



# DOAR

## Development Order Amendment Report

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### DRI #416 - CITRUS HILLS II CITRUS COUNTY

On October 20, 2016, Citrus County rendered Ordinance No. 2016-A26 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 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 Rec-reation/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; and reallocated some units between phases with no increase in overall project entitlements; The Development Order expires on January 12, 2023.

The approved project entitlements 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	973
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**

The Ordinance authorized the “*interchangeability*” of residential development locations within Parcel “A”. The modification did not modify any of the entitlements, in terms of the number of approved residential units by type, within Parcel A and/or any other development parcel.

## **DISCUSSION**

The aforementioned modifications to the Development Order were 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**

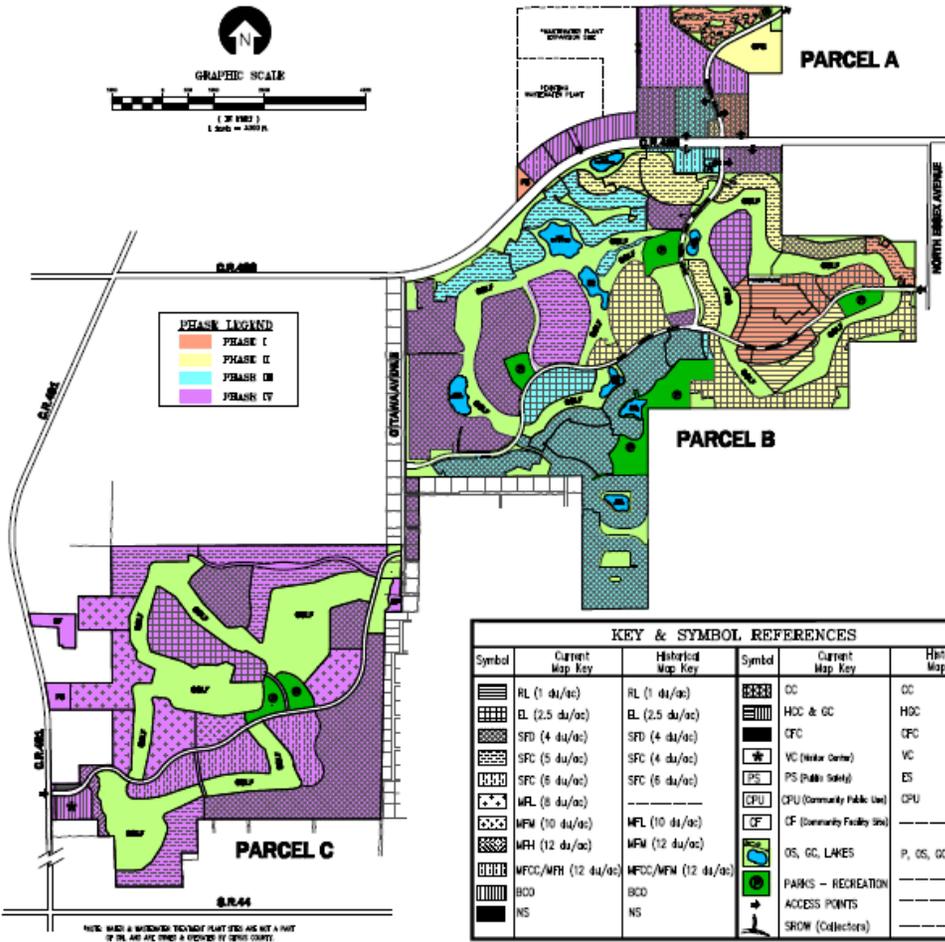
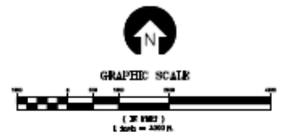
This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby finds that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the Notice of Proposed Change process.

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## **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.

Open Map Project  
 Prepared by Village of Citrus Hills  
 A World of Difference



Symbol	Current Map Key	Historical Map Key	Symbol	Current Map Key	Historical Map Key
[Symbol]	RL (1 du/ac)	RL (1 du/ac)	[Symbol]	CC	CC
[Symbol]	EL (2.5 du/ac)	EL (2.5 du/ac)	[Symbol]	HCC & GC	HCC
[Symbol]	SFD (4 du/ac)	SFD (4 du/ac)	[Symbol]	SFC	CFC
[Symbol]	SFC (5 du/ac)	SFC (4 du/ac)	[Symbol]	VC (Neighborhood)	VC
[Symbol]	SFC (5 du/ac)	SFC (6 du/ac)	[Symbol]	PS (Public Safety)	ES
[Symbol]	MFL (8 du/ac)	SFC (6 du/ac)	[Symbol]	GPU (Community Public Use)	GPU
[Symbol]	MFL (10 du/ac)	SFC (6 du/ac)	[Symbol]	CF (Community Facility Site)	CF
[Symbol]	MFL (12 du/ac)	MFL (12 du/ac)	[Symbol]	OS, GC, LAKES	P, OS, GC
[Symbol]	MFC/MFL (12 du/ac)	MFC/MFL (12 du/ac)	[Symbol]	PARKS - RECREATION	---
[Symbol]	BCO	BCO	[Symbol]	ACCESS POINTS	---
[Symbol]	NS	NS	[Symbol]	SROW (Collector)	---

PROPOSED LAND USE	LAND USE SCHEDULE *				TOTALS
	PHASE I	PHASE II	PHASE III	PHASE IV**	
<b>PARCEL A</b>					
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 (8 du/ac) Multi-Family Low Density	---	---	18 / 182	---	18 Ac / 182 Du
CC Community Commercial	10 / 70,542	2 / 13,778	17 / 170,000	17 / 170,000	46 Ac / 438,320 SF
BCO Community Commercial, Office, Medical, Industrial @ 10,000 SF/AC	---	---	21.5 / 215,000	---	21.5 Ac / 215,000 SF
PS Public Safety Site	3	---	---	---	3 Ac
GPU Community Public Use	---	20	---	---	20 Ac
P Active & Passive Recreational	1	---	---	---	1 Ac
OS, GC, LAKES Open Space, Golf Course, Branch Lake	9	---	---	1.5	10.5 Ac
SROW Street Right-of-Way (Collector)	8	---	---	1	9 Ac
<b>PARCEL A TOTALS</b>	<b>46 / 83 / 70,542</b>	<b>22 / 00 / 11,778</b>	<b>17/20/170,000</b>	<b>67/432/385,000</b>	<b>192 Ac/515 Du/143,320 SF</b>

PROPOSED LAND USE	PHASE I	PHASE II	PHASE III	PHASE IV**	TOTALS
<b>PARCEL B</b>					
RL (1 du/ac) Rural Lots	45 / 43	16 / 12	---	---	61 Ac / 55 Du
EL (2.5 du/ac) Estate Lots	18 / 35	92 / 234	21 / 41	21 / 50	152 Ac / 360 Du
SFD (4 du/ac) Single Family Detached Lots	---	12 / 82	191 / 489	144 / 421	317 Ac / 872 Du
SFC (5 du/ac) Single Family Detached/Attached	9 / 42	62 / 275	87.5 / 283	38 / 185	177.5 Ac / 745 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 (8 du/ac) Multi-Family High Density	---	---	---	---	---
MFL (8 du/ac) Multi-Family High Density	---	---	7.7 / 204	---	7.7 Ac / 204 Du
CC Community Commercial	---	---	---	13 / 130,000	13 Ac / 130,000 SF
BCO Community Commercial, Office, Medical, Industrial @ 10,000 SF/AC	---	---	1.5 / 15,000	---	1.5 Ac / 15,000 SF
NS Neighborhood Services @ 10,000 SF/AC	---	---	---	---	---
VC Motor Center	---	---	2	---	2 Ac
P Active & Passive Recreational	---	17	42	---	59 Ac
OS, GC, LAKES Open Space, Golf Course, Branch Lake	25	229	35.3	12	301.3 Ac
SROW Street Right-of-Way (Collector)	8	14	6	8	36 Ac
<b>PARCEL B TOTALS</b>	<b>108 / 122 / 60</b>	<b>442/583/230</b>	<b>347/894/15,000</b>	<b>237/837/130,000</b>	<b>1132 Ac/2,334 Du/745,000 SF</b>

PROPOSED LAND USE	PHASE I	PHASE II	PHASE III	PHASE IV**	TOTALS
<b>PARCEL C</b>					
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 / 2,889	599 Ac / 2,889 Du
BCO Community Commercial, Office, Medical, Industrial @ 10,000 SF/AC	---	---	---	10 / 87,000	10 Ac / 87,000 SF
CC Community Commercial	---	---	---	12	12 Ac
PS Public Safety Site	---	---	---	5	5 Ac
P Active & Passive Recreational	---	---	---	15	15 Ac
OS, GC, LAKES Open Space, Golf Course, Branch Lake	---	---	---	111	111 Ac
SROW Street Right-of-Way (Collector)	---	---	---	38	38 Ac
<b>PARCEL C TOTALS</b>	<b>00 / 00 / 00</b>	<b>00 / 00 / 00</b>	<b>00 / 00 / 00</b>	<b>790 / 2,969/87,000</b>	<b>790 Ac / 2,969 Du / 87,000 SF</b>
<b>PROJECT TOTALS</b>	<b>102/203/70,542</b>	<b>464/583/11,778</b>	<b>384/894/15,000</b>	<b>1,124/4,056/162,000</b>	<b>2,104 Ac/5,038 Du/675,320 SF</b>

**LAND USE SCHEDULE NOTES:**  
 \* The total area of the DRP 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 unused area within the DRP are in accordance with all approved uses, in developer's discretion, so long as the overall quantities and gross densities of the entire DRP project do not exceed the approved DRP project totals (2,104 ac / 6,135 du/608,320 sf)  
 \*\*All approved, but undeveloped or unused areas and units of Phase II are moved to Phase IV.  
 Du/Ac Figures are Gross Densities

Resolution No.	Description	Date	Resolution No.	Description	Date
Resolution 00-01	Initial Resolution approved by the Board of Citrus Hills, Florida, on February 15, 1997	February 15, 1997	Resolution 001-01	Resolution of the Board of Citrus Hills, Florida, on February 15, 2001	February 15, 2001
Resolution 00-02	Resolution of the Board of Citrus Hills, Florida, on February 15, 1998	February 15, 1998	Resolution 002-01	Resolution of the Board of Citrus Hills, Florida, on February 15, 2002	February 15, 2002
Resolution 000-03	Resolution of the Board of Citrus Hills, Florida, on January 25, 2000	January 25, 2000	Resolution 003-01	Resolution of the Board of Citrus Hills, Florida, on April 24, 2003	April 24, 2003
Resolution 000-04	Resolution of the Board of Citrus Hills, Florida, on April 25, 2000	April 25, 2000	Resolution 004-01	Resolution of the Board of Citrus Hills, Florida, on April 15, 2004	April 15, 2004
Resolution 000-05	Resolution of the Board of Citrus Hills, Florida, on August 15, 2000	August 15, 2000	Resolution 005-01	Resolution of the Board of Citrus Hills, Florida, on November 11, 2004	November 11, 2004



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

