



BRS

Biennial Report Summary

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DRI #416 - CITRUS HILLS II CITRUS COUNTY RYs 2013-15

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 has been amended on 14 prior occasions, most recently on December 1, 2015 (Ordinance No. 2015-A20). 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; update 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; reallocated some units between phases with no increase in overall project entitlements; and corresponding modifications to the Master Development Plan (Map H)." Inclusive of Ordinance No. 2015-A20, the Development Order now expires on January 12, 2023.

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: 1/12/23)			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

PROJECT STATUS

Development this Reporting Year: Specific development activities for this reporting period have not been identified. Alternatively, only cumulative development activities have been acknowledged. Noting that this is the first year of Biennial Report review conducted by the TBRPC, comparisons with past development activities could not be drawn in order to make this determination.

Cumulative Development:

LAND USE	PARCEL A		PARCEL B		PARCEL C		TOTAL	
	APP-ROVED	DEVE-LOPED	APP-ROVED	DEVE-LOPED	APP-ROVED	DEVE-LOPED	APP-ROVED	DEVE-LOPED
Single-Family Cluster	323	81	746	597	0	0	1,069	678
Multi-Family High Density Multi-Family Congr. Care	192	0	201	12	0	0	393	12
Rural Lots (1 du/ac)	0	0	55	35	0	0	55	35
Estate Lots (2.5 du/ac)	0	0	360	406	0	0	360	406
Single-Family Detached Lots (4 du/ac)	0	0	972	247	0	0	972	247
Multi-Family Low Density (8 du/ac)	0	0	0	0	0	0	0	0
Multi-Family Medium Density (10 du/ac)	0	0	0	0	0	0	0	0
Multi-Family High Density (12 du/ac)	0	0	0	0	0	0	0	0
Any Residential Type (up to 599 Acres)	0	0	0	0	2,989	1,297	2,989	1,297
Community Commercial (Sq. Ft.)	428,320	88,320	130,000	0	0	0	558,320	88,320
Office (Any)/Institutional (Sq. Ft.)	215,000	0	15,000	0	0	0	230,000	0
Any Office/Nghbd Svcs./ Commercial (Sq. Ft.)	0	0	0	0	87,000	0	87,000	0

Projected Development: no development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Condition III.J.1. (of Ordinance No. 86-09), the Developer has conveyed the 20-acre parcel to the Citrus County School Board (CCSB) for development of a future school site. Forest Ridge Elementary School was subsequently constructed on the site.

2. Condition III.K.1. (of Ordinance No. 86-09) denotes the Developer's obligation to provide 85 acres of community parkland including: ball fields, basketball courts, racquetball courts, jogging trails, swimming pools, tennis courts and a community building. The Developer has acknowledged that the park system, inclusive of all recreational amenities, has been conveyed and completed. The RYs 2013-15 Biennial Report included documentation regarding the timing associated with installation of the various recreational amenities.
3. At such time as Citrus County establishes a fixed route bus system, the Developer shall coordinate the planned bus routes through the development. On site bus amenities would also be required at that time. (Condition III.L1. of Ordinance No. 86-09)
4. Pursuant to Condition III.M.1. (of Ordinance No. 86-09), the Developer has previously dedicated a three-acre site for development of a police, fire and/or emergency medical service (EMS) facility within Parcel A. An EMS facility was subsequently constructed on the site. Revised Condition III.M.1. (Resolution No. 98-19) further obligates the Developer to provide Citrus County with a legal easement (at least 50' wide) to connect the EMS parcel to CR 486 (or identified alternative) upon the County's request. The Developer has indicated their willingness and intent "to comply" with this Condition.
5. The Developer has indicated that the Forest Ridge Boulevard, Fenway Drive, N. Ottawa Avenue & Parcel "C" Collector road improvements have all been completed in accordance with revised Condition III.N.2./Ordinance No. 2004-083).
6. Revised Condition III.N.3./Ordinance No. 2004-083 recognizes the Developer's obligation to install traffic signals at three specified intersections (i.e. Forest Ridge Blvd./CR 486, N. Ottawa Avenue/CR 486 & CR 491/W. end of Parcel "C" Collector) when determined necessary by Citrus County. The Developer has affirmed that the Forest Ridge Blvd./CR 486 intersection traffic signal was previously installed. The other two will be installed upon receipt of future notification from Citrus County.
7. As amended, Stipulation V recognizes that the Developer shall provide copies of the Biennial Report to Citrus County, the WRPC (now TBRPC) and the FDCA (now FDEO) on or before January 31st of all odd-numbered years. In this regard, the Biennial Report, which was due on January 31, 2015, was not submitted to the TBRPC until February 12, 2016. Considering that Citrus and Hernando County DRIs now fall under the purview of the Tampa Bay Regional Planning Council, this delinquency will not be raised as an issue for this particular Biennial Report.

DEVELOPER OF RECORD

Hampton Hills LLC, c/o Eric D. Abel, Vice President, 2476 N. Essex Ave., Hernando, Florida 34442 is the entity responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. Citrus County is responsible for ensuring compliance with the terms and conditions of the Development Order.