 acres; extended the project buildout and Development Order expiration dates; and modified the project land uses and their corresponding locations. Identical to the Phase 2 buildout date, the Development Order expires on December 29, 2020.

The following constitutes the approved phasing schedule for the project:

LAND USE		PHASE 1 (Buildout: Dec. 30, 1997)	PHASE 2 (Buildout: Dec. 29, 2020)	TOTAL
RESIDENTIAL	Units	586	270	856
	Single-Family Detached	100	74	174
	Single-Family Attached/Condos	0	196	196
	Multi-Family/Cluster	486	0	486
COMMERCIAL	Sq. Ft.	44,000	49,000	93,000
OFFICE	Sq. Ft.	60,000	110,000	170,000
INDUSTRIAL	Sq. Ft.	150,000	150,000	300,000

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized potential conversion(s) of Industrial to Senior Housing units within the Industrial Park area of the project, to a maximum of 182 units. The pre-determined conversion ratio of 1,000 sq. ft. of Industrial = 1.99 Senior Housing units would apply. Therefore, if such development were to be maximized at the 182 units, it would require a corresponding reduction of 91,457 sq. ft. of Industrial.

DISCUSSION

The aforementioned modification to the Development Order was 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 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.

MASTER DEVELOPMENT PLAN - MAP H

