



DOAR

Development Order Amendment Report

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DRI #420 - MEADOWCREST CITRUS COUNTY

On August 17, 2020, Citrus County rendered Ordinance No. 2020-A26 to the Tampa Bay Regional Planning Council. The Ordinance reflects and amendment adopted by the Citrus County Board of County Commissioners on August 11, 2020.

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 had previously been amended eight times, most recently on October 11, 2016 (Ordinance No. 2016-A28). The Amendments, have, in part: modified the project access points; added three parcels totaling ~1.66 acres; authorized conversion of up to 182 Senior Housing units within Industrial Park area; extended the project buildout and Development Order expiration dates; and modified the project land uses and their corresponding locations. The project buildout and Development Order expiration dates were jointly scheduled to expire on December 29, 2020.

The following was the authorized phasing schedule for the project:

| LAND USE | | PHASE 1 (Buildout: Dec. 30, 1997) | PHASE 2 (Buildout: Dec. 29, 2020) | TOTAL |
|--------------------|-------------------------------|--------------------------------------|--------------------------------------|----------|
| RESIDENTIAL | Units | 586 | 283* | 869* |
| | Single-Family Detached | 100 | 74 | 174 |
| | Single-Family Attached/Condos | 0 | 196 | 196 |
| | Multi-Family/Cluster | 486 | 13* | 499* |
| COMMERCIAL | Sq. Ft. | 44,000 | 49,000 | 93,000 |
| OFFICE | Sq. Ft. | 60,000 | 110,000 | 170,000 |
| INDUSTRIAL | Sq. Ft. | 150,000 | 140,500* | 290,500* |

* - Identified entitlements are reflective of a land use conversion documented within the RY 2016-17 Annual Report in which 9,500 sq. ft. of Industrial was converted to 13 additional Multi-Family/Cluster units.

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized:

- elimination of the former requirement to submit Annual Reports;
- removal of the Substantial Deviation criteria and reference which had been stated in the Development Order; and
- extension of the buildout and Development Order expiration dates to December 29, 2040.

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the formerly traditional Notice of Proposed Change process, whereby TBRPC was a review entity.

This *Development Order Amendment Report* has been prepared for informational purposes only in accordance with provisions outlined in Section 380.07, F.S.

**DRI #420 - MEADOWCREST
GENERAL LOCATION MAP**

