



GROWTH & DEVELOPMENT

*Land Use, Economic Development,
& Property Rights*

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Private Property Rights Element (Chapter Seven)

Overview: This Element is created pursuant to House Bill 59 (2021) as adopted by the Florida legislature (Chapter 2021-195). The legislation notes the following:

In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. (Chapter 2021-195, Laws of Florida).

Citrus County utilizes a quasi-judicial process as codified in Sections 2-51 through 2-58, of the Citrus County Code to ensure due process for citizens and applicants during public hearings, and continues to comply with statutory public notice standards. The rights of citizens, as well as applicants, regarding these decisions are and will continue to be considered as outlined in the Land Development Code, the Comprehensive Plan, the County Code of Ordinances, and Florida Statutes.

Goal G&D-1: ~~Goal #11~~— Property Rights

Establish and utilize a Private Property Rights Element in compliance with Florida Statutes.

Objective G&D-1.1: ~~Objective 11.1~~ Local Decision-Making

Ensure that private property rights are considered in local decision-making, comply with Florida Statutes.

Policy G&D-1.1.1: ~~Policy 11.1.1~~ Easement, Lease, & Mineral Rights

The County will consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases or mineral rights.

Policy G&D-1.1.2: ~~Policy 11.1.2~~ Local Ordinances

The County will consider the rights of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances including, but not limited to, this Comprehensive Plan, Land Development Code, and Code of Ordinances, as amended.

Policy G&D-1.1.3: ~~Policy 11.1.3~~ Privacy

The County will consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property in accordance with Florida law.

Policy G&D-1.1.4: ~~Policy 11.1.4~~ Disposal of Property

The County will consider the right of a property owner to dispose of his or her property through sale or gift.

IV. GOALS, OBJECTIVES, AND POLICIES

Goal G&D-2: ~~GOAL #22~~—Economic Development

Promote and maintain an orderly, ~~and~~ diversified, and sustainable economy, ~~ie~~ growth, ~~that~~ increases ~~d~~ employment, ~~and~~ investment, and economic opportunities for all segments of the population while attracting and retaining high-quality employers and a skilled workforce, ~~while~~ protecting the environment and ~~current~~ preserving quality of life.

Objective G&D-2.1: Economic Growth

Establish and maintain a diversified economic base by attracting and retaining businesses in industries that provide high-wage employment opportunities and expand economic opportunities for all residents.

Policy G&D-2.1.1: Targeted Industries

Citrus County shall recruit and facilitate the expansion of targeted industries that are in high growth or high wage sectors, or which contribute to diversifying the County's economic base. These targeted industries include aviation and aerospace, advanced manufacturing, clean and emerging technologies, agricultural businesses, defense and military industries, and medical device manufacturing. These industries will be routinely evaluated and updated when necessary, by the Economic Development Office.

Policy G&D-2.1.2: Complement Existing Business

Citrus County shall promote economic development efforts that build on and complement existing commercial, industrial, and agricultural businesses in the County.

Policy G&D-2.1.3: Economic Development Funding

Citrus County shall initiate and support other agencies' efforts to obtain grant funding and other fund opportunities designed to assist local economic development projects.

Policy G&D-2.1.4: Location

To maximize its location within Florida, Citrus County shall promote economic development efforts that strengthen its role as a regional hub for commerce, logistics, and industry, while ensuring consideration is given for the unique characteristics and natural elements of Citrus County.

Policy G&D-2.1.5: Preservation of Commercial and Industrial Land

Citrus County shall encourage designation and preservation of commercial and industrial land uses to prevent conversion to non-job generating uses and maintain adequate supply.

Policy G&D-2.1.6: Land Use Regulations for Economic Development

Citrus County shall establish and maintain land uses and zoning regulations that facilitate telecommuting, home based occupations, mixed-use centers and other components that assist in job creation and retention.

Policy G&D-2.1.7: Local Business

Citrus County shall allocate resources for the retention, expansion, and recruitment of local businesses and industries.

Policy G&D-2.1.8: ~~Objective 22.5~~ Job Creation Economic Development Partnerships and Coordination

~~The County~~ Citrus County, ~~through its partnership with the EDC, will~~ shall support diversified economic growth by encouraging the attraction, expansion, and retention of businesses; expanding and diversifying the County's tax base; ~~promoting~~ encourage job creation, ~~diversified economic growth~~, and increased implementing marketing initiatives that enhance economic investment and employment opportunities. Citrus County shall make staff available for such ends, or in the absence of available staff, the county may elect to further the Economic Development Goals, Objectives, and Policies of the Citrus County Comprehensive Plan through partnership with an economic development council or other similar designated organization in its sole discretion.

Objective G&D-2.2: ~~Objective 22.1~~ —Infrastructure

~~The private sector has identified the lack of infrastructure as an impediment to opportunities for business creation and expansion. The analysis indicates that a limited amount of industrial and commercial acreage is serviced by central water and wastewater facilities. The County shall~~ Pursue the expansion of infrastructure ~~to encourage business development, including central water, wastewater, broadband, and other essential public utilities, to remove barriers to business creation, support the expansion of existing businesses, and increase the availability of development-ready industrial and commercial sites.~~

Policy G&D-2.2.1: ~~Policy 22.1.1~~ Development Agreements

~~The County~~Citrus County ~~will~~shall support the use of development agreements as a mechanism to fund infrastructure improvements and expansion.

Policy G&D-2.2.2: ~~Policy 22.1.2~~ Utility Cost Connections

~~The County~~Citrus County shall~~will~~ consider ~~pursue~~reducing the cost of water and sewer utility hookups for targeted industries.

Policy G&D-2.2.3: ~~Policy 22.1.3~~ Innovative Financing Methods

~~The County~~Citrus County ~~will~~shall utilize Municipal Services Taxing Units and Municipal Services Bond Units, deferred payments, and other innovative financing methods to fund infrastructure improvements.

Policy G&D-2.2.4: ~~Policy 22.1.4~~ Grants and Other Programs

~~The County~~Citrus County ~~will~~shall pursue grants and other programs available as a member of an Economic Development District to expand infrastructure for economic growth.

Policy G&D-2.2.5: High-Speed Internet

Citrus County shall prioritize and seek opportunities to secure the availability of high-speed internet access Countywide.

Objective G&D-2.3: Agriculture

Promote agriculture as a vital component of the local economy by supporting the retention, expansion, and diversification of agricultural operations and agricultural-related businesses.

Policy G&D-2.3.1: Agriculture Program Facilitation

Citrus County shall work with landowners to facilitate participation in programs that meet or exceed best management practices, cost share programs, and pursue funding sources to aid in agriculture production.

Policy G&D-2.3.2: Sustainable Agricultural Practices

Citrus County shall work with USDA, UF IFAS, and local agricultural groups to encourage use of sustainable agricultural practices that conserve energy and water, minimize soil erosion and protect ecosystems and water quality.

Policy G&D-2.3.3: Value-Added Agricultural Enterprises

Citrus County shall encourage value-added agricultural enterprises that enhance the economic viability of active farms while minimizing impacts on surrounding agricultural lands.

Objective G&D-2.4: ~~Objective 22.2~~ — Permitting

~~An important factor in the success of economic development activities is the provision of County services, of which, permitting is a major component. The development and review process will be reviewed to e~~Eliminate unnecessary impediments to economic development in the development review and permitting process.

Policy G&D-2.4.1: ~~Policy 22.2.1~~ — Preapplication Conferences

~~The County~~Citrus County ~~will~~shall continue the use of preapplication conferences and preparation and distribution of guides, handouts, and other information on regulatory and permitting procedures affecting economic development to streamline and expedite the application review and permitting process.

Policy G&D-2.4.2: ~~Policy 22.2.2~~ — Elimination of Duplication or Overlap

~~The County~~Citrus County ~~shall consider~~will eliminate ~~g~~e permits, inspections, or functions that duplicate or overlap state and/or federal permits, inspections or functions. ~~—~~ This policy ~~shall~~may not preclude the adoption of County regulations more stringent than state or federal regulations, if ~~so~~ desired, by the Board of County Commissioners (BCC).

Policy G&D-2.4.3: ~~Policy 22.2.3~~ — Department of Economic Development

~~The~~Citrus County Department of Economic Development ~~will~~shall coordinate ~~with representatives of the Economic Development Council (EDC) to disseminate information on existing and pending local legislation affecting~~continue to implement the County's economic development strategies and daily activities.

Policy G&D-2.4.4: ~~Policy 22.2.4~~ — Information Provision

~~The County~~Citrus County ~~will assist the EDC in providing~~shall provide information to County firms that seek to expand, as well as businesses that wish to relocate to the County.

Policy G&D-2.4.5: ~~Policy 22.2.5~~ — Expedited Permitting Process

~~The County~~Citrus County ~~will~~shall continue to ~~review~~evaluate its existing regulations and rectify ~~or eliminate~~ conflicts that may exist to improve service and expedite permit processing.

~~— Policy 22.2.6 —~~

~~The County will continue to provide improved and necessary services, and retain a position to facilitate business development.~~ [THIS POLICY IS VAGUE AND PROVIDES NO CLEAR DIRECTION]

Policy G&D-2.4.6: ~~Policy 22.2.7~~ — Streamlined Review and Permit Process

~~The County~~Citrus County ~~will~~shall maintain a streamlined ~~the~~ review and permit process to encourage the promotion of economic growth.

Objective G&D-2.5: ~~Objective 22.3~~ — Tourism

~~The utilization of natural resources is an integral component of the local economy. The ecology of Citrus County's natural areas can support these activities if conducted in an environmentally responsible manner. Citrus County shall direct its tourism and promotional efforts to emphasize the County's multitude of natural resources.~~

Create and maintain a diverse tourism economy while protecting natural resources by supporting recreational, environmental, cultural, and eco-tourism opportunities.

Policy G&D-2.5.1: ~~Policy 22.3.1~~ Environmentally Responsible Resource Usage

~~The County~~Citrus County ~~will~~shall support and encourage the utilization of its natural resources in an environmentally responsible manner to promote economic development activity.

Policy G&D-2.5.2: ~~Policy 22.3.2~~ — Tourism Partnerships

~~The County~~Citrus County ~~will~~shall consider tourism related partnerships with the managing agencies of public lands and the private sector, and encourage the establishment of tourism related infrastructure within public lands.

Policy G&D-2.5.3: ~~Policy 22.3.3~~ — Grant or Matching Fund Programs

~~The County~~Citrus County ~~will~~shall explore the availability of grants or matching fund programs for the promotion, creation, enhancement, or expansion of tourism related activities.

Policy G&D-2.5.4: ~~Policy 22.3.4~~ — Land Management Funding

~~The County~~Citrus County ~~will~~shall support and encourage the adequate funding for ecologically sound management of public lands.

Policy G&D-2.5.5: ~~Policy 22.3.5~~ — Interagency Coordination

~~The County~~Citrus County ~~will~~shall coordinate with the appropriate local, state, and federal agencies for the use of public lands in promoting all tourism, including ecotourism activities in ~~the County~~Citrus County.

Policy G&D-2.5.6: ~~Policy 22.3.6~~ — Great Florida Birding & Wildlife Trail

~~The County~~Citrus County shall support the development and maintenance of the Great Florida Birding & Wildlife Trail and shall target specific marketing efforts to the birding community worldwide.

Policy G&D-2.5.7: Strategic Plan

Citrus County shall implement the goals of the Strategic Plan for a Sustainable Tourism Economy 2025-2029 to promote Citrus County as a tourism destination.

Policy G&D-2.5.8: Tourism Promotion

The County shall promote tourism, including eco-tourism, agritourism, heritage tourism and tourism-related businesses which complement the County's environmental, social and economic quality.

Policy G&D-2.5.9: Agritourism

The County shall support agritourism activities and agricultural educational opportunities that provide supplemental income to agricultural producers while maintaining the primary agricultural use of the property.

~~Objective 22.4~~

~~The County shall improve access to fresh and saltwater beaches and shorelines for all residents and tourists.~~ [DUPLICATIVE, IN RECREATION & OPEN SPACE]

~~—Policy 22.4.1—~~

~~In coordination with Objective 4.6, the County shall maintain and improve public access to fresh and saltwater beaches and shores.~~ **[DUPLICATIVE, IN RECREATION & OPEN SPACE]**

~~—Policy 22.4.2—~~

~~The County shall establish a boat ramp and waterfront facilities improvement plan which shall take inventory of all existing facilities, determine future needs, and provide adequate funding for acquisition, construction, and maintenance.~~ **[MOVED TO RECREATION & OPEN SPACE]**

~~—Policy 22.4.3—~~

~~The County shall develop procedures to facilitate the acquisitions of properties which contain special features and/or shoreline and water-use access, and establish criteria for selection and funding.~~ **[DUPLICATIVE, IN RECREATION & OPEN SPACE]**

~~—Policy 22.4.4—~~

~~The public access study shall analyze and include provisions for providing and maintaining adequate public access sites; shall be consistent with the public access requirements of the 1985 Coastal Zone Protection Act, and shall include an analysis and requirements for adequate parking, vehicular access, public restrooms, and handicapped access.~~

Objective G&D-2.6: Objective 22.4 — Education and Training

Develop and maintain a strategy to provide training for and retention of a qualified workforce to support economic development; and to better prepare local students.

~~The availability of a skilled labor pool is an important factor in industry attraction and expansion. Job placement is an important goal of educational facilities. The County, through its partnership with the EDC, shall assume the role of liaison between private industry and educational facilities to develop educational programs that fulfill private industry's work force needs.~~

Policy G&D-2.6.1: Policy 22.4.1 — Educational Institution Coordination

~~The County~~ Citrus County, through its partnership with the EDC, will ~~will~~ shall coordinate with educational institutions including, but not limited to, Citrus

County School District, [College of Central Florida](#) ~~Community College~~, and Withlacoochee Technical ~~Institute~~ [College](#), and the business community to encourage the development of educational programs, which provide students with skills matching the needs of local employers. [

Policy G&D-2.6.2: ~~Policy 22.4.2~~ — Student Education

~~The County~~ [Citrus County](#) ~~will shall~~ utilize ~~the County~~ [Citrus County](#)'s various departments for internship opportunities, school visits, and presentations to educate students on the role of government in the local economy.

Policy G&D-2.6.3: ~~Policy 22.4.3~~ — Educational and Business Partnerships

~~The County~~ [Citrus County](#), ~~through its partnership with the EDC, will shall~~ encourage partnerships between existing and potential businesses and educational institutions to develop educational programs that will utilize new and existing technologies as they become available and widely utilized in the marketplace.

Policy G&D-2.6.4: ~~Policy 22.4.4~~ — Apprenticeship Program Development

~~The County~~ [Citrus County](#), ~~through its partnership with the EDC, will shall~~ encourage business and trade associations to develop apprenticeship programs with existing and potential businesses.

Policy G&D-2.6.1: On-the-Job Training Courses

[Citrus County shall encourage representatives of the building industry and educational institutions to offer on-the-job training courses for contractors and subcontractors.](#)

~~Policy 22.4.5~~

~~Reserved~~

~~Objective 22.5~~ Job Creation

~~The County, through its partnership with the EDC, will encourage job creation, diversified economic growth, and increased employment.~~ **[COMBINED OBJECTIVE AND RELATED POLICIES INTO ONE POLICY, UNDER ECONOMIC GROWTH]**

~~Policy 22.5.1~~

~~The County, through its partnership with the EDC, will encourage diversification and expansion of the tax base.~~

~~—Policy 22.5.2—~~

~~The County, through its partnership with the EDC, will encourage business attraction and expansion.~~

~~—Policy 22.5.3—~~

~~The County, through its partnership with the EDC, will encourage advertising, promotional activities, and other sales and marketing techniques to attract new businesses.~~

~~—Policy 22.5.4—~~

~~The County, through its partnership with the EDC, will encourage diversified economic growth.~~

~~—Policy 22.5.5—~~

~~The County, through its partnership with the EDC, will encourage job creation.~~

~~—Policy 22.5.6—~~

~~The County will use excess revenue from occupational license fees to oversee and implement this Element, including:~~

~~—Providing matching funds to the EDC in accordance with the Agreement between the EDC and the County and/or~~

~~1) Other projects and programs approved by the BCG pursuant to the implementation of this Element [NOT NECESSARY TO EXPLAIN USE OF FUNDS IN GOPs]~~

Objective G&D-2.7: Objective 22.6—Senior Services

~~The County will~~ Ensure its senior citizens a high quality of life through its various policies and programs, ~~through incentives to provide assisted and semi-assisted housing for the elderly,~~ and through encouragement of the private sector to provide a broader range of services geared to the specific needs of the elderly and the frail elderly.

Policy G&D-2.7.1: Policy 22.6.1—Geriatric Care Training

~~The County~~ Citrus County shall encourage state and local nursing programs to provide training in geriatric care and shall encourage the State University System and local and regional hospitals to establish a geriatric research facility in ~~the County~~ Citrus County.

~~Policy 22.6.2~~

~~The County shall encourage multifamily housing and mixed use development where housing, shopping, recreation, medical, and other services and facilities are in close proximity, allowing senior citizens to perform needed and desired daily activities without the need to own an automobile or to drive to a destination.~~ **MOVED TO HOUSING ELEMENT**

Goal G&D-3: ~~GOAL #17~~ – Future Land Use Plan

The Future Land Use Plan is intended to enhance the quality of life of the citizens of Citrus County through: provisions for adequate housing, services, and facilities; protection of the environment; creation of favorable economic conditions; and the elimination of incompatible land uses, hazards, and nuisances.

~~Growth and Development~~

Objective G&D-3.1: ~~Objective 17.1~~ — Growth and Development

Citrus County shall implement ~~Aa~~ a unified County Land Development Code (LDC) which provides standards and procedures for the implementation and enforcement of the Comprehensive Plan shall be adopted within one year of the adoption of the Comprehensive Plan or its amendments.

Policy G&D-3.1.1: ~~Policy 17.1.1~~ — Coordination of Land Development Code and Future Land Use Plan

The Citrus County LDC shall contain development regulations and detailed provisions to implement the Comprehensive Plan, including at a minimum: subdivision regulations, tree protection, protection of open space, protection of potable water sources, regulation of areas subject to seasonal and periodic flooding, and provision for drainage and stormwater management, protection of environmentally sensitive lands, regulation of signs, and protection of natural and historic resources.

Policy G&D-3.1.2: ~~Policy 17.1.2~~ — Land Development Code Performance Standards

The Citrus County LDC shall contain performance standards which address buffering between incompatible uses, protection of historically significant properties, potable water wellfields, drainage, flood protection, densities, parking, access, traffic and environmentally sensitive land.

Policy G&D-3.1.3: ~~Policy 17.1.3~~ — Implementation of the Generalized Future Land Use Map

The Citrus County LDC shall contain standards for development which will implement the Generalized Future Land Use Map (~~G~~FLUM) and the prescribed types and intensities of land uses found within the Plan.

Policy G&D-3.1.4: ~~Policy 17.1.4~~ Future Land Use Map

The [Citrus County ~~G~~Future Land Use Map \(FLUM\)](#) shall be recognized as the primary document used by Citrus County in land use regulation and to guide future growth.

Policy G&D-3.1.5: ~~Policy 17.1.5~~ Phased Development

The [Citrus](#) County LDC shall implement the Comprehensive Plan through specific standards for development. Therefore, development may be phased through the Development Code to allow for adequate transportation and public facilities to become available to the designated ~~2030~~-[2050](#) land uses.

Policy G&D-3.1.6: ~~Policy 17.1.6~~ ~~Policy 17.1.7~~ Regulatory Map Consistency

Citrus County will review the LDC Atlas and adjust residential land use district boundaries when possible to coincide with existing parcel boundaries during the atlas readoption process.

Objective G&D-3.2: 2050 Growth & Community Character Strategy

[Citrus County shall direct future growth into designated target areas through a coordinated strategy, such as a transfer of development rights program to protect rural landscapes, preserve the natural character, encourage infill development, promote intergovernmental coordination, and support long-term economic growth and sustainability in alignment with the community vision. The County shall use the Targeted Growth Scenario Map \(TGSM\) and the Future Land Use Map \(FLUM\) to guide the establishment of development and preservation.](#)

Policy G&D-3.2.1: Rural Protection and Preservation

[Citrus County shall establish and maintain Rural Protection Areas encompassing the agricultural, forestry, and rural residential lands lying outside of the Targeted Growth Areas. Within the Rural Protection Areas, the County shall prioritize the preservation of agricultural operations, natural resource preservation, and low-density rural character by limiting infrastructure expansion and prohibiting suburban and urban expansion.](#)

Policy G&D-3.2.2: Rural Towns Character and Density Protection

[Citrus County shall preserve the distinct coastal, historical, and environmental character of unincorporated Floral City and Homosassa by enforcing the objectives, and policies outlined in the Floral City Revitalization and Old Homosassa Community Redevelopment sections in this plan. Future land use designations in these areas shall prioritize context-sensitive infill, natural resource protection, and water access while preventing high-intensity commercial encroachments.](#)

Policy G&D-3.2.3: Targeted Growth Areas

Citrus County shall designate a primary Targeted Growth Area located within the Central Ridge Area. Additional Targeted Growth Areas shall be designated in the areas surrounding Homosassa, Inverness Airport, Port Citrus, the Cardinal Street IMA, US 19 future IMA, and the north US 41 commercial corridor to support local residential development.

Policy G&D-3.2.4: Rural Preservation - Intergovernmental Coordination

Citrus County shall promote orderly regional expansion and avoid land use conflicts or service redundancies/overlaps with the City of Crystal River and the City of Inverness through the establishment of Interlocal Service Boundary Agreements (ISBAs), which formalize the delivery of municipal services and compatible land use transitions.

Policy G&D-3.2.5: Infill Development

Citrus County shall encourage infill development. Infill development is development on a vacant parcel or parcels within Targeted Growth Areas that are surrounded by development served by utilities. Infill development shall not be considered in agriculture, coastal and lakes, and rural future land use categories.

Policy G&D-3.2.6: Central Ridge Infill

Citrus County shall direct compact, mixed-use infill development, and redevelopment in the Central Ridge Area north of State Road 44. To prevent premature expansion into rural lands, the County shall incentivize and prioritize development within this area ahead of the other Targeted Growth Areas by maximizing existing utility capacity and optimizing the multimodal transportation network.

Policy G&D-3.2.7: Brownfield Redevelopment

Citrus County shall encourage the redevelopment of former areas of intense land uses and brownfields, specifically areas of former mining and electric generation such as those in the northwest corner of the County.

Policy G&D-3.2.8: Establishing a Transfer of Development Rights (TDR) Program

Citrus County shall establish a transfer of development rights (TDR) program. The TDR program shall allow property owners in designated sending areas (Rural

[Preservation Areas](#)) to sell their development rights to property owners in designated receiving areas ([Targeted Growth Areas](#)).

[Policy G&D-3.2.9: Establishment of Sending and Receiving Areas](#)

[Citrus County shall establish sending and receiving area boundaries based on the Rural Protection Areas, Targeted Growth Areas, and the Targeted Growth Scenario Map. Sending and receiving area boundaries shall be adopted with the TDR program.](#)

[Policy G&D-3.2.10: TDR Criteria](#)

[Citrus County shall establish minimum criteria for eligible TDR projects in the Land Development Code. These criteria may include:](#)

- [1. Minimum Project Size](#)
- [2. Design Standards](#)
- [3. Preservation of Land](#)
- [4. Land Assemblage](#)

[Policy G&D-3.2.11: Maximum TDR Density](#)

[Citrus County shall allow areas receiving development rights through the TDR program to increase their permitted density up to double the maximum dwelling units per acre allowed by their current future land use designation.](#)

[Policy G&D-3.2.12: Non-Designated Sending Areas](#)

[Citrus County shall allow lands outside of designated sending areas to sell their development rights if they meet the TDR criteria for sending areas and are deemed ecologically, historically, or culturally significant. Justification that a sending area is ecologically, historically, or culturally significant shall be provided by the landowner and reviewed by the BOCC.](#)

[Objective G&D-3.3: ~~Objective 17.2~~ — Planned Service Areas](#)

[In order to promote the efficient use of resources and discourage scattered development and sprawl, the](#)~~Citrus~~[County shall promote the efficient use of resources, discourage scattered development and sprawl by encouraging](#)~~e~~[development in Planned Service Areas \(PSA\) and commercial infill areas as identified in the Plan and through the following mechanisms:](#)

- [\(1\) County LDC - specific standards which allow higher intensities of land use in areas where adequate services are available and where specific design criteria](#)

are met, and future land uses are coordinated with appropriate topography conditions and soil types; and

(2) ~~FLUM~~ - by designating an appropriate amount of acreage in each land use category that reflects projected growth, demonstrated needs, existing development patterns, environmental suitability, availability of infrastructure, and community values

[MOVED TO INTER GOV] ~~Policy 17.2.1—Residential uses adjacent to the municipalities of Inverness and Crystal River shall be served with utilities from those municipalities where that service will ensure the least expensive service, the best environmental protection, and where the municipality and County have entered into an interlocal agreement.~~

Policy G&D-3.3.1: ~~Policy 17.2.3~~ Suburban Planned Service Areas

~~The~~ Citrus County ~~will~~ shall develop PSAs within portions of the County designated for suburban development and establish priorities and provisions for the extension of services to each area.

Policy G&D-3.3.2: ~~Policy 17.2.4~~—Postponement of Development

Citrus County shall postpone further development of ~~A~~ areas experiencing rapid development, not properly served by utilities, or other needed services ~~may have further development postponed~~ through legislation until the health, safety, and welfare of the public is ensured through the provision of services.

Policy G&D-3.3.3: ~~Policy 17.2.5~~—Required Service Connections

~~New development locating in the PSA~~ Citrus County shall ~~be only~~ allow ~~ed only~~ new development in the PSA when central water and sewer are provided. For new residential land uses, this shall apply to developments of four units or greater per acre. Existing development must connect to central water and sewer systems when the services become available. Within the Planned Service Area, all new subdivision plats of 500 or more dwellings shall be required to connect to regional central water and regional central sewer.

Policy G&D-3.3.4: ~~Policy 17.2.6~~—Water Supply Facilities Work Plan

~~The~~ Citrus County will ensure that the future land use plan provides for sufficient potable water supply and service as detailed in the 10 year Water Supply Facilities Work Plan.

Policy G&D-3.3.5: ~~Policy 17.2.7~~ — Appropriate Development Locations

~~The~~ Citrus County shall guide future development to the most appropriate areas, as depicted on the ~~FLUM~~, specifically those with minimal environmental limitations and the availability of necessary services.

Policy G&D-3.3.6: ~~Policy 17.2.8~~ — Compatible Land Use Framework

~~The~~ Citrus County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Policy G&D-3.3.7: ~~Policy 17.2.9~~ — Wellfield and Recharge Area Protection

The Citrus County LDC shall contain standards which will protect potable water wellfields and prime recharge areas within the County from the encroachment of incompatible land uses.

Policy G&D-3.3.8: ~~Policy 17.2.10~~ — Conservation Adjacent Land Uses

~~Land uses adjacent to conservation areas~~ Citrus County shall, where possible, only allow for low density residential development or agricultural uses adjacent to conservation areas.

Policy G&D-3.3.9: ~~Policy 17.2.11~~ — Coastal, Lakes, and Rivers Region Development

~~Consistent with the Plan's basic strategy for protection of environmentally sensitive areas, the following guidelines~~ Citrus County shall apply the following guidelines to all development in the Coastal, Lakes, and Rivers Region:

- (1) No increase in residential density should be approved except for the Planned Development standards already contained in the plan, or as otherwise mitigated in the PORT district.
- (2) No additional high intensity non-residential land uses shall be approved for this region. Specifically new GNC and IND districts should be avoided.

Policy G&D-3.3.10: ~~Policy 17.2.12~~ — Nonconforming Land Uses

~~The~~ Citrus County shall include in the County LDC requirements for nonconforming land uses to be buffered and meet performance criteria in accordance with a schedule which relates to redevelopment of a specific time frame, or require the amortization or phasing out over a specified period of time, nonconforming land

uses. Where new development occurs making another use incompatible, that new development will be required to buffer and meet standards for development.

Policy G&D-3.3.11: ~~Policy 17.2.13~~ — Inconsistent Land Uses

Citrus County shall prohibit ~~land~~ uses that are inconsistent with the ~~FLUM~~ shall be prohibited from expansion unless the expansion is necessary to improve the structure and standards for development are met as specified in the County LDC.

Policy G&D-3.3.12: ~~Policy 17.2.14~~ — Expansion of Planned Service Areas

~~The 2004 Evaluation and Appraisal Report indicates a need to evaluate the PSA boundary map with respect to Citrus County Utility Division's Service Area.~~

~~The~~ Citrus County shall periodically evaluate the PSA boundary in conjunction with the Utility Division.

The PSA has proved to be an effective tool to promote compact urban development through provision of public services and facilities and encouragement of higher density and intensity land use. The PSA map shows the general area that is being served or anticipated to be served by both regional central water and sewer facilities by the end of the planning period. Additional research and policy decisions are needed on the locations of proposed public water and sewer facilities and service areas. Once this information is available, the PSA boundary can then be revised to accurately reflect the areas of planned services for the ~~year 2020~~ horizon year.

Policy G&D-3.3.13: ~~Policy 17.2.15~~ — Planned Area Infill

Citrus County will develop strategies to encourage infill development within the PSA and Citrus County Utility Division (CCUD's) Service Areas.

~~Residential Land Uses~~

Objective G&D-3.4: ~~Objective 17.3~~ — Future Land Uses

~~The~~ Citrus County shall provide for a range of ~~residential~~ densities, intensities and uses in the Future Land Use Plan and County LDC.

Policy G&D-3.4.1: ~~Policy 17.3.1~~ Residential Land Use Densities

~~The~~ Citrus County LDC shall contain residential densities and standards for development consistent with the constraints outlined in this element. These densities shall be calculated as follows:

Land Use	Residential Permitted Density	Planned Development (PD)
Low Intensity Coastal and Lakes	Up to a maximum of one unit per 20 acres. Up to a maximum of one unit per 40 acres in the FEMA Velocity Zone (V-zone).	Up to maximum of one unit per five acres with special PD conditions; or up to one unit per acre for a Florida Quality Development pursuant to Chapter 380, Florida Statutes (F.S.); [FQDs NO LONGER EXIST] or up to one unit per ten acres in the Lakes and Rivers Area with special conditions. Clustering and preservation of 70% (FQD) or 80% (PD) open space required.
Rural Residential	Up to a maximum of one unit per 10 acres	Up to a maximum of one unit per five acres with 50% open space.
Central Ridge Residential	Based on existing lot sizes	Not permitted
Low Density Residential	Up to a maximum of two units per acre	Up to a maximum of six units per acre
Medium Density Residential	Up to a maximum of four units per acre	Up to a maximum of eight units per acre
Medium/High Density Residential	<u>Up to a maximum of six units per acre</u>	<u>Up to a maximum of twelve units per acre¹</u>
High Density Residential	Up to a maximum of six <u>ten</u> units per acre	Up to maximum of 20 units per acre

Mobile Home Park	Up to a maximum of six units per acre	Up to a maximum of nine units per acre with 50% open space
Residential Mixed Use	Not applicable	Up to a maximum of six units per acre
Agriculture	Up to a maximum of one unit per 10 acres	Up to a maximum of one unit per five acres with 50% open space.
Port	Up to a maximum of six units per acre subject to Policy 17.32.43.13.4	Up to a maximum of six units per acre subject to Policy 17.32.43.13.4

Notes: 1. Residential bonus approved through zoning district approval.

Policy G&D-3.4.2: ~~Policy 17.3.20~~ Nonresidential Land Use Intensities

Citrus County shall require all nonresidential development to conform to the following Floor Area Ratio (FAR) standards for the land use district in which the development is located.

Land Use	Maximum FAR
Central Ridge Residential	0.2
Coastal and Lakes Commercial	0.3
General Commercial	1.0
Low Density Residential	0.2
Medium Density Residential	0.4
High Density Residential	0.5
Industrial	1.0
Mobile Home Park	0.2
Low Intensity Coastal and Lakes	0.2
Port	0.5

Port Commercial	0.3
Professional Services/Office	1.0
Public/Semi-public	0.5
Recreational Vehicle Park/ Campground	0.2
Rural Residential	0.2
Rural Activity Center	0.5

Policy G&D-3.4.3: ~~Policy 17.3.2~~ — Undeveloped Plats

Citrus County shall encourage the Rreplatting or redesign of all undeveloped plats that do not meet existing standards ~~will be encouraged~~.

~~Policy 17.3.3 Based on current practice in Citrus County, residential land use densities shall not exceed 20 units per acre.~~ **[POLICY IS REPETITIVE OF CHART]**

Policy G&D-3.4.4: ~~Policy 17.3.4~~ — Residential Density Development Criteria

Citrus County shall allow Residential density ~~allowances will be~~ based on community design criteria and urban service availability. Medium, medium/high and high density residential developments shall meet County established standards for public facilities, access, and suitability/capability.

Policy G&D-3.4.5: Residential Central Utilities Requirements

Citrus County shall require Central water and sewer facilities ~~will be required~~ for all residential development of four units per acre or greater. Residential land use densities of more than two units per acre shall have a central water system if septic tanks are used.

Policy G&D-3.4.6: ~~Policy 17.3.5~~ — Clustered and Accessory Dwelling Units

The Citrus County LDC shall designate through suitable performance criteria, areas allowing single family housing, cluster attached housing, multifamily housing, manufactured housing, rural estates, and agricultural residences.

Policy G&D-3.4.7: Accessory Dwelling Units

Citrus County shall allow Accessory apartments and similar small residential units ~~shall be allowed~~ on any lot or parcel developed with a single-family home. All

accessory units shall be located, designed, and constructed to maintain the residential character of the neighborhood and shall be consistent with the general appearance of the primary residence. All such units shall be reviewed through the conditional use process.

Policy G&D-3.4.8: ~~Policy 17.3.6~~ — Flexible Development Techniques

The [Citrus](#) County LDC shall utilize flexible development techniques, such as cluster developments, in order to facilitate siting of residential development on environmentally sensitive land or in areas where it is difficult to accommodate normal design considerations.

Policy G&D-3.4.9: Missing Middle Residential Development

[Citrus County shall encourage the development of missing middle housing types in areas of focused growth such as the Interchange Management Areas \(IMAs\) and other employment centers. Missing middle housing types shall include small-scale, multi-unit homes \(e.g., attached single family, townhouses, apartment houses, cottage courts, duplexes, etc.\) that provide affordable, diverse options single-family homes and large apartments.](#)

Policy G&D-3.4.10: ~~Policy 17.3.7~~ — Assisted Living Facilities

The [Citrus](#) County LDC shall permit Assisted Living Facilities (ALF) within all residential areas of the County in concert with established design criteria as outlined in the LDC.

Policy G&D-3.4.11: ~~Policy 17.3.8~~ — Incompatible Adjacent Uses

The [Citrus](#) County LDC shall contain provisions to protect residential areas from adverse impacts of adjacent uses and intermixing of existing incompatible uses.

Policy G&D-3.4.12: ~~Policy 17.3.9~~ — Adverse Adjacent Uses Design Criteria

The [Citrus County](#) LDC shall establish design criteria which will protect residential areas from adverse impacts of adjacent land uses.

Policy G&D-3.4.13: ~~Policy 17.3.10~~ — High Density Residential Mixing

[Citrus County shall allow medium/high and H](#)high Density Residential areas ~~shall be allowed~~ to mix with other previously established land uses such as office or commercial if design criteria are met and conflicts are neutralized through appropriate design techniques.

Policy G&D-3.4.14: ~~Policy 17.3.11~~ — New Development Buffering

~~New developments~~ Citrus County shall ~~be required~~ new developments to provide buffering from existing conflicting land uses as specified in the County LDC.

Policy G&D-3.4.15: ~~Policy 17.3.12~~ — Commercial Development in Residential Areas

Citrus County shall permit ~~L~~ limited commercial development ~~may be permitted~~ within areas designated for medium, medium/high and high density residential development provided the use is compatible with the surrounding area and standards for development are met as specified in the County LDC.

Policy G&D-3.4.16: ~~Policy 17.3.13~~ — Occupation Limits on Temporary Stays

Citrus County ~~Recreational vehicles, tent campsites, and recreational resort cabins~~ shall not allow recreational vehicles, tent campsites, and recreational resort cabins be used as permanent or long-term residences. Recreational vehicles and park trailers shall not be occupied for more than 180 consecutive days; or for more than 45 consecutive days in areas of special flood hazard unless they comply with FEMA regulations and standards in the County LDC.

Policy G&D-3.4.17: ~~Policy 17.3.14~~ — Recreational Vehicle Siting

Citrus County ~~Recreational vehicles occupied on a short-term or seasonal basis~~ shall not ~~be permitted~~ recreational vehicles occupied on a short-term or seasonal basis to locate on sites within areas of permanently occupied manufactured homes or conventional single family homes. Recreational vehicles; however, shall be permitted in exclusively designated areas within manufactured home parks, provided buffering and standards for development are met as specified in the County Land Development Code. The number of recreational vehicle spaces shall not exceed ten percent (10%) of the total number of sites in a manufactured or mobile home park and all must be connected to the park's central water and sewer systems.

Policy G&D-3.4.18: ~~Policy 17.3.15~~ — Buffering Performance Criteria

Citrus County ~~Where conflicting uses exist, shall require~~ buffering performance criteria ~~shall~~ be met as specified within the County LDC where conflicting uses exist, if any new development order is issued for work on the land containing the most intense use.

Policy G&D-3.4.19: ~~Policy 17.3.16~~ Special Buffering

Citrus County shall incorporate ~~S~~special buffering and/or spatial separations ~~shall be incorporated~~ into the County LDC to buffer between residential areas and agricultural activities, mining, industrial, or commercial operations having noise, dust, glare, odor, traffic, or other problems incompatible with residential uses.

Policy G&D-3.4.20: ~~Policy 17.3.17~~ Professional Services/Office Residential Development

Citrus County shall allow ~~M~~multifamily residential development, up to a maximum of 10 units per acre, ~~shall be allowed~~ in the Professional Services/Office land use district subject to criteria within the LDC. Such development shall be associated with nonresidential development, shall be buffered internally and externally by an appropriate buffer, and shall adhere to the residential development guidelines for the development within the High Density Residential District.

Policy G&D-3.4.21: ~~Policy 17.3.18~~ Conservation Residential Allotment

Citrus County shall allow ~~O~~one dwelling unit per lot, parcel, or tract of record as of April 18, 1989, ~~may be allowed~~ in a Conservation land use district. The allotment of one dwelling unit represents an existing lot of record exception for density. The County shall initiate an amendment to the Plan to revise the ~~G~~FLUM in a timely manner.

Policy G&D-3.4.22: Residential Mixed Use Land Use

Citrus County shall require ~~A~~all new projects proposed in the Residential Mixed Use (RMU) district ~~to shall~~ contain both residential and nonresidential components. The amount of land devoted to residential usage shall be between 70 and 85 percent of the gross project area. The remaining acreage may be Commercial, Industrial, or other nonresidential land use. However, no more than 12 percent of the gross project area shall be devoted to industrial activities.

Policy G&D-3.4.23: Residential Mixed Use Intensity Standards

~~As part of the 1997 EAR-based GFLUM amendments, large areas of RMU were established throughout the County on previously approved large scale developments and DRIs. It is the intent of this section to apply the RMU standards only to new projects with the RMU land use. The density/~~Citrus County shall only apply its intensity standards ~~set forth above apply only~~ to new areas of proposed RMU and shall not ~~be applied~~ apply these standards to DRIs and other previously approved large scale developments. Nothing in this section shall modify or reduce

the development rights of any previously approved project. The development of such projects shall be governed by the standards and conditions in the approved plan of development.

All proposed nonresidential development in the RMU district shall comply with the following ~~density~~/intensity standards.

Land Use	Maximum FAR
General Commercial	1.0
Industrial	1.0
Professional Services/Office	1.0
Public/Semi-public	0.5

Policy G&D-3.4.24: ~~Policy 17.3.22~~ — Lakes and Rivers Planned Development

Citrus County shall permit Planned Development in the Lakes and Rivers Area ~~may be permitted~~ at a density not to exceed 0.1 dwelling units per acre (one dwelling unit per 10 acres) subject to the following special conditions:

- (1) A minimum of 20 upland acres is required
- (2) Documentation of sufficient upland soils on-site shall be provided by the applicant based on data from the USDA NRCS, water management district, or other appropriate agency
- (3) Clustering of units to preserve at least 80 percent of the gross site area as permanent open space is required
- (4) All projects proposed under this option shall provide a biological survey pursuant to Conservation ~~Element, Policy 3.8.8~~ Chapter
- (5) A Comprehensive Plan amendment is required

Policy G&D-3.4.25: ~~Policy 17.3.23~~ — Mobile Home Park Development

Citrus County shall require ~~M~~mobile home parks ~~shall to~~ be developed according to a comprehensive and detailed master plan, shall provide a maximum amount of the site as permanent open space and at least 10 percent as recreation areas, and shall locate lots or homesites so as to maximize the number adjacent to common open

space and recreation areas. No new mobile home parks, expansions of existing parks which are not vested, or redesignations of land to allow for mobile homes shall be allowed within the Coastal High Hazard Area (CHHA).

~~Planned Developments~~

Objective G&D-3.5: ~~Objective 17.5~~ — ~~Planned Developments~~

~~The~~ Citrus County shall permit innovative land use patterns via the County LDC such as Planned Developments, to promote excellence in design and to allow for mixed use projects within the County.

Policy G&D-3.5.1: ~~Policy 17.5.1~~ ~~Planned Developments Land Uses~~

Citrus County ~~Planned Developments~~ shall ~~be allowed~~ Planned Developments and may ~~be~~ designated them on the ~~G~~FLUM in the Residential Mixed Use category and ~~shall be allowed~~ in other land use categories with the exception of the Central Ridge Residential category provided that standards for development are met.

Policy G&D-3.5.2: ~~Policy 17.5.2~~ — ~~Nonresidential Uses in Planned Developments~~

Citrus County shall allow ~~C~~commercial, Industrial, and other appropriate uses ~~shall be allowed~~ in Planned Developments when part of an approved Plan of Development and where development standards are met as specified by the LDC.

Policy G&D-3.5.3: ~~Policy 17.5.3~~ — ~~Incentives for Planned Developments~~

The Citrus County LDC shall contain incentives to encourage construction of Planned Developments that feature innovative land use design, protection of environmentally sensitive areas, and provide for a livable, attractive, and functional mix of uses.

Policy G&D-3.5.4: ~~Policy 17.5.4~~ — ~~Planned Development Approval~~

~~All Planned Developments shall be approved by t~~The Citrus County Board of County Commissioners (BCC) shall approve all Planned Developments through the LDC Atlas Amendment process.

~~Policy 17.5.5 All major modifications to existing Planned Developments shall be approved by the BCC through the Atlas Amendment process. This requirement shall also apply to Planned Developments approved by the Planning and Development Review Board (PDRB) or its predecessor in function. [IN LDC]~~

Policy G&D-3.5.5: ~~Policy 17.5.6~~ — Planned Development Standards

The Citrus County LDC shall contain standards for Planned Developments including provisions for residential clustering to preserve wetlands or other natural features. Such provisions may include density bonuses and/or allowance for additional land uses on non-environmentally sensitive portions of the project, such as neighborhood commercial centers.

Standards for Planned Developments shall address the following:

- (1) Minimum lot size allowed when the project is platted or otherwise subdivided
- (2) Open space requirements when the project is platted or otherwise subdivided
- (3) Maximum impervious surface area allowed on a per lot basis
- (4) Front, side, and rear yard building setbacks if different from LDC standards
- (5) Building height restrictions if different from LDC standards

Policy G&D-3.5.6: ~~Policy 17.5.7~~ — Planned Development Phasing

The Citrus County LDC shall be revised to include provisions for permitting later phases of a Planned Development if the project is vested and continuing in good faith, and provided the construction standards sought are substantially the same as construction standards previously approved for earlier phases of the development.

Commercial

Objective G&D-3.6: ~~Objective 17.6~~ — Commercial

~~The~~ Citrus County shall provide for a range of commercial densities and uses in the Future Land Use Plan and County LDC.

Policy G&D-3.6.1: ~~Policy 17.6.11~~ Existing Commercial Uses

Citrus County shall recognize existing commercial uses which have been issued a valid authorization to develop in accordance with the vested rights or valid nonconforming use standards of the land development regulations.

Policy G&D-3.6.2: ~~Policy 17.6.14~~ New General Commercial Locations

~~Because the GNC district allows potentially high density/intensity development, it should not be located in areas of the County deemed to be environmentally sensitive areas. No~~ Citrus County shall not allow new GNC (General Commercial

District) ~~shall be allowed~~ in the Coastal, Lakes, and Rivers Region. New GNC shall be limited to the central ridge region.

Policy G&D-3.6.3: ~~Policy 17.6.1~~ Commercial Development Standards

The Citrus County Future Land Use Plan and County LDC shall provide for efficient and reasonable commercial development standards, including provisions for off-street parking and loading facilities, to serve neighborhood, community, and regional commercial needs.

Policy G&D-3.6.4: ~~Policy 17.6.2~~ Business and Professional Office Siting

The Citrus County Future Land Use Plan and County LDC shall provide adequate locations for business and professional office needs.

Policy G&D-3.6.5: ~~Policy 17.6.3~~ Commercial Nodes

The Citrus County LDC shall contain standards for development which will encourage the development of commercial nodes while discouraging strip commercial development.

Policy G&D-3.6.6: ~~Policy 17.6.4~~ Commercial Location Standards

The Citrus County LDC shall contain standards for the location of commercial development which:

- (1) Protect the development from natural hazards
- (2) Ensure adequate service from public utilities and other urban services
- (3) Minimize environmental impacts
- (4) Serve its intended market area
- (5) Provide buffering from other land uses to minimize conflicts
- (6) Provide adequate landscaping utilizing native plants and preserving existing on-site vegetation

Policy G&D-3.6.7: ~~Policy 17.6.6~~ Neighborhood Commercial

Citrus County shall permit ~~N~~ neighborhood commercial uses ~~may be permitted~~ within medium, medium/high and high density residential areas provided the commercial uses are compatible with surrounding land uses; are intended to serve associated or adjacent residential areas, and standards for development are met as specified within the County LDC.

Policy G&D-3.6.8: ~~Policy 17.6.7~~ — Commercial Fishing Operations

Citrus County shall provide ~~P~~provisions for land-based activities relative to commercial fishing, crabbing, and shrimping operations ~~shall be provided by the County or by joint public/private venture~~ in appropriate places in the Coastal area.

Policy G&D-3.6.9: ~~Policy 17.6.8~~ — Highway Commercial Development

The Citrus County LDC shall set specific standards for development in commercial corridors along existing highways that are in need of improvements to correct deficiencies in capacity, based on adopted LOS. All new developments fronting such highways shall submit plans for review by the ~~Engineering Division~~ Department of Public Works and ~~Department of Growth Management~~ Community Development Division staffs to insure adequate setbacks are maintained and access and egress to such highways are designed for maximum safety and efficiency.

Policy G&D-3.6.10: ~~Policy 17.6.9~~ — Commercial Infill

The Citrus County shall encourage commercial infill development, in appropriate locations, through the designation of "infill areas" on the ~~G~~FLUM.

~~Policy 17.6.10~~ — [POLICY COMPLETED OBJ 10-2.3]

~~A special corridor plan for two segments of US-19 from one-quarter mile north of CR-488 south to the northern Crystal River city limits, and from CR-490 (west of US-19) south to US-98 is incorporated into this plan. The purpose of the plan is to minimize local trips on US-19, manage access points and improve signalization in order to maintain and improve operating LOS conditions.~~

~~Policy 17.6.13~~ —

~~Any RV occupied for temporary residency must be located in an approved RV park/campground or a mobile home park equipped with central water and sewer hookups if 20 or more RV sites are approved. RV Parks/campgrounds and mobile home parks with less than 20 RV sites may use approved pumpout stations. All RV parks/campgrounds within the Coastal High Hazard Area are required to have central water and sewer facilities.~~ [IN LDC]

Industrial

Objective G&D-3.7: ~~Objective 17.7~~ — Industrial

The Citrus County shall provide for a range of industrial densities and uses in the Future Land Use Plan and County LDC which minimizes land use conflicts and environmental problems within the County.

Policy G&D-3.7.1: ~~Policy 17.7.1~~ Existing Coastal Industrial Parks

Citrus County shall allow Existing industrial parks on US-19 within the Coastal ~~Zone Area shall be allowed~~ to develop up to the designated acreage allowance in the Future Land Use Element provided standards for development are met as stated in the County LDC and all local, State, and Federal regulations are met for protection of the environment.

Policy G&D-3.7.2: ~~Policy 17.7.2~~ — Industrial Park Development

The Citrus County shall encourage the development of industrial parks as designated on the ~~FLUM~~.

Policy G&D-3.7.3: ~~Policy 17.7.3~~ — Industrial Centralized Public Facility Requirements

Citrus County shall require All new industrial development ~~shall be required~~ to be served by central water and sewer facilities. Until such time as central services are available, in areas not currently served by central utilities, new IND uses shall be allowed subject to the following limitations:

- (1) Provided no industrial waste is created which would enter wastewater flows, and,
- (2) The new IND use generates less than 1,000 gallons per day (gpd) in wastewater, and
- (3) Any onsite wastewater system is an aerobic treatment unit (ATU) system, and
- (4) The site is not located in the Coastal High Hazard Area (CHHA).

Policy G&D-3.7.4: ~~Policy 17.7.4~~ — Industrial Development Buffering

Citrus County shall require All industrial development ~~shall to~~ provide adequate buffering and landscaping as specified in the County LDC.

~~Agricultural~~

Objective G&D-3.8: ~~Objective 17.8~~ — Agricultural

Citrus County shall recognize Prime agricultural soils in Citrus County ~~shall be identified on a map~~, and the Citrus County LDC shall recognize, through development

standards, the need to retain those lands containing these prime agricultural soils for agricultural use.

Policy G&D-3.8.1: ~~Policy 17.8.3~~ Existing Agricultural Operations

~~It is the policy of Citrus County to recognize the "right to farm" privileges contained in Chapter 823.14, F.S.~~ Citrus County shall recognize existing agricultural operations and the "right to farm" within the PSA in accordance with ~~this Florida~~ sStatue.

Policy G&D-3.8.2: ~~Policy 17.8.4~~ Residential Development on Agricultural Lands

Citrus County shall maintain ~~A~~agriculture and silviculture lands ~~shall be maintained~~ through the designation of lands for these uses on the ~~G~~FLUM and restricting residential densities on agricultural land to no more than one unit per ten acres of land.

Policy G&D-3.8.3: ~~Policy 17.8.1~~ Required Buffering

Citrus County shall ~~R~~require developments locating adjacent to existing agricultural operations to provide the necessary buffering to mitigate any potential nuisance caused by the agricultural operation.

Policy G&D-3.8.4: ~~Policy 17.8.2~~ Traversing Agricultural Lands

Citrus County shall avoid the traversing of lands in active agricultural production ~~W~~hen selecting routes for improvement of traffic circulation, ~~the traversing of lands in active agricultural production shall be avoided~~ wherever possible. If it becomes necessary in the public interest to traverse such lands, the cost of erecting and maintaining such fencing and highway crossings, as may be necessary for continuation of such agricultural pursuits, shall be included in the highway costs.

~~Coastal, Lakes, and Rivers Areas~~

Objective G&D-3.9: ~~Objective 17.9~~ Coastal, Lakes, and Rivers Areas

~~In order to~~ Citrus County shall minimize the adverse impacts of development on the resources and natural features of the Coastal, Lakes, and Rivers Management Areas, ~~the County shall~~ by developing specific performance criteria in this Plan and the County LDC.

Policy G&D-3.9.1: ~~Policy 17.9.1~~ Coastal Management Element

Citrus County shall require ~~All~~ development within the Coastal, Lakes, and Rivers Areas shall be consistent with the Goals, Objectives, and Policies of the Coastal, ~~Lakes, and Rivers~~ Management ~~Element~~ Chapter.

Policy G&D-3.9.2: ~~Policy 17.9.2~~ — ~~Runoff Prevention~~

Citrus County shall require ~~R~~unoff from streets and yards ~~will to~~ be carefully controlled to prevent flooding in adjacent areas and pollution of water bodies.

Policy G&D-3.9.3: ~~Policy 17.9.3~~ — ~~Stormwater Discharge~~

Citrus County shall require ~~A~~ll development and redevelopment ~~shall to~~ be designed to minimize stormwater discharge and ~~shall be designed~~ to meet or exceed the requirements of Chapter 62-~~25~~330, Florida Administrative Code (F.A.C.). The County shall establish additional standards as needed to protect springs and their springsheds, spring run creeks, aquifer recharge, and Outstanding Florida Waters (OFWs) and their tributaries.

Policy G&D-3.9.4: ~~Policy 17.9.4~~ — ~~Water Sensitive Site Plans~~

The Citrus County LDC may require modifications during site plan review and planned residential development review as are necessary to mitigate adverse water resources impacts, unless it can be shown that potential for impacts does not exist.

Policy G&D-3.9.5: ~~Policy 17.6.5~~ Coastal, and Lakes Commercial

Citrus County shall provide areas designated for specialized commercial needs, such as water-dependent and water-related uses, temporary accommodations for tourists and campers, as well as neighborhood commercial uses and services serving residential communities within the general Coastal, Lakes, and Rivers Areas, the Future Land Use Plan, and standards for development provided within the County LDC.

Policy G&D-3.9.6: ~~Policy 17.6.12~~ Coastal, Lakes, and Rivers RV Park Criteria **[DELETED PORTIONS IN LDC]**

~~Recreational vehicle (RV) parks and campgrounds shall be designed according to a detailed master plan, shall preserve a maximum amount of the property in open space, shall provide a minimum of an additional 10 percent of the property as recreation areas, and generally shall conform to the commercial development standards in the Land Development Code. The number of RV units or campsites approved in a park does not confer any vested residential development rights. In order~~ Citrus County shall amend the LDC to minimize the adverse impact of

development on the resources and natural features of the Coastal, Lakes, and Rivers Region. The LDC shall be amended to include additional review criteria for all new RVP projects located in this region. Such criteria may include:

- ~~Restrictions on density~~
- Enhanced open space requirements
- Wetland protection
- Upland preservation
- Clustering
- ~~Connection to regional central water and sewer service~~

Objective G&D-3.10: ~~Objective 17.4~~ Flooding Protection

The Citrus County LDC shall contain provisions to protect residents from flooding using criteria established by the Federal Emergency Management Administration (FEMA).

Policy G&D-3.10.1: ~~Policy 17.4.1~~ FEMA Floodplain Standards

Citrus County shall require a All new construction ~~shall to~~ be built in conformance with FEMA and the County's Floodplain Management Standards as described in the County LDC.

Policy G&D-3.10.2: ~~Policy 17.4.2~~ Nonconforming Floodplain Standards

Citrus County shall not issue d Development orders ~~shall not be issued~~ for proposed construction which does not conform with the requirements and guidelines of the Floodplain Standards.

Objective G&D-3.11: ~~Objective 17.10~~ Coordination of Residential Land and Evacuation

~~Public and private transportation projects shall provide for disaster preparedness needs.~~ The County shall assure that the amount of residential land allocated in the Coastal, Lakes, and Rivers Areas is coordinated with the County's and the Region's hurricane plans and that public and private transportation projects provide for disaster preparedness needs.

Policy G&D-3.11.1: ~~Policy 17.10.1~~ Evacuation Criteria

Citrus County shall require A All Comprehensive Plan amendments and new developments proposed in the CHHA ~~shall to~~ meet the evacuation criteria in ~~Policy 4.9.8 of the CLRM Element~~ the Coastal Management Chapter.

~~Corridor Planning Zones~~

Objective G&D-3.12: ~~Objective 17.11~~ — Corridor Planning Zones

Citrus County shall include ~~P~~provisions ~~shall be included~~ in the County LDC to provide for the orderly and well planned development of the highway corridors in order to preserve the traffic circulation function of the roads. These shall include, at a minimum, site plan review of all development within specific Corridor Planning Zones.

Policy G&D-3.12.1: ~~Policy 17.11.1~~ — Designation of Corridor Planning Zones

Citrus County shall designate ~~A~~all arterial roads ~~will be designated~~ as Corridor Planning Zones.

Policy G&D-3.12.2: ~~Policy 17.11.2~~ — Special Corridor Planning Zone Development Review

Citrus County shall subject ~~A~~all development in the Corridor Planning Zone and any development ~~shall be subject~~ to special review criteria as established by the LDC. This review shall take into consideration, at a minimum, the following impacts:

- (1) Traffic circulation including need for setbacks, access, and maintenance of established LOS
- (2) Stormwater drainage and flood protection
- (3) Provision of utilities
- (4) Protection of jurisdictional and other unique natural features

Policy G&D-3.12.3: ~~Policy 17.11.3~~ — Nonresidential Development in Corridor Planning Zones

Citrus County shall require ~~A~~all new nonresidential development in the Corridor Planning Zone ~~shall to~~ be serviced by a public central water and public sewer system having adequate existing capacity prior to the issuance of a Certificate of Occupancy. These systems are defined as:

- (1) Central Sewer System - any sewage treatment system (including package treatment plants) which requires an operator and has the capability of serving two or more users.
- (2) Central Water System - any treatment facility which requires an operator and serves two or more users.

Any development proposal on a site containing no wetlands as defined by ~~Policy 3.15.6 of the Plan~~ the Conservation Chapter and not generating more than 1,000

gallons of domestic waste per day ~~as determined utilizing the estimated sewage flow chart (Table I) the Florida Onsite Sewage Disposal Code 10D6, F.A.C.~~, shall be exempt from this policy provided connection to a public sewer system is not available. Available shall be defined as:

- (1) Available publicly owned or investor-owned sewerage system - a publicly owned or investor-owned sewerage system that is capable of being connected to the plumbing of an establishment or residence provided:
 - (a) The sewerage system is not under a Department of Environmental Protection moratorium.
 - (b) The sewerage system has adequate permitted capacity to accept the sewage to be generated by the establishment or residence
- (2) For all single family residences, and for any establishment that has an estimated sewage flow of 1,000 gallons per day or less, a sewer line exists in a public easement or right-of-way that abuts the property of the establishment or residence, and gravity flow can be naturally or artificially maintained from the establishment's or residences' drain to the sewer line
- (3) For estimated sewage flows exceeding 1,000 gallons per day, with the exception of a single family residence, a sewer line, force main, or lift station exists in a public easement or right-of-way that abuts the property of the establishment and is within 50 feet of the property line of the establishment as accessed via existing right-of-way or easements
- (4) For areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within one-quarter mile of the nearest property line of the development as measured and accessed via existing easements or rights-of-way. Except for repair or modification purposes, this requirement is for a new development only. For system repair or modification purposes, a sewerage system exists within 500 feet of an establishment's sewer stub out as accessed via existing rights-of-way or easements

Objective G&D-3.13: ~~Objective 17.32~~ — Port District Future Land Use

The ~~Citrus~~ County shall provide for a Port District in the Future Land Use Element of the Comprehensive Plan and in the LDC that allows for mixed use development of water dependent and water related uses.

Policy G&D-3.13.1: ~~Policy 17.32.1~~ — Port District Uses

Citrus County shall allow ~~the~~ Port District to consist of a mix of industrial and marina type facilities with complementary land uses that create a sustainable, viable economic base. These complementary uses may include retail, commercial, residential, recreational, resort, institutional, and utility uses.

Policy G&D-3.13.2: ~~Policy 17.32.2~~ — Establishment of Port District

Citrus County shall establish a ~~Any new Port Districts shall be established~~ in accordance with the **Boat Facility Siting Guide (August 2000)** and Recommended Steps in Analyzing Data Towards a Manatee Protection Plan's Boat Facility Siting Element (or successor documents) as prepared by Florida Commerce, with assistance from the Florida Department of Environmental Protection (FDEP) and the Florida Fish and Wildlife Conservation Commission (FWC).

Policy G&D-3.13.3: ~~Policy 17.32.3~~ — Port District Waterfront Development Standards

Citrus County shall maintain t ~~The~~ Port Subarea Text and Map to ~~shall~~ contain development standards for the Port district to ensure that waterfront communities are sustainable but minimize environmental impacts.

Policy G&D-3.13.4: ~~Policy 17.32.4~~ — Port District Development Criteria

Citrus County shall require d ~~Development~~ within any Port District to conform to the following criteria:

- (1) A minimum district size of fifty (50) acres. To ensure that meaningful predictable guidelines and standards for development in a Port District, any Port District shall include site specific Subarea Policy(ies) and a conceptual site plan defining therein subarea land uses, acreage and location of said uses.
- (2) Land uses within the Port District may be vertically and/or horizontally mixed provided such are compatible with each other and with the surrounding area outside the district.
- (3) Any Port District primary access shall be to a collector or arterial roadway with adequate level-of-service (LOS) capacity.
- (4) All residential density shall be clustered to provide open space, provide recreational amenities and provide pedestrian access to surrounding land uses;

(5) The maximum building height for any structure shall not exceed 50 feet with the exception of dry boat storage which would allow a maximum building height of 60 feet above natural grade.

(6) Total Residential uses shall be allowable up to a maximum of 20% of the total acreage of the Port District Subarea unless otherwise stated in the site specific Port Subarea text.

(7) Development within each Port District Subarea shall be served by central utilities as defined by the Citrus County Comprehensive Land Use Plan, state statute and regulations; said central wastewater treatment systems shall obtain a treatment level of at least 10 mg/L for nitrogen.

(8) All port stormwater will be treated to meet Karst Sensitive standards of the Citrus County Land Use Plan.

(9) The maximum Impervious Surface Ratio allowed in the Port District shall be 0.70 with a limitation of 0.50 for Port Commercial uses.

Policy G&D-3.13.5: ~~Policy 17.32.5~~ Port District Consistency with Comprehensive Plan

Citrus County shall require tThe Port District development and operation ~~shall to~~ be carried out in a manner which is consistent with the goals, objectives, and policies of the Comprehensive Plan.

Policy G&D-3.13.6: ~~Policy 17.32.6~~ Port District Required Mitigation

Citrus County shall require aAny development of the Port District ~~shall to~~ include a mitigation plan for any adverse impacts from the Port District upon the adjacent natural resources and land uses.

Policy G&D-3.13.7: ~~Policy 17.32.7~~ Port District Marina Best Practices

Citrus County shall require the mMarinas in the Port District ~~shall to~~ meet the standards and Best Management Practices of the Florida Clean Marina Program, as established by the FDEP. ~~within the Clean Marina Action Plan Guidebook, March 2007, revision~~
(~~http://www.dep.state.fl.us/cleanmarina/files/Clean_Marina_Action_Plan_Guidebook.pdf~~).

Policy G&D-3.13.8: ~~Policy 17.32.8~~—Port District Development of Regional Impact

Citrus County shall incorporate the terms and conditions of this DRI (#99-01), Resolution No. 99-048, or other appropriate DRI resolutions into the Port District ~~if a proposed Port District is to be located within the area of the Florida Cross Barge Canal Sun Cruz Ship Dock DRI (#99-01) or any other active DRI, the terms and conditions of this DRI (#99-01), Resolution No. 99-048, or other appropriate DRI resolutions shall be incorporated into the Port District.~~

Policy G&D-3.13.9: ~~Policy 17.32.9~~ Existing Land Uses in Port District

Citrus County shall allow ~~e~~Existing, vested land uses within a Port District ~~shall to~~ retain their vested status subject to compliance with Future Land Use Element and LDC vested rights standards.

Policy G&D-3.13.10: ~~Policy 17.32.10~~—Port District Public Waterfront Access

Citrus County shall define ~~s~~Site specific public access standards to waterfront area(s) and dockage ~~shall be defined~~ within the Port District Subarea text.

Blighted Areas **[MOVED TO HOUSING]**

~~Objective 17.12—By the year 2001, Citrus County will achieve a reduction in the amount of dilapidated homes to no more than three percent of the total County housing stock:~~

~~Policy 17.12.1—The County shall establish and enforce a minimum housing code for inclusion in the LDC by 2001:~~

~~Policy 17.12.2—In any neighborhood or commercial area where more than 33 percent of the structures are deteriorating or dilapidated, the County shall declare the area to be an "area of special concern", and shall prepare a special area study within twelve months of the declaration. The plans and strategies will be followed in implementation of the plan to guard against further blight and to improve those deteriorating or dilapidated structures already identified:~~

~~Policy 17.12.3—Implement a code enforcement program tied to housing assistance grants and low interest loans in blighted neighborhoods.~~

Mining and Mine Reclamation

Objective G&D-3.14: ~~Objective 17.13~~—Mining and Mine Reclamation

~~The~~Citrus County shall allow the economic recovery of mineral resources while protecting its citizens and environment from adverse impacts.

Policy G&D-3.14.1: ~~Policy 17.13.1~~—Use of Mineral Resources and Mined Lands

~~The~~Citrus County shall provide for the use of mineral resources and the reclamation of mined lands through the County LDC.

Policy G&D-3.14.2: ~~Policy 17.13.2~~—Mining in the Withlacoochee State Forest

~~There~~Citrus County shall ~~not allow~~ ~~be no further~~ new mining operations allowed in the Withlacoochee State Forest. The areas of existing mining operations within the State Forest shall be fully reclaimed within one year of cessation of mining operations.

Policy G&D-3.14.3: ~~Policy 17.13.3~~—Extractive Land Use Notification

~~The~~Citrus County shall notify all new residents locating within 1,000 feet of land designated for extractive uses (EXT) of the existing or future mine.

Policy G&D-3.14.4: ~~Policy 17.13.4~~ Prohibition of Extraction Impacts on Environmentally Sensitive Areas

Citrus County shall ~~prohibit~~ ~~R~~resource extraction which will result in an adverse effect on environmentally sensitive areas which cannot be restored ~~shall be prohibited~~.

Wetlands, rivers, streams, lakes, springs, coastal floodplains, habitat of threatened and endangered species, species of special concern, prime agricultural lands, prime groundwater recharge areas, historically significant sites, or other environmentally sensitive areas which cannot be restored shall be identified and protected by a prohibition on mining activities within those areas and the establishment of buffer zones around them. Restoration is defined as "to restore a site means to put back the same thing that had previously existed, i.e.: restore the type, nature, and function of the ecosystem to the condition in existence prior to mining."

Policy G&D-3.14.5: Inventory of Environmentally Sensitive Areas

~~The~~Citrus County shall prepare an inventory of the environmentally sensitive areas described in this policy above, and important mineral reserves.

Using the data from the inventory, the LDC shall be amended to:

- (1) Define buffer zones around the areas and resources identified above which cannot be restored and restrict mining activities to land outside of those buffers
- (2) Require identification and protection of archaeological properties on sites proposed for mining
- (3) Restrict the use of land that contains economically recoverable mineral deposits and lies outside environmentally sensitive areas that will not preclude later extraction of those minerals
- (4) Require timely restoration of the ecosystem effected by the mining
- (5) Provide incentives for acquisition and preservation of environmentally significant regional resources that may be impacted by mining activities. These may include, but are not limited to, existing local, regional and state open space acquisition programs, conservation easements, impact fee credits, transfer of development rights, and tax incentives

Utilities

Objective G&D-3.15: ~~Objective 17.14~~ — Utilities

The ~~Citrus~~ County shall ~~create~~ maintain a land use category entitled Transportation, Communications, and Utilities (TCU) on the ~~G~~FLUM and contain adequate acreage for utilities, as described in the Future Land Use Plan, necessary to support proposed development. The following utilities and public facilities may be permitted in specified locations, outside of the TCU land use district consistent with Florida Statutes and best practices.

Policy G&D-3.15.1: Utility Development Criteria

Citrus County shall amend the LDC to support the development of utilities and public facilities in appropriate zoning districts and implement necessary buffer, landscaping, or other design standard where necessary to minimize impacts on adjacent land uses.

Policy G&D-3.15.2: ~~Policy 17.14.1~~ — Communication Towers

Citrus County shall permit ~~G~~communication towers ~~shall be permitted~~ in the following land use districts: Low Intensity Coastal and Lakes, Rural Residential, Coastal and Lakes Residential.

Policy G&D-3.15.3: ~~Policy 17.14.2~~ — Public Utilities Locations

Citrus County shall permit Public Utilities ~~shall be permitted~~ in all future land use districts including Planned Residential Developments, provided that performance standards are met.

Policy G&D-3.15.4: Resiliency Facilities

Citrus County shall permit resiliency facilities in all commercial and industrial future land use districts.

Policy G&D-3.15.5: Electric Substations

Citrus County shall permit electrical substations in all future land use districts.

Policy G&D-3.15.6: Solar Facilities

Citrus County shall permit solar facilities in all agricultural land use districts.

Policy G&D-3.15.7: Floating Solar Facilities

Citrus County shall permit floating solar facilities in all non-residential districts, provided that buffer and landscaping requirements are met.

~~Community Character~~

Objective G&D-3.16: ~~Objective 17.15~~ — Community Character

~~The~~ Citrus County shall encourage the reduction of uses incompatible and/or inconsistent with individual community's character and designated future land uses by requiring performance standards are met in the County LDC which will reduce negative impacts.

Policy G&D-3.16.1: ~~Policy 17.15.1~~ — Expansion of Nonconforming Uses

Citrus County shall only allow ~~N~~onconforming uses ~~can only to~~ expand if clear and convincing evidence is shown that the expansion is for the physical improvement of the structure and if all performance standards can be met as specified in the County LDC.

Policy G&D-3.16.2: ~~Policy 17.15.2~~ — Failure to meet Performance Standards

Citrus County shall amortize nonconforming uses over a reasonable period of time, ~~if~~ performance standards cannot be or are not met prior to the expansion of a nonconforming use, ~~the use shall be amortized over a reasonable period of time~~ (as defined in the County LDC).

Policy G&D-3.16.3: ~~Policy 17.15.3~~ — Recognition of Subdivisions

~~The~~ Citrus County shall reduce the number of unrecorded subdivisions by only recognizing those subdivisions which meet the following criteria:

(1) Prior to the adoption of the Public Works Manual:

(a) Those placed in the official records of the Citrus County Property Appraiser which were subdivided prior to March 4, 1983

(b) Those surveyed by a Florida Registered Surveyor, properly signed and sealed, prior to March 4, 1983, meeting all the requirements of the Public Works Manual (Ord. No. 83-01) and submitted to the Citrus County Department of ~~Development Service~~ Growth Managements by December 30, 1987

(2) Following the adoption of the Public Works Manual:

(a) Those created without platting, pursuant to certain exemptions in the Public Works Manual

(b) Those placed in the Property Appraiser's records where prior to the adoption of the Public Works Manual, lots have been sold and contracts for deed were signed.

Policy G&D-3.16.4: ~~Policy 17.15.4~~ — Recreational Development

Citrus County shall allow ~~R~~recreational or supporting ancillary uses ~~are allowed~~ within the Recreational Land Use category provided these uses are consistent with the character of the primary recreational use and the surrounding area. These uses include marinas, golf courses, fishing and hunting camps, and recreational vehicle parks provided RV density is limited to no more than seven units per acre and intensity does not exceed 30 percent of the total recreation site.

Indoor facilities including enclosed sports stadiums and sports training facilities, as well as amusement parks or similar attractions, shall not be considered as a recreational land use or as a supporting or ancillary use.

Policy G&D-3.16.5: ~~Policy 17.15.5~~ — RV Park/Campground Development in Recreational Lands

Citrus County shall require ~~A~~ny RV park/campground in the Recreational Land Use District ~~must to~~ meet the following density, intensity, and other standards applicable to such uses and these standards shall be provided for within the LDC:

- (1) Density - up to seven units per acre
- (2) Intensity - RV park/campground cannot exceed 30 percent of the primary recreation site
- (3) Maximum impervious surface ratio - 0.25
- (4) Access to the RV park/campground shall be from a collector or arterial roadway
- (5) Central water and sewer service for RV clusters is required
- (6) RV park/campground must be buffered from adjacent non-recreational land uses

Policy G&D-3.16.6: Policy 17.15.6 — Land Reassembly Program [THIS WAS NEVER IMPLEMENTED. INCORPORATED IN GROWTH STRATEGY.]

~~The planning analysis has identified several areas of the County that are vacant or only partially developed but vested for residential development at densities significantly higher than the assigned GFLUM density. Many are recorded and unrecorded subdivisions that have inadequate or non-existent public facilities and infrastructure. To address this issue, the County shall consider the establishment of a Land Reassembly Program to provide specific strategies and techniques to reduce the number of poorly planned developments lacking needed public facilities.~~

~~The components of this program shall include, but are not limited to: development of incentives for aggregation of lots into larger parcels, possible acquisition by public or private groups for preservation or low intensity uses, and replatting in a manner consistent with up-to-date planning and engineering design principles. Replatting or redevelopment shall be accomplished in a manner that will protect environmentally sensitive areas, preserve and enhance the rural character of the area, provide open space, maintain private property rights, and promote the efficient provision and utilization of infrastructure.~~

Policy G&D-3.16.7: Policy 17.15.7 — Barge Canal Area Planning Study

The ~~Department of Development Services~~ [Citrus County Department of Growth Management](#) shall prepare a special planning study of the barge canal area to develop recommendations for integrated and compatible land uses. The recommendations from this study shall form the basis for a future amendment to the Comprehensive Plan map and text.

Until such special planning study of the barge canal area has been completed and approved by the BCC, existing land uses pursuant to the GFLUM shall control land uses adjacent to the Cross Florida Barge Canal.

Policy G&D-3.16.8: ~~Policy 17.15.9~~ — Compatibility Standards

~~The~~ Citrus County shall establish standards in the Land Development Code to address compatibility between adjacent land uses and within neighborhoods and larger districts. Compatibility standards shall address at a minimum, land use density, land use intensity, and buffering. Additional standards may include drainage, landscaping, parking, access, lighting, and signage to ensure that new development and redevelopment ~~is~~ has consistent standards with surrounding parcels ~~with the character of its environs~~.

Policy G&D-3.16.9: ~~Policy 17.15.10~~ — Open Space in New Subdivisions

~~The~~ Citrus County recognizes that the character of the County is shaped in large part by its open spaces, trees, canopy roads, wetlands, and rural atmosphere. ~~In order to~~ Citrus County shall maintain this character, ~~the County shall~~ by encouraging the preservation and permanent protection of open space in all new subdivisions.

Policy G&D-3.16.10: ~~Policy 17.15.11~~ — Residential Density and Required Open Space in Transitioning Areas

Citrus County shall apply ~~The~~ the following density and open space standards ~~shall apply~~ to all new residential development except in the Interchange Management Areas (IMA):

- 1) Outside the PSA – Planned Developments outside the PSA and in transitioning rural areas ~~in order to encourage conservation design in the transitioning rural areas of the County, Planned Development~~ shall be allowed as follows:

Maximum Residential Density		
Land Use District	Use by Right Du/ac	Planned Development (50% open space required) Du/ac
RUR	1/10	1/5
AGR	1/10	1/5

2) Inside the PSA – New residential subdivision located within the PSA shall be required to provide ~~A~~at least 20 percent of the site ~~shall be provided~~ as open space, ~~for all new residential subdivisions located within the Planned Service Area (PSA),~~ unless part of an approved Planned Unit Development. Approved affordable housing projects may provide at least 10 percent of open space on the site.

This required open space may not include utilities, common maintenance facilities, storage areas, common buildings, active recreation areas, or similar uses (however, golf courses are allowed). Open space property shall be preserved through permanent conservation easements or similar legal instruments to preclude future development or further subdivision of the land, or may be considered as part of an overall Planned Unit Development (PUD). Preserved areas shall be owned in common by all residents, a land trust, or an appropriate legal association and may be used for passive recreation, agriculture, or silviculture. Limited structures such as barns, stables, agricultural buildings, gazebos, and picnic shelters shall be allowed within the preserved areas, but storage areas and sheds, workshops, garages, and similar accessory structures are prohibited. Individual potable water wells and on-site septic systems may be allowed in open space areas adjacent to homes as needed.

Wetlands, sinkholes, and other unbuildable portions of a property may account for no more than fifty (50) percent of the required minimum open space unless these areas are contiguous to public conservation lands and are transferred into public ownership. At least fifty (50) percent of the required minimum open space acreage must be comprised of uplands, regardless of the number of acres of wetlands preserved, except as noted with respect to public lands.

Policy G&D-3.16.11: ~~Policy 17.15.12~~ — Sidewalk and Bikeway Requirements

Citrus County shall require ~~A~~all residential and all commercial development ~~shall to~~ provide sidewalks and/or bikeways for convenient access to individual dwelling units, churches, schools, parks, activity centers and other facilities. To ensure safety and accessibility, all schools shall be linked with residential areas by bikeways and sidewalks. Local streets serving less than 40 residential units may construct sidewalks along one side of the roadway; all other streets and roadways shall have

sidewalks along both sides. ~~Sidewalks shall be at least five feet wide if located along one side of a street and shall be at least four feet wide if located along both sides of a roadway.~~ **[REMOVED SECTION IN CONFLICT WITH LDC]**

Policy G&D-3.16.12: ~~Policy 17.15.13~~—Subdivision Transportation Coordination

Citrus County shall require ~~the~~ transportation system within a project site ~~shall to~~ be developed in an interconnected manner to the maximum extent feasible. The internal transportation system shall be stubbed out to allow access and interconnections with adjacent properties both within and outside the project boundary. The transportation system shall be designed so that multiple roads, bike-paths and sidewalks can continue into any adjacent development in an effort to integrate adjacent properties and limit the impacts to the arterial roadway system. The exact number and location of streets, paths and sidewalks to be stubbed out will be determined during the development review process.

~~Archaeological and Historic Resources~~ **[MOVED FROM CME]**

Objective G&D-3.17: ~~Objective 4.8~~—Archaeological and Historic Resources

~~The protection, preservation, and sensitive reuse of historic resources~~ Citrus County shall ~~be implemented~~ the protection, preservation, and sensitive reuse of historic resources through the policies below and development of a comprehensive analysis and plan ~~by 2009.~~

Policy G&D-3.17.1: ~~Policy 4.8.1~~Historic and Archaeological Analysis Report

The Citrus County Department of Growth Management ~~Community Development Division~~ shall prepare a Historic and Archaeological Analysis Report ~~in 2009.~~

Policy G&D-3.17.2: Historic Preservation Board

Citrus County shall continue to protect and preserve significant historical, archaeological, and cultural resources by maintaining and supporting the Historic Preservation Board.

Objective G&D-3.18: ~~Objective 17.18~~ School Facility Siting

The Citrus County, in coordination with the School Board shall facilitate adequate school siting which encourages co-location with public facilities to the extent possible, where such arrangement reduces land acquisition and school construction costs.

Policy G&D-3.18.1: ~~Policy 17.18.1~~ Co-location of Public Schools and Facilities

Citrus County shall encourage the cCo-location of public schools with other public facilities such as libraries, urban parks, and community centers., ~~shall be encouraged to the extent possible.~~

Policy G&D-3.18.2: ~~Policy 17.18.2~~ School Siting Criteria

The Citrus County shall provide criteria for school siting that is consistent with the school board's criteria in accordance with ~~Section 235.19 and 235.193, F.S., the~~ Interlocal Agreement for School Board and Local Government Coordination for meeting the projected needs for public schools:

- (1) Public schools are permitted in all future land use categories except Industrial, Transportation /Communication/Utilities, Extractive, Recreation, and Conservation; and should be sited proximate to existing urban residential areas and public utilities whenever possible in order to encourage efficient use of infrastructure
- (2) Access for public schools should be from a collector road or local road, whenever possible. Traffic circulation should be designed to encourage safe approaches for pedestrians, bicycles, cars, and buses
- (3) When determining an appropriate location for a new public school, consideration shall be given to the following items:

~~(4)~~ a. Encourage siting within the PSA and existing population centers

~~(5)~~ b. Discourage siting next to industrial uses, principal arterial roadways, railroads, airports, and similar uses in order to avoid noise, odors, dust, and traffic impacts and hazards

~~(6)~~ c. Discourage siting within Coastal High Hazard Areas

~~(7)~~ d. Discourage siting within areas having significant environmental constraints unless adaptable to suit outdoor educational purposes

(with drainage improvements) as appropriate for the educational program

~~(f)~~e. Discourage siting that will interfere with archaeological resources or historical sites as listed in the National Register of Historic Places, the Local Register of Historic Places, or the State Inventory of Historical Places

Goal G&D-4: Subarea Development

Citrus County has identified nodes of potential development for smart growth purposes. The identified subareas have specific objectives and policies meant to catalyze economic or residential development and redevelopment in that area while deterring sprawl and spot development.

Objective G&D-4.1: ~~Objective 17.17~~ US-19 Corridor Development

~~The~~ Citrus County shall manage and direct development along the US-19 corridor to minimize local trips, manage access points, and improve signalization in order to maintain and improve operating LOS conditions.

Policy G&D-4.1.1: ~~Policy 17.17.1~~ US-19 Corridor Access Management

Citrus County shall maintain access management measures on t~~The US-19 Corridor shall maintain access management measures~~ in accordance with **Chapter 14-97, F.A.C.**

Policy G&D-4.1.2: ~~Policy 17.17.2~~ Driveway Permits on US-19 Corridor

~~To improve intergovernmental cooperation between Citrus County and Florida Department of Transportation, the~~ Citrus County shall review and comment on all driveway permit applications within the corridor.

Policy G&D-4.1.3: ~~Policy 17.17.3~~ Appropriate Node Siting

Citrus County shall require c~~Commercial and office land uses that are designated as nodes to shall be located along roads and at intersections with functional classifications appropriate to the level of activity.~~

Policy G&D-4.1.4: ~~Policy 17.17.4~~ Node Size

Citrus County shall ~~Nodes shall have a~~ designate node size based on the intended use classification and service area population, existing land use pattern, and other demand characteristics.

Policy G&D-4.1.5: ~~Policy 17.17.5~~ Node Boundaries

Citrus County shall designate nNode boundaries ~~shall be designated~~ to provide for efficient land uses and maximum use of transportation and public facilities while eliminating sprawl and strip development.

Policy G&D-4.1.6: ~~Policy 17.17.6~~ Creation and Expansion of Nodes

Citrus County ~~Nodes shall be~~ considered ~~red~~ nodes for creation or expansion provided the following distances are maintained from the perimeter of existing nodes:

- (1) Neighborhood and community nodes shall maintain a minimum one-half mile from another neighborhood or community node
- (2) With the exception of neighborhood nodes which shall maintain the one-half mile minimum, all nodes shall maintain a minimum distance of one (1) mile from a general node

Policy G&D-4.1.7: ~~Policy 17.17.7~~ Node Expansion Requirements

Citrus County shall not~~No node should be~~ considered ~~red~~ a node for expansion unless 80 percent of the existing nodal area (less rights-of-way) is developed or approved for development of nonresidential land uses or as otherwise warranted by the proposed development. The following criteria shall be utilized to review expansion projects to determine if the proposed project is warranted:

- (1) The developed percentage of a node is between 60 and 70 percent and the expansion meets the following:
- (2) Expansion of the node is necessary to accommodate the expansion of an existing use where there are physical constraints on the vacant land adjacent to the use within the node
- (3) The land proposed for inclusion is owned or controlled by the owner of the site containing the use for expansion
- (4) A finding is made by the BCC that no other land in the node can feasibly accommodate the expansion of the referenced use
- (5) Expansion of a node is necessary to compensate for existing or proposed right-of-way, which was included within the node boundary and included within the node size calculation, where the node expansion will not exceed the acreage represented by the right-of-way

Policy G&D-4.1.8: ~~Policy 17.17.8~~ Controlled Development Incentives

Citrus County shall prepare rRegulations ~~shall be prepared~~ to provide incentives for controlled development. These may include, but are not limited to: impact fee credits, density/intensity bonuses, special lot width requirements for newly created lots along the US-19 corridor, and fast track permitting.

Policy G&D-4.1.9: ~~Policy 17.17.9~~ US-19 Corridor Study Land Use Map

Citrus County shall adopt tThe Future Land Use Map Series of the US-19 Corridor Study ~~is adopted~~ as part of the ~~G~~FLUM.

Policy G&D-4.1.10: ~~Policy 17.17.10~~ Consistency with US-19 Corridor Study

Citrus County shall require aAll development permits issued within the US-19 Study Area ~~shall to~~ conform to the Future Land Use Map series adopted with the US-19 Corridor Study amendment.

Policy G&D-4.1.11: ~~Policy 17.17.12~~ Planned Commercial Development Nodes

Citrus County shall permit Planned Commercial development ~~is permitted~~ in all the nodes through the PD review process provided that the projected roadway traffic ~~does not exceed the projected traffic of the underlying land use designations~~ is mitigated to the extent feasible. ~~The total trips shall not exceed the Year 2005 projected trips as shown in the US-19 Study.~~

Objective G&D-4.2: Tampa General Hospital Medical Cluster

Citrus County shall examine the areas surrounding the Tampa General Hospital (TGH) in Citrus Hills to include multiuse supporting uses appropriate for the site characteristics and to minimize any development impacts offsite.

Policy G&D-4.2.1: TGH Supporting Land Uses

Citrus County shall encourage the appropriate siting of supporting residential, office, and commercial uses in the area surrounding TGH Citrus Hills.

Policy G&D-4.2.2: TGH Medical Development

Citrus County shall target the development of additional medical related land uses in the area surrounding TGH Citrus Hills.

Goal G&D-5: Floral City Revitalization

To establish a focused development area, as identified in the Floral City Planned Service Area Extension and Floral City Community Vision Plan. Citrus County shall support

economic development, affordable housing development, and encourage the revitalization of historic Floral City.

Floral City PSA

Objective G&D-5.1: ~~Objective 17.16~~ — Floral City Planned Service Area

~~The County shall~~ Extend the Floral City Planned Service Area (PSA) in order to provide a range of housing alternatives and the necessary neighborhood support services to serve the PSA's existing and planned population.

Policy G&D-5.1.1: ~~Policy 17.16.1~~ Floral City PSA Extension Character

Citrus County shall require ~~the extension shall to~~ be developed in a unified manner in order to create a community atmosphere and to integrate needed neighborhood services and recreational opportunities.

Policy G&D-5.1.2: ~~Policy 17.16.2~~ — Floral City Neighborhood Commercial Center

Citrus County shall include the following uses in ~~the neighborhood commercial center shall include the following uses:~~

- (1) Grocery Store
- (2) Pharmacy/Drugstore
- (3) Restaurant
- (4) Medical offices including physicians, dentists, optometrists, and similar uses
- (5) Services such as barber/beauty shops, laundromats/dry cleaners, light mechanical repair stores, and similar uses
- (6) Small retail shops such as clothing stores, florists, bookstores, and similar uses less than 3,000 square feet per individual use
- (7) Community recreation uses

Policy G&D-5.1.3: ~~Policy 17.16.3~~ — Affordable Housing in Floral City Extension

Citrus County shall require ~~R~~esidential Development in the extension ~~shall~~ include not less than 44 affordable multifamily housing units for the elderly, as well as other innovative housing alternatives targeted to the needs of the population.

Policy G&D-5.1.4: ~~Policy 17.16.4~~ Floral City PSA Design Criteria

Citrus County shall subject ~~All~~ development in the Floral City PSA extension area ~~shall be subject~~ to the following specific design criteria in addition to the requirements of the County LDC.

- (1) The neighborhood commercial center shall be designed to facilitate access from the residential development. Primary access will be provided internally
- (2) Pedestrian access shall be provided between the neighborhood commercial center and the residential areas of the Planned Development
- (3) The commercial service areas shall be located away from residential areas where possible and sufficient buffering shall be provided to mitigate negative impacts such as noise, spillover light, and truck traffic
- (4) Sewage treatment plants will be landscaped and buffered from residential areas as described below:
 - (a) ~~*~~ Where the treatment plant abuts residential, a minimum 20-foot wide buffer with a continuous hedge five feet in height shall be provided
 - (b) ~~*~~ Where the treatment plant abuts commercial, a minimum 10-foot wide buffer with a continuous hedge five-feet in height shall be provided
- (5) The planned residential development shall be designed as a unified community
- (6) Prior to any future residential development, recreational, and other special needs of the resident population shall be considered to assure that these needs are met
- (7) The maximum number of units allowed in the planned residential development shall not exceed the equivalent of 170 dwelling units
- (8) All development in the planned residential development shall be required to go through a Level Two review (Planning and Development Review Board)
- (9) Access points for the planned residential development shall be limited to the maximum identified on the conceptual site plan

Policy G&D-5.1.5: ~~Policy 17.16.5~~ — Floral City Public Use Requirement

Citrus County shall require ~~the~~ planned development ~~shall to~~ include one acre set aside for public use, with the actual use being determined by the Community's needs. Possible uses include a library, community center, park, or similar recreational or cultural uses.

Policy G&D-5.1.6: ~~Policy 17.16.6~~ — Floral City PSA Extension Planned Residential Development Concept Plan

Citrus County shall require ~~future~~ development in the Floral City PSA Extension area ~~shall to~~ be developed in conformance with the Floral City PSA Extension Planned Residential Development Concept Plan, revised June 12, 1991.

Objective G&D-5.2: ~~Objective 17.26~~ Floral City Community Plan Vision

Citrus County shall use ~~the~~ "Floral City Community Plan" to implement the community's Vision Statement:

"A vision for the future of Floral City where out two-lane, tree-shaded roadways, natural waterways and rural historic architecture are not compromised while our quality of life is improved."

Policy G&D-5.2.1: ~~Policy 17.26.1~~ Floral City Overlay

~~Within one year of the adoption of the "Floral City Community Plan", the~~ Citrus County shall ~~continue to implement the , adopt the proposed~~ "Floral City Special Overlay District²²" with related enhanced development standards in the Land Development Code (LDC).

Objective G&D-5.3: ~~Objective 17.27~~ Floral City Roadway Character

Citrus County shall ~~p~~Preserve and enhance the rural historic character of the existing two-lane tree-shaded roadways. Public and private roadway development shall be compatible with this character.

Policy G&D-5.3.1: ~~Policy 17.27.1~~ Floral City Transportation Plans

~~The~~ Citrus County shall work with the Florida Department of Transportation (FDOT) and local citizens on options for transportation circulation in the Floral City area. Transportation Plans shall preserve and enhance local road connectivity and pedestrian/bicycle orientation.

The County shall work with developers to ensure that private roadway development is consistent with this policy.

Future County Plans and funding for physical enhancements shall be consistent with this policy.

Policy G&D-5.3.2: ~~Policy 17.27.2~~ Floral City Historic Roadway and Pedestrian Path

Citrus County shall recognize tThe primary historic roadway and pedestrian path ~~shall be recognized~~ as the Orange Avenue/Aroostook Way corridor. Future public and private development shall be consistent with this recognition.

Future County Plans shall support enhancements along this corridor such as tree replacement, sidewalks, crosswalks, signage, and other safety and beautification projects.

Pursue grants and other financial resources available for enhancement along historic roadways.

The “Floral City Community Plan”, as adopted in the LDC, shall establish standards for pedestrian safety and amenities along this corridor.

Pursue participation in the Florida Historical Markers Program.

Policy G&D-5.3.3: ~~Policy 17.27.3~~ Floral City Street Grid

Citrus County shall pPreserve and enhance the historic grid street pattern in the proposed “Floral City Special Overlay District”.

Preserve the historic 1883, 1893, 1902 and 1907 recorded plats, as well as unrecorded plats, where the historic grid street pattern has been adopted on the LDC Atlas.

Preserve and enhance all tree-lined scenic roadways, as defined in the LDC, in the Special Overlay District.

Policy G&D-5.3.4: ~~Policy 17.27.3~~ Floral City Public Transportation

Citrus County shall pPursue options for improvement of public transportation to Floral City.

Objective G&D-5.4: ~~Objective 17.28~~ Floral City Historic Character

Citrus County shall pPreserve and enhance the rural historic character of existing and proposed public/private development.

Policy G&D-5.4.1: ~~Policy 17.28.1~~ Floral City Land Development Standards

Citrus County shall continue to implement ~~Adopt~~ enhanced standards in the LDC to ensure that new development is compatible with the historic character within the ~~proposed~~ Overlay District.

The following issues shall be addressed:

- (1) Allowed Uses and Applicability
- (2) Building area/height/bulk,
- (3) Architectural style/features
- (4) Landscaping/tree protection
- (5) Off-street parking/interior traffic circulation
- (6) Pedestrian/bicycle access connectivity

All proposed projects in the Special Overlay District shall be reviewed by Department of ~~Development Services~~ Growth Management for compliance with these standards.

Policy G&D-5.4.2: ~~Policy 17.28.2~~ Floral City Historic Sites

Citrus County shall ~~p~~Preserve historically significant places and properties within the proposed Overlay District, through the Citrus County Historical Resources Board (CCHRB).

The following historically significant sites, as defined in the LDC, shall be described and located in the “Floral City Community Plan” and the Department of Growth Management property database:

- (1) Sites within the “Floral City Historic District”, as listed in the National Register of Historic Places,
- (2) Sites listed in the Florida Master Site File,
- (3) Sites listed in the “Florida Black Heritage Trail”,
- (4) and any other locally designated historically significant sites.

Inventory and update properties for recognition as historically significant sites in the Florida Master Site File.

Adopt enhanced standards and a special review process in the LDC for demolition or redevelopment of historically significant sites in the proposed Overlay District.

Pursue grants and other resources for redevelopment of historically significant properties.

Objective G&D-5.5: ~~Objective 17.29~~ Floral City Town Center

Citrus County shall eEstablish a “Town Center” to provide centralized services and programs for the whole community.

Policy G&D-5.5.1: ~~Policy 17.29.1~~ Floral City Town Center Master Plan

Citrus County shall utilize the ~~Development and renovation of County buildings and projects shall be guided by the~~ “Town Center” Master Plan, as approved by the Citrus County Board of County Commissioners, as a guide for development and renovation of County buildings and projects.

Policy G&D-5.5.2: ~~Policy 17.29.2~~ Floral City Town Center Architectural Style

Citrus County shall require tThe “Town Center” to reflect the historic character of the community, in architectural style and site design.

Policy G&D-5.5.3: ~~Policy 17.29.3~~ Floral City Funding

Citrus County shall pPursue grants and other financial resources for recreation and other community programs

Objective G&D-5.6: ~~Objective 17.30~~ Floral City Natural Resource Protection

Citrus County shall pPreserve and restore lakes and natural resources.

Policy G&D-5.6.1: ~~Policy 17.30.1~~ Floral City Environmental Initiatives

~~The~~ Citrus County shall assist with community initiatives regarding environmental preservation, including education of property owners and developers.

Policy G&D-5.6.2: ~~Policy 17.30.1~~ Floral City Tree Protection

Citrus County shall aAdopt the following enhanced development standards in the LDC to protect specimen trees and Tree canopies:

- (1) Adopt enhanced Tree Preservation standards in the LDC for both residential and nonresidential properties requiring preservation of specimen trees.
- (2) Adopt enhanced landscaping standards in the LDC requiring planting of street trees for new development projects.

Goal G&D-6: Old Homosassa Community Redevelopment

To establish a focused redevelopment area, as identified in the Homosassa Community Redevelopment Plan. Citrus County shall support the environmental protection, recreational access, commercial revitalization, and encourage the redevelopment of the Old Homosassa Community.

Objective G&D-6.1: ~~Objective 17.19~~——Homosassa Community Redevelopment Plan

Citrus County shall utilize the Old Homosassa Community Redevelopment Plan to Preserve the Existing Character of the Old Homosassa Community. **[MOVED FROM APPENDIX]**

Policy G&D-6.1.1: ~~Policy 17.19.1~~Old Homosassa Community Redevelopment Plan Resources

Citrus County shall identify community resources and attributes through the planning process.

- (1) ~~A.~~ The County shall inventory community resources including land uses, infrastructure, and specific socio-economic factors.
- (2) ~~B.~~ The "Old Homosassa Area Redevelopment Plan", as implemented by enhanced development standards, shall serve as an educational tool for future citizens and businesses seeking to locate in Old Homosassa as well as a regulatory document to implement the community vision and preserve community character.

Policy G&D-6.1.2: ~~Policy 17.19.2~~——Old Homosassa Community Resource Protection

Citrus County shall protect community resources and attributes through appropriate land development regulations.

- (1) ~~A.~~ Within one year of the adoption of the "Old Homosassa Area Redevelopment Plan", Citrus County will adopt enhanced development standards for Area (C), the Proposed Overlay District. No Overlay District standards or other provisions shall increase development density beyond what is allowed by the underlying land use district on the Citrus County Land Development Code Atlas map.

- (2) ~~B.~~ Enhanced Development Standards shall include specific restrictions for land uses in Area (C), the Proposed Overlay District, as well as general guidelines for the development review process/level of project review.

Objective G&D-6.2: ~~Objective 17.20~~ — Old Homosassa Environmentally Sensitive Community Resources

Citrus County shall ~~P~~ protect the Environmentally Sensitive Community Resources

Policy G&D-6.2.1: ~~Policy 17.20.1~~ — Old Homosassa Community Redevelopment Plan Environmental Resources

Citrus County shall ~~I~~ identify environmental resources through the planning process.

- (1) ~~A.~~ The "Old Homosassa Area Redevelopment Plan", as implemented by enhanced development standards, shall outline environmental considerations for properties within Area (C), the Proposed Overlay District, and this shall serve as a guide to potential development for the purpose of protecting environmentally sensitive areas and encouraging responsible development.

Policy G&D-6.2.2: ~~Policy 17.20.2~~ — Old Homosassa Environmental Resource Protection

Citrus County shall ~~P~~ protect environmental resources through educational programs and by adopting appropriate development standards to further protect the uniqueness of the Old Homosassa community.

- (1) ~~A.~~ Within one year of the adoption of the "Old Homosassa Area Redevelopment Plan", Citrus County will adopt enhanced development standards to guide buildings and accessory uses away from environmentally sensitive resources within Area (C), the Proposed Overlay District. Enhanced standards will be adopted to implement **CON-1.1.10 Policy 3.1.9**, of the Comprehensive Plan.

- (2) ~~B.~~ Enhanced development standards shall guide buildings and other improvements away from environmentally sensitive resources and specifically limit development activity that can occur when the following is present on site or directly adjacent to the development site:

- (a) ~~1.~~ Wetlands or water
- (b) ~~2.~~ Wildlife, including West Indian Manatee, and Habitat
- (c) ~~3.~~ Tree Canopy and specimen trees

- (3) ~~C~~. The County shall work with residents through the Waterfronts Florida Program and other community initiatives to educate property owners and developers regarding the environmental conditions of the Old Homosassa community and work together to encourage good stewardship and responsible development.

Objective G&D-6.3: ~~Objective 17.21~~—Old Homosassa Development and Redevelopment

Citrus County shall ~~P~~promote Uniform Development and Redevelopment

Policy G&D-6.3.1: ~~Policy 17.21.1~~—Old Homosassa Development Standards

Citrus County shall ~~E~~establish development standards and assist property owners and developers with design and project review as needed to promote uniform development within Area (C), the Proposed Overlay District.

- (1) ~~A~~. The following issues shall be addressed by enhanced development standards for Area (C), the Proposed Overlay District:

- (a) ~~1~~. Zoning (Types of uses allowed)
- (b) ~~2~~. Height/Bulk of Buildings (setbacks/ISR, etc)
- (c) ~~3~~. Landscaping/Tree Protection
- (d) ~~4~~. Off street parking/Interior traffic circulation
- (e) ~~5~~. Pedestrian/Bicycle access connectivity

- (2) ~~B~~. The following additional issues shall be addressed by enhanced development standards for Area (B), the Core Study Area:

- (a) ~~1~~. Protection of existing architecture (style/design) as applicable
- (b) ~~2~~. Preserve existing site features that are unique or beneficial to the community through the review process

Objective G&D-6.4: ~~Objective 17.22~~—Old Homosassa Public Recreation and Access

Citrus County shall ~~P~~promote ~~P~~public ~~R~~recreation and ~~A~~access to the ~~R~~river as well as ~~G~~general ~~P~~pedestrian ~~C~~connectivity.

Policy G&D-6.4.1: ~~Policy 17.22.1~~ — Old Homosassa Public Recreation and Access Expansion

Citrus County shall ~~P~~pursue opportunities for grants and other financial resources that become available to expand public recreation access to the river and pedestrian facilities.

- (1) ~~A.~~ The primary pedestrian path shall be recognized as Area (A), Walk to the River, and future public and private development shall be consistent with this design
- (2) ~~B.~~ No public waterfront properties within Area (C), the Proposed Overlay District, shall be vacated or otherwise sold to private parties unless they are being assembled for a project that will provide public access to the river and promote general pedestrian connectivity and related facilities or unless such vacation will otherwise be deemed to be in the community's best interest and not detrimental to the goals and objectives of this plan.

Policy G&D-6.4.2: ~~Policy 17.22.2~~ — Old Homosassa Public/Private Coordination

Citrus County shall ~~P~~pursue public/private agreements/partnerships and coordinate efforts to effectuate the overall Community Plan.

- (1) ~~A.~~ The County shall encourage agreements with private property owners to enhance waterfront access in Area (C), the Proposed Overlay District.
- (2) ~~B.~~ The County shall place a high priority on filling in gaps between sidewalk segments and providing future pedestrian access to the waterfront area in Area (A), Walk to the River. This will translate into the prioritization process of public projects as well as into any public/private partnerships or agreements.

Objective G&D-6.5: ~~Objective 17.23~~ — Old Homosassa Design Features

Citrus County shall ~~P~~preserve the ~~P~~primary ~~D~~esign ~~F~~eatures of the 1886 Town Plat (not the lot density) as ~~P~~practical.

Policy G&D-6.5.1: ~~Policy 17.23.1~~ — Old Homosassa Development Standards

Citrus County shall require ~~F~~future development within Area (B), the Core Study Area, ~~shall~~ be consistent with the design of the underlying Town Plat of Old Homosassa as practical.

(1) ~~A.~~ Within Area (B), the Core Study Area, the County shall not approve the vacation of public roads or alleys unless the lands are being assembled for the purpose of a project that will clearly be consistent with the "Old Homosassa Area Redevelopment Plan", including but not limited to the original design of the underlying Town Plat as practical. This assurance shall necessitate a Planned Development Overlay/Master Plan approval by the Board of County Commissioners.

(2) ~~B.~~ Any re-plat, minor subdivision or lot reconfiguration shall also be subject to consistency with the "Old Homosassa Area Redevelopment Plan", including but not limited to the underlying town plat as practical. Substantial modifications to lot lines shall necessitate a Planned Development Overlay/Master Plan approval by the Board of County Commissioners.

Objective G&D-6.6: ~~Objective 17.24~~ — Old Homosassa Commercial Fishing

Citrus County shall ~~S~~support the ~~C~~commercial ~~F~~fishing ~~I~~industry.

Policy G&D-6.6.1: ~~Policy 17.24.1~~ — Old Homosassa Fishing and Waterfront Protection

Citrus County shall ~~E~~encourage and maintain commercial fishing to protect the waterfront from incompatible development and to maintain the historic fishing culture of Old Homosassa.

(1) ~~A.~~ Within Area (B), the Core Study Area, adverse impacts on existing commercial fishing operations shall be avoided by the adoption of land use standards applying to all proposed public and private development. The commercial fishing operation shall be given a higher priority by virtue of the stated objective.

Policy G&D-6.6.2: ~~Policy 17.24.2~~ — Old Homosassa Existing Commercial Fishing

Citrus County shall ~~P~~preserve the existing commercial fishing operations through public education and land use regulations.

(1) ~~A.~~ Commercial fishing operations within Area (B), the Core Study Area, shall be protected from future incompatible land uses through specific buffering requirements that shall be imposed when adjoining properties are developed. Within one year of the adoption of the "Old Homosassa Area

Redevelopment Plan", the Land Development Code shall be amended to provide specific setback/buffering/fencing requirements.

(2) ~~B.~~ The County shall participate in education about the economic benefits, lifestyles, and environmental effects of commercial fishing through public displays, brochures, and other similar means.

Objective G&D-6.7: ~~Objective 17.25~~ — River Lodge Resort Plan

~~Citrus County shall~~ ~~E~~establish ~~a~~ RV density cap on River Lodge Resort Plan ~~G~~FLUM Map Amendment on 165 acres (CPA-09-15) and require utilities at time of development;

Policy G&D-6.7.1: ~~Policy 17.25.1~~ — River Lodge Resort RV Maximum

~~Citrus County shall limit~~ River Lodge Resort ~~G~~FLUM Map Amendment CPA-09-15 on 165 acres as described therein ~~shall to~~ not exceed 800 RV units;

Policy G&D-6.7.2: ~~Policy 17.25.2~~ — River Lodge Resort Public Facility Requirement

~~Citrus County shall,~~ in accord with ~~F.S. Section~~ 163.3180(2), ~~F.S.,~~ ~~require~~ ~~R~~regional ~~U~~utilities for River Lodge Resort (CPA-09-15) ~~shall to~~ be present at time of occupancy of site. Until such time as regional utilities are available to the site, the site can develop up to the approved FDEP capacity for central water and wastewater. At the time regional utilities are available, the site shall connect to regional utilities within one (1) year.

Crystal River Commons (CRC) Parcel Subarea Plan **[ENTIRE CRC SUBAREA WAS ANNEXED INTO CRYSTAL RIVER.]**

~~GOAL 17-A — To establish a subarea plan text for the Crystal River Commons (CRC) subarea, consisting of 160.3 acres (MOL) (CPA-08-08), which allows for master planned retail, service and office development with related ancillary uses integrated with the unique site characteristics applicable to Crystal River Commons (CRC) subarea to minimize any development impacts both on and offsite.~~

~~Objective 17.31 — The Crystal River Commons Subarea will be designed to achieve the following objectives:~~

- ~~— Provide a high value retail and office, clustered town center development~~
- ~~— b. Protect onsite natural resources, preserve open space, and onsite flood plain functions~~

~~Policy 17.31.1 — The Crystal River Commons (CRC) Subarea will have the following maximum levels of development:~~

- ~~— Retail and service land uses shall not exceed 399,000 square feet and office land use shall not exceed 125,000 square feet. Retail, service, and office uses are as defined by the Land Development Code (LDC), the submitted traffic study, and the ITE Manual~~
- ~~— Clustered, town center format as outlined in Future Land Use Subarea Figure 10-34~~
- ~~— c. There shall be no residential land uses~~

~~Policy 17.31.2 — The Crystal River Commons (CRC) Subarea will have the following comprehensive development regulations:~~

- ~~— Development design within the CRC, including outparcels, must comply with LDC standards for Large or Small Nonresidential Projects (including parking and foundation landscaping, lighting plan, façade design features, and pedestrian amenity area), and other applicable Citrus County LDC standards unless specifically stated within this Subarea Plan or an approved Development Agreement~~
- ~~— Development within the CRC, including all roadways and storm water construction, will be subject to platting requirements of the LDC~~
- ~~— Within the CRC, proposed development must comply with the requirements of the Coastal High Hazard Area (CHHA) as outlined within this Comprehensive Plan and the LDC~~
- ~~— The duration of development within the CRC shall not exceed ten years from the date of approval of the improvement plans for the first plat. The conceptual phasing schedule is as follows~~
 - ~~— Phase 1 = Infrastructure and Traffic Mitigation (2009-2011)~~
 - ~~— Phase 2 = First Anchor (2010-2012; Second Anchor (2012-2014)~~
 - ~~— Phase 3 = Outparcels and Town Center (2011-2019)~~

Utilities

~~Policy 17.31.3 — All development within the CRC must be served by regional sewer and water service.~~

Traffic and Roadways

~~Policy 17.31.4 — For development within the GRG, improvements to the Citrus County roadway system including but not limited to installation of turn lanes, acceleration and/or deceleration lanes, intersection upgrades, and signalization, shall be provided as specified within an approved Transportation Mitigation Plan that is incorporated into a Development Agreement and completed prior to issuance of development order on any parcel or out-parcel. These requirements, which must meet or exceed the requirements of Policy 19.5.3 and Chapter 55 of the Concurrency Management System, must be approved by the Board of County Commissioners.~~

~~All access points on US-19 within the GRG are subject to Florida Department of Transportation (FDOT) approval. Outparcels cannot directly access US-19. Access to the project shall be limited to three connections to US-19 as shown on Subarea Figures 10-34 and 10-35~~

~~As outlined on Subarea Figures 10-34 and 10-35, the GRG may have one access point on W. Venable Drive at the intersection with the proposed collector roadway~~

~~Cross-access within the GRG between property owners shall be recorded in the official records of the Clerk of Court, and submitted to the County prior to release of site development permits of any parcel or out-parcel~~

~~Project design within the GRG shall be pedestrian-oriented through design features that enhance pedestrian safety, efficiency and connectivity with a clear definition between vehicular areas and pedestrian walkways~~

~~Development within the GRG shall provide sidewalks and/or multi-use trails along both sides of the new Collector Road and along the north side of the local road (formerly West Penn Drive)~~

~~Within the GRG, sidewalks shall connect building entrances and parking areas, roadway sidewalks, out parcel buildings and transit stops~~

~~Sidewalks shall be at grade in parking areas and at road crossings. Pedestrian walks within parking areas shall be clearly indicated through the use of landscaped areas, or the use of scored concrete or pavers and specifically not striped asphalt~~

~~Pedestrian amenity areas within the GRG shall be located in conjunction with transit stops, building entrances, or designated open spaces~~

Driveway entrances within the CRC, including that of the existing church, must meet LDC standards for driveway separation when practical and are subject to review and approval by the Engineering Division

Transit/bus stops within the CRC shall be provided for each large retail parcel and as generally outlined on Subarea Figures 10-34 and 10-35

Policy 17.31.5 — The Developer shall, prior to or simultaneous with the development of the Crystal River Commons (CRC) Subarea Plan and within its traffic mitigation plan, fund and cause to be constructed an onsite, collector road from the intersection of U.S. 19/Ozello Road to W. Venable Road (with signalization) to serve as a County hurricane evacuation route as per Subarea Figures 10-34 and 10-35.

Policy 17.31.6 — Citrus County shall amend its Transportation Element to add the necessary collector road designation onsite and shall amend its CIP/GIE to reflect Developer funding for such collector construction.

Stormwater

Policy 17.31.7 — The stormwater management system for CRC shall be designed in accordance with all SWFWMD and Citrus County LDC rules where practical and as approved by the Engineering Division.

The CRC shall have stormwater ponds designed to store development runoff from two back-to-back 100-year, 24-hour storm events, instead of the single 100-yr, 24-hr storm required in this Plan

All parking lot runoff shall be directed toward an approved stormwater facility and not discharge directly to the jurisdictional wetlands

Any encroachment into the floodplain by the new construction shall be adequately accounted for (i.e., floodplain compensation)

Onsite stormwater treatment systems shall be designed to retain stormwater onsite and implement Best Management Practices for any Karst features of Karst Sensitive Areas

Wetlands and Open Space

Policy 17.31.8 — Development within the CRC subarea shall comply with the following wetlands and open space requirements:

- ~~—A 15-foot upland buffer containing natural vegetation shall be maintained upland of all Conservation Tracts and preserved jurisdictional wetlands except as denoted on site plan for large retail parcel one~~
- ~~—All structures shall maintain at least a 50-foot setback to any jurisdictional wetland~~
- ~~—No development shall be permitted east of Stormwater Pond #2 and Stormwater Pond #1, with the exception of the minor collector road; nor in any “Conservation Tract” or “Jurisdictional Wetlands (to remain)” as outlined within Figure 10-34. Passive recreational facilities and environmental enhancement/mitigation uses in areas identified as “open space”, “conservation tract”, or “jurisdictional wetlands (to remain)” may be allowed when approved by the Community Development (subject to limitations as outlined within the LDC)~~
- ~~—Open space for the CRC shall be provided at a minimum of 20%, as defined within this Plan~~
- ~~—Areas identified as “Open Space” and “Conservation Tract” on Figures 10-34 and 10-35 shall not be used for constructed drainage facilities, utilities, common maintenance facilities, storage areas, common buildings, active recreational facilities, or similar uses~~
- ~~—Open Space and Conservation Tracts shall be preserved through permanent conservation easement(s) or similar legal instrument(s) to preclude future development or further subdivision of the land~~

Endangered and Threatened Species Habitat Protection

~~Policy 17.31.9 — The Developer shall, prior to the development of the CRC subarea, work with the Florida Fish and Wildlife Conservation Commission (FWC) to protect onsite natural resources and wildlife through implementation of the following measures:~~

- ~~—Develop and implement a community education program to help minimize negative bear-human interactions and increase public awareness of bears; and~~
- ~~—Develop deed restrictions, or other similar legal instrument(s), designed to minimize artificial food sources and other bear attractants within the development area~~

~~—Protect gopher tortoises and their commensal species using onsite preservation when possible~~

Goal G&D-7: ~~GOAL—17B~~ Hollinswood Harbor Port Subarea

To establish a Subarea plan text and subarea map for the Hollinswood Harbor Port (HHP) Subarea, consisting of 525 acres (MOL) (CPA-09-14), to include multiuse, integrated development with related ancillary uses appropriate for the unique site characteristics applicable to Hollinswood Harbor Port (HHP) Subarea and to minimize any development impacts both on and offsite.

Objective G&D-7.1: ~~Objective 17.33~~—Hollins Harbor Port Area

Citrus County shall design ~~the~~ Hollinswood Harbor Port (HHP) Subarea ~~will be designed~~ to achieve the following objectives:

- (1) Designate a Port Subarea map with Subarea land uses therein which have meaningful and predictable standards and guidelines.
- (2) Define maximum development build out potential for the Subarea.
- (3) Protect onsite natural resources, preserve open space and onsite flood plain functions, and implement County Manatee Protection.

Policy G&D-7.1.1: ~~Policy 17.33.1~~—HHP Development Maximums

Citrus County shall limit ~~Subject to specific defined acreage ranges in Policy 17.33.3 for the Subarea,~~ the Hollinswood Harbor Port (HHP) Subarea ~~shall have to~~ the following maximum levels of development, subject to **Policy G&D-7.1.3** for the Subarea:

- (1) Total Residential acreage in Hollinswood Harbor Port (HHP) shall be limited to 20% of the total Port acreage at a total density of six (6) units per acre. Clustered residential use shall be required. Clustered subdivision and residential areas shall have minimum of thirty percent (30%) open space and be centrally located in the Port Subarea to provide multimodal access to surrounding industrial, commercial, institutional and port marina uses;
- (2) Residential development shall be entitled to an additional density of one (1) units per acre above the residential standard of Port District, **Policy 17.3.2 G&D 3.13.4** provided such increased density is clustered and legally permanently dedicated to workforce housing (as defined by F.S. 420.5095(3)(a) or the successor definition thereof);

(3) At no time shall residential density exceed a total of 600 units in the HHP Subarea.

(4) Within Hollinswood Subarea Plan, any Recreational Vehicle Park density shall not exceed five (5) units per acre.

Policy G&D-7.1.2: ~~Policy 17.33.2~~ — HHP Integrated Land Uses

Citrus County shall define ~~The Hollinswood Harbor Port (HHP) Subarea map with defined Subarea land uses as identified on is attached hereto the FLUM as Figure 10-36.~~

Integrated land uses (such as a mix of Industrial, Recreational, Commercial and Residential) are allowed in the Commercial and Port water dependent Subareas

The Industrial Area shall require a planned development overlay to integrate residential uses therein unless the residential uses are limited to temporary workforce housing.

Policy G&D-7.1.3: ~~Policy 17.33.3~~ — HHP Allowed Land Uses

Citrus County shall allow ~~The following land uses are allowed in Hollinswood Harbor Subarea Plan per attached map:~~

(1) ~~1.~~ Hollinswood Harbor Port (HHP) – Industrial

This land use category is intended for manufacturing, processing, storage, recreational vehicle parks, warehousing, wholesaling, marinas and distribution. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards in the County Land Development Code. Residential uses shall be limited to workforce housing.

At build out, the following acreages shall control:

Institutional/Industrial Use – not less than sixty-five (65) acres nor more than 128 acres

Residential Use – (Workforce) – not to exceed forty (40) acres

Commercial, RV, Light Industrial – not to exceed fifty (50) acres. Commercial build out shall not exceed 200,000 square feet

(2) ~~2.~~ Transportation Communication & Utility

This land use category allows for those uses directly related to transportation, communications, and utilities; it also accommodates service and storage related facilities necessary to support such uses – 17 acres per Subarea Map.

(3) ~~3.~~ Hollinswood Harbor Port (HHP) – Commercial

This category designates those areas suitable for commercial development. Commercial and RV uses are allowed in this category along with Light Industrial as defined in the Citrus County Comprehensive Plan.

At build out, the following acreages shall control:

Industrial (Light) – a minimum of twenty (20) and not to exceed 50 acres

Commercial/RV – Not less than 65 acres but not to exceed 125 acres; commercial build out shall not exceed 450,000 square feet

Residential – a minimum of twenty (20) acres but not to exceed forty (40) acres

(4) ~~4.~~ Hollinswood Harbor Port (HHP) – Port Water Dependent

This category designates those areas suitable for water dependent, water related industrial uses and commercial marina development within the HHP Subarea Plan. These uses include industrial uses, commercial fishing industry and related uses, manufacturing, commercial uses, resort uses, residential uses, personal services, and professional services and support facilities for the immediate population. Below are allowed uses within the HHP Water Dependent Area:

- Industrial Uses (to include the IND and LIND districts)
- Processing Facilities
- Marina Operations (Industrial & Commercial)
- Boat Repair & Sales
- Dry Boat Storage Facilities
- Wet Slips
- Commercial Fishing Industry Operations and related activities (Personal and Professional)

- Resort Hotels
- Cruise Ship Facilities (including Casino Boat) Operations
- Retail Shops
- Restaurants
- Bars & Lounges
- Freight or storage yards
- Manufacturing, including boats and craft industries
- Warehousing
- Barging Operations (loading and unloading)
- Water related recreational uses
- Residential Uses

At build out, the following acreages shall control:

Industrial – not to exceed 100 acres

Residential – not less than 30 acres but not to exceed 100 acres

Institutional Commercial Water Dependent – not less than 125 acres but not to exceed 255 acres; commercial uses shall not exceed 300,000 square feet

Policy G&D-7.1.4: ~~Policy 17.33.4~~ — HHP Development Regulations

Citrus County shall require ~~the~~ Hollinswood Harbor Port (HHP) Water Dependent Subarea ~~will to~~ have the following comprehensive development regulations:

- (1) Development design within the Subareas shall comply with LDC standards for Large or Small Nonresidential Projects, and other applicable Citrus County LDC standards unless specifically stated within this Subarea Plan and Text;
- (2) Development within the Hollinswood Harbor Port (HHP), including all roadways and storm water construction, will be subject to platting requirements of the LDC;
- (3) Cross access agreements between land uses to provide waterfront access and recreational viewing areas shall be required;

- (4) As part of the platting process, each Hollinswood Harbor Sub area on the waterfront shall ensure dedicated public access to waterfront areas and dockage;
- (5) Commercial docks in the Port Water Dependent area shall not exceed 150 slips. Residential dockage shall not exceed 230 slips. Subject to state regulations commercial docks shall be primarily located in key cut areas, marinas, and commercial fishing areas. Clustering of residential docks shall be encouraged in order to retain open waterfront areas.
- (6) Not less than five percent (5%) of commercial docks shall be dedicated transient public access dockage.
- (7) Not less than ten (10) percent of the waterfront on the Cross Florida Barge Canal shall have dedicated public access points.

Utilities

Policy G&D-7.1.5: ~~Policy 17.33.5~~ — HHP Utilities

Citrus County shall require ~~As per Citrus County Comprehensive Land Use Plan,~~ all development within the Hollinswood Harbor Port (HHP) ~~must~~to be served by central sewer and water. Any such onsite central wastewater service shall provide for Advance Wastewater Treatment and reuse capability per Policy PF-3.2.15~~Policy 7.3.16~~ of the County's Comprehensive Plan.

Stormwater

Policy G&D-7.1.6: ~~Policy 17.33.6~~ — HHP Stormwater

Citrus County shall require ~~the~~ stormwater management system for Hollinswood Harbor Port (HHP) ~~shall~~to be designed in accordance with all SWFWMD and Citrus County Land Use Plan Karst Sensitive Area policies. All development in the Hollinswood Harbor Port Subarea shall utilize Best Management Practices for stormwater facility design and construction as identified in the publication "Protecting Florida Springs – Land Use Planning Strategies and Best Management Practices."

Marinas

Policy G&D-7.1.7: ~~Policy 17.33.7~~ — HHP Marinas

Citrus County shall require ~~the~~ Hollinswood Harbor Port (HHP) ~~shall~~to utilize Best Management Practices (BMP) for fuel protection and/or spills and shall meet all

standards of Federal, State and local regulatory agencies to include the Florida Clean Marina Program, as established by the [FDEP, within the Clean Marina Action Plan Guidebook, March 2007 revision](http://www.dep.state.fl.us/cleanmarina/files/Clean_Marina_Action_Plan_Guidebook.pdf) (http://www.dep.state.fl.us/cleanmarina/files/Clean_Marina_Action_Plan_Guidebook.pdf) and help eliminate or reduce pollutants from reaching

Developers of any marine oriented facilities within the HHP shall post manatee awareness signs and provide informational kiosks instructing boaters on safe boating practices. Signage shall be installed along the Marjorie Harris Carr Cross Florida Barge Canal west of US-19 to ensure safe speeds and minimal wakes.

A monofilament line recycling program shall be implemented by placing marked collection receptacles at appropriate locations such as marinas, bait and tackle shops, and other marine-oriented facilities.

All existing and new boat facilities (public and private) shall be required to post manatee awareness signs. All rental vessels, including personal watercraft, shall be required to display stickers or plasticized cards with boating safety and standards of manatee protection information. The developers of marine facilities shall contractually commit to implementing the Florida Clean Marina Program, as established by the DEP within the Clean Marina Action Plan Guidebook, [March 2007 revision](http://www.dep.state.fl.us/cleanmarina/files/Clean_Marina_Action_Plan_Guidebook.pdf) (http://www.dep.state.fl.us/cleanmarina/files/Clean_Marina_Action_Plan_Guidebook.pdf)

and help eliminate or reduce pollutants from reaching Florida's waterways. The developers of marine facilities shall conduct a self-assessment of the marina facility within one year of completion of the marina to determine compliance with the Clean Marina standards. Utilizing the Clean Marina Action Plan checklist, the developers of marine facilities shall annually perform a self assessment of the marine facility with assistance from the MIAF, Florida Sea Grant Extension Agents, U.S. Coast Guard Sea Partners, and the District staff of the DEP.

Goal G&D-8: ~~GOAL—17C~~ County Road 491 Fixed Corridor Plan

To establish a focused development area, as identified in the County Road 491 Corridor Planning Study, to be referred to as the CR-491 Fixed Corridor Plan. The Overlay Tiers will define related land use districts that guide development along the Fixed Corridor, support economic development, and coordinate with the alignment of Suncoast Parkway 2.

~~Land Use~~

Objective G&D-8.1: ~~Objective 17.34~~ — CR 491 Land Use Districts

~~The~~ Citrus County has adopted Overlay Tiers with associated land use districts within the CR-491 Fixed Corridor Plan as depicted on ~~Figure 10-38~~ the FLUM to promote economic vitality.

Policy G&D-8.1.1: ~~Policy 17.34.2~~ — CR-491 Development Orders

Citrus County shall allow ~~development~~ within the Fixed Corridor Plan ~~will to~~ allow for development orders consistent with the related land use districts identified in the Overlay Tiers without further need for a Comprehensive Plan Amendment and/or Land Development Atlas Amendment.

Policy G&D-8.1.2: ~~Policy 17.34.3~~ — CR-491 Overlay Tiers

Citrus County shall include the following related land use districts in ~~the~~ Overlay Tiers within the CR-491 Fixed Corridor Plan ~~include the following related land use districts~~:

Overlay Tier	Related Land Use Districts
Regional Gateway	GNC, PSO, RMU, PSI
General Urban	GNC, PSO, RMU, HDR, PSI
Natural	CON*, REC*

* Residential uses are not allowed.

~~Interchange Management Areas~~

Goal G&D-9: ~~GOAL—17D~~ Holder Industrial Park (HIP) Subarea Plan

To establish a Subarea plan legal description, text of subarea land uses and subarea Master Plan map for the Holder Industrial Park (HIP) Subarea, consisting of 557.0 acres (MOL), to include multiuse, industrial development project with related ancillary uses appropriate for the unique site characteristics applicable to Holder Industrial Park (HIP) Subarea and to minimize any development impacts both on and offsite.

Objective G&D-9.1: ~~Objective 17.36~~ Holder Industrial Park

Citrus County shall designate ~~The purpose of~~ the HIP ~~is~~ to provide a strategically located industrial park location within Citrus County with necessary infrastructure in place to increase industrial land uses in the County and provide a basis for future diversity of Citrus County economic growth. The Holder Industrial Park (HIP) Subarea

(~~Exhibit “B”, Figure 10.37~~FLUM) via the owner(s) will be designed and intended to achieve the following objectives:

- (1) Implement **Goal G&D-22** and ~~Objective 22.5~~ of the ~~Economic Development Element Growth and Development Chapter~~(EDE) of the Plan.
- (2) Designate a HIP Subarea map within County Planned Service Area.
- (3) Provide specific Subarea land uses focusing on Industrial land uses appropriate for an industrial park which include meaningful and predictable standards and guidelines.
- (4) Define maximum development build out potential for the Subarea and its uses.
- (5) Protect onsite natural resources, preserve open space and onsite flood plain functions, and implement the County’s Stormwater Protection Standards consistent with site and proposed HIP industrial use(s).
- (6) Ensure the necessary on and offsite infrastructure is in place at time of development per **Objective G&D-2.2**, ~~22.1~~ of Plan’s ~~Economic~~ **Growth and Development Element**.
- (7) Facilitate future joint public/private industrial projects in HIP ~~consistent with Policy 22.5.4 and Policy 22.5.5 of Economic Development Element which may include~~, at the discretion of the Board of County Commissioners, private placement bonds, local manufacturing program per **F.S. 163.3252**, where feasible, and/or a County Community Redevelopment District for the HIP Subarea district and redevelopment area(s) per **F.S. 163.2517**.

Policy G&D-9.1.1: ~~Policy 17.36.1~~ Holder Industrial Park Residential Development Maximums

Citrus County shall limit the Holder Industrial Park (HIP) Subarea to the following maximum levels of residential development, sSubject to specific defined acreage ranges set forth in **Policy G&D-9.1.3**~~17.36.3~~ for each Subarea, ~~the Holder Industrial Park (HIP) Subarea shall have the following maximum levels of residential development:~~

- (1) Total Residential acreage in Holder Industrial Park (HIP) shall be limited to 10% of the total acreage at a total density of eight (8) units per acre. Clustered residential use shall be required. Clustered residential areas shall have minimum of thirty percent (30%) open space and be centrally located in

the Subarea district to provide multimodal access to surrounding onsite industrial, commercial and institutional uses:¹

- (2) Applications for residential development in HIP Subarea IND Tier I and II and HIP Commercial shall primarily (i.e. a majority or greater) consist of workforce housing (as defined by F.S. 420.5095(3) or the successor definition thereof);

Policy G&D-9.1.2: ~~Policy 17.36.2~~ Holder Industrial Park Integrated Land Uses

Citrus County shall designate ~~t~~The Holder Industrial Park (HIP) Subarea ~~map~~ with designated Subarea land uses of Commercial, IND I and II tiers, as set forth in the FLUM~~Figure 10-37a.~~

Integrated LDC land uses (such as a mix of Industrial, TCU, Commercial office and Residential and accessory uses) are allowed in the Commercial and Light Industrial (LIND) Tier I. **Per Policy G&D-9.1.5~~17.36.5~~ below,** Such allowed use(s) may cross over between subarea map districts boundaries and shall be designed to encourage the capture of internal traffic and facilitate mixed use development.²³

In the Industrial Area (Tier II) applications for residential use shall be limited to workforce housing via the planned unit development process.

Policy G&D-9.1.3: ~~Policy 17.37~~ Holder Industrial Park Allowable Land Uses

Citrus County shall allow ~~t~~The following land uses are in Holder Industrial Park Subarea Plan and Tiers per the attached maps~~(Figure 10-37a~~FLUM):

- (1) Holder Industrial Park (HIP) - Commercial

This category designates those areas suitable for primary commercial development along U.S. Highway 41. LDC land uses of commercial, institutional, multifamily, office and residential uses are allowed in this

¹ Clustered for purpose of HIP Subarea shall mean "Cluster Residential Development: Development or subdivisions which maintains a significant portion of the development in common open space; where the homes (multi-family attached units) are clustered on a portion of the site minimizing individual lot sizes, or concentrating the housing units, allowing for higher percentages of open space overall. Such reduces paving, utility and service costs for the community.

² "Crossover" as used herein means the [one (1) project boundaries] are located across a Tier boundary line

³ The HIP, GNC and LIND Tier I boundary lines are conceptual. Such at development may be modified in location, but size and percentage of buildout may not vary.

category along with Light Industrial (LIND). The non-industrial uses are intended to support the primary industrial uses.

At build out, the following acreages shall control:

Industrial (Light) – up to fifty (50%).

Institutional/Commercial/Office – up to seventy (70%).

Residential – not to exceed twenty (20%) of total acres.

(2) Holder Industrial Park (HIP) – Industrial – Tier II

This land use category is intended for manufacturing, processing, storage, and warehousing, wholesaling, and distribution unless prohibited by [Policy G&D-9.1.11](#) [17.36.11](#). The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards in the County Land Development Code Section, unless otherwise outlined in this Subarea Plan. Residential uses shall be limited to workforce housing.

At build out, the following acreages shall control:

Industrial Use – up to ninety (90%)

Residential Use – (Workforce) – not to exceed ten (10%).

TCU, Light Industrial – not to exceed thirty (30%) acres.

Tier II industrial uses may not crossover into Tier I or Commercial Tier. IND Tier uses are not allowed in LIND Tier I or Commercial Tier. To maintain compatibility the HIP IND Tier boundaries are fixed in location per [the FLUM Figure 10-37](#).

(3) Holder Light Industrial Park (HIP) – Tier I

This category designates those areas suitable for light industrial uses and related commercial development within the HIP Subarea Plan. These uses include light industrial uses, light manufacturing, commercial uses, residential uses, personal services, and professional services and support facilities for the immediate population. Below are allowed uses within the HIP Tier I:

(a) LIND Industrial Uses as outlined in the LDC

- (b) Processing Facilities (subject to a 500 ft. setback from residential areas)
- (c) Boat Repair & Sales
- (d) Dry Boat Storage Facilities
- (e) Retail Shops
- (f) Freight or storage yards (Truck/Bus terminals require Conditional Use approval)
- (g) Manufacturing, including boats and craft industries
- (h) Warehousing (associated with light manufacturing)
- (i) Multi-Family Residential Uses – clustered multifamily (eight (8) units/acre)
- (j) No crossover of Tier II LIND uses are allowed in IND Tier I

At build out, the following acreages shall control:

Light Industrial – not to exceed eight (80%)

Residential – less than ten (10%). See HIP map for primary location (~~Figure 10-37~~ [FLUM](#))

Institutional/Commercial – not to exceed twenty (20%); commercial uses shall not exceed 150,000 square feet

(4) Transportation Communication & Utility

This land use category allows for those uses directly related to transportation, communications, and utilities; it also accommodates service and storage related facilities necessary to support such uses. There is no land use cap on such. It is allowed in all HIP Tiers. Power generation facilities, cell towers, and substations are restricted to IND Tier II. Telecommunications towers, antennas, and Small Wireless facilities shall comply with the standards in the LDC in relation to sites located in the IND land use district.

(5) Targeted Industries

In accord with Citrus County Economic Development Plan (“Plan”), the developer of the HIP subarea shall attempt to coordinate land uses to facilitate the Plan.

Policy G&D-9.1.4: ~~Policy 17.38~~ Holder Industrial Park Secondary Uses

Citrus County shall allow ~~r~~Recreational uses and open space ancillary and secondary⁴ to and tied to HIP uses in all HIP Tiers. See Policy ~~G&D-9.1.11~~ ~~17.36.11~~ for prohibited Recreational Land Uses.

Policy G&D-9.1.5: ~~Policy 17.39~~ Holder Industrial Park Development Regulations

Citrus County shall require ~~t~~The Holder Industrial Park (HIP) Subarea Tiers ~~to~~ ~~will~~ have the following comprehensive development regulations:

- (1) Development design within the Subareas shall comply with LDC standards for Large or Small Nonresidential Projects, and other applicable Citrus County LDC standards; provided however, that HIP projects which adopt standardized architectural designs for its development and building at time of permitting which meet or exceed LDC small and large nonresidential projects shall be exempt from LDC building design standards;
- (2) Development within Holder Industrial Park (HIP), including all roadways and stormwater construction, will be subject to platting requirements of the LDC;
- (3) Written cross access agreements between land uses to provide internal access shall be required;
- (4) LDC buffering shall occur on perimeter of the HIP unless such abut dedicated open space areas on ~~Figure 10-37~~ the FLUM; Buffering on the north boundary of HIP shall be thirty (30) feet in width type D landscaping but no wall. LDC buffers on internal parcels may be waived if any integrated plan of development (to include landscaping) is provided which meets or exceeds LDC buffering standards. Buffers shall be installed concurrent with development abutting the HIP perimeter.
- (5) The map areas designated in the FLUM ~~Figure 10-37~~ and the respective land use tiers are conceptual. At the time of plat or site plan approval map areas may be modified to accommodate an allowable use provided percentage of uses and acreages are proximate to the subarea text standards. An allowable use in two

⁴ Secondary and Accessory Use(s) are defined by LDC Section 1500 (2012)

areas or tiers can be developed across the subarea map lines, subject to limitations elsewhere in this Subarea Plan.

~~Policy G&D-1.1.1:~~ Policy G&D-9.1.6: Policy 17.40 Holder Industrial Park

Utilities:

Citrus County shall

- (1) Upon the HIP development projects achieving a total of 17,500 gallons per day any and all of water or wastewater, then development therein within the Holder Industrial Park (HIP) must be served by central sewer and water. Any such new onsite central wastewater service shall provide for Advanced Wastewater Treatment and reuse capability per Objective PF-3.3 ~~Objective 7.4~~ of the County's Comprehensive Plan and comply with applicable State permitting requirements.
- (2) At time of development, utility concurrency per plan's standard shall be met for each parcel/project. (see HIP Policy G&D-9.1.7 ~~17.36.7~~)

~~Policy G&D-1.1.2:~~ Policy G&D-9.1.7: Policy 17.41 Holder Industrial Park

Concurrency:

Citrus County shall require ~~At the time of development order or development permit;~~ any intended use in HIP to demonstrate land use plan and LDC concurrency compliance for stormwater, wastewater and potable water at the time of development order or development permit.

Policy G&D-9.1.8: Policy 17.42 Holder Industrial Park Stormwater: Management

Citrus County shall require tThe stormwater management system for Holder Industrial Park (HIP) to be designed in accordance with all SWFWMD and Citrus County Land Use Plan Karst Sensitive Area policies. All development in the Holder Industrial Park Subarea shall utilize Best Management Practices for stormwater facility design and construction as identified in the publication "Protecting Florida Springs – Land Use Planning Strategies and Best Management Practices." In areas adjacent to floodplains or wetlands, low impact development practices shall be encouraged. Where appropriate drainage in HIP shall be phased for each onsite basin for the proposed uses and future uses in each basin with the intent of an integrated sitewide drainage plan.

Policy G&D-9.1.9: ~~Policy 17.43~~ Holder Industrial Park Planned Service Area Amendment:

Citrus County shall amend the County's Planned Service Area and map to ~~Concurrent with the adoption of the HIP Subarea Plan and Text, the County's Planned Service Area and map shall be amended by separate ordinance to~~ incorporate the ~~amendment as revised Figure 10-28 as~~ outlined in application CPA-19-01: ~~concurrent with the adoption of the HIP Subarea Plan and Text.~~

Policy G&D-9.1.10: ~~Policy 17.44~~ Holder Industrial Park Transportation Requirements

Citrus County shall:

- (1) Per ~~the FLUM Figure 10-37~~ the HIP shall have two (2) entrances – north on County Road 491 and west on State Road 41 which shall be tied together by onsite collector road. Direct parcel access onto the internal collector by individual projects shall be limited to major uses of > 25,000 sq. ft. of buildable use.

Subarea entrances shall initially be mitigated via acceleration deceleration and turning lanes at build out of HIP commercial or in five (5) years from the date of the first development order/platting approval (whichever occurs first). Signalization of the US 41 entrance shall be installed predicated FDOT mandate for such, and signalization for the CR-491 entrance shall be reviewed by the County and installed by the developer/permit holder(s) when trip generation is determined to warrant such per appropriate regulations.
- (2) Per ~~EDE Policies G&D 2-2.122.1-, .2, .3 and .4~~, utilizing state/regional grants, impact fees, and/or an MSBU, the Developer will seek to expand offsite transportation facilities and key intersections such as US 41/County Road 491 as warranted for the development.
- (3) At the time of FDOT expansion of US 41 north, the owner/developer of HIP shall dedicate to the State of Florida ROW along east side of US 41 for its expansion.
- (4) At the time of construction of each entrance road site to US 41 or County Road 491, concurrent with such the Developer shall construct a transit station at each entrance. Further, the main internal collection road shall have a multimodal trail to facilitate bike and pedestrian traffic between land uses.

Policy G&D-9.1.11: ~~Policy 17.45~~ Holder Industrial Park Prohibited Land

Uses:

Citrus County shall expressly prohibit the following land uses:

- (1) To maintain the internal compatibility and function of the HIP Industrial Park and to limit offsite impacts from adverse industrial use the following land uses are expressly prohibited in the below designated Industrial Tiers

(~~FLUM~~ ~~Figure 10-37~~)

1. Single Family	IND Tiers I and II
2. Group Homes	IND Tiers I and II
3. Halfway Homes	IND Tiers I and II
4. Cemeteries	IND Tiers I and II
5. Nursing Homes/ACLF	IND Tiers I and II
6. Churches	IND Tiers I and II
7. Shooting Ranges	IND Tiers I and II
8. Camps/Retreat/Rec. Resorts	IND Tiers I and II
9. Truck Stops	IND Tiers I and II
10. Flea Markets	IND Tiers I and II
11. Funeral Homes	IND Tiers I and II
12. Taverns/Bars	IND Tiers I and II
13. Race Track/Outdoor Arena	IND Tiers I and II
14. Agricultural – Permanent	IND Tiers I and II
(Seasonal) Short term AG uses are allowed	
Provided no permanent structures are built	
15. Hotel/Motel	IND Tiers I and II
16. Restaurants	IND Tiers I and II
17. Solid Waste	IND Tiers I and II
18. Landfills	IND Tiers I and II

19. C/D	IND Tiers I and II
20. Slaughter house	IND Tiers I and II
21. Kennels	IND Tiers I and II
22. Prisons/Jails	IND Tiers I and II
23. Adult Entertainment Facilities	IND Tiers I and II
24. Wellfields	IND Tiers I and II
25. Airports	IND Tiers I and II
26. Cement Batch Plants	IND Tier I
27. RV Parks	IND Tiers I and II
28. Power Generation Facilities (Large Scale)	IND Tier I
29. Oil Refineries	IND Tiers I and II
30. Liquid Natural Gas (LNG) Plants	IND Tier I

- (2) To maintain internal compatibility and function of HIP Industrial Park and to limit offsite and onsite impacts, the following land uses are prohibited in the HIP Subarea Commercial area.

Item Numbers 1 – 13 and 17 – 30 listed above.

Policy G&D-9.1.12: ~~Policy 17.46~~ Holder Industrial Park Infrastructure Financing Alternatives:

Citrus County shall consider the use of a(n) HIP Community Redevelopment District(s) (CRA's) to provide necessary onsite and offsite infrastructure – water, sewer, transportation and communication ~~;~~ ~~the County may consider the use of a(n) HIP Community Redevelopment District(s) (CRA's)~~ if applicable and/or redevelopment areas consistent with **F.S. 163.2517**; designation of urban infill and redevelopment area and **F.S. 163.3252** – local manufacturing program(s).

Policy G&D-9.1.13: ~~Policy 17.47~~ Holder Industrial Park Airspace

Standards:

Citrus County shall require aAll uses within the HIP to comply with the LDC standards outlined in LDC Section 7500, Airports – Adjacent Land Use Controls, or its successor in function.

Goal G&D-10: Interchange Management Areas

To ensure focused growth consistent with the “Focused Growth Scenario” of the “Suncoast Parkway 2 Transportation Corridor Land Use Study” dated May 19, 2019, prepared by the Tampa Bay Regional Planning Council, Citrus County shall dedicate Interchange Management Areas (IMA). The IMAs shall direct growth to dedicated areas to reduce spot development and sprawl in the areas around highway interchanges.

Objective G&D-10.1: ~~Objective 17.35~~ — Interchange Management Areas

~~The~~ Citrus County shall provide opportunities for ~~non-residential~~ development that is designed to promote traffic safety, ensure compatibility with surrounding land uses, and promote highway beautification within the Interchange Management Areas (IMA) of the Suncoast Parkway.

Policy G&D-10.1.1: ~~Policy 17.35.1~~ — Interchange Management Areas Enhanced Development Standards

~~The~~ Citrus County shall adopt enhanced development standards within the Land Development Code for development within IMAs with specific emphasis on control of access, use of frontage roads or joint and cross access, specified driveway throat distances, separation of access from interchange ramps and other transportation planning concerns, unified landscaping for quadrants, enhanced buffering along roadway, pedestrian circulation, subdivision regulations, signage, and lighting.

Policy G&D-10.1.2: ~~Policy 17.35.2~~ — Interchange Management Area Amendments

Citrus County shall consider Aall non-residential development within the IMA, whether newly proposed, or deemed a change of use (occupancy classification), or an expansion of existing non-residential development, ~~shall be considered~~ through a Comprehensive Plan Amendment/Land Development Code Atlas Amendment with an affiliated master plan of development as a Planned Development Overlay (PDO). If the existing land use district already allows for the non-residential use, then a PDO must be established to address new, change of use, or expanded development.

Policy G&D-10.1.3: ~~Policy 17.35.3~~ — Interchange Management Area Utility Requirements

~~The~~ Citrus County shall not consider an Atlas Amendment within the IMA to allow for non-residential land use without central water and central sewer service.

Policy G&D-10.1.4: ~~Policy 17.35.4~~ — Interchange Management Area Appropriate Uses

Citrus County shall encourage ~~N~~non-residential uses approved within an IMA ~~should~~ be related to and supportive of the interstate highway function. Interchange areas classified as an IMA should not be developed with inappropriate uses which are locally oriented (i.e. neighborhood shopping centers, low-density residential development) that would generate unnecessary local traffic on the interstate highway.

Policy G&D-10.1.5: Reassessing Interchange Management Areas

Citrus County shall reassess the IMAs every three years. The assessment shall evaluate if the land uses in the IMAs are consistent with the IMA goal, functioning as intended, and if the areas need to be adjusted.

Objective G&D-10.2: ~~Objective 17.35~~ — Cardinal Mixed Use (CMU) Future Land Use Map (FLUM) ~~C~~ategory

Citrus County shall use ~~T~~the Cardinal Mixed Use (CMU) FLUM category ~~is intended~~ to promote mixed use residential and nonresidential land uses as well as economic development opportunities in an area designated as the Cardinal Street Interchange Management Area (IMA). At the Cardinal Street interchange of the Suncoast Parkway, the CMU FLUM category is authorized for use within the Economic Development Target Area (EDTA) and IMA areas established in 2020 and as provided for and identified by the Citrus County Comprehensive Plan Future Land Use Element. Areas directly adjacent to the on/off ramps of the interchange are considered Economic Development Target Areas (EDTA's) and the emphasis will be on job creation, light industrial and transportation-related land uses. For areas outside of the designated EDTA's, Mixed Use development is encouraged. Compact, concentrated, developed areas or nodes shall be the preferred pattern of development as opposed to sprawling or linear single- use development.

Policy G&D-10.2.1: ~~Policy 17.35.1~~ — Establishment of Cardinal Street Interchange Management Area

The Future Land Use Map Series establishing the Cardinal Street Interchange Management Area (IMA) is adopted as part of the FLUM Map Series.

Policy G&D-10.2.2: ~~Policy 17.35.2~~ — Cardinal Street Development

~~The~~ Citrus County shall provide opportunities for non-residential and residential development that is designed to promote traffic safety, ensure compatibility with surrounding land uses, and promote highway beautification within the Cardinal Street (IMA) of the Suncoast Parkway.

Policy G&D-10.2.3: ~~Policy 17.35.3~~ — Cardinal Street Circulation

Citrus County shall require ~~D~~ development within the Cardinal CMU ~~shall to~~ provide an efficient, safe and well-defined, interconnected circulation system that links the users directly with building entries, public spaces, trails and transit, reduces the trips length and encourages transit, walking and bicycling.

Policy G&D-10.2.4: ~~Policy 17.35.4~~ — Cardinal Street Nonresidential Uses

Citrus County shall require ~~N~~ non-residential uses approved within the Cardinal IMA ~~should to~~ be related to and supportive of the interstate highway function. Interchange areas should not be developed with inappropriate uses which are locally oriented (i.e., neighborhood shopping centers, low-density residential development) that would generate unnecessary local traffic on the interstate highway,

Policy G&D-10.2.5: ~~Policy 17.35.5~~ — Cardinal Street Encouraged Mixed Uses

Citrus County shall encourage ~~A~~ a mixture of residential, commercial, office, financial, institutional, lodging, medical, research and development, clean/green technology and civic uses ~~are encouraged~~ throughout the IMA.

Policy G&D-10.2.6: ~~Policy 17.35.6~~ — Cardinal Street Buffering

Citrus County shall require ~~D~~ development within the CMU IMA ~~should to~~ be located, designed, and/or screened to minimize off-site impacts to nearby residential properties. Land development regulations shall be developed that reduce visual impacts from development on the edges of the CMU. These land development regulations may include landscaped berms, landscaped screening and buffering or greater building setback requirements for multistory buildings.

Policy G&D-10.2.7: ~~Policy 17.35.7~~—Cardinal Street Development Requirements

Citrus County shall apply the CMU future land use map category requirements ~~shall be applied~~ to development that meets at least one of the following triggers occurring after September 1, 2024.

- (1) ~~1.~~ Newly proposed for non-residential use or mixed use
- (2) ~~2.~~ Expiration of an existing non-residential development that exceeds twenty-five (25) percent of the legally permitted gross leasable area or a change of occupancy type as defined by the Florida Building Code that also requires additional parking or other site development improvements related to the change of occupancy type; or
- (3) ~~3.~~ Expansion of an existing residential development that exceeds the number of legally permitted dwelling units.

Policy G&D-10.2.8: ~~Policy 17.35.8~~—Cardinal Street Land Development Code

Citrus County shall consider ~~Until land development regulations are included within the Land Development Code,~~ all development within the Cardinal IMA that triggers the implementation of the CMU FLUM ~~provided in Policy 17,35.7 shall be considered~~ through a Land Development Code Atlas Amendment with an affiliated master plan of development as a Planned Unit Development (PUD) ~~until land development regulations are included within the Land Development Code.~~ For lots/parcels of record in existence prior to the adoption of the CMU Future Land Use Map category, all development standards and permitted land uses as prescribed by the underlying land use district shall continue to be allowed as outlined in the Land Development Code unless the development activity triggers the implementation of the CMU future land use district. ~~provided in Policy 17.35.7~~

Policy G&D-10.2.9: ~~Policy 17.15.9~~—Cardinal Street Prohibited Uses

Citrus County shall prohibit the following uses ~~W~~within the CMU District, ~~the following uses are prohibited:~~

- (1) ~~1.~~ Truck Stops that include truck repair
- (2) ~~2.~~ Cement/Asphalt batch plants
- (3) ~~3.~~ Uses with outdoor storage

(4) ~~4~~-Low density residential

Policy G&D-10.2.10: ~~Policy 17.35.10~~—Cardinal Street Economic Development Target Areas

Citrus County shall consider ~~A~~ areas directly adjacent to the on/off ramps of the interchange ~~are considered as~~ Economic Development Target Areas (EDTA's).

Policy G&D-10.2.11: ~~Policy 17.35.11~~—Cardinal Street EDTA Purpose

Citrus County shall ~~Within the EDTA's, the CMU FLUM category is intended to~~ support the attraction and development of job-producing light industrial and transportation related land uses ~~within the EDTA's~~. Citrus County shall also allow ~~The CMU FLUM category within the EDTA will also allow~~ for supporting land uses and development that are functionally integrated into a larger development and reduce offsite impacts ~~within the EDTA's~~.

Policy G&D-10.2.12: ~~Policy 17.35.12~~—Cardinal Street EDTA Allowable Uses

Citrus County shall allow the following uses ~~W~~ within the Economic Development Target Area (EDTA) ~~the following uses shall be allowable~~, subject to standards in the Land Development Code:

- (1) ~~1~~-Light Industrial/manufacturing with supporting office development
- (2) ~~2~~-Transportation and distribution
- (3) ~~3~~-Travel centers with fuel
- (4) ~~4~~-Restaurants
- (5) ~~5~~-Hotels and travel accommodations

Policy G&D-10.2.13: ~~Policy 17.35.13~~—Cardinal Street Economic Development Target Area Master Plans

Citrus County shall require ~~Within the EDTA,~~ the minimum size for a unified master plan of development in the EDTA ~~is of~~ five (5) acres, which may be aggregated across multiple parcels as outlined in the LDC. Functional integration shall be encouraged by linking developments with surrounding areas and uses by extending streets, drives and sidewalks directly into and across the development and across property lines, thereby providing convenient, direct pedestrian, bicycle and vehicular access to adjoining development. Parcels may be aggregated across local streets, so long as the necessary access through the property is maintained.

Policy G&D-10.2.14: ~~Policy 17.35.14~~—Cardinal Street Mixed-Use Development Area Master Plans

Citrus County shall require ~~Within the Mixed-Use Development Area~~ the minimum size for a unified master plan of development in the Mixed Use Development Area ~~is of~~ five (5) acres, ~~and which~~ can include multiple parcels as outlined in the LDC. Each individual phase of a mixed-use project shall contain adequate infrastructure, landscaping and all other built conditions to allow the phase to stand alone if no other subsequent phases are developed. Parcels may be aggregated across local streets, so long as the necessary access through the property is maintained.

Policy G&D-10.2.15: ~~Policy 17.35.15~~—Cardinal Street Support Land Uses

Citrus County shall use ~~the~~ CMU FLUM category outside of the EDTA ~~is intended~~ to support local and community commerce with commercial, retail, office and/or multi-family development mixed both vertically and horizontally. The CMU FLUM category is envisioned to have small scale, multi-story residential buildings with first floor retail/office space located at the core of the development surrounded by residential neighborhoods.

Policy G&D-10.2.16: ~~Policy 17.35.16~~—Cardinal Street Mixed Use Allowable Uses

Citrus County shall allow the following uses ~~W~~within the Mixed Use Area, ~~the following uses shall be allowable~~, subject to standards in the Land Development Code:

- (1) ~~1.~~ Single Family residential
- (2) ~~2.~~ Multi-family residential
- (3) ~~3.~~ General commercial, including, retail, restaurants and financial institutions
- (4) ~~4.~~ Institutional
- (5) ~~5.~~ Government offices and facilities

Policy G&D-10.2.17: ~~Policy 17.35.17~~—Cardinal Street Mixed Use Standards

Citrus County shall allow ~~Within the Mixed-Use Area~~, uses ~~may to~~ be mixed horizontally and/or vertically, and ~~may~~ be located in separate freestanding buildings or may be combined in multi-use buildings of single-story or multi-story design.

Where residential uses are mixed with commercial or office uses, the residential uses should be located either above the commercial and/or office or located behind the commercial or office component on any floor where there is a distinct separation of uses and access, provided pedestrian connections are furnished as part of a unified development plan.

Policy G&D-10.2.18: ~~Policy 17.35.18~~ Cardinal Street Mixed Use Residential Integration

Citrus County shall require ~~M~~mixed-use with a residential component ~~shall to~~ demonstrate functional integration through the use of connected open spaces, pedestrian systems and street network in order to foster a sense of community by creating a strong pedestrian orientation through design, placement and organization of buildings connected to a common public space or spaces.

Policy G&D-10.2.19: ~~Policy 17.35.19~~ Cardinal Street Mixed Use Housing Types

Citrus County shall require ~~D~~development within the Cardinal CMU mixed use area ~~shall to~~ promote a range of housing types and price levels to accommodate diverse ages and incomes within neighborhoods. Senior housing shall be encouraged near commercial centers and community facilities.

Policy G&D-10.2.20: ~~Policy 17.35.20~~ Cardinal Street Mixed Use Residential Densities

Citrus County shall allow ~~R~~residential density in the mixed-use area ~~may to~~ be single family detached, attached townhouse, and/or multifamily apartments at a density up to six (6) dwelling units per acre are allowed.

Density may be increased to a maximum of twenty (20) dwelling units per acre if the project meets the following criteria:

The inclusion of gathering areas parks, schools, libraries, or other community facilities or amenities integrated into the project that provide a sense of place and focal point for the community. The developer, property owners' association, homeowners' association or other similar private entity shall be responsible for the operation and maintenance of such integrated gathering areas or community facilities or amenities.

Policy G&D-10.2.21: ~~Policy 17.35.22~~—Cardinal Street Flexible Open Space Standards

Citrus County shall allow ~~To encourage innovative and functional mixed-use projects,~~ open space standards ~~may to~~ be established as a flexible standard based on the specific design components and the size of the project. The intent of the flexible open space standard is to encourage efficient use of the land while providing effective open space for stormwater retention, recreation, buffering, and environmental protection.

Policy G&D-10.2.22: ~~Policy 17.35.23~~—Cardinal Street Mixed Use Public Spaces

Citrus County ~~Development within the Cardinal CMU~~ shall strive for development within the Cardinal CMU to create a variety of spaces that offer opportunities for display of public art, education, history, icons, and focal points. These spaces should be designed to encourage people to spend quality time gathering and may allow the development to qualify for special development standards as outlined in the LDC.

Policy G&D-10.2.23: ~~Policy 17.35.24~~—Cardinal Street Non-Residential Intensity

Citrus County shall not allow ~~N~~on-residential development ~~shall not to~~ exceed a maximum floor area ratio (gross building size/gross lot size) of 1.0.

Policy G&D-10.2.24: ~~Policy 17.35.25~~—Cardinal Street Utility Requirement

~~The~~ Citrus County shall not consider an Atlas Amendment within the IMA to allow for residential and/ or non-residential land use without central water and central sewer service.

Policy G&D-10.2.25: ~~Policy 17.35.26~~—Cardinal Street Gray Water Disposal System

Citrus County shall encourage ~~T~~he use of gray water disposal systems ~~shall be encouraged~~ when feasible. New subdivisions and planned developments within the IMA shall install water lines for reused water in order to ensure the availability of lines for future service.

Objective G&D-10.3: ~~Objective 17.38~~—SR 44 Mixed-Use (44MU) Future Land Use Map (FLUM) category ~~[CITRUS COUNTY 23-01ESR: ADOPTED AS 17.37]~~

Citrus County shall, ~~be~~ consistent with the “Focused Growth Scenario” of the “Suncoast Parkway 2 Transportation Corridor Land Use Study” dated May 19, 2019, prepared by the Tampa Bay Regional Planning Council, ~~use~~ the SR 44 Mixed Use (44MU) FLUM category ~~is intended~~ to promote a compact and non-linear pattern of development for mixed-use residential and non-residential land uses as well as economic development opportunities in an area designated as the SR 44 Interchange Management Area (SR 44 IMA). At the SR 44 interchange of the Suncoast Parkway, the 44MU FLUM category is authorized for use within the IMA areas established in 2020 and as provided for and identified by the Citrus County Comprehensive Plan Future Land Use Element.

Policy G&D-10.3.1: ~~Policy 17.38.1: —~~Establishment of SR 44 Interchange Management Area

The Future Land Use Map Series establishing the SR 44 Interchange Management Area (SR 44 IMA) is adopted as part of the FLUM Map Series. This identifies the location of the SR 44 IMA and the area where the 44MU FLUM category is applicable. See ~~the FLUM Figure 10-37~~. The “Suncoast Parkway 2 Transportation Corridor Land Use Study” dated May 19, 2019, prepared by the Tampa Bay Regional Planning Council is adopted by reference to provide data and analysis to support the establishment of the 44MU FLUM category.

Policy G&D-10.3.2: SR ~~Policy 17.38.2: —~~44 Mixed Use Requirements Citrus County shall require ~~that~~ the 44MU FLUM category requirements ~~shall~~ be applied to development that meets at least one of the following triggers occurring after the effective date of the adoption of the 44MU FLUM category:

- ~~a.~~ (1) _____ Newly proposed for non-residential use or mixed use;
- ~~b.~~ (2) _____ Expansion of an existing non-residential development that exceeds twenty-five (25) percent of the legally permitted gross leasable area or a change of occupancy type as defined by the Florida Building Code that also requires additional parking or other site development improvements related to the change of occupancy type; or
- ~~c.~~ (3) _____ Expansion of an existing residential development that exceeds the number of legally permitted dwelling units.

However, any existing Planned Unit Development project, at the time of the effective date of the adoption of the 44MU FLUM category shall be allowed to continue to develop, or if already developed then redeveloped, consistent with the existing approved Planned Unit Development. If there is any change to an existing Planned Unit Development that meets the thresholds for the implementation of the 44MU FLUM category, then the Planned Unit Development change must be consistent with the requirements of the 44MU FLUM category.

Policy G&D-10.3.3: SR ~~Policy 17.38.3:~~ 44 Mixed Use Commercial Infill

Citrus County shall require ~~Development~~ within the SR 44 IMA ~~is to be~~ consistent with the purpose and intent of the adopted Commercial Infill Area implementation strategy for future commercial land uses provided in the Future Land Use Element's Future Land Use Plan. The SR 44 IMA shall be designated a Commercial Infill Area and added to ~~Figure 10-30~~ the FLUM, Commercial Infill Area-Citrus County within the Future Land Use Plan.

Policy G&D-10.3.4: SR ~~Policy 17.38.4:~~ 44 Mixed Use Permitted and Prohibited Uses

Citrus County shall ~~The following provides the~~ permitted and prohibited ~~the following~~ uses within the 44MU FLUM. Any use not specified as a permitted use shall be a prohibited use, including but not limited to, the specified prohibited uses.

Permitted Uses

- (1) Light Industrial/manufacturing with supporting office development
- (2) Restaurants
- (3) Residential
- (4) General commercial, including, retail, restaurants and financial institutions
- (5) Hotel and travel accommodations
- (6) Institutional and civic
- (7) Government offices and facilities
- (8) Personal services
- (9) Clean/green technology business
- (10) _____ Research and development

(11) Medical research and support

(12) Warehousing, warehouse transport, and logistics

(13) Prohibited Uses

(14) Cement/asphalt batch plants

(15) Metal recycling/junkyards

Extractive uses

(1) Truck and vehicle repair

(2) Mini-warehouse or self-service storage facilities

(3) Uses requiring outdoor storage

(4) Low density residential less than six (6) dwelling units per acre

Policy G&D-10.3.5: SR ~~Policy 17.38.5:~~ 44 Mixed Use Development Guidelines

Citrus County shall ~~The following~~ provides the following guidelines for development within the 44MU FLUM Category.

The 44MU FLUM category is intended to support the attraction and development of job producing light industrial and clean/green technology, medical services, and research and development, local, community, and regional commerce, and housing. The 44MU FLUM category also allows for supporting land uses that are functionally integrated into a larger coordinated development and campus like setting to reduce off site impacts.

•(1) Minimum Project Size:

The minimum standard size for a unified master plan of development is five (5) acres. However, the minimum standard size may be reduced to three (3) acres subject to a reduction in the allowance of impervious surface area and an increase in open space compared to the five (5) acre requirements as established in the applicable Land Development Codes.

If a project is developed in phases, then each individual phase of a project shall provide adequate infrastructure, landscaping, and all other built conditions to allow the phase to stand alone if no other subsequent phases are developed. The five (5) acre or three (3) acre minimum size is the gross

area of the total development project. Within the development project, as approved by the Planned Unit Development (PUD), smaller lots may be created. These smaller lots must be integrated into the total development project consistent with the intent and standards of the 44MU FLUM category.

The minimum project size can be achieved by aggregating contiguous parcels within the IMA. Parcels may be aggregated across local streets, as long as the necessary access through the property is maintained. However, if a project is unable to aggregate with surrounding properties to five (5) acres or three (3) acres, then a smaller project size may be considered through the PUD process. If a smaller project size is approved through the PUD, the development must still meet all development and design standards as provided in the 44MU FLUM category and subject to a reduction in the allowance of impervious surface area and an increase in open space compared to the five (5) acre requirements as established in the applicable Land Development Codes.

•(2) Mix of uses:

Non-residential uses may be developed as a single-use project or be mixed with residential or other non-residential uses. Multi-family residential uses may be developed as a single-use project or be mixed with non-residential uses. However, other residential uses shall not be a single use within a project and must be part of a mixed-use project with at least one non-residential use. When uses are mixed, they may be mixed either horizontally or vertically. Uses may be in separate freestanding buildings or may be combined in multi-use buildings of single-story or multi-story design.

Where residential uses are mixed with commercial or office uses, the residential uses should be located either above the commercial and/or office or located behind the commercial or office component provided pedestrian connections are furnished as part of a unified development plan. However, if a multi-family residential use is developed as a single-use project, then it is subject to providing appropriate buffering and pedestrian, bicycle, and transit connectivity within the SR 44 IMA corridor.

Where light industrial with offices, research and development, or clean/green technology uses are provided in a mixed-use project, these uses shall be located closer to SR 44 with the other ancillary or supporting uses behind,

while still maintaining connectivity for both pedestrians and vehicles internal and external to the development.

•(3) Residential Density:

Residential development must be a minimum density of six (6) dwelling units per acre. Residential density may be increased to a maximum of twenty (20) dwelling units per acre if the project meets the following criteria:

- (a) ~~1.~~ The inclusion of gathering areas, parks, schools, libraries, or other community facilities or amenities integrated into the project that provide a sense of place and focal point for the community. The developer, property owners association, homeowners association, or other similar private entity shall be responsible for the operation and maintenance of such integrated gathering areas or community facilities or amenities.

•(4) Non-Residential Development Intensity:

Non-residential development shall not exceed a maximum floor area ratio (gross building size/gross lot size) of 1.0. If residential development is included in the project, then the maximum floor area ratio may be increased to 1.5.

•(5) Preferred Pattern of Development

Economic activity centers with coordinated and integrated mix of land uses shall be the preferred pattern of development.

•(6) Flexible Development Standards for Open Space

To encourage innovative and functional mixed-use projects, open space standards may be established as a flexible standard based on the specific design components and size of the project. The intent of the flexible open space standard is to encourage efficient use of the land while providing effective open space for stormwater retention, recreation, buffering, and environmental protection.

•(7) Compact Development

Create compact, bicycle and pedestrian oriented, economic activity centers. Allow for safe and efficient access for all modes of transportation.

•(8) Placemaking

Create a variety of spaces small, medium, and large in size that offer opportunities for display of public art, education, history, icons, and focal points. Encourage spaces that allow people to spend quality time gathering and lingering.

•(9) Balance Mix of Uses

Balance land uses to promote pedestrian scale and walkability in order to reduce the need for vehicle trips and to enhance sense of place and user experience.

•(10) Diversity of Housing Type

Promote a range of housing types and price levels to accommodate diverse ages and incomes. Place higher density, workforce housing, and senior housing near commercial and medical centers, community facilities, employment opportunities, and transit.

•(11) Circulation System

Provide an efficient, safe, and well-defined, interconnected circulation system that links the users directly with building entries, public spaces, trails and transit, reduces the trips length and encourages transit, walking and bicycling. Limit access points to SR 44 and provide for frontage or reverse frontage roads and shared access points to SR 44 consistent with the access management requirements of the Florida Department of Transportation.

Policy G&D-10.3.6: SR ~~Policy 17.38.6:~~ 44 Mixed Use Land Development Code

Citrus County shall consider ~~Until land development standards are included within the Land Development Code,~~ development within the SR 44 IMA that triggers the implementation of the 44MU FLUM provided in Policy G&D-10.3.217.37.2 ~~shall be considered~~ through a Land Development Code Atlas Amendment with an affiliated master plan of development as a Planned Unit Development (PUD) until land development standards are included within the Land Development Code. For lots/parcels of record in existence before the adoption of the 44MU FLUM category, all development standards and permitted land uses as prescribed by the underlying land use district shall continue to be allowed as outlined in the Land Development

Code unless the development activity triggers the implementation of the 44MU FLUM provided in Policy ~~G&D-9.1.3~~~~17.37.2~~.

Policy G&D-10.3.7: SR ~~Policy 17.38.7:~~ ~~44 Mixed Use Targets~~

Citrus County shall encourage ~~Aa~~ mixture of residential, commercial, office, financial, institutional, lodging, medical, research and development, clean/green technology and civic uses ~~are encouraged~~ throughout the SR 44 IMA.

Policy G&D-10.3.8: SR ~~Policy 17.38.8:~~ ~~44 Mixed Use Standards~~

Citrus County shall require ~~M~~mixed-use development ~~shall~~ contain at least two land uses, where at least one land use is non-residential and at least one land use is residential, and shall demonstrate that the proposed land uses will be functionally integrated. Functional integration may be achieved through the use of connected open spaces, pedestrian systems and street network in order to foster a sense of place by creating a strong pedestrian orientation through design, placement and organization of buildings connected to a common public space or spaces.

Policy G&D-10.3.9: SR ~~Policy 17.38.9:~~ ~~44 Mixed Use Buffering~~

Citrus County shall require ~~D~~development within the SR 44 IMA ~~should~~ be located, designed, and/or screened to minimize off-site impacts to nearby residential properties. Land development regulations shall be developed that reduce visual impacts from development on the edges of the SR 44 IMA. These land development regulations may include landscaped berms, landscaped screening and buffering, or greater building setback requirements for multi-story buildings.

Policy G&D-10.3.10: SR ~~Policy 17.38.10:~~ ~~44 Mixed Use Housing Types~~

Citrus County shall encourage development within the SR 44 IMA mixed use area to provide ~~Aa~~ range of housing options ~~is encouraged and provides~~ opportunities for a variety of residents of various ages and income levels to reside within the county.

Policy G&D-10.3.11: SR ~~Policy 17.38.11:~~ ~~44 Mixed Use Land Development Code~~

~~The~~ Citrus County shall adopt enhanced land development standards within the Land Development Code for development within the SR 44 IMA with specific emphasis on control of access, use of frontage roads or joint and cross access, specified driveway throat distances, separation of access from interchange ramps and other transportation planning strategies consistent with the access management requirements of the Florida Department of Transportation, unified

landscaping for quadrants, enhanced buffering along roadway, pedestrian circulation, connections to the Suncoast Trail or other trail systems, subdivision regulations, signage, and lighting.

Policy G&D-10.3.12: SR ~~Policy 17.38.12:~~ 44 Mixed Use Transportation Standards

~~The~~ Citrus County shall provide opportunities for development that is designed to promote traffic safety, ensure compatibility with surrounding land uses, and promote highway beautification within the SR 44 IMA of the Suncoast Parkway.

Policy G&D-10.3.13: SR ~~Policy 17.38.13:~~ 44 Mixed Use Access Management

Citrus County shall require ~~SR 44 is designated by the State of Florida as part of the statewide Strategic Intermodal System (SIS). This designation recognizes the importance of SR 44 in the statewide movement of people and goods.~~

~~Consequently, maintaining operational safety and capacity is important. N~~ew development within the SR44 IMA with frontage on SR 44 ~~shall to~~ utilize frontage or reverse frontage roads, cross-access, or other shared and coordinated access to SR 44 to reduce access points and potential traffic conflicts on SR 44. All access to SR 44 is subject to access management permitting by the Florida Department of Transportation. The County shall coordinate access management and other transportation and traffic operation issues with the Florida Department of Transportation as development proceeds within the SR 44 IMA.

Policy G&D-10.3.14: SR ~~Policy 17.38.14:~~ 44 Mixed Use Utility Requirements

Citrus County shall require ~~A~~all new development within the SR 44 IMA ~~shall to~~ use central water and central sewer.

Policy G&D-10.3.15: SR ~~Policy 17.38.15:~~ 44 Mixed Use Grey Water Disposal System

Citrus County shall encourage ~~T~~he use of grey water disposal systems ~~shall be encouraged~~ when feasible. New development within the SR 44 IMA shall be encouraged to install dry reuse water lines for reused water to ensure the availability of reuse lines for future service.

Policy G&D-10.3.16: SR ~~Policy 17.38.16:~~ 44 Mixed Use Shared Infrastructure Opportunities

Citrus County shall consider opportunities for coordinated or shared infrastructure including, but not limited to, cross-access for movement of traffic without accessing SR 44, and stormwater management to provide for efficient installation and operation of infrastructure ~~should be considered~~ for development within the SR 44 IMA.

~~Objective G&D-1.2:~~ Objective G&D-10.4: ~~Objective 17.39-~~ CR 486 Interchange Management Area (486IMA) Future Land Use Map (FLUM) Category

Consistent with the “Focused Growth Scenario” of the “Suncoast Parkway 2 Transportation Corridor Land Use Study” dated May 19, 2019, prepared by the Tampa Bay Regional Planning Council, the CR 486 Interchange Management Area (486IMA) FLUM category is intended to promote a compact and non-linear pattern of development for mixed-use residential and non-residential land uses as well as economic development opportunities in an area designated as the CR 486 Interchange Management Area (CR 486 IMA). At the CR 486 interchange of the Suncoast Parkway, the 486IMA FLUM category is hereby designated consistent with the Citrus County Comprehensive Plan Interchange Management Area objective.

Policy G&D-10.4.1: ~~Policy 17.39.1~~ Establishment of CR 486 Interchange Management Area

The map establishing the CR 486 Interchange Management Area (CR 486 IMA) is hereby adopted as part of the FLUM Map Series. This identifies the location of the CR 486 IMA and the area where the 486IMA FLUM category is applicable. See ~~the FLUM Figure 10-38~~. The “Suncoast Parkway 2 Transportation Corridor Land Use Study” dated May 19, 2019, prepared by the Tampa Bay Regional Planning Council is adopted by reference to provide data and analysis to support the establishment of the 486IMA FLUM category.

Policy G&D-10.4.2: ~~Policy 17.39.2~~ CR 486 IMA Subareas

Citrus County shall divide ~~the~~ the CR 486 IMA ~~shall consist of into~~ two subareas. The Economic Development Target Area (EDTA) subarea shall include the area adjacent to the on/off ramps of the Suncoast Parkway interchange. The portion of the CR 486 IMA not included in the EDTA shall be considered the Mixed-Use subarea. See ~~the FLUM Figure 10-38~~.

Policy G&D-10.4.3: CR ~~Policy 17.39.3~~ — 486 IMA Requirements

Citrus County shall require ~~the~~ 486IMA FLUM category requirements ~~shall~~ be applied to development that meets at least one of the following triggers occurring after the effective date of the adoption of the 486IMA FLUM category:

1. Newly proposed for non-residential use or mixed use;
2. Expansion of an existing non-residential development that exceeds twenty-five (25) percent of the legally permitted gross leasable area or a change of occupancy type as defined by the Florida Building Code that also requires additional parking or other site development improvements related to the change of occupancy type; or
3. Expansion of an existing residential development that exceeds the number of legally permitted dwelling units.

However, any existing Planned Unit Development (PUD) project at the time of the effective date of the adoption of the 486IMA FLUM category shall be allowed to continue to develop, or if already developed then redevelop, consistent with the existing approved PUD. If there is any change to an existing PUD that meets the thresholds for the implementation of the 486IMA FLUM category, then the PUD change must be consistent with the requirements of the 486IMA FLUM category.

Policy G&D-10.4.4: CR ~~Policy 17.39.4~~ — 486 IMA Land Development Code

Citrus County shall consider ~~Until land development standards are included within the Land Development Code,~~ development within the CR 486 IMA that triggers the implementation of the 486IMA FLUM provided in Policy G&D-10.4.3 ~~17.39.3~~ shall be considered through a Land Development Code Atlas Amendment with an affiliated master plan of development as a Planned Unit Development (PUD) until land development standards are included within the Land Development Code. For lots/parcels of record in existence before the adoption of the 486IMA FLUM category, all development standards and permitted land uses as prescribed by the underlying land use district shall continue to be allowed as outlined in the Land Development Code unless the development activity triggers the implementation of the 486IMA FLUM category provided in Policy G&D-10.4.3 ~~17.39.3~~.

Policy G&D-10.4.5: CR ~~Policy 17.39.5~~ — 486 IMA Master Plan Minimums

Citrus County shall require ~~the~~ the minimum standard size for a unified master plan of development ~~is~~ be eight (8) acres. However, the minimum standard size may be reduced to five (5) acres subject to a reduction in the allowance of impervious surface area and an increase in open space compared to the eight (8) acre requirements as established in the applicable Land Development Codes.

If a project is developed in phases, then each individual phase of a project shall provide adequate infrastructure, landscaping, and all other built conditions to allow the phase to stand alone if no other subsequent phases are developed. The eight (8) acre or five (5) acre minimum size is the gross area of the total development project. Within the development project, as approved by the Planned Unit Development (PUD), smaller lots may be created. These smaller lots must be integrated into the total development project consistent with the intent and standards of the 486IMA FLUM category.

The minimum project size can be achieved by aggregating contiguous parcels within the IMA. Aggregation across subarea boundaries shall be prohibited. Parcels may be aggregated across local streets within the same subarea, as long as the necessary access through the property is maintained. However, if a project is unable to aggregate with surrounding properties to eight (8) acres or five (5) acres, then a smaller project size may be considered through the PUD process. If a smaller project size is approved through the PUD, the development must still meet all development and design standards as provided in the 486IMA FLUM category and subject to a reduction in the allowance of impervious surface area and in increase in open space compared to the eight (8) acre requirements as established in the applicable Land Development Codes.

Policy G&D-10.4.6: CR ~~Policy 17.39.6~~ — 486 IMA Targets

Citrus County shall utilize ~~the~~ the 486IMA FLUM category ~~is intended~~ to support the attraction and development of job producing light industrial and manufacturing, warehousing, professional offices, local and regional commerce, and workforce housing. Job producing light industrial and manufacturing and professional offices shall be directed to the EDTA subarea. Local and regional commerce and workforce housing shall be directed to the Mixed-Use subarea. The 486IMA FLUM category also allows for other supporting land uses that are functionally integrated into a larger coordinated development and campus like setting to reduce off site impacts.

Policy G&D-10.4.7: CR ~~Policy 17.39.7~~ — 486 IMA Permitted and Prohibited Uses

Citrus County shall ~~The following provides the~~ permitted and prohibited ~~the~~ following uses within the 486IMA FLUM by subarea. Any use not specified as a permitted use shall be a prohibited use, including but not limited to, the specified prohibited uses.

EDTA Permitted Uses

Light Industrial and manufacturing with supporting office development

- Professional offices, including technology business, research development, and medical support
- Warehousing, distribution, and logistics
- Outdoor storage accessory to other uses
- Utilities
- Trail access

EDTA Prohibited Uses

- Residential of any density
- Concrete/asphalt batch plants, portable and permanent
- Extractive uses
- Truck stops, bus terminals, and vehicle repair
- RV and boat parking
- Outdoor storage
- Mini-warehouse or self-service storage facilities

Mixed Use Permitted Uses

- Medium and high density residential
- Neighborhood and general commercial
- Hotel and travel accommodations
- Mini-warehouse or self-service storage facilities

- Professional offices
- Institutional and civic
- Government offices and facilities
- Parks, recreation, and trails

Mixed Use Prohibited Uses

- Low density residential fewer than six (6) dwelling units per acre
- Industrial and manufacturing
- Concrete/asphalt batch plants, portable and permanent
- Metal recycling/junkyards
- Extractive uses
- Truck stops, bus terminals, and vehicle repair
- RV and boat parking
- Outdoor storage
- Car wash facilities
- Outdoor kennels

Policy G&D-10.4.8: CR ~~Policy 17.39.8~~ — 486 IMA Floor Area Ratio

Citrus County shall require Non-residential development within the CR 486 IMA ~~shall~~ not exceed a maximum floor area ratio (gross building size/gross lot size) of 1.0. If residential development is included in the project, then the maximum floor area ratio may be increased to 1.5.

Policy G&D-10.4.9: CR ~~Policy 17.39.9~~ — 486 IMA Residential Uses in the EDTA Subarea

Citrus County shall not permit No new residential uses ~~shall be permitted~~ in the EDTA subarea. Existing residential uses shall continue to be allowed consistent with Policy G&D-10.4.4 ~~17.39.4~~. Non-residential development in the EDTA subarea that is consistent with the permitted uses listed in Policy G&D-10.4.7 ~~17.39.7~~ shall be presumed to be compatible.

Policy G&D-10.4.10: CR ~~Policy 17.39.10~~ — 486 IMA Residential Density

Citrus County shall require Residential density in the CR 486 IMA ~~must~~ be approved by PUD. Residential development in the Mixed-Use subarea must be a minimum density of six (6) dwelling units per acre and maximum of twelve (12) dwelling units per acre. Residential density may be increased to a maximum of twenty (20) dwelling units per acre if approved by PUD and the project meets the following criteria:

- The inclusion of gathering areas, parks, schools, libraries, or other community facilities or amenities integrated into the project that provide a sense of place and focal point for the community. The developer, property owners association, homeowners association, or other similar private entity shall be responsible for the operation and maintenance of such integrated gathering areas or community facilities or amenities.

Policy G&D-10.4.11: CR ~~Policy 17.39.11~~ — 486 IMA Non-Residential Uses in the Mixed-Use Subarea

Citrus County shall require Non-residential uses in the Mixed-Use subarea ~~must~~ be mixed with residential uses. Residential uses may be developed as a single-use project or be mixed with non-residential uses. When uses are mixed, they may be mixed either horizontally or vertically. Uses may be in separate freestanding buildings or may be combined in multi-use buildings of single-story or multi-story design.

Where residential uses are mixed with non-residential uses, the residential uses shall be located either above the non-residential uses or behind the non-residential component provided pedestrian connections are furnished as part of a unified development plan. However, if a residential use is developed as a single-use project, then it is subject to providing appropriate buffering and pedestrian, bicycle, and transit connectivity within the CR 486 IMA corridor.

Policy G&D-10.4.12: CR ~~Policy 17.39.12~~ — 486 IMA Mixed-Use Subarea Functional Integration

Citrus County shall require Development in the Mixed-Use subarea ~~shall~~ demonstrate that the proposed land uses will be functionally integrated. Functional integration may be achieved using connected open spaces, pedestrian systems, and street networks to foster a sense of place by creating a strong pedestrian orientation through design, placement, and organization of buildings connected to a common public space or spaces.

Policy G&D-10.4.13: CR ~~Policy 17.39.13~~ — 486 IMA Mixed-Use Subarea Open Space Standards

Citrus County shall ~~To~~ encourage innovative and functional mixed-use projects in the Mixed-Use subarea. Open space standards in the Mixed-Use subarea may be established as a flexible standard based on the specific design components and size of the project. The intent of the flexible open space standard is to encourage efficient use of the land while providing effective open space for stormwater retention, recreation, buffering, and environmental protection.

Policy G&D-10.4.14: CR ~~Policy 17.39.14~~ — 486 IMA Mixed-Use Subarea Placemaking

Citrus County shall require ~~D~~ development within the Mixed-Use subarea ~~shall to~~ create a variety of spaces small, medium, and large in size that offer opportunities for display of public art, education, history, icons, and focal points. Spaces that allow people to spend quality time gathering and lingering shall be encouraged.

Policy G&D-10.4.15: CR ~~Policy 17.39.15~~ — 486 IMA Mixed-Use Subarea Housing Diversity

Citrus County shall require ~~D~~ development within the Mixed-Use subarea ~~shall to~~ promote a range of housing types and price levels to accommodate diverse ages and incomes, placing workforce housing and senior housing near commercial and medical centers, community facilities, employment opportunities, and transit. A range of housing options shall be encouraged to provide opportunities for a variety of residents of various ages and income levels to reside within the county.

Policy G&D-10.4.16: CR ~~Policy 17.39.16~~ — 486 IMA Transportation Planning Strategies

~~The~~ Citrus County shall adopt enhanced land development standards within the Land Development Code for development within the CR 486 IMA with specific emphasis on transportation planning strategies consistent with the access management requirements of Citrus County, such as specified driveway throat distances and separation of access from interchange ramps, unified landscaping for quadrants, enhanced buffering along roadways, pedestrian circulation, connections to the Suncoast Trail or other trail systems, subdivision regulations, signage, and lighting.

Policy G&D-10.4.17: CR ~~Policy 17.39.17~~ — 486 IMA Buffering

Citrus County shall require ~~D~~ development within the CR 486 IMA ~~shall~~ be located, designed, and/or screened to minimize off-site impacts to adjacent residential uses.

Land development regulations shall also be developed that reduce visual impacts from development within the CR 486 IMA that abuts the CR 486 or Suncoast Parkway rights-of-way. These land development regulations shall include landscaped berms, landscaped screening and buffering, and greater building setback requirements for multi-story buildings.

Policy G&D-10.4.18: CR ~~Policy 17.39.18~~ — 486 IMA Circulation System

Citrus County shall require ~~D~~ development within the CR 486 IMA ~~shall~~ provide an efficient, safe, and well-defined, interconnected circulation system that links the users directly with building entries, public spaces, trails, and transit, and that encourages transit, walking, and bicycling to reduce the length and number of vehicle trips.

Policy G&D-10.4.19: CR ~~Policy 17.39.19~~ — 486 IMA Development Opportunities

~~The~~ Citrus County shall provide opportunities for development that is designed to promote traffic safety, ensure compatibility with surrounding land uses, and promote highway beautification within the CR 486 IMA of the Suncoast Parkway.

Policy G&D-10.4.20: CR ~~Policy 17.39.20~~ — 486 IMA Access Management

Citrus County shall require ~~N~~ new development within the CR 486 IMA with frontage on CR 486 shall utilize control of access, such as frontage or reverse frontage roads, joint and cross-access, or other shared and coordinated access to CR 486 to reduce access points and potential traffic conflicts on CR 486. Access control shall be provided consistent with the access management requirements of Citrus County.

Policy G&D-10.4.21: CR ~~Policy 17.39.21~~ — 486 IMA Shared Infrastructure Opportunities

Citrus County shall provide ~~O~~ opportunities for coordinated or shared infrastructure including, but not limited to, cross-access for movement of traffic without accessing CR 486, and stormwater management to provide for efficient installation and operation of infrastructure shall be considered for development within the CR 486 IMA.

Policy G&D-10.4.22: CR ~~Policy 17.39.22~~ — 486 IMA Utility Requirements

Citrus County shall require ~~A~~ all new development within the CR 486 IMA ~~shall~~ use central water and central sewer.

Policy G&D-10.4.23: CR ~~Policy 17.39.23~~ — 486 IMA Grey Water Collection Systems

Citrus County shall encourage the incorporation of separate onsite grey water collection systems in the CR 486 IMA ~~shall be encouraged~~ when feasible. Grey water systems shall include onsite treatment and storage facilities, and processed grey water shall be reused on the development site for suitable purposes.

Policy G&D-10.4.24: CR ~~Policy 17.39.24~~ — 486 IMA Reclaimed Water Requirement

Citrus County shall require ~~N~~new development ~~shall in the CR 486 IMA~~ install a separate reclaimed water distribution system to promote beneficial reuse of available reclaimed water. Available reclaimed water means that a source of reclaimed water meeting the applicable regulatory requirements for public access, and with sufficient capacity to provide service to the development, is present within 1,000 feet of the development, or is in the planning and design stages and will meet those requirements within the subsequent five years. Where reclaimed water is not available, new development shall reserve a pipeline route within the roadway right-of-way to allow for future installation of a reclaimed water distribution system.