



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 #416 - CITRUS HILLS CITRUS COUNTY

On December 9, 2019, Citrus County rendered Ordinance No. 2019-A30 to the Tampa Bay Regional Planning Council. The Ordinance reflects and amendment adopted by the Citrus County Board of County Commissioners on December 3, 2019.

BACKGROUND

On January 14, 1986, Citrus County granted a Development Order to Hampton Hills for initial approval of a three-phase, 1,996-acre, mixed use development located in central Citrus County between the triangle formed by S.R. 44 (to the south), C.R. 491 (to the northwest) and U.S. 41 (to the northeast).

The Development Order had been amended on 16 prior occasions, most recently on October 11, 2016 (Ordinance No. 2016-A26). The amendments have cumulatively authorized: realignment of boundary between rural lots and Single-Family clusters in Parcel B; revisions to the Master Development Plan (Map H); extensions and modifications to the project phasing schedule; removal of 72-acres from the project as was acquired by Citrus County to expand its Brentwood WWTF; reallocation of 20 acres from "Estate Lots" to "Single-Family Cluster Lots" within Parcel B; modifications to the transportation improvements/requirements; modification of the Recreation/Open Space requirements; establishment of a Land Use Equivalency Matrix in which WRPC (now TBRPC) and FDCA (now FDEO) must be notified a minimum of 30 days prior to implementation; addition of four parcels totaling 127 acres; requirement for sidewalks to be constructed in all areas other than residential areas with less than eight units per acre and established bikepath/multi-purpose path obligations; addition of a fourth phase; obligation to develop groundwater monitoring plan applicable to the 127-acre addition; requirement for development of a golf course plan, including the use of BMPs, for protection of groundwater and springs; expansion, reclassification and relocation of the former single "Emergency Services" site to two locations now entitled "Public Safety" sites; allowance for development of two "support facilities" (e.g. construction staging area, material storage and warehousing, recreational, grounds and golf maintenance facilities, RV and boat storage for residents), one on east and one on west side; establishment of a buffer requirement along western project boundary; updated the buildout and Development Order expiration dates to coincide with prior legislative approvals; revised setback requirements; reduced the amount of open space/golf course/lakes; the "interchangeability" of residential development locations within Parcel "A"; and reallocated some units between phases with no increase in overall project entitlements. The Phase 4 buildout date and Development Order expiration dates have subsequently been extended by 180 days (to September 20, 2024) on account of the Hurricane Irma Executive Order enacted by the Governor in 2017 and associated extensions of the Order that were granted.

As recently extended, the entitlements approved for the project by Parcel by Phase are as follows:

LAND USE	PHASE 1 (Buildout: 12/14/95)			PHASE 2 (Buildout: 1/12/03)			PHASE 3 (Buildout: 1/13/12)			PHASE 4 (Buildout: 9/20/54)			TOTAL
	Parcel A	Parcel B	Parcel C	Parcel A	Parcel B	Parcel C	Parcel A	Parcel B	Parcel C	Parcel A	Parcel B	Parcel C	
Single-Family Cluster (5 du/ac)	83	42	0	0	275	0	0	263	0	0	166	0	829
Single-Family Cluster (6 du/ac)	0	0	0	0	0	0	0	0	0	240	0	0	240
Multi-Family High Density Multi-Family Congr. Care	0	0	0	0	0	0	0	201	0	192	0	0	393
Rural Lots (1 du/ac)	0	43	0	0	12	0	0	0	0	0	0	0	55
Estate Lots (2.5 du/ac)	0	35	0	0	234	0	0	41	0	0	50	0	360
Single-Family Detached Lots (4 du/ac)	0	0	0	0	62	0	0	489	0	0	421	0	972
Multi-Family Low Density (8 du/ac)	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-Family Medium Density (10 du/ac)	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-Family High Density (12 du/ac)	0	0	0	0	0	0	0	0	0	0	0	0	0
Any Residential Type (up to 599 Acres)	0	0	0	0	0	0	0	0	0	0	0	2,989	2,989
Community Commercial (Sq. Ft.)	76,542	0	0	11,778	0	0	170,000	0	0	170,000	130,000	0	558,320
Office (Any)/Institutional (Sq. Ft.)	0	0	0	0	0	0	0	15,000	0	215,000	0	0	230,000
Any Office/Nghbd Svcs./ Commercial (Sq. Ft.)	0	0	0	0	0	0	0	0	0	0	0	87,000	87,000

DEVELOPMENT ORDER AMENDMENT

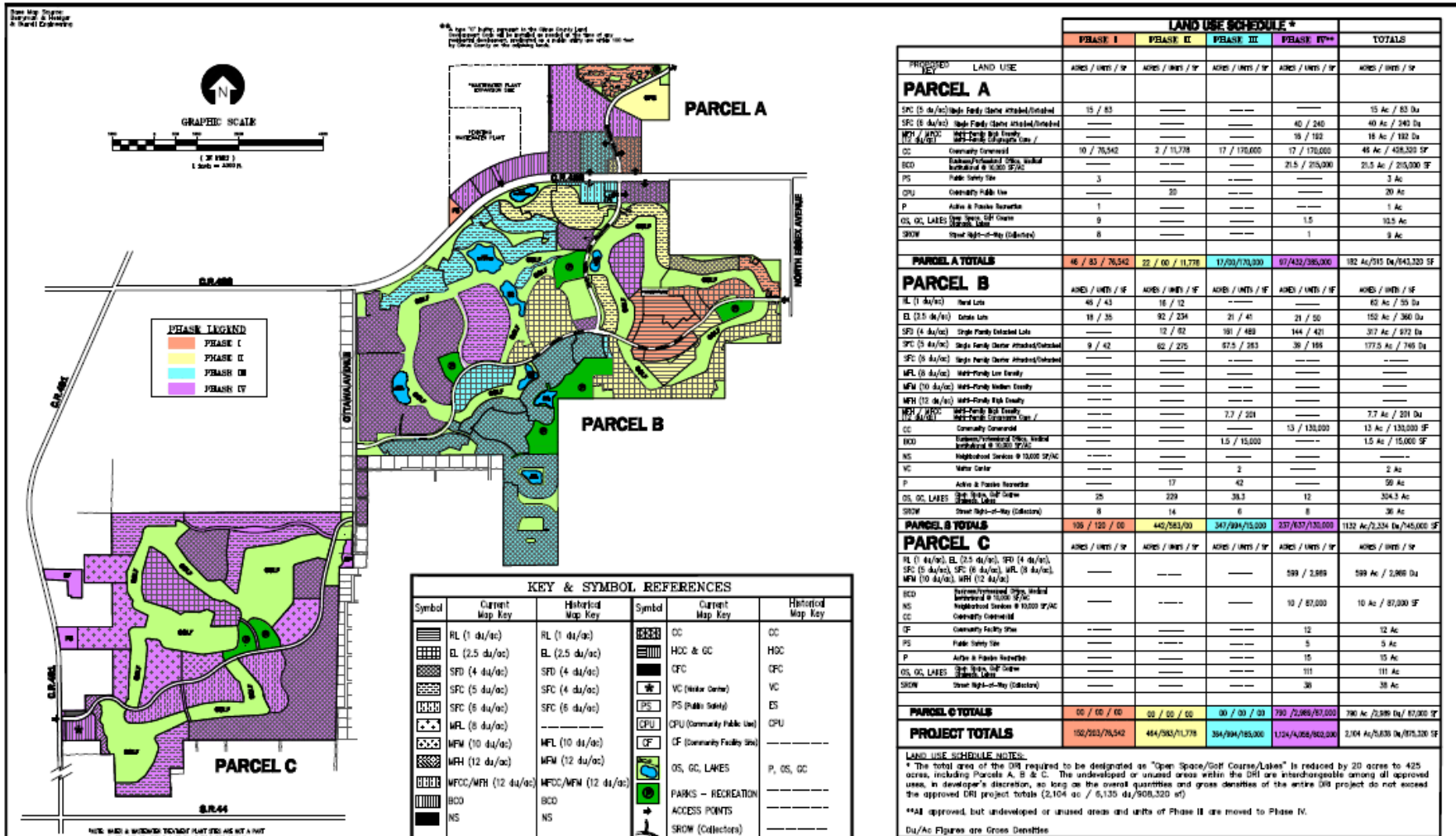
While the Phase 4 buildout date and the Development Order expiration date were previously extended to September 20, 2024, this Ordinance authorized further extensions for both of these dates to September 20, 2054. In addition, the requirement to submit future Annual/Biennial Reports was eliminated as well as authorization to “allow interchangeability within certain land use areas” and increase the “maximum gross density in the MFH District” were additionally approved.

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. By adopting the above-referenced Amendment, Citrus County had determined that “*the proposed change(s) is/are 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 incorporated the modification into the Development Order.

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S.

MASTER DEVELOPMENT PLAN



PROPOSED LAND USE	LAND USE SCHEDULE				TOTALS
	PHASE I	PHASE II	PHASE III	PHASE IV**	
PARCEL A					
SFC (5 du/ac) Single Family Detached/Attached	15 / 83				15 Ac / 83 Du
SFC (6 du/ac) Single Family Detached/Attached				40 / 240	40 Ac / 240 Du
MFL / MFOC (12 du/ac) Multi-Family Medium Density				18 / 182	18 Ac / 182 Du
CC Community Centered	10 / 76,542	2 / 11,778	17 / 176,000		45 Ac / 428,320 SF
BCD Medium-Density Office, Medical Institutional @ 10,000 SF/AC				21.5 / 215,000	21.5 Ac / 215,000 SF
PS Public Safety Use	3				3 Ac
CPU Community Public Use		20			20 Ac
P Active & Passive Recreation	1				1 Ac
OS, GS, LAKES Open Space, Golf Course, Parks, Lakes	9			1.5	10.5 Ac
SROW Street Right-of-Way (Collector)	8			1	9 Ac
PARCEL A TOTALS	46 / 83 / 76,542	22 / 00 / 11,778	17/00/176,000	67/432/386,000	182 Ac/713 Du/743,320 SF
PARCEL B					
RL (1 du/ac) Retail Lots	48 / 43	16 / 12			65 Ac / 55 Du
EL (2.5 du/ac) Office Lots	18 / 35	92 / 234	21 / 41	21 / 50	150 Ac / 360 Du
SFD (4 du/ac) Single Family Detached Lots			12 / 62	191 / 483	317 Ac / 873 Du
SFC (5 du/ac) Single Family Detached/Attached	9 / 42	62 / 275	57.5 / 283	36 / 186	177.5 Ac / 748 Du
SFC (6 du/ac) Single Family Detached/Attached					
MFL (8 du/ac) Multi-Family Low Density					
MFL (10 du/ac) Multi-Family Medium Density					
MFL (12 du/ac) Multi-Family High Density					
MFL / MFOC (12 du/ac) Multi-Family High Density			7.7 / 201		7.7 Ac / 201 Du
CC Community Centered				13 / 130,000	13 Ac / 130,000 SF
BCD Medium-Density Office, Medical Institutional @ 10,000 SF/AC			1.5 / 15,000		1.5 Ac / 15,000 SF
NS Neighborhood Services @ 10,000 SF/AC					
VC Village Center			2		2 Ac
P Active & Passive Recreation			42		50 Ac
OS, GS, LAKES Open Space, Golf Course, Parks, Lakes	25	229	38.3	12	304.3 Ac
SROW Street Right-of-Way (Collector)	8	14	6	8	36 Ac
PARCEL B TOTALS	126 / 125 / 00	442/283/00	347/894/75,000	237/637/130,000	1122 Ac/2,334 Du/745,000 SF
PARCEL C					
RL (1 du/ac), EL (2.5 du/ac), SFD (4 du/ac), SFC (5 du/ac), SFC (6 du/ac), MFL (8 du/ac), MFL (10 du/ac), MFL (12 du/ac)				599 / 2,989	599 Ac / 2,989 Du
BCD Medium-Density Office, Medical Institutional @ 10,000 SF/AC				10 / 87,000	10 Ac / 87,000 SF
CC Community Centered					
CF Community Facility Use				12	12 Ac
PS Public Safety Use				5	5 Ac
P Active & Passive Recreation				15	15 Ac
OS, GS, LAKES Open Space, Golf Course, Parks, Lakes				111	111 Ac
SROW Street Right-of-Way (Collector)				38	38 Ac
PARCEL C TOTALS	00 / 00 / 00	00 / 00 / 00	00 / 00 / 00	790 / 2,989/87,000	790 Ac / 2,989 Du / 87,000 SF
PROJECT TOTALS	182/263/76,542	484/583/11,778	384/994/185,000	1,124/4,024/962,000	2,104 Ac/5,830 Du/1,875,320 SF

LAND USE SCHEDULE NOTES:
 * The total area of the DR required to be designated as "Open Space/Golf Course/Lakes" is reduced by 20 acres to 425 acres, including Parcels A, B & C. The undeveloped or unimproved areas within the DR are at the discretion of the approved developer, as long as the overall quantities and gross densities of the entire DR project do not exceed the approved DR project totals (2,104 ac / 5,135 du/962,320 sf).
 **All approved, but undeveloped or unimproved areas and units of Phase IV are moved to Phase IV.
 Du/Ac Figures are Gross Densities

RESOLUTION HISTORY					
Resolution 2007-01-01	Adopted Resolution 2007-01-01	Resolution 2007-01-01	Resolution 2007-01-01	Resolution 2007-01-01	Resolution 2007-01-01
Resolution 2007-01-02	Adopted Resolution 2007-01-02	Resolution 2007-01-02	Resolution 2007-01-02	Resolution 2007-01-02	Resolution 2007-01-02
Resolution 2007-01-03	Adopted Resolution 2007-01-03	Resolution 2007-01-03	Resolution 2007-01-03	Resolution 2007-01-03	Resolution 2007-01-03
Resolution 2007-01-04	Adopted Resolution 2007-01-04	Resolution 2007-01-04	Resolution 2007-01-04	Resolution 2007-01-04	Resolution 2007-01-04
Resolution 2007-01-05	Adopted Resolution 2007-01-05	Resolution 2007-01-05	Resolution 2007-01-05	Resolution 2007-01-05	Resolution 2007-01-05
Resolution 2007-01-06	Adopted Resolution 2007-01-06	Resolution 2007-01-06	Resolution 2007-01-06	Resolution 2007-01-06	Resolution 2007-01-06
Resolution 2007-01-07	Adopted Resolution 2007-01-07	Resolution 2007-01-07	Resolution 2007-01-07	Resolution 2007-01-07	Resolution 2007-01-07
Resolution 2007-01-08	Adopted Resolution 2007-01-08	Resolution 2007-01-08	Resolution 2007-01-08	Resolution 2007-01-08	Resolution 2007-01-08
Resolution 2007-01-09	Adopted Resolution 2007-01-09	Resolution 2007-01-09	Resolution 2007-01-09	Resolution 2007-01-09	Resolution 2007-01-09
Resolution 2007-01-10	Adopted Resolution 2007-01-10	Resolution 2007-01-10	Resolution 2007-01-10	Resolution 2007-01-10	Resolution 2007-01-10
Resolution 2007-01-11	Adopted Resolution 2007-01-11	Resolution 2007-01-11	Resolution 2007-01-11	Resolution 2007-01-11	Resolution 2007-01-11
Resolution 2007-01-12	Adopted Resolution 2007-01-12	Resolution 2007-01-12	Resolution 2007-01-12	Resolution 2007-01-12	Resolution 2007-01-12
Resolution 2007-01-13	Adopted Resolution 2007-01-13	Resolution 2007-01-13	Resolution 2007-01-13	Resolution 2007-01-13	Resolution 2007-01-13
Resolution 2007-01-14	Adopted Resolution 2007-01-14	Resolution 2007-01-14	Resolution 2007-01-14	Resolution 2007-01-14	Resolution 2007-01-14
Resolution 2007-01-15	Adopted Resolution 2007-01-15	Resolution 2007-01-15	Resolution 2007-01-15	Resolution 2007-01-15	Resolution 2007-01-15
Resolution 2007-01-16	Adopted Resolution 2007-01-16	Resolution 2007-01-16	Resolution 2007-01-16	Resolution 2007-01-16	Resolution 2007-01-16
Resolution 2007-01-17	Adopted Resolution 2007-01-17	Resolution 2007-01-17	Resolution 2007-01-17	Resolution 2007-01-17	Resolution 2007-01-17
Resolution 2007-01-18	Adopted Resolution 2007-01-18	Resolution 2007-01-18	Resolution 2007-01-18	Resolution 2007-01-18	Resolution 2007-01-18
Resolution 2007-01-19	Adopted Resolution 2007-01-19	Resolution 2007-01-19	Resolution 2007-01-19	Resolution 2007-01-19	Resolution 2007-01-19
Resolution 2007-01-20	Adopted Resolution 2007-01-20	Resolution 2007-01-20	Resolution 2007-01-20	Resolution 2007-01-20	Resolution 2007-01-20
Resolution 2007-01-21	Adopted Resolution 2007-01-21	Resolution 2007-01-21	Resolution 2007-01-21	Resolution 2007-01-21	Resolution 2007-01-21
Resolution 2007-01-22	Adopted Resolution 2007-01-22	Resolution 2007-01-22	Resolution 2007-01-22	Resolution 2007-01-22	Resolution 2007-01-22
Resolution 2007-01-23	Adopted Resolution 2007-01-23	Resolution 2007-01-23	Resolution 2007-01-23	Resolution 2007-01-23	Resolution 2007-01-23
Resolution 2007-01-24	Adopted Resolution 2007-01-24	Resolution 2007-01-24	Resolution 2007-01-24	Resolution 2007-01-24	Resolution 2007-01-24
Resolution 2007-01-25	Adopted Resolution 2007-01-25	Resolution 2007-01-25	Resolution 2007-01-25	Resolution 2007-01-25	Resolution 2007-01-25
Resolution 2007-01-26	Adopted Resolution 2007-01-26	Resolution 2007-01-26	Resolution 2007-01-26	Resolution 2007-01-26	Resolution 2007-01-26
Resolution 2007-01-27	Adopted Resolution 2007-01-27	Resolution 2007-01-27	Resolution 2007-01-27	Resolution 2007-01-27	Resolution 2007-01-27
Resolution 2007-01-28	Adopted Resolution 2007-01-28	Resolution 2007-01-28	Resolution 2007-01-28	Resolution 2007-01-28	Resolution 2007-01-28
Resolution 2007-01-29	Adopted Resolution 2007-01-29	Resolution 2007-01-29	Resolution 2007-01-29	Resolution 2007-01-29	Resolution 2007-01-29
Resolution 2007-01-30	Adopted Resolution 2007-01-30	Resolution 2007-01-30	Resolution 2007-01-30	Resolution 2007-01-30	Resolution 2007-01-30

VILLAGES OF
Citrus Hills
FLORIDA
A DEVELOPMENT OF REGIONAL IMPACT (DRI)

MAP H
MASTER DEVELOPMENT PLAN
Exhibit A
Approved December 1, 2015

COMMUNITY LAND DESIGN, Inc.
1773 East Cleveland Street, Orlando, Florida 32842
Phone: 352-437-1742 Email: info@communitylanddesign.com
FILE NAME: DR MAP H APPROVED 2015.Dwg
DATE: December 1, 2015